

York Condominium Corporation No. 75
2015 Comprehensive Update - 40 Year Reserve Fund Cash Flow Projection
Minimum Funding Requirements



Assumed construction inflation rate:	2.00%	Interest Rates		Gradation Rates	
Fiscal year starting Fund balance:	\$2,611,458	Rate	Year	Rate	Year
Annual contributions, todays \$:	\$937,816	1.00%	5	6.00%	4
		6.00%	41	2.00%	15
				-25.00%	16
				2.00%	41

September 22, 2015; revised October 7, 2015

Item	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
	Time Remaining in 15 Year Topping-Up Period																					
A01a Flat Roof - Replacement	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	401,994	0	0	0	0	0
A01b Flat Roof - Safety Guardrails	60,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
A02 Life Safety Anchors	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	34,320	0	0	0	0	0	0
A03a Exterior Walls and Caulking - Ph.1	0	0	0	0	0	0	0	0	592,803	0	0	0	0	0	0	0	0	0	0	0	0	0
A03b Exterior Walls and Caulking - Ph.2	0	0	0	0	0	0	0	0	0	604,659	0	0	0	0	0	0	0	0	0	0	0	0
A04a Concrete Balconies Major Repairs - Ph.1	0	0	0	0	0	0	0	0	156,471	0	0	0	0	0	0	0	0	0	0	0	0	0
A04b Concrete Balconies Major Repairs - Ph.2	0	0	0	0	0	0	0	0	0	159,601	0	0	0	0	0	0	0	0	0	0	0	0
A04c Elastomeric Coatings - Ph.1	0	0	0	0	0	0	0	0	195,470	0	0	0	0	0	0	0	0	0	0	0	0	0
A04c Elastomeric Coatings - Ph.2	0	0	0	0	0	0	0	0	0	199,380	0	0	0	0	0	0	0	0	0	0	0	0
A05a Windows - Phase 1	0	1,032,825	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
A05b Windows - Phase 2	0	0	987,462	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
A05c Windows - Phase 3 - Balconies and Doors	0	0	0	0	0	2,813,757	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
A05d Windows - Specifications and Tendering	3,164	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
A05e Slab Edge Capping	0	51,119	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
A06a Thermal Pane Replacement Allowance	0	0	0	0	0	0	0	0	0	0	0	0	12,682	12,936	13,195	13,459	13,728	14,002	14,282	14,568	14,859	0
A06b Thermal Pane Replacement Allowance Balance Factor	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
A06c Pool Windows	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	35,442	0	0	0
A07 Main Entry Systems and Glazing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
A08 Exterior Doors	6,133	0	0	0	0	0	0	0	0	0	7,476	0	0	0	0	0	0	0	0	0	0	9,114
A09 Suite Entrance Doors	0	0	0	0	0	0	0	621,669	0	0	0	0	0	0	0	0	0	0	0	0	0	0
A10 Suite Entrance Door Hardware	0	0	0	0	0	0	0	197,804	0	0	0	0	0	0	0	0	0	0	0	0	0	0
A11 Common Area Doors and Hardware	0	0	0	0	0	0	0	4,652	0	0	0	0	5,136	0	0	0	0	0	5,671	0	0	0
A12a Building-to-Garage Expansion Joints - Remaining	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
A12b Building-to-Garage Expansion Joints - Circa 2010 - 2012	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
A13 Stairwell/Service Area Painting	0	0	0	0	0	0	0	0	35,150	0	0	0	0	0	0	0	0	0	0	0	0	0
A14 Lobby Finishes and Fixtures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
A15 Corridor Refurbishment	0	0	0	0	0	0	0	1,424,370	0	0	0	0	0	0	0	0	0	0	0	0	0	0
A16a Basement Corridors - B1	110,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
A16b Basement Corridors - B2 - Walls and Ceiling	18,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
A16c Basement Corridors - B2 - Tile	0	0	0	0	0	27,602	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
A17 Common Area Furnishings	0	0	0	0	0	62,187	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	83,695
A18 Management Office	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10,767	0	0	0	0	0	0
A19 Office Equipment	6,258	0	0	6,641	0	0	7,048	0	0	7,479	0	0	7,937	0	0	8,423	0	0	8,938	0	0	0
A20a Recreation Room Finishes	0	0	0	0	0	0	46,223	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
A20b Common Kitchen and Appliances	0	30,702	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
A21 Library Furnishings and Finishes	0	0	0	0	0	0	0	0	0	0	0	0	8,676	0	0	0	0	0	0	0	0	0
A22 Exercise Room Finishes and Equipment	0	0	0	0	0	0	0	0	0	59,755	0	0	0	0	0	0	0	0	0	0	0	0
A23a Laundry Room Finishes and Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	158,337	0	0	0	0	0	0	0
A23b Laundry Room - Renovation	15,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
A24 Meeting Room Furnishings and Finishes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
A25 Common Area Washrooms	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
A26a Change Rooms and Showers	0	0	0	0	108,243	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
A26b Saunas	0	0	0	0	0	16,561	0	0	0	0	0	0	0	0	0	0	0	21,004	0	0	0	0
A27 Pool Tile and Finishes	100,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

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A28 Swimming Pool Liner Waterproofing	20,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26,917	0	0	0	0	0
A29 Superintendent Suite	0	0	0	0	0	0	5,631	0	0	0	0	0	0	0	0	0	6,864	0	0	0	0
A30a Parking Garage - Repair Allowance	0	0	0	31,836	0	0	0	0	35,150	0	0	0	0	38,808	0	0	0	0	42,847	0	0
A30b Parking Garage Painting	0	0	0	0	0	0	0	0	0	0	0	0	0	164,456	0	0	0	0	0	0	0
A30c Parking Garage - Expansion Joints	0	0	0	0	0	0	0	0	0	0	0	0	0	197,175	0	0	0	0	0	0	0
A30d Garage Traffic Topping	0	0	0	0	0	0	0	0	0	0	0	0	0	1,984,368	0	0	0	0	0	0	0
A30e Garage Traffic Topping - Repair Allowance	0	0	0	0	0	55,204	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
A30f Parking Garage - Plaster Ceiling	0	0	0	53,060	0	0	0	0	58,583	0	0	0	0	64,680	0	0	0	0	71,412	0	0
A30g Garage Exit Stairs and Railings	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
A30h Garage Exit Stairs - Enclosures	0	0	0	0	0	0	0	0	0	0	0	39,788	0	0	0	0	0	0	0	0	0
A31 Garage Doors	0	22,950	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
A32a Refuse Bins	0	0	0	0	0	4,968	0	0	0	5,485	0	0	0	0	6,056	0	0	0	0	0	6,687
A32b Garbage Chute	0	0	0	0	0	11,041	0	0	0	12,190	0	0	0	0	13,459	0	0	0	0	0	14,859
A33 AODA Compliance Contingency	0	0	0	0	0	0	0	0	0	12,190	0	0	0	0	0	0	0	0	0	0	14,859
A34 Architectural Contingency	0	0	0	0	0	11,041	0	0	0	12,190	0	0	0	0	13,459	0	0	0	0	0	14,859
E01a Primary Electrical Systems - 2015	15,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
E01b Primary Electrical Systems - 2016	0	15,300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
E01c Primary Electrical Systems - 2019	0	0	0	0	16,236	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
E01d Primary Electrical Systems - Future Allowance	0	0	0	0	0	0	0	0	53,779	0	0	0	0	0	59,377	0	0	0	0	65,557	0
E02 Common Area Lighting	0	0	0	0	10,824	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
E03 Garage Lighting	0	0	0	0	0	18,328	0	0	0	0	20,640	0	0	0	0	0	0	23,244	0	0	0
E04a Fire Alarm and Annunciator Systems	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	499,886	0	0
E04b Fire Alarm and Annunciator Systems - South Panel	15,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
E05 Building Security and Surveillance Systems	0	0	0	0	0	27,602	0	0	0	30,475	0	0	0	0	33,647	0	0	0	0	0	37,149
E06 Enterphone System	0	0	0	0	0	0	0	0	0	0	0	0	0	0	67,383	0	0	0	0	0	0
E07 Building Card Access System	0	0	0	0	0	0	45,046	0	0	0	0	0	0	0	0	0	0	57,130	0	0	0
E08 Exterior and Area Lighting	0	140,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
E09 Garage Door Motor and Controllers	0	6,120	0	0	0	0	0	0	0	0	7,460	0	0	0	0	0	0	0	0	0	0
E10 Emergency Generator	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	348,315	0	0
E11 Satellite/Master Antenna System	0	0	0	0	0	0	0	0	0	115,043	0	0	0	0	0	0	0	0	0	0	140,236
E12a Elevator Equipment Modernization	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
E12b Elevator - Interim Contingency	0	0	0	0	0	0	0	0	0	0	0	50,730	0	0	0	0	0	0	0	0	0
E13 Carbon Monoxide Sensing Systems	0	18,360	0	0	0	19,873	0	0	21,512	0	0	0	23,285	0	0	0	25,204	0	0	0	0
E14 Recreation Room Entertainment System	0	0	0	0	0	0	0	0	0	0	0	0	32,383	0	0	0	0	0	0	0	0
E15 Electrical Contingency	0	7,650	7,803	7,959	8,118	8,281	8,446	8,615	8,787	8,963	9,142	9,325	9,512	9,702	9,896	10,094	10,296	10,502	10,712	10,926	11,145
M01a Building Primary Plumbing Services - Phase 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	757,632	0	0	0	0	0	0
M01b Building Primary Plumbing Services - Phase 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	772,784	0	0	0	0	0	0
M01c Building Primary Plumbing Services - Phase 3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	788,240	0	0	0	0	0
M01d Building Primary Plumbing Services - Evaluation	4,294	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
M01e Main Shut-off Replacement	9,605	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
M02 Drainage System Piping	35,000	0	0	0	0	38,643	0	0	0	0	42,665	0	0	0	47,105	0	0	0	0	0	52,008
M03 Storm Water Collection System	0	0	0	0	0	0	112,616	0	0	0	0	0	0	0	0	0	0	0	0	0	0
M04 Domestic Water Boilers - Gas	307,925	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	457,560
M05 Heat Exchangers	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
M06a Water Storage Tanks - Relining	0	0	0	0	0	0	0	0	67,460	0	0	0	0	0	0	0	0	0	82,233	0	0

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M06b Water Storage Tanks - Anode Replacement	5,007	0	0	0	0	5,528	0	0	0	0	6,103	0	0	0	0	6,738	0	0	0	0	7,440
M07 Fire Pump	25,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
M08 Jockey Pump	2,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,715
M09 Domestic Water Booster Pumps	85,880	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	127,613
M10 Sump Pumps	13,000	0	0	0	0	0	0	0	0	0	0	0	16,487	0	0	0	0	0	0	0	0
M11 Miscellaneous Pumps	0	0	0	0	6,774	0	0	0	0	7,479	0	0	0	0	8,258	0	0	0	0	9,117	0
M12a Sprinkler Controls and Standpipe	0	255,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
M12b Sprinkler Controls and Standpipe - Investigation	6,554	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
M13 Recreation Room HVAC	0	0	0	0	0	47,120	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
M14a Heat Regenerator	0	0	126,864	0	0	0	0	0	0	0	0	0	154,647	0	0	0	0	0	0	0	0
M14b Rooftop Fans - Replacement	0	0	0	0	0	0	0	0	0	0	111,481	0	0	0	0	0	0	0	0	0	0
M14c Rooftop Fans - Interim Repairs	0	7,650	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
M15 Heating and Air Conditioning - Split Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	109,517	0	0	0	0	0	0
M16 Garbage Compactor	0	0	0	19,924	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26,815	0	0
M17a Pool Area Heaters	0	67,164	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
M17b Pool Area Supply Air Fan	0	0	0	3,184	0	0	0	0	0	3,585	0	0	0	0	0	4,038	0	0	0	0	0
M17c Pool Equipment	0	0	0	0	10,824	0	0	0	0	11,951	0	0	0	0	13,195	0	0	0	0	14,568	0
M18 Tractor	0	12,240	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
M19 Backflow Preventer	20,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29,719
M20 Garage Exhaust Fans	0	130,560	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
M21 Mechanical Contingency	0	25,500	26,010	26,530	27,061	27,602	28,154	28,717	29,291	29,877	30,475	31,084	31,706	32,340	32,987	33,647	34,320	35,006	35,706	36,420	37,149
L01a Garage Roof Waterproofing - Phase 1	0	0	0	0	0	0	0	0	0	0	1,558,510	0	0	0	0	0	0	0	0	0	0
L01b Garage Roof Waterproofing - Phase 2	0	0	0	0	0	0	0	0	0	0	0	1,589,680	0	0	0	0	0	0	0	0	0
L01c Garage Roof Waterproofing - Test Pit Sampling, Specifications and Tendering	5,424	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
L01d Reforestation	0	0	0	0	0	0	0	287,171	0	0	0	0	0	0	0	0	0	0	0	0	0
L02 Hard Landscaping Allowance	0	0	0	0	0	27,602	0	0	0	0	30,475	0	0	0	0	33,647	0	0	0	0	37,149
L03 Soft Landscaping Allowance	0	0	0	0	0	27,602	0	0	0	0	30,475	0	0	0	0	33,647	0	0	0	0	37,149
L04 Pool Patio (Waterproofing and Interlock)	0	0	0	0	0	0	0	265,402	0	0	0	0	0	0	0	0	0	0	0	0	0
L05 Fire Route	0	0	0	0	0	12,476	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
R01 Class 2 Update	4,238	0	0	0	0	0	4,772	0	0	0	0	0	5,374	0	0	0	0	0	6,052	0	0
R02 Class 3 Update	0	0	0	2,458	0	0	0	0	0	2,768	0	0	0	0	0	3,118	0	0	0	0	0
Expenditures Year to Date	281,391																				

Gradation		6.00%	6.00%	6.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	-25.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Total Expense	1,174,373	1,823,390	1,148,139	151,593	188,082	3,263,018	257,937	2,838,400	1,179,166	1,170,788	2,014,376	1,697,978	302,887	2,560,134	1,162,393	1,172,706	1,255,442	170,075	1,204,330	151,156	1,136,965
Interest Income	26,115	24,010	15,957	15,173	24,978	208,440	94,890	156,226	67,837	75,150	84,884	46,096	25,504	88,953	22,376	37,302	31,674	21,993	78,129	76,878	140,068
Corp. Contribution (yrlly)	937,816	994,085	1,053,730	1,116,954	1,139,293	1,162,079	1,185,320	1,209,027	1,233,207	1,257,871	1,283,029	1,308,689	1,334,863	1,361,561	1,388,792	1,041,594	1,062,426	1,083,674	1,105,348	1,127,455	1,150,004
Special Assessment																					
Balance	2,401,016	1,595,721	1,517,270	2,497,803	3,473,992	1,581,493	2,603,765	1,130,618	1,252,496	1,414,729	768,266	425,073	1,482,554	372,933	621,708	527,898	366,555	1,302,148	1,281,294	2,334,470	2,487,577

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Item	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40
	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
A01a Flat Roof - Replacement	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	597,343	0	0	0	0
A01b Flat Roof - Safety Guardrails	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
A02 Life Safety Anchors	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	56,305
A03a Exterior Walls and Caulking - Ph.1	0	0	797,835	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,073,781	0	0
A03b Exterior Walls and Caulking - Ph.2	0	0	0	813,791	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,095,256	0
A04a Concrete Balconies Major Repairs - Ph.1	0	0	210,590	0	0	0	0	0	0	0	0	0	0	0	0	0	0	283,426	0	0
A04b Concrete Balconies Major Repairs - Ph.2	0	0	0	214,801	0	0	0	0	0	0	0	0	0	0	0	0	0	0	289,094	0
A04c Elastomeric Coatings - Ph.1	0	0	263,077	0	0	0	0	0	0	0	0	0	0	0	0	0	0	354,067	0	0
A04c Elastomeric Coatings - Ph.2	0	0	0	268,339	0	0	0	0	0	0	0	0	0	0	0	0	0	0	361,149	0
A05a Windows - Phase 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
A05b Windows - Phase 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
A05c Windows - Phase 3 - Balconies and Doors	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
A05d Windows - Specifications and Tendering	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
A05e Slab Edge Capping	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
A06a Thermal Pane Replacement Allowance	15,157	15,460	15,769	16,084	16,406	16,734	17,069	17,410	17,758	18,114	18,476	18,845	19,222	19,607	19,999	20,399	20,807	21,223	21,647	22,080
A06b Thermal Pane Replacement Allowance Balance Factor	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-20,807	-21,223	-21,647	-22,080
A06c Pool Windows	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
A07 Main Entry Systems and Glazing	0	0	0	0	0	0	54,620	0	0	0	0	0	0	0	0	0	0	0	0	0
A08 Exterior Doors	0	0	0	0	0	0	0	0	0	11,110	0	0	0	0	0	0	0	0	0	13,543
A09 Suite Entrance Doors	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
A10 Suite Entrance Door Hardware	0	0	0	0	0	0	293,926	0	0	0	0	0	0	0	0	0	0	0	0	0
A11 Common Area Doors and Hardware	0	6,261	0	0	0	0	6,913	0	0	0	0	7,632	0	0	0	0	8,427	0	0	0
A12a Building-to-Garage Expansion Joints - Remaining	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
A12b Building-to-Garage Expansion Joints - Circa 2010 - 2012	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
A13 Stairwell/Service Area Painting	0	0	47,307	0	0	0	0	0	0	0	0	0	0	0	0	0	0	63,669	0	0
A14 Lobby Finishes and Fixtures	0	280,716	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
A15 Corridor Refurbishment	0	0	0	0	2,034,351	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
A16a Basement Corridors - B1	0	0	0	0	180,467	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
A16b Basement Corridors - B2 - Walls and Ceiling	0	0	0	0	29,531	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
A16c Basement Corridors - B2 - Tile	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	55,201
A17 Common Area Furnishings	0	0	0	0	0	0	0	0	0	0	0	0	0	0	112,643	0	0	0	0	0
A18 Management Office	0	0	0	0	0	0	0	0	0	14,491	0	0	0	0	0	0	0	0	0	0
A19 Office Equipment	9,485	0	0	10,066	0	0	10,682	0	0	11,336	0	0	12,030	0	0	12,766	0	0	13,548	0
A20a Recreation Room Finishes	62,211	0	0	0	0	0	0	0	0	0	0	0	0	0	0	83,727	0	0	0	0
A20b Common Kitchen and Appliances	0	0	0	0	0	50,369	0	0	0	0	0	0	0	0	0	0	0	0	0	0
A21 Library Furnishings and Finishes	0	0	0	0	0	0	11,677	0	0	0	0	0	0	0	0	0	0	0	0	0
A22 Exercise Room Finishes and Equipment	0	0	0	80,422	0	0	0	0	0	0	0	0	0	0	0	0	0	0	108,237	0
A23a Laundry Room Finishes and Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	235,281	0	0	0	0	0	0
A23b Laundry Room - Renovation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
A24 Meeting Room Furnishings and Finishes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
A25 Common Area Washrooms	0	0	0	0	0	0	21,364	0	0	0	0	0	0	0	0	0	0	0	0	0
A26a Change Rooms and Showers	0	0	0	0	0	0	0	0	177,584	0	0	0	0	0	0	0	0	0	0	0
A26b Saunas	0	0	0	0	0	0	0	0	26,638	0	0	0	0	0	0	0	0	0	0	0
A27 Pool Tile and Finishes	0	0	0	0	164,061	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

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	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
A28 Swimming Pool Liner Waterproofing	0	0	0	0	0	0	0	0	0	36,227	0	0	0	0	0	0	0	0	0	0
A29 Superintendent Suite	0	0	0	0	0	8,367	0	0	0	0	0	0	0	0	0	10,199	0	0	0	0
A30a Parking Garage - Repair Allowance	0	0	47,307	0	0	0	0	52,231	0	0	0	0	57,667	0	0	0	0	63,669	0	0
A30b Parking Garage Painting	0	0	0	0	0	0	0	0	0	0	234,884	0	0	0	0	0	0	0	0	0
A30c Parking Garage - Expansion Joints	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	323,486	0	0
A30d Garage Traffic Topping	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,255,567	0	0
A30e Garage Traffic Topping - Repair Allowance	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
A30f Parking Garage - Plaster Ceiling	0	0	78,845	0	0	0	0	87,051	0	0	0	0	96,112	0	0	0	0	106,115	0	0
A30g Garage Exit Stairs and Railings	0	0	0	295,952	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
A30h Garage Exit Stairs - Enclosures	0	0	0	0	0	53,549	0	0	0	0	0	0	0	0	0	0	0	0	0	0
A31 Garage Doors	34,102	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
A32a Refuse Bins	0	0	0	0	7,383	0	0	0	0	8,151	0	0	0	0	9,000	0	0	0	0	9,936
A32b Garbage Chute	0	0	0	0	16,406	0	0	0	0	18,114	0	0	0	0	19,999	0	0	0	0	22,080
A33 AODA Compliance Contingency	0	0	0	0	0	0	0	0	0	18,114	0	0	0	0	0	0	0	0	0	22,080
A34 Architectural Contingency	0	0	0	0	16,406	0	0	0	0	18,114	0	0	0	0	19,999	0	0	0	0	22,080
E01a Primary Electrical Systems - 2015	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
E01b Primary Electrical Systems - 2016	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
E01c Primary Electrical Systems - 2019	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
E01d Primary Electrical Systems - Future Allowance	0	0	0	72,380	0	0	0	0	79,913	0	0	0	0	88,230	0	0	0	0	97,414	0
E02 Common Area Lighting	0	0	0	0	0	0	0	0	17,758	0	0	0	0	0	0	0	0	0	0	0
E03 Garage Lighting	0	0	26,177	0	0	0	0	0	29,479	0	0	0	0	0	33,198	0	0	0	0	0
E04a Fire Alarm and Annunciator Systems	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
E04b Fire Alarm and Annunciator Systems - South Panel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
E05 Building Security and Surveillance Systems	0	0	0	0	41,015	0	0	0	0	45,284	0	0	0	0	49,997	0	0	0	0	55,201
E06 Enterphone System	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100,127	0	0	0	0	0
E07 Building Card Access System	0	0	0	0	0	0	0	0	0	72,454	0	0	0	0	0	0	0	0	0	0
E08 Exterior and Area Lighting	208,404	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
E09 Garage Door Motor and Controllers	9,094	0	0	0	0	0	0	0	0	0	11,086	0	0	0	0	0	0	0	0	0
E10 Emergency Generator	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
E11 Satellite/Master Antenna System	0	0	0	0	0	0	0	0	0	170,947	0	0	0	0	0	0	0	0	0	208,384
E12a Elevator Equipment Modernization	0	0	0	1,294,457	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
E12b Elevator - Interim Contingency	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
E13 Carbon Monoxide Sensing Systems	27,282	0	0	0	29,531	0	0	0	31,965	0	0	0	34,600	0	0	0	37,452	0	0	0
E14 Recreation Room Entertainment System	0	0	0	0	0	0	0	43,583	0	0	0	0	0	0	0	0	0	0	0	0
E15 Electrical Contingency	11,367	11,595	11,827	12,063	12,305	12,551	12,802	13,058	13,319	13,585	13,857	14,134	14,417	14,705	14,999	15,299	15,605	15,917	16,236	16,560
M01a Building Primary Plumbing Services - Phase 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
M01b Building Primary Plumbing Services - Phase 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
M01c Building Primary Plumbing Services - Phase 3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
M01d Building Primary Plumbing Services - Evaluation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
M01e Main Shut-off Replacement	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
M02 Drainage System Piping	0	0	0	0	57,421	0	0	0	0	63,398	0	0	0	0	69,996	0	0	0	0	77,281
M03 Storm Water Collection System	0	0	0	0	0	0	0	0	0	0	184,759	0	0	0	0	0	0	0	0	0
M04 Domestic Water Boilers - Gas	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	679,911
M05 Heat Exchangers	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
M06a Water Storage Tanks - Relining	0	0	0	0	0	0	0	100,242	0	0	0	0	0	0	0	0	0	122,194	0	0

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Item	21 2036	22 2037	23 2038	24 2039	25 2040	26 2041	27 2042	28 2043	29 2044	30 2045	31 2046	32 2047	33 2048	34 2049	35 2050	36 2051	37 2052	38 2053	39 2054	40 2055
M06b Water Storage Tanks - Anode Replacement	0	0	0	0	8,214	0	0	0	0	9,069	0	0	0	0	10,013	0	0	0	0	11,055
M07 Fire Pump	0	0	0	0	0	0	0	0	0	0	0	0	0	0	49,997	0	0	0	0	0
M08 Jockey Pump	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,520
M09 Domestic Water Booster Pumps	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	189,626
M10 Sump Pumps	0	0	0	20,910	0	0	0	0	0	0	0	0	0	0	0	26,519	0	0	0	0
M11 Miscellaneous Pumps	0	0	0	10,066	0	0	0	0	11,114	0	0	0	0	12,270	0	0	0	0	13,548	0
M12a Sprinkler Controls and Standpipe	0	0	0	0	0	418,355	0	0	0	0	0	0	0	0	0	0	0	0	0	0
M12b Sprinkler Controls and Standpipe - Investigation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
M13 Recreation Room HVAC	0	0	0	0	0	0	0	0	0	77,306	0	0	0	0	0	0	0	0	0	0
M14a Heat Regenerator	0	188,514	0	0	0	0	0	0	0	0	0	229,797	0	0	0	0	0	0	0	0
M14b Rooftop Fans - Replacement	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
M14c Rooftop Fans - Interim Repairs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
M15 Heating and Air Conditioning - Split Units	0	0	0	0	0	0	0	0	0	0	0	0	0	162,736	0	0	0	0	0	0
M16 Garbage Compactor	0	0	0	0	0	0	0	0	0	0	0	0	36,090	0	0	0	0	0	0	0
M17a Pool Area Heaters	99,801	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
M17b Pool Area Supply Air Fan	4,547	0	0	0	0	0	5,121	0	0	0	0	0	5,767	0	0	0	0	0	6,494	0
M17c Pool Equipment	0	0	0	16,084	0	0	0	0	17,758	0	0	0	0	19,607	0	0	0	0	21,647	0
M18 Tractor	0	0	0	0	0	20,081	0	0	0	0	0	0	0	0	0	0	0	0	0	0
M19 Backflow Preventer	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	44,161
M20 Garage Exhaust Fans	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	261,106	0	0	0	0
M21 Mechanical Contingency	37,892	38,649	39,422	40,211	41,015	41,835	42,672	43,526	44,396	45,284	46,190	47,114	48,056	49,017	49,997	50,997	52,017	53,057	54,119	55,201
L01a Garage Roof Waterproofing - Phase 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,556,901	0	0	0	0	0
L01b Garage Roof Waterproofing - Phase 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,608,039	0	0	0	0
L01c Garage Roof Waterproofing - Test Pit Sampling, Specifications and Tendering	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
L01d Reforestation	0	0	0	0	0	0	0	0	0	0	0	471,135	0	0	0	0	0	0	0	0
L02 Hard Landscaping Allowance	0	0	0	0	41,015	0	0	0	0	45,284	0	0	0	0	49,997	0	0	0	0	55,201
L03 Soft Landscaping Allowance	0	0	0	0	41,015	0	0	0	0	45,284	0	0	0	0	49,997	0	0	0	0	55,201
L04 Pool Patio (Waterproofing and Interlock)	0	357,196	0	0	0	0	0	0	0	0	0	0	0	0	0	0	480,739	0	0	0
L05 Fire Route	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
R01 Class 2 Update	0	0	0	6,816	0	0	0	0	0	7,676	0	0	0	0	0	8,644	0	0	0	0
R02 Class 3 Update	3,511	0	0	0	0	0	3,954	0	0	0	0	0	4,453	0	0	0	0	0	5,015	0
Expenditures Year to Date																				

Gradation	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Total Expense	522,854	898,391	1,538,155	3,172,443	2,736,542	621,842	480,800	357,101	467,683	749,341	509,251	788,658	328,413	601,454	3,216,860	3,695,038	594,240	5,714,949	2,081,756	1,654,528
Interest Income	149,255	197,219	226,936	221,487	119,118	38,254	80,944	136,212	203,804	270,433	325,809	400,596	464,821	562,265	650,958	589,869	498,281	589,141	380,141	378,565
Corp. Contribution (yrly)	1,173,004	1,196,464	1,220,393	1,244,801	1,269,697	1,295,091	1,320,993	1,347,413	1,374,361	1,401,848	1,429,885	1,458,483	1,487,652	1,517,405	1,547,754	1,578,709	1,610,283	1,642,488	1,675,338	1,708,845
Special Assessment																				
Balance	3,286,982	3,782,274	3,691,448	1,985,293	637,566	1,349,069	2,270,207	3,396,731	4,507,212	5,430,152	6,676,596	7,747,016	9,371,077	10,849,294	9,831,145	8,304,685	9,819,009	6,335,689	6,309,413	6,742,294