

BUILDING SCIENCES INC.

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

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Table 2 - Annual Outlay (Period 2007-2016)

Item No.	Description of Common Element Items	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
1	Concrete and Precast Wall Panels										
2	Exterior Caulking									\$120,000	
3	Exterior Architectural Coating										
4	Window System Repairs						\$0				
5	Window System Replacement										
6	Window Weatherstripping				\$0						
7	Lobby and Vestibule Glazing/Doors										\$14,000
8	Metal Grilles										
9	Inverted Roofing System-Phase 1										
10	Inverted Roofing System-Phase 2			\$36,000							
11	Inverted Roofing System-Phase 3										
12	Inverted Roofing System-Phase 4			\$16,000							
13	Inverted Roofing System Repairs				\$5,000					\$5,000	
14	Metal Soffit Finishes										
15	Roof Anchors										
16	Suspended Slab Concrete Repairs										
17	Suspended Slab Waterproofing System										
18	Roof Slab Concrete Repairs										
19	Roof Slab Waterproofing System										
20	Parking Garage Repairs						\$25,000				
21	Parking Garage Painting			\$26,000							
22	Parking Garage Overhead Door					\$8,000					
23	Parking Garage Ramp Heating Cables										
24	Corridor Carpeting and Wall Finishes							\$108,000			
25	Decorative Mouldings/Finishes-Suite Doors										
26	Flooring/Wall/Ceiling Finishes-Phase 1										
27	Flooring/Wall/Ceiling Finishes-Phase 2										\$32,400
28	Interior Painting					\$16,000					
29	Interior Elevator Finishes				\$25,000						
30	Interior Elevator Finishes				\$25,000						
31	Miscellaneous Furnishings and Appliances										
32	Superintendent's Suite						\$0				
33	Saunas							\$16,000			
34	Hot Tub										
35	Suite Entrance Doors			\$16,500							
36	Common Area Doors										
37	Roof Top Trellis, Planters and Irrigation Sys.						\$12,000				
38	Asphalt Pavement Repairs						\$0				
39	Asphalt Pavement Replacement(Grade)										
40	Asphalt Pavement Replacement(Roof Slab)										
41	Concrete Pavement										
42	Metal Fencing										\$4,000
43	Concrete Planter										
44	Interlocking Pavement										\$20,000
45	Landscaping and Miscellaneous Items								\$0		
46	Sanitary and Storm Sewer System										
47	Domestic Water Heating Boilers			\$35,000							
48	Heating Boilers					\$50,000					
49	Building System Pumps						\$15,000				
50	Domestic Hot Water Recirculation System						\$13,500				
51	Domestic Hot Water Storage Tank										
52	HVAC Unit		\$150,000			\$27,000					
53	Domestic Water Pipes and Risers		\$140,000								
54	Fire Protection System						\$45,000				
55	Make-Up Air, Vent. & Exhaust Sys.-Phase 1		\$30,000								
56	Make-Up Air, Vent. & Exhaust Sys.-Phase 2					\$30,000					
57	Plumbing Systems	\$12,000									
58	Heating/Cooling Units-Common Areas					\$6,000					
59	Garbage Chute										\$10,000
60	Garbage Compactor					\$15,000					
61	Hot Tub Equipment					\$7,700					
62	Elevator Upgrades										\$120,000
63	Mechanical Controls									\$30,000	
64	Power Supply and Switch Gear										
65	Electrical Distribution									\$25,000	
66	Panels and Sub-Circuits									\$35,000	
67	Interior Lighting-Building Tower										\$16,500
68	Interior Lighting-Parking Garage										
69	Exterior Lighting					\$19,000					
70	Fire Alarm System-Phase 1										
71	Fire Alarm System-Phase 2			\$75,600							
72	Fire Alarm System-Phase 3										
73	Emergency Generator										
74	Common Area Camera System								\$21,600		
75	Common Area Security System										\$42,400
76	Enterphone System										
77	Pipe Tracing System						\$5,000				
78	Building Structure						\$20,000				
79	Contingency			\$20,000					\$20,000		
Total 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
Total 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 Outlay (Period 2017-2026)

Item No.	Description of Common Element Items	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
1	Concrete and Precast Wall Panels							\$35,000			
2	Exterior Caulking										
3	Exterior Architectural Coating		\$134,000								
4	Window System Repairs	\$0					\$0				
5	Window System Replacement					\$336,000					
6	Window Weatherstripping										
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										
11	Inverted Roofing System-Phase 3							\$41,800			
12	Inverted Roofing System-Phase 4										
13	Inverted Roofing System Repairs				\$5,000					\$5,000	
14	Metal Soffit Finishes		\$23,000								
15	Roof Anchors										\$20,000
16	Suspended Slab Concrete Repairs						\$280,000				
17	Suspended Slab Waterproofing System						\$125,000				
18	Roof Slab Concrete Repairs										
19	Roof Slab Waterproofing System										
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	Corridor Carpeting and Wall Finishes									\$108,000	
25	Decorative Mouldings/Finishes-Suite Doors										\$21,600
26	Flooring/Wall/Ceiling Finishes-Phase 1		\$32,400								
27	Flooring/Wall/Ceiling Finishes-Phase 2										
28	Interior Painting					\$16,000					
29	Suspended Ceiling Tiles										
30	Interior Elevator Finishes									\$25,000	
31	Miscellaneous Furnishings and Appliances	\$20,000									
32	Superintendent's Suite	\$0					\$0				
33	Saunas										
34	Hot Tub										
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	Asphalt Pavement Replacement(Grade)										
40	Asphalt Pavement Replacement(Roof Slab)										
41	Concrete Pavement										
42	Metal Fencing										
43	Concrete Planter										
44	Interlocking Pavement										
45	Landscaping and Miscellaneous Items										
46	Sanitary and Storm Sewer System	\$25,000									
47	Domestic Water Heating Boilers										
48	Heating Boilers										
49	Building System Pumps						\$15,000				
50	Domestic Hot Water Recirculation System										
51	Domestic Hot Water Storage Tank										
52	HVAC Unit										
53	Domestic Water Pipes and Risers										
54	Fire Protection System										
55	Make-Up Air, Vent. & Exhaust Sys.-Phase 1										
56	Make-Up Air, Vent. & Exhaust Sys.-Phase 2										
57	Plumbing Systems	\$12,000									
58	Heating/Cooling Units-Common Areas					\$6,000					
59	Garbage Chute										
60	Garbage Compactor										
61	Hot Tub Equipment										\$7,700
62	Elevator Upgrades										
63	Mechanical Controls										
64	Power Supply and Switch Gear		\$50,000								
65	Electrical Distribution										
66	Panels and Sub-Circuits										
67	Interior Lighting-Building Tower										
68	Interior Lighting-Parking Garage							\$15,000			
69	Exterior Lighting										
70	Fire Alarm System-Phase 1			\$27,000							
71	Fire Alarm System-Phase 2										
72	Fire Alarm System-Phase 3										
73	Emergency Generator					\$27,000					
74	Common Area Camera System										
75	Common Area Security System										
76	Enterphone System	\$18,000									
77	Pipe Tracing System						\$5,000				
78	Building Structure	\$20,000					\$20,000				
79	Contingency			\$20,000					\$20,000		
Total Outlay Per Year, Present Value		\$152,400	\$239,400	\$78,000	\$5,000	\$393,000	\$524,000	\$91,800	\$20,000	\$293,000	\$49,300
Total Outlay Per Year, Future Value		\$185,775	\$297,664	\$98,923	\$6,468	\$518,555	\$705,235	\$126,022	\$28,005	\$418,476	\$71,821

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

Item No.	Description of Common Element Items	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
1	Concrete and Precast Wall Panels										
2	Exterior Caulking				\$120,000						
3	Exterior Architectural Coating							\$134,000			
4	Window System Repairs	\$0					\$0				
5	Window System Replacement										
6	Window Weatherstripping				\$0						
7	Lobby and Vestibule Glazing/Doors										
8	Metal Grilles										
9	Inverted Roofing System-Phase 1										
10	Inverted Roofing System-Phase 2			\$36,000							
11	Inverted Roofing System-Phase 3										
12	Inverted Roofing System-Phase 4			\$16,000							
13	Inverted Roofing System Repairs				\$5,000					\$5,000	
14	Metal Soffit Finishes										
15	Roof Anchors										
16	Suspended Slab Concrete Repairs										
17	Suspended Slab Waterproofing System										
18	Roof Slab Concrete Repairs	\$20,000									
19	Roof Slab Waterproofing System	\$65,000									
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										
24	Corridor Carpeting and Wall Finishes										
25	Decorative Mouldings/Finishes-Suite Doors										
26	Flooring/Wall/Ceiling Finishes-Phase 1										
27	Flooring/Wall/Ceiling Finishes-Phase 2										\$32,400
28	Interior Painting					\$16,000					
29	Suspended Ceiling Tiles									\$6,600	
30	Interior Elevator Finishes										
31	Miscellaneous Furnishings and Appliances										
32	Superintendent's Suite	\$0					\$0				
33	Saunas							\$16,000			
34	Hot Tub								\$16,500		
35	Suite Entrance Doors										
36	Common Area Doors										
37	Roof Top Trellis, Planters and Irrigation Sys.						\$12,000				
38	Asphalt Pavement Repairs	\$0					\$0				
39	Asphalt Pavement Replacement(Grade)	\$18,000									
40	Asphalt Pavement Replacement(Roof Slab)	\$10,000									
41	Concrete Pavement	\$18,000									
42	Metal Fencing										
43	Concrete Planter										
44	Interlocking Pavement										
45	Landscaping and Miscellaneous Items			\$0							
46	Sanitary and Storm Sewer System										
47	Domestic Water Heating Boilers							\$35,000			
48	Heating Boilers										
49	Building System Pumps						\$15,000				
50	Domestic Hot Water Recirculation System	\$13,500									
51	Domestic Hot Water Storage Tank										
52	HVAC Unit							\$150,000			
53	Domestic Water Pipes and Risers							\$140,000			
54	Fire Protection System										
55	Make-Up Air, Vent. & Exhaust Sys.-Phase 1							\$30,000			
56	Make-Up Air, Vent. & Exhaust Sys.-Phase 2										\$30,000
57	Plumbing Systems	\$12,000									
58	Heating/Cooling Units-Common Areas				\$6,000						
59	Garbage Chute										
60	Garbage Compactor										
61	Hot Tub Equipment										
62	Elevator Upgrades										
63	Mechanical Controls									\$30,000	
64	Power Supply and Switch Gear										
65	Electrical Distribution										
66	Panels and Sub-Circuits										
67	Interior Lighting-Building Tower										
68	Interior Lighting-Parking Garage										
69	Exterior Lighting										
70	Fire Alarm System-Phase 1										
71	Fire Alarm System-Phase 2										
72	Fire Alarm System-Phase 3				\$16,500				\$75,600		
73	Emergency Generator										
74	Common Area Camera System			\$21,600							
75	Common Area Security System										\$42,400
76	Enterphone System										
77	Pipe Tracing System						\$5,000				
78	Building Structure	\$20,000					\$20,000				
79	Contingency		\$20,000					\$20,000			
Total Outlay Per Year, Present Value		\$201,500	\$0	\$119,600	\$141,500	\$30,000	\$77,000	\$470,000	\$147,100	\$41,600	\$104,800
Total Outlay Per Year, Future Value		\$299,418	\$0	\$184,899	\$223,131	\$48,253	\$126,327	\$786,507	\$251,083	\$72,427	\$186,109

Table 3

Financial Analysis-Cash Flow 1 (Based on Present Level of Funding)

Assumed Interest Rate: 4.0%

Assumed Inflation Rate: 2.0%

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

Present Annual Contribution: \$129,000Projected Reserve Fund Balance at December 31, 2006: \$27,985

Fiscal Year	Opening Balance	Annual Contribution	Supplemental Assessment	Expenses Future Value	Interest Earned	Closing Balance	
						Future Value	Present Value
2007	\$27,985	<u>\$153,000</u>		\$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	<u>-\$34,927</u>	-\$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		\$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: \$153,000Supplemental Assessment: \$100,000 in 2007Projected Reserve Fund Balance at December 31, 2006: \$27,985

Fiscal Year	Opening Balance	Annual Contribution	Supplemental Assessment	Expenses Future Value	Interest Earned	Closing Balance	
						Future Value	Present Value
2007	\$27,985	<u>\$153,000</u>	<u>\$100,000</u>	\$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	<u>\$73,233</u>	\$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