D1

NOTICE OF FUTURE FUNDING OF THE RESERVE FUND
(UNDER SUBSECTION 94 (9) OF THE *CONDOMINIUM ACT, 1998*)

Condominium Act, 1998

TO: All owners in Toronto Standard Condominium Corporation No. 2166

The board has received and reviewed the Class 3 Updated Study of the Reserve Fund (not based on a site review) dated May 2018 prepared by Belanger Engineering, 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 $95.42. Based on the proposed funding plan, the average increase in contribution per unit per month will be $2.37 in 2018, $2.43 in 2019 and $2.49 in 2020.

The proposed funding plan will be implemented at the beginning of the 2018 fiscal year, that being July 1, 2018.

Dated this 18TH day of MAY, 2018

Toronto Standard Condominium Corporation No. 2166

(signature)

M. ANJUM MUFTI

(print name)

(signature)

Rakhee Kotecha

(print name)

D2

SUMMARY OF RESERVE FUND STUDY

The following is a summary of the Class 3 Updated Study of the Reserve Fund (not based on a site review) dated May 2018, prepared by Belanger Engineering for Toronto Standard Condominium Corporation No. 2166 (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 2018 is $531,599, based on the estimated expenditures and the following:

Opening Balance of the Reserve Fund (for 2017):	$1,984,581
Minimum Reserve Fund Balance during the projected period:	$532,753
Assumed Annual Inflation Rate for Reserve Fund Expenditures:	2.00%
Assumed Annual Interest Rate for interest earned on the Reserve Fund:	2.00%

The Reserve Fund Study can be examined at Management Office, c/o Del Property Management Inc., 135 Village Green Square, Scarborough, Ontario, during normal business hours, provided a request is in writing.

D3

CASH FLOW TABLE

Opening Balance of Reserve Fund: $1,984,581
Minimum Desired Reserve Fund Balance: $300,000
Assumed Annual Inflation Rate: 2.00%
Assumed Interest Rate: 2.00%
Number of Suites: 453

Initial Contribution Increment: 2.48%
Post-Critical Cont. Increment: 2.00%

FINAL - May 16, 2018

Year	Opening Balance	Recommended Annual Contribution	Estimated Inflation Adjusted Expenditures	Estimated Interest Earned	Percentage Increase in Recommended Annual Contribution	Estimated Closing Balance	Comments
2017 / 2018	$1,984,581	$518,724	-$189,029	$46,769	n/a	$2,361,046	
2018 / 2019	$2,361,046	$531,599	-$12,495	$52,662	2.48%	$2,932,812	
2019 / 2020	$2,932,812	$544,794	-$44,997	$64,554	2.48%	$3,497,163	
2020 / 2021	$3,497,163	$558,317	-$152,761	$77,054	2.48%	$3,979,773	
2021 / 2022	$3,979,773	$569,483	-$365,050	$88,941	2.00%	$4,273,147	
2022 / 2023	$4,273,147	$580,873	-$233,568	$93,607	2.00%	$4,714,059	
2023 / 2024	$4,714,059	$592,490	-$18,413	$100,390	2.00%	$5,388,527	
2024 / 2025	$5,388,527	$604,340	-$74,952	$114,563	2.00%	$6,032,479	
2025 / 2026	$6,032,479	$616,427	-$2,771,502	$154,529	2.00%	$4,031,933	
2026 / 2027	$4,031,933	$628,756	-$52,405	$87,450	2.00%	$4,695,734	
2027 / 2028	$4,695,734	$641,331	-$128,055	$101,609	2.00%	$5,310,618	
2028 / 2029	$5,310,618	$654,157	-$82,374	$113,578	2.00%	$5,995,979	
2029 / 2030	$5,995,979	$667,240	-$20,736	$126,799	2.00%	$6,769,283	
2030 / 2031	$6,769,283	$680,585	-$662,779	$148,819	2.00%	$6,935,908	
2031 / 2032	$6,935,908	$694,197	-$153,389	$147,194	2.00%	$7,623,910	
2032 / 2033	$7,623,910	$708,081	-$187,278	$161,432	2.00%	$8,306,145	
2033 / 2034	$8,306,145	$722,242	-$428,652	$177,632	2.00%	$8,777,367	
2034 / 2035	$8,777,367	$736,687	-$60,560	$183,520	2.00%	$9,637,013	
2035 / 2036	$9,637,013	$751,421	-$3,736,792	$237,622	2.00%	$6,889,265	
2036 / 2037	$6,889,265	$766,449	-$855,512	$154,005	2.00%	$6,954,207	
2037 / 2038	$6,954,207	$781,778	-$551,361	$152,416	2.00%	$7,337,040	
2038 / 2039	$7,337,040	$797,414	-$108,901	$155,804	2.00%	$8,181,357	
2039 / 2040	$8,181,357	$813,362	-$18,938	$171,950	2.00%	$9,147,732	
2040 / 2041	$9,147,732	$829,630	-$4,591,221	$237,163	2.00%	$5,623,303	
2041 / 2042	$5,623,303	$846,222	-$581,209	$126,740	2.00%	$6,015,057	
2042 / 2043	$6,015,057	$863,147	-$217,462	$131,107	2.00%	$6,791,848	
2043 / 2044	$6,791,848	$880,410	-$378,611	$148,427	2.00%	$7,442,074	
2044 / 2045	$7,442,074	$898,018	-$3,872,669	$196,548	2.00%	$4,663,971	
2045 / 2046	$4,663,971	$915,978	-$2,554,518	$127,984	2.00%	$3,153,416	
2046 / 2047	$3,153,416	$934,298	-$3,664,012	$109,051	2.00%	$532,753	Critical Year

Notes:
1) HST included in expenditures
2) 2018 Fiscal Year: Jul 1, 2017 - Jun 30, 2018

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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 Toronto Standard Condominium Corporation No. 2166 has reviewed the Class 3 Updated Study of the Reserve Fund (not based on a site review) dated May 2018, prepared by Belanger Engineering 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 $518,724, which is the same amount that has already been budgeted.

The Proposed Plan for Future Funding of the Reserve Fund can be examined at Management Office, c/o Del Property Management Inc., 135 Village Green Square, Scarborough, Ontario.

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CONTRIBUTION TABLE

Year	A Annual Contribution	% Increase Over Previous Year	B Other Contribution	Total Contribution Each Year
2018	518.724	n/a	0	518.724
2019	531.599	2.48%	0	531.599
2020	544.794	2.48%	0	544.794
2021	558.317	2.48%	0	558.317
2022	569.483	2.00%	0	569.483
2023	580.873	2.00%	0	580.873
2024	592.490	2.00%	0	592.490
2025	604.340	2.00%	0	604.340
2026	616.427	2.00%	0	616.427
2027	628.756	2.00%	0	628.756
2028	641.331	2.00%	0	641.331
2029	654.157	2.00%	0	654.157
2030	667.240	2.00%	0	667.240
2031	680.585	2.00%	0	680.585
2032	694.197	2.00%	0	694.197
2033	708.081	2.00%	0	708.081
2034	722.242	2.00%	0	722.242
2035	736.687	2.00%	0	736.687
2036	751.421	2.00%	0	751.421
2037	766.449	2.00%	0	766.449
2038	781.778	2.00%	0	781.778
2039	797.414	2.00%	0	797.414
2040	813.362	2.00%	0	813.362
2041	829.630	2.00%	0	829.630
2042	846.222	2.00%	0	846.222
2043	863.147	2.00%	0	863.147
2044	880.410	2.00%	0	880.410
2045	898.018	2.00%	0	898.018
2046	915.978	2.00%	0	915.978
2047	934.298	2.00%	0	934.298

D6

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

D7

NOTICE OF FUTURE FUNDING OF THE RESERVE FUND
(UNDER SUBSECTION 94 (9) OF THE *CONDOMINIUM ACT, 1998*)

Condominium Act, 1998

TO: All owners in TSCC No. 2151 & TSCC No. 2166 - Shared Facilities

The board has received and reviewed the Class 2 Updated Study of the Reserve Fund (based on a site review) dated May 2018 prepared by Belanger Engineering, 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 $32.61. Based on the proposed funding plan, the average increase in contribution per unit per month will be $0.83 in 2018, $0.86 in 2019 and $0.88 in 2020.

The proposed funding plan will be implemented at the beginning of the 2018 fiscal year, that being May 1, 2018.

Dated this 22nd day of May 2018.

TSCC No. 2151 & TSCC No. 2166 - Shared Facilities

(signature)

Shiv Bhatt
(print name)

(signature)

Rathee Katechar
(print name)

D8

SUMMARY OF RESERVE FUND STUDY

The following is a summary of the Class 2 Updated Study of the Reserve Fund (based on a site review) dated May 2018, prepared by Belanger Engineering for TSCC No. 2151 & TSCC No. 2166 - Shared Facilities (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 2018 is $356,330, based on the estimated expenditures and the following:

Opening Balance of the Reserve Fund (for 2017):	$1,569,719
Minimum Reserve Fund Balance during the projected period:	$524,481
Assumed Annual Inflation Rate for Reserve Fund Expenditures:	2.00%
Assumed Annual Interest Rate for interest earned on the Reserve Fund:	2.45%

The Reserve Fund Study can be examined at Management Office, c/o Del Property Management Inc., 125 Village Green Square, Scarborough, Ontario, during normal business hours, provided a request is in writing.

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CASH FLOW TABLE

Opening Balance of Reserve Fund: $1,569,719
Minimum Desired Reserve Fund Balance: $300,000
Assumed Annual Inflation Rate: 2.00%
Assumed Interest Rate: 2.45%
Number of Suites: 888

Initial Contribution Increment: 2.56%
Post-Critical Cont. Increment: 2.00%

FINAL - May 10, 2018

Year	Opening Balance	Recommended Annual Contribution	Estimated Inflation Adjusted Expenditures	Estimated Interest Earned	Percentage Increase In Recommended Annual Contribution	Estimated Closing Balance	Comments
2017 / 2018	$1,569,719	$347,445	-$161,131	$44,688	n.a	$1,800,722	
2018 / 2019	$1,800,722	$356,330	-$39,780	$48,970	2.56%	$2,166,242	
2019 / 2020	$2,166,242	$365,442	-$41,824	$58,062	2.56%	$2,547,921	
2020 / 2021	$2,547,921	$374,787	-$457,168	$72,616	2.56%	$2,538,156	
2021 / 2022	$2,538,156	$382,283	-$16,236	$67,067	2.00%	$2,971,269	
2022 / 2023	$2,971,269	$389,929	-$229,538	$80,385	2.00%	$3,212,043	
2023 / 2024	$3,212,043	$397,727	-$74,665	$84,482	2.00%	$3,619,588	
2024 / 2025	$3,619,588	$405,682	-$68,691	$94,491	2.00%	$4,051,069	
2025 / 2026	$4,051,069	$413,795	-$1,655,555	$124,601	2.00%	$2,933,910	
2026 / 2027	$2,933,910	$422,071	-$17,926	$77,271	2.00%	$3,415,326	
2027 / 2028	$3,415,326	$430,513	-$311,453	$92,765	2.00%	$3,627,150	
2028 / 2029	$3,627,150	$439,123	-$52,719	$94,890	2.00%	$4,108,444	
2029 / 2030	$4,108,444	$447,905	-$55,929	$106,829	2.00%	$4,607,249	
2030 / 2031	$4,607,249	$456,863	-$2,777,632	$152,500	2.00%	$2,438,980	
2031 / 2032	$2,438,980	$466,001	-$54,626	$66,133	2.00%	$2,916,487	
2032 / 2033	$2,916,487	$475,321	-$369,441	$81,802	2.00%	$3,104,169	
2033 / 2034	$3,104,169	$484,827	-$80,994	$82,983	2.00%	$3,590,985	
2034 / 2035	$3,590,985	$494,524	-$274,727	$97,402	2.00%	$3,908,184	
2035 / 2036	$3,908,184	$504,414	-$2,050,962	$127,054	2.00%	$2,488,690	
2036 / 2037	$2,488,690	$514,502	-$1,456,811	$85,122	2.00%	$1,631,503	
2037 / 2038	$1,631,503	$524,792	-$115,755	$47,819	2.00%	$2,088,359	
2038 / 2039	$2,088,359	$535,288	-$93,971	$58,873	2.00%	$2,588,549	
2039 / 2040	$2,588,549	$545,994	-$56,892	$70,805	2.00%	$3,148,456	
2040 / 2041	$3,148,456	$556,914	-$3,305,339	$124,450	2.00%	$524,481	Critical Year
2041 / 2042	$524,481	$568,052	-$125,941	$21,351	2.00%	$987,944	
2042 / 2043	$987,944	$579,413	-$370,519	$35,915	2.00%	$1,226,753	
2043 / 2044	$1,226,753	$591,002	-$154,624	$39,189	2.00%	$1,702,320	
2044 / 2045	$1,702,320	$602,822	-$182,295	$51,325	2.00%	$2,174,171	
2045 / 2046	$2,174,171	$614,878	-$1,388,815	$77,812	2.00%	$1,478,046	
2046 / 2047	$1,478,046	$627,176	-$210,260	$46,471	2.00%	$1,941,432	

Notes
1) HST included in expenditures
2) 2018 Fiscal Year May 1, 2017 - Apr 30, 2018

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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 No. 2151 & TSCC No. 2166 - Shared Facilities has reviewed the Class 2 Updated Study of the Reserve Fund (based on a site review) dated May 2018, prepared by Belanger Engineering 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 $347,445, which is the same amount that has already been budgeted.

The Proposed Plan for Future Funding of the Reserve Fund can be examined at Management Office, c/o Del Property Management Inc., 125 Village Green Square, Scarborough, Ontario.

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CONTRIBUTION TABLE

Year	A Annual Contribution	% Increase Over Previous Year	B Other Contribution	Total Contribution Each Year
2018	347,445	n/a	0	347,445
2019	356,330	2.56%	0	356,330
2020	365,442	2.56%	0	365,442
2021	374,787	2.56%	0	374,787
2022	382,283	2.00%	0	382,283
2023	389,929	2.00%	0	389,929
2024	397,727	2.00%	0	397,727
2025	405,682	2.00%	0	405,682
2026	413,795	2.00%	0	413,795
2027	422,071	2.00%	0	422,071
2028	430,513	2.00%	0	430,513
2029	439,123	2.00%	0	439,123
2030	447,905	2.00%	0	447,905
2031	456,863	2.00%	0	456,863
2032	466,001	2.00%	0	466,001
2033	475,321	2.00%	0	475,321
2034	484,827	2.00%	0	484,827
2035	494,524	2.00%	0	494,524
2036	504,414	2.00%	0	504,414
2037	514,502	2.00%	0	514,502
2038	524,792	2.00%	0	524,792
2039	535,288	2.00%	0	535,288
2040	545,994	2.00%	0	545,994
2041	556,914	2.00%	0	556,914
2042	568,052	2.00%	0	568,052
2043	579,413	2.00%	0	579,413
2044	591,002	2.00%	0	591,002
2045	602,822	2.00%	0	602,822
2046	614,878	2.00%	0	614,878
2047	627,176	2.00%	0	627,176

D12

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

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NOTICE OF FUTURE FUNDING OF THE RESERVE FUND
(UNDER SUBSECTION 94 (9) OF THE *CONDOMINIUM ACT, 1998*)

Condominium Act, 1998

TO: All owners in Metrogate South Daycare

The board has received and reviewed the Class 2 Updated Study of the Reserve Fund (based on a site review) dated January 2019 prepared by Belanger Engineering, 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 contribution per month to the reserve fund is $3234.00. Based on the proposed funding plan, the average increase in contribution per month will be $73.62 in 2018, $75.29 in 2019 and $77.01 in 2020.

The proposed funding plan will be implemented at the beginning of the 2018 fiscal year, that being July 1, 2018.

Dated this 3rd day of September, 2018.

(On Behalf of)
Metrogate South Daycare

.....
(signature)

JOHN TONEY
.....
(print name)

.....
(signature)

.....
(print name)

SUMMARY OF RESERVE FUND STUDY

The following is a summary of the Class 2 Updated Study of the Reserve Fund (based on a site review) dated January 2019, prepared by Belanger Engineering for Metrogate South Daycare (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 2018 is $39,691, based on the estimated expenditures and the following:

Opening Balance of the Reserve Fund (for 2017):	$176,393
Minimum Reserve Fund Balance during the projected period:	$167,342
Assumed Annual Inflation Rate for Reserve Fund Expenditures:	2.00%
Assumed Annual Interest Rate for interest earned on the Reserve Fund:	2.50%

The Reserve Fund Study can be examined at Management Office, c/o Del Property Management Inc., 125 Village Green Square, Scarborough, Ontario, during normal business hours, provided a request is in writing.

CASH FLOW TABLE

Opening Balance of Reserve Fund:	$176,393
Minimum Desired Reserve Fund Balance:	$100,000
Assumed Annual Inflation Rate:	2.00%
Assumed Interest Rate:	2.50%
Number of Suites:	1

Initial Contribution Increment: 2.28%
Post-Critical Cont. Increment: 2.00%

Final - January 17, 2019

Year	Opening Balance	Recommended Annual Contribution	Estimated Inflation Adjusted Expenditures	Estimated Interest Earned	Percentage Increase in Recommended Annual Contribution	Estimated Closing Balance	Comments
2017 / 2018	$176,393	$38,808	-$8,760	$5,004	n/a	$211,446	
2018 / 2019	$211,446	$39,691	-$9,078	$5,896	2.28%	$247,955	
2019 / 2020	$247,955	$40,595	-$1,561	$6,726	2.28%	$293,715	
2020 / 2021	$293,715	$41,519	-$99,860	$9,110	2.28%	$244,485	
2021 / 2022	$244,485	$42,349	-$1,624	$6,662	2.00%	$291,872	
2022 / 2023	$291,872	$43,196	-$18,173	$8,064	2.00%	$324,959	
2023 / 2024	$324,959	$44,060	-$6,982	$8,762	2.00%	$370,799	
2024 / 2025	$370,799	$44,942	-$19,528	$10,076	2.00%	$406,289	
2025 / 2026	$406,289	$45,840	-$153,487	$12,649	2.00%	$311,291	
2026 / 2027	$311,291	$46,757	-$42,306	$8,896	2.00%	$324,637	
2027 / 2028	$324,637	$47,692	-$63,339	$9,504	2.00%	$318,495	
2028 / 2029	$318,495	$48,646	-$57,817	$9,293	2.00%	$318,617	
2029 / 2030	$318,617	$49,619	-$7,863	$8,684	2.00%	$369,057	
2030 / 2031	$369,057	$50,611	-$203,484	$12,403	2.00%	$228,587	
2031 / 2032	$228,587	$51,624	-$80,488	$7,366	2.00%	$207,088	
2032 / 2033	$207,088	$52,656	-$52,973	$6,498	2.00%	$213,269	
2033 / 2034	$213,269	$53,709	-$2,059	$6,029	2.00%	$270,948	
2034 / 2035	$270,948	$54,783	-$25,904	$7,782	2.00%	$307,609	
2035 / 2036	$307,609	$55,879	-$105,976	$9,713	2.00%	$267,226	
2036 / 2037	$267,226	$56,997	-$16,753	$7,603	2.00%	$315,072	
2037 / 2038	$315,072	$58,137	-$9,599	$8,723	2.00%	$372,332	
2038 / 2039	$372,332	$59,299	-$51,381	$10,692	2.00%	$390,943	
2039 / 2040	$390,943	$60,485	-$13,759	$10,702	2.00%	$448,370	
2040 / 2041	$448,370	$61,695	-$327,049	$16,069	2.00%	$199,085	
2041 / 2042	$199,085	$62,929	-$80,744	$6,773	2.00%	$188,044	
2042 / 2043	$188,044	$64,188	-$85,246	$6,569	2.00%	$173,554	
2043 / 2044	$173,554	$65,471	-$77,814	$6,130	2.00%	$167,342	Critical Year
2044 / 2045	$167,342	$66,781	-$55,303	$5,710	2.00%	$184,529	
2045 / 2046	$184,529	$68,116	-$80,958	$6,477	2.00%	$178,164	
2046 / 2047	$178,164	$69,479	-$70,323	$6,202	2.00%	$183,521	

Notes:
1) HST included in expenditures
2) 2018 Fiscal Year: Jul 1, 2017 - Jun 30, 2018

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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 Metrogate South Daycare has reviewed the Class 2 Updated Study of the Reserve Fund (based on a site review) dated January 2019, prepared by Belanger Engineering 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 $38,808, which is the same amount that has already been budgeted.

The Proposed Plan for Future Funding of the Reserve Fund can be examined at Management Office, c/o Del Property Management Inc., 125 Village Green Square, Scarborough, Ontario.

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CONTRIBUTION TABLE

Year	A Annual Contribution	% Increase Over Previous Year	B Other Contribution	Total Contribution Each Year
2018	38,808	n/a	0	38,808
2019	39,691	2.28%	0	39,691
2020	40,595	2.28%	0	40,595
2021	41,519	2.28%	0	41,519
2022	42,349	2.00%	0	42,349
2023	43,196	2.00%	0	43,196
2024	44,060	2.00%	0	44,060
2025	44,942	2.00%	0	44,942
2026	45,840	2.00%	0	45,840
2027	46,757	2.00%	0	46,757
2028	47,692	2.00%	0	47,692
2029	48,646	2.00%	0	48,646
2030	49,619	2.00%	0	49,619
2031	50,611	2.00%	0	50,611
2032	51,624	2.00%	0	51,624
2033	52,656	2.00%	0	52,656
2034	53,709	2.00%	0	53,709
2035	54,783	2.00%	0	54,783
2036	55,879	2.00%	0	55,879
2037	56,997	2.00%	0	56,997
2038	58,137	2.00%	0	58,137
2039	59,299	2.00%	0	59,299
2040	60,485	2.00%	0	60,485
2041	61,695	2.00%	0	61,695
2042	62,929	2.00%	0	62,929
2043	64,188	2.00%	0	64,188
2044	65,471	2.00%	0	65,471
2045	66,781	2.00%	0	66,781
2046	68,116	2.00%	0	68,116
2047	69,479	2.00%	0	69,479

**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