



Table 2 - 30 Year Repair/Replacement Forecast for YCC 75, 40 Homewood Avenue, Toronto, ON

September - 2018

Assumed Interest Rate = 2.00%

Assumed Inflation Rate = 2.00%

Present Reserve Fund = \$2,552,694
As at January 1, 2018

#	Element	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
	Building Elements										
1	Roof System and Accessories - Replacement										
2	Roof System and Accessories - Repairs						22,082				
3	Roof Guardrails - Painting								11,487		
4	Roof Anchors - Replacement										
5	Brick Masonry - Restoration							112,616	114,869		
6	Foundation Walls						55,204				
7	Underground Parking Garage - Survey and test Pits		12,240								
8	Underground Parking Garage - Repairs			104,040					114,869		
9	Underground Parking Garage - Painting								137,842		
10	Underground Parking Garage - Traffic Topping										
11	Underground Parking Garage - Expansion Joints						165,612				
12	Underground Parking Garage - Exit Stairs and Railings										
13	Underground Parking Garage - Exit Stairs Enclosure/Canopy									41,008	
14	Windows	1,596,155									
15	Windows - pool			25,010							
16	Windows - Repairs / Pane Replacement										
17	Windows - Main Entry Vestibule										
18	Exterior Sealants - Walls				106,121	108,243					
19	Exterior Sealants - Windows										
20	Front Entrance Doors										
21	Secondary Doors										
22	Suite Entrance Doors										
23	Garage/overhead Doors						55,204				
24	Balcony System - Concrete Repairs				53,060	54,122					
25	Balcony System - Waterproofing				159,181	162,365					
26	Exterior Painting								22,974		
27	Metal Fence / Railings - Painting		10,200	10,404							
28	Interior Finishes - Change Rooms / Showers		117,300								
29	Interior Finishes - Recreation Room and Kitchen			109,242							
30	Interior Finishes - Above Grade Hallways Renovation				331,628	338,260	345,025	351,926			
31	Interior Finishes - B1 - Basement Hallway Renovation										
32	Interior Finishes - Lobby Renovation										
33	Interior Finishes - Management Office Renovation			3,954							
34	Interior Finishes - Flooring										
35	Interior Finishes - Walls										
36	Furnishings - Common Areas										
37	Appliances - Common Areas										
38	Washrooms - Common Areas										
39	Pool Area Finishes										
40	Pool - Waterproofing										
41	Exercise Room Equipment										
	Exterior Site Elements										
42	Site Concrete Curbs				7,959						
43	Site Concrete Sidewalks and Garbage Pads				7,959						
44	Asphalt Driveway-Repairs										
45	Asphalt Driveway - Replacement		20,655								
46	Garage Podium Deck Waterproofing						22,358	850,142	867,145	884,488	902,178
47	Landscaping-General										
48	Interlock Walkways										
49	Exterior Concrete Site Components - Elastomeric Waterproo						187,694	191,448			
50	Exterior Lighting										
51	Site Services				106,121						
52	Elevator System - Modernization										
53	Elevator System - Repairs								45,947		
	Mechanical										
54	Gas-fired Boilers										
55	Emergency Generator										
56	Heat Exchangers										
57	Heat Regenerator		204,000								



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#	Element	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Building Elements											
1	Roof System and Accessories - Replacement								682,030		
2	Roof System and Accessories - Repairs	24,380									
3	Roof Guardrails - Painting								14,002		
4	Roof Anchors - Replacement			38,047							
5	Brick Masonry - Restoration										
6	Foundation Walls										72,841
7	Underground Parking Garage - Survey and Test										
8	Underground Parking Garage - Repairs			126,824					140,024		
9	Underground Parking Garage - Painting								168,029		
10	Underground Parking Garage - Traffic Topping	818,067	834,428								
11	Underground Parking Garage - Expansion Joints										
12	Underground Parking Garage - Exit Stairs and							253,965			
13	Underground Parking Garage - Exit Stairs and										
14	Windows										
15	Windows - pool										
16	Windows - Repairs / Pane Replacement	12,190	12,434	12,682	12,936	13,195	13,459	13,728	14,002	14,282	14,568
17	Windows - Main Entry Vestibule										
18	Exterior Sealants - Walls									142,825	145,681
19	Exterior Sealants - Windows			317,060	323,402						
20	Front Entrance Doors										
21	Secondary Doors	12,190									
22	Suite Entrance Doors				192,101	195,943	199,861	203,859			
23	Garage/overhead Doors										
24	Balcony System - Concrete Repairs									71,412	72,841
25	Balcony System - Waterproofing									214,237	216,522
26	Exterior Painting										
27	Metal Fence / Railings - Painting		12,434	12,682							
28	Interior Finishes - Change Rooms / Showers		142,988	145,848							
29	Interior Finishes - Recreation Room and Kitchen		130,554	133,165							
30	Interior Finishes - Above Grade Hallways Reception										
31	Interior Finishes - B1 - Basement Hallway Reception										
32	Interior Finishes - Lobby Renovation			228,284							262,226
33	Interior Finishes - Management Office Renovation			4,819							
34	Interior Finishes - Flooring	40,633	41,446	42,275							
35	Interior Finishes - Walls	40,633	41,446	42,275							
36	Furnishings - Common Areas	15,237	15,542	15,853	16,170						
37	Appliances - Common Areas		136,771	139,507							
38	Washrooms - Common Areas										9,469
39	Pool Area Finishes	121,899									
40	Pool - Waterproofing	24,380									
41	Exercise Room Equipment	60,950									
Exterior Site Elements											
42	Site Concrete Curbs										
43	Site Concrete Sidewalks and Garbage Pads									10,712	10,712
44	Asphalt Driveway - Repairs			12,682							
45	Asphalt Driveway - Replacement										
46	Garage Podium Deck Waterproofing										
47	Landscaping - General										
48	Interlock Walkways									35,706	
49	Exterior Concrete Site Components - Elastomeric										
50	Exterior Lighting										
51	Site Services										
52	Elevator System - Modernization										
53	Elevator System - Repairs			50,730					56,010		
Mechanical											
54	Gas-fired Boilers										
55	Emergency Generator						336,467				
56	Heat Exchangers										
57	Heat Regenerator				58,212						



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#	Element	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
	Building Elements										
1	Roof System and Accessories - Replacement										
2	Roof System and Accessories - Repairs								34,138		
3	Roof Guardrails - Painting								17,069		
4	Roof Anchors - Replacement										
5	Brick Masonry - Restoration							167,342	170,689		
6	Foundation Walls										88,792
7	Underground Parking Garage - Survey and Test										
8	Underground Parking Garage - Repairs			154,598					170,689		
9	Underground Parking Garage - Painting								204,826		
10	Underground Parking Garage - Traffic Topping										
11	Underground Parking Garage - Expansion Joints						246,091				
12	Underground Parking Garage - Exit Stairs and Ramps										
13	Underground Parking Garage - Exit Stairs Enclosure				55,191						
14	Windows										
15	Windows - pool										
16	Windows - Repairs / Pane Replacement	14,859	15,157	15,460	15,769	16,084	16,406	16,734	17,069	17,410	17,758
17	Windows - Main Entry Vestibule		53,048	54,109	55,191	56,295	57,421	58,570	59,741	60,936	62,155
18	Exterior Sealants - Walls										
19	Exterior Sealants - Windows					402,109	410,151				
20	Front Entrance Doors				39,422						
21	Secondary Doors	14,859									
22	Suite Entrance Doors										
23	Garage/overhead Doors								85,344		
24	Balcony System - Concrete Repairs										
25	Balcony System - Waterproofing										
26	Exterior Painting			30,920							
27	Metal Fence / Railings - Painting		15,157	15,460							
28	Interior Finishes - Change Rooms / Showers						188,670	192,443	196,292		
29	Interior Finishes - Recreation Room and Kitchen						172,264	175,709	179,223		
30	Interior Finishes - Above Grade Hallways Repairs				492,781	502,637	512,689	522,943			
31	Interior Finishes - B1 - Basement Hallway Repairs			65,029							
32	Interior Finishes - Lobby Renovation						295,309	301,215	307,240		
33	Interior Finishes - Management Office Renovation			5,875							
34	Interior Finishes - Flooring						54,687	55,781	56,896		
35	Interior Finishes - Walls						54,687	55,781	56,896		
36	Furnishings - Common Areas										
37	Appliances - Common Areas						180,467	184,076	187,756		
38	Washrooms - Common Areas	9,659									
39	Pool Area Finishes										
40	Pool - Waterproofing								34,138		
41	Exercise Room Equipment						82,030	83,671	85,344		
	Exterior Site Elements										
42	Site Concrete Curbs										
43	Site Concrete Sidewalks and Garbage Pads										
44	Asphalt Driveway-Repairs								17,069		
45	Asphalt Driveway - Replacement										
46	Garage Podium Deck Waterproofing										
47	Landscaping-General										
48	Interlock Walkways										
49	Exterior Concrete Site Components - Elastomeric		257,663								
50	Exterior Lighting	252,611			94,614						
51	Site Services										
52	Elevator System - Modernization								1,365,509		
53	Elevator System - Repairs			61,839					68,275		
	Mechanical										
54	Gas-fired Boilers				394,225						
55	Emergency Generator										
56	Heat Exchangers									78,346	
57	Heat Regenerator										



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As at January 1, 2018

#	Element	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
58	Hot Water Storage Tanks - Repairs									76,158	
59	Supply Fans					102,831					
60	HVAC Units								91,895	93,733	
61	Pool Equipment								11,487		
62	Garbage Compactor							22,523			
63	Ventilation Fans - Underground Parking										35,853
64	Sump Pumps										
65	Booster Pumps										
66	Backflow Preventer										
67	Plumbing - Replacement of plumbing lines and valves							337,849	344,606	351,498	358,528
68	Plumbing - Repairs Contingency		51,000	52,020	53,060	54,122	55,204				
69	Laundry Equipment										
	Electrical										
70	Electrical System		76,500					84,462			
71	Interior Lighting				60,489						
72	Satellite System/television signal reception system					86,595					
73	Fire Protection System - Sprinkler system Component Repla										
74	Fire Alarm System - Replacement										
75	Fire Alarm System - Repairs							22,082			
76	Fire Alarm System - CO Detectors		20,400					22,523			
77	Interphone System								63,178		
78	Security System Upgrades										
79	Building Card access System - Upgrading										
	Contingencies										
80	Comprehensive RFS				3,555			3,773			4,004
81	Reserve Fund Studies							4,505			
82	Reserve Fund Studies				2,653						2,988
83	Miscellaneous	26,350	85,326	87,033	88,773	90,549	92,360	94,207	96,091	98,013	99,973
	Total Expenditures	-1,622,505	-597,621	-392,702	-980,559	-997,086	-1,872,966	-2,092,976	-1,939,731	-1,562,587	-501,345
	Harmonized Sales Tax	-210,926	-77,691	-51,051	-127,473	-129,621	-243,486	-272,087	-252,165	-203,136	-65,175
	Corporation's Annual Contribution	1,116,954	1,150,463	1,184,976	1,220,526	1,257,142	1,282,284	1,307,930	1,334,089	1,360,770	1,387,986
	Special Assessment										
	Interest Income	34,135	38,159	52,335	58,649	62,159	51,332	32,014	20,977	17,032	15,340
	Annual Reserve Fund Balances (\$)	\$2,552,694	\$1,870,352	\$2,383,662	\$3,177,220	\$3,348,362	\$3,540,956	\$2,758,121	\$1,733,002	\$896,171	\$508,249
	Annual Contribution Interest (%)	N/A	3%	3%	3%	3%	2%	2%	2%	2%	2%



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#	Element	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
58	Hot Water Storage Tanks - Repairs										
59	Supply Fans										
60	HVAC Units								14,002		
61	Pool Equipment			12,682							
62	Garbage Compactor										43,704
63	Ventilation Fans - Underground Parking					39,584					
64	Sump Pumps										
65	Booster Pumps								28,005		
66	Backflow Preventer										
67	Plumbing - Replacement of plumbing lines and	365,696									
68	Plumbing - Repairs Contingency										
69	Laundry Equipment	6,095	6,217	6,341	6,468						
Electrical											
70	Electrical System		93,253					102,959			
71	Interior Lighting										
72	Satellite System/television signal reception system					105,558					
73	Fire Protection System - Sprinkler system Contingency	182,849									
74	Fire Alarm System - Replacement						26,917				
75	Fire Alarm System - Repairs	24,380									
76	Fire Alarm System - CO Detectors		24,867						27,456		
77	Enterphone System				32,340						
78	Security System Upgrades				51,744						
79	Building Card access System - Upgrading										
Contingencies											
80	Comprehensive RFS			4,249				4,509			4,785
81	Reserve Fund Studies			5,073							5,713
82	Reserve Fund Studies						3,365				
83	Miscellaneous	101,973	104,012	106,092	108,214	110,378	112,586	114,836	117,134	119,477	121,867
Total Expenditures		-1,851,555	-1,596,393	-1,457,171	-801,587	-464,658	-697,164	-716,804	-1,233,239	-629,861	-961,718
Harmonized Sales Tax		-240,702	-207,531	-189,432	-104,206	-60,406	-90,631	-93,185	-160,321	-81,882	-125,023
Corporation's Annual Contribution		1,415,746	1,444,061	1,472,942	1,472,942	1,472,942	1,472,942	1,472,942	1,472,942	1,472,942	1,472,942
Special Assessment											
Interest Income		19,787	16,758	15,306	14,513	21,161	36,753	50,989	56,587	69,627	80,734
Annual Reserve Fund Balances (\$)		\$688,331	\$345,226	\$186,870	\$768,531	\$1,737,570	\$2,459,470	\$3,173,412	\$3,309,381	\$4,140,207	\$4,607,141
Annual Contribution Interest (%)		2%	2%	2%	0%	0%	0%	0%	0%	0%	0%





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#	Element	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
58	Hot Water Storage Tanks - Repairs				102,488						
59	Supply Fans										
60	HVAC Units								136,551		
61	Pool Equipment			15,460					17,069		
62	Garbage Compactor							33,468			
63	Ventilation Fans - Underground Parking					48,253					53,275
64	Sump Pumps					24,127					
65	Booster Pumps					147,976					
66	Backflow Preventer										
67	Plumbing - Replacement of plumbing lines and										
68	Plumbing - Repairs Contingency										
69	Laundry Equipment										
	Electrical										
70	Electrical System		113,675					125,506			
71	Interior Lighting									99,238	
72	Satellite System/television signal reception system					128,675					
73	Fire Protection System - Sprinkler system Component Replacement										
74	Fire Alarm System - Replacement	222,892		541,093							
75	Fire Alarm System - Repairs						32,812				
76	Fire Alarm System - CO Detectors		30,313					33,468			
77	Enterphone System			85,029							
78	Security System Upgrades									43,526	
79	Building Card access System - Upgrading									69,641	
	Contingencies	29,719									
80	Comprehensive RFS		5,077			5,388			5,718		
81	Reserve Fund Studies					6,434					
82	Reserve Fund Studies		3,789						4,267		
83	Miscellaneous		126,790	129,326	131,912	134,551	137,242	139,986	142,786	145,642	148,555
		124,304									
	Total Expenditures	-668,904	-620,670	-1,194,197	-1,381,605	-1,472,529	-2,440,926	-2,146,694	-3,620,596	-514,739	-370,535
	Harmonized Sales Tax	-86,957	-80,687	-155,246	-179,609	-191,429	-317,320	-279,070	-470,677	-66,916	-48,170
	Corporation's Annual Contribution	1,472,942	1,472,942	1,472,942	1,472,942	1,472,942	1,472,942	1,472,942	1,472,942	1,472,942	1,472,942
	Special Assessment										
	Interest Income	95,156	112,373	120,429	122,155	121,287	103,355	84,519	41,843	42,835	64,150
	Annual Reserve Fund Balances (\$)	\$5,419,378	\$6,303,335	\$6,547,264	\$6,581,147	\$6,511,417	\$5,329,468	\$4,461,165	\$1,884,677	\$2,818,799	\$3,937,186
	Annual Contribution Interest (%)	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%