

January 26, 2023

NOTICE OF FUTURE FUNDING OF THE RESERVE FUND
(under subsection 94 (9) of the *Condominium Act, 1998*)

Condominium Act, 1998

TO: All Owners in York Condominium Corporation No. 529.

The board has received and reviewed an updated reserve fund study (Class 2 – with a site visit) dated November 22, 2022, prepared by Building Sciences Inc., 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.

At the present time (fiscal year 2023, starting January 1, 2023) the average contribution per unit per month to the reserve fund is \$493.45. Based on the proposed funding plan, the average increase in contribution per unit per month will be \$93.76 for fiscal year 2024, \$111.57 for fiscal year 2025 and \$132.77 for fiscal year 2026. The annual contribution to the reserve fund (fiscal year 2023) is presently \$242,777. Refer to attached funding plan to be implemented by Condominium Corporation regarding the annual contribution in upcoming fiscal years.

The proposed funding plan will be implemented beginning on1..... day of January....., 2023 (set out the date of a day that is more than 30 days after the day on which this notice is sent to the owners).

Dated this31..... day of January....., 2023

York Condominium Corporation No. 529

.....
(signature)

HARRY KOZA
(print name)

.....
(signature)

Tim Hughes
(print name)

(Affix corporate seal or add a statement that the persons signing have the authority to bind the corporation.)

SUMMARY OF RESERVE FUND STUDY

The following is a summary of the updated reserve fund study dated November 22, 2022, prepared by Building Sciences Inc., for York Condominium Corporation No. 529 (known as the "Reserve Fund Study").

Subsection 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 from the reserve fund 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 the fiscal year 2023 is \$242,777 based on the estimated expenditures and the following:

Opening Balance of the Reserve Fund:	\$280,000
Projected Minimum Reserve Fund Balance during the projected period:	\$99,246
Assumed Annual Inflation Rate for Reserve Fund Expenditures:	5.0% (2023-2027); 2.0% (2028-2052)
Assumed Annual Interest Rate for interest earned on the Reserve Fund:	3.5 %

The Reserve Fund Study can be examined upon written request to the Board of Directors and reasonable notice as set out in subsection 55 (3) of the *Condominium Act, 1998*, where and when it can be examined.

CASH FLOW TABLE

Opening Balance of the Reserve Fund: \$280,000
 Projected Minimum Reserve Fund Balance during the projected period: \$99,246
 Assumed Annual Inflation Rate for Reserve Fund Expenditures: 5.0% (2023-2027); 2.0% (2028-2052)
 Assumed Annual Interest Rate for interest earned on the Reserve Fund: 3.5 %

Fiscal Year	Opening Balance	Recommended Annual Contribution	Estimated Expenses Future Value	Estimated Interest Earned	Percentage Increase in Recommended Annual Contribution	Closing Balance	
						Future Value	Present Value
2023	\$280,000	\$242,777	\$394,800	\$7,140	-	\$135,117	\$135,117
2024	\$135,117	\$288,905	\$63,315	\$8,677	19.0%	\$369,383	\$351,793
2025	\$369,383	\$343,797	\$464,814	\$10,811	19.0%	\$259,176	\$235,080
2026	\$259,176	\$409,118	\$379,701	\$9,586	19.0%	\$298,179	\$257,578
2027	\$298,179	\$417,300	\$623,069	\$6,835	2.0%	\$99,246	\$81,650
2028	\$99,246	\$425,646	\$362,274	\$4,583	2.0%	\$167,201	\$134,859
2029	\$167,201	\$434,159	\$348,780	\$7,346	2.0%	\$259,926	\$205,538
2030	\$259,926	\$442,842	\$169,623	\$13,879	2.0%	\$547,024	\$424,081
2031	\$547,024	\$451,699	\$188,540	\$23,751	2.0%	\$833,934	\$633,832
2032	\$833,934	\$460,733	\$437,632	\$29,592	2.0%	\$886,628	\$660,668
2033	\$886,628	\$469,948	\$684,566	\$27,276	2.0%	\$699,286	\$510,854
2034	\$699,286	\$479,347	\$7,679	\$32,729	2.0%	\$1,203,683	\$862,092
2035	\$1,203,683	\$488,934	\$83,171	\$49,230	2.0%	\$1,658,675	\$1,164,670
2036	\$1,658,675	\$498,712	\$44,306	\$66,006	2.0%	\$2,179,088	\$1,500,085
2037	\$2,179,088	\$498,712	\$597,568	\$74,538	0.0%	\$2,154,770	\$1,454,260
2038	\$2,154,770	\$498,712	\$70,126	\$82,917	0.0%	\$2,666,274	\$1,764,192
2039	\$2,666,274	\$498,712	\$235,396	\$97,928	0.0%	\$3,027,519	\$1,963,937
2040	\$3,027,519	\$498,712	\$305,200	\$109,350	0.0%	\$3,330,380	\$2,118,041
2041	\$3,330,380	\$498,712	\$68,163	\$124,098	0.0%	\$3,885,028	\$2,422,337
2042	\$3,885,028	\$498,712	\$228,373	\$140,707	0.0%	\$4,296,074	\$2,626,104
2043	\$4,296,074	\$498,712	\$238,781	\$154,911	0.0%	\$4,710,917	\$2,823,225
2044	\$4,710,917	\$498,712	\$47,486	\$172,779	0.0%	\$5,334,922	\$3,134,498
2045	\$5,334,922	\$498,712	\$198,777	\$191,971	0.0%	\$5,826,828	\$3,356,386
2046	\$5,826,828	\$498,712	\$29,041	\$212,158	0.0%	\$6,508,659	\$3,675,624
2047	\$6,508,659	\$498,712	\$489,655	\$227,962	0.0%	\$6,745,677	\$3,734,779
2048	\$6,745,677	\$498,712	\$1,081,615	\$225,898	0.0%	\$6,388,672	\$3,467,766
2049	\$6,388,672	\$498,712	\$83,998	\$230,861	0.0%	\$7,034,248	\$3,743,318
2050	\$7,034,248	\$498,712	\$719,924	\$242,327	0.0%	\$7,055,364	\$3,680,936
2051	\$7,055,364	\$498,712	\$241,646	\$251,436	0.0%	\$7,563,866	\$3,868,856
2052	\$7,563,866	\$498,712	\$190,842	\$270,123	0.0%	\$8,141,860	\$4,082,838

**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 York Condominium Corporation No. 529 has reviewed the updated reserve fund study dated November 22, 2022, prepared by Building Sciences Inc. 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 (2023) is \$242,777, which is the same amount that has already been budgeted.

CONTRIBUTION TABLE

Fiscal Year	(A) *Annual Contribution	% Increase over Previous year	(B) Other Contributions (e.g. special assessment, loan)	(A) + (B) Total Contribution Each year to Reserve Fund
2023	\$242,777	-	\$0	\$242,777
2024	\$288,905	19.0%	\$0	\$288,905
2025	\$343,797	19.0%	\$0	\$343,797
2026	\$409,118	19.0%	\$0	\$409,118
2027	\$417,300	2.0%	\$0	\$417,300
2028	\$425,646	2.0%	\$0	\$425,646
2029	\$434,159	2.0%	\$0	\$434,159
2030	\$442,842	2.0%	\$0	\$442,842
2031	\$451,699	2.0%	\$0	\$451,699
2032	\$460,733	2.0%	\$0	\$460,733
2033	\$469,948	2.0%	\$0	\$469,948
2034	\$479,347	2.0%	\$0	\$479,347
2035	\$488,934	2.0%	\$0	\$488,934
2036	\$498,712	2.0%	\$0	\$498,712
2037	\$498,712	0.0%	\$0	\$498,712
2038	\$498,712	0.0%	\$0	\$498,712
2039	\$498,712	0.0%	\$0	\$498,712
2040	\$498,712	0.0%	\$0	\$498,712
2041	\$498,712	0.0%	\$0	\$498,712
2042	\$498,712	0.0%	\$0	\$498,712
2043	\$498,712	0.0%	\$0	\$498,712
2044	\$498,712	0.0%	\$0	\$498,712
2045	\$498,712	0.0%	\$0	\$498,712
2046	\$498,712	0.0%	\$0	\$498,712
2047	\$498,712	0.0%	\$0	\$498,712
2048	\$498,712	0.0%	\$0	\$498,712
2049	\$498,712	0.0%	\$0	\$498,712
2050	\$498,712	0.0%	\$0	\$498,712
2051	\$498,712	0.0%	\$0	\$498,712
2052	\$498,712	0.0%	\$0	\$498,712

*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 differs from the Reserve Fund Study in the following respects:

NONE