

Phillips Lofts

Condominium Corporation No. 022-2718
10169 -104 Street Edmonton, Alberta

Reserve Fund Plan 2010/11

The following is the Reserve Fund Plan of Phillips Lofts Condominiums, as adopted by the following motion, made by the Board of Directors of the Corporation on June 10, 2010.

Objective

A Reserve Fund Plan must be approved by the Board of Directors upon receiving and reviewing the Reserve Fund Report. It is also updated on an annual basis. The plan must establish the Reserve Fund and set out the method, and amount, of contribution to be made by the unit holders.

This plan has been prepared after review of the Reserve Fund Report presented by Wade Engineering Ltd. dated July 2009 (revised on April 2010) and the 2010/11 budget.

The plan details the future funding requirements of the Corporation based on the needs presented in the Report.

Executive Summary

Assessment

Based on the Reserve Fund value as of July 31st, 2009, and on annual Reserve Fund contributions as indicated on updated Reserve Fund Report from July 2010 (revised on April 2010), the Reserve Fund for Phillips Lofts Condominiums will meet the accrued liabilities for the repair and/or replacement of the common property elements.

Motion

The Board approves the 2010/11 Reserve Fund plan.

Funding Schedule

Expenditures

Short-term (5 year) Expense Summary

Fiscal Year 1 – 2009/10	
Capital Reserve Fund Total	
Eavestrough - Roof-Top Patio	1,200
Capital Improvements Fund	
Total	1,200
Fiscal Year 2 – 2010/11	
Cornice	10,500
Brick Wall Repair & Paint - North	36,750
Roof Repair	31,500
Domestic Hot Water Tanks	51,198
Stairs - Paint	1,670
Capital Reserve Fund Total	
Automated External Defibrillator (AED)	1,500
Storage Cages - General	3,000
Suite upgrades for mechanical equipment	30,000
Swipe pass and intercom for back door	3,000
Upgrade main elevator	20,000
Water softener	6,000
Capital Improvements Fund	
Total	195,118
Fiscal Year 3 – 2011/12	-
Sump Pump	2,124
Capital Reserve Fund Total	
Capital Improvements Fund	
Total	2,124
Fiscal Year 4 – 2012/13	-
Balcony Railings - Paint	1,331
Parkade Railings - Paint	543
Capital Reserve Fund Total	

Capital Improvements Fund	
Total	1,874
Fiscal Year 5 – 2013/14	-
Elevator	338,028
Capital Reserve Fund	
Capital Improvements Fund	
Total	338,028
Grand Total	538,344

Capital Reserve Fund
Capital Improvements Fund
Possible Historical Funding Available

Funding

The Reserve Fund should be fully funded to meet the future needs of the Corporation as they come due. Contributions should be such that the Capital Reserve Fund is always fully funded.

Capital Reserve Fund

Fiscal Year	Opening Balance	Contributions	Expenses	Interest Earned	Ending Balance
2009/10	263,291	55,614	0	5,822	324,727
2010/11	324,727	85,000	131,618	4,712	282,821
2011/12	282,821	90,100	2,124	6,515	377,312
2012/13	377,312	95,506	1,874	8,464	479,408
2013/14	479,408	105,243	338,028	3,880	250,503
Total		431,463	473,644	29,393	

Capital Improvements Fund

Fiscal Year	Opening Balance	Contributions	Expenses	Interest Earned	Ending Balance
2009/10	66,915	12,000	0	1,458	80,373
2010/11	80,373	0	64,700	313	15,987
2011/12	15,987	0	0	320	16,307
2012/13	16,307	0	0	326	16,633
2013/14	16,633	0	0	333	16,965
Total		12,000	64,700	2,750	

Assumptions

- Interest at 2% per year (see investment plan)

- Expenses and normal contributions per the updated Reserve Fund Report from July 2010 (revised on April 2010) under Reasonable and Sufficient (LC4-A).