

Proposed Year 1 Operating Budget - Broward Condominiums		Amount
Condominium Fee Revenue		
CONDOMINIUM MANAGEMENT SERVICES EXPENSE		
Management Fees	\$	49,608.00
Banking and Accounting Fees	\$	3,450.00
TOTAL	\$	53,058.00
UTILITIES		
Electricity (Common Areas and Equipment)	\$	84,240.00
Water and Sewer	\$	87,984.00
Gas	\$	86,112.00
TOTAL	\$	258,336.00
MAINTENANCE AND REPAIRS EXPENSE		
Landscape / Snow Cleaning	\$	16,200.00
Solid Waste Removal	\$	24,922.50
Common Area Janitorial (Halls and Lobbies) excludes parkade	\$	20,800.00
Landscape (Repair / Replace / Annuals)	\$	6,750.00
Electrical Maintenance	\$	1,550.00
Sprinkler Blow-Out and Maintenance	\$	1,655.00
Building Repair (Resident Damages/Non Warranty Items)	\$	3,260.00
Annual Elevator Maintenance Contract	\$	18,700.00
Parkade Lot Repairs and Line Painting Per Year	\$	1,565.00
Annual Fire Alarm Testing and Sprinklers and Alarms	\$	7,750.00
Phone Lines Panels, Elevators, Alarms	\$	1,340.00
Amenity Maintenance	\$	3,550.00
Ramp and Parkade Entrance Maintenance (glycol ramp and garage door)	\$	2,870.00
TOTAL MAINTENANCE EXPENSE	\$	110,912.50
INSURANCE EXPENSE		
All Risk, Liability, D & O, Appraisal	\$	134,784.00
TOTAL INSURANCE EXPENSE	\$	134,784.00
RESERVE FUND CONTRIBUTION	\$	32,500.00
TOTAL BUDGETED EXPENSE	\$	589,590.50

*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

*these fees do not take into consideration the fact that the vendor/developer is not required to pay condo for unsold/unoccupied units,

adjustments may be required by the condo board to account for any shortfall

*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 October 17 2022

Civic Address	Ref. Unit #	Legal Unit	Parking #	Storage	Parking Factor	Unit Factor	Total Unit Factor	Condo Fees (monthly)
118, 310 15 Avenue S.W.	157	152	1	S-11	1	106	107	\$ 525.72
117, 310 15 Avenue S.W.	158	153	2	S-14	1	101	102	\$ 501.15
115, 310 15 Avenue S.W.	159	154	3	S-16	1	101	102	\$ 501.15
113, 310 15 Avenue S.W.	160	155	4	S-10	1	101	102	\$ 501.15
127, 310 15 Avenue S.W.	162	157	5	S-22	1	63	64	\$ 314.45
125, 310 15 Avenue S.W.	163	158	6	S-20	1	62	63	\$ 309.54
123, 310 15 Avenue S.W.	164	159	7	S-18	1	63	64	\$ 314.45
121, 310 15 Avenue S.W.	165	160	8	S-12	1	61	62	\$ 304.62
111, 310 15 Avenue S.W.	166	161	9	S-8	1	66	67	\$ 329.19
107, 310 15 Avenue S.W.	167	162	10	S-7	1	61	62	\$ 304.62
105, 310 15 Avenue S.W.	168	163	11	S-5	1	61	62	\$ 304.62
103, 310 15 Avenue S.W.	169	164	12	S-3	1	61	62	\$ 304.62
101, 310 15 Avenue S.W.	170	165	13	S-1	1	60	61	\$ 299.71
102, 310 15 Avenue S.W.	171	166	14	S-2	1	70	71	\$ 348.84
104, 310 15 Avenue S.W.	172	167	15	S-4	1	66	67	\$ 329.19
106, 310 15 Avenue S.W.	173	168	16	S-6	1	65	66	\$ 324.27
112, 310 15 Avenue S.W.	174	169	0	S-9	0	45	45	\$ 221.10
114, 310 15 Avenue S.W.	175	170	0	S-15	0	45	45	\$ 221.10
116, 310 15 Avenue S.W.	176	171	17	S-13	1	62	63	\$ 309.54
122, 310 15 Avenue S.W.	177	172	18	S-17	1	65	66	\$ 324.27
124, 310 15 Avenue S.W.	178	173	19	S-19	1	66	67	\$ 329.19
126, 310 15 Avenue S.W.	179	174	20	S-21	1	70	71	\$ 348.84
227, 310 15 Avenue S.W.	180	175	21	S-48	1	64	65	\$ 319.36
225, 310 15 Avenue S.W.	181	176	22	S-46	1	62	63	\$ 309.54
223, 310 15 Avenue S.W.	182	177	23	S-44	1	62	63	\$ 309.54
221, 310 15 Avenue S.W.	183	178	24	S-42	1	62	63	\$ 309.54
220, 310 15 Avenue S.W.	184	179	25	S-41	1	62	63	\$ 309.54
219, 310 15 Avenue S.W.	185	180	26	S-40	1	75	76	\$ 373.41
218, 310 15 Avenue S.W.	186	181	27	S-39	1	63	64	\$ 314.45
217, 310 15 Avenue S.W.	187	182	28	S-38	1	62	63	\$ 309.54
215, 310 15 Avenue S.W.	188	183	29	S-36	1	62	63	\$ 309.54
213, 310 15 Avenue S.W.	189	184	0	S-34	1	63	63	\$ 309.54
211, 310 15 Avenue S.W.	190	185	31	S-32	1	83	84	\$ 412.71
209, 310 15 Avenue S.W.	191	186	30	S-31	0	44	45	\$ 221.10
208, 310 15 Avenue S.W.	192	187	0	S-30	0	41	41	\$ 201.44
207, 310 15 Avenue S.W.	193	188	32	S-29	1	63	64	\$ 314.45
205, 310 15 Avenue S.W.	194	189	33	S-27	1	63	64	\$ 314.45
203, 310 15 Avenue S.W.	195	190	34	S-25	1	63	64	\$ 314.45
201, 310 15 Avenue S.W.	196	191	35	S-23	1	62	63	\$ 309.54
202, 310 15 Avenue S.W.	197	192	36	S-24	1	73	74	\$ 363.58
204, 310 15 Avenue S.W.	198	193	37	S-26	1	66	67	\$ 329.19
206, 310 15 Avenue S.W.	199	194	38	S-28	1	65	66	\$ 324.27
212, 310 15 Avenue S.W.	200	195	39	S-33	1	46	47	\$ 230.92
214, 310 15 Avenue S.W.	201	196	40	S-35	1	45	46	\$ 226.01
216, 310 15 Avenue S.W.	202	197	41	S-37	1	62	63	\$ 309.54
222, 310 15 Avenue S.W.	203	198	42	S-43	1	66	67	\$ 329.19
224, 310 15 Avenue S.W.	204	199	43	S-45	1	66	67	\$ 329.19
226, 310 15 Avenue S.W.	205	200	44	S-47	1	73	74	\$ 363.58
327, 310 15 Avenue S.W.	206	201	45	S-75	1	64	65	\$ 319.36
325, 310 15 Avenue S.W.	207	202	46	S-73	1	62	63	\$ 309.54
323, 310 15 Avenue S.W.	208	203	47	S-71	1	62	63	\$ 309.54
321, 310 15 Avenue S.W.	209	204	48	S-69	1	62	63	\$ 309.54
320, 310 15 Avenue S.W.	210	205	49	S-68	1	62	63	\$ 309.54
319, 310 15 Avenue S.W.	211	206	50	S-67	1	75	76	\$ 373.41
318, 310 15 Avenue S.W.	212	207	51	S-66	1	63	64	\$ 314.45
317, 310 15 Avenue S.W.	213	208	52	S-65	1	62	63	\$ 309.54
315, 310 15 Avenue S.W.	214	209	53	S-63	1	62	63	\$ 309.54
313, 310 15 Avenue S.W.	215	210	54	S-61	1	63	64	\$ 314.45
311, 310 15 Avenue S.W.	216	211	55	S-59	1	63	64	\$ 314.45
310, 310 15 Avenue S.W.	217	212	56	S-58	1	63	64	\$ 314.45
309, 310 15 Avenue S.W.	218	213	57	S-57	1	44	45	\$ 221.10
308, 310 15 Avenue S.W.	219	214	0	S-56	0	41	41	\$ 201.44
307, 310 15 Avenue S.W.	220	215	58	S-55	1	63	64	\$ 314.45
305, 310 15 Avenue S.W.	221	216	59	S-53	1	63	64	\$ 314.45
303, 310 15 Avenue S.W.	222	217	60	S-51	1	63	64	\$ 314.45
301, 310 15 Avenue S.W.	223	218	61	S-49	1	63	64	\$ 314.45
302, 310 15 Avenue S.W.	224	219	62	S-50	1	73	74	\$ 363.58
304, 310 15 Avenue S.W.	225	220	63	S-52	1	66	67	\$ 329.19
306, 310 15 Avenue S.W.	226	221	64	S-54	1	65	66	\$ 324.27
312, 310 15 Avenue S.W.	227	222	65	S-60	1	46	47	\$ 230.92
314, 310 15 Avenue S.W.	228	223	66	S-62	1	45	46	\$ 226.01
316, 310 15 Avenue S.W.	229	224	67	S-64	1	62	63	\$ 309.54
322, 310 15 Avenue S.W.	230	225	68	S-70	1	66	67	\$ 329.19
324, 310 15 Avenue S.W.	231	226	69	S-72	1	66	67	\$ 329.19
326, 310 15 Avenue S.W.	232	227	70	S-74	1	73	74	\$ 363.58
427, 310 15 Avenue S.W.	233	228	71	S-102	1	63	64	\$ 314.45
425, 310 15 Avenue S.W.	234	229	72	S-100	1	62	63	\$ 309.54

423, 310 15 Avenue S.W.	235	230	73	S-98	1	62	63	\$	309.54
421, 310 15 Avenue S.W.	236	231	74	S-96	1	62	63	\$	309.54
420, 310 15 Avenue S.W.	237	232	75	S-95	1	62	63	\$	309.54
419, 310 15 Avenue S.W.	238	233	76	S-94	1	75	76	\$	373.41
418, 310 15 Avenue S.W.	239	234	77	S-93	1	63	64	\$	314.45
417, 310 15 Avenue S.W.	240	235	78	S-92	1	62	63	\$	309.54
415, 310 15 Avenue S.W.	241	236	79	S-90	1	62	63	\$	309.54
413, 310 15 Avenue S.W.	242	237	80	S-88	1	63	64	\$	314.45
411, 310 15 Avenue S.W.	243	238	81	S-86	1	63	64	\$	314.45
410, 310 15 Avenue S.W.	244	239	82	S-85	1	63	64	\$	314.45
409, 310 15 Avenue S.W.	245	240	83	S-84	1	44	45	\$	221.10
408, 310 15 Avenue S.W.	246	241	84	S-83	1	41	42	\$	206.36
407, 310 15 Avenue S.W.	247	242	85	S-82	1	63	64	\$	314.45
405, 310 15 Avenue S.W.	248	243	86	S-80	1	63	64	\$	314.45
403, 310 15 Avenue S.W.	249	244	87	S-78	1	63	64	\$	314.45
401, 310 15 Avenue S.W.	250	245	88	S-76	1	63	64	\$	314.45
402, 310 15 Avenue S.W.	251	246	89	S-77	1	73	74	\$	363.58
404, 310 15 Avenue S.W.	252	247	90	S-79	1	66	67	\$	329.19
406, 310 15 Avenue S.W.	253	248	91	S-81	1	65	66	\$	324.27
412, 310 15 Avenue S.W.	254	249	92	S-87	1	46	47	\$	230.92
414, 310 15 Avenue S.W.	255	250	93	S-89	1	45	46	\$	226.01
416, 310 15 Avenue S.W.	256	251	94	S-91	1	62	63	\$	309.54
422, 310 15 Avenue S.W.	257	252	95	S-97	1	66	67	\$	329.19
424, 310 15 Avenue S.W.	258	253	96	S-99	1	66	67	\$	329.19
426, 310 15 Avenue S.W.	259	254	97	S-101	1	73	74	\$	363.58
527, 310 15 Avenue S.W.	260	255	98	S-129	1	63	64	\$	314.45
525, 310 15 Avenue S.W.	261	256	99	S-127	1	62	63	\$	309.54
523, 310 15 Avenue S.W.	262	257	100	S-125	1	62	63	\$	309.54
521, 310 15 Avenue S.W.	263	258	101	S-123	1	62	63	\$	309.54
520, 310 15 Avenue S.W.	264	259	102	S-122	1	62	63	\$	309.54
519, 310 15 Avenue S.W.	265	260	103	S-121	1	75	76	\$	373.41
518, 310 15 Avenue S.W.	266	261	104	S-120	1	63	64	\$	314.45
517, 310 15 Avenue S.W.	267	262	105	S-119	1	63	64	\$	314.45
515, 310 15 Avenue S.W.	268	263	106	S-117	1	63	64	\$	314.45
513, 310 15 Avenue S.W.	269	264	107	S-115	1	63	64	\$	314.45
511, 310 15 Avenue S.W.	270	265	108	S-113	1	63	64	\$	314.45
510, 310 15 Avenue S.W.	271	266	109	S-112	1	62	63	\$	309.54
509, 310 15 Avenue S.W.	272	267	110	S-111	1	44	45	\$	221.10
508, 310 15 Avenue S.W.	273	268	111	S-110	1	41	42	\$	206.36
507, 310 15 Avenue S.W.	274	269	112	S-109	1	63	64	\$	314.45
505, 310 15 Avenue S.W.	275	270	113	S-107	1	62	63	\$	309.54
503, 310 15 Avenue S.W.	276	271	114	S-105	1	62	63	\$	309.54
501, 310 15 Avenue S.W.	277	272	115	S-103	1	62	63	\$	309.54
502, 310 15 Avenue S.W.	278	273	116	S-104	1	73	74	\$	363.58
504, 310 15 Avenue S.W.	279	274	117	S-106	1	66	67	\$	329.19
506, 310 15 Avenue S.W.	280	275	118	S-108	1	65	66	\$	324.27
512, 310 15 Avenue S.W.	281	276	119	S-114	1	46	47	\$	230.92
514, 310 15 Avenue S.W.	282	277	120	S-116	1	45	46	\$	226.01
516, 310 15 Avenue S.W.	283	278	121	S-118	1	62	63	\$	309.54
522, 310 15 Avenue S.W.	284	279	122	S-124	1	66	67	\$	329.19
524, 310 15 Avenue S.W.	285	280	123	S-126	1	66	67	\$	329.19
526, 310 15 Avenue S.W.	286	281	125	S-128	1	73	74	\$	363.58
627, 310 15 Avenue S.W.	287	282	126	S-176	1	65	66	\$	324.27
625, 310 15 Avenue S.W.	288	283	127	S-174	1	63	64	\$	314.45
623, 310 15 Avenue S.W.	289	284	128	S-172	1	63	64	\$	314.45
621, 310 15 Avenue S.W.	290	285	129	S-170	1	63	64	\$	314.45
620, 310 15 Avenue S.W.	291	286	130	S-169	1	63	64	\$	314.45
619, 310 15 Avenue S.W.	292	287	131	S-148	1	76	77	\$	378.32
618, 310 15 Avenue S.W.	293	288	132	S-147	1	64	65	\$	319.36
617, 310 15 Avenue S.W.	294	289	133	S-146	1	64	65	\$	319.36
615, 310 15 Avenue S.W.	295	290	134	S-144	1	64	65	\$	319.36
613, 310 15 Avenue S.W.	296	291	135	S-142	1	63	64	\$	314.45
611, 310 15 Avenue S.W.	297	292	136	S-140	1	63	64	\$	314.45
610, 310 15 Avenue S.W.	298	293	137	S-139	1	63	64	\$	314.45
609, 310 15 Avenue S.W.	299	294	138	S-138	1	45	46	\$	226.01
608, 310 15 Avenue S.W.	300	295	139	S-137	1	42	43	\$	211.27
607, 310 15 Avenue S.W.	301	296	140	S-136	1	64	65	\$	319.36
605, 310 15 Avenue S.W.	302	297	141	S-134	1	64	65	\$	319.36
603, 310 15 Avenue S.W.	303	298	142	S-132	1	64	65	\$	319.36
601, 310 15 Avenue S.W.	304	299	143	S-130	1	64	65	\$	319.36
602, 310 15 Avenue S.W.	305	300	144	S-131	1	74	75	\$	368.49
604, 310 15 Avenue S.W.	306	301	145	S-133	1	67	68	\$	334.10
606, 310 15 Avenue S.W.	307	302	146	S-135	1	67	68	\$	334.10
614, 310 15 Avenue S.W.	308	303	147	S-143	1	46	47	\$	230.92
616, 310 15 Avenue S.W.	309	304	148	S-145	1	63	64	\$	314.45
622, 310 15 Avenue S.W.	310	305	149	S-171	1	67	68	\$	334.10
624, 310 15 Avenue S.W.	311	306	150	S-173	1	67	68	\$	334.10
626, 310 15 Avenue S.W.	312	307	151	S-175	1	74	75	\$	368.49