

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

TO: All owners in **Carleton Condominium Corporation No. 264** (CCC #264)

The Board has received and reviewed a **Reserve Fund Study** dated **March 30, 2015** prepared by **Newbridge Engineering 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.
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 **\$124.47** (2015). Based on the proposed funding plan, the average increase in Annual Contribution per unit per month (to the reserve fund) will be **\$6.22** in 2016, **\$6.54** in 2017 and **\$6.86** in 2018.

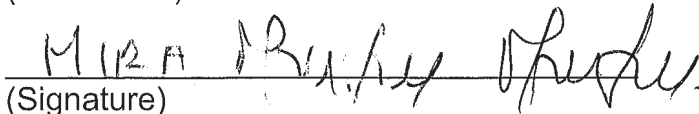
The proposed funding plan will be implemented beginning on **January 01, 2016**.

Dated this 26 day of June, 2015

Carleton Condominium Corporation No. 264.


(Signature)

B. Fradette
(Print name)


(Signature)

MIRA ABDILLAH
(Print name)

SUMMARY OF RESERVE FUND STUDY

The following is a summary of the **Reserve Fund Study** dated **March 30, 2015**, prepared by **Newbridge Engineering Inc.** for **Carleton Condominium Corporation No. 264** (CCC #264).

Subsection 94 (l) 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 annual contribution for **2015** is **\$274,830**. The recommended annual contribution for **2016** is **\$288,572** based on the estimated expenditures and the following:

Opening Balance of the Reserve Fund	\$1,474,051 (2015)
Minimum Reserve Fund Balance during the projected period	\$77,967 (2021)
Assumed Annual Inflation Rate for Reserve Fund Expenditures	3.0%
Assumed Annual Interest Rate for interest earned on the Reserve Fund	2.0%

The Reserve Fund Study can be examined at the Property Managers office during normal business hours at:

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Forty-eight hours advance notice is required.

CASH FLOW TABLE

CCC #264

Opening Balance of the Reserve Fund	\$1,474,051 (2015)
Minimum Reserve Fund Balance during the projected period	\$77,967 (2021)
Assumed Annual Inflation Rate for Reserve Fund Expenditures	3.0%
Assumed Annual Interest Rate for interest earned on the Reserve Fund	2.0%

Fiscal Year	Opening Balance	Recommended Annual Contribution	Estimated Inflation Adjusted Expenditures	Estimated Interest Earned	Percentage Increase In Recommended Annual Contributions	Closing Balance
2015	\$1,474,051	\$274,830	\$255,651	\$29,673	5.00%	\$1,522,903
2016	\$1,522,903	\$288,572	\$80,628	\$32,537	5.00%	\$1,763,383
2017	\$1,763,383	\$303,000	\$666,126	\$31,636	5.00%	\$1,431,893
2018	\$1,431,893	\$318,150	\$694,439	\$24,875	5.00%	\$1,080,479
2019	\$1,080,479	\$334,058	\$745,413	\$17,496	5.00%	\$686,620
2020	\$686,620	\$350,760	\$943,996	\$7,800	5.00%	\$101,184
2021	\$101,184	\$368,298	\$393,289	\$1,774	5.00%	\$77,967
2022	\$77,967	\$350,000	\$23,435	\$4,825	0.00%	\$409,357
2023	\$409,357	\$350,000	\$106,209	\$10,625	0.00%	\$663,774
2024	\$663,774	\$350,000	\$360,842	\$13,167	0.00%	\$666,099
2025	\$666,099	\$350,000	\$381,218	\$13,010	0.00%	\$647,891
2026	\$647,891	\$350,000	\$628,877	\$10,169	0.00%	\$379,182
2027	\$379,182	\$350,000	\$438,064	\$6,703	0.00%	\$297,822
2028	\$297,822	\$350,000	\$166,385	\$7,793	0.00%	\$489,230
2029	\$489,230	\$350,000	\$46,116	\$12,823	0.00%	\$805,937
2030	\$805,937	\$350,000	\$28,885	\$19,330	0.00%	\$1,146,382
2031	\$1,146,382	\$350,000	\$1,145,423	\$14,973	0.00%	\$365,932
2032	\$365,932	\$350,000	\$46,105	\$10,358	0.00%	\$680,185
2033	\$680,185	\$350,000	\$50,852	\$16,595	0.00%	\$995,928
2034	\$995,928	\$350,000	\$15,352	\$23,265	0.00%	\$1,353,841
2035	\$1,353,841	\$350,000	\$180,449	\$28,772	0.00%	\$1,552,165
2036	\$1,552,165	\$350,000	\$600,698	\$28,536	0.00%	\$1,330,003
2,037	\$1,330,003	\$350,000	\$326,629	\$26,834	0.00%	\$1,380,208
2038	\$1,380,208	\$350,000	\$342,692	\$27,677	0.00%	\$1,415,193
2039	\$1,415,193	\$350,000	\$408,287	\$27,721	0.00%	\$1,384,627
2040	\$1,384,627	\$350,000	\$722,674	\$23,966	0.00%	\$1,035,919
2041	\$1,035,919	\$350,000	\$847,644	\$15,742	0.00%	\$554,017
2042	\$554,017	\$350,000	\$72,756	\$13,853	0.00%	\$845,114
2043	\$845,114	\$350,000	\$114,293	\$19,259	0.00%	\$1,100,080
2044	\$1,100,080	\$350,000	\$34,181	\$25,160	0.00%	\$1,441,059

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 **Carleton Condominium Corporation #264** has reviewed the **Reserve Fund Study** dated **March 30, 2015**, prepared by **Newbridge Engineering Inc.** for the Corporation 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 (2015) is **\$274,830**, which is the same amount that has already been budgeted.

OR

The Board has not adopted the funding recommendations of the Reserve Fund Study and has proposed a plan for the future funding as set out in the Contribution Table based on the following:

Opening Balance of the Reserve Fund	\$.....
Minimum Reserve Fund Balance during the projected period	\$.....
Assumed Annual Inflation Rate for Reserve Fund Expenditures%
Assumed Annual Interest Rate for interest earned on the Reserve Fund%

The total annual contribution recommended under the proposed funding plan for the current fiscal year is **\$274,830**, which is the same amount that has already been budgeted OR represents an increase of% over the amount already budgeted.

The proposed Plan For Future Funding can be examined at:

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Forty-eight hours advance notice is required.

CONTRIBUTION TABLE

CCC #264

Fiscal Year	<u>A</u> Annual Contribution*	% Increase Over Previous Year	<u>B</u> Other Planned Contributions (e.g. special assessment, loan)	<u>A + B</u> Total Contribution Each Year To The Reserve Fund
2015	\$274,830	5.00%	\$0	\$274,830
2016	\$288,572	5.00%	\$0	\$288,572
2017	\$303,000	5.00%	\$0	\$303,000
2018	\$318,150	5.00%	\$0	\$318,150
2019	\$334,058	5.00%	\$0	\$334,058
2020	\$350,760	5.00%	\$0	\$350,760
2021	\$368,298	5.00%	\$0	\$368,298
2022	\$350,000	0.00%	\$0	\$350,000
2023	\$350,000	0.00%	\$0	\$350,000
2024	\$350,000	0.00%	\$0	\$350,000
2025	\$350,000	0.00%	\$0	\$350,000
2026	\$350,000	0.00%	\$0	\$350,000
2027	\$350,000	0.00%	\$0	\$350,000
2028	\$350,000	0.00%	\$0	\$350,000
2029	\$350,000	0.00%	\$0	\$350,000
2030	\$350,000	0.00%	\$0	\$350,000
2031	\$350,000	0.00%	\$0	\$350,000
2032	\$350,000	0.00%	\$0	\$350,000
2033	\$350,000	0.00%	\$0	\$350,000
2034	\$350,000	0.00%	\$0	\$350,000
2035	\$350,000	0.00%	\$0	\$350,000
2036	\$350,000	0.00%	\$0	\$350,000
2,037	\$350,000	0.00%	\$0	\$350,000
2038	\$350,000	0.00%	\$0	\$350,000
2039	\$350,000	0.00%	\$0	\$350,000
2040	\$350,000	0.00%	\$0	\$350,000
2041	\$350,000	0.00%	\$0	\$350,000
2042	\$350,000	0.00%	\$0	\$350,000
2043	\$350,000	0.00%	\$0	\$350,000
2044	\$350,000	0.00%	\$0	\$350,000

*The term “annual contribution” means the amount to be contributed each year to the reserve fund from the monthly common expenses.

