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Sep 26 2018

LMS 9999, The Skyline, 123 Main Street, Vancouver, BC

Strata Contingency Reserve Fund (CRF)

Financial Model

UNIQUE Features of this Model

Fully Automated Optimization Macro
Variable Planning Period
Four Reserve Funding Scenarios

**LMS 9999, The Skyline, 123 Main Street, Vancouver, BC
Strata Contingency Reserve Fund (CRF)**

Table 1.1 Strata Initialization

Setup	
Strata Legal Name	LMS 9999
Strata Common Name	The Skyline
Strata Legal Address	123 Main Street Vancouver, BC
Strata Short Name	LMS 9999
Strata Other Name	The Skyline
Strata Physical Address	123 Main Street Vancouver, BC
Strata Owners President	Sue Smith
Strata Owners President Phone Number	(555) 123-4567
Strata Owners President Email	Sue.Smith@abc.com
Strata Owners President Address	123-123 Main Street Vancouver, BC V6H 3X5
Strata Owners Vice President	John White
Strata Owners Vice President Phone Number	(555) 123-4568
Strata Owners Vice President Email	John.White@abc.com
Strata Owners Vice President Address	124-123 Main Street Vancouver, BC V1A 1A1
Strata Mgmt Group	First Class Management Corp.
Strata Mgmt Group Short Name	First Class
Strata Mgmt Group Contact Name	John Smith
Strata Mgmt Group Contact Phone Number	(555) 123-4569
Strata Mgmt Group Contact Email	John.Smith@abc.com
Strata Mgmt Group Address	246-246 Main Street Vancouver, BC V1A 1A1

Table 1.2 Strata Data

Setup	
Strata Building Footprint (sq ft)	13,500
Strata Owned Land Area (sq ft)	27,000
Year Strata was built	2000
Strata Number of Units	254
Gross Floor Area (including parking garage) (sq ft)	363,987
Strata Common Area (sq ft)	168,987
Strata Occupied Area (sq ft)	195,000 *
Strata Floors above ground	35
Underground Parking Levels	4
Typical Bachelor Unit Area (sq ft)	595 *
Typical 1 Bdrm Unit Area (sq ft)	675 *
Typical 2 Bdrm Unit Area (sq ft)	850 *
Typical 3 Bdrm Unit Area (sq ft)	1,200 *
Contingency Reserve Opening Balance (\$)	950,000 *
Annual Operating Budget (excluding CRF contribution) (\$)	1,000,000 *
Expected Annual Increase in Annual Operating Budget (%)	1.500 *
Min Percent of Annual Operating Budget Contribution to CRF (%)	25.00 *
Month Strata Fees Increase	4 *
Starting Month	1 *
Starting Year	2019 *
Fiscal Year End Month	12 *

* indicates number used in the model

LMS 9999, The Skyline, 123 Main Street, Vancouver, BC
Strata Contingency Reserve Fund (CRF)

Table 2.1 Contingency Reserve Items

Item Description	Turn Item ON or OFF	Item Price today including all taxes, fees, permits, etc. (\$)	Number of Items	Item Expected Annual Inflation Rate (%)	Time Until First Purchase (months)	Period Between Purchases Thereafter (months)
1 BUILDING STRUCTURE MAINTENANCE	-					
1.1.1 Paint, Resurface, Seal Concrete Balconies	ON	125,000	1	1.500	6	84
1.2.1 Paint, Resurface, Seal Parking Garage Flooring	ON	20,000	1	1.500	30	120
1.3.1 Paint Parking Garage Walls and Ceilings	ON	60,000	1	1.500	42	180
2 BUILDING EXTERIOR MAINTENANCE	-					
2.1.1 Replace Roof, Flashing, and Roof Vents	ON	240,000	1	1.500	54	300
2.2.1 Wash Exterior Siding and Recaulk Building	ON	250,000	1	1.500	138	180
2.3.1 Paint Exterior Concrete Walls	ON	125,000	1	1.500	30	180
2.4.1 Replace Windows and Balcony Doors	ON	10,000,000	1	1.500	240	360
2.5.1 Replace, Overhaul Parking Garage Gate System	ON	12,000	1	1.500	114	240
2.6.1 Replace Front and Rear Entrance Doors	ON	20,000	1	1.500	90	240
2.7.1 Paint Balcony Soffits	ON	30,000	1	1.500	6	240
3 FIRE SAFETY EQUIPMENT MAINTENANCE	-					
3.1.1 Non Annual Fire System Repairs	ON	25,000	1	1.500	54	60
4 FINISHES AND FURNITURE MAINTENANCE	-					
4.1.1 Renovate Lobby and P2 Entrance	ON	20,000	1	1.500	54	120
4.2.1 Renovate Corridors	ON	175,000	1	1.500	24	240
4.3.1 ReFurbish Guest Suites	ON	30,000	1	1.500	18	120
4.4.1 Refurbish Caretaker Suite	ON	25,000	1	1.500	42	120
4.6.1 Refurbish Exercise Room	ON	15,000	1	1.500	18	36
4.7.1 Refinish Stairwells	ON	40,000	1	1.500	66	240
4.8.1 Refurbish Party Room	ON	35,000	1	1.500	54	240
4.9.1 Renovate Offices	ON	15,000	1	1.500	30	240
5 SITE MAINTENANCE	-					
5.1.1 Resurface P2 Exterior Paving Surface	ON	35,000	1	1.500	18	120
5.2.1 Non Annual Landscaping Upgrades	ON	15,000	1	1.500	42	48
6 HVAC EQUIPMENT MAINTENANCE	-					
6.1.1 Non Annual HVAC Repairs	ON	5,000	1	1.500	6	24
7 PLUMBING AND PIPING MAINTENANCE	-					
7.1.1 Replace Hot Water Storage Tank	ON	4,800	1	1.500	12	60
7.2.1 Replace Hot Water Boilers	ON	40,000	1	1.500	48	240
7.3.1 Replace Booster Pumps	ON	30,000	1	1.500	174	180
7.4.1 Replace Domestic Water Piping and Valves	ON	3,000,000	1	1.500	144	300
8 ELECTRICITY SYSTEM MAINTENANCE	-					
8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear	ON	500	1	1.500	6	12
8.1.2 Clean, Vacuum, Inspect Transformer	ON	3,000	1	1.500	18	24
8.2.1 Non Annual High Voltage, Transformer, and Low Voltage System Repairs	ON	5,000	1	1.500	12	24
9 ELEVATORS MAINTENANCE	-					
9.1.1 Refurbish Elevator Interiors	ON	20,000	1	1.500	30	180
9.2.1 Non Annual Elevator Repairs	ON	5,000	1	1.500	18	24

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Table 2.1 Contingency Reserve Items

Item Description	Turn Item ON or OFF	Item Price today including all taxes, fees, permits, etc. (\$)	Number of Items	Item Expected Annual Inflation Rate (%)	Time Until First Purchase (months)	Period Between Purchases Thereafter (months)
10 SECURITY AND BUILDING ACCESS SYSTEM MAINTENANCE	-					
10.1.1 Non Annual Security and Building Access System Repairs	ON	5,000	1	1.500	6	24
11 DEPRECIATION REPORT	-					
11.1.1 Produce, Update Depreciation Report	ON	10,000	1	1.500	1	36

LMS 9999, The Skyline, 123 Main Street, Vancouver, BC
Strata Contingency Reserve Fund (CRF)

Table 3.1 Chronological Order of Contingency Reserve Expenditures

Months from Start Dec 2018	During Month of	Estimated Cost (\$)	Contingency Reserve Item
2	Feb 2019	10,012	11.1.1 Produce, Update Depreciation Report
7	Jul 2019	125,934	1.1.1 Paint, Resurface, Seal Concrete Balconies
7	Jul 2019	30,224	2.7.1 Paint Balcony Soffits
7	Jul 2019	5,037	6.1.1 Non Annual HVAC Repairs
7	Jul 2019	5,037	10.1.1 Non Annual Security and Building Access System Repairs
7	Jul 2019	504	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
	2019	176,749	
13	Jan 2020	5,075	8.2.1 Non Annual High Voltage, Transformer, and Low Voltage System Repairs
13	Jan 2020	4,872	7.1.1 Replace Hot Water Storage Tank
19	Jul 2020	35,790	5.1.1 Resurface P2 Exterior Paving Surface
19	Jul 2020	30,678	4.3.1 ReFurbish Guest Suites
19	Jul 2020	15,339	4.6.1 Refurbish Exercise Room
19	Jul 2020	5,113	9.2.1 Non Annual Elevator Repairs
19	Jul 2020	3,068	8.1.2 Clean, Vacuum, Inspect Transformer
19	Jul 2020	511	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
	2020	100,446	
25	Jan 2021	180,289	4.2.1 Renovate Corridors
31	Jul 2021	129,740	2.3.1 Paint Exterior Concrete Walls
31	Jul 2021	20,758	1.2.1 Paint, Resurface, Seal Parking Garage Flooring
31	Jul 2021	20,758	9.1.1 Refurbish Elevator Interiors
31	Jul 2021	15,569	4.9.1 Renovate Offices
31	Jul 2021	5,190	6.1.1 Non Annual HVAC Repairs
31	Jul 2021	5,190	10.1.1 Non Annual Security and Building Access System Repairs
31	Jul 2021	519	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
	2021	378,014	
37	Jan 2022	5,228	8.2.1 Non Annual High Voltage, Transformer, and Low Voltage System Repairs
38	Feb 2022	10,470	11.1.1 Produce, Update Depreciation Report
43	Jul 2022	63,210	1.3.1 Paint Parking Garage Walls and Ceilings
43	Jul 2022	26,337	4.4.1 Refurbish Caretaker Suite
43	Jul 2022	15,802	5.2.1 Non Annual Landscaping Upgrades
43	Jul 2022	5,267	9.2.1 Non Annual Elevator Repairs
43	Jul 2022	3,160	8.1.2 Clean, Vacuum, Inspect Transformer
43	Jul 2022	527	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
	2022	130,002	

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Months from Start Dec 2018	During Month of	Estimated Cost (\$)	Contingency Reserve Item
49	Jan 2023	42,455	7.2.1 Replace Hot Water Boilers
55	Jul 2023	256,631	2.1.1 Replace Roof, Flashing, and Roof Vents
55	Jul 2023	37,425	4.8.1 Refurbish Party Room
55	Jul 2023	26,732	3.1.1 Non Annual Fire System Repairs
55	Jul 2023	21,386	4.1.1 Renovate Lobby and P2 Entrance
55	Jul 2023	16,039	4.6.1 Refurbish Exercise Room
55	Jul 2023	5,346	6.1.1 Non Annual HVAC Repairs
55	Jul 2023	5,346	10.1.1 Non Annual Security and Building Access System Repairs
55	Jul 2023	535	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
	2023	411,896	
61	Jan 2024	5,386	8.2.1 Non Annual High Voltage, Transformer, and Low Voltage System Repairs
67	Jul 2024	43,413	4.7.1 Refinish Stairwells
67	Jul 2024	5,427	9.2.1 Non Annual Elevator Repairs
67	Jul 2024	3,256	8.1.2 Clean, Vacuum, Inspect Transformer
67	Jul 2024	543	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
	2024	58,025	
73	Jan 2025	5,249	7.1.1 Replace Hot Water Storage Tank
74	Feb 2025	10,948	11.1.1 Produce, Update Depreciation Report
79	Jul 2025	5,508	6.1.1 Non Annual HVAC Repairs
79	Jul 2025	5,508	10.1.1 Non Annual Security and Building Access System Repairs
79	Jul 2025	551	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
	2025	27,763	
85	Jan 2026	5,549	8.2.1 Non Annual High Voltage, Transformer, and Low Voltage System Repairs
91	Jul 2026	139,767	1.1.1 Paint, Resurface, Seal Concrete Balconies
91	Jul 2026	22,363	2.6.1 Replace Front and Rear Entrance Doors
91	Jul 2026	16,772	4.6.1 Refurbish Exercise Room
91	Jul 2026	16,772	5.2.1 Non Annual Landscaping Upgrades
91	Jul 2026	5,591	9.2.1 Non Annual Elevator Repairs
91	Jul 2026	3,354	8.1.2 Clean, Vacuum, Inspect Transformer
91	Jul 2026	559	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
	2026	210,728	
103	Jul 2027	5,675	6.1.1 Non Annual HVAC Repairs
103	Jul 2027	5,675	10.1.1 Non Annual Security and Building Access System Repairs
103	Jul 2027	567	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
	2027	11,917	

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Table 3.1 Chronological Order of Contingency Reserve Expenditures

Months from Start Dec 2018	During Month of	Estimated Cost (\$)	Contingency Reserve Item
109	Jan 2028	5,717	8.2.1 Non Annual High Voltage, Transformer, and Low Voltage System Repairs
110	Feb 2028	11,448	11.1.1 Produce, Update Depreciation Report
115	Jul 2028	28,798	3.1.1 Non Annual Fire System Repairs
115	Jul 2028	13,823	2.5.1 Replace, Overhaul Parking Garage Gate System
115	Jul 2028	5,760	9.2.1 Non Annual Elevator Repairs
115	Jul 2028	3,456	8.1.2 Clean, Vacuum, Inspect Transformer
115	Jul 2028	576	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
	2028	69,578	
127	Jul 2029	17,538	4.6.1 Refurbish Exercise Room
127	Jul 2029	5,846	6.1.1 Non Annual HVAC Repairs
127	Jul 2029	5,846	10.1.1 Non Annual Security and Building Access System Repairs
127	Jul 2029	585	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
	2029	29,815	
133	Jan 2030	5,890	8.2.1 Non Annual High Voltage, Transformer, and Low Voltage System Repairs
133	Jan 2030	5,654	7.1.1 Replace Hot Water Storage Tank
139	Jul 2030	296,688	2.2.1 Wash Exterior Siding and Recaulk Building
139	Jul 2030	41,536	5.1.1 Resurface P2 Exterior Paving Surface
139	Jul 2030	35,603	4.3.1 ReFurbish Guest Suites
139	Jul 2030	17,801	5.2.1 Non Annual Landscaping Upgrades
139	Jul 2030	5,934	9.2.1 Non Annual Elevator Repairs
139	Jul 2030	3,560	8.1.2 Clean, Vacuum, Inspect Transformer
139	Jul 2030	593	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
	2030	413,259	
145	Jan 2031	3,586,855	7.4.1 Replace Domestic Water Piping and Valves
146	Feb 2031	11,971	11.1.1 Produce, Update Depreciation Report
151	Jul 2031	24,091	1.2.1 Paint, Resurface, Seal Parking Garage Flooring
151	Jul 2031	6,023	6.1.1 Non Annual HVAC Repairs
151	Jul 2031	6,023	10.1.1 Non Annual Security and Building Access System Repairs
151	Jul 2031	602	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
	2031	3,635,564	
157	Jan 2032	6,068	8.2.1 Non Annual High Voltage, Transformer, and Low Voltage System Repairs
163	Jul 2032	30,566	4.4.1 Refurbish Caretaker Suite
163	Jul 2032	18,339	4.6.1 Refurbish Exercise Room
163	Jul 2032	6,113	9.2.1 Non Annual Elevator Repairs
163	Jul 2032	3,668	8.1.2 Clean, Vacuum, Inspect Transformer
163	Jul 2032	611	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
	2032	65,365	

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Table 3.1 Chronological Order of Contingency Reserve Expenditures

Months from Start Dec 2018	During Month of	Estimated Cost (\$)	Contingency Reserve Item
175	Jul 2033	155,120	1.1.1 Paint, Resurface, Seal Concrete Balconies
175	Jul 2033	37,229	7.3.1 Replace Booster Pumps
175	Jul 2033	31,024	3.1.1 Non Annual Fire System Repairs
175	Jul 2033	24,819	4.1.1 Renovate Lobby and P2 Entrance
175	Jul 2033	6,205	6.1.1 Non Annual HVAC Repairs
175	Jul 2033	6,205	10.1.1 Non Annual Security and Building Access System Repairs
175	Jul 2033	620	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
	2033	261,222	
181	Jan 2034	6,251	8.2.1 Non Annual High Voltage, Transformer, and Low Voltage System Repairs
182	Feb 2034	12,518	11.1.1 Produce, Update Depreciation Report
187	Jul 2034	18,894	5.2.1 Non Annual Landscaping Upgrades
187	Jul 2034	6,298	9.2.1 Non Annual Elevator Repairs
187	Jul 2034	3,779	8.1.2 Clean, Vacuum, Inspect Transformer
187	Jul 2034	630	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
	2034	48,369	
193	Jan 2035	6,091	7.1.1 Replace Hot Water Storage Tank
199	Jul 2035	19,177	4.6.1 Refurbish Exercise Room
199	Jul 2035	6,392	6.1.1 Non Annual HVAC Repairs
199	Jul 2035	6,392	10.1.1 Non Annual Security and Building Access System Repairs
199	Jul 2035	639	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
	2035	38,692	
205	Jan 2036	6,440	8.2.1 Non Annual High Voltage, Transformer, and Low Voltage System Repairs
211	Jul 2036	162,206	2.3.1 Paint Exterior Concrete Walls
211	Jul 2036	25,953	9.1.1 Refurbish Elevator Interiors
211	Jul 2036	6,488	9.2.1 Non Annual Elevator Repairs
211	Jul 2036	3,893	8.1.2 Clean, Vacuum, Inspect Transformer
211	Jul 2036	649	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
	2036	205,629	
218	Feb 2037	13,090	11.1.1 Produce, Update Depreciation Report
223	Jul 2037	79,027	1.3.1 Paint Parking Garage Walls and Ceilings
223	Jul 2037	6,586	6.1.1 Non Annual HVAC Repairs
223	Jul 2037	6,586	10.1.1 Non Annual Security and Building Access System Repairs
223	Jul 2037	659	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
	2037	105,946	
229	Jan 2038	6,635	8.2.1 Non Annual High Voltage, Transformer, and Low Voltage System Repairs
235	Jul 2038	33,422	3.1.1 Non Annual Fire System Repairs
235	Jul 2038	20,053	4.6.1 Refurbish Exercise Room
235	Jul 2038	20,053	5.2.1 Non Annual Landscaping Upgrades
235	Jul 2038	6,684	9.2.1 Non Annual Elevator Repairs
235	Jul 2038	4,011	8.1.2 Clean, Vacuum, Inspect Transformer
235	Jul 2038	668	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
	2038	91,526	

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Months from Start Dec 2018	During Month of	Estimated Cost (\$)	Contingency Reserve Item
241	Jan 2039	13,468,550	2.4.1 Replace Windows and Balcony Doors
247	Jul 2039	40,708	2.7.1 Paint Balcony Soffits
247	Jul 2039	6,785	6.1.1 Non Annual HVAC Repairs
247	Jul 2039	6,785	10.1.1 Non Annual Security and Building Access System Repairs
247	Jul 2039	678	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
	2039	13,523,505	
253	Jan 2040	6,835	8.2.1 Non Annual High Voltage, Transformer, and Low Voltage System Repairs
253	Jan 2040	6,562	7.1.1 Replace Hot Water Storage Tank
254	Feb 2040	13,688	11.1.1 Produce, Update Depreciation Report
259	Jul 2040	172,159	1.1.1 Paint, Resurface, Seal Concrete Balconies
259	Jul 2040	48,205	5.1.1 Resurface P2 Exterior Paving Surface
259	Jul 2040	41,318	4.3.1 ReFurbish Guest Suites
259	Jul 2040	6,886	9.2.1 Non Annual Elevator Repairs
259	Jul 2040	4,132	8.1.2 Clean, Vacuum, Inspect Transformer
259	Jul 2040	689	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
	2040	300,473	
265	Jan 2041	242,824	4.2.1 Renovate Corridors
271	Jul 2041	27,959	1.2.1 Paint, Resurface, Seal Parking Garage Flooring
271	Jul 2041	20,969	4.6.1 Refurbish Exercise Room
271	Jul 2041	20,969	4.9.1 Renovate Offices
271	Jul 2041	6,990	6.1.1 Non Annual HVAC Repairs
271	Jul 2041	6,990	10.1.1 Non Annual Security and Building Access System Repairs
271	Jul 2041	699	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
	2041	327,399	
277	Jan 2042	7,042	8.2.1 Non Annual High Voltage, Transformer, and Low Voltage System Repairs
283	Jul 2042	35,473	4.4.1 Refurbish Caretaker Suite
283	Jul 2042	21,284	5.2.1 Non Annual Landscaping Upgrades
283	Jul 2042	7,095	9.2.1 Non Annual Elevator Repairs
283	Jul 2042	4,257	8.1.2 Clean, Vacuum, Inspect Transformer
283	Jul 2042	709	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
	2042	75,859	
289	Jan 2043	57,180	7.2.1 Replace Hot Water Boilers
290	Feb 2043	14,313	11.1.1 Produce, Update Depreciation Report
295	Jul 2043	50,406	4.8.1 Refurbish Party Room
295	Jul 2043	36,005	3.1.1 Non Annual Fire System Repairs
295	Jul 2043	28,804	4.1.1 Renovate Lobby and P2 Entrance
295	Jul 2043	7,201	6.1.1 Non Annual HVAC Repairs
295	Jul 2043	7,201	10.1.1 Non Annual Security and Building Access System Repairs
295	Jul 2043	720	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
	2043	201,830	

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Table 3.1 Chronological Order of Contingency Reserve Expenditures

Months from Start Dec 2018	During Month of	Estimated Cost (\$)	Contingency Reserve Item
301	Jan 2044	7,255	8.2.1 Non Annual High Voltage, Transformer, and Low Voltage System Repairs
307	Jul 2044	58,471	4.7.1 Refinish Stairwells
307	Jul 2044	21,927	4.6.1 Refurbish Exercise Room
307	Jul 2044	7,309	9.2.1 Non Annual Elevator Repairs
307	Jul 2044	4,385	8.1.2 Clean, Vacuum, Inspect Transformer
307	Jul 2044	731	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
	2044	100,078	
313	Jan 2045	7,069	7.1.1 Replace Hot Water Storage Tank
319	Jul 2045	370,928	2.2.1 Wash Exterior Siding and Recaulk Building
319	Jul 2045	7,419	6.1.1 Non Annual HVAC Repairs
319	Jul 2045	7,419	10.1.1 Non Annual Security and Building Access System Repairs
319	Jul 2045	742	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
	2045	393,576	
325	Jan 2046	7,474	8.2.1 Non Annual High Voltage, Transformer, and Low Voltage System Repairs
326	Feb 2046	14,967	11.1.1 Produce, Update Depreciation Report
331	Jul 2046	30,119	2.6.1 Replace Front and Rear Entrance Doors
331	Jul 2046	22,590	5.2.1 Non Annual Landscaping Upgrades
331	Jul 2046	7,530	9.2.1 Non Annual Elevator Repairs
331	Jul 2046	4,518	8.1.2 Clean, Vacuum, Inspect Transformer
331	Jul 2046	753	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
	2046	87,950	
343	Jul 2047	191,070	1.1.1 Paint, Resurface, Seal Concrete Balconies
343	Jul 2047	22,928	4.6.1 Refurbish Exercise Room
343	Jul 2047	7,643	6.1.1 Non Annual HVAC Repairs
343	Jul 2047	7,643	10.1.1 Non Annual Security and Building Access System Repairs
343	Jul 2047	764	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
	2047	230,048	
349	Jan 2048	7,700	8.2.1 Non Annual High Voltage, Transformer, and Low Voltage System Repairs
355	Jul 2048	372,357	2.1.1 Replace Roof, Flashing, and Roof Vents
355	Jul 2048	46,545	7.3.1 Replace Booster Pumps
355	Jul 2048	38,787	3.1.1 Non Annual Fire System Repairs
355	Jul 2048	18,618	2.5.1 Replace, Overhaul Parking Garage Gate System
355	Jul 2048	7,757	9.2.1 Non Annual Elevator Repairs
355	Jul 2048	4,654	8.1.2 Clean, Vacuum, Inspect Transformer
355	Jul 2048	776	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
	2048	497,194	

Total 22,208,415

LMS 9999, The Skyline, 123 Main Street, Vancouver, BC
 Strata Contingency Reserve Fund (CRF)

Table 4.1 Expenses by Year

During Calendar Year	Estimated Cost (\$)	Per Occupied Square foot (\$/sq ft)
2019	176,749	0.91
2020	100,446	0.52
2021	378,014	1.94
2022	130,002	0.67
2023	411,896	2.11
2024	58,025	0.30
2025	27,763	0.14
2026	210,728	1.08
2027	11,917	0.06
2028	69,578	0.36
2029	29,815	0.15
2030	413,259	2.12
2031	3,635,564	18.64
2032	65,365	0.34
2033	261,222	1.34
2034	48,369	0.25
2035	38,692	0.20
2036	205,629	1.05
2037	105,946	0.54
2038	91,526	0.47
2039	13,523,505	69.35
2040	300,473	1.54
2041	327,399	1.68
2042	75,859	0.39
2043	201,830	1.04
2044	100,078	0.51
2045	393,576	2.02
2046	87,950	0.45
2047	230,048	1.18
2048	497,194	2.55
Total	22,208,415	113.89

LMS 9999, The Skyline, 123 Main Street, Vancouver, BC
Strata Contingency Reserve Fund (CRF)

Table 5.1 Contingency Reserve Itemized Date and Frequency

Months from Start Dec 2018	During Month of	Estimated Cost (\$)	Contingency Reserve Item
7	Jul 2019	125,934	1.1.1 Paint, Resurface, Seal Concrete Balconies
91	Jul 2026	139,767	1.1.1 Paint, Resurface, Seal Concrete Balconies
175	Jul 2033	155,120	1.1.1 Paint, Resurface, Seal Concrete Balconies
259	Jul 2040	172,159	1.1.1 Paint, Resurface, Seal Concrete Balconies
343	Jul 2047	191,070	1.1.1 Paint, Resurface, Seal Concrete Balconies
5		784,050	
31	Jul 2021	20,758	1.2.1 Paint, Resurface, Seal Parking Garage Flooring
151	Jul 2031	24,091	1.2.1 Paint, Resurface, Seal Parking Garage Flooring
271	Jul 2041	27,959	1.2.1 Paint, Resurface, Seal Parking Garage Flooring
3		72,808	
43	Jul 2022	63,210	1.3.1 Paint Parking Garage Walls and Ceilings
223	Jul 2037	79,027	1.3.1 Paint Parking Garage Walls and Ceilings
2		142,236	
55	Jul 2023	256,631	2.1.1 Replace Roof, Flashing, and Roof Vents
355	Jul 2048	372,357	2.1.1 Replace Roof, Flashing, and Roof Vents
2		628,988	
139	Jul 2030	296,688	2.2.1 Wash Exterior Siding and Recaulk Building
319	Jul 2045	370,928	2.2.1 Wash Exterior Siding and Recaulk Building
2		667,616	
31	Jul 2021	129,740	2.3.1 Paint Exterior Concrete Walls
211	Jul 2036	162,206	2.3.1 Paint Exterior Concrete Walls
2		291,946	
241	Jan 2039	13,468,550	2.4.1 Replace Windows and Balcony Doors
1		13,468,550	
115	Jul 2028	13,823	2.5.1 Replace, Overhaul Parking Garage Gate System
355	Jul 2048	18,618	2.5.1 Replace, Overhaul Parking Garage Gate System
2		32,441	
91	Jul 2026	22,363	2.6.1 Replace Front and Rear Entrance Doors
331	Jul 2046	30,119	2.6.1 Replace Front and Rear Entrance Doors
2		52,482	
7	Jul 2019	30,224	2.7.1 Paint Balcony Soffits
247	Jul 2039	40,708	2.7.1 Paint Balcony Soffits
2		70,932	
55	Jul 2023	26,732	3.1.1 Non Annual Fire System Repairs
115	Jul 2028	28,798	3.1.1 Non Annual Fire System Repairs
175	Jul 2033	31,024	3.1.1 Non Annual Fire System Repairs
235	Jul 2038	33,422	3.1.1 Non Annual Fire System Repairs
295	Jul 2043	36,005	3.1.1 Non Annual Fire System Repairs
355	Jul 2048	38,787	3.1.1 Non Annual Fire System Repairs
6		194,768	

LMS 9999, The Skyline, 123 Main Street, Vancouver, BC
Strata Contingency Reserve Fund (CRF)

Table 5.1 Contingency Reserve Itemized Date and Frequency

Months from Start Dec 2018	During Month of	Estimated Cost (\$)	Contingency Reserve Item
55	Jul 2023	21,386	4.1.1 Renovate Lobby and P2 Entrance
175	Jul 2033	24,819	4.1.1 Renovate Lobby and P2 Entrance
295	Jul 2043	28,804	4.1.1 Renovate Lobby and P2 Entrance
3		75,009	
25	Jan 2021	180,289	4.2.1 Renovate Corridors
265	Jan 2041	242,824	4.2.1 Renovate Corridors
2		423,113	
19	Jul 2020	30,678	4.3.1 ReFurbish Guest Suites
139	Jul 2030	35,603	4.3.1 ReFurbish Guest Suites
259	Jul 2040	41,318	4.3.1 ReFurbish Guest Suites
3		107,598	
43	Jul 2022	26,337	4.4.1 Refurbish Caretaker Suite
163	Jul 2032	30,566	4.4.1 Refurbish Caretaker Suite
283	Jul 2042	35,473	4.4.1 Refurbish Caretaker Suite
3		92,375	
19	Jul 2020	15,339	4.6.1 Refurbish Exercise Room
55	Jul 2023	16,039	4.6.1 Refurbish Exercise Room
91	Jul 2026	16,772	4.6.1 Refurbish Exercise Room
127	Jul 2029	17,538	4.6.1 Refurbish Exercise Room
163	Jul 2032	18,339	4.6.1 Refurbish Exercise Room
199	Jul 2035	19,177	4.6.1 Refurbish Exercise Room
235	Jul 2038	20,053	4.6.1 Refurbish Exercise Room
271	Jul 2041	20,969	4.6.1 Refurbish Exercise Room
307	Jul 2044	21,927	4.6.1 Refurbish Exercise Room
343	Jul 2047	22,928	4.6.1 Refurbish Exercise Room
10		189,082	
67	Jul 2024	43,413	4.7.1 Refinish Stairwells
307	Jul 2044	58,471	4.7.1 Refinish Stairwells
2		101,885	
55	Jul 2023	37,425	4.8.1 Refurbish Party Room
295	Jul 2043	50,406	4.8.1 Refurbish Party Room
2		87,832	
31	Jul 2021	15,569	4.9.1 Renovate Offices
271	Jul 2041	20,969	4.9.1 Renovate Offices
2		36,538	
19	Jul 2020	35,790	5.1.1 Resurface P2 Exterior Paving Surface
139	Jul 2030	41,536	5.1.1 Resurface P2 Exterior Paving Surface
259	Jul 2040	48,205	5.1.1 Resurface P2 Exterior Paving Surface
3		125,531	

LMS 9999, The Skyline, 123 Main Street, Vancouver, BC
 Strata Contingency Reserve Fund (CRF)

Table 5.1 Contingency Reserve Itemized Date and Frequency

Months from Start Dec 2018	During Month of	Estimated Cost (\$)	Contingency Reserve Item
43	Jul 2022	15,802	5.2.1 Non Annual Landscaping Upgrades
91	Jul 2026	16,772	5.2.1 Non Annual Landscaping Upgrades
139	Jul 2030	17,801	5.2.1 Non Annual Landscaping Upgrades
187	Jul 2034	18,894	5.2.1 Non Annual Landscaping Upgrades
235	Jul 2038	20,053	5.2.1 Non Annual Landscaping Upgrades
283	Jul 2042	21,284	5.2.1 Non Annual Landscaping Upgrades
331	Jul 2046	22,590	5.2.1 Non Annual Landscaping Upgrades
7		133,195	
7	Jul 2019	5,037	6.1.1 Non Annual HVAC Repairs
31	Jul 2021	5,190	6.1.1 Non Annual HVAC Repairs
55	Jul 2023	5,346	6.1.1 Non Annual HVAC Repairs
79	Jul 2025	5,508	6.1.1 Non Annual HVAC Repairs
103	Jul 2027	5,675	6.1.1 Non Annual HVAC Repairs
127	Jul 2029	5,846	6.1.1 Non Annual HVAC Repairs
151	Jul 2031	6,023	6.1.1 Non Annual HVAC Repairs
175	Jul 2033	6,205	6.1.1 Non Annual HVAC Repairs
199	Jul 2035	6,392	6.1.1 Non Annual HVAC Repairs
223	Jul 2037	6,586	6.1.1 Non Annual HVAC Repairs
247	Jul 2039	6,785	6.1.1 Non Annual HVAC Repairs
271	Jul 2041	6,990	6.1.1 Non Annual HVAC Repairs
295	Jul 2043	7,201	6.1.1 Non Annual HVAC Repairs
319	Jul 2045	7,419	6.1.1 Non Annual HVAC Repairs
343	Jul 2047	7,643	6.1.1 Non Annual HVAC Repairs
15		93,844	
13	Jan 2020	4,872	7.1.1 Replace Hot Water Storage Tank
73	Jan 2025	5,249	7.1.1 Replace Hot Water Storage Tank
133	Jan 2030	5,654	7.1.1 Replace Hot Water Storage Tank
193	Jan 2035	6,091	7.1.1 Replace Hot Water Storage Tank
253	Jan 2040	6,562	7.1.1 Replace Hot Water Storage Tank
313	Jan 2045	7,069	7.1.1 Replace Hot Water Storage Tank
6		35,497	
49	Jan 2023	42,455	7.2.1 Replace Hot Water Boilers
289	Jan 2043	57,180	7.2.1 Replace Hot Water Boilers
2		99,635	
175	Jul 2033	37,229	7.3.1 Replace Booster Pumps
355	Jul 2048	46,545	7.3.1 Replace Booster Pumps
2		83,773	
145	Jan 2031	3,586,855	7.4.1 Replace Domestic Water Piping and Valves
1		3,586,855	

LMS 9999, The Skyline, 123 Main Street, Vancouver, BC
 Strata Contingency Reserve Fund (CRF)

Table 5.1 Contingency Reserve Itemized Date and Frequency

Months from Start Dec 2018	During Month of	Estimated Cost (\$)	Contingency Reserve Item
7	Jul 2019	504	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
19	Jul 2020	511	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
31	Jul 2021	519	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
43	Jul 2022	527	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
55	Jul 2023	535	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
67	Jul 2024	543	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
79	Jul 2025	551	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
91	Jul 2026	559	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
103	Jul 2027	567	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
115	Jul 2028	576	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
127	Jul 2029	585	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
139	Jul 2030	593	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
151	Jul 2031	602	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
163	Jul 2032	611	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
175	Jul 2033	620	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
187	Jul 2034	630	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
199	Jul 2035	639	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
211	Jul 2036	649	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
223	Jul 2037	659	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
235	Jul 2038	668	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
247	Jul 2039	678	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
259	Jul 2040	689	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
271	Jul 2041	699	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
283	Jul 2042	709	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
295	Jul 2043	720	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
307	Jul 2044	731	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
319	Jul 2045	742	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
331	Jul 2046	753	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
343	Jul 2047	764	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
355	Jul 2048	776	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
30		18,910	

LMS 9999, The Skyline, 123 Main Street, Vancouver, BC
 Strata Contingency Reserve Fund (CRF)

Table 5.1 Contingency Reserve Itemized Date and Frequency

Months from Start Dec 2018	During Month of	Estimated Cost (\$)	Contingency Reserve Item
19	Jul 2020	3,068	8.1.2 Clean, Vacuum, Inspect Transformer
43	Jul 2022	3,160	8.1.2 Clean, Vacuum, Inspect Transformer
67	Jul 2024	3,256	8.1.2 Clean, Vacuum, Inspect Transformer
91	Jul 2026	3,354	8.1.2 Clean, Vacuum, Inspect Transformer
115	Jul 2028	3,456	8.1.2 Clean, Vacuum, Inspect Transformer
139	Jul 2030	3,560	8.1.2 Clean, Vacuum, Inspect Transformer
163	Jul 2032	3,668	8.1.2 Clean, Vacuum, Inspect Transformer
187	Jul 2034	3,779	8.1.2 Clean, Vacuum, Inspect Transformer
211	Jul 2036	3,893	8.1.2 Clean, Vacuum, Inspect Transformer
235	Jul 2038	4,011	8.1.2 Clean, Vacuum, Inspect Transformer
259	Jul 2040	4,132	8.1.2 Clean, Vacuum, Inspect Transformer
283	Jul 2042	4,257	8.1.2 Clean, Vacuum, Inspect Transformer
307	Jul 2044	4,385	8.1.2 Clean, Vacuum, Inspect Transformer
331	Jul 2046	4,518	8.1.2 Clean, Vacuum, Inspect Transformer
355	Jul 2048	4,654	8.1.2 Clean, Vacuum, Inspect Transformer
15		57,151	
13	Jan 2020	5,075	8.2.1 Non Annual High Voltage, Transformer, and Low Voltage System Repairs
37	Jan 2022	5,228	8.2.1 Non Annual High Voltage, Transformer, and Low Voltage System Repairs
61	Jan 2024	5,386	8.2.1 Non Annual High Voltage, Transformer, and Low Voltage System Repairs
85	Jan 2026	5,549	8.2.1 Non Annual High Voltage, Transformer, and Low Voltage System Repairs
109	Jan 2028	5,717	8.2.1 Non Annual High Voltage, Transformer, and Low Voltage System Repairs
133	Jan 2030	5,890	8.2.1 Non Annual High Voltage, Transformer, and Low Voltage System Repairs
157	Jan 2032	6,068	8.2.1 Non Annual High Voltage, Transformer, and Low Voltage System Repairs
181	Jan 2034	6,251	8.2.1 Non Annual High Voltage, Transformer, and Low Voltage System Repairs
205	Jan 2036	6,440	8.2.1 Non Annual High Voltage, Transformer, and Low Voltage System Repairs
229	Jan 2038	6,635	8.2.1 Non Annual High Voltage, Transformer, and Low Voltage System Repairs
253	Jan 2040	6,835	8.2.1 Non Annual High Voltage, Transformer, and Low Voltage System Repairs
277	Jan 2042	7,042	8.2.1 Non Annual High Voltage, Transformer, and Low Voltage System Repairs
301	Jan 2044	7,255	8.2.1 Non Annual High Voltage, Transformer, and Low Voltage System Repairs
325	Jan 2046	7,474	8.2.1 Non Annual High Voltage, Transformer, and Low Voltage System Repairs
349	Jan 2048	7,700	8.2.1 Non Annual High Voltage, Transformer, and Low Voltage System Repairs
15		94,545	
31	Jul 2021	20,758	9.1.1 Refurbish Elevator Interiors
211	Jul 2036	25,953	9.1.1 Refurbish Elevator Interiors
2		46,711	

LMS 9999, The Skyline, 123 Main Street, Vancouver, BC
 Strata Contingency Reserve Fund (CRF)

Table 5.1 Contingency Reserve Itemized Date and Frequency

Months from Start Dec 2018	During Month of	Estimated Cost (\$)	Contingency Reserve Item
19	Jul 2020	5,113	9.2.1 Non Annual Elevator Repairs
43	Jul 2022	5,267	9.2.1 Non Annual Elevator Repairs
67	Jul 2024	5,427	9.2.1 Non Annual Elevator Repairs
91	Jul 2026	5,591	9.2.1 Non Annual Elevator Repairs
115	Jul 2028	5,760	9.2.1 Non Annual Elevator Repairs
139	Jul 2030	5,934	9.2.1 Non Annual Elevator Repairs
163	Jul 2032	6,113	9.2.1 Non Annual Elevator Repairs
187	Jul 2034	6,298	9.2.1 Non Annual Elevator Repairs
211	Jul 2036	6,488	9.2.1 Non Annual Elevator Repairs
235	Jul 2038	6,684	9.2.1 Non Annual Elevator Repairs
259	Jul 2040	6,886	9.2.1 Non Annual Elevator Repairs
283	Jul 2042	7,095	9.2.1 Non Annual Elevator Repairs
307	Jul 2044	7,309	9.2.1 Non Annual Elevator Repairs
331	Jul 2046	7,530	9.2.1 Non Annual Elevator Repairs
355	Jul 2048	7,757	9.2.1 Non Annual Elevator Repairs
15		95,252	
7	Jul 2019	5,037	10.1.1 Non Annual Security and Building Access System Repairs
31	Jul 2021	5,190	10.1.1 Non Annual Security and Building Access System Repairs
55	Jul 2023	5,346	10.1.1 Non Annual Security and Building Access System Repairs
79	Jul 2025	5,508	10.1.1 Non Annual Security and Building Access System Repairs
103	Jul 2027	5,675	10.1.1 Non Annual Security and Building Access System Repairs
127	Jul 2029	5,846	10.1.1 Non Annual Security and Building Access System Repairs
151	Jul 2031	6,023	10.1.1 Non Annual Security and Building Access System Repairs
175	Jul 2033	6,205	10.1.1 Non Annual Security and Building Access System Repairs
199	Jul 2035	6,392	10.1.1 Non Annual Security and Building Access System Repairs
223	Jul 2037	6,586	10.1.1 Non Annual Security and Building Access System Repairs
247	Jul 2039	6,785	10.1.1 Non Annual Security and Building Access System Repairs
271	Jul 2041	6,990	10.1.1 Non Annual Security and Building Access System Repairs
295	Jul 2043	7,201	10.1.1 Non Annual Security and Building Access System Repairs
319	Jul 2045	7,419	10.1.1 Non Annual Security and Building Access System Repairs
343	Jul 2047	7,643	10.1.1 Non Annual Security and Building Access System Repairs
15		93,844	

LMS 9999, The Skyline, 123 Main Street, Vancouver, BC
 Strata Contingency Reserve Fund (CRF)

Table 5.1 Contingency Reserve Itemized Date and Frequency

Months from Start Dec 2018	During Month of	Estimated Cost (\$)	Contingency Reserve Item
2	Feb 2019	10,012	11.1.1 Produce, Update Depreciation Report
38	Feb 2022	10,470	11.1.1 Produce, Update Depreciation Report
74	Feb 2025	10,948	11.1.1 Produce, Update Depreciation Report
110	Feb 2028	11,448	11.1.1 Produce, Update Depreciation Report
146	Feb 2031	11,971	11.1.1 Produce, Update Depreciation Report
182	Feb 2034	12,518	11.1.1 Produce, Update Depreciation Report
218	Feb 2037	13,090	11.1.1 Produce, Update Depreciation Report
254	Feb 2040	13,688	11.1.1 Produce, Update Depreciation Report
290	Feb 2043	14,313	11.1.1 Produce, Update Depreciation Report
326	Feb 2046	14,967	11.1.1 Produce, Update Depreciation Report
10		123,424	

Total 22,208,415

Table 6.1 Most Expensive Contingency Reserve Items

Number of Times over 30 years	Estimated Cost (\$)	Contingency Reserve Item
1	13,468,550	2.4.1 Replace Windows and Balcony Doors
1	3,586,855	7.4.1 Replace Domestic Water Piping and Valves
5	784,050	1.1.1 Paint, Resurface, Seal Concrete Balconies
2	667,616	2.2.1 Wash Exterior Siding and Recaulk Building
2	628,988	2.1.1 Replace Roof, Flashing, and Roof Vents
2	423,113	4.2.1 Renovate Corridors
2	291,946	2.3.1 Paint Exterior Concrete Walls
6	194,768	3.1.1 Non Annual Fire System Repairs
10	189,082	4.6.1 Refurbish Exercise Room
2	142,236	1.3.1 Paint Parking Garage Walls and Ceilings
7	133,195	5.2.1 Non Annual Landscaping Upgrades
3	125,531	5.1.1 Resurface P2 Exterior Paving Surface
10	123,424	11.1.1 Produce, Update Depreciation Report
3	107,598	4.3.1 Refurbish Guest Suites
2	101,885	4.7.1 Refinish Stairwells
2	99,635	7.2.1 Replace Hot Water Boilers
15	95,252	9.2.1 Non Annual Elevator Repairs
15	94,545	8.2.1 Non Annual High Voltage, Transformer, and Low Voltage System Repairs
15	93,844	6.1.1 Non Annual HVAC Repairs
15	93,844	10.1.1 Non Annual Security and Building Access System Repairs
3	92,375	4.4.1 Refurbish Caretaker Suite
2	87,832	4.8.1 Refurbish Party Room
2	83,773	7.3.1 Replace Booster Pumps
3	75,009	4.1.1 Renovate Lobby and P2 Entrance
3	72,808	1.2.1 Paint, Resurface, Seal Parking Garage Flooring
2	70,932	2.7.1 Paint Balcony Soffits
15	57,151	8.1.2 Clean, Vacuum, Inspect Transformer
2	52,482	2.6.1 Replace Front and Rear Entrance Doors
2	46,711	9.1.1 Refurbish Elevator Interiors
2	36,538	4.9.1 Renovate Offices
6	35,497	7.1.1 Replace Hot Water Storage Tank
2	32,441	2.5.1 Replace, Overhaul Parking Garage Gate System
30	18,910	8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
Total	22,208,415	

LMS 9999, The Skyline, 123 Main Street, Vancouver, BC
Strata Contingency Reserve Fund (CRF)

# of Projects	33
ON	33
OFF	0

Table 7.1 Contingency Reserve Fund Optimization

Key Input	Change ONLY items in blue
Planning Period (years)	30
Desired Minimum Reserve Balance over 30 years (\$)	150,000
Annual Contribution to Contingency Reserve Fund rate of increase (%)	2.500
Expected Yearly Interest on Reserve Balance (%)	2.250
Key Special Assessments Selections (No Overrides in Use)	
Special Assessments ONLY and statutory minimums (Y/N)	N
Maximum Annual Special Assessment (\$/sq ft)	0.000
Annual Inflation Adjustment on Special Assessment (%)	0.000
Calculated Beginning Contribution to Contingency Reserve	
Calculated Monthly Contribution to Reserve (\$)	51,918

(and good for 150.0 years)

No Special Assessments

Table 3.1 Yearly Output

End of Year	For the year ended	* Actual Contribution to Reserve (\$)	Interest Earned on Reserve (\$)	** Special Assessment to Reserve (\$)	Total Contribution to Reserve (\$)	Expenditures from Reserve (\$)	Reserve Ending Balance (\$)	* ** Net Cash Required (\$)	Per Occupied Square Foot (\$/sq ft)
0	Dec 2018	-	-	-	-	-	950,000		
1	Dec 2019	634,697	26,121	-	634,697	176,749	1,434,068	634,697	3.25
2	Dec 2020	650,564	37,867	-	650,564	100,446	2,022,054	650,564	3.34
3	Dec 2021	666,828	46,754	-	666,828	378,014	2,357,622	666,828	3.42
4	Dec 2022	683,499	58,663	-	683,499	130,002	2,969,782	683,499	3.51
5	Dec 2023	700,586	69,664	-	700,586	411,896	3,328,136	700,586	3.59
6	Dec 2024	718,101	81,620	-	718,101	58,025	4,069,833	718,101	3.68
7	Dec 2025	736,054	98,672	-	736,054	27,763	4,876,795	736,054	3.77
8	Dec 2026	754,455	115,412	-	754,455	210,728	5,535,935	754,455	3.87
9	Dec 2027	773,316	132,350	-	773,316	11,917	6,429,685	773,316	3.97
10	Dec 2028	792,649	151,948	-	792,649	69,578	7,304,704	792,649	4.06
11	Dec 2029	812,465	172,381	-	812,465	29,815	8,259,735	812,465	4.17
12	Dec 2030	832,777	190,375	-	832,777	413,259	8,869,628	832,777	4.27
13	Dec 2031	853,596	133,813	-	853,596	3,635,564	6,221,474	853,596	4.38
14	Dec 2032	874,936	148,247	-	874,936	65,365	7,179,292	874,936	4.49
15	Dec 2033	896,810	168,266	-	896,810	261,222	7,983,146	896,810	4.60
16	Dec 2034	919,230	188,376	-	919,230	48,369	9,042,383	919,230	4.71
17	Dec 2035	942,211	212,653	-	942,211	38,692	10,158,554	942,211	4.83
18	Dec 2036	965,766	236,449	-	965,766	205,629	11,155,141	965,766	4.95
19	Dec 2037	989,910	259,997	-	989,910	105,946	12,299,102	989,910	5.08
20	Dec 2038	1,014,658	286,171	-	1,014,658	91,526	13,508,406	1,014,658	5.20
21	Dec 2039	1,040,024	36,525	-	1,040,024	13,523,505	1,061,450	1,040,024	5.33
22	Dec 2040	1,066,025	31,698	-	1,066,025	300,473	1,858,699	1,066,025	5.47
23	Dec 2041	1,092,676	47,196	-	1,092,676	327,399	2,671,172	1,092,676	5.60
24	Dec 2042	1,119,992	70,761	-	1,119,992	75,859	3,786,067	1,119,992	5.74
25	Dec 2043	1,147,992	94,258	-	1,147,992	201,830	4,826,488	1,147,992	5.89
26	Dec 2044	1,176,692	119,607	-	1,176,692	100,078	6,022,708	1,176,692	6.03
27	Dec 2045	1,206,109	144,091	-	1,206,109	393,576	6,979,332	1,206,109	6.19
28	Dec 2046	1,236,262	168,624	-	1,236,262	87,950	8,296,269	1,236,262	6.34
29	Dec 2047	1,267,169	197,473	-	1,267,169	230,048	9,530,862	1,267,169	6.50
30	Dec 2048	1,298,848	223,000	-	1,298,848	497,194	10,555,516	1,298,848	6.66

LMS 9999, The Skyline, 123 Main Street, Vancouver, BC
Strata Contingency Reserve Fund (CRF)

# of Projects	33
ON	33
OFF	0

Table 7.1 Contingency Reserve Fund Optimization

Key Input		Change ONLY items in blue
Planning Period (years)	Not Applicable	30
Desired Minimum Reserve Balance over 30 years (\$)		150,000
Annual Contribution to Contingency Reserve Fund rate of increase (%)	Not Applicable	2.500
Expected Yearly Interest on Reserve Balance (%)		2.250
Key Special Assessments Selections (No Overrides in Use)		
Special Assessments ONLY and statutory minimums (Y/N)		Y
Maximum Annual Special Assessment (\$/sq ft)	Not Applicable	0.000
Annual Inflation Adjustment on Special Assessment (%)	Not Applicable	0.000
Calculated Beginning Contribution to Contingency Reserve		
Calculated Monthly Contribution to Reserve (\$)	Not Applicable	51,918

(and good for 150.0 years)

(Stat min good for 12.1 years)

Table 3.1 Yearly Output

End of Year	For the year ended	* Actual Contribution to Reserve (\$)	Interest Earned on Reserve (\$)	** Special Assessment to Reserve (\$)	Total Contribution to Reserve (\$)	Expenditures from Reserve (\$)	Reserve Ending Balance (\$)	* ** Net Cash Required (\$)	Per Occupied Square Foot (\$/sq ft)
0	Dec 2018	-	-	-	-	-	950,000		
1	Dec 2019	252,813	22,223	-	252,813	176,749	1,048,287	252,813	1.30
2	Dec 2020	256,605	25,166	-	256,605	100,446	1,229,612	256,605	1.32
3	Dec 2021	260,454	24,777	-	260,454	378,014	1,136,829	260,454	1.34
4	Dec 2022	264,361	26,917	-	264,361	130,002	1,298,104	264,361	1.36
5	Dec 2023	268,326	27,639	-	268,326	411,896	1,182,174	268,326	1.38
6	Dec 2024	272,351	28,786	-	272,351	58,025	1,425,286	272,351	1.40
7	Dec 2025	276,436	34,479	-	276,436	27,763	1,708,437	276,436	1.42
8	Dec 2026	280,583	39,288	-	280,583	210,728	1,817,580	280,583	1.44
9	Dec 2027	284,791	43,701	-	284,791	11,917	2,134,156	284,791	1.46
10	Dec 2028	289,063	50,158	-	289,063	69,578	2,403,799	289,063	1.48
11	Dec 2029	293,399	56,812	-	293,399	29,815	2,724,196	293,399	1.50
12	Dec 2030	297,800	60,364	-	297,800	413,259	2,669,101	297,800	1.53
13	Dec 2031	302,267	10,060	1,037,891	1,340,158	3,635,564	383,755	1,340,158	6.87
14	Dec 2032	306,801	11,099	-	306,801	65,365	636,290	306,801	1.57
15	Dec 2033	311,403	15,072	-	311,403	261,222	701,544	311,403	1.60
16	Dec 2034	316,074	18,382	-	316,074	48,369	987,631	316,074	1.62
17	Dec 2035	320,815	25,078	-	320,815	38,692	1,294,832	320,815	1.65
18	Dec 2036	325,628	30,480	-	325,628	205,629	1,445,312	325,628	1.67
19	Dec 2037	330,512	34,794	-	330,512	105,946	1,704,672	330,512	1.69
20	Dec 2038	335,470	40,863	-	335,470	91,526	1,989,479	335,470	1.72
21	Dec 2039	340,502	9,180	11,597,320	11,937,821	13,523,505	412,975	11,937,821	61.22
22	Dec 2040	345,609	9,752	-	345,609	300,473	467,863	345,609	1.77
23	Dec 2041	350,793	8,328	-	350,793	327,399	499,585	350,793	1.80
24	Dec 2042	356,055	14,101	-	356,055	75,859	793,883	356,055	1.83
25	Dec 2043	361,396	18,903	-	361,396	201,830	972,352	361,396	1.85
26	Dec 2044	366,817	24,620	-	366,817	100,078	1,263,711	366,817	1.88
27	Dec 2045	372,319	28,500	-	372,319	393,576	1,270,954	372,319	1.91
28	Dec 2046	377,904	31,422	-	377,904	87,950	1,592,330	377,904	1.94
29	Dec 2047	383,573	37,612	-	383,573	230,048	1,783,467	383,573	1.97
30	Dec 2048	389,326	39,397	-	389,326	497,194	1,714,996	389,326	2.00

LMS 9999, The Skyline, 123 Main Street, Vancouver, BC
Strata Contingency Reserve Fund (CRF)

# of Projects	33
ON	33
OFF	0

Table 7.1 Contingency Reserve Fund Optimization

Key Input	Change ONLY items in blue
Planning Period (years)	30
Desired Minimum Reserve Balance over 30 years (\$)	150,000
Annual Contribution to Contingency Reserve Fund rate of increase (%)	10.000
Expected Yearly Interest on Reserve Balance (%)	2.250
Key Special Assessments Selections (No Overrides in Use)	
Special Assessments ONLY and statutory minimums (Y/N)	N
Maximum Annual Special Assessment (\$/sq ft)	6.000
Annual Inflation Adjustment on Special Assessment (%)	0.000
Calculated Beginning Contribution to Contingency Reserve	
Calculated Monthly Contribution to Reserve (\$)	21,646

(and good for 150.0 years)

\$1,170,000 Max Special Assmt

Table 3.1 Yearly Output

End of Year	For the year ended	* Actual Contribution to Reserve (\$)	Interest Earned on Reserve (\$)	** Special Assessment to Reserve (\$)	Total Contribution to Reserve (\$)	Expenditures from Reserve (\$)	Reserve Ending Balance (\$)	* ** Net Cash Required (\$)	Per Occupied Square Foot (\$/sq ft)
0	Dec 2018	-	-	-	-	-	950,000		
1	Dec 2019	279,231	22,448	-	279,231	176,749	1,074,930	279,231	1.43
2	Dec 2020	307,154	26,233	-	307,154	100,446	1,307,871	307,154	1.58
3	Dec 2021	337,870	27,274	-	337,870	378,014	1,295,002	337,870	1.73
4	Dec 2022	371,657	31,514	-	371,657	130,002	1,568,170	371,657	1.91
5	Dec 2023	408,822	35,087	-	408,822	411,896	1,600,183	408,822	2.10
6	Dec 2024	449,705	39,933	-	449,705	58,025	2,031,796	449,705	2.31
7	Dec 2025	494,675	50,278	-	494,675	27,763	2,548,986	494,675	2.54
8	Dec 2026	544,143	60,809	-	544,143	210,728	2,943,210	544,143	2.79
9	Dec 2027	598,557	72,141	-	598,557	11,917	3,601,992	598,557	3.07
10	Dec 2028	658,413	86,858	-	658,413	69,578	4,277,684	658,413	3.38
11	Dec 2029	724,254	103,267	-	724,254	29,815	5,075,390	724,254	3.71
12	Dec 2030	796,679	118,243	-	796,679	413,259	5,577,054	796,679	4.09
13	Dec 2031	876,347	59,836	-	876,347	3,635,564	2,877,673	876,347	4.49
14	Dec 2032	963,982	73,782	-	963,982	65,365	3,850,072	963,982	4.94
15	Dec 2033	1,060,380	94,877	-	1,060,380	261,222	4,744,106	1,060,380	5.44
16	Dec 2034	1,166,418	117,855	-	1,166,418	48,369	5,980,010	1,166,418	5.98
17	Dec 2035	1,283,060	147,047	-	1,283,060	38,692	7,371,426	1,283,060	6.58
18	Dec 2036	1,411,366	178,088	-	1,411,366	205,629	8,755,251	1,411,366	7.24
19	Dec 2037	1,552,502	211,524	-	1,552,502	105,946	10,413,332	1,552,502	7.96
20	Dec 2038	1,707,753	250,578	-	1,707,753	91,526	12,280,136	1,707,753	8.76
21	Dec 2039	1,878,528	41,295	1,170,000	3,048,528	13,523,505	1,846,454	3,048,528	15.63
22	Dec 2040	2,066,381	59,285	-	2,066,381	300,473	3,671,646	2,066,381	10.60
23	Dec 2041	2,273,019	99,721	-	2,273,019	327,399	5,716,987	2,273,019	11.66
24	Dec 2042	2,500,321	153,036	-	2,500,321	75,859	8,294,485	2,500,321	12.82
25	Dec 2043	2,750,353	211,675	-	2,750,353	201,830	11,054,683	2,750,353	14.10
26	Dec 2044	3,025,388	278,196	-	3,025,388	100,078	14,258,189	3,025,388	15.51
27	Dec 2045	3,327,927	350,591	-	3,327,927	393,576	17,543,131	3,327,927	17.07
28	Dec 2046	3,660,720	430,557	-	3,660,720	87,950	21,546,457	3,660,720	18.77
29	Dec 2047	4,026,792	523,221	-	4,026,792	230,048	25,866,422	4,026,792	20.65
30	Dec 2048	4,429,471	621,902	-	4,429,471	497,194	30,420,600	4,429,471	22.72

LMS 9999, The Skyline, 123 Main Street, Vancouver, BC
Strata Contingency Reserve Fund (CRF)

# of Projects	33
ON	33
OFF	0

Table 7.1 Contingency Reserve Fund Optimization

Key Input	Change ONLY items in blue
Planning Period (years)	14
Desired Minimum Reserve Balance over 14 years (\$)	150,000
Annual Contribution to Contingency Reserve Fund rate of increase (%)	6.000
Expected Yearly Interest on Reserve Balance (%)	2.250
Key Special Assessments Selections (No Overrides in Use)	
Special Assessments ONLY and statutory minimums (Y/N)	N
Maximum Annual Special Assessment (\$/sq ft)	0.000
Annual Inflation Adjustment on Special Assessment (%)	0.000
Calculated Beginning Contribution to Contingency Reserve	
Calculated Monthly Contribution to Reserve (\$)	20,031

(and good for 20.1 years)

No Special Assessments

Table 3.1 Yearly Output

End of Year	For the year ended	* Actual Contribution to Reserve (\$)	Interest Earned on Reserve (\$)	** Special Assessment to Reserve (\$)	Total Contribution to Reserve (\$)	Expenditures from Reserve (\$)	Reserve Ending Balance (\$)	* Net Cash Required (\$)	** Per Occupied Square Foot (\$/sq ft)
0	Dec 2018	-	-	-	-	-	950,000		
1	Dec 2019	253,597	22,229	-	253,597	176,749	1,049,077	253,597	1.30
2	Dec 2020	266,261	25,259	-	266,261	100,446	1,240,151	266,261	1.37
3	Dec 2021	282,237	25,211	-	282,237	378,014	1,169,586	282,237	1.45
4	Dec 2022	299,171	27,984	-	299,171	130,002	1,366,739	299,171	1.53
5	Dec 2023	317,121	29,654	-	317,121	411,896	1,301,619	317,121	1.63
6	Dec 2024	336,149	32,097	-	336,149	58,025	1,611,839	336,149	1.72
7	Dec 2025	356,318	39,462	-	356,318	27,763	1,979,855	356,318	1.83
8	Dec 2026	377,697	46,355	-	377,697	210,728	2,193,179	377,697	1.94
9	Dec 2027	400,358	53,299	-	400,358	11,917	2,634,920	400,358	2.05
10	Dec 2028	424,380	62,773	-	424,380	69,578	3,052,495	424,380	2.18
11	Dec 2029	449,843	72,969	-	449,843	29,815	3,545,492	449,843	2.31
12	Dec 2030	476,833	80,634	-	476,833	413,259	3,689,700	476,833	2.45
13	Dec 2031	505,443	13,672	-	505,443	3,635,564	573,251	505,443	2.59
14	Dec 2032	535,770	17,659	-	535,770	65,365	1,061,315	535,770	2.75
15	Dec 2033	567,916	27,211	-	567,916	261,222	1,395,220	567,916	2.91
16	Dec 2034	601,991	36,864	-	601,991	48,369	1,985,705	601,991	3.09
17	Dec 2035	638,110	50,726	-	638,110	38,692	2,635,850	638,110	3.27
18	Dec 2036	676,397	64,184	-	676,397	205,629	3,170,802	676,397	3.47
19	Dec 2037	716,981	77,510	-	716,981	105,946	3,859,348	716,981	3.68
20	Dec 2038	760,000	93,622	-	760,000	91,526	4,621,443	760,000	3.90
21	Dec 2039	805,600	(165,883)	-	805,600	13,523,505	(8,262,345)	805,600	4.13
22	Dec 2040	853,936	(180,314)	-	853,936	300,473	(7,889,197)	853,936	4.38
23	Dec 2041	905,172	(174,111)	-	905,172	327,399	(7,485,535)	905,172	4.64
24	Dec 2042	959,482	(159,472)	-	959,482	75,859	(6,761,383)	959,482	4.92
25	Dec 2043	1,017,051	(144,468)	-	1,017,051	201,830	(6,090,630)	1,017,051	5.22
26	Dec 2044	1,078,074	(127,111)	-	1,078,074	100,078	(5,239,745)	1,078,074	5.53
27	Dec 2045	1,142,759	(110,041)	-	1,142,759	393,576	(4,600,604)	1,142,759	5.86
28	Dec 2046	1,211,324	(92,263)	-	1,211,324	87,950	(3,569,493)	1,211,324	6.21
29	Dec 2047	1,284,004	(69,424)	-	1,284,004	230,048	(2,584,962)	1,284,004	6.58
30	Dec 2048	1,361,044	(49,065)	-	1,361,044	497,194	(1,770,177)	1,361,044	6.98

Appendix A

Table 2.1 Output

(1) End of Month #	(2) By End of	(3) Required Contribution to Reserve (\$)	(4) Interest Earned on Reserve (\$)	(5) Reserve Ending Balance (\$)	(6) Expenditures from Reserve (\$)	(7) Purchase Price (\$)	(8) Bank Loan Payment (\$)	(9) Outstanding Loan Balance (\$)	(10) Loan Interest (\$)	Cols (3)+(8) Net Cash Required (\$)	Per Occupied Square Foot (\$/sq ft)
0	Dec 2018			950,000							
1	Jan 2019	113,219	-	1,063,219	-	-	-	-	-	113,219	0.58
2	Feb 2019	104,350	1,955	1,159,511	10,012	10,012	-	-	-	104,350	0.54
3	Mar 2019	104,565	2,152	1,266,227	-	-	-	-	-	104,565	0.54
4	Apr 2019	104,780	2,350	1,373,357	-	-	-	-	-	104,780	0.54
5	May 2019	104,996	2,549	1,480,902	-	-	-	-	-	104,996	0.54
6	Jun 2019	105,212	2,748	1,588,862	-	-	-	-	-	105,212	0.54
7	Jul 2019	81,380	2,639	1,506,145	166,737	166,737	-	-	-	81,380	0.42
8	Aug 2019	81,548	2,795	1,590,488	-	-	-	-	-	81,548	0.42
9	Sep 2019	81,716	2,952	1,675,156	-	-	-	-	-	81,716	0.42
10	Oct 2019	81,884	3,109	1,760,149	-	-	-	-	-	81,884	0.42
11	Nov 2019	82,053	3,267	1,845,469	-	-	-	-	-	82,053	0.42
12	Dec 2019	82,222	3,425	1,931,115	-	-	-	-	-	82,222	0.42

Appendix - Table 1.1.1 Paint, Resurface, Seal Concrete Balconies - Input Contingency Reserve Fund		001
Replacement Reserve Item	1.1.1 Paint, Resurface, Seal Concrete Balconies	
	ON	
Short Description Replacement Reserve Item	1.1.1 Paint, Resurface, Seal Co	
Item price today including all taxes, permits, environmental fees, permits, etc. (\$)		125,000
Number of Items		1
Item expected annual inflation rate (%)		1.500
Time until first purchase (months)		6
Period between purchases thereafter (months)		84
Current amount saved (\$)		8,224
Expected Yearly Interest on savings (%)		2.250
Annual Contribution to savings rate of increase (%)		2.500
Time prior to first purchase that contributions to savings begin (months)		6
Time prior to subsequent (and all other) purchases that contributions to savings begin (months)		84
Percent equity financing at first purchase (%)		100.000
Percent equity financing for all other purchaes (%)		100.000
Interest rate on borrowings (APR %)		-
Length of first loan (months)		-
Length of subsequent (and all other) loans (months)		-

Appendix - Table 1.1.1 Paint, Resurface, Seal Concrete Balconies - Input Contingency Reserve Fund

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	Cols (3)+(8)
End of Month #	By End of	Required Contribution to Reserve (\$)	Interest Earned on Reserve (\$)	Reserve Ending Balance (\$)	Expenditures from Reserve (\$)	Purchase Price (\$)	Bank Loan Payment (\$)	Outstanding Loan Balance (\$)	Loan Interest (\$)	Net Cash Required (\$)
0	Dec 2018			8,224						
1	Jan 2019	19,415	-	27,638	-	-	-	-	-	19,415
2	Feb 2019	19,455	51	47,144	-	-	-	-	-	19,455
3	Mar 2019	19,495	87	66,727	-	-	-	-	-	19,495
4	Apr 2019	19,535	124	86,386	-	-	-	-	-	19,535
5	May 2019	19,575	160	106,121	-	-	-	-	-	19,575
6	Jun 2019	19,616	197	125,934	-	-	-	-	-	19,616
7	Jul 2019	1,415	-	1,415	125,934	125,934	-	-	-	1,415
8	Aug 2019	1,417	3	2,835	-	-	-	-	-	1,417
9	Sep 2019	1,420	5	4,260	-	-	-	-	-	1,420
10	Oct 2019	1,423	8	5,691	-	-	-	-	-	1,423
11	Nov 2019	1,426	11	7,128	-	-	-	-	-	1,426
12	Dec 2019	1,429	13	8,571	-	-	-	-	-	1,429

Appendix - Table 1.2.1 Paint, Resurface, Seal Parking Garage Flooring - Input Contingency Reserve Fund		002
Replacement Reserve Item	1.2.1 Paint, Resurface, Seal Parking Garage Flooring	ON
Short Description Replacement Reserve Item	1.2.1 Paint, Resurface, Seal Pa	
Item price today including all taxes, permits, environmental fees, permits, etc. (\$)		20,000
Number of Items		1
Item expected annual inflation rate (%)		1.500
Time until first purchase (months)		30
Period between purchases thereafter (months)		120
Current amount saved (\$)		1,316
Expected Yearly Interest on savings (%)		2.250
Annual Contribution to savings rate of increase (%)		2.500
Time prior to first purchase that contributions to savings begin (months)		30
Time prior to subsequent (and all other) purchases that contributions to savings begin (months)		120
Percent equity financing at first purchase (%)		100.000
Percent equity financing for all other purchaes (%)		100.000
Interest rate on borrowings (APR %)		-
Length of first loan (months)		-
Length of subsequent (and all other) loans (months)		-

Appendix - Table 1.2.1 Paint, Resurface, Seal Parking Garage Flooring - Input Contingency Reserve Fund

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	Cols (3)+(8)
End of Month #	By End of	Required Contribution to Reserve (\$)	Interest Earned on Reserve (\$)	Reserve Ending Balance (\$)	Expenditures from Reserve (\$)	Purchase Price (\$)	Bank Loan Payment (\$)	Outstanding Loan Balance (\$)	Loan Interest (\$)	Net Cash Required (\$)
0	Dec 2018			1,316						
1	Jan 2019	610	-	1,926	-	-	-	-	-	610
2	Feb 2019	611	4	2,541	-	-	-	-	-	611
3	Mar 2019	613	5	3,158	-	-	-	-	-	613
4	Apr 2019	614	6	3,778	-	-	-	-	-	614
5	May 2019	615	7	4,400	-	-	-	-	-	615
6	Jun 2019	616	8	5,024	-	-	-	-	-	616
7	Jul 2019	618	9	5,651	-	-	-	-	-	618
8	Aug 2019	619	10	6,281	-	-	-	-	-	619
9	Sep 2019	620	12	6,913	-	-	-	-	-	620
10	Oct 2019	621	13	7,547	-	-	-	-	-	621
11	Nov 2019	623	14	8,184	-	-	-	-	-	623
12	Dec 2019	624	15	8,823	-	-	-	-	-	624

Appendix - Table 1.3.1 Paint Parking Garage Walls and Ceilings - Input Contingency Reserve Fund		003
Replacement Reserve Item	1.3.1 Paint Parking Garage Walls and Ceilings	
	ON	
Short Description Replacement Reserve Item	1.3.1 Paint Parking Garage Wall	
Item price today including all taxes, permits, environmental fees, permits, etc. (\$)	60,000	
Number of Items	1	
Item expected annual inflation rate (%)	1.500	
Time until first purchase (months)	42	
Period between purchases thereafter (months)	180	
Current amount saved (\$)	3,947	
Expected Yearly Interest on savings (%)	2.250	
Annual Contribution to savings rate of increase (%)	2.500	
Time prior to first purchase that contributions to savings begin (months)	42	
Time prior to subsequent (and all other) purchases that contributions to savings begin (months)	180	
Percent equity financing at first purchase (%)	100.000	
Percent equity financing for all other purchaes (%)	100.000	
Interest rate on borrowings (APR %)	-	
Length of first loan (months)	-	
Length of subsequent (and all other) loans (months)	-	

Appendix - Table 1.3.1 Paint Parking Garage Walls and Ceilings - Input Contingency Reserve Fund

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	Cols (3)+(8)
End of Month #	By End of	Required Contribution to Reserve (\$)	Interest Earned on Reserve (\$)	Reserve Ending Balance (\$)	Expenditures from Reserve (\$)	Purchase Price (\$)	Bank Loan Payment (\$)	Outstanding Loan Balance (\$)	Loan Interest (\$)	Net Cash Required (\$)
0	Dec 2018			3,947						
1	Jan 2019	1,295	-	5,243	-	-	-	-	-	1,295
2	Feb 2019	1,298	10	6,551	-	-	-	-	-	1,298
3	Mar 2019	1,301	12	7,863	-	-	-	-	-	1,301
4	Apr 2019	1,303	15	9,181	-	-	-	-	-	1,303
5	May 2019	1,306	17	10,505	-	-	-	-	-	1,306
6	Jun 2019	1,309	19	11,833	-	-	-	-	-	1,309
7	Jul 2019	1,312	22	13,166	-	-	-	-	-	1,312
8	Aug 2019	1,314	24	14,505	-	-	-	-	-	1,314
9	Sep 2019	1,317	27	15,849	-	-	-	-	-	1,317
10	Oct 2019	1,320	29	17,198	-	-	-	-	-	1,320
11	Nov 2019	1,322	32	18,552	-	-	-	-	-	1,322
12	Dec 2019	1,325	34	19,912	-	-	-	-	-	1,325

Appendix - Table 2.1.1 Replace Roof, Flashing, and Roof Vents - Input Contingency Reserve Fund		004
Replacement Reserve Item	2.1.1 Replace Roof, Flashing, and Roof Vents	ON
Short Description Replacement Reserve Item	2.1.1 Replace Roof, Flashing, a	
Item price today including all taxes, permits, environmental fees, permits, etc. (\$)		240,000
Number of Items		1
Item expected annual inflation rate (%)		1.500
Time until first purchase (months)		54
Period between purchases thereafter (months)		300
Current amount saved (\$)		15,789
Expected Yearly Interest on savings (%)		2.250
Annual Contribution to savings rate of increase (%)		2.500
Time prior to first purchase that contributions to savings begin (months)		54
Time prior to subsequent (and all other) purchases that contributions to savings begin (months)		300
Percent equity financing at first purchase (%)		100.000
Percent equity financing for all other purchaes (%)		100.000
Interest rate on borrowings (APR %)		-
Length of first loan (months)		-
Length of subsequent (and all other) loans (months)		-

Appendix - Table 2.1.1 Replace Roof, Flashing, and Roof Vents - Input Contingency Reserve Fund

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	Cols (3)+(8)
End of Month #	By End of	Required Contribution to Reserve (\$)	Interest Earned on Reserve (\$)	Reserve Ending Balance (\$)	Expenditures from Reserve (\$)	Purchase Price (\$)	Bank Loan Payment (\$)	Outstanding Loan Balance (\$)	Loan Interest (\$)	Net Cash Required (\$)
0	Dec 2018			15,789						
1	Jan 2019	3,994	-	19,783	-	-	-	-	-	3,994
2	Feb 2019	4,002	37	23,821	-	-	-	-	-	4,002
3	Mar 2019	4,010	44	27,876	-	-	-	-	-	4,010
4	Apr 2019	4,018	52	31,946	-	-	-	-	-	4,018
5	May 2019	4,027	59	36,031	-	-	-	-	-	4,027
6	Jun 2019	4,035	67	40,133	-	-	-	-	-	4,035
7	Jul 2019	4,043	74	44,251	-	-	-	-	-	4,043
8	Aug 2019	4,052	82	48,385	-	-	-	-	-	4,052
9	Sep 2019	4,060	90	52,534	-	-	-	-	-	4,060
10	Oct 2019	4,068	98	56,700	-	-	-	-	-	4,068
11	Nov 2019	4,077	105	60,882	-	-	-	-	-	4,077
12	Dec 2019	4,085	113	65,080	-	-	-	-	-	4,085

Appendix - Table 2.2.1 Wash Exterior Siding and Recaulk Building - Input Contingency Reserve Fund		005
Replacement Reserve Item	2.2.1 Wash Exterior Siding and Recaulk Building	
	ON	
Short Description Replacement Reserve Item	2.2.1 Wash Exterior Siding and	
Item price today including all taxes, permits, environmental fees, permits, etc. (\$)		250,000
Number of Items		1
Item expected annual inflation rate (%)		1.500
Time until first purchase (months)		138
Period between purchases thereafter (months)		180
Current amount saved (\$)		16,447
Expected Yearly Interest on savings (%)		2.250
Annual Contribution to savings rate of increase (%)		2.500
Time prior to first purchase that contributions to savings begin (months)		138
Time prior to subsequent (and all other) purchases that contributions to savings begin (months)		180
Percent equity financing at first purchase (%)		100.000
Percent equity financing for all other purchaes (%)		100.000
Interest rate on borrowings (APR %)		-
Length of first loan (months)		-
Length of subsequent (and all other) loans (months)		-

Appendix - Table 2.2.1 Wash Exterior Siding and Recaulk Building - Input Contingency Reserve Fund

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	Cols (3)+(8)
End of Month #	By End of	Required Contribution to Reserve (\$)	Interest Earned on Reserve (\$)	Reserve Ending Balance (\$)	Expenditures from Reserve (\$)	Purchase Price (\$)	Bank Loan Payment (\$)	Outstanding Loan Balance (\$)	Loan Interest (\$)	Net Cash Required (\$)
0	Dec 2018			16,447						
1	Jan 2019	1,527	-	17,974	-	-	-	-	-	1,527
2	Feb 2019	1,530	33	19,537	-	-	-	-	-	1,530
3	Mar 2019	1,533	36	21,107	-	-	-	-	-	1,533
4	Apr 2019	1,536	39	22,683	-	-	-	-	-	1,536
5	May 2019	1,540	42	24,264	-	-	-	-	-	1,540
6	Jun 2019	1,543	45	25,852	-	-	-	-	-	1,543
7	Jul 2019	1,546	48	27,446	-	-	-	-	-	1,546
8	Aug 2019	1,549	51	29,046	-	-	-	-	-	1,549
9	Sep 2019	1,552	54	30,652	-	-	-	-	-	1,552
10	Oct 2019	1,555	57	32,265	-	-	-	-	-	1,555
11	Nov 2019	1,559	60	33,883	-	-	-	-	-	1,559
12	Dec 2019	1,562	63	35,508	-	-	-	-	-	1,562

Appendix - Table 2.3.1 Paint Exterior Concrete Walls - Input Contingency Reserve Fund

		006
Replacement Reserve Item		2.3.1 Paint Exterior Concrete Walls
		ON
Short Description Replacement Reserve Item		2.3.1 Paint Exterior Concrete W
Item price today including all taxes, permits, environmental fees, permits, etc. (\$)		125,000
Number of Items		1
Item expected annual inflation rate (%)		1.500
Time until first purchase (months)		30
Period between purchases thereafter (months)		180
Current amount saved (\$)		8,224
Expected Yearly Interest on savings (%)		2.250
Annual Contribution to savings rate of increase (%)		2.500
Time prior to first purchase that contributions to savings begin (months)		30
Time prior to subsequent (and all other) purchases that contributions to savings begin (months)		180
Percent equity financing at first purchase (%)		100.000
Percent equity financing for all other purchaes (%)		100.000
Interest rate on borrowings (APR %)		-
Length of first loan (months)		-
Length of subsequent (and all other) loans (months)		-

Appendix - Table 2.3.1 Paint Exterior Concrete Walls - Input Contingency Reserve Fund

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	Cols (3)+(8)
End of Month #	By End of	Required Contribution to Reserve (\$)	Interest Earned on Reserve (\$)	Reserve Ending Balance (\$)	Expenditures from Reserve (\$)	Purchase Price (\$)	Bank Loan Payment (\$)	Outstanding Loan Balance (\$)	Loan Interest (\$)	Net Cash Required (\$)
0	Dec 2018			8,224						
1	Jan 2019	3,813	-	12,036	-	-	-	-	-	3,813
2	Feb 2019	3,821	22	15,879	-	-	-	-	-	3,821
3	Mar 2019	3,829	29	19,738	-	-	-	-	-	3,829
4	Apr 2019	3,836	37	23,611	-	-	-	-	-	3,836
5	May 2019	3,844	44	27,499	-	-	-	-	-	3,844
6	Jun 2019	3,852	51	31,402	-	-	-	-	-	3,852
7	Jul 2019	3,860	58	35,321	-	-	-	-	-	3,860
8	Aug 2019	3,868	66	39,255	-	-	-	-	-	3,868
9	Sep 2019	3,876	73	43,204	-	-	-	-	-	3,876
10	Oct 2019	3,884	80	47,168	-	-	-	-	-	3,884
11	Nov 2019	3,892	88	51,148	-	-	-	-	-	3,892
12	Dec 2019	3,900	95	55,143	-	-	-	-	-	3,900

Appendix - Table 2.4.1 Replace Windows and Balcony Doors - Input Contingency Reserve Fund

		007
Replacement Reserve Item		2.4.1 Replace Windows and Balcony Doors
		ON
Short Description Replacement Reserve Item		2.4.1 Replace Windows and Balco
Item price today including all taxes, permits, environmental fees, permits, etc. (\$)		10,000,000
Number of Items		1
Item expected annual inflation rate (%)		1.500
Time until first purchase (months)		240
Period between purchases thereafter (months)		360
Current amount saved (\$)		657,881
Expected Yearly Interest on savings (%)		2.250
Annual Contribution to savings rate of increase (%)		2.500
Time prior to first purchase that contributions to savings begin (months)		240
Time prior to subsequent (and all other) purchases that contributions to savings begin (months)		360
Percent equity financing at first purchase (%)		100.000
Percent equity financing for all other purchaes (%)		100.000
Interest rate on borrowings (APR %)		-
Length of first loan (months)		-
Length of subsequent (and all other) loans (months)		-

Appendix - Table 2.4.1 Replace Windows and Balcony Doors - Input Contingency Reserve Fund

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	Cols (3)+(8)
End of Month #	By End of	Required Contribution to Reserve (\$)	Interest Earned on Reserve (\$)	Reserve Ending Balance (\$)	Expenditures from Reserve (\$)	Purchase Price (\$)	Bank Loan Payment (\$)	Outstanding Loan Balance (\$)	Loan Interest (\$)	Net Cash Required (\$)
0	Dec 2018			657,881						
1	Jan 2019	32,485	-	690,366	-	-	-	-	-	32,485
2	Feb 2019	32,551	1,281	724,198	-	-	-	-	-	32,551
3	Mar 2019	32,619	1,344	758,161	-	-	-	-	-	32,619
4	Apr 2019	32,686	1,407	792,254	-	-	-	-	-	32,686
5	May 2019	32,753	1,470	826,477	-	-	-	-	-	32,753
6	Jun 2019	32,821	1,534	860,832	-	-	-	-	-	32,821
7	Jul 2019	32,888	1,598	895,317	-	-	-	-	-	32,888
8	Aug 2019	32,956	1,662	929,935	-	-	-	-	-	32,956
9	Sep 2019	33,024	1,726	964,685	-	-	-	-	-	33,024
10	Oct 2019	33,092	1,790	999,567	-	-	-	-	-	33,092
11	Nov 2019	33,160	1,855	1,034,582	-	-	-	-	-	33,160
12	Dec 2019	33,228	1,920	1,069,730	-	-	-	-	-	33,228

Appendix - Table 2.5.1 Replace, Overhaul Parking Garage Gate System - Input Contingency Reserve Fund		008
Replacement Reserve Item	2.5.1 Replace, Overhaul Parking Garage Gate System	ON
Short Description Replacement Reserve Item	2.5.1 Replace, Overhaul Parking	
Item price today including all taxes, permits, environmental fees, permits, etc. (\$)		12,000
Number of Items		1
Item expected annual inflation rate (%)		1.500
Time until first purchase (months)		114
Period between purchases thereafter (months)		240
Current amount saved (\$)		789
Expected Yearly Interest on savings (%)		2.250
Annual Contribution to savings rate of increase (%)		2.500
Time prior to first purchase that contributions to savings begin (months)		114
Time prior to subsequent (and all other) purchases that contributions to savings begin (months)		240
Percent equity financing at first purchase (%)		100.000
Percent equity financing for all other purchaes (%)		100.000
Interest rate on borrowings (APR %)		-
Length of first loan (months)		-
Length of subsequent (and all other) loans (months)		-

Appendix - Table 2.5.1 Replace, Overhaul Parking Garage Gate System - Input Contingency Reserve Fund

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	Cols (3)+(8)
End of Month #	By End of	Required Contribution to Reserve (\$)	Interest Earned on Reserve (\$)	Reserve Ending Balance (\$)	Expenditures from Reserve (\$)	Purchase Price (\$)	Bank Loan Payment (\$)	Outstanding Loan Balance (\$)	Loan Interest (\$)	Net Cash Required (\$)
0	Dec 2018			789						
1	Jan 2019	90	-	880	-	-	-	-	-	90
2	Feb 2019	91	2	972	-	-	-	-	-	91
3	Mar 2019	91	2	1,065	-	-	-	-	-	91
4	Apr 2019	91	2	1,157	-	-	-	-	-	91
5	May 2019	91	2	1,251	-	-	-	-	-	91
6	Jun 2019	91	2	1,344	-	-	-	-	-	91
7	Jul 2019	91	2	1,438	-	-	-	-	-	91
8	Aug 2019	92	3	1,533	-	-	-	-	-	92
9	Sep 2019	92	3	1,627	-	-	-	-	-	92
10	Oct 2019	92	3	1,722	-	-	-	-	-	92
11	Nov 2019	92	3	1,818	-	-	-	-	-	92
12	Dec 2019	92	3	1,914	-	-	-	-	-	92

Appendix - Table 2.6.1 Replace Front and Rear Entrance Doors - Input Contingency Reserve Fund		009
Replacement Reserve Item		2.6.1 Replace Front and Rear Entrance Doors
		ON
Short Description Replacement Reserve Item		2.6.1 Replace Front and Rear En
Item price today including all taxes, permits, environmental fees, permits, etc. (\$)		20,000
Number of Items		1
Item expected annual inflation rate (%)		1.500
Time until first purchase (months)		90
Period between purchases thereafter (months)		240
Current amount saved (\$)		1,316
Expected Yearly Interest on savings (%)		2.250
Annual Contribution to savings rate of increase (%)		2.500
Time prior to first purchase that contributions to savings begin (months)		90
Time prior to subsequent (and all other) purchases that contributions to savings begin (months)		240
Percent equity financing at first purchase (%)		100.000
Percent equity financing for all other purchaes (%)		100.000
Interest rate on borrowings (APR %)		-
Length of first loan (months)		-
Length of subsequent (and all other) loans (months)		-

Appendix - Table 2.6.1 Replace Front and Rear Entrance Doors - Input Contingency Reserve Fund

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	Cols (3)+(8)
End of Month #	By End of	Required Contribution to Reserve (\$)	Interest Earned on Reserve (\$)	Reserve Ending Balance (\$)	Expenditures from Reserve (\$)	Purchase Price (\$)	Bank Loan Payment (\$)	Outstanding Loan Balance (\$)	Loan Interest (\$)	Net Cash Required (\$)
0	Dec 2018			1,316						
1	Jan 2019	194	-	1,510	-	-	-	-	-	194
2	Feb 2019	195	3	1,708	-	-	-	-	-	195
3	Mar 2019	195	3	1,906	-	-	-	-	-	195
4	Apr 2019	195	4	2,105	-	-	-	-	-	195
5	May 2019	196	4	2,305	-	-	-	-	-	196
6	Jun 2019	196	4	2,505	-	-	-	-	-	196
7	Jul 2019	197	5	2,707	-	-	-	-	-	197
8	Aug 2019	197	5	2,909	-	-	-	-	-	197
9	Sep 2019	198	5	3,112	-	-	-	-	-	198
10	Oct 2019	198	6	3,315	-	-	-	-	-	198
11	Nov 2019	198	6	3,520	-	-	-	-	-	198
12	Dec 2019	199	7	3,725	-	-	-	-	-	199

Appendix - Table 2.7.1 Paint Balcony Soffits - Input Contingency Reserve Fund

	010
Replacement Reserve Item	2.7.1 Paint Balcony Soffits
	ON
Short Description Replacement Reserve Item	2.7.1 Paint Balcony Soffits
Item price today including all taxes, permits, environmental fees, permits, etc. (\$)	30,000
Number of Items	1
Item expected annual inflation rate (%)	1.500
Time until first purchase (months)	6
Period between purchases thereafter (months)	240
Current amount saved (\$)	1,974
Expected Yearly Interest on savings (%)	2.250
Annual Contribution to savings rate of increase (%)	2.500
Time prior to first purchase that contributions to savings begin (months)	6
Time prior to subsequent (and all other) purchases that contributions to savings begin (months)	240
Percent equity financing at first purchase (%)	100.000
Percent equity financing for all other purchaes (%)	100.000
Interest rate on borrowings (APR %)	-
Length of first loan (months)	-
Length of subsequent (and all other) loans (months)	-

Appendix - Table 2.7.1 Paint Balcony Soffits - Input Contingency Reserve Fund

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	Cols (3)+(8)
End of Month #	By End of	Required Contribution to Reserve (\$)	Interest Earned on Reserve (\$)	Reserve Ending Balance (\$)	Expenditures from Reserve (\$)	Purchase Price (\$)	Bank Loan Payment (\$)	Outstanding Loan Balance (\$)	Loan Interest (\$)	Net Cash Required (\$)
0	Dec 2018			1,974						
1	Jan 2019	4,660	-	6,633	-	-	-	-	-	4,660
2	Feb 2019	4,669	12	11,315	-	-	-	-	-	4,669
3	Mar 2019	4,679	21	16,014	-	-	-	-	-	4,679
4	Apr 2019	4,688	30	20,733	-	-	-	-	-	4,688
5	May 2019	4,698	38	25,469	-	-	-	-	-	4,698
6	Jun 2019	4,708	47	30,224	-	-	-	-	-	4,708
7	Jul 2019	106	-	106	30,224	30,224	-	-	-	106
8	Aug 2019	106	0	213	-	-	-	-	-	106
9	Sep 2019	107	0	320	-	-	-	-	-	107
10	Oct 2019	107	1	428	-	-	-	-	-	107
11	Nov 2019	107	1	536	-	-	-	-	-	107
12	Dec 2019	107	1	644	-	-	-	-	-	107

Appendix - Table 3.1.1 Non Annual Fire System Repairs - Input Contingency Reserve Fund

		011
Replacement Reserve Item		3.1.1 Non Annual Fire System Repairs
		ON
Short Description Replacement Reserve Item		3.1.1 Non Annual Fire System Re
Item price today including all taxes, permits, environmental fees, permits, etc. (\$)		25,000
Number of Items		1
Item expected annual inflation rate (%)		1.500
Time until first purchase (months)		54
Period between purchases thereafter (months)		60
Current amount saved (\$)		1,645
Expected Yearly Interest on savings (%)		2.250
Annual Contribution to savings rate of increase (%)		2.500
Time prior to first purchase that contributions to savings begin (months)		54
Time prior to subsequent (and all other) purchases that contributions to savings begin (months)		60
Percent equity financing at first purchase (%)		100.000
Percent equity financing for all other purchaes (%)		100.000
Interest rate on borrowings (APR %)		-
Length of first loan (months)		-
Length of subsequent (and all other) loans (months)		-

Appendix - Table 3.1.1 Non Annual Fire System Repairs - Input Contingency Reserve Fund

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	Cols (3)+(8)
End of Month #	By End of	Required Contribution to Reserve (\$)	Interest Earned on Reserve (\$)	Reserve Ending Balance (\$)	Expenditures from Reserve (\$)	Purchase Price (\$)	Bank Loan Payment (\$)	Outstanding Loan Balance (\$)	Loan Interest (\$)	Net Cash Required (\$)
0	Dec 2018			1,645						
1	Jan 2019	416	-	2,061	-	-	-	-	-	416
2	Feb 2019	417	4	2,481	-	-	-	-	-	417
3	Mar 2019	418	5	2,904	-	-	-	-	-	418
4	Apr 2019	419	5	3,328	-	-	-	-	-	419
5	May 2019	419	6	3,753	-	-	-	-	-	419
6	Jun 2019	420	7	4,181	-	-	-	-	-	420
7	Jul 2019	421	8	4,609	-	-	-	-	-	421
8	Aug 2019	422	9	5,040	-	-	-	-	-	422
9	Sep 2019	423	9	5,472	-	-	-	-	-	423
10	Oct 2019	424	10	5,906	-	-	-	-	-	424
11	Nov 2019	425	11	6,342	-	-	-	-	-	425
12	Dec 2019	426	12	6,779	-	-	-	-	-	426

Appendix - Table 4.1.1 Renovate Lobby and P2 Entrance - Input Contingency Reserve Fund

		012
Replacement Reserve Item		4.1.1 Renovate Lobby and P2 Entrance
		ON
Short Description Replacement Reserve Item		4.1.1 Renovate Lobby and P2 Ent
Item price today including all taxes, permits, environmental fees, permits, etc. (\$)		20,000
Number of Items		1
Item expected annual inflation rate (%)		1.500
Time until first purchase (months)		54
Period between purchases thereafter (months)		120
Current amount saved (\$)		1,316
Expected Yearly Interest on savings (%)		2.250
Annual Contribution to savings rate of increase (%)		2.500
Time prior to first purchase that contributions to savings begin (months)		54
Time prior to subsequent (and all other) purchases that contributions to savings begin (months)		120
Percent equity financing at first purchase (%)		100.000
Percent equity financing for all other purchaes (%)		100.000
Interest rate on borrowings (APR %)		-
Length of first loan (months)		-
Length of subsequent (and all other) loans (months)		-

Appendix - Table 4.1.1 Renovate Lobby and P2 Entrance - Input Contingency Reserve Fund

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	Cols (3)+(8)
End of Month #	By End of	Required Contribution to Reserve (\$)	Interest Earned on Reserve (\$)	Reserve Ending Balance (\$)	Expenditures from Reserve (\$)	Purchase Price (\$)	Bank Loan Payment (\$)	Outstanding Loan Balance (\$)	Loan Interest (\$)	Net Cash Required (\$)
0	Dec 2018			1,316						
1	Jan 2019	333	-	1,649	-	-	-	-	-	333
2	Feb 2019	333	3	1,985	-	-	-	-	-	333
3	Mar 2019	334	4	2,323	-	-	-	-	-	334
4	Apr 2019	335	4	2,662	-	-	-	-	-	335
5	May 2019	336	5	3,003	-	-	-	-	-	336
6	Jun 2019	336	6	3,344	-	-	-	-	-	336
7	Jul 2019	337	6	3,688	-	-	-	-	-	337
8	Aug 2019	338	7	4,032	-	-	-	-	-	338
9	Sep 2019	338	7	4,378	-	-	-	-	-	338
10	Oct 2019	339	8	4,725	-	-	-	-	-	339
11	Nov 2019	340	9	5,073	-	-	-	-	-	340
12	Dec 2019	340	9	5,423	-	-	-	-	-	340

Appendix - Table 4.2.1 Renovate Corridors - Input Contingency Reserve Fund

	013
Replacement Reserve Item	4.2.1 Renovate Corridors
	ON
Short Description Replacement Reserve Item	4.2.1 Renovate Corridors
Item price today including all taxes, permits, environmental fees, permits, etc. (\$)	175,000
Number of Items	1
Item expected annual inflation rate (%)	1.500
Time until first purchase (months)	24
Period between purchases thereafter (months)	240
Current amount saved (\$)	11,513
Expected Yearly Interest on savings (%)	2.250
Annual Contribution to savings rate of increase (%)	2.500
Time prior to first purchase that contributions to savings begin (months)	24
Time prior to subsequent (and all other) purchases that contributions to savings begin (months)	240
Percent equity financing at first purchase (%)	100.000
Percent equity financing for all other purchaes (%)	100.000
Interest rate on borrowings (APR %)	-
Length of first loan (months)	-
Length of subsequent (and all other) loans (months)	-

Appendix - Table 4.2.1 Renovate Corridors - Input Contingency Reserve Fund

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	Cols (3)+(8)
End of Month #	By End of	Required Contribution to Reserve (\$)	Interest Earned on Reserve (\$)	Reserve Ending Balance (\$)	Expenditures from Reserve (\$)	Purchase Price (\$)	Bank Loan Payment (\$)	Outstanding Loan Balance (\$)	Loan Interest (\$)	Net Cash Required (\$)
0	Dec 2018			11,513						
1	Jan 2019	6,703	-	18,216	-	-	-	-	-	6,703
2	Feb 2019	6,717	34	24,967	-	-	-	-	-	6,717
3	Mar 2019	6,731	46	31,744	-	-	-	-	-	6,731
4	Apr 2019	6,745	59	38,547	-	-	-	-	-	6,745
5	May 2019	6,758	72	45,377	-	-	-	-	-	6,758
6	Jun 2019	6,772	84	52,233	-	-	-	-	-	6,772
7	Jul 2019	6,786	97	59,117	-	-	-	-	-	6,786
8	Aug 2019	6,800	110	66,027	-	-	-	-	-	6,800
9	Sep 2019	6,814	123	72,963	-	-	-	-	-	6,814
10	Oct 2019	6,828	135	79,927	-	-	-	-	-	6,828
11	Nov 2019	6,842	148	86,918	-	-	-	-	-	6,842
12	Dec 2019	6,856	161	93,936	-	-	-	-	-	6,856

Appendix - Table 4.3.1 ReFurbish Guest Suites - Input Contingency Reserve Fund

		014
Replacement Reserve Item		4.3.1 ReFurbish Guest Suites
		ON
Short Description Replacement Reserve Item		4.3.1 ReFurbish Guest Suites
Item price today including all taxes, permits, environmental fees, permits, etc. (\$)		30,000
Number of Items		1
Item expected annual inflation rate (%)		1.500
Time until first purchase (months)		18
Period between purchases thereafter (months)		120
Current amount saved (\$)		1,974
Expected Yearly Interest on savings (%)		2.250
Annual Contribution to savings rate of increase (%)		2.500
Time prior to first purchase that contributions to savings begin (months)		18
Time prior to subsequent (and all other) purchases that contributions to savings begin (months)		120
Percent equity financing at first purchase (%)		100.000
Percent equity financing for all other purchaes (%)		100.000
Interest rate on borrowings (APR %)		-
Length of first loan (months)		-
Length of subsequent (and all other) loans (months)		-

Appendix - Table 4.3.1 ReFurbish Guest Suites - Input Contingency Reserve Fund

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	Cols (3)+(8)
End of Month #	By End of	Required Contribution to Reserve (\$)	Interest Earned on Reserve (\$)	Reserve Ending Balance (\$)	Expenditures from Reserve (\$)	Purchase Price (\$)	Bank Loan Payment (\$)	Outstanding Loan Balance (\$)	Loan Interest (\$)	Net Cash Required (\$)
0	Dec 2018			1,974						
1	Jan 2019	1,539	-	3,513	-	-	-	-	-	1,539
2	Feb 2019	1,542	7	5,062	-	-	-	-	-	1,542
3	Mar 2019	1,545	9	6,616	-	-	-	-	-	1,545
4	Apr 2019	1,549	12	8,177	-	-	-	-	-	1,549
5	May 2019	1,552	15	9,744	-	-	-	-	-	1,552
6	Jun 2019	1,555	18	11,317	-	-	-	-	-	1,555
7	Jul 2019	1,558	21	12,897	-	-	-	-	-	1,558
8	Aug 2019	1,561	24	14,482	-	-	-	-	-	1,561
9	Sep 2019	1,565	27	16,074	-	-	-	-	-	1,565
10	Oct 2019	1,568	30	17,671	-	-	-	-	-	1,568
11	Nov 2019	1,571	33	19,275	-	-	-	-	-	1,571
12	Dec 2019	1,574	36	20,885	-	-	-	-	-	1,574

Appendix - Table 4.4.1 Refurbish Caretaker Suite - Input Contingency Reserve Fund

		015
Replacement Reserve Item		4.4.1 Refurbish Caretaker Suite
		ON
Short Description Replacement Reserve Item		4.4.1 Refurbish Caretaker Suite
Item price today including all taxes, permits, environmental fees, permits, etc. (\$)		25,000
Number of Items		1
Item expected annual inflation rate (%)		1.500
Time until first purchase (months)		42
Period between purchases thereafter (months)		120
Current amount saved (\$)		1,645
Expected Yearly Interest on savings (%)		2.250
Annual Contribution to savings rate of increase (%)		2.500
Time prior to first purchase that contributions to savings begin (months)		42
Time prior to subsequent (and all other) purchases that contributions to savings begin (months)		120
Percent equity financing at first purchase (%)		100.000
Percent equity financing for all other purchaes (%)		100.000
Interest rate on borrowings (APR %)		-
Length of first loan (months)		-
Length of subsequent (and all other) loans (months)		-

Appendix - Table 4.4.1 Refurbish Caretaker Suite - Input Contingency Reserve Fund

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	Cols (3)+(8)
End of Month #	By End of	Required Contribution to Reserve (\$)	Interest Earned on Reserve (\$)	Reserve Ending Balance (\$)	Expenditures from Reserve (\$)	Purchase Price (\$)	Bank Loan Payment (\$)	Outstanding Loan Balance (\$)	Loan Interest (\$)	Net Cash Required (\$)
0	Dec 2018			1,645						
1	Jan 2019	540	-	2,184	-	-	-	-	-	540
2	Feb 2019	541	4	2,729	-	-	-	-	-	541
3	Mar 2019	542	5	3,276	-	-	-	-	-	542
4	Apr 2019	543	6	3,826	-	-	-	-	-	543
5	May 2019	544	7	4,377	-	-	-	-	-	544
6	Jun 2019	545	8	4,930	-	-	-	-	-	545
7	Jul 2019	546	9	5,486	-	-	-	-	-	546
8	Aug 2019	548	10	6,044	-	-	-	-	-	548
9	Sep 2019	549	11	6,604	-	-	-	-	-	549
10	Oct 2019	550	12	7,166	-	-	-	-	-	550
11	Nov 2019	551	13	7,730	-	-	-	-	-	551
12	Dec 2019	552	14	8,297	-	-	-	-	-	552

Appendix - Table 4.6.1 Refurbish Exercise Room - Input Contingency Reserve Fund

		016
Replacement Reserve Item		4.6.1 Refurbish Exercise Room
		ON
Short Description Replacement Reserve Item		4.6.1 Refurbish Exercise Room
Item price today including all taxes, permits, environmental fees, permits, etc. (\$)		15,000
Number of Items		1
Item expected annual inflation rate (%)		1.500
Time until first purchase (months)		18
Period between purchases thereafter (months)		36
Current amount saved (\$)		987
Expected Yearly Interest on savings (%)		2.250
Annual Contribution to savings rate of increase (%)		2.500
Time prior to first purchase that contributions to savings begin (months)		18
Time prior to subsequent (and all other) purchases that contributions to savings begin (months)		36
Percent equity financing at first purchase (%)		100.000
Percent equity financing for all other purchaes (%)		100.000
Interest rate on borrowings (APR %)		-
Length of first loan (months)		-
Length of subsequent (and all other) loans (months)		-

Appendix - Table 4.6.1 Refurbish Exercise Room - Input Contingency Reserve Fund

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	Cols (3)+(8)
End of Month #	By End of	Required Contribution to Reserve (\$)	Interest Earned on Reserve (\$)	Reserve Ending Balance (\$)	Expenditures from Reserve (\$)	Purchase Price (\$)	Bank Loan Payment (\$)	Outstanding Loan Balance (\$)	Loan Interest (\$)	Net Cash Required (\$)
0	Dec 2018			987						
1	Jan 2019	770	-	1,756	-	-	-	-	-	770
2	Feb 2019	771	3	2,531	-	-	-	-	-	771
3	Mar 2019	773	5	3,308	-	-	-	-	-	773
4	Apr 2019	774	6	4,089	-	-	-	-	-	774
5	May 2019	776	8	4,872	-	-	-	-	-	776
6	Jun 2019	778	9	5,659	-	-	-	-	-	778
7	Jul 2019	779	11	6,448	-	-	-	-	-	779
8	Aug 2019	781	12	7,241	-	-	-	-	-	781
9	Sep 2019	782	13	8,037	-	-	-	-	-	782
10	Oct 2019	784	15	8,836	-	-	-	-	-	784
11	Nov 2019	786	16	9,638	-	-	-	-	-	786
12	Dec 2019	787	18	10,443	-	-	-	-	-	787

Appendix - Table 4.7.1 Refinish Stairwells - Input Contingency Reserve Fund

	017
Replacement Reserve Item	4.7.1 Refinish Stairwells
	ON
Short Description Replacement Reserve Item	4.7.1 Refinish Stairwells
Item price today including all taxes, permits, environmental fees, permits, etc. (\$)	40,000
Number of Items	1
Item expected annual inflation rate (%)	1.500
Time until first purchase (months)	66
Period between purchases thereafter (months)	240
Current amount saved (\$)	2,632
Expected Yearly Interest on savings (%)	2.250
Annual Contribution to savings rate of increase (%)	2.500
Time prior to first purchase that contributions to savings begin (months)	66
Time prior to subsequent (and all other) purchases that contributions to savings begin (months)	240
Percent equity financing at first purchase (%)	100.000
Percent equity financing for all other purchaes (%)	100.000
Interest rate on borrowings (APR %)	-
Length of first loan (months)	-
Length of subsequent (and all other) loans (months)	-

Appendix - Table 4.7.1 Refinish Stairwells - Input Contingency Reserve Fund

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	Cols (3)+(8)
End of Month #	By End of	Required Contribution to Reserve (\$)	Interest Earned on Reserve (\$)	Reserve Ending Balance (\$)	Expenditures from Reserve (\$)	Purchase Price (\$)	Bank Loan Payment (\$)	Outstanding Loan Balance (\$)	Loan Interest (\$)	Net Cash Required (\$)
0	Dec 2018			2,632						
1	Jan 2019	540	-	3,171	-	-	-	-	-	540
2	Feb 2019	541	6	3,718	-	-	-	-	-	541
3	Mar 2019	542	7	4,267	-	-	-	-	-	542
4	Apr 2019	543	8	4,817	-	-	-	-	-	543
5	May 2019	544	9	5,370	-	-	-	-	-	544
6	Jun 2019	545	10	5,926	-	-	-	-	-	545
7	Jul 2019	546	11	6,483	-	-	-	-	-	546
8	Aug 2019	547	12	7,042	-	-	-	-	-	547
9	Sep 2019	549	13	7,604	-	-	-	-	-	549
10	Oct 2019	550	14	8,168	-	-	-	-	-	550
11	Nov 2019	551	15	8,734	-	-	-	-	-	551
12	Dec 2019	552	16	9,302	-	-	-	-	-	552

Appendix - Table 4.8.1 Refurbish Party Room - Input Contingency Reserve Fund

	018
Replacement Reserve Item	4.8.1 Refurbish Party Room
	ON
Short Description Replacement Reserve Item	4.8.1 Refurbish Party Room
Item price today including all taxes, permits, environmental fees, permits, etc. (\$)	35,000
Number of Items	1
Item expected annual inflation rate (%)	1.500
Time until first purchase (months)	54
Period between purchases thereafter (months)	240
Current amount saved (\$)	2,303
Expected Yearly Interest on savings (%)	2.250
Annual Contribution to savings rate of increase (%)	2.500
Time prior to first purchase that contributions to savings begin (months)	54
Time prior to subsequent (and all other) purchases that contributions to savings begin (months)	240
Percent equity financing at first purchase (%)	100.000
Percent equity financing for all other purchaes (%)	100.000
Interest rate on borrowings (APR %)	-
Length of first loan (months)	-
Length of subsequent (and all other) loans (months)	-

Appendix - Table 4.8.1 Refurbish Party Room - Input Contingency Reserve Fund

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	Cols (3)+(8)
End of Month #	By End of	Required Contribution to Reserve (\$)	Interest Earned on Reserve (\$)	Reserve Ending Balance (\$)	Expenditures from Reserve (\$)	Purchase Price (\$)	Bank Loan Payment (\$)	Outstanding Loan Balance (\$)	Loan Interest (\$)	Net Cash Required (\$)
0	Dec 2018			2,303						
1	Jan 2019	582	-	2,885	-	-	-	-	-	582
2	Feb 2019	584	5	3,474	-	-	-	-	-	584
3	Mar 2019	585	6	4,065	-	-	-	-	-	585
4	Apr 2019	586	8	4,659	-	-	-	-	-	586
5	May 2019	587	9	5,255	-	-	-	-	-	587
6	Jun 2019	588	10	5,853	-	-	-	-	-	588
7	Jul 2019	590	11	6,453	-	-	-	-	-	590
8	Aug 2019	591	12	7,056	-	-	-	-	-	591
9	Sep 2019	592	13	7,661	-	-	-	-	-	592
10	Oct 2019	593	14	8,269	-	-	-	-	-	593
11	Nov 2019	595	15	8,879	-	-	-	-	-	595
12	Dec 2019	596	16	9,491	-	-	-	-	-	596

Appendix - Table 4.9.1 Renovate Offices - Input Contingency Reserve Fund

	019
Replacement Reserve Item	4.9.1 Renovate Offices
	ON
Short Description Replacement Reserve Item	4.9.1 Renovate Offices
Item price today including all taxes, permits, environmental fees, permits, etc. (\$)	15,000
Number of Items	1
Item expected annual inflation rate (%)	1.500
Time until first purchase (months)	30
Period between purchases thereafter (months)	240
Current amount saved (\$)	987
Expected Yearly Interest on savings (%)	2.250
Annual Contribution to savings rate of increase (%)	2.500
Time prior to first purchase that contributions to savings begin (months)	30
Time prior to subsequent (and all other) purchases that contributions to savings begin (months)	240
Percent equity financing at first purchase (%)	100.000
Percent equity financing for all other purchaes (%)	100.000
Interest rate on borrowings (APR %)	-
Length of first loan (months)	-
Length of subsequent (and all other) loans (months)	-

Appendix - Table 4.9.1 Renovate Offices - Input Contingency Reserve Fund

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	Cols (3)+(8)
End of Month #	By End of	Required Contribution to Reserve (\$)	Interest Earned on Reserve (\$)	Reserve Ending Balance (\$)	Expenditures from Reserve (\$)	Purchase Price (\$)	Bank Loan Payment (\$)	Outstanding Loan Balance (\$)	Loan Interest (\$)	Net Cash Required (\$)
0	Dec 2018			987						
1	Jan 2019	458	-	1,444	-	-	-	-	-	458
2	Feb 2019	458	3	1,906	-	-	-	-	-	458
3	Mar 2019	459	4	2,369	-	-	-	-	-	459
4	Apr 2019	460	4	2,833	-	-	-	-	-	460
5	May 2019	461	5	3,300	-	-	-	-	-	461
6	Jun 2019	462	6	3,768	-	-	-	-	-	462
7	Jul 2019	463	7	4,238	-	-	-	-	-	463
8	Aug 2019	464	8	4,711	-	-	-	-	-	464
9	Sep 2019	465	9	5,184	-	-	-	-	-	465
10	Oct 2019	466	10	5,660	-	-	-	-	-	466
11	Nov 2019	467	11	6,138	-	-	-	-	-	467
12	Dec 2019	468	11	6,617	-	-	-	-	-	468

Appendix - Table 5.1.1 Resurface P2 Exterior Paving Surface - Input Contingency Reserve Fund		020
Replacement Reserve Item	5.1.1 Resurface P2 Exterior Paving Surface	ON
Short Description Replacement Reserve Item	5.1.1 Resurface P2 Exterior Pav	
Item price today including all taxes, permits, environmental fees, permits, etc. (\$)		35,000
Number of Items		1
Item expected annual inflation rate (%)		1.500
Time until first purchase (months)		18
Period between purchases thereafter (months)		120
Current amount saved (\$)		2,303
Expected Yearly Interest on savings (%)		2.250
Annual Contribution to savings rate of increase (%)		2.500
Time prior to first purchase that contributions to savings begin (months)		18
Time prior to subsequent (and all other) purchases that contributions to savings begin (months)		120
Percent equity financing at first purchase (%)		100.000
Percent equity financing for all other purchaes (%)		100.000
Interest rate on borrowings (APR %)		-
Length of first loan (months)		-
Length of subsequent (and all other) loans (months)		-

Appendix - Table 5.1.1 Resurface P2 Exterior Paving Surface - Input Contingency Reserve Fund

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	Cols (3)+(8)
End of Month #	By End of	Required Contribution to Reserve (\$)	Interest Earned on Reserve (\$)	Reserve Ending Balance (\$)	Expenditures from Reserve (\$)	Purchase Price (\$)	Bank Loan Payment (\$)	Outstanding Loan Balance (\$)	Loan Interest (\$)	Net Cash Required (\$)
0	Dec 2018			2,303						
1	Jan 2019	1,796	-	4,098	-	-	-	-	-	1,796
2	Feb 2019	1,799	8	5,905	-	-	-	-	-	1,799
3	Mar 2019	1,803	11	7,719	-	-	-	-	-	1,803
4	Apr 2019	1,807	14	9,540	-	-	-	-	-	1,807
5	May 2019	1,810	18	11,368	-	-	-	-	-	1,810
6	Jun 2019	1,814	21	13,204	-	-	-	-	-	1,814
7	Jul 2019	1,818	25	15,046	-	-	-	-	-	1,818
8	Aug 2019	1,822	28	16,896	-	-	-	-	-	1,822
9	Sep 2019	1,825	31	18,753	-	-	-	-	-	1,825
10	Oct 2019	1,829	35	20,617	-	-	-	-	-	1,829
11	Nov 2019	1,833	38	22,488	-	-	-	-	-	1,833
12	Dec 2019	1,837	42	24,366	-	-	-	-	-	1,837

Appendix - Table 5.2.1 Non Annual Landscaping Upgrades - Input Contingency Reserve Fund

		021
Replacement Reserve Item		5.2.1 Non Annual Landscaping Upgrades
		ON
Short Description Replacement Reserve Item		5.2.1 Non Annual Landscaping Up
Item price today including all taxes, permits, environmental fees, permits, etc. (\$)		15,000
Number of Items		1
Item expected annual inflation rate (%)		1.500
Time until first purchase (months)		42
Period between purchases thereafter (months)		48
Current amount saved (\$)		987
Expected Yearly Interest on savings (%)		2.250
Annual Contribution to savings rate of increase (%)		2.500
Time prior to first purchase that contributions to savings begin (months)		42
Time prior to subsequent (and all other) purchases that contributions to savings begin (months)		48
Percent equity financing at first purchase (%)		100.000
Percent equity financing for all other purchaes (%)		100.000
Interest rate on borrowings (APR %)		-
Length of first loan (months)		-
Length of subsequent (and all other) loans (months)		-

Appendix - Table 5.2.1 Non Annual Landscaping Upgrades - Input Contingency Reserve Fund

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	Cols (3)+(8)
End of Month #	By End of	Required Contribution to Reserve (\$)	Interest Earned on Reserve (\$)	Reserve Ending Balance (\$)	Expenditures from Reserve (\$)	Purchase Price (\$)	Bank Loan Payment (\$)	Outstanding Loan Balance (\$)	Loan Interest (\$)	Net Cash Required (\$)
0	Dec 2018			987						
1	Jan 2019	324	-	1,311	-	-	-	-	-	324
2	Feb 2019	325	2	1,638	-	-	-	-	-	325
3	Mar 2019	325	3	1,966	-	-	-	-	-	325
4	Apr 2019	326	4	2,295	-	-	-	-	-	326
5	May 2019	327	4	2,626	-	-	-	-	-	327
6	Jun 2019	327	5	2,958	-	-	-	-	-	327
7	Jul 2019	328	5	3,292	-	-	-	-	-	328
8	Aug 2019	329	6	3,626	-	-	-	-	-	329
9	Sep 2019	329	7	3,962	-	-	-	-	-	329
10	Oct 2019	330	7	4,299	-	-	-	-	-	330
11	Nov 2019	331	8	4,638	-	-	-	-	-	331
12	Dec 2019	331	9	4,978	-	-	-	-	-	331

Appendix - Table 6.1.1 Non Annual HVAC Repairs - Input Contingency Reserve Fund

		022
Replacement Reserve Item		6.1.1 Non Annual HVAC Repairs
		ON
Short Description Replacement Reserve Item		6.1.1 Non Annual HVAC Repairs
Item price today including all taxes, permits, environmental fees, permits, etc. (\$)		5,000
Number of Items		1
Item expected annual inflation rate (%)		1.500
Time until first purchase (months)		6
Period between purchases thereafter (months)		24
Current amount saved (\$)		329
Expected Yearly Interest on savings (%)		2.250
Annual Contribution to savings rate of increase (%)		2.500
Time prior to first purchase that contributions to savings begin (months)		6
Time prior to subsequent (and all other) purchases that contributions to savings begin (months)		24
Percent equity financing at first purchase (%)		100.000
Percent equity financing for all other purchaes (%)		100.000
Interest rate on borrowings (APR %)		-
Length of first loan (months)		-
Length of subsequent (and all other) loans (months)		-

Appendix - Table 6.1.1 Non Annual HVAC Repairs - Input Contingency Reserve Fund

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	Cols (3)+(8)
End of Month #	By End of	Required Contribution to Reserve (\$)	Interest Earned on Reserve (\$)	Reserve Ending Balance (\$)	Expenditures from Reserve (\$)	Purchase Price (\$)	Bank Loan Payment (\$)	Outstanding Loan Balance (\$)	Loan Interest (\$)	Net Cash Required (\$)
0	Dec 2018			329						
1	Jan 2019	777	-	1,106	-	-	-	-	-	777
2	Feb 2019	778	2	1,886	-	-	-	-	-	778
3	Mar 2019	780	3	2,669	-	-	-	-	-	780
4	Apr 2019	781	5	3,455	-	-	-	-	-	781
5	May 2019	783	6	4,245	-	-	-	-	-	783
6	Jun 2019	785	8	5,037	-	-	-	-	-	785
7	Jul 2019	207	-	207	5,037	5,037	-	-	-	207
8	Aug 2019	207	0	414	-	-	-	-	-	207
9	Sep 2019	208	1	623	-	-	-	-	-	208
10	Oct 2019	208	1	832	-	-	-	-	-	208
11	Nov 2019	208	2	1,042	-	-	-	-	-	208
12	Dec 2019	209	2	1,253	-	-	-	-	-	209

Appendix - Table 7.1.1 Replace Hot Water Storage Tank - Input Contingency Reserve Fund

		023
Replacement Reserve Item		7.1.1 Replace Hot Water Storage Tank
		ON
Short Description Replacement Reserve Item		7.1.1 Replace Hot Water Storage
Item price today including all taxes, permits, environmental fees, permits, etc. (\$)		4,800
Number of Items		1
Item expected annual inflation rate (%)		1.500
Time until first purchase (months)		12
Period between purchases thereafter (months)		60
Current amount saved (\$)		316
Expected Yearly Interest on savings (%)		2.250
Annual Contribution to savings rate of increase (%)		2.500
Time prior to first purchase that contributions to savings begin (months)		12
Time prior to subsequent (and all other) purchases that contributions to savings begin (months)		60
Percent equity financing at first purchase (%)		100.000
Percent equity financing for all other purchaes (%)		100.000
Interest rate on borrowings (APR %)		-
Length of first loan (months)		-
Length of subsequent (and all other) loans (months)		-

Appendix - Table 7.1.1 Replace Hot Water Storage Tank - Input Contingency Reserve Fund

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	Cols (3)+(8)
End of Month #	By End of	Required Contribution to Reserve (\$)	Interest Earned on Reserve (\$)	Reserve Ending Balance (\$)	Expenditures from Reserve (\$)	Purchase Price (\$)	Bank Loan Payment (\$)	Outstanding Loan Balance (\$)	Loan Interest (\$)	Net Cash Required (\$)
0	Dec 2018			316						
1	Jan 2019	371	-	687	-	-	-	-	-	371
2	Feb 2019	372	1	1,060	-	-	-	-	-	372
3	Mar 2019	373	2	1,435	-	-	-	-	-	373
4	Apr 2019	373	3	1,811	-	-	-	-	-	373
5	May 2019	374	3	2,188	-	-	-	-	-	374
6	Jun 2019	375	4	2,567	-	-	-	-	-	375
7	Jul 2019	376	5	2,947	-	-	-	-	-	376
8	Aug 2019	376	5	3,329	-	-	-	-	-	376
9	Sep 2019	377	6	3,713	-	-	-	-	-	377
10	Oct 2019	378	7	4,098	-	-	-	-	-	378
11	Nov 2019	379	8	4,484	-	-	-	-	-	379
12	Dec 2019	380	8	4,872	-	-	-	-	-	380

Appendix - Table 7.2.1 Replace Hot Water Boilers - Input Contingency Reserve Fund

		024
Replacement Reserve Item		7.2.1 Replace Hot Water Boilers
		ON
Short Description Replacement Reserve Item		7.2.1 Replace Hot Water Boilers
Item price today including all taxes, permits, environmental fees, permits, etc. (\$)		40,000
Number of Items		1
Item expected annual inflation rate (%)		1.500
Time until first purchase (months)		48
Period between purchases thereafter (months)		240
Current amount saved (\$)		2,632
Expected Yearly Interest on savings (%)		2.250
Annual Contribution to savings rate of increase (%)		2.500
Time prior to first purchase that contributions to savings begin (months)		48
Time prior to subsequent (and all other) purchases that contributions to savings begin (months)		240
Percent equity financing at first purchase (%)		100.000
Percent equity financing for all other purchaes (%)		100.000
Interest rate on borrowings (APR %)		-
Length of first loan (months)		-
Length of subsequent (and all other) loans (months)		-

Appendix - Table 7.2.1 Replace Hot Water Boilers - Input Contingency Reserve Fund

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	Cols (3)+(8)
End of Month #	By End of	Required Contribution to Reserve (\$)	Interest Earned on Reserve (\$)	Reserve Ending Balance (\$)	Expenditures from Reserve (\$)	Purchase Price (\$)	Bank Loan Payment (\$)	Outstanding Loan Balance (\$)	Loan Interest (\$)	Net Cash Required (\$)
0	Dec 2018			2,632						
1	Jan 2019	752	-	3,384	-	-	-	-	-	752
2	Feb 2019	754	6	4,144	-	-	-	-	-	754
3	Mar 2019	755	8	4,907	-	-	-	-	-	755
4	Apr 2019	757	9	5,673	-	-	-	-	-	757
5	May 2019	758	11	6,442	-	-	-	-	-	758
6	Jun 2019	760	12	7,214	-	-	-	-	-	760
7	Jul 2019	762	13	7,989	-	-	-	-	-	762
8	Aug 2019	763	15	8,767	-	-	-	-	-	763
9	Sep 2019	765	16	9,548	-	-	-	-	-	765
10	Oct 2019	766	18	10,332	-	-	-	-	-	766
11	Nov 2019	768	19	11,119	-	-	-	-	-	768
12	Dec 2019	769	21	11,909	-	-	-	-	-	769

Appendix - Table 7.3.1 Replace Booster Pumps - Input Contingency Reserve Fund

	025
Replacement Reserve Item	7.3.1 Replace Booster Pumps
	ON
Short Description Replacement Reserve Item	7.3.1 Replace Booster Pumps
Item price today including all taxes, permits, environmental fees, permits, etc. (\$)	30,000
Number of Items	1
Item expected annual inflation rate (%)	1.500
Time until first purchase (months)	174
Period between purchases thereafter (months)	180
Current amount saved (\$)	1,974
Expected Yearly Interest on savings (%)	2.250
Annual Contribution to savings rate of increase (%)	2.500
Time prior to first purchase that contributions to savings begin (months)	174
Time prior to subsequent (and all other) purchases that contributions to savings begin (months)	180
Percent equity financing at first purchase (%)	100.000
Percent equity financing for all other purchaes (%)	100.000
Interest rate on borrowings (APR %)	-
Length of first loan (months)	-
Length of subsequent (and all other) loans (months)	-

Appendix - Table 7.3.1 Replace Booster Pumps - Input Contingency Reserve Fund

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	Cols (3)+(8)
End of Month #	By End of	Required Contribution to Reserve (\$)	Interest Earned on Reserve (\$)	Reserve Ending Balance (\$)	Expenditures from Reserve (\$)	Purchase Price (\$)	Bank Loan Payment (\$)	Outstanding Loan Balance (\$)	Loan Interest (\$)	Net Cash Required (\$)
0	Dec 2018			1,974						
1	Jan 2019	141	-	2,115	-	-	-	-	-	141
2	Feb 2019	142	4	2,261	-	-	-	-	-	142
3	Mar 2019	142	4	2,407	-	-	-	-	-	142
4	Apr 2019	142	4	2,554	-	-	-	-	-	142
5	May 2019	143	5	2,701	-	-	-	-	-	143
6	Jun 2019	143	5	2,849	-	-	-	-	-	143
7	Jul 2019	143	5	2,997	-	-	-	-	-	143
8	Aug 2019	143	6	3,146	-	-	-	-	-	143
9	Sep 2019	144	6	3,296	-	-	-	-	-	144
10	Oct 2019	144	6	3,446	-	-	-	-	-	144
11	Nov 2019	144	6	3,597	-	-	-	-	-	144
12	Dec 2019	145	7	3,748	-	-	-	-	-	145

Appendix - Table 7.4.1 Replace Domestic Water Piping and Valves - Input Contingency Reserve Fund		026
Replacement Reserve Item	7.4.1 Replace Domestic Water Piping and Valves	ON
Short Description Replacement Reserve Item	7.4.1 Replace Domestic Water Pi	
Item price today including all taxes, permits, environmental fees, permits, etc. (\$)		3,000,000
Number of Items		1
Item expected annual inflation rate (%)		1.500
Time until first purchase (months)		144
Period between purchases thereafter (months)		300
Current amount saved (\$)		197,364
Expected Yearly Interest on savings (%)		2.250
Annual Contribution to savings rate of increase (%)		2.500
Time prior to first purchase that contributions to savings begin (months)		144
Time prior to subsequent (and all other) purchases that contributions to savings begin (months)		300
Percent equity financing at first purchase (%)		100.000
Percent equity financing for all other purchaes (%)		100.000
Interest rate on borrowings (APR %)		-
Length of first loan (months)		-
Length of subsequent (and all other) loans (months)		-

Appendix - Table 7.4.1 Replace Domestic Water Piping and Valves - Input Contingency Reserve Fund

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	Cols (3)+(8)
End of Month #	By End of	Required Contribution to Reserve (\$)	Interest Earned on Reserve (\$)	Reserve Ending Balance (\$)	Expenditures from Reserve (\$)	Purchase Price (\$)	Bank Loan Payment (\$)	Outstanding Loan Balance (\$)	Loan Interest (\$)	Net Cash Required (\$)
0	Dec 2018			197,364						
1	Jan 2019	17,480	-	214,844	-	-	-	-	-	17,480
2	Feb 2019	17,516	399	232,759	-	-	-	-	-	17,516
3	Mar 2019	17,552	432	250,742	-	-	-	-	-	17,552
4	Apr 2019	17,588	465	268,796	-	-	-	-	-	17,588
5	May 2019	17,624	499	286,919	-	-	-	-	-	17,624
6	Jun 2019	17,661	533	305,112	-	-	-	-	-	17,661
7	Jul 2019	17,697	566	323,375	-	-	-	-	-	17,697
8	Aug 2019	17,733	600	341,709	-	-	-	-	-	17,733
9	Sep 2019	17,770	634	360,113	-	-	-	-	-	17,770
10	Oct 2019	17,807	668	378,588	-	-	-	-	-	17,807
11	Nov 2019	17,843	703	397,133	-	-	-	-	-	17,843
12	Dec 2019	17,880	737	415,750	-	-	-	-	-	17,880

Appendix - Table 8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear - Input Contingency Reserve Fund		027
Replacement Reserve Item		8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear
		ON
Short Description Replacement Reserve Item	8.1.1 Infrared Temperature Chec	
Item price today including all taxes, permits, environmental fees, permits, etc. (\$)		500
Number of Items		1
Item expected annual inflation rate (%)		1.500
Time until first purchase (months)		6
Period between purchases thereafter (months)		12
Current amount saved (\$)		33
Expected Yearly Interest on savings (%)		2.250
Annual Contribution to savings rate of increase (%)		2.500
Time prior to first purchase that contributions to savings begin (months)		6
Time prior to subsequent (and all other) purchases that contributions to savings begin (months)		12
Percent equity financing at first purchase (%)		100.000
Percent equity financing for all other purchaes (%)		100.000
Interest rate on borrowings (APR %)		-
Length of first loan (months)		-
Length of subsequent (and all other) loans (months)		-

Appendix - Table 8.1.1 Infrared Temperature Check High Voltage Transformer and Switchgear - Input Contingency Reserve Fund

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	Cols (3)+(8)
End of Month #	By End of	Required Contribution to Reserve (\$)	Interest Earned on Reserve (\$)	Reserve Ending Balance (\$)	Expenditures from Reserve (\$)	Purchase Price (\$)	Bank Loan Payment (\$)	Outstanding Loan Balance (\$)	Loan Interest (\$)	Net Cash Required (\$)
0	Dec 2018			33						
1	Jan 2019	78	-	111	-	-	-	-	-	78
2	Feb 2019	78	0	189	-	-	-	-	-	78
3	Mar 2019	78	0	267	-	-	-	-	-	78
4	Apr 2019	78	0	346	-	-	-	-	-	78
5	May 2019	78	1	424	-	-	-	-	-	78
6	Jun 2019	78	1	504	-	-	-	-	-	78
7	Jul 2019	42	-	42	504	504	-	-	-	42
8	Aug 2019	42	0	84	-	-	-	-	-	42
9	Sep 2019	42	0	126	-	-	-	-	-	42
10	Oct 2019	42	0	168	-	-	-	-	-	42
11	Nov 2019	42	0	210	-	-	-	-	-	42
12	Dec 2019	42	0	253	-	-	-	-	-	42

Appendix - Table 8.1.2 Clean, Vacuum, Inspect Transformer - Input Contingency Reserve Fund

		028
Replacement Reserve Item		8.1.2 Clean, Vacuum, Inspect Transformer
		ON
Short Description Replacement Reserve Item		8.1.2 Clean, Vacuum, Inspect Tr
Item price today including all taxes, permits, environmental fees, permits, etc. (\$)		3,000
Number of Items		1
Item expected annual inflation rate (%)		1.500
Time until first purchase (months)		18
Period between purchases thereafter (months)		24
Current amount saved (\$)		197
Expected Yearly Interest on savings (%)		2.250
Annual Contribution to savings rate of increase (%)		2.500
Time prior to first purchase that contributions to savings begin (months)		18
Time prior to subsequent (and all other) purchases that contributions to savings begin (months)		24
Percent equity financing at first purchase (%)		100.000
Percent equity financing for all other purchaes (%)		100.000
Interest rate on borrowings (APR %)		-
Length of first loan (months)		-
Length of subsequent (and all other) loans (months)		-

Appendix - Table 8.1.2 Clean, Vacuum, Inspect Transformer - Input Contingency Reserve Fund

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	Cols (3)+(8)
End of Month #	By End of	Required Contribution to Reserve (\$)	Interest Earned on Reserve (\$)	Reserve Ending Balance (\$)	Expenditures from Reserve (\$)	Purchase Price (\$)	Bank Loan Payment (\$)	Outstanding Loan Balance (\$)	Loan Interest (\$)	Net Cash Required (\$)
0	Dec 2018			197						
1	Jan 2019	154	-	351	-	-	-	-	-	154
2	Feb 2019	154	1	506	-	-	-	-	-	154
3	Mar 2019	155	1	662	-	-	-	-	-	155
4	Apr 2019	155	1	818	-	-	-	-	-	155
5	May 2019	155	2	974	-	-	-	-	-	155
6	Jun 2019	156	2	1,132	-	-	-	-	-	156
7	Jul 2019	156	2	1,290	-	-	-	-	-	156
8	Aug 2019	156	2	1,448	-	-	-	-	-	156
9	Sep 2019	156	3	1,607	-	-	-	-	-	156
10	Oct 2019	157	3	1,767	-	-	-	-	-	157
11	Nov 2019	157	3	1,928	-	-	-	-	-	157
12	Dec 2019	157	4	2,089	-	-	-	-	-	157

Appendix - Table 8.2.1 Non Annual High Voltage, Transformer, and Low Voltage System Repairs - Input Contingency Reserve Fund		029
Replacement Reserve Item		8.2.1 Non Annual High Voltage, Transformer, and Low Voltage System Repairs
		ON
Short Description Replacement Reserve Item		8.2.1 Non Annual High Voltage,
Item price today including all taxes, permits, environmental fees, permits, etc. (\$)		5,000
Number of Items		1
Item expected annual inflation rate (%)		1.500
Time until first purchase (months)		12
Period between purchases thereafter (months)		24
Current amount saved (\$)		329
Expected Yearly Interest on savings (%)		2.250
Annual Contribution to savings rate of increase (%)		2.500
Time prior to first purchase that contributions to savings begin (months)		12
Time prior to subsequent (and all other) purchases that contributions to savings begin (months)		24
Percent equity financing at first purchase (%)		100.000
Percent equity financing for all other purchaes (%)		100.000
Interest rate on borrowings (APR %)		-
Length of first loan (months)		-
Length of subsequent (and all other) loans (months)		-

Appendix - Table 8.2.1 Non Annual High Voltage, Transformer, and Low Voltage System Repairs - Input Contingency Reserve Fund

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	Cols (3)+(8)
End of Month #	By End of	Required Contribution to Reserve (\$)	Interest Earned on Reserve (\$)	Reserve Ending Balance (\$)	Expenditures from Reserve (\$)	Purchase Price (\$)	Bank Loan Payment (\$)	Outstanding Loan Balance (\$)	Loan Interest (\$)	Net Cash Required (\$)
0	Dec 2018			329						
1	Jan 2019	387	-	715	-	-	-	-	-	387
2	Feb 2019	387	1	1,104	-	-	-	-	-	387
3	Mar 2019	388	2	1,494	-	-	-	-	-	388
4	Apr 2019	389	3	1,886	-	-	-	-	-	389
5	May 2019	390	4	2,279	-	-	-	-	-	390
6	Jun 2019	391	4	2,674	-	-	-	-	-	391
7	Jul 2019	391	5	3,070	-	-	-	-	-	391
8	Aug 2019	392	6	3,468	-	-	-	-	-	392
9	Sep 2019	393	6	3,868	-	-	-	-	-	393
10	Oct 2019	394	7	4,268	-	-	-	-	-	394
11	Nov 2019	395	8	4,671	-	-	-	-	-	395
12	Dec 2019	395	9	5,075	-	-	-	-	-	395

Appendix - Table 9.1.1 Refurbish Elevator Interiors - Input Contingency Reserve Fund

		030
Replacement Reserve Item		9.1.1 Refurbish Elevator Interiors
		ON
Short Description Replacement Reserve Item		9.1.1 Refurbish Elevator Interi
Item price today including all taxes, permits, environmental fees, permits, etc. (\$)		20,000
Number of Items		1
Item expected annual inflation rate (%)		1.500
Time until first purchase (months)		30
Period between purchases thereafter (months)		180
Current amount saved (\$)		1,316
Expected Yearly Interest on savings (%)		2.250
Annual Contribution to savings rate of increase (%)		2.500
Time prior to first purchase that contributions to savings begin (months)		30
Time prior to subsequent (and all other) purchases that contributions to savings begin (months)		180
Percent equity financing at first purchase (%)		100.000
Percent equity financing for all other purchaes (%)		100.000
Interest rate on borrowings (APR %)		-
Length of first loan (months)		-
Length of subsequent (and all other) loans (months)		-

Appendix - Table 9.1.1 Refurbish Elevator Interiors - Input Contingency Reserve Fund

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	Cols (3)+(8)
End of Month #	By End of	Required Contribution to Reserve (\$)	Interest Earned on Reserve (\$)	Reserve Ending Balance (\$)	Expenditures from Reserve (\$)	Purchase Price (\$)	Bank Loan Payment (\$)	Outstanding Loan Balance (\$)	Loan Interest (\$)	Net Cash Required (\$)
0	Dec 2018			1,316						
1	Jan 2019	610	-	1,926	-	-	-	-	-	610
2	Feb 2019	611	4	2,541	-	-	-	-	-	611
3	Mar 2019	613	5	3,158	-	-	-	-	-	613
4	Apr 2019	614	6	3,778	-	-	-	-	-	614
5	May 2019	615	7	4,400	-	-	-	-	-	615
6	Jun 2019	616	8	5,024	-	-	-	-	-	616
7	Jul 2019	618	9	5,651	-	-	-	-	-	618
8	Aug 2019	619	10	6,281	-	-	-	-	-	619
9	Sep 2019	620	12	6,913	-	-	-	-	-	620
10	Oct 2019	621	13	7,547	-	-	-	-	-	621
11	Nov 2019	623	14	8,184	-	-	-	-	-	623
12	Dec 2019	624	15	8,823	-	-	-	-	-	624

Appendix - Table 9.2.1 Non Annual Elevator Repairs - Input Contingency Reserve Fund

		031
Replacement Reserve Item		9.2.1 Non Annual Elevator Repairs
		ON
Short Description Replacement Reserve Item		9.2.1 Non Annual Elevator Repai
Item price today including all taxes, permits, environmental fees, permits, etc. (\$)		5,000
Number of Items		1
Item expected annual inflation rate (%)		1.500
Time until first purchase (months)		18
Period between purchases thereafter (months)		24
Current amount saved (\$)		329
Expected Yearly Interest on savings (%)		2.250
Annual Contribution to savings rate of increase (%)		2.500
Time prior to first purchase that contributions to savings begin (months)		18
Time prior to subsequent (and all other) purchases that contributions to savings begin (months)		24
Percent equity financing at first purchase (%)		100.000
Percent equity financing for all other purchaes (%)		100.000
Interest rate on borrowings (APR %)		-
Length of first loan (months)		-
Length of subsequent (and all other) loans (months)		-

Appendix - Table 9.2.1 Non Annual Elevator Repairs - Input Contingency Reserve Fund

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	Cols (3)+(8)
End of Month #	By End of	Required Contribution to Reserve (\$)	Interest Earned on Reserve (\$)	Reserve Ending Balance (\$)	Expenditures from Reserve (\$)	Purchase Price (\$)	Bank Loan Payment (\$)	Outstanding Loan Balance (\$)	Loan Interest (\$)	Net Cash Required (\$)
0	Dec 2018			329						
1	Jan 2019	257	-	585	-	-	-	-	-	257
2	Feb 2019	257	1	844	-	-	-	-	-	257
3	Mar 2019	258	2	1,103	-	-	-	-	-	258
4	Apr 2019	258	2	1,363	-	-	-	-	-	258
5	May 2019	259	3	1,624	-	-	-	-	-	259
6	Jun 2019	259	3	1,886	-	-	-	-	-	259
7	Jul 2019	260	4	2,149	-	-	-	-	-	260
8	Aug 2019	260	4	2,414	-	-	-	-	-	260
9	Sep 2019	261	4	2,679	-	-	-	-	-	261
10	Oct 2019	261	5	2,945	-	-	-	-	-	261
11	Nov 2019	262	5	3,213	-	-	-	-	-	262
12	Dec 2019	262	6	3,481	-	-	-	-	-	262

Appendix - Table 10.1.1 Non Annual Security and Building Access System Repairs - Input Contingency Reserve Fund		032
Replacement Reserve Item		10.1.1 Non Annual Security and Building Access System Repairs
		ON
Short Description Replacement Reserve Item		10.1.1 Non Annual Security and
Item price today including all taxes, permits, environmental fees, permits, etc. (\$)		5,000
Number of Items		1
Item expected annual inflation rate (%)		1.500
Time until first purchase (months)		6
Period between purchases thereafter (months)		24
Current amount saved (\$)		329
Expected Yearly Interest on savings (%)		2.250
Annual Contribution to savings rate of increase (%)		2.500
Time prior to first purchase that contributions to savings begin (months)		6
Time prior to subsequent (and all other) purchases that contributions to savings begin (months)		24
Percent equity financing at first purchase (%)		100.000
Percent equity financing for all other purchaes (%)		100.000
Interest rate on borrowings (APR %)		-
Length of first loan (months)		-
Length of subsequent (and all other) loans (months)		-

Appendix - Table 10.1.1 Non Annual Security and Building Access System Repairs - Input Contingency Reserve Fund

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	Cols (3)+(8)
End of Month #	By End of	Required Contribution to Reserve (\$)	Interest Earned on Reserve (\$)	Reserve Ending Balance (\$)	Expenditures from Reserve (\$)	Purchase Price (\$)	Bank Loan Payment (\$)	Outstanding Loan Balance (\$)	Loan Interest (\$)	Net Cash Required (\$)
0	Dec 2018			329						
1	Jan 2019	777	-	1,106	-	-	-	-	-	777
2	Feb 2019	778	2	1,886	-	-	-	-	-	778
3	Mar 2019	780	3	2,669	-	-	-	-	-	780
4	Apr 2019	781	5	3,455	-	-	-	-	-	781
5	May 2019	783	6	4,245	-	-	-	-	-	783
6	Jun 2019	785	8	5,037	-	-	-	-	-	785
7	Jul 2019	207	-	207	5,037	5,037	-	-	-	207
8	Aug 2019	207	0	414	-	-	-	-	-	207
9	Sep 2019	208	1	623	-	-	-	-	-	208
10	Oct 2019	208	1	832	-	-	-	-	-	208
11	Nov 2019	208	2	1,042	-	-	-	-	-	208
12	Dec 2019	209	2	1,253	-	-	-	-	-	209

Appendix - Table 11.1.1 Produce, Update Depreciation Report - Input Contingency Reserve Fund		033
Replacement Reserve Item		11.1.1 Produce, Update Depreciation Report
		ON
Short Description Replacement Reserve Item		11.1.1 Produce, Update Deprecia
Item price today including all taxes, permits, environmental fees, permits, etc. (\$)		10,000
Number of Items		1
Item expected annual inflation rate (%)		1.500
Time until first purchase (months)		1
Period between purchases thereafter (months)		36
Current amount saved (\$)		658
Expected Yearly Interest on savings (%)		2.250
Annual Contribution to savings rate of increase (%)		2.500
Time prior to first purchase that contributions to savings begin (months)		1
Time prior to subsequent (and all other) purchases that contributions to savings begin (months)		36
Percent equity financing at first purchase (%)		100.000
Percent equity financing for all other purchaes (%)		100.000
Interest rate on borrowings (APR %)		-
Length of first loan (months)		-
Length of subsequent (and all other) loans (months)		-

Appendix - Table 11.1.1 Produce, Update Depreciation Report - Input Contingency Reserve Fund

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	Cols (3)+(8)
End of Month #	By End of	Required Contribution to Reserve (\$)	Interest Earned on Reserve (\$)	Reserve Ending Balance (\$)	Expenditures from Reserve (\$)	Purchase Price (\$)	Bank Loan Payment (\$)	Outstanding Loan Balance (\$)	Loan Interest (\$)	Net Cash Required (\$)
0	Dec 2018			658						
1	Jan 2019	9,355	-	10,012	-	-	-	-	-	9,355
2	Feb 2019	272	-	272	10,012	10,012	-	-	-	272
3	Mar 2019	272	1	544	-	-	-	-	-	272
4	Apr 2019	273	1	818	-	-	-	-	-	273
5	May 2019	273	2	1,093	-	-	-	-	-	273
6	Jun 2019	274	2	1,369	-	-	-	-	-	274
7	Jul 2019	274	3	1,646	-	-	-	-	-	274
8	Aug 2019	275	3	1,924	-	-	-	-	-	275
9	Sep 2019	276	4	2,203	-	-	-	-	-	276
10	Oct 2019	276	4	2,483	-	-	-	-	-	276
11	Nov 2019	277	5	2,764	-	-	-	-	-	277
12	Dec 2019	277	5	3,046	-	-	-	-	-	277