

Proposed Condominium Operating Budget - Parkside Year 1**Condominium Fee Revenue****CONDOMINIUM MANAGEMENT SERVICES EXPENSE**

Management & Accounting \$ 11,988.00

TOTAL \$ 11,988.00**UTILITIES**

Electricity (Common Areas and Equipment) \$ 23,088.00

Water and Sewer \$ 25,752.00

Gas \$ 23,976.00

Monitoring Phone Lines \$ 600.00

TOTAL OPERATING EXPENSE \$ 73,416.00**MAINTENANCE AND REPAIRS EXPENSE**

Landscape / Snow Cleaning \$ 29,650.00

Solid Waste Removal \$ 23,400.00

Common Area Janitorial (Halls and Lobbies) excludes parkade \$ 20,800.00

Landscape (Repair / Replace / Annuals) \$ 8,689.00

Electrical Maintenance \$ 2,700.00

Sprinkler Blow-Out and Maintenance \$ 2,450.00

Building Repair (Resident Damages/Non Warranty Items) \$ 3,400.00

Annual Elevator Maintenance Contract \$ 9,800.00

HVAC Maintenance Contract \$ 12,000.00

Parking Lot Repairs and Line Painting Per Year \$ 1,650.00

Parkade Mobile Sweep (2 Times Per Year) \$ 2,400.00

Annual Fire Alarm Testing and Sprinklers \$ 5,700.00

Annual Window Clean \$ 6,365.00

Pest Control \$ 1,548.00

Carpet Cleans Common Areas \$ 3,700.00

TOTAL MAINTENANCE and REPAIR EXPENSE \$ 134,252.00**INSURANCE EXPENSE**

All Risk, Liability, D & O, Appraisal \$ 97,125.00

TOTAL INSURANCE EXPENSE \$ 97,125.00**REPLACEMENT RESERVES**

Roofing @ \$350,000 @ 35 years \$ 10,000.00

Exterior Repaint \$45,000 @ 25 Years \$ 1,800.00

TOTAL REPLACEMENT RESERVES \$ 11,800.00**TOTAL BUDGETED EXPENSE \$ 328,581.00**

** The above noted budget is only an estimate. It has been determined on a reasonable economic basis at the time of creation and is subject to change without notice*

**The passage of time will have a great effect on the accuracy and the validity of these figures. This budget is based on new construction turnover to the condo board.*

**It shall be the condo owners / board responsibility to reevaluate these figures and adjust accordingly following the turnover meeting of the Board*

** the proposed budgeted is for year 1 only*

**the allocation of condominium fees to individual units will be made in accordance with sale agreement and the proposed condominium budgets*

**this budget is an estimate presented for informational purposes only. The Vendor/Developer accepts no responsibility or liability for its accuracy or any reliance there upon*

**this budget was prepared by Empire 81 Management Corporation On Dec 1 2020*

Municipal Unit	Street Address	UNIT NO.	UNIT FACTOR	Parking Stall	Parking Unit Factor	Storage Locker	Storage Unit Factor	Total Unit Factor	Annual Fees	Monthly Fees	Per Sq Ft
102	835 78 Street S.W.	74	352	57,58	2		0	354	\$ 11,631.77	\$ 969.31	\$ 0.47
101	835 78 Street S.W.	75	365	59,60	2		0	367	\$ 12,058.92	\$ 1,004.91	\$ 0.61
103	835 78 Street S.W.	76	203	61,62	2		0	205	\$ 6,735.91	\$ 561.33	\$ 0.34
105	835 78 Street S.W.	77	245	46,63	2		0	247	\$ 8,115.95	\$ 676.33	\$ 0.47
107	835 78 Street S.W.	78	247	47,48	2		0	249	\$ 8,181.67	\$ 681.81	\$ 0.47
109	835 78 Street S.W.	79	247	49,50	2		0	249	\$ 8,181.67	\$ 681.81	\$ 0.47
111	835 78 Street S.W.	80	247	43,44	2		0	249	\$ 8,181.67	\$ 681.81	\$ 0.47
113	835 78 Street S.W.	81	247	41,42	2		0	249	\$ 8,181.67	\$ 681.81	\$ 0.47
115	835 78 Street S.W.	82	245	39,40	2		0	247	\$ 8,115.95	\$ 676.33	\$ 0.47
117	835 78 Street S.W.	83	290	37,38	2		0	292	\$ 9,594.57	\$ 799.55	\$ 0.48
119	835 78 Street S.W.	84	281	35,36	2	111	1	284	\$ 9,331.70	\$ 777.64	\$ 0.47
118	835 78 Street S.W.	85	356	17,18	2	128	1	359	\$ 11,796.06	\$ 983.00	\$ 0.48
116	835 78 Street S.W.	86	222	19,20	2		0	224	\$ 7,360.21	\$ 613.35	\$ 0.48
114	835 78 Street S.W.	87	219	21,22	2		0	221	\$ 7,261.64	\$ 605.14	\$ 0.48
112	835 78 Street S.W.	88	258	23,24	2		0	260	\$ 8,543.11	\$ 711.93	\$ 0.47
108	835 78 Street S.W.	89	133	45	1		0	134	\$ 4,402.99	\$ 366.92	\$ 0.34
106	835 78 Street S.W.	90	219	51,52	2		0	221	\$ 7,261.64	\$ 605.14	\$ 0.48
104	835 78 Street S.W.	91	222	53,54	2		0	224	\$ 7,360.21	\$ 613.35	\$ 0.48
202	835 78 Street S.W.	92	485	2,3	2	120	1	488	\$ 16,034.75	\$ 1,336.23	\$ 0.46
201	835 78 Street S.W.	93	418	4,5	2	132	1	421	\$ 13,833.26	\$ 1,152.77	\$ 0.48
203	835 78 Street S.W.	94	290	6,7	2	119	1	293	\$ 9,627.42	\$ 802.29	\$ 0.48
205	835 78 Street S.W.	95	245	8,55	2		0	247	\$ 8,115.95	\$ 676.33	\$ 0.47
207	835 78 Street S.W.	96	247	9,10	2		0	249	\$ 8,181.67	\$ 681.81	\$ 0.47
209	835 78 Street S.W.	97	247	11,12	2	113	1	250	\$ 8,214.53	\$ 684.54	\$ 0.48
211	835 78 Street S.W.	98	247	25,26	2		0	249	\$ 8,181.67	\$ 681.81	\$ 0.47
213	835 78 Street S.W.	99	247	27,34	2		0	249	\$ 8,181.67	\$ 681.81	\$ 0.47
215	835 78 Street S.W.	100	245	28,29	2	127	1	248	\$ 8,148.81	\$ 679.07	\$ 0.47
217	835 78 Street S.W.	101	290	30,31	2	131	1	293	\$ 9,627.42	\$ 802.29	\$ 0.48
219	835 78 Street S.W.	102	421	32,33	2	138	1	424	\$ 13,931.83	\$ 1,160.99	\$ 0.49
218	835 78 Street S.W.	103	488	72,73	2	144	1	491	\$ 16,133.33	\$ 1,344.44	\$ 0.47
216	835 78 Street S.W.	104	222	70,71	2		0	224	\$ 7,360.21	\$ 613.35	\$ 0.48
214	835 78 Street S.W.	105	219	68,69	2		0	221	\$ 7,261.64	\$ 605.14	\$ 0.48
212	835 78 Street S.W.	106	218	66,67	2		0	220	\$ 7,228.78	\$ 602.40	\$ 0.48
210	835 78 Street S.W.	107	174	64,65	2		0	176	\$ 5,783.03	\$ 481.92	\$ 0.38
208	835 78 Street S.W.	108	144	1,56	2		0	146	\$ 4,797.28	\$ 399.77	\$ 0.48
206	835 78 Street S.W.	109	219	13,14	2		0	221	\$ 7,261.64	\$ 605.14	\$ 0.48
204	835 78 Street S.W.	110	222	15,16	2		0	224	\$ 7,360.21	\$ 613.35	\$ 0.48

Unit Factors
31 storage lockers for sale

9969
31
10000