

January 22, 2018

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. 1831.

The board has received and reviewed a comprehensive (Class 1) reserve fund study dated November 23, 2017 (Revised December 6, 2017), 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 2018-2019, starting February 1, 2018) the average contribution per unit per month to the reserve fund is \$149.18. Based on the proposed funding plan, the average increase in contribution per unit per month will be \$20.13 for fiscal year 2019-2020, \$22.86 for fiscal year 2020-2021 and \$25.94 for fiscal year 2021-2022. The total annual contribution to the reserve fund (fiscal year 2018-2019) is presently \$290,000. 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 .....1ST..... day of .....FEBRUARY....., 2018 (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 .....31ST..... day of .....JANUARY....., 2018.

Toronto Standard Condominium Corporation No. 1831

  
.....  
(signature)

Caroline Bruckner  
.....  
(print name)

  
.....  
(signature)

Jenever Springer  
.....  
(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 comprehensive (Class 1) reserve fund study dated November 23, 2017 (Revised December 6, 2017), prepared by Building Sciences Inc., for Toronto Standard Condominium Corporation No. 1831 (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 2018-2019 is \$290,000, based on the estimated expenditures and the following:

Opening Balance of the Reserve Fund:	\$1,290,000
Projected Minimum Reserve Fund Balance during the projected period:	\$467,330
Assumed Annual Inflation Rate for Reserve Fund Expenditures:	2.0%
Assumed Annual Interest Rate for interest earned on the Reserve Fund:	2.0% (2019-2028); 2.5% (2029-2038); 3.0% (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.

**CASH FLOW TABLE**

Opening Balance of the Reserve Fund:	\$1,290,000
Projected Minimum Reserve Fund Balance (as indicated in this table)	\$467,330
Assumed Annual Inflation Rate for Reserve Fund Expenditures:	2.0%
Assumed Annual Interest Rate for interest earned on the Reserve Fund:	2.0% (2019-2028); 2.5% (2029-2038); 3.0% (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
2018-2019	\$1,290,000	\$290,000	\$1,046,000	\$18,240	-	\$552,240	\$552,240
2019-2020	\$552,240	\$329,150	\$154,020	\$12,796	13.5%	\$740,166	\$725,653
2020-2021	\$740,166	\$373,585	\$44,217	\$18,097	13.5%	\$1,087,631	\$1,045,397
2021-2022	\$1,087,631	\$424,019	\$473,299	\$21,260	13.5%	\$1,059,612	\$998,496
2022-2023	\$1,059,612	\$481,262	\$380,367	\$22,201	13.5%	\$1,182,708	\$1,092,639
2023-2024	\$1,182,708	\$546,232	\$54,652	\$28,570	13.5%	\$1,702,858	\$1,542,331
2024-2025	\$1,702,858	\$557,157	\$96,850	\$38,660	2.0%	\$2,201,825	\$1,955,158
2025-2026	\$2,201,825	\$568,300	\$510,016	\$44,619	2.0%	\$2,304,728	\$2,006,405
2026-2027	\$2,304,728	\$579,666	\$65,027	\$51,241	2.0%	\$2,870,608	\$2,450,036
2027-2028	\$2,870,608	\$591,259	\$894,527	\$54,379	2.0%	\$2,621,720	\$2,193,738
2028-2029	\$2,621,720	\$603,084	\$452,247	\$67,428	2.0%	\$2,839,986	\$2,329,778
2029-2030	\$2,839,986	\$615,146	\$1,573,490	\$59,020	2.0%	\$1,940,663	\$1,560,803
2030-2031	\$1,940,663	\$627,449	\$138,238	\$54,632	2.0%	\$2,484,505	\$1,959,015
2031-2032	\$2,484,505	\$639,998	\$239,317	\$67,121	2.0%	\$2,952,307	\$2,282,229
2032-2033	\$2,952,307	\$652,798	\$2,313,706	\$53,046	2.0%	\$1,344,445	\$1,018,922
2033-2034	\$1,344,445	\$665,854	\$1,540,615	\$22,677	2.0%	\$492,360	\$365,831
2034-2035	\$492,360	\$679,171	\$21,965	\$20,524	2.0%	\$1,170,091	\$852,348
2035-2036	\$1,170,091	\$692,755	\$282,149	\$34,385	2.0%	\$1,615,082	\$1,153,431
2036-2037	\$1,615,082	\$706,610	\$813,386	\$39,042	2.0%	\$1,547,348	\$1,083,390
2037-2038	\$1,547,348	\$720,742	\$832,422	\$37,288	2.0%	\$1,472,955	\$1,011,082
2038-2039	\$1,472,955	\$735,157	\$73,554	\$54,113	2.0%	\$2,188,670	\$1,472,912
2039-2040	\$2,188,670	\$749,860	\$1,403,507	\$55,855	2.0%	\$1,590,878	\$1,049,623
2040-2041	\$1,590,878	\$764,857	\$678,685	\$49,019	2.0%	\$1,726,069	\$1,116,489
2041-2042	\$1,726,069	\$780,154	\$78,057	\$62,314	2.0%	\$2,490,480	\$1,579,353
2042-2043	\$2,490,480	\$795,757	\$2,158,844	\$54,268	2.0%	\$1,181,661	\$734,664
2043-2044	\$1,181,661	\$811,672	\$1,550,373	\$24,369	2.0%	\$467,330	\$284,852
2044-2045	\$467,330	\$827,906	\$32,632	\$25,949	2.0%	\$1,288,553	\$770,013
2045-2046	\$1,288,553	\$844,464	\$1,546,610	\$28,124	2.0%	\$614,531	\$360,031
2046-2047	\$614,531	\$861,353	\$149,728	\$29,110	2.0%	\$1,355,267	\$778,431
2047-2048	\$1,355,267	\$878,580	\$1,616,019	\$29,596	2.0%	\$647,425	\$364,573

**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. 1831 has reviewed the comprehensive (Class 1) reserve fund study dated November 23, 2017 (Revised December 6, 2017), 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 (2018-2019) is \$290,000, 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
2018-2019	\$290,000	-	\$0	\$290,000
2019-2020	\$329,150	13.5%	\$0	\$329,150
2020-2021	\$373,585	13.5%	\$0	\$373,585
2021-2022	\$424,019	13.5%	\$0	\$424,019
2022-2023	\$481,262	13.5%	\$0	\$481,262
2023-2024	\$546,232	13.5%	\$0	\$546,232
2024-2025	\$557,157	2.0%	\$0	\$557,157
2025-2026	\$568,300	2.0%	\$0	\$568,300
2026-2027	\$579,666	2.0%	\$0	\$579,666
2027-2028	\$591,259	2.0%	\$0	\$591,259
2028-2029	\$603,084	2.0%	\$0	\$603,084
2029-2030	\$615,146	2.0%	\$0	\$615,146
2030-2031	\$627,449	2.0%	\$0	\$627,449
2031-2032	\$639,998	2.0%	\$0	\$639,998
2032-2033	\$652,798	2.0%	\$0	\$652,798
2033-2034	\$665,854	2.0%	\$0	\$665,854
2034-2035	\$679,171	2.0%	\$0	\$679,171
2035-2036	\$692,755	2.0%	\$0	\$692,755
2036-2037	\$706,610	2.0%	\$0	\$706,610
2037-2038	\$720,742	2.0%	\$0	\$720,742
2038-2039	\$735,157	2.0%	\$0	\$735,157
2039-2040	\$749,860	2.0%	\$0	\$749,860
2040-2041	\$764,857	2.0%	\$0	\$764,857
2041-2042	\$780,154	2.0%	\$0	\$780,154
2042-2043	\$795,757	2.0%	\$0	\$795,757
2043-2044	\$811,672	2.0%	\$0	\$811,672
2044-2045	\$827,906	2.0%	\$0	\$827,906
2045-2046	\$844,464	2.0%	\$0	\$844,464
2046-2047	\$861,353	2.0%	\$0	\$861,353
2047-2048	\$878,580	2.0%	\$0	\$878,580

\*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\*