CONSULTING ENGINEERS

(PRIVATE AND CONFIDENTIAL) (DRAFT FOR DISCUSSION PURPOSES ONLY)

RESERVE FUND STUDY UPDATE

FOR

METROPOLITAN TORONTO CONDOMINIUM CORPORATION No. 600

LOCATED

AT

256 JARVIS STREET TORONTO, ONTARIO

> PREPARED FOR

THE BOARD OF DIRECTORS

NOVEMBER 30, 2006

PREPARED BY BUILDING SCIENCES INC.

PROJECT No: 02459

			T	nual Outla							
Item	Description of	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
No.	Common Element Items										
1	Concrete and Precast Wall Panels							100	1	V_000000000000000000000000000000000000	
2	Exterior Caulking									\$120,000	
4	Exterior Architectural Coating Window System Repairs	1					\$0				
	Window System Replacement	l .					30				
	Window Weatherstripping				\$0						
7	Lobby and Vestibule Glazing/Doors	1									\$14,000
117503	Metal Grilles	1									
	Inverted Roofing System-Phase 1										
0.000	Inverted Roofing System-Phase 2			\$36,000							
	Inverted Roofing System-Phase 3 Inverted Roofing System-Phase 4	1		646 000							
8838	Inverted Roofing System Repairs			\$16,000	\$5,000					\$5,000	
121.060	Metal Soffit Finishes				\$5,000					\$5,000	
15	Roof Anchors										
16	Suspended Slab Concrete Repairs					- 200 h - 11/16					
	Suspended Slab Waterproofing System										
100578	Roof Slab Concrete Repairs										
400000 18	Roof Slab Waterproofing System						****				
3252355	Parking Garage Repairs Parking Garage Painting			\$26,000			\$25,000				
94000	Parking Garage Overhead Door			\$26,000		\$8,000					
289233	Parking Garage Ramp Heating Cables	l				20,000					
	Corridor Carpeting and Wall Finishes				-			\$108,000			
	Decorative Mouldings/Finishes-Suite Doors										
	Flooring/Wall/Ceiling Finishes-Phase 1	0									
	Flooring/Wall/Ceiling Finishes-Phase 2					200000000000000000000000000000000000000					\$32,400
407.50	Interior Painting				24572027	\$16,000					
271278	Interior Elevator Finishes				\$25,000						
6722	Interior Elevator Finishes Miscellaneous Furnishings and Appliances				\$25,000						
2195	Superintendent's Suite						\$0				
	Saunas						40	\$16,000			
000001	Hot Tub			\$16,500				470,000			
35	Suite Entrance Doors										
36	Common Area Doors										
	Roof Top Trellis, Planters and Irrigation Sys.						\$12,000			The second secon	
88800	Asphalt Pavement Repairs						\$0				
	Asphalt Pavement Replacement(Grade)										
10000	Asphalt Pavement Replacement(Roof Slab) Concrete Pavement	l									
. 3526	Metal Fencing										\$4,000
2355-57	Concrete Planter	l									44,000
 0.00,450 	Interlocking Pavement										\$20,000
45	Landscaping and Miscellaneous Items								\$0		
	Sanitary and Storm Sewer System	1									
	Domestic Water Heating Boilers			\$35,000							
	Heating Boilers					\$50,000	0.00000000				
100000	Building System Pumps						\$15,000				
2020	Domestic Hot Water Recirculation System					607.000	\$13,500				
11777401	Domestic Hot Water Storage Tank HVAC Unit		\$150,000			\$27,000					
9.555555	Domestic Water Pipes and Risers		\$140,000								
	Fire Protection System						\$45,000				
	Make-Up Air, Vent. & Exhaust SysPhase 1		\$30,000								
	Make-Up Air, Vent. & Exhaust SysPhase 2	escales and a				\$30,000					
	Plumbing Systems	\$12,000									
100000	Heating/Cooling Units-Common Areas					\$6,000					
	Garbage Chute					045 000					\$10,000
	Garbage Compactor Hot Tub Equipment					\$15,000 \$7,700					
2001001	Elevator Upgrades					\$1,100					\$120,000
3258 Section 10	Mechanical Controls									\$30,000	¥.20,000
	Power Supply and Switch Gear									,	
2000	Electrical Distribution									\$25,000	
75577574	Panels and Sub-Circuits									\$35,000	
	nterior Lighting-Building Tower										\$16,500
	nterior Lighting-Parking Garage					***					
	Exterior Lighting					\$19,000					
C-157	Fire Alarm System-Phase 1 Fire Alarm System-Phase 2			\$75 600							
	Fire Alarm System-Phase 2			\$75,600							
	Emergency Generator										
200	Common Area Camera System								\$21,600		
2000	Common Area Security System								7-1000		\$42,400
0.775	interphone System										
	Pipe Tracing System						\$5,000				
	Building Structure			25757000			\$20,000		05		
	Contingency			\$20,000					\$20,000		
	otal Outlay Per Year, Present Value	\$12,000	\$320,000	\$225,100	\$55,000	\$178,700	\$135,500	\$124,000	\$41,600	\$215,000	\$259,300
Ľ	otal Outlay Per Year, Future Value	\$12,000	\$326,400	\$234,194	\$58,366	\$193,431	\$149,603	\$139,644	\$47,785	\$251,907	\$309,888

		Table 2	(Con't) -	Annual C	Outlay (P	eriod 201	7-2026)				
Item	Description of	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
No.	Common Element Items										
1	Concrete and Precast Wall Panels							\$35,000			
2	Exterior Caulking										
3	Exterior Architectural Coating		\$134,000				V-2/20				
5	Window System Repairs	\$0				#22C 000	\$0				
6	Window System Replacement Window Weatherstripping	1				\$336,000					
7	Lobby and Vestibule Glazing/Doors										
8	Metal Grilles			\$5,000							
9	Inverted Roofing System-Phase 1									\$155,000	
10	Inverted Roofing System-Phase 2							A44 000			
11	Inverted Roofing System-Phase 3 Inverted Roofing System-Phase 4	1						\$41,800			
13	Inverted Roofing System Repairs				\$5,000					\$5,000	
14	Metal Soffit Finishes	1	\$23,000		40,000					45,055	
15	Roof Anchors		0.0000000000								\$20,000
16	Suspended Slab Concrete Repairs						\$280,000				- 11.11
17	Suspended Slab Waterproofing System	1					\$125,000				
18 19	Roof Slab Concrete Repairs Roof Slab Waterproofing System	1									
20	Parking Garage Repairs	\$25,000					\$25,000				
21	Parking Garage Painting			\$26,000			******				
22	Parking Garage Overhead Door					\$8,000					
23	Parking Garage Ramp Heating Cables						\$42,000				
24 25	Corridor Carpeting and Wall Finishes Decorative Mouldings/Finishes-Suite Doors									\$108,000	\$21,600
26	Flooring/Wall/Ceiling Finishes-Phase 1	1	\$32,400								\$21,000
27	Flooring/Wall/Ceiling Finishes-Phase 2	1	T-32,400								
28	Interior Painting	1				\$16,000					
29	Suspended Ceiling Tiles										
30	Interior Elevator Finishes									\$25,000	
31 32	Miscellaneous Furnishings and Appliances Superintendent's Suite	\$20,000					60				
33	Saunas Suite	\$0					\$0				
34	Hot Tub	1									
35	Suite Entrance Doors	\$16,200									
36	Common Area Doors	\$16,200									
37	Roof Top Trellis, Planters and Irrigation Sys.						\$12,000				
38	Asphalt Pavement Repairs	\$0					\$0				
39 40	Asphalt Pavement Replacement(Grade) Asphalt Pavement Replacement(Roof Slab)	1									
41	Concrete Pavement	1									
42	Metal Fencing										
0.0000	Concrete Planter										
	Interlocking Pavement	1									
45 46	Landscaping and Miscellaneous Items Sanitary and Storm Sewer System	\$25,000									
35000	Domestic Water Heating Boilers	\$25,000									
2355101	Heating Boilers										
49	Building System Pumps	1					\$15,000				
	Domestic Hot Water Recirculation System	l									
1 1000	Domestic Hot Water Storage Tank	l									
	HVAC Unit Domestic Water Pipes and Risers	ı									
	Fire Protection System										
	Make-Up Air, Vent. & Exhaust SysPhase 1										
56	Make-Up Air, Vent. & Exhaust SysPhase 2	500000000000000000000000000000000000000									
	Plumbing Systems	\$12,000				(1925 PROTEST					
	Heating/Cooling Units-Common Areas	l				\$6,000					
	Garbage Chute Garbage Compactor	l									
27.24	Hot Tub Equipment										\$7,700
10.5555.0	Elevator Upgrades	l									
	Mechanical Controls										
	Power Supply and Switch Gear		\$50,000								
2015/2001	Electrical Distribution Panels and Sub-Circuits	1									
18.35/2007	Paneis and Sub-Circuits Interior Lighting-Building Tower										
933.00	nterior Lighting-Barking Garage							\$15,000			
	Exterior Lighting										
70	Fire Alarm System-Phase 1			\$27,000							
- 1990 C	Fire Alarm System-Phase 2										
	Fire Alarm System-Phase 3										
	Emergency Generator					\$27,000					
100000	Common Area Camera System Common Area Security System										
100/100	Enterphone System	\$18,000									
	Pipe Tracing System	4.0,000					\$5,000				
78 E	Building Structure	\$20,000		SAPIRTURA			\$20,000		POSSESSOR AND ADDRESS OF THE PARTY OF THE PA		
	Contingency	6175	***	\$20,000					\$20,000		
	otal Outlay Per Year,Present Value otal Outlay Per Year, Future Value	\$152,400 \$185,775	\$239,400 \$297,664	\$78,000 \$98,923	\$5,000 \$6,468	\$393,000 \$518,555	\$524,000 \$705,235	\$91,800 \$126,022	\$20,000 \$28,005	\$293,000 \$418,476	\$49,300 \$71,821
Ľ	Jam Jawy i or i out, i utule value	\$100,770	9231,004	φου, σεο	φ0,400	\$510,000	\$705,235	\$120,022	920,000	Q410,470	911,021

Table 2 (Con't) - Annual Outlay (Period 2027-2036)

		Table 2	(Cont) -	Annual C	Outlay (P	enod 202	27-2036)				
Item	Description of	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
No.	Common Element Items				17 (1998)C			S-200-00			
1	Concrete and Precast Wall Panels										
2	Exterior Caulking	1			\$120,000						
3	Exterior Architectural Coating						•	\$134,000			
4	Window System Repairs	\$0					\$0				
	Window Westberstripping	l.			60						
6 7	Window Weatherstripping Lobby and Vestibule Glazing/Doors				\$0						
277	Metal Grilles										
556	Inverted Roofing System-Phase 1										
50.1	Inverted Roofing System-Phase 2			\$36,000							
40000	Inverted Roofing System-Phase 3	1		400,000							
1.00	Inverted Roofing System-Phase 4	1		\$16,000							
	Inverted Roofing System Repairs			4 10,000	\$5,000					\$5,000	
	Metal Soffit Finishes				40,000					40,000	
10000	Roof Anchors										
16	Suspended Slab Concrete Repairs										
17	Suspended Slab Waterproofing System	1									
18	Roof Slab Concrete Repairs	\$20,000									
19	Roof Slab Waterproofing System	\$65,000									
	Parking Garage Repairs	\$25,000					\$25,000				
	Parking Garage Painting			\$26,000							
	Parking Garage Overhead Door	1				\$8,000					
	Parking Garage Ramp Heating Cables										
1000	Corridor Carpeting and Wall Finishes										
	Decorative Mouldings/Finishes-Suite Doors	1									
	Flooring/Wall/Ceiling Finishes-Phase 1	1									600 100
-1-01	Flooring/Wall/Ceiling Finishes-Phase 2					640.000					\$32,400
	Interior Painting Suspended Ceiling Tiles	1				\$16,000				ec enn	
	Interior Elevator Finishes									\$6,600	
	Miscellaneous Furnishings and Appliances										
	Superintendent's Suite	\$0					\$0				
	Saunas	90					30	\$16,000			
	Hot Tub	1						\$10,000	\$16,500		
100.00	Suite Entrance Doors								\$10,000		
2000	Common Area Doors	100									
	Roof Top Trellis, Planters and Irrigation Sys.	_					\$12,000				
20900	Asphalt Pavement Repairs	\$0					\$0				
100332	Asphalt Pavement Replacement(Grade)	\$18,000					25770				
	Asphalt Pavement Replacement(Roof Slab)	\$10,000									
	Concrete Pavement	\$18,000									
42	Metal Fencing										
43	Concrete Planter	l									
44	Interlocking Pavement	l						*			
45	Landscaping and Miscellaneous Items			\$0							
	Sanitary and Storm Sewer System									fr t	
	Domestic Water Heating Boilers	l							\$35,000		
. 20207	Heating Boilers	l									
55010	Building System Pumps						\$15,000				
	Domestic Hot Water Recirculation System	\$13,500									
DOMESTIC NO.	Domestic Hot Water Storage Tank	Į.									
E-100 100 100 100 100 100 100 100 100 100	HVAC Unit	1						\$150,000			
1000000	Domestic Water Pipes and Risers	1						\$140,000			
13.Veg C	Fire Protection System	1						600 000			
	Make-Up Air, Vent. & Exhaust SysPhase 1							\$30,000			620.000
	Make-Up Air, Vent. & Exhaust SysPhase 2 Plumbing Systems	\$12,000									\$30,000
	Heating/Cooling Units-Common Areas	\$12,000				\$6,000					
	Garbage Chute					φυ,υυυ					
150 30 850 100	Sarbage Compactor										
1000000 PC	Hot Tub Equipment										
	Elevator Upgrades										
0.0000000000000000000000000000000000000	Mechanical Controls									\$30,000	
_	Power Supply and Switch Gear								-	100,000	
0.000	Electrical Distribution										
1174725	Panels and Sub-Circuits										
Company of the Company	nterior Lighting-Building Tower										
	nterior Lighting-Parking Garage										
69 E	exterior Lighting										
70 F	Fire Alarm System-Phase 1										
	ire Alarm System-Phase 2								\$75,600		
72 F	ire Alarm System-Phase 3				\$16,500						
00000011	mergency Generator										
	Common Area Camera System			\$21,600							
(UD10 N N	Common Area Security System										\$42,400
34723 L	interphone System										
	ipe Tracing System						\$5,000				
	uilding Structure	\$20,000		1971695-1520-150-10			\$20,000		HEDELE DAVIS S. D.K.		
	ontingency	****		\$20,000					\$20,000		
1.1	otal Outlay Per Year,Present Value	\$201,500 \$299,418	\$0 \$0	\$119,600 \$184,899	\$141,500 \$223,131	\$30,000	\$77,000	\$470,000	\$147,100 \$251,083	\$41,600 \$72,427	\$104,800 \$186,109
	otal Outlay Per Year, Future Value					\$48,253	\$126,327	\$786,507			

Table 3

<u>Financial Analysis-Cash Flow 1 (Based on Present Level of Funding)</u>

Assumed Interest Rate: 4.0%

Assumed Inflation Rate: 2.0%

Annual Acceleration Rate: 12.5% (2007-2008); 3.0% (2008-2036)

Present Annual Contribution: \$129,000

Projected Reserve Fund Balance at December 31, 2006: \$27,985

Fiscal	Opening	Annual	Supplemental	Expenses	Interest	Closing	Balance
Year	Balance	Contribution	Assessment	Future Value	Earned	Future Value	Present Value
2007	\$27,985	\$153,000		\$12,000	\$3,939	\$172,924	\$172,924
2008	\$172,924	\$172,000		\$326,400	\$3,829	\$22,353	\$21,915
2009	\$22,353	\$177,160		\$234,194	-\$247	-\$34,927	-\$33,571
2010	-\$34,927	\$182,475		\$58,366	\$1,085	\$90,266	\$85,060
2011	\$90,266	\$187,949		\$193,431	\$3,501	\$88,286	\$81,562
2012	\$88,286	\$193,588		\$149,603	\$4,411	\$136,681	\$123,797
2013	\$136,681	\$199,395		\$139,644	\$6,662	\$203,095	\$180,342
2014	\$203,095	\$205,377		\$47,785	\$11,276	\$371,962	\$323,815
2015	\$371,962	\$211,538		\$251,907	\$14,071	\$345,665	\$295,021
2016	\$345,665	\$217,884		\$309,888	\$11,987	\$265,648	\$222,282
2017	\$265,648	\$224,421		\$185,775	\$11,399	\$315,693	\$258,978
2018	\$315,693	\$231,154		\$297,664	\$11,298	\$260,480	\$209,495
2019	\$260,480	\$238,088		\$98,923	\$13,203	\$412,848	\$325,528
2020	\$412,848	\$245,231		\$6,468	\$21,289	\$672,900	\$520,174
2021	\$672,900	\$252,588		\$518,555	\$21,597	\$428,530	\$324,772
2022	\$428,530	\$260,165		\$705,235	\$8,240	-\$8,300	-\$6,167
2023	-\$8,300	\$267,970		\$126,022	\$2,507	\$136,156	\$99,182
2024	\$136,156	\$276,010	24	\$28,005	\$10,406	\$394,567	\$281,785
2025	\$394,567	\$284,290	-	\$418,476	\$13,099	\$273,479	\$191,479
2026	\$273,479	\$292,818		\$71,821	\$15,359	\$509,836	\$349,967
2027	\$509,836	\$301,603		\$299,418	\$20,437	\$532,458	\$358,329
2028	\$532,458	\$310,651		\$0	\$27,511	\$870,620	\$574,414
2029	\$870,620	\$319,971		\$184,899	\$37,526	\$1,043,218	\$674,794
2030	\$1,043,218	\$329,570	}	\$223,131	\$43,857	\$1,193,514	\$756,874
2031	\$1,193,514	\$339,457		\$48,253	\$53,565	\$1,538,282	\$956,383
2032	\$1,538,282	\$349,641		\$126,327	\$65,998	\$1,827,594	\$1,113,975
2033	\$1,827,594	\$360,130		\$786,507	\$64,576	\$1,465,793	\$875,928
2034	\$1,465,793	\$370,934		\$251,083	\$61,029	\$1,646,673	\$964,723
2035	\$1,646,673	\$382,062		\$72,427	\$72,060	\$2,028,367	\$1,165,043
2036	\$2,028,367	\$393,524		\$186,109	\$85,283	\$2,321,065	\$1,307,021

Table 4

Financial Analysis-Cash Flow 2 (Based on Proposed Level of Funding)

Assumed Interest Rate: 4.0%

Assumed Inflation Rate: 2.0%

Annual Acceleration Rate: 12.5% (2007-2008); 3.0% (2008-2024); 1.0% (2024-2036)

Recommended Annual Contribution for 2007: \$153,000

Supplemental Assessment: \$100,000 in 2007

Projected Reserve Fund Balance at December 31, 2006: \$27,985

Fiscal	Opening	Annual	Supplemental	Expenses	Interest	Closing	Balance
Year	Balance	Contribution	Assessment	Future Value	Earned	Future Value	Present Value
2007	\$27,985	\$153,000	\$100,000	\$12,000	\$3,939	\$272,924	\$272,924
2008	\$272,924	\$172,000		\$326,400	\$7,829	\$126,353	\$123,876
2009	\$126,353	\$177,160		\$234,194	\$3,913	\$73,233	\$70,389
2010	\$73,233	\$182,475		\$58,366	\$5,411	\$202,753	\$191,058
2011	\$202,753	\$187,949		\$193,431	\$8,000	\$205,272	\$189,639
2012	\$205,272	\$193,588		\$149,603	\$9,091	\$258,347	\$233,993
2013	\$258,347	\$199,395		\$139,644	\$11,529	\$329,627	\$292,699
2014	\$329,627	\$205,377		\$47,785	\$16,337	\$503,555	\$438,375
2015	\$503,555	\$211,538		\$251,907	\$19,335	\$482,521	\$411,827
2016	\$482,521	\$217,884		\$309,888	\$17,461	\$407,979	\$341,379
2017	\$407,979	\$224,421		\$185,775	\$17,092	\$463,718	\$380,410
2018	\$463,718	\$231,154		\$297,664	\$17,218	\$414,426	\$333,307
2019	\$414,426	\$238,088		\$98,923	\$19,360	\$572,952	\$451,768
2020	\$572,952	\$245,231		\$6,468	\$27,693	\$839,408	\$648,889
2021	\$839,408	\$252,588		\$518,555	\$28,257	\$601,697	\$456,011
2022	\$601,697	\$260,165		\$705,235	\$15,167	\$171,794	\$127,646
2023	\$171,794	\$267,970		\$126,022	\$9,711	\$323,454	\$235,618
2024	\$323,454	\$276,010		\$28,005	\$17,898	\$589,357	\$420,896
2025	\$589,357	\$278,770		\$418,476	\$20,780	\$470,430	\$329,376
2026	\$470,430	\$281,557		\$71,821	\$23,012	\$703,179	\$482,683
2027	\$703,179	\$284,373		\$299,418	\$27,826	\$715,959	\$481,820
2028	\$715,959	\$287,217		\$0	\$34,383	\$1,037,559	\$684,556
2029	\$1,037,559	\$290,089		\$184,899	\$43,606	\$1,186,354	\$767,380
2030	\$1,186,354	\$292,990		\$223,131	\$48,851	\$1,305,064	\$827,614
2031	\$1,305,064	\$295,920		\$48,253	\$57,156	\$1,609,886	\$1,000,901
2032	\$1,609,886	\$298,879		\$126,327	\$67,846	\$1,850,285	\$1,127,806
2033	\$1,850,285	\$301,868		\$786,507	\$64,319	\$1,429,965	\$854,517
2034	\$1,429,965	\$304,886		\$251,083	\$58,275	\$1,542,043	\$903,424
2035	\$1,542,043	\$307,935		\$72,427	\$66,392	\$1,843,943	\$1,059,114
2036	\$1,843,943	\$311,014		\$186,109	\$76,256	\$2,045,105	\$1,151,624