

**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 Region Standard Condominium Corporation No. 1253

The board has received and reviewed the Class 3 Updated Study of the Reserve Fund (not 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 average contribution per unit per month to the reserve fund is \$63.08. Based on the proposed funding plan, the average increase in contribution per unit per month will be \$10.41 in 2019, \$12.13 in 2020 and \$14.13 in 2021.

The proposed funding plan will be implemented at the beginning of the 2019 fiscal year, that being April 1, 2019.

Dated this 22 day of January, 2019

York Region Standard Condominium Corporation No. 1253

[Signature]  
(signature)

Stan Morris  
(print name)

[Signature]  
(signature)

Nissim Kehimkan  
(print name)

### 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 January 2019, prepared by Belanger Engineering for York Region Standard Condominium Corporation No. 1253 (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 2019 is \$438,305, based on the estimated expenditures and the following:

Opening Balance of the Reserve Fund (for 2018):	\$718,722
Minimum Reserve Fund Balance during the projected period:	\$334,684
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 Duka Property Management Inc., 75 North Park Road, Thornhill, Ontario, during normal business hours, provided a request is in writing.

## CASH FLOW TABLE

Opening Balance of Reserve Fund: \$718,722  
 Minimum Desired Reserve Fund Balance: \$200,000  
 Assumed Annual Inflation Rate: 2.00%  
 Assumed Interest Rate: 2.00%  
 Number of Suites: 497

Initial Contribution Increment: 16.51%  
 Post-Critical Cont. Increment: 2.00%

FINAL - January 25, 2019

Year	Opening Balance	Recommended Annual Contribution	Estimated Inflation Adjusted Expenditures	Estimated Interest Earned	Percentage Increase in Recommended Annual Contribution	Estimated Closing Balance	Comments
2018 / 2019	\$718,722	\$376,202	-\$111,100	\$19,247	n/a	\$1,003,071	
2019 / 2020	\$1,003,071	\$438,305	-\$940,542	\$33,850	16.51%	\$534,684	
2020 / 2021	\$534,684	\$510,660	-\$62,424	\$16,425	16.51%	\$999,345	
2021 / 2022	\$999,345	\$594,960	-\$100,709	\$26,944	16.51%	\$1,520,540	
2022 / 2023	\$1,520,540	\$606,859	-\$47,627	\$36,956	2.00%	\$2,116,727	
2023 / 2024	\$2,116,727	\$618,996	\$0	\$48,525	2.00%	\$2,784,248	
2024 / 2025	\$2,784,248	\$631,376	-\$868,834	\$70,687	2.00%	\$2,617,477	
2025 / 2026	\$2,617,477	\$644,004	\$0	\$58,790	2.00%	\$3,320,270	
2026 / 2027	\$3,320,270	\$656,884	-\$1,682,503	\$89,799	2.00%	\$2,384,450	
2027 / 2028	\$2,384,450	\$670,021	-\$46,489	\$54,854	2.00%	\$3,062,836	
2028 / 2029	\$3,062,836	\$683,422	-\$103,615	\$69,127	2.00%	\$3,711,770	
2029 / 2030	\$3,711,770	\$697,090	-\$2,045,599	\$101,662	2.00%	\$2,464,923	
2030 / 2031	\$2,464,923	\$711,032	-\$45,149	\$56,860	2.00%	\$3,187,666	
2031 / 2032	\$3,187,666	\$725,253	\$0	\$71,006	2.00%	\$3,983,924	
2032 / 2033	\$3,983,924	\$739,758	-\$58,057	\$87,657	2.00%	\$4,753,281	
2033 / 2034	\$4,753,281	\$754,553	-\$96,768	\$103,579	2.00%	\$5,514,645	
2034 / 2035	\$5,514,645	\$769,644	-\$3,407,117	\$152,061	2.00%	\$3,029,233	
2035 / 2036	\$3,029,233	\$785,037	-\$78,414	\$69,219	2.00%	\$3,805,075	
2036 / 2037	\$3,805,075	\$800,737	-\$50,846	\$84,617	2.00%	\$4,639,584	
2037 / 2038	\$4,639,584	\$816,752	\$0	\$100,959	2.00%	\$5,557,295	
2038 / 2039	\$5,557,295	\$833,087	-\$2,257,154	\$142,048	2.00%	\$4,275,277	
2039 / 2040	\$4,275,277	\$849,749	-\$4,410,589	\$138,109	2.00%	\$852,546	
2040 / 2041	\$852,546	\$866,744	-\$51,017	\$26,229	2.00%	\$1,694,501	
2041 / 2042	\$1,694,501	\$884,079	\$0	\$42,731	2.00%	\$2,621,310	
2042 / 2043	\$2,621,310	\$901,760	-\$218,104	\$63,625	2.00%	\$3,368,591	
2043 / 2044	\$3,368,591	\$919,796	\$0	\$76,570	2.00%	\$4,364,957	
2044 / 2045	\$4,364,957	\$938,191	-\$5,116,309	\$147,844	2.00%	\$334,684	Critical Year
2045 / 2046	\$334,684	\$956,955	-\$800,359	\$24,267	2.00%	\$515,547	
2046 / 2047	\$515,547	\$976,094	-\$278,564	\$22,858	2.00%	\$1,235,935	
2047 / 2048	\$1,235,935	\$995,616	-\$58,603	\$35,261	2.00%	\$2,208,209	

Notes: 1) HST included in expenditures  
 2) 2019 Fiscal Year: Apr 1, 2018 - Mar 31, 2019

**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 Region Standard Condominium Corporation No. 1253 has reviewed the Class 3 Updated Study of the Reserve Fund (not 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 \$376,202, 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 Duka Property Management Inc., 75 North Park Road, Thornhill, Ontario.

## CONTRIBUTION TABLE

Year	A Annual Contribution	% Increase Over Previous Year	B Other Contribution	Total Contribution Each Year
2019	376,202	n/a	0	376,202
2020	438,305	16.51%	0	438,305
2021	510,660	16.51%	0	510,660
2022	594,960	16.51%	0	594,960
2023	606,859	2.00%	0	606,859
2024	618,996	2.00%	0	618,996
2025	631,376	2.00%	0	631,376
2026	644,004	2.00%	0	644,004
2027	656,884	2.00%	0	656,884
2028	670,021	2.00%	0	670,021
2029	683,422	2.00%	0	683,422
2030	697,090	2.00%	0	697,090
2031	711,032	2.00%	0	711,032
2032	725,253	2.00%	0	725,253
2033	739,758	2.00%	0	739,758
2034	754,553	2.00%	0	754,553
2035	769,644	2.00%	0	769,644
2036	785,037	2.00%	0	785,037
2037	800,737	2.00%	0	800,737
2038	816,752	2.00%	0	816,752
2039	833,087	2.00%	0	833,087
2040	849,749	2.00%	0	849,749
2041	866,744	2.00%	0	866,744
2042	884,079	2.00%	0	884,079
2043	901,760	2.00%	0	901,760
2044	919,796	2.00%	0	919,796
2045	938,191	2.00%	0	938,191
2046	956,955	2.00%	0	956,955
2047	976,094	2.00%	0	976,094
2048	995,616	2.00%	0	995,616

**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\*\*\*