

KX 11/30/07

Sugar Bush

*Peel Condominium Corporation #526
2350 Britannia Road West, Mississauga, Ontario*

December, 2007

Dear Owners:

Notice of Future Funding of the Reserve Fund

Under section 94(9) of the Condominium Act 1998 each Condominium Corporation must, once a comprehensive reserve fund study has been approved, forward a notice to all owners as per the attached prescribed form.

Should any owner wish to review the reserve fund study, a copy is available by calling our office during normal business hours. We can arrange to have it delivered to your unit. We would request that you return the study promptly allowing all interested owners an opportunity to see our detailed plan.

If you have any additional questions regarding the enclosed information please feel free to contact our office.

Yours truly,
ON BEHALF OF THE BOARD OF DIRECTORS



Bob Wiseman
Property Manager

/ea

Form 15

Condominium Act, 1998

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


TO: All owners in Peel Condominium Corporation No. 526.

The Board has received and reviewed a Reserve Fund Study Update dated November 8, 2007, prepared by Brown & Beattie Ltd., and has proposed a plan for the future funding of the reserve fund that the Board has determined should ensure that, in accordance with the regulations made under the Condominium Act, 1998, the reserve fund should be adequate for the major repair and replacement of the common elements and assets of the corporation.

This notice contains a summary of the reserve fund study that has been adopted as the proposed reserve funding plan, as summarized in the attached pages.

The proposed funding plan will be implemented beginning on
Dated this 1st day of DECEMBER.

Peel Condominium Corporation No. 526


.....
(signature)

ALLAN RIDLER
.....
(print name)


.....
(signature)

MANO GOULVEIA
.....
(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 Reserve Fund Study Update dated November 8, 2007, prepared by Brown & Beattie Ltd. for Peel Condominium Corporation No. 526.

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 SUMMARY / CONTRIBUTION SCHEDULE / FUNDING PLAN. 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 2006 is based on the estimated expenditures and the following:

No. of Units:	72
Opening Balance (as of Dec. 31, 2006):	\$121,737
Present Annual Reserve Contribution:	\$14,617
Present Average Reserve Contribution/unit/month:	\$ 16.92
Minimum Desired Reserve Fund Balance:	\$35,000
Present Reserve to Operating Ratio:	20%
Total Operating Budget (Excluding Reserve):	\$72,647
Present Maintenance Fee/unit/month:	\$ 84.08
Long Term Interest Rate:	5.00%
Short Term Interest Rate:	2.50%
Inflation Rate:	2.00%
Post "Catch-up" Reserve Contribution % Increase:	2.00%

The complete Reserve Fund Study can be examined by written request.

CASH FLOW TABLE

Refer to the attached financial tables:

- 10 Year Repair / Replacement Schedule
- 11 to 30 year Repair / Replacement Schedule
- Cash Flow Summary / Contribution Schedule / Funding Plan

**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 Peel Condominium Corporation No. 526 has reviewed the Reserve Fund Study Update dated November, 8 2007, prepared by Brown & Beattie Ltd. 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 should ensure that, in accordance with the regulations made under the Condominium Act, 1998, the reserve fund should 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 Cash Flow Summary / Contribution Schedule / Funding Plan.

The total annual contribution recommended under the proposed funding plan for the current fiscal year and changes from existing are summarized below:

CONTRIBUTION SCHEDULE

• 2008 Contribution:	\$14,910
• % of Operating Budget:	21%
• Average Contribution/month/unit:	\$17.26
• Average Contribution Increase:	\$0.34
• Initial % Reserve Increase:	2.00%
• Subsequent % Reserve Increase:	2.00% (to match Inflation)
• Initial Maintenance Fee % Increase:	0%

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

+ Please refer to Brown & Beattie's attached Cash Flow Summary/Contribution Schedule/Funding Plan.

2350 Britannia Road West, Mississauga
10 Year Repair / Replacement Schedule

Minimum Balance: \$35,000
 Opening Balance: \$121,737 (as of Dec. 31, 2006) Run: 5
 Assumed Inflation Rate: 2.00% Sep-07
 Special Assessment:

Short Term Interest Rate: 2.50%
 Long Term Interest Rate: 5.00%
 Initial Contribution Increment: 2.00%
 Post-Critical Contribution Increment: 2.00%

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Total Annual Expected Costs	-\$1,061	-\$2,168	-\$2,211	-\$4,510	-\$2,300	-\$74,995	-\$3,588	-\$39,199	-\$16,550	-\$5,079
Interest Income	\$3,043	\$3,458	\$3,863	\$4,285	\$9,334	\$10,477	\$8,058	\$9,105	\$8,440	\$8,890
Contributions	\$14,617	\$14,910	\$15,208	\$15,512	\$15,823	\$16,139	\$16,462	\$16,791	\$17,127	\$17,469
Balance	\$138,336	\$154,537	\$171,398	\$186,685	\$209,542	\$161,163	\$182,096	\$168,792	\$177,809	\$199,090
Item	Building Element									
	STRUCTURE:									
	ROOFS:									
	WALLS:									
	WINDOWS AND DOORS:									
	SITE SERVICES:									
1.1	Resurface Asphalt Pavement					72,649				
1.2	Replace Asphalt Pavement									
1.3	Asphalt Driveways									
1.4	Asphalt Walkways									
1.4	Concrete Curbs and Catch Basins									
1.5	Concrete Sidewalks									
1.6	Wood Privacy Fencing									
1.7	East Perimeter Wood Fencing									
1.8	Chain Link Fencing									
1.9	Steel Fencing									
1.1	Precast Concrete Retaining Wall									
1.11	Wood Curbing and Retaining									
1.12	Playground Equipment							36,758		
1.13	Landscaping									
1.14	Front Walkways									
1.15	Wood Decks									
1.16	Precast Concrete Steps									
1.17	"Super" Mailboxes									
	MECHANICAL SYSTEMS:									
2.1	Storm and Sanitary Drainage									
2.2	Domestic Water Supply								14,060	
2.3	Rebuild Hydrant Valves									
2.4	Gas Supply Piping									
	ELECTRICAL SYSTEMS:									
3.1	Power Supply Systems									
3.2	Exterior Lighting									
3.2	Exterior Lighting									
3.3	Cable TV and Bell Systems									

**2350 Britannia Road West, Mississauga
10 Year Repair / Replacement Schedule**

Minimum Balance: \$35,000
 Opening Balance: \$121,737 (as of Dec. 31, 2006) Run: 5
 Assumed Inflation Rate: 2.00% Sep-07
 Special Assessment:

Short Term Interest Rate: 2.50%
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 Post-Critical Contribution Increment: 2.00%

		2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
	MISCELLANEOUS:										
4.1	Contingency/Miscellaneous		2,168	2,211	2,255	2,300	2,346	2,393	2,441	2,490	2,540
4.2	Reserve Fund Study Updates (Site Inspection)				2,255						2,540
4.2	Reserve Fund Study Updates (No Site Inspection)	1,061						1,195			

**2350 Britannia Road West, Mississauga
11 - 30 Year Repair / Replacement Schedule**

Item	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Total Annual Expected Costs	\$19,160	\$23,623	\$33,388	\$5,739	\$2,364	\$5,236	\$2,917	\$47,263	\$21,889	\$8,096	\$7,603	\$6,312	\$1,285	\$3,351	\$5,119	\$52,704	\$13,556	\$102,107	\$24,602	\$1,707
Interest Income	\$9,935	\$9,383	\$10,631	\$10,415	\$11,744	\$13,159	\$14,511	\$16,094	\$15,533	\$16,269	\$17,992	\$6,476	\$7,386	\$8,931	\$10,362	\$11,799	\$10,953	\$12,506	\$9,066	\$9,562
Contributions	\$17,819	\$18,176	\$18,539	\$18,909	\$19,288	\$19,673	\$20,067	\$20,468	\$20,878	\$21,295	\$21,721	\$22,155	\$22,599	\$23,051	\$23,512	\$23,982	\$24,461	\$24,951	\$25,450	\$25,959
Balance	\$187,703	\$212,621	\$208,302	\$234,878	\$263,105	\$290,214	\$321,875	\$310,653	\$325,374	\$359,842	\$329,522	\$351,712	\$378,611	\$307,241	\$235,990	\$219,067	\$250,925	\$181,315	\$191,239	\$222,986
Item																				
STRUCTURE:																				
ROOFS:																				
WALLS:																				
WINDOWS AND DOORS:																				
SITE SERVICES:																				
1.1 Resurface Asphalt Pavement																				
1.2 Replace Asphalt Pavement																				
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2.1 Storm and Sanitary Drainage																				
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ELECTRICAL SYSTEMS:																				
3.1 Power Supply Systems																				
3.2 Exterior Lighting																				
3.2 Exterior Lighting																				
3.3 Cable TV and Bell Systems																				
MISCELLANEOUS:																				
4.1 Contingency/Miscellaneous																				
4.2 Reserve Fund Study Updates (Site)																				
4.2 Reserve Fund Study Updates (No Site Inspection)																				

2350 Britannia Road West, Mississauga

Reserve Fund Study

Cash Flow Summary / Contribution Schedule / Funding Plan

of Units: 72

Special Assessment: \$0
Fiscal Year End: 31-Dec

Sep-07

Run: 5

Min. Balance: \$35,000
Opening Bal.: \$121,737
Present Contribution: \$14,617

Short Term (3 yr.) Interest: 2.50%
Long Term Interest: 5.00%
(as of Dec. 31, 2006)
(unit/month): \$16.92

Assumed Inflation: 2.00%
Initial Contribution Increase: 2.00%
Subsequent Contribution Increase: 2.00%

Year Ending Dec. 31	Expected Costs	Interest	Contribution Schedule	Balance	Comments
			(/unit/month)	(% Increase)	
2007	-1,061	3,043	14,617	\$138,336	Contribution Set
2008	-2,168	3,458	14,910	\$154,537	2.00% Minor Contribution Increase
2009	-2,211	3,863	15,208	\$171,398	2.00% Increase to Match Inflation
2010	-4,510	4,285	15,512	\$186,685	2.00% "
2011	-2,300	9,334	15,823	\$209,542	2.00% "
2012	-74,995	10,477	16,139	\$161,163	2.00% "
2013	-3,588	8,058	16,462	\$182,096	2.00% "
2014	-39,199	9,105	16,791	\$168,792	2.00% "
2015	-16,550	8,440	17,127	\$177,809	2.00% "
2016	-5,079	8,890	17,469	\$199,090	2.00% "
2017	-39,160	9,955	17,819	\$187,703	2.00% "
2018	-2,642	9,385	18,175	\$212,621	2.00% "
2019	-33,489	10,631	18,539	\$208,302	2.00% "
2020	-2,749	10,415	18,909	\$234,878	2.00% "
2021	-2,804	11,744	19,288	\$263,105	2.00% "
2022	-5,720	13,155	19,673	\$290,214	2.00% "
2023	-2,917	14,511	20,067	\$321,875	2.00% "
2024	-47,783	16,094	20,468	\$310,653	2.00% "
2025	-21,689	15,533	20,878	\$325,374	2.00% "
2026	-3,096	16,269	21,295	\$359,842	2.00% "
2027	-270,034	17,992	21,721	\$129,522	2.00% "
2028	-6,442	6,476	22,155	\$151,712	2.00% "
2029	-3,285	7,586	22,599	\$178,611	2.00% "
2030	-3,351	8,931	23,051	\$207,241	2.00% "
2031	-5,124	10,362	23,512	\$235,990	2.00% "
2032	-52,704	11,799	23,982	\$219,067	2.00% "
2033	-3,556	10,953	24,461	\$250,925	2.00% "
2034	-107,107	12,546	24,951	\$181,315	2.00% "
2035	-24,592	9,066	25,450	\$191,239	2.00% "
2036	-3,774	9,562	25,959	\$222,986	2.00% "
2037	-157,835	11,149	26,478	\$102,778	2.00% "
2038	-3,926	5,139	27,007	\$130,998	2.00% "
2039	-34,157	6,550	27,548	\$130,938	2.00% "
2040	-8,169	6,547	28,098	\$157,414	2.00% "
2041	-4,166	7,871	28,660	\$189,779	2.00% "
2042	-147,842	9,489	29,234	\$80,660	2.00% "
2043	-6,499	4,033	29,818	\$108,012	2.00% "
2044	-71,003	5,401	30,415	\$72,824	2.00% 1st Critical Year
2045	-29,977	3,641	31,023	\$77,511	2.00% (End of Study)
2046	-9,200	3,876	31,643	\$103,830	2.00%
2047	-57,685	5,191	32,276	\$83,612	2.00%
2048	-4,786	4,181	32,922	\$115,929	2.00%
2049	-23,905	5,796	33,580	\$131,401	2.00%
2050	-4,979	6,570	34,252	\$167,243	2.00%
2051	-5,079	8,362	34,937	\$205,463	2.00%
2052	-24,988	10,273	35,636	\$226,384	2.00%
2053	-5,284	11,319	36,348	\$268,768	2.00%
2054	-86,553	13,438	37,075	\$232,729	2.00%
2055	-39,287	11,636	37,817	\$242,895	2.00%
2056	-5,607	12,145	38,573	\$288,005	2.00%