

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 Toronto Standard Condominium Corporation No. 2566

The board has received and reviewed a Reserve Fund Study, dated June 7, 2018, prepared by Read Jones Christoffersen Ltd, 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.

Based on the proposed funding plan, the average contribution per unit per month will be \$50.00 in 2018, \$52.00 in 2019, and \$55.00 in 2020. These average contribution amounts are incorporated into the regular condominium fees.

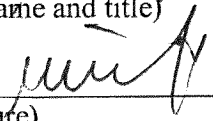
The proposed funding plan will be implemented beginning on July 1, 2018.

Dated this 7th day of June, 2018.

Toronto Standard Condominium Corporation No. 2566


(Signature)

RICKY YU, PRESIDENT
(Print name and title)

, Secretary
(Signature)

WINNIE FU
(Print name and title)

(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 dated June 7, 2018, prepared by Read Jones Christoffersen Ltd for Toronto Standard Condominium Corporation No. 2566 (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 Corporations’ 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, exclusive of interest earned on the reserve fund. The recommended annual contribution for 2018 is \$215,050.00 and 2019 is \$225,803.00 based on the estimated expenditures and the following:

Opening Balance of the Reserve Fund:	\$195,500.00
Minimum Reserve Fund Balance during the projected period:	\$413,050.00
Assumed Annual Inflation Rate for Reserve Fund Expenditures:	1.8%
Assumed Annual Interest Rate for interest earned on the Reserve Fund:	2.0%

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

The following is a summary of the Board's approved plan for the future funding of the reserve fund.

The Board of Toronto Standard Condominium Corporation No. 2566 has reviewed the Reserve Fund Study dated June 7, 2018 prepared by Read Jones Christoffersen 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 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) is \$215,050.00 and (2019) \$225,803.00 for next year.

TSCC No. 2566
Contribution Table
June 7, 2018

Year	Annual Contribution*	Percent Increase Over Previous Year	Other Contribution	Total Contribution
2018	\$215,050	5.0%		\$215,050
2019	\$225,803	5.0%		\$225,803
2020	\$237,093	5.0%		\$237,093
2021	\$248,947	5.0%		\$248,947
2022	\$261,395	5.0%		\$261,395
2023	\$274,464	5.0%		\$274,464
2024	\$288,188	5.0%		\$288,188
2025	\$302,597	5.0%		\$302,597
2026	\$317,727	5.0%		\$317,727
2027	\$333,613	5.0%		\$333,613
2028	\$350,294	5.0%		\$350,294
2029	\$367,808	5.0%		\$367,808
2030	\$386,199	5.0%		\$386,199
2031	\$405,509	5.0%		\$405,509
2032	\$425,784	5.0%		\$425,784
2033	\$447,074	5.0%		\$447,074
2034	\$469,427	5.0%		\$469,427
2035	\$492,899	5.0%		\$492,899
2036	\$517,543	5.0%		\$517,543
2037	\$543,421	5.0%		\$543,421
2038	\$570,592	5.0%		\$570,592
2039	\$599,121	5.0%		\$599,121
2040	\$629,077	5.0%		\$629,077
2041	\$660,531	5.0%		\$660,531
2042	\$693,558	5.0%		\$693,558
2043	\$728,236	5.0%		\$728,236
2044	\$764,647	5.0%		\$764,647
2045	\$802,880	5.0%		\$802,880
2046	\$843,024	5.0%		\$843,024
2047	\$885,175	5.0%		\$885,175

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

Summary of Reserve Fund Study for TSCC No. 2566
Cash Flow Table
June 7, 2018

Assumed Interest Rate	2.0%
Assumed Inflation Rate	1.8%
Reserve Fund Balance at Start of 2018	\$195,500.00
Minimum Reserve Fund Balance	\$413,050.00

Year	Opening Balance	Annual Contribution *	Percent Increase over Previous Year	Other Contribution	Estimated Inflated Expenditures	Projected Interest Earned	Closing Balance
2018	\$195,500	\$215,050	5.0%		\$0	\$2,500	\$413,050
2019	\$413,050	\$225,803	5.0%		\$0	\$10,519	\$649,372
2020	\$649,372	\$237,093	5.0%		\$4,560	\$15,313	\$897,217
2021	\$897,217	\$248,947	5.0%		\$81,233	\$19,621	\$1,084,553
2022	\$1,084,553	\$261,395	5.0%		\$0	\$24,305	\$1,370,252
2023	\$1,370,252	\$274,464	5.0%		\$7,817	\$30,072	\$1,666,971
2024	\$1,666,971	\$288,188	5.0%		\$0	\$36,221	\$1,991,380
2025	\$1,991,380	\$302,597	5.0%		\$0	\$42,854	\$2,336,830
2026	\$2,336,830	\$317,727	5.0%		\$201,731	\$47,897	\$2,500,723
2027	\$2,500,723	\$333,613	5.0%		\$2,583	\$53,325	\$2,885,078
2028	\$2,885,078	\$350,294	5.0%		\$42,075	\$60,784	\$3,254,081
2029	\$3,254,081	\$367,808	5.0%		\$11,377	\$68,646	\$3,679,158
2030	\$3,679,158	\$386,199	5.0%		\$89,023	\$76,555	\$4,052,889
2031	\$4,052,889	\$405,509	5.0%		\$1,033,866	\$74,774	\$3,499,306
2032	\$3,499,306	\$425,784	5.0%		\$450,927	\$69,735	\$3,543,898
2033	\$3,543,898	\$447,074	5.0%		\$2,875	\$75,320	\$4,063,416
2034	\$4,063,416	\$469,427	5.0%		\$2,927	\$85,933	\$4,615,850
2035	\$4,615,850	\$492,899	5.0%		\$12,663	\$97,119	\$5,193,206
2036	\$5,193,206	\$517,543	5.0%		\$2,232,341	\$86,716	\$3,565,124
2037	\$3,565,124	\$543,421	5.0%		\$1,435,765	\$62,379	\$2,735,159
2038	\$2,735,159	\$570,592	5.0%		\$6,286	\$60,346	\$3,359,810
2039	\$3,359,810	\$599,121	5.0%		\$0	\$73,187	\$4,032,119
2040	\$4,032,119	\$629,077	5.0%		\$434,323	\$82,590	\$4,309,463
2041	\$4,309,463	\$660,531	5.0%		\$2,525,451	\$67,540	\$2,512,083
2042	\$2,512,083	\$693,558	5.0%		\$453,475	\$52,642	\$2,804,809
2043	\$2,804,809	\$728,236	5.0%		\$3,437	\$63,344	\$3,592,952
2044	\$3,592,952	\$764,647	5.0%		\$10,495	\$79,401	\$4,426,505
2045	\$4,426,505	\$802,880	5.0%		\$312,210	\$93,437	\$5,010,611
2046	\$5,010,611	\$843,024	5.0%		\$3,607,915	\$72,563	\$2,318,283
2047	\$2,318,283	\$885,175	5.0%		\$2,501,061	\$30,207	\$732,604

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

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 Toronto Standard Condominium Corporation No. 2566

The board has received and reviewed a Reserve Fund Study (2-Way Shared), dated June 7, 2018, prepared by Read Jones Christoffersen Ltd, 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.

Based on the proposed funding plan, the average contribution per unit per month will be \$16.00 in 2018, \$24.00 in 2019, and \$36.00 in 2020. These average contribution amounts are incorporated into the regular condominium fees.

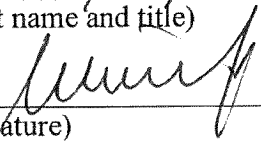
The proposed funding plan will be implemented beginning on July 1, 2018.

Dated this 7th day of June, 2018.

Toronto Standard Condominium Corporation No. 2566


(Signature)

RICKY YU, PRESIDENT
(Print name and title)


(Signature)

WINNIE FU
(Print name and title)

(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 (2-way Shared) dated June 7, 2018, prepared by Read Jones Christoffersen Ltd for Toronto Standard Condominium Corporation No. 2566 (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 Corporations' 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, exclusive of interest earned on the reserve fund. The recommended annual contribution for 2018 is \$68,409.00 and 2019 is \$102,614.00 based on the estimated expenditures and the following:

Opening Balance of the Reserve Fund:	\$62,190.00
Minimum Reserve Fund Balance during the projected period:	\$133,099.00
Assumed Annual Inflation Rate for Reserve Fund Expenditures:	1.8%
Assumed Annual Interest Rate for interest earned on the Reserve Fund:	2.0%

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

The following is a summary of the Board's approved plan for the future funding of the reserve fund.

The Board of Toronto Standard Condominium Corporation No. 2566 has reviewed the Reserve Fund Study (2-Way Shared) prepared by Read Jones Christoffersen 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 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) is \$68,409.00 and (2019) \$102,614.00 for next year.

TSCC No. 2566
Contribution Table
June 7, 2018

Year	Annual Contribution*	Percent Increase Over Previous Year	Other Contribution	Total Contribution
2018	\$68,409	50.0%		\$68,409
2019	\$102,614	50.0%		\$102,614
2020	\$153,920	50.0%		\$153,920
2021	\$230,880	3.0%		\$230,880
2022	\$346,321	3.0%		\$346,321
2023	\$356,710	3.0%		\$356,710
2024	\$367,411	3.0%		\$367,411
2025	\$378,434	3.0%		\$378,434
2026	\$389,787	3.0%		\$389,787
2027	\$401,480	3.0%		\$401,480
2028	\$413,525	3.0%		\$413,525
2029	\$425,931	3.0%		\$425,931
2030	\$438,709	3.0%		\$438,709
2031	\$451,870	3.0%		\$451,870
2032	\$465,426	3.0%		\$465,426
2033	\$479,389	3.0%		\$479,389
2034	\$493,770	3.0%		\$493,770
2035	\$508,583	3.0%		\$508,583
2036	\$523,841	3.0%		\$523,841
2037	\$539,556	3.0%		\$539,556
2038	\$555,743	3.0%		\$555,743
2039	\$572,415	3.0%		\$572,415
2040	\$589,588	3.0%		\$589,588
2041	\$607,275	3.0%		\$607,275
2042	\$625,493	3.0%		\$625,493
2043	\$644,258	3.0%		\$644,258
2044	\$663,586	3.0%		\$663,586
2045	\$683,494	3.0%		\$683,494
2046	\$703,998	3.0%		\$703,998
2047	\$725,118	3.0%		\$725,118

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

Summary of Reserve Fund Study for TSCC No. 2566
Cash Flow Table
June 7, 2018

Assumed Interest Rate	2.0%
Assumed Inflation Rate	1.8%
Reserve Fund Balance at Start of 2018	\$62,190.00
Minimum Reserve Fund Balance	\$133,099.00

Year	Opening Balance	Annual Contribution *	Percent Increase over Previous Year	Other Contribution	Estimated Inflated Expenditures	Projected Interest Earned	Closing Balance
2018	\$62,190	\$68,409	50.0%		\$0	\$2,500	\$133,099
2019	\$133,099	\$102,614	50.0%		\$0	\$3,688	\$239,401
2020	\$239,401	\$153,920	50.0%		\$4,560	\$6,282	\$395,043
2021	\$395,043	\$230,880	3.0%		\$58,024	\$9,629	\$577,529
2022	\$577,529	\$346,321	3.0%		\$29,534	\$14,718	\$909,034
2023	\$909,034	\$356,710	3.0%		\$7,817	\$21,670	\$1,279,596
2024	\$1,279,596	\$367,411	3.0%		\$0	\$29,266	\$1,676,274
2025	\$1,676,274	\$378,434	3.0%		\$0	\$37,310	\$2,092,017
2026	\$2,092,017	\$389,787	3.0%		\$201,731	\$43,721	\$2,323,794
2027	\$2,323,794	\$401,480	3.0%		\$32,290	\$50,168	\$2,743,153
2028	\$2,743,153	\$413,525	3.0%		\$98,612	\$58,012	\$3,116,078
2029	\$3,116,078	\$425,931	3.0%		\$8,700	\$66,494	\$3,599,802
2030	\$3,599,802	\$438,709	3.0%		\$0	\$76,383	\$4,114,894
2031	\$4,114,894	\$451,870	3.0%		\$994,565	\$76,871	\$3,649,070
2032	\$3,649,070	\$465,426	3.0%		\$612,846	\$71,507	\$3,573,157
2033	\$3,573,157	\$479,389	3.0%		\$0	\$76,257	\$4,128,803
2034	\$4,128,803	\$493,770	3.0%		\$58,535	\$86,928	\$4,650,966
2035	\$4,650,966	\$508,583	3.0%		\$9,683	\$98,008	\$5,247,875
2036	\$5,247,875	\$523,841	3.0%		\$946,318	\$100,733	\$4,926,130
2037	\$4,926,130	\$539,556	3.0%		\$385,958	\$100,059	\$5,179,786
2038	\$5,179,786	\$555,743	3.0%		\$6,286	\$109,090	\$5,838,333
2039	\$5,838,333	\$572,415	3.0%		\$0	\$122,491	\$6,533,239
2040	\$6,533,239	\$589,588	3.0%		\$0	\$136,561	\$7,259,387
2041	\$7,259,387	\$607,275	3.0%		\$3,177,609	\$119,484	\$4,808,538
2042	\$4,808,538	\$625,493	3.0%		\$1,460,009	\$87,826	\$4,061,848
2043	\$4,061,848	\$644,258	3.0%		\$0	\$87,680	\$4,793,786
2044	\$4,793,786	\$663,586	3.0%		\$6,997	\$102,442	\$5,552,817
2045	\$5,552,817	\$683,494	3.0%		\$0	\$117,891	\$6,354,202
2046	\$6,354,202	\$703,998	3.0%		\$3,266,520	\$101,459	\$3,893,140
2047	\$3,893,140	\$725,118	3.0%		\$1,162,569	\$73,488	\$3,529,177

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

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 Toronto Standard Condominium Corporation No. 2566

The board has received and reviewed a Reserve Fund Study (3-Way Shared), dated June 7, 2018, prepared by Read Jones Christoffersen Ltd, 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.

Based on the proposed funding plan, the average contribution per unit per month will be \$1.00 in 2018, \$2.00 in 2019, and \$4.00 in 2020. These average contribution amounts are incorporated into the regular condominium fees.

The proposed funding plan will be implemented beginning on July 1, 2018.

Dated this 7th day of June, 2018.

Toronto Standard Condominium Corporation No. 2566


(Signature)

RICKY YU PRESIDENT
(Print name and title)


(Signature)

WINNIE FU Secretary
(Print name and title)

(Affix corporate seal or add a statement that the persons signing have the authority to bind the corporation)

Summary of Reserve Fund Study

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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 2018 is \$4,116.00 and 2019 is \$8,849.00 based on the estimated expenditures and the following:

Opening Balance of the Reserve Fund:	\$3,742.00
Minimum Reserve Fund Balance during the projected period:	\$10,358.00
Assumed Annual Inflation Rate for Reserve Fund Expenditures:	1.8%
Assumed Annual Interest Rate for interest earned on the Reserve Fund:	2.0%

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

The following is a summary of the Board's approved plan for the future funding of the reserve fund.

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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) is \$4,116.00 and (2019) \$8,849.00 for next year.

TSCC No. 2566
Contribution Table
June 7, 2018

Year	Annual Contribution*	Percent Increase Over Previous Year	Other Contribution	Total Contribution
2018	\$4,116	115.0%		\$4,116
2019	\$8,849	115.0%		\$8,849
2020	\$19,026	115.0%		\$19,026
2021	\$40,906	115.0%		\$40,906
2022	\$87,949	115.0%		\$87,949
2023	\$89,708	2.0%		\$89,708
2024	\$91,502	2.0%		\$91,502
2025	\$93,332	2.0%		\$93,332
2026	\$95,198	2.0%		\$95,198
2027	\$97,102	2.0%		\$97,102
2028	\$99,044	2.0%		\$99,044
2029	\$101,025	2.0%		\$101,025
2030	\$103,046	2.0%		\$103,046
2031	\$105,107	2.0%		\$105,107
2032	\$107,209	2.0%		\$107,209
2033	\$109,353	2.0%		\$109,353
2034	\$111,540	2.0%		\$111,540
2035	\$113,771	2.0%		\$113,771
2036	\$116,046	2.0%		\$116,046
2037	\$118,367	2.0%		\$118,367
2038	\$120,735	2.0%		\$120,735
2039	\$123,149	2.0%		\$123,149
2040	\$125,612	2.0%		\$125,612
2041	\$128,125	2.0%		\$128,125
2042	\$130,687	2.0%		\$130,687
2043	\$133,301	2.0%		\$133,301
2044	\$135,967	2.0%		\$135,967
2045	\$138,686	2.0%		\$138,686
2046	\$141,460	2.0%		\$141,460
2047	\$144,289	2.0%		\$144,289

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

Summary of Reserve Fund Study for TSCC No. 2566
Cash Flow Table
June 7, 2018

Assumed Interest Rate	2.0%
Assumed Inflation Rate	1.8%
Reserve Fund Balance at Start of 2018	\$3,742.00
Minimum Reserve Fund Balance	\$10,359.00

Year	Opening Balance	Annual Contribution *	Percent Increase over Previous Year	Other Contribution	Estimated Inflated Expenditures	Projected Interest Earned	Closing Balance
2018	\$3,742	\$4,116	115.0%		\$0	\$2,500	\$10,358
2019	\$10,358	\$8,849	115.0%		\$0	\$296	\$19,503
2020	\$19,503	\$19,026	115.0%		\$3,420	\$546	\$35,655
2021	\$35,655	\$40,906	115.0%		\$11,605	\$1,006	\$65,963
2022	\$65,963	\$87,949	115.0%		\$0	\$2,199	\$156,110
2023	\$156,110	\$89,708	2.0%		\$4,811	\$3,971	\$244,979
2024	\$244,979	\$91,502	2.0%		\$0	\$5,815	\$342,295
2025	\$342,295	\$93,332	2.0%		\$0	\$7,779	\$443,406
2026	\$443,406	\$95,198	2.0%		\$16,494	\$9,655	\$531,766
2027	\$531,766	\$97,102	2.0%		\$0	\$11,606	\$640,475
2028	\$640,475	\$99,044	2.0%		\$0	\$13,800	\$753,319
2029	\$753,319	\$101,025	2.0%		\$5,354	\$16,023	\$865,014
2030	\$865,014	\$103,046	2.0%		\$0	\$18,331	\$986,390
2031	\$986,390	\$105,107	2.0%		\$104,034	\$19,739	\$1,007,202
2032	\$1,007,202	\$107,209	2.0%		\$4,236	\$21,174	\$1,131,348
2033	\$1,131,348	\$109,353	2.0%		\$0	\$23,720	\$1,264,422
2034	\$1,264,422	\$111,540	2.0%		\$0	\$26,404	\$1,402,366
2035	\$1,402,366	\$113,771	2.0%		\$5,959	\$29,125	\$1,539,303
2036	\$1,539,303	\$116,046	2.0%		\$15,165	\$31,795	\$1,671,979
2037	\$1,671,979	\$118,367	2.0%		\$0	\$34,623	\$1,824,970
2038	\$1,824,970	\$120,735	2.0%		\$4,715	\$37,660	\$1,978,649
2039	\$1,978,649	\$123,149	2.0%		\$0	\$40,804	\$2,142,603
2040	\$2,142,603	\$125,612	2.0%		\$0	\$44,108	\$2,312,323
2041	\$2,312,323	\$128,125	2.0%		\$305,077	\$44,477	\$2,179,848
2042	\$2,179,848	\$130,687	2.0%		\$160,348	\$43,300	\$2,193,488
2043	\$2,193,488	\$133,301	2.0%		\$0	\$45,203	\$2,371,991
2044	\$2,371,991	\$135,967	2.0%		\$5,248	\$48,747	\$2,551,458
2045	\$2,551,458	\$138,686	2.0%		\$0	\$52,416	\$2,742,560
2046	\$2,742,560	\$141,460	2.0%		\$1,568,002	\$40,586	\$1,356,603
2047	\$1,356,603	\$144,289	2.0%		\$1,107,209	\$17,503	\$411,187

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