

May 28, 2019

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. 2415.

The board has received and reviewed an updated reserve fund study (Class 3 – without a site visit) dated October 26, 2018, 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 2019, starting December 1, 2018) the average contribution per unit per month to the reserve fund is \$92.08. Based on the proposed funding plan, the average increase in contribution per unit per month will be \$8.75 for fiscal year 2020, \$9.58 for fiscal year 2021 and \$10.49 for fiscal year 2022. The total annual contribution to the reserve fund (fiscal year 2019) is presently \$251,942. 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 on 22 day of July, 2019 (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 this 10 day of June, 2019.

Toronto Standard Condominium Corporation No. 2415

Steven Rogers Treasurer

(signature)

Steven Rogers

(print name)

Theresa E Wright

(signature)

Theresa E Wright

(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 October 26, 2018, prepared by Building Sciences Inc., for Toronto Standard Condominium Corporation No. 2415 (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 2019 is \$251,942 based on the estimated expenditures and the following:

Projected Opening Balance of the Reserve Fund:	\$880,000
Projected Minimum Reserve Fund Balance during the projected period:	\$296,010
Assumed Annual Inflation Rate for Reserve Fund Expenditures:	2.0 %
Assumed Annual Interest Rate for interest earned on the Reserve Fund:	1.5 % (2019-2028). 2.0% (2029-2038), 2.5% (2039-2048)

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.

E. & O.E.

CASH FLOW TABLE

Projected Opening Balance of the Reserve Fund:	\$880,000
Projected Minimum Reserve Fund Balance (as indicated in this table):	\$296,010
Assumed Annual Inflation Rate for Reserve Fund Expenditures:	2.0 %
Assumed Annual Interest Rate for interest earned on the Reserve Fund:	1.5 % (2019-2028), 2.0% (2029-2038), 2.5% (2039-2048)

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
2019	\$880,000	\$251,942	\$0	\$15,090	-	\$1,147,032	\$1,147,032
2020	\$1,147,032	\$275,876	\$67,320	\$18,770	9.5%	\$1,374,358	\$1,347,410
2021	\$1,374,358	\$302,085	\$16,542	\$22,757	9.5%	\$1,682,657	\$1,617,317
2022	\$1,682,657	\$330,783	\$15,706	\$27,603	9.5%	\$2,025,337	\$1,908,520
2023	\$2,025,337	\$362,207	\$21,973	\$32,932	9.5%	\$2,398,503	\$2,215,846
2024	\$2,398,503	\$396,617	\$0	\$38,952	9.5%	\$2,834,072	\$2,566,906
2025	\$2,834,072	\$404,549	\$210,142	\$43,969	2.0%	\$3,072,448	\$2,728,246
2026	\$3,072,448	\$412,640	\$0	\$49,182	2.0%	\$3,534,270	\$3,076,794
2027	\$3,534,270	\$420,893	\$492,917	\$52,474	2.0%	\$3,514,719	\$2,999,779
2028	\$3,514,719	\$429,311	\$5,736	\$55,898	2.0%	\$3,994,191	\$3,342,161
2029	\$3,994,191	\$437,897	\$36,570	\$83,897	2.0%	\$4,479,416	\$3,674,681
2030	\$4,479,416	\$446,655	\$135,652	\$92,698	2.0%	\$4,883,117	\$3,927,310
2031	\$4,883,117	\$455,588	\$615,224	\$96,066	2.0%	\$4,819,547	\$3,800,180
2032	\$4,819,547	\$464,700	\$12,936	\$100,909	2.0%	\$5,372,219	\$4,152,900
2033	\$5,372,219	\$473,994	\$1,031,700	\$101,867	2.0%	\$4,916,380	\$3,726,002
2034	\$4,916,380	\$483,474	\$6,460	\$103,098	2.0%	\$5,496,491	\$4,083,974
2035	\$5,496,491	\$493,143	\$1,886,482	\$95,996	2.0%	\$4,199,149	\$3,058,852
2036	\$4,199,149	\$503,006	\$0	\$89,013	2.0%	\$4,791,168	\$3,421,673
2037	\$4,791,168	\$513,066	\$1,048,190	\$90,472	2.0%	\$4,346,516	\$3,043,254
2038	\$4,346,516	\$523,328	\$0	\$92,164	2.0%	\$4,962,007	\$3,406,075
2039	\$4,962,007	\$533,794	\$1,943,619	\$106,427	2.0%	\$3,658,610	\$2,462,139
2040	\$3,658,610	\$544,470	\$2,039,632	\$72,776	2.0%	\$2,236,223	\$1,475,406
2041	\$2,236,223	\$555,359	\$888,938	\$51,736	2.0%	\$1,954,380	\$1,264,169
2042	\$1,954,380	\$566,467	\$15,769	\$55,743	2.0%	\$2,560,821	\$1,623,960
2043	\$2,560,821	\$577,796	\$741,168	\$61,978	2.0%	\$2,459,427	\$1,529,079
2044	\$2,459,427	\$589,352	\$869,521	\$57,984	2.0%	\$2,237,241	\$1,363,668
2045	\$2,237,241	\$601,139	\$402,959	\$58,408	2.0%	\$2,493,829	\$1,490,261
2046	\$2,493,829	\$613,162	\$8,193	\$69,908	2.0%	\$3,168,706	\$1,856,424
2047	\$3,168,706	\$625,425	\$3,540,895	\$42,774	2.0%	\$296,010	\$170,021
2048	\$296,010	\$637,933	\$0	\$15,374	2.0%	\$949,318	\$534,572

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. 2415 has reviewed the updated reserve fund study dated October 26, 2018, 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 (2019) is \$251,942, 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
2019	\$251,942	-	\$0	\$251,942
2020	\$275,876	9.5%	\$0	\$275,876
2021	\$302,085	9.5%	\$0	\$302,085
2022	\$330,783	9.5%	\$0	\$330,783
2023	\$362,207	9.5%	\$0	\$362,207
2024	\$396,617	9.5%	\$0	\$396,617
2025	\$404,549	2.0%	\$0	\$404,549
2026	\$412,640	2.0%	\$0	\$412,640
2027	\$420,893	2.0%	\$0	\$420,893
2028	\$429,311	2.0%	\$0	\$429,311
2029	\$437,897	2.0%	\$0	\$437,897
2030	\$446,655	2.0%	\$0	\$446,655
2031	\$455,588	2.0%	\$0	\$455,588
2032	\$464,700	2.0%	\$0	\$464,700
2033	\$473,994	2.0%	\$0	\$473,994
2034	\$483,474	2.0%	\$0	\$483,474
2035	\$493,143	2.0%	\$0	\$493,143
2036	\$503,006	2.0%	\$0	\$503,006
2037	\$513,066	2.0%	\$0	\$513,066
2038	\$523,328	2.0%	\$0	\$523,328
2039	\$533,794	2.0%	\$0	\$533,794
2040	\$544,470	2.0%	\$0	\$544,470
2041	\$555,359	2.0%	\$0	\$555,359
2042	\$566,467	2.0%	\$0	\$566,467
2043	\$577,796	2.0%	\$0	\$577,796
2044	\$589,352	2.0%	\$0	\$589,352
2045	\$601,139	2.0%	\$0	\$601,139
2046	\$613,162	2.0%	\$0	\$613,162
2047	\$625,425	2.0%	\$0	\$625,425
2048	\$637,933	2.0%	\$0	\$637,933

*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