

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. 256

The board has received and reviewed a Class 1 Comprehensive Reserve Fund Study, dated March 23, 2025, prepared by Martis 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:

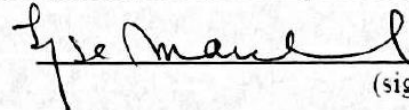
1. A summary of the reserve fund study.
2. A summary of the proposed funding plan.
3. A statement indicating the areas, if any, in which the proposed funding plan differs from the reserve fund study.

At the present time, for the current 2025 fiscal year, the average regular contribution per unit per month to the reserve fund is \$1,276.04. Based on the proposed funding plan, the average increase in regular Annual Contribution* per unit per month (from the monthly common expenses) will be **\$127.61 in 2026, \$140.36 in 2027, and \$154.40 in 2028.**

The proposed funding plan will be implemented beginning on **June 1, 2025.**

Dated this 10 day of April, 2025

Carleton Condominium Corporation No. 256


(signature)

LYSE MARCHAND
(print name)



(signature)

Jay Stone
(print name)

We have the authority to bind the Corporation.

Summary of Reserve Fund Study

The following is a summary of the Class 1 Comprehensive Reserve Fund Study, dated March 23, 2025, prepared by Martis Engineering, for Carleton Condominium Corporation No. 256 (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 Corporation’s Reserve Fund and the amount of contributions collected by the corporation in accordance with the Cash-Flow Table 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 from the monthly common element expenses, exclusive of interest earned on the reserve fund. The recommended Annual Contribution* for 2026 is \$774,814, based on the estimated expenditures and the following:

Opening Balance of the Reserve Fund:	\$535,201
Minimum Reserve Fund Balance during the projected period:	\$114,396
Assumed Annual Inflation Rate for Reserve Fund Expenditures:	3.0%
Assumed Annual Interest Rate for interest earned on the Reserve Fund:	3.0%

The Reserve Fund Study can be examined by submitting a written request to the Corporation/Property Manager (as per Section 55(3) of the Condominium Act 1998).

30 Year Reserve Fund Cash Flow Table Scenario 1 - FINAL - March 23, 2025

Assumed Interest Rate	3.0%
Assumed Inflation Rate	3.0%
Reserve Fund Balance at Start of 2025 Fiscal Year	535,201
Present Annual Contribution to the Reserve Fund	704,376
Minimum Reserve Fund Balance	114,396

Year Ending In	Opening Balance	Recommended Annual Contribution	Other Contribution (e.g. special assessment, loan)	Estimated Future Inflated Expenditures	Estimated Interest Earned	Percentage Increase in Recommended Annual Contribution	Closing Balance
2025	535,201	704,376		116,400	24,876		1,148,053
2026	1,148,053	774,814		881,062	32,848	10.0%	1,074,652
2027	1,074,652	852,295		1,062,385	29,088	10.0%	893,650
2028	893,650	937,524		1,495,725	18,436	10.0%	353,886
2029	353,886	965,650		1,212,060	6,920	3.0%	114,396
2030	114,396	994,620		956,285	4,007	3.0%	156,738
2031	156,738	1,024,458		949,152	5,832	3.0%	237,876
2032	237,876	1,055,192		1,047,730	7,248	3.0%	252,586
2033	252,586	1,086,848		1,051,292	8,111	3.0%	296,253
2034	296,253	1,119,453		873,285	12,580	3.0%	555,001
2035	555,001	1,153,037		1,399,017	12,960	3.0%	321,982
2036	321,982	1,187,628		134,271	25,460	3.0%	1,400,799
2037	1,400,799	1,223,257		101,942	58,844	3.0%	2,580,957
2038	2,580,957	1,259,954		112,343	94,643	3.0%	3,823,212
2039	3,823,212	1,297,753			134,163	3.0%	5,255,127
2040	5,255,127	1,336,686		309,101	173,068	3.0%	6,455,780
2041	6,455,780	1,376,786		437,283	207,766	3.0%	7,603,050
2042	7,603,050	1,418,090		818,160	237,090	3.0%	8,440,070
2043	8,440,070	1,460,633		261,323	271,192	3.0%	9,910,571
2044	9,910,571	1,504,452		195,516	316,951	3.0%	11,536,458
2045	11,536,458	1,549,585		235,517	365,805	3.0%	13,216,331
2046	13,216,331	1,596,073		171,705	417,855	3.0%	15,058,554
2047	15,058,554	1,643,955		2,644,989	436,741	3.0%	14,494,261
2048	14,494,261	1,693,273		632,337	450,742	3.0%	16,005,939
2049	16,005,939	1,744,072		204,093	503,278	3.0%	18,049,196
2050	18,049,196	1,796,394		752,504	557,134	3.0%	19,650,220
2051	19,650,220	1,850,286		3,207,714	569,145	3.0%	18,861,937
2052	18,861,937	1,905,794		2,902,780	550,903	3.0%	18,415,854
2053	18,415,854	1,962,968		998,452	566,943	3.0%	19,947,314
2054	19,947,314	2,021,857		784,501	616,980	3.0%	21,801,650

**Summary of Proposed Plan
for
Future Funding of the Reserve Fund**

The following is a summary of the proposed plan for the future funding of the reserve fund.

The board of Carleton Condominium Corporation No. 256 has reviewed the Class 1 Comprehensive Reserve Fund Study, dated March 23, 2025, prepared by Martis 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 on the next page.

The total regular Annual Contribution* recommended under the proposed funding plan for the current fiscal year (2025) is **\$704,376**, which is the same amount that has already been budgeted.

The Reserve Fund Study can be examined by submitting a written request to the Corporation/Property Manager (as per Section 55(3) of the Condominium Act 1998).

CCC 256 - 111 Echo Drive, Ottawa
Contribution Table
Scenario 1 - FINAL - March 23, 2025

Year	Annual Contribution*	Percent Increase over Previous Year	Other Contribution	Total Contribution
2025	704,376			704,376
2026	774,814	10.0%		774,814
2027	852,295	10.0%		852,295
2028	937,524	10.0%		937,524
2029	965,650	3.0%		965,650
2030	994,620	3.0%		994,620
2031	1,024,458	3.0%		1,024,458
2032	1,055,192	3.0%		1,055,192
2033	1,086,848	3.0%		1,086,848
2034	1,119,453	3.0%		1,119,453
2035	1,153,037	3.0%		1,153,037
2036	1,187,628	3.0%		1,187,628
2037	1,223,257	3.0%		1,223,257
2038	1,259,954	3.0%		1,259,954
2039	1,297,753	3.0%		1,297,753
2040	1,336,686	3.0%		1,336,686
2041	1,376,786	3.0%		1,376,786
2042	1,418,090	3.0%		1,418,090
2043	1,460,633	3.0%		1,460,633
2044	1,504,452	3.0%		1,504,452
2045	1,549,585	3.0%		1,549,585
2046	1,596,073	3.0%		1,596,073
2047	1,643,955	3.0%		1,643,955
2048	1,693,273	3.0%		1,693,273
2049	1,744,072	3.0%		1,744,072
2050	1,796,394	3.0%		1,796,394
2051	1,850,286	3.0%		1,850,286
2052	1,905,794	3.0%		1,905,794
2053	1,962,968	3.0%		1,962,968
2054	2,021,857	3.0%		2,021,857

* The term "annual contribution" refers to the amount 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:

There are no differences between the Proposed Plan for Future Funding and the Reserve Fund Study.