Notice of Future Funding of the Reserve Fund

(under subsection 94(9) of the Condominium Act, 1998)

To: All owners in TSCC 2418

The board has received and reviewed a Class 2 - Updated Reserve Fund Study based on a Site Inspection dated November 24, 2021, prepared by Synergy Partners Consulting Limited and has proposed a plan for the future funding of the reserve fund that the board has determined will ensure that, in accordance with the regulations made under the Condominium Act, 1998, the reserve fund will be adequate for the major repair and replacement of the common elements and assets of the corporation.

This notice contains:
1. A summary of the reserve fund study
2. A summary of the proposed funding plan
3. A statement indicating the areas, if any, in which the proposed funding plan differs from the reserve fund study

At the present time the average contribution per unit per month to the reserve fund is $225.30. Based on the proposed funding plan, the average increase in contribution per unit per month (excluding "other" contributions) will be $22.85 in 2022, $22.85 in 2023 and $22.85 in 2024.

The proposed funding plan will be implemented beginning on January 01, 2022
enter date

Dated this 25 day of November, 2021

TSCC 2418

signature

Dale Yurka.
print name

signature

BRIAN PORTER
print name

The signatories have the authority to bind the corporation

Summary of Reserve Fund Study

The following is a summary of the Class 2 - Updated Reserve Fund Study based on a Site Inspection dated November 24, 2021, prepared by Synergy Partners Consulting Limited for TSCC 2418 (known as the "Reserve Fund Study".)

Section 94(1) of the Condominium Act, 1998, requires the corporation to conduct periodic studies 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. As a result, the corporation has obtained the Reserve Fund Study.

The estimated expenditures for the next thirty (30) years are set out in the CASH FLOW TABLE. In this summary, the term "annual contribution" means the total amount to be contributed each year to the reserve fund, exclusive of interest earned on the reserve fund. The recommended annual contribution for 2022 (excluding other contributions) is $830,835, based on the estimated expenditures and the following:

Opening Balance of the Reserve Fund:	$ 2,805,004	
Minimum Reserve Fund Balance during the projected period:	$ 3,081,184	
Assumed Annual Inflation Rate for Reserve Fund Expenditures	2.5%	
Assumed Annual Interest Rate for Interest Earned on the Reserve Fund:	1.25%	(from 2021 to 2026)
Assumed Annual Interest Rate for Interest Earned on the Reserve Fund:	4.00%	(from 2027 and beyond)

The Reserve Fund Study can be examined by making a written request addressed to the Corporation, care of the Board.

Cash Flow Table

Opening Balance of the Reserve Fund:	$ 2,805,004	
Minimum Reserve Fund Balance (as indicated in this table):	$ 3,081,184	
Assumed Annual Inflation Rate for Reserve Fund Expenditures:	2.5%	
Assumed Annual Interest Rate for Interest Earned on the Reserve Fund:	1.25%	(from 2021 to 2026)
Assumed Annual Interest Rate for Interest Earned on the Reserve Fund:	4.00%	(from 2027 and beyond)

Fiscal year ending in	Opening Balance	Recommended Annual Contribution	Other Contributions	Estimated Inflation Adjusted Expenditures	Estimated Interest Earned	Percentage Increase in Recommended Annual Contribution	Closing Balance
2021	$ 2,805,004	$ 754,320	$ -	$ 514,700	$ 36,560		$ 3,081,184
2022	$ 3,081,184	$ 830,835	$ -	$ 351,575	$ 41,510	10.1%	$ 3,601,954
2023	$ 3,601,954	$ 907,349	$ -	$ 552,629	$ 47,241	9.2%	$ 4,003,916
2024	$ 4,003,916	$ 983,864	$ -	$ 88,520	$ 55,645	8.4%	$ 4,954,904
2025	$ 4,954,904	$ 1,008,460	$ -	$ 113,693	$ 67,529	2.5%	$ 5,917,201
2026	$ 5,917,201	$ 1,033,672	$ -	$ 2,830,783	$ 62,733	2.5%	$ 4,182,822
2027	$ 4,182,822	$ 1,059,514	$ -	$ 291,895	$ 182,665	2.5%	$ 5,133,106
2028	$ 5,133,106	$ 1,086,002	$ -	$ 286,473	$ 221,315	2.5%	$ 6,153,950
2029	$ 6,153,950	$ 1,113,152	$ -	$ 526,350	$ 257,894	2.5%	$ 6,998,645
2030	$ 6,998,645	$ 1,140,980	$ -	$ 140,122	$ 299,963	2.5%	$ 8,299,466
2031	$ 8,299,466	$ 1,169,505	$ -	$ 224,015	$ 350,888	2.5%	$ 9,595,845
2032	$ 9,595,845	$ 1,198,743	$ -	$ 280,787	$ 402,193	2.5%	$ 10,915,994
2033	$ 10,915,994	$ 1,228,711	$ -	$ 218,813	$ 456,838	2.5%	$ 12,382,729
2034	$ 12,382,729	$ 1,259,429	$ -	$ 4,251,328	$ 435,471	2.5%	$ 9,826,301
2035	$ 9,826,301	$ 1,290,915	$ -	$ 935,389	$ 400,163	2.5%	$ 10,581,990
2036	$ 10,581,990	$ 1,323,188	$ -	$ 785,267	$ 434,038	2.5%	$ 11,553,948
2037	$ 11,553,948	$ 1,356,267	$ -	$ 3,834,478	$ 412,594	2.5%	$ 9,488,331
2038	$ 9,488,331	$ 1,390,174	$ -	$ 435,183	$ 398,633	2.5%	$ 10,841,955
2039	$ 10,841,955	$ 1,424,928	$ -	$ 3,363,716	$ 394,902	2.5%	$ 9,298,070
2040	$ 9,298,070	$ 1,460,551	$ -	$ 4,959,013	$ 301,954	2.5%	$ 6,101,562
2041	$ 6,101,562	$ 1,497,065	$ -	$ 1,530,468	$ 243,394	2.5%	$ 6,311,554
2042	$ 6,311,554	$ 1,534,492	$ -	$ 3,347,743	$ 216,197	2.5%	$ 4,714,500
2043	$ 4,714,500	$ 1,572,854	$ -	$ 280,616	$ 214,425	2.5%	$ 6,221,163
2044	$ 6,221,163	$ 1,612,175	$ -	$ 3,296,293	$ 215,164	2.5%	$ 4,752,210
2045	$ 4,752,210	$ 1,652,480	$ -	$ 111,598	$ 220,906	2.5%	$ 6,513,997
2046	$ 6,513,997	$ 1,693,792	$ -	$ 361,519	$ 287,205	2.5%	$ 8,133,475
2047	$ 8,133,475	$ 1,736,137	$ -	$ 482,674	$ 350,408	2.5%	$ 9,737,346
2048	$ 9,737,346	$ 1,779,540	$ -	$ 236,073	$ 420,363	2.5%	$ 11,701,176
2049	$ 11,701,176	$ 1,824,029	$ -	$ 5,264,757	$ 399,232	2.5%	$ 8,659,680
2050	$ 8,659,680	$ 1,869,629	$ -	$ 159,620	$ 380,587	2.5%	$ 10,750,276

Summary of Proposed Plan for Future Funding of the Reserve Fund

The following is a summary of the board's proposed plan for the future funding of the Reserve Fund.

The board of TSCC 2418 has reviewed the Class 2 - Updated Reserve Fund Study based on a Site Inspection dated November 24, 2021, prepared by Synergy Partners Consulting Limited for the corporation (known as the "Reserve Fund Study") and has proposed a plan for the future funding of the reserve fund that the board has determined will ensure that, in accordance with the regulations made under the Condominium Act, 1998, the reserve fund will be adequate for the major repair and replacement of the common elements and assets of the corporation.

The board has adopted the funding recommendations of the Reserve Fund Study and will implement them as set out in the Contribution Table.

The total annual contribution recommended under the proposed funding plan for the current fiscal year is $754,320 which is the same amount that has already been budgeted.

The Proposed Plan for Future Funding of the Reserve Fund can be examined by making a written request addressed to the Corporation, care of the Board.

Contribution Table

Fiscal year ending in	A Annual Contribution *	% Increase over Previous Year	B Other Contribution	Comments	A+B Total Contribution Each Year to Reserve Fund
2021	$ 754,320		$ -		$ 754,320
2022	$ 830,835	10.1%	$ -		$ 830,835
2023	$ 907,349	9.2%	$ -		$ 907,349
2024	$ 983,864	8.4%	$ -		$ 983,864
2025	$ 1,008,460	2.5%	$ -		$ 1,008,460
2026	$ 1,033,672	2.5%	$ -		$ 1,033,672
2027	$ 1,059,514	2.5%	$ -		$ 1,059,514
2028	$ 1,086,002	2.5%	$ -		$ 1,086,002
2029	$ 1,113,152	2.5%	$ -		$ 1,113,152
2030	$ 1,140,980	2.5%	$ -		$ 1,140,980
2031	$ 1,169,505	2.5%	$ -		$ 1,169,505
2032	$ 1,198,743	2.5%	$ -		$ 1,198,743
2033	$ 1,228,711	2.5%	$ -		$ 1,228,711
2034	$ 1,259,429	2.5%	$ -		$ 1,259,429
2035	$ 1,290,915	2.5%	$ -		$ 1,290,915
2036	$ 1,323,188	2.5%	$ -		$ 1,323,188
2037	$ 1,356,267	2.5%	$ -		$ 1,356,267
2038	$ 1,390,174	2.5%	$ -		$ 1,390,174
2039	$ 1,424,928	2.5%	$ -		$ 1,424,928
2040	$ 1,460,551	2.5%	$ -		$ 1,460,551
2041	$ 1,497,065	2.5%	$ -		$ 1,497,065
2042	$ 1,534,492	2.5%	$ -		$ 1,534,492
2043	$ 1,572,854	2.5%	$ -		$ 1,572,854
2044	$ 1,612,175	2.5%	$ -		$ 1,612,175
2045	$ 1,652,480	2.5%	$ -		$ 1,652,480
2046	$ 1,693,792	2.5%	$ -		$ 1,693,792
2047	$ 1,736,137	2.5%	$ -		$ 1,736,137
2048	$ 1,779,540	2.5%	$ -		$ 1,779,540
2049	$ 1,824,029	2.5%	$ -		$ 1,824,029
2050	$ 1,869,629	2.5%	$ -		$ 1,869,629

* The term "annual contribution" means the amount to be contributed each year to the reserve fund from the monthly common expenses.

Differences between the Reserve Fund Study and the Proposed Plan for Future Funding of the Reserve Fund

The Plan for Future Funding of the Reserve Fund proposed by the board does not differ from the Reserve Fund Study recommendations.