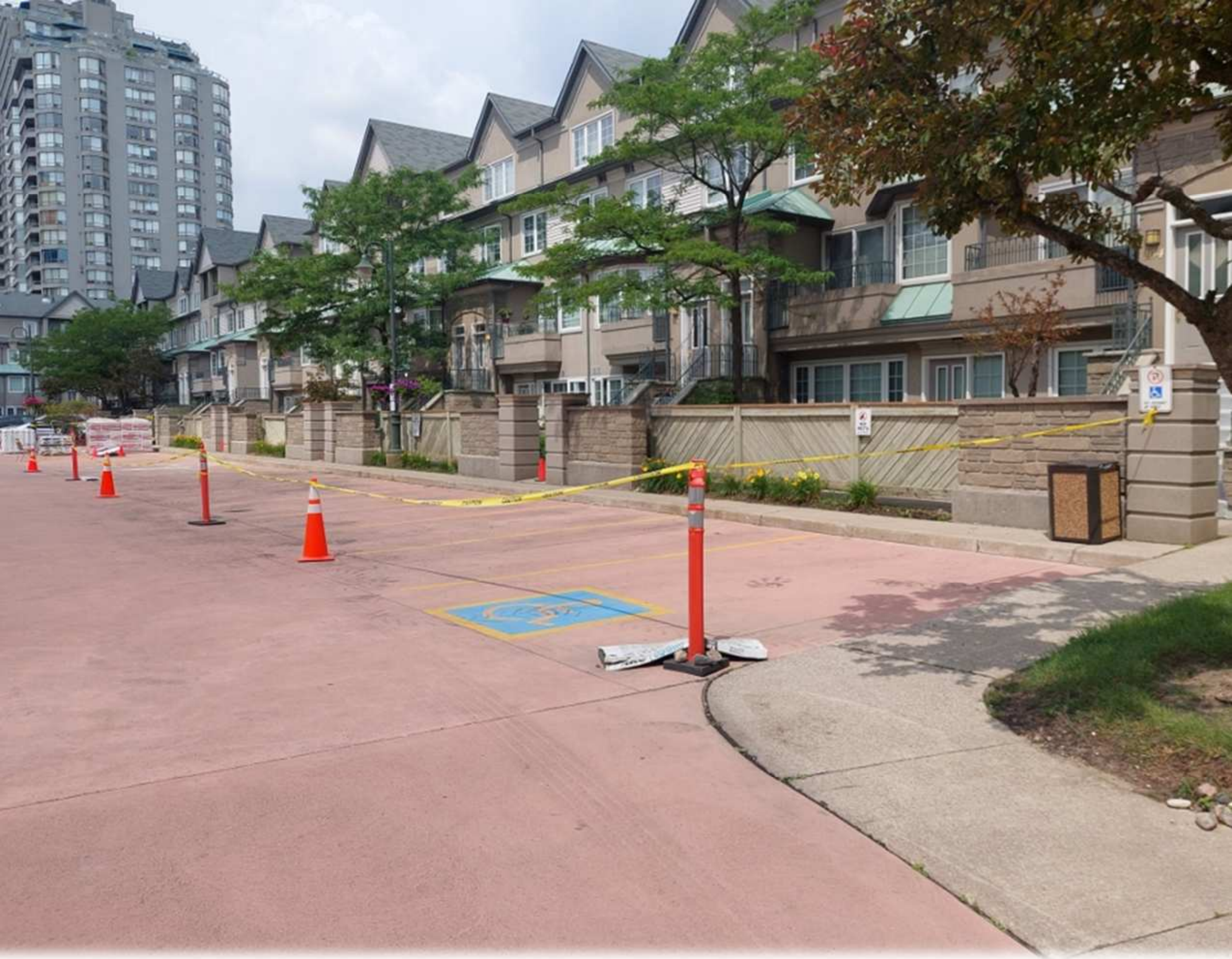

CLASS THREE (3) RESERVE FUND FINANCIAL UPDATE

TAM O SHANTER – 2 WAY SHARED FACILITY

Project No. 25-605

Date: Nov 13, 2025

CAMBERWELL CAPITAL & ENGINEERING GROUP LIMITED

3219 Yonge Street, Unit 135
TORONTO, ONTARIO
CANADA, M4N 3N1
TEL: (416) 726-9585
www.ccegroup.ca

Reference No. 25-605 Date: Nov 11, 2025

Attn: Board of Directors
Tam O' Shanter – 2 Ways Shared Facility
c/o Crossbridge Condominium Services
188 & 228 Bonis Avenue
Toronto, ON
M1T 3W1

Subject: Class Three (3) Reserve Fund Study Financial Update
Tam O' Shanter – 2 Ways Shared Facility
188 & 228 Bonis Avenue, Toronto

Dear Mr. Paul Lau, Property Manager

We are pleased to submit our Class Three (3) Reserve Fund Study for Tam O'Shanter 2 Ways Shared Facility at 188 & 228 Bonis Avenue, Toronto, Ontario.

Should you wish to proceed with any of the future remedial and/or rehabilitation work as scheduled within this Reserve Fund Study, we would be pleased to have the opportunity in performing the Design, Specification, Tendering and Project Management functions, and take responsibility to ensure that the work will be done in accordance with professionally prepared Specifications.

We thank you for having retained CCE Group Ltd. for professional services and we hope to have the privilege of serving you again in the future. Do not hesitate to contact us for any further information.

Yours truly,

CCE Group Ltd.

Calvin Chan, P.Eng., MBA, BSS
President, Managing Partner

TABLE OF CONTENTS

1.0 INTRODUCTION

1.1 General Building Information

Client	Tam O' Shanter 2 Ways Shared Facility
Address	188 & 228 Bonis Avenue, Toronto
Constructed	1995
Stories	1 Tower / Townhouse Complex / Recreation Center
Units:	Tower (278) / Townhouse Complex (144)
Cladding	EIFS - Recreation Center
Rex – Cent.	Shared Facility
Garage	Underground Parking Garage Shared Facility
Common Elements	• Structure • Exterior Walls – EIFS • Window & Door Assembly • Roof • HVAC • Domestic Cold & Hot Water System • Plumbing & Drainage • Electrical Distribution System • Electrical Lighting System • Site Security • Fire Suppression System • Interior Renovation • Recreation Facilities • Underground Parking Garage

1.2 Financial Information

The reserve fund study and cash flow analysis are based on the following financial parameters.

Item	Description	No.
1	Opening Balance – February 1, 2025 MTCC 1166 MTCC 1106	 $ 1,223,704.00 $ 619,451.00
2	Annual Contribution for Feb 01, 2022 to Jan 31, 2023	$ 526,021.00
3	30 Years Average Inflation Rate	2.50%
4	Short Term Interest Rate (Year 0 – Year 10) Mid Term Interest Rate (Year 11 – Year 20) Long Term Interest Rae (Year 21 – Year 30)	3.00% 2.85% 2.75%

1.3 Reserve Fund Principle

As per the Condominium Act of Ontario, a Reserve Fund is a fund set up for major repair and replacement of the common elements and assets of the corporation (1998, c. 19, s. 93 (1 and 2). As such, the Corporation shall collect contributions to the reserve fund from the Owners, as part of their contributions to the common expenses.

Reserve fund study is a technical and financial assessment of the common elements of the Condominium Corporation for the purpose of assessing the condition of the common elements and forecasting and planning for major capital expenditures over the short and long term.

The principle of Reserve Fund is intended to cover any future major replacement or major refurbishment costs of the building and site components at the end of their useful function; especially, when taking into consideration of major replaceable or repairable items which cannot practically be carried out under the operating and/or maintenance budgets due to their expensive and excessive cost nature. Building and site components, and assets of the Corporation covered by the Reserve Fund Study, namely as the Common Elements and/or Areas, are those which are defined by the Condominium Declaration.

In accordance to the Condominium Act, 1998, “the Corporation shall maintain one or more reserve funds (1998, c.19, s.93 (1). A reserve fund shall be used solely for the purpose of major repair and replacement of the common elements and asset of the corporation (1998, c.19, s.93(2)).

Tam O' Shanter Shared Facility, herein "the Corporation", shall conduct periodic studies (Reserve Fund Study) to determine whether the amount of money in the reserve fund and the amount of contributions collected by the Corporation are adequate to provide for the expected costs of major repair and replacement of the common elements and assets of the Corporation (1998, c. 19, s. 94 (1).

The Corporation shall collect contributions to the reserve fund from the owners, as part of their contribution to the common expenses (1998, c.19, 93(4)).

The purpose of this Reserve Fund Analysis is to provide information with regards to the estimated remaining life and the replacement cost of the building and site components at the development, and also act as an effective tool for long term financial planning for the Corporation.

1.4 Assumption

It is common practice that the monetary requirements for the Reserve Fund are defined to a certain percentage of the regular maintenance and operating costs without considering the actual costs for the replacement and/or refurbishment of each building component and their conditions. In order to derive a reasonably accurate budget of the future replacement or restoration costs for each individual building component, evaluation of the current condition of each component is also an essential part of the Reserve Fund Analysis. By utilizing the results of the visual assessment and budget estimation of each building and site component, it enables us to determine a suitable annual contribution into the Corporation's Reserve Fund in order to ensure that all anticipated expenditures are met through a detailed financial analysis.

The determination of the life expectancies and replacement and/or refurbishment cost of each building component is somewhat subjective. Our general assumption in estimating the remaining life of each component is defined to be declined at approximately the same rate as in the past. Comparison of the building components to other buildings with similar design or construction is also considered to be part of this analysis process. It must also be emphasized that the actual rate of declination of the life expectancy of the building components is directly related to the quality of the workmanship during initial construction, long term and/or preventive maintenance program, exterior elements, and frequency of use.

Detailed quantity take-off and budget cost analysis are performed after the review of each building component. This Reserve Fund Analysis also takes into account of various variables such as projected interest rates, average inflation factors, and fluctuating annual contributions to the Reserve Fund in order to provide a reasonably accurate estimate of the cost of future replacement and/or refurbishment programs, and funding requirements.

Every effort is made to prepare the estimate as precise as possible, however, the actual remaining life of any individual component may vary substantially over an extended period of time. In addition, the budget may also fluctuate due to the aforementioned variables. As a result, a dynamic approach should be considered to be taken in the planning and administration of this Reserve Fund Analysis. It is recommended that a complete annual review and update should be considered as part of the budget preparation process to reflect actual results, update all the changing conditions, and new information that becomes available. It must also be noted that this Study is not intended to cover any repairs after damage due to Acts of God, fire or flood, uncovered building components and construction, and any damages arising out of abnormal or unforeseen circumstances.

All of the reasonably accessible areas were examined during the assessment of the property. Our mandate did not include non-destructive or destructive testing, opening of roofing systems, wall assemblies or other enclosures, or testing of mechanical, electrical or life safety systems. Our mandate did not include verification or engineering calculations of the building or component design.

2.0 METHODOLOGY

The objective of a Reserve Fund Study is to provide a realistic appraisal of the funds required for the purpose of undertaking major repairs, or replacements, of the various common elements of the building. The scope of work described in our proposal and carried out by **CCE Group Ltd.** is briefly summarized as follows.

- Review the current maintenance documents to revise the current inventory of common elements.
- Review the financial audit report to update the financial perimeters
- Phone Interview with Property Manager to receive information regarding the repair histories of major common elements and, future capital planning and repair priority.
- Provide the Reserve Fund plan which includes a list of Reserve Fund components, their estimated life spans, estimated current repair/replacement costs, and a suggested cash flow chart indicating the annual contributions required and annual Reserve Fund balances over a **30-year period**.

It should be noted that the mandate did not include a code review of the Ontario Building Code and Fire Codes, or compliance of the property to these codes.

3.0 CASH FLOW ANALYSIS

A **30** Years Expenditure Projection Analysis is then conducted with the consideration of various variables such as construction inflation factors. This analysis attempts to determine the future anticipated expenditure requirements for the next thirty (30) years. The results of this analysis have been prepared and presented in the following pages under this Section.

The “Current Replacement Cost” of a component is in today’s dollars (i.e., 2025 dollars).

The “30 Year Average Inflation Rate” of **2.50%** is applied to the current Replacement Cost to determine the future expenditures (i.e., a Future Value) for each component for the Cash Flow Projection Spreadsheets.

4.0 LIMITATION

No detailed structural, electrical and mechanical engineering investigation, or quantity survey compilation have been made. No responsibility, therefore, is assumed concerning these matters, or for any failure to carry out those technical or engineering procedures required to discover any inherent or hidden condition of this property since such investigation work was not included in the terms of reference governing this study.

The information presented in this report is based on direct visual observation from visual accessible areas made by personnel with CCE Group Ltd., as identified herein. The findings cannot be extended to components of the building or portions of the site that were not reviewed or that were concealed or unavailable for direct observation at the time of our visit.

The conclusions and recommendations detailed in this report are based upon the information available at the time of preparation of the report. No investigative method eliminates the possibility of obtaining imprecise or incomplete information. Professional judgement was exercised in gathering and analysing the information obtained and in the formulation of our conclusions and recommendations.

There is a possibility for additional deficiencies being present in the building such as **building structure**, **mechanical units, electrical units and interior piping etc.** which have not been identified during our visits, given the limited time available for this review.

This report was prepared by **CCE Group Ltd.** for the exclusive use of the **Tam O' Shanter Shared Facility** and may not be used in whole or in part by any third party. Any use which a third party makes of this report, or any reliance placed on it or decisions made based on it, are the responsibility of such third parties.

CCE Group Ltd. accepts no responsibility for damages that may be suffered by any third party as the result of decisions made, or action taken, based on this report.

Common Elements Repair & Replacement Costs & Life Expectancy

Table No. 1

Item No	Description of Common Elements	Quantity	Item Type	Unit Rate	% Replace	Total Item Cost	Year of Acquisition	Normal Life	Life Adjust	Estimated Year for Replacement	One Time
1	BE - Recreation Centre Main Roof	4300	sq.ft.	25	100%	$107,500.00	1995	25	8	2028	NO
2	BE - Recreation Centre Exterior Patio Area (Roof Deck)	1600	sq.ft.	53	100%	$84,000.00	1995	30	5	2030	NO
3	BE - Minor Roof Repair	1	Allowance	3000	100%	$3,000.00	1995	10	0	2026	NO
4	BE - EIFS Walls	1	L.S.	37500	100%	$37,500.00	1995	32	2	2029	NO
5	BE - Windows Replacement	1	L.S.	28750	100%	$28,750.00	1995	40	0	2035	NO
6	BE - Windows Sloped Glazing	1	L.S.	37500	100%	$37,500.00	1995	37	0	2032	NO
7	BE - Overhead Garage Doors	2	each	3300	100%	$6,600.00	2018	15	0	2033	NO
8	BE - Caulking Sealant	1	L.S.	15000	100%	$15,000.00	1995	17	15	2027	NO
9	BE - Metal framed Glass Panel Swing Doors	2	each	3500	100%	$7,000.00	1995	32	1	2028	NO
10	IN - Office Refurbishment & Equipment	1	each	22000	100%	$22,000.00	1995	33	3	2031	NO
11	IN - Corridor Carpeting	1	L.S.	57500	100%	$57,500.00	2019	20	0	2039	NO
12	IN - Corridor Wall & Ceiling	1	L.S.	69000	100%	$69,000.00	2019	20	0	2039	NO
13	IN - Lobby Ceramic Tiles	1	L.S.	9775	100%	$9,775.00	1995	31	2	2028	NO
14	IN - Recreation Rooms Carpeting	1	L.S.	104500	100%	$104,500.00	1995	31	2	2028	NO
15	IN - Recareation Room Wall & Ceiling	1	L.S.	137500	100%	$137,500.00	1995	31	2	2028	NO
16	IN - Furnitures and Equipments	1	L.S.	25000	100%	$25,000.00	2026	10	0	2036	NO
17	IN - Interior Glazing	1	L.S.	3000	100%	$3,000.00	1995	35	0	2030	NO
18	IN - Washrooms	2	Each	20000	100%	$40,000.00	2019	22	0	2041	NO
19	IN - Change Rooms Ceramic Tile	1	L.S.	42000	100%	$42,000.00	2019	22	0	2041	NO
20	IN- Change Rooms Wall & Ceiling	1	L.S.	21000	100%	$21,000.00	2019	22	0	2041	NO
21	IN - Stream Room (Men's) & (Womens')	1	L.S.	15400	100%	$15,400.00	2019	25	0	2044	NO
22	IN - Pool Liner	1	L.S.	66000	100%	$66,000.00	1995	36	0	2031	NO
23	IN - Whirlpool Liner	1	L.S.	16500	100%	$16,500.00	1995	36	0	2031	NO
24	IN - Pool Deck	1	L.S.	43750	100%	$43,750.00	1995	35	0	2030	NO
25	IN - Pool Housing Wall & Ceiling	1	L.S.	52500	100%	$52,500.00	1995	35	0	2030	NO
26	ME - Elevator Cab Refinishing	1	L.S.	27500	100%	$27,500.00	1995	30	2	2027	NO
27	ME - Elevator - Equipment Updates	1	each	5500	100%	$5,500.00	2027	15	0	2042	NO
28	ME - Elevator - Modernization	1	each	150000	100%	$150,000.00	1995	30	2	2027	NO
29	ME - Engineered Air - Air Handling Unit	1	each	81250	100%	$81,250.00	1995	30	3	2028	NO
30	ME - RBI Water Heater - Heating Boilers	2	each	83000	100%	$166,000.00	1995	25	7	2027	NO
31	ME - Heathing & Cooling System - Circulating Pumps	1	L.S.	18750	100%	$18,750.00	1995	25	7	2027	NO
32	ME - Heating Distribution Piping and Valves - Phase 1	1	L.S.	247500	50%	$123,750.00	1995	35	0	2030	NO

Common Elements Repair & Replacement Costs & Life Expectancy

Table No. 1

Item No	Description of Common Elements	Quantity	Item Type	Unit Rate	% Replace	Total Item Cost	Year of Acquisition	Normal Life	Life Adjust	Estimated Year for Replacement	One Time
33	ME - Heating Distribution Piping and Valves - Phase 2	1	L.S.	247500	50%	$123,750.00	1995	35	1	2031	NO
34	ME - Spilt System Air Conditioning Units	1	L.S.	17820	100%	$17,820.10	1995	31	2	2028	NO
35	ME - Exit Ramp Heating Boiler Camus	2	Each	52500	100%	$105,000.00	2007	20	0	2027	NO
36	ME - Mini Therms Laars - Entrance Ramp Boiler	1	L.S.	65000	100%	$65,000.00	2025	25	0	2050	NO
37	ME - DWS and Distribution System	1	L.S.	84000	100%	$84,000.00	1995	38	0	2033	NO
38	ME - DWS Hot Water Tank	1	L.S.	45675	100%	$45,675.00	1995	34	0	2029	NO
39	ME - Lawn Irrigation System	1	Allowance	3000	100%	$3,000.00	2022	5	0	2027	NO
40	ME - Lawn Irrigation Pump	1	L.S.	5500	100%	$5,500.00	1995	31	1	2027	NO
41	ME - Plumbing Fixtures	1	allowance	3500	100%	$3,500.00	2022	1	0	2026	NO
42	ME - Storm Drainage System - Phase 1	1	L.S.	50000	50%	$25,000.00	1995	35	0	2030	NO
43	ME - Storm Drainage System - Phase 2	1	L.S.	50000	50%	$25,000.00	1995	40	0	2035	NO
44	ME - Sanitary Drainage System - Phase 1	1	L.S.	50000	50%	$25,000.00	1995	35	0	2030	NO
45	ME - Sanitary Drainage System - Phase 2	1	L.S.	50000	50%	$25,000.00	1995	40	9	2044	NO
46	ME- Sump Pumps	3	each	3500	100%	$10,500.00	1995	30	0	2026	NO
47	ME - Pool Equipments	1	allowance	8500	100%	$8,500.00	2015	10	2	2027	NO
48	ME - Garage Exhaust Fans	1	L.S.	80000	100%	$80,000.00	1995	33	0	2028	NO
49	ME - Fire Suppression System	1	L.S.	78750	100%	$78,750.00	1995	30	5	2030	NO
50	ME - Fire Pumps	1	Each	25000	100%	$25,000.00	1995	25	7	2027	NO
51	ME - Fire Sprinkler System Repair	1	allowance	15000	100%	$15,000.00	2024	3	0	2027	NO
52	EL - Electrical Supply & Main Switches	1	L.S.	89250	100%	$89,250.00	1995	40	0	2035	NO
53	EL - Electrical Distribution System - Phase 1	1	L.S.	52500	100%	$52,500.00	1995	38	0	2033	NO
54	EL -Electrical Distribution System - Phase 2	1	L.S.	52500	100%	$52,500.00	1995	38	1	2034	NO
55	EL - Panelboards & Sub circuits - Phase 1	1	L.S.	21000	100%	$21,000.00	1995	36	0	2031	NO
56	EL - Panelboards & Sub circuits - Phase 2	1	L.S.	21000	100%	$21,000.00	1995	37	0	2032	NO
57	EL - Interior Light Fixtures	1	L.S.	27500	100%	$27,500.00	2011	20	1	2032	NO
58	EL - Garage Lighting	1	L.S.	49500	100%	$49,500.00	2011	20	2	2033	NO
59	EL - Exterior Lighting (Fixtures & Poles)	1	L.S.	60900	100%	$60,900.00	1995	26	8	2029	NO
60	EL - Fire Alarm System	1	L.S.	78750	100%	$78,750.00	1995	30	2	2027	NO
61	EL - Access System	1	L.S.	54000	100%	$54,000.00	1995	30	2	2027	NO
62	EL - Intercom System	1	L.S.	15000	100%	$15,000.00	1995	30	2	2027	NO
63	EL - CCTV Security System Replacement	1	L.S.	38000	100%	$38,000.00	1995	25	0	2026	NO
64	EL - Unit Security Alarm System	1	Allowance	5000	100%	$5,000.00	2022	5	0	2027	NO

Common Elements Repair & Replacement Costs & Life Expectancy

Table No. 1

Item No	Description of Common Elements	Quantity	Item Type	Unit Rate	% Replace	Total Item Cost	Year of Acquisition	Normal Life	Life Adjust	Estimated Year for Replacement	One Time
65	Garage Roof - Waterproofing - Phase 1 (Drive Area)	30000	sq.ft.	45	50%	$675,000.00	2023	30	0	2053	NO
66	Garage Roof - Waterproofing - Phase 2 (Drive Area)	30000	sq.ft.	45	50%	$675,000.00	2023	30	1	2054	NO
67	Garage Roof - Waterproofing- Phase 3 (Landscape)	40000	sq.ft.	45	100%	$1,800,000.00	1995	35	5	2035	NO
68	Garage - Roof Slab Concrete Repair - Phase 1	60000	sq.ft.	35	6%	$126,000.00	2023	30	0	2053	NO
69	Garage - Roof Slab Concrete Repair - Phase 2	60000	sq.ft.	35	5%	$105,000.00	2023	30	1	2054	NO
70	Garage - Roof Slab Expansion Joint Replacement	900	Lin.ft.	300	100%	$270,000.00	2023	30	0	2053	NO
71	Garage - Intermediate Slab Waterproofing Phase 1	62000	sq.ft.	22	35%	$477,400.00	2009	20	2	2031	NO
72	Garage - Intermediate Slab Waterproofing Phase 2	62000	sq.ft.	22	35%	$477,400.00	2009	20	3	2032	NO
73	Garage - Intermediate Slab Expansion Joint	900	Lin.ft.	220	100%	$198,000.00	2009	20	3	2032	NO
74	Garage - Intermediate Slab Concrete Repair	62000	sq.ft.	35	5%	$108,500.00	2009	20	1	2030	NO
75	Garage - Columns & Walls Concrete Repair	1	allowance	30000	100%	$30,000.00	2009	20	1	2030	NO
76	SITE: Interlock Pavement - Phase 1	28000	sq.ft.	28	50%	$392,000.00	1995	25	11	2031	NO
77	SITE: Interlock Pavement- Phase 2	28000	sq.ft.	28	50%	$385,000.00	1995	25	12	2032	NO
78	SITE: Concrete Sidewalk	1	Allowance	10000	100%	$10,000.00	2023	5	0	2028	NO
79	SITE: retaining Wall Repair	1	L.S.	75000	100%	$75,000.00	1995	30	3	2028	NO
80	SITE: Steel Fence	1500	linear ft	125	100%	$187,500.00	1995	40	5	2040	NO
81	SITE: Landscape	1	Allowance	2500	100%	$2,500.00	2025	1	0	2026	NO
82	2026 Expense - SMID Waterproof Stair	1	L.S.	25289	100%	$25,289.00	2025	1	0	2026	YES
83	2026 Expense - Treadmill Gym	1	L.S.	4942	100%	$4,942.00	2025	1	0	2026	YES
84	2026 Expense - Fire Alarm Panel	1	L.S.	11272	100%	$11,272.00	2025	1	0	2026	YES
85	2026 Expense - Kaion Energy Solution	1	L.S.	6203	100%	$6,203.00	2025	1	0	2026	YES
86	2026 Expense - JS Lawn Sprinkler	1	L.S.	2260	100%	$2,260.00	2025	1	0	2026	YES
87	2026 Expense - Smart CCTV	1	L.S.	19122	100%	$19,122.00	2025	1	0	2026	YES
88	Reserve Fund Study	1	Lu	3500	100%	$3,500.00	2022	3	0	2026	NO

30 Years Expenditures (Inflated Costs)

Table No. 3

	TOTAL INFLATION EXPENDITURES	$130,088	$715,450	$668,560	$165,383	$657,045	$1,272,438	$1,349,767	$265,790	$71,277	$2,438,405	$62,724	$29,522	$26,225	$203,330	$273,410	$162,934	$51,215	$24,346	$101,222	$33,572	$55,713	$220,025	$64,731	$10,588	$385,259	$994,456	$1,760,906	$2,429,881	$1,599,193	$136,905
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
	Repair / Replacement Items	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
1	BE - Recreation Centre Main Roof			$112,942																									$209,389		
2	BE - Recreation Centre Exterior Patio Area (Roof Deck)					$92,720																									
3	BE - Minor Roof Repair	$3,000										$3,840										$4,916									
4	BE - EIFS Walls				$40,383																										
5	BE - Windows Replacement										$35,905																				
6	BE - Windows Sloped Glazing							$43,489																							
7	BE - Overhead Garage Doors								$7,845															$11,362							
8	BE - Caulking Sealant		$15,375																	$23,395											
9	BE - Metal framed Glass Panel Swing Doors			$7,354																											
10	IN - Office Refurbishment & Equipment						$24,891																								
11	IN - Corridor Carpeting														$79,264																
12	IN - Corridor Wall & Ceiling														$95,117																
13	IN - Lobby Ceramic Tiles			$10,270																											
14	IN - Recreation Rooms Carpeting			$109,790																											
15	IN - Recareation Room Wall & Ceiling			$144,461																											
16	IN - Furnitures and Equipments											$32,002										$40,965									
17	IN - Interior Glazing					$3,311																									
18	IN - Washrooms																$57,932														
19	IN - Change Rooms Ceramic Tile																$60,829														
20	IN- Change Rooms Wall & Ceiling																$30,414														
21	IN - Stream Room (Men's) & (Womens')																			$24,019											
22	IN - Pool Liner						$74,673																								
23	IN - Whirlpool Liner						$18,668																								
24	IN - Pool Deck					$48,292																									
25	IN - Pool Housing Wall & Ceiling					$57,950																									
26	ME - Elevator Cab Refinishing		$28,188																												
27	ME - Elevator - Equipment Updates																	$8,165													
28	ME - Elevator - Modernization		$153,750																												
29	ME - Engineered Air - Air Handling Unit			$85,363																											
30	ME - RBI Water Heater - Heating Boilers		$170,150																									$315,449			
31	ME - Heathing & Cooling System - Circulating Pumps		$19,219																									$35,630			
32	ME - Heating Distribution Piping and Valves - Phase 1					$136,597																									
33	ME - Heating Distribution Piping and Valves - Phase 2						$140,012																								
34	ME - Spilt System Air Conditioning Units			$18,722																											
35	ME - Exit Ramp Heating Boiler Camus		$107,625																				$176,356								
36	ME - Mini Therms Laars - Entrance Ramp Boiler																									$117,567					
37	ME - DWS and Distribution System								$99,850																						
38	ME - DWS Hot Water Tank				$49,187																										
39	ME - Lawn Irrigation System		$3,075					$3,479					$3,936					$4,454					$5,039					$5,701			
40	ME - Lawn Irrigation Pump		$5,638																												
41	ME - Plumbing Fixtures	$3,500	$3,588	$3,677	$3,769	$3,863	$3,960	$4,059	$4,160	$4,264	$4,371	$4,480	$4,592	$4,707	$4,825	$4,945	$5,069	$5,196	$5,326	$5,459	$5,595	$5,735	$5,879	$6,025	$6,176	$6,331	$6,489	$6,651	$6,817	$6,988	$7,162
42	ME - Storm Drainage System - Phase 1					$27,595																									
43	ME - Storm Drainage System - Phase 2										$31,222																				
44	ME - Sanitary Drainage System - Phase 1					$27,595																									
45	ME - Sanitary Drainage System - Phase 2																			$38,991											
46	ME- Sump Pumps	$10,500																													
47	ME - Pool Equipments		$8,713										$11,153										$14,276								
48	ME - Garage Exhaust Fans			$84,050																											
49	ME - Fire Suppression System					$86,925																									

30 Years Expenditures (Inflated Costs)

Table No. 3

	TOTAL INFLATION EXPENDITURES	$130,088	$715,450	$668,560	$165,383	$657,045	$1,272,438	$1,349,767	$265,790	$71,277	$2,438,405	$62,724	$29,522	$26,225	$203,330	$273,410	$162,934	$51,215	$24,346	$101,222	$33,572	$55,713	$220,025	$64,731	$10,588	$385,259	$994,456	$1,760,906	$2,429,881	$1,599,193	$136,905
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
	Repair / Replacement Items	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
50	ME - Fire Pumps		$25,625																									$47,507			
51	ME - Fire Sprinkler System Repair		$15,375			$16,557			$17,830			$19,201			$20,678			$22,268			$23,980			$25,824			$27,809			$29,947	
52	EL - Electrical Supply & Main Switches										$111,461																				
53	EL - Electrical Distribution System - Phase 1								$62,406																						
54	EL -Electrical Distribution System - Phase 2									$63,966																					
55	EL - Panelboards & Sub circuits - Phase 1						$23,760																								
56	EL - Panelboards & Sub circuits - Phase 2							$24,354																							
57	EL - Interior Light Fixtures							$31,892																				$52,258			
58	EL - Garage Lighting								$58,840																				$96,416		
59	EL - Exterior Lighting (Fixtures & Poles)				$65,583																										$124,626
60	EL - Fire Alarm System		$80,719																												
61	EL - Access System		$55,350																												
62	EL - Intercom System		$15,375																												
63	EL - CCTV Security System Replacement	$38,000																									$70,450				
64	EL - Unit Security Alarm System		$5,125					$5,798					$6,560					$7,423					$8,398					$9,501			
65	Garage Roof - Waterproofing - Phase 1 (Drive Area)																												$1,314,765		
66	Garage Roof - Waterproofing - Phase 2 (Drive Area)																													$1,347,634	
67	Garage Roof - Waterproofing- Phase 3 (Landscape)										$2,247,953																				
68	Garage - Roof Slab Concrete Repair - Phase 1																												$245,423		
69	Garage - Roof Slab Concrete Repair - Phase 2																													$209,632	
70	Garage - Roof Slab Expansion Joint Replacement																												$525,906		
71	Garage - Intermediate Slab Waterproofing Phase 1						$540,134																				$885,073				
72	Garage - Intermediate Slab Waterproofing Phase 2							$553,638																				$907,200			
73	Garage - Intermediate Slab Expansion Joint							$229,619																				$376,258			
74	Garage - Intermediate Slab Concrete Repair					$119,764																				$196,247					
75	Garage - Columns & Walls Concrete Repair					$33,114																				$54,262					
76	SITE: Interlock Pavement - Phase 1						$443,512																								
77	SITE: Interlock Pavement- Phase 2							$446,482																							
78	SITE: Concrete Sidewalk			$10,506					$11,887					$13,449					$15,216					$17,216					$19,478		
79	SITE: retaining Wall Repair			$78,797																											
80	SITE: Steel Fence															$264,933															
81	SITE: Landscape	$2,500	$2,563	$2,627	$2,692	$2,760	$2,829	$2,899	$2,972	$3,046	$3,122	$3,200	$3,280	$3,362	$3,446	$3,532	$3,621	$3,711	$3,804	$3,899	$3,997	$4,097	$4,199	$4,304	$4,412	$4,522	$4,635	$4,751	$4,870	$4,991	$5,116
82	2026 Expense - SMID Waterproof Stair	$25,289																													
83	2026 Expense - Treadmill Gym	$4,942																													
84	2026 Expense - Fire Alarm Panel	$11,272																													
85	2026 Expense - Kaion Energy Solution	$6,203																													
86	2026 Expense - JS Lawn Sprinkler	$2,260																													
87	2026 Expense - Smart CCTV	$19,122																													
88	Reserve Fund Study	$3,500			$3,769			$4,059			$4,371			$4,707			$5,069			$5,459			$5,879			$6,331			$6,817		

Cash Contribuntion Table Option A

Tam O Shanter Highland & Casitas

Date : Oct 21,2025

3.00%	Interest Rate 2026-2035
2.85%	Interest Rate 2036-2045
2.75%	Interest Rate 2046-2055
2.50%	Annual Inflation Rate
$438,455	Minimum Reserve Fund Balanc

31-Jan	Fiscal Year End
1-Feb-2025	1st Fiscal Year Start
$526,021	Annual Contribution : 2026
$1,843,155	Opening Balance Year 2026

Fiscal Year	Opening Balance	Annual Contribution	Contribution Increase Rate for Following Year	Special Assessment/ Other Contribution	Interest Income	Inflation Adjusted Expenditures ($)	Average Monthly Increase per Unit ($)
2026	$1,843,155	$526,021	2.25%	$0	$59,282	130,088.00	$ -
2027	$2,298,370	$537,856	2.25%	$0	$55,555	715,450.00	2.34
2028	$2,176,332	$549,958	2.25%	$0	$53,483	668,560.07	2.39
2029	$2,111,213	$562,332	2.50%	$0	$66,810	165,383.48	2.44
2030	$2,574,972	$576,391	2.50%	$0	$66,184	657,044.62	2.78
2031	$2,560,501	$590,800	2.50%	$0	$47,504	1,272,438.25	2.85
2032	$1,926,367	$605,570	2.50%	$0	$26,382	1,349,767.17	2.92
2033	$1,208,552	$620,710	2.50%	$0	$37,594	265,790.13	2.99
2034	$1,601,065	$636,227	2.50%	$0	$55,437	71,276.57	3.06
2035	$2,221,453	$652,133	0.00%	$0	$3,273	2,438,404.95	3.14
2036	$438,455	$652,133	0.00%	$0	$20,001	62,724.14	0.00
2037	$1,047,865	$652,133	0.00%	$0	$38,316	29,521.95	0.00
2038	$1,708,792	$652,133	0.00%	$0	$57,246	26,225.33	0.00
2039	$2,391,945	$652,133	0.00%	$0	$71,668	203,330.38	0.00
2040	$2,912,416	$652,133	0.00%	$0	$84,505	273,410.43	0.00
2041	$3,375,644	$652,133	0.00%	$0	$100,855	162,933.54	0.00
2042	$3,965,698	$652,133	0.00%	$0	$120,856	51,215.44	0.00
2043	$4,687,472	$652,133	0.00%	$0	$142,192	24,345.89	0.00
2044	$5,457,451	$652,133	0.00%	$0	$161,945	101,221.85	0.00
2045	$6,170,307	$652,133	0.00%	$0	$184,190	33,571.65	0.00
2046	$6,973,059	$652,133	0.00%	$0	$199,194	55,712.96	0.00
2047	$7,768,673	$652,133	0.00%	$0	$216,555	220,025.22	0.00
2048	$8,417,335	$652,133	0.00%	$0	$238,663	64,731.08	0.00
2049	$9,243,400	$652,133	0.00%	$0	$262,869	10,587.66	0.00
2050	$10,147,815	$652,133	0.00%	$0	$277,437	385,258.63	0.00
2051	$10,692,127	$652,133	0.00%	$0	$275,653	994,455.61	0.00
2052	$10,625,457	$652,133	0.00%	$0	$252,742	1,760,906.23	0.00
2053	$9,769,426	$652,133	0.00%	$0	$210,804	2,429,880.52	0.00
2054	$8,202,483	$652,133	0.00%	$0	$190,557	1,599,192.51	0.00
2055	$7,445,980	$652,133	0.00%	$0	$209,966	136,904.65	-

Cash Contribuntion Table Option B

Tam O Shanter Highland & Casitas **Date : Oct 21,2025**

3.00%	Interest Rate 2026-2035
2.85%	Interest Rate 2036-2045
2.75%	Interest Rate 2046-2055
2.50%	Annual Inflation Rate
$447,651	Minimum Reserve Fund Balanc

31-Jan	Fiscal Year End
1-Feb-2025	1st Fiscal Year Start
$526,021	Annual Contribution : 2026
$1,843,155	Opening Balance Year 2026

Fiscal Year	Opening Balance	Annual Contribution	Contribution Increase Rate for Following Year	Special Assessment/ Other Contribution	Interest Income	Inflation Adjusted Expenditures ($)	Average Monthly Increase per Unit ($)
2026	$1,843,155	$526,021	2.25%	$0	$59,282	130,088.00	$ -
2027	$2,298,370	$537,856	2.25%	$0	$55,555	715,450.00	2.34
2028	$2,176,332	$549,958	2.45%	$0	$53,483	668,560.07	2.39
2029	$2,111,213	$563,432	2.50%	$0	$66,826	165,383.48	2.66
2030	$2,576,088	$577,518	2.50%	$0	$66,234	657,044.62	2.78
2031	$2,562,796	$591,956	2.50%	$0	$47,590	1,272,438.25	2.85
2032	$1,929,903	$606,755	2.50%	$0	$26,505	1,349,767.17	2.92
2033	$1,213,396	$621,924	2.50%	$0	$37,757	265,790.13	3.00
2034	$1,607,287	$637,472	2.50%	$0	$55,642	71,276.57	3.07
2035	$2,229,125	$653,409	0.00%	$0	$3,523	2,438,404.95	3.15
2036	$447,651	$653,409	0.00%	$0	$20,281	62,724.14	0.00
2037	$1,058,617	$653,409	0.00%	$0	$38,640	29,521.95	0.00
2038	$1,721,144	$653,409	0.00%	$0	$57,616	26,225.33	0.00
2039	$2,405,944	$653,409	0.00%	$0	$72,086	203,330.38	0.00
2040	$2,928,108	$653,409	0.00%	$0	$84,970	273,410.43	0.00
2041	$3,393,076	$653,409	0.00%	$0	$101,370	162,933.54	0.00
2042	$3,984,921	$653,409	0.00%	$0	$121,422	51,215.44	0.00
2043	$4,708,536	$653,409	0.00%	$0	$142,810	24,345.89	0.00
2044	$5,480,409	$653,409	0.00%	$0	$162,618	101,221.85	0.00
2045	$6,195,214	$653,409	0.00%	$0	$184,918	33,571.65	0.00
2046	$6,999,969	$653,409	0.00%	$0	$199,951	55,712.96	0.00
2047	$7,797,616	$653,409	0.00%	$0	$217,368	220,025.22	0.00
2048	$8,448,367	$653,409	0.00%	$0	$239,534	64,731.08	0.00
2049	$9,276,579	$653,409	0.00%	$0	$263,799	10,587.66	0.00
2050	$10,183,199	$653,409	0.00%	$0	$278,428	385,258.63	0.00
2051	$10,729,777	$653,409	0.00%	$0	$276,706	994,455.61	0.00
2052	$10,665,436	$653,409	0.00%	$0	$253,859	1,760,906.23	0.00
2053	$9,811,797	$653,409	0.00%	$0	$211,987	2,429,880.52	0.00
2054	$8,247,312	$653,409	0.00%	$0	$191,808	1,599,192.51	0.00
2055	$7,493,336	$653,409	0.00%	$0	$211,286	136,904.65	-

Cash Contribuntion Table Option C

Tam O Shanter Highland & Casitas

Date : Oct 21,2025

3.00%	Interest Rate 2026-2035
2.85%	Interest Rate 2036-2045
2.75%	Interest Rate 2046-2055
2.50%	Annual Inflation Rate
$439,160	Minimum Reserve Fund Balanc

31-Jan	Fiscal Year End
1-Feb-2025	1st Fiscal Year Start
$526,021	Annual Contribution : 2026
$1,843,155	Opening Balance Year 2026

Fiscal Year	Opening Balance	Annual Contribution	Contribution Increase Rate for Following Year	Special Assessment/ Other Contribution	Interest Income	Inflation Adjusted Expenditures ($)	Average Monthly Increase per Unit ($)
2026	$1,843,155	$526,021	2.50%	$0	$59,282	130,088.00	$ -
2027	$2,298,370	$539,172	2.20%	$0	$55,575	715,450.00	2.60
2028	$2,177,667	$551,033	2.00%	$0	$53,539	668,560.07	2.34
2029	$2,113,679	$562,054	2.50%	$0	$66,880	165,383.48	2.18
2030	$2,577,229	$576,105	2.50%	$0	$66,247	657,044.62	2.77
2031	$2,562,537	$590,508	2.50%	$0	$47,561	1,272,438.25	2.84
2032	$1,928,167	$605,271	2.50%	$0	$26,431	1,349,767.17	2.92
2033	$1,210,102	$620,402	2.50%	$0	$37,635	265,790.13	2.99
2034	$1,602,349	$635,912	2.50%	$0	$55,471	71,276.57	3.06
2035	$2,222,456	$651,810	0.00%	$0	$3,299	2,438,404.95	3.14
2036	$439,160	$651,810	0.00%	$0	$20,017	62,724.14	0.00
2037	$1,048,263	$651,810	0.00%	$0	$38,322	29,521.95	0.00
2038	$1,708,874	$651,810	0.00%	$0	$57,244	26,225.33	0.00
2039	$2,391,703	$651,810	0.00%	$0	$71,657	203,330.38	0.00
2040	$2,911,839	$651,810	0.00%	$0	$84,484	273,410.43	0.00
2041	$3,374,723	$651,810	0.00%	$0	$100,824	162,933.54	0.00
2042	$3,964,424	$651,810	0.00%	$0	$120,815	51,215.44	0.00
2043	$4,685,833	$651,810	0.00%	$0	$142,141	24,345.89	0.00
2044	$5,455,438	$651,810	0.00%	$0	$161,883	101,221.85	0.00
2045	$6,167,910	$651,810	0.00%	$0	$184,117	33,571.65	0.00
2046	$6,970,266	$651,810	0.00%	$0	$199,113	55,712.96	0.00
2047	$7,765,476	$651,810	0.00%	$0	$216,462	220,025.22	0.00
2048	$8,413,723	$651,810	0.00%	$0	$238,560	64,731.08	0.00
2049	$9,239,362	$651,810	0.00%	$0	$262,754	10,587.66	0.00
2050	$10,143,338	$651,810	0.00%	$0	$277,310	385,258.63	0.00
2051	$10,687,200	$651,810	0.00%	$0	$275,513	994,455.61	0.00
2052	$10,620,067	$651,810	0.00%	$0	$252,589	1,760,906.23	0.00
2053	$9,763,560	$651,810	0.00%	$0	$210,639	2,429,880.52	0.00
2054	$8,196,129	$651,810	0.00%	$0	$190,378	1,599,192.51	0.00
2055	$7,439,125	$651,810	0.00%	$0	$209,773	136,904.65	-