Hometime
PROPERTY SERVICES LTD.

CONDOMINIUM PLAN 0000000 5-YEAR CAPITAL ITEM REPLACEMENT PLAN

Capital Reserve Fund (CRF) for Sample Condominium Corporation

	2024 *actual*	2025 *actual*	2026	2027	2028	2029	2030
CRF BALANCE FORWARD	**380,000**	**395,572**	**428,227**	**321,500**	**331,188**	**356,305**	**421,203**
Estimated interest as per study (1.50%)	5,412	6,021	6,423	4,823	4,968	5,345	6,318
Current contributions	72,000	75,000	75,000	78,000	78,000	81,000	81,000
Subtotal of CRF	**457,412**	**476,593**	**509,650**	**404,323**	**414,156**	**442,650**	**508,521**
Less:							
Hallway carpet, all floors	36,912						
Parkade drain repair		9,215					
Boiler, domestic hot water		15,061					
Roofing, Building A			168,400				
Eavestrough and downspouts, Building A			12,950				
Elevator door operator			6,800				
Exterior painting, trim and doors					47,271		
Asphalt paving, parking lot				69,935			
Garbage enclosure gate				3,200			
Intercom and entry system					10,580		
Fire alarm panel						21,447	
Make-up air unit							33,195
Other spending booked in Rent Manager	24,928	24,090					
Current CRF Expenditures	**61,840**	**48,366**	**188,150**	**73,135**	**57,851**	**21,447**	**33,195**
CRF YEAR ENDING BALANCE	**395,572**	**428,227**	**321,500**	**331,188**	**356,305**	**421,203**	**475,326**

2024 and 2025 are actual amounts from Rent Manager as of November 16, 2026. 2026 to 2030 are planned amounts. Figures are shown in whole dollars.

Items priced by the 2024 study are shown at that cost plus inflation of 3.00% a year.

DISCLAIMER:
This document is a planning tool for capital project costs and timelines. Items may change as required based on the capital needs of the condominium.

Board Member _____ Date _____ Board Member _____ Date _____