

Proposed Year 1 Operating Budget - Clover - East Building		Amount
Condominium Fee Revenue		
CONDOMINIUM MANAGEMENT SERVICES EXPENSE		
Management Fees	\$	63,000.00
Banking and Accounting Fees	\$	4,200.00
TOTAL	\$	67,200.00
UTILITIES		
Electricity (Common Areas and Equipment)	\$	112,800.00
Water and Sewer	\$	111,600.00
Gas	\$	114,000.00
TOTAL	\$	338,400.00
MAINTENANCE AND REPAIRS EXPENSE		
Landscape / Snow Cleaning	\$	12,600.00
Solid Waste Removal	\$	26,520.00
Common Area Janitorial (Halls and Lobbies) excludes parkade	\$	110,000.00
Landscape (Repair / Replace / Annuals)	\$	4,578.00
Electrical Maintenance	\$	2,750.00
Sprinkler Blow-Out and Maintenance	\$	7,625.00
Building Repair (Resident Damages/Non Warranty Items)	\$	8,000.00
Annual Elevator Maintenance Contract	\$	31,800.00
Parkade Lot Repairs and Line Painting Per Year	\$	6,725.00
Annual Fire Alarm Testing and Sprinklers and Alarms	\$	26,240.00
Phone Lines Panels, Elevators, Alarms	\$	3,620.00
Ramp and Parkade Entrance Maintenance (glycol ramp/garage door/openers)	\$	4,300.00
TOTAL MAINTENANCE EXPENSE	\$	244,758.00
INSURANCE EXPENSE		
All Risk, Liability, D & O, Appraisal	\$	157,200.00
TOTAL INSURANCE EXPENSE	\$	157,200.00
RESERVE FUND CONTRIBUTION	\$	37,017.90
TOTAL BUDGETED EXPENSE	\$	844,575.90

* 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 March 21, 2024

Municipal Unit	Street Address	Legal Unit No.	Unit Factor	Parking Unit	Parking Unit Factor	Total Unit Factor	Condo Fees
3104	150 Carrington Gate N.W.	200	61	1	1	62	\$ 429.33
3105	150 Carrington Gate N.W.	201	44	2	1	45	\$ 309.68
3106	150 Carrington Gate N.W.	202	44	3	1	45	\$ 309.68
3107	150 Carrington Gate N.W.	203	44	4	1	45	\$ 309.68
4107	150 Carrington Gate N.W.	204	44	5	1	45	\$ 309.68
4106	150 Carrington Gate N.W.	205	44	6	1	45	\$ 309.68
4105	150 Carrington Gate N.W.	206	44	7	1	45	\$ 309.68
4104	150 Carrington Gate N.W.	207	61	8	1	62	\$ 429.33
4103	150 Carrington Gate N.W.	208	61	9	1	62	\$ 429.33
4102	150 Carrington Gate N.W.	209	43	199	1	44	\$ 302.64
4101	150 Carrington Gate N.W.	210	44	198	1	45	\$ 309.68
4108	150 Carrington Gate N.W.	211	44	197	1	45	\$ 309.68
4109	150 Carrington Gate N.W.	212	44	196	1	45	\$ 309.68
4110	150 Carrington Gate N.W.	213	44	195	1	45	\$ 309.68
4111	150 Carrington Gate N.W.	214	61	10	1	62	\$ 429.33
3110	150 Carrington Gate N.W.	215	61	11	1	62	\$ 429.33
3109	150 Carrington Gate N.W.	216	44	194	1	45	\$ 309.68
3108	150 Carrington Gate N.W.	217	44	193	1	45	\$ 309.68
3101	150 Carrington Gate N.W.	218	44	192	1	45	\$ 309.68
3102	150 Carrington Gate N.W.	219	43	191	1	44	\$ 302.64
3103	150 Carrington Gate N.W.	220	61	12	1	62	\$ 429.33
3205	150 Carrington Gate N.W.	221	61	13	1	62	\$ 429.33
3206	150 Carrington Gate N.W.	222	44	14	1	45	\$ 309.68
3207	150 Carrington Gate N.W.	223	44	15	1	45	\$ 309.68
3208	150 Carrington Gate N.W.	224	44	16	1	45	\$ 309.68
3209	150 Carrington Gate N.W.	225	61	17	1	62	\$ 429.33
3210	150 Carrington Gate N.W.	226	44	190	1	45	\$ 309.68
3211	150 Carrington Gate N.W.	227	44	189	1	45	\$ 309.68
3212	150 Carrington Gate N.W.	228	44	188	1	45	\$ 309.68
3213	150 Carrington Gate N.W.	229	44	187	1	45	\$ 309.68
3214	150 Carrington Gate N.W.	230	61	18	1	62	\$ 429.33
4215	150 Carrington Gate N.W.	231	61	19	1	62	\$ 429.33
4214	150 Carrington Gate N.W.	232	44	186	1	45	\$ 309.68
4213	150 Carrington Gate N.W.	233	44	185	1	45	\$ 309.68
4212	150 Carrington Gate N.W.	234	44	184	1	45	\$ 309.68
4211	150 Carrington Gate N.W.	235	44	183	1	45	\$ 309.68
4210	150 Carrington Gate N.W.	236	44	182	1	45	\$ 309.68
4209	150 Carrington Gate N.W.	237	61	20	1	62	\$ 429.33
4208	150 Carrington Gate N.W.	238	44	21	1	45	\$ 309.68
4207	150 Carrington Gate N.W.	239	44	22	1	45	\$ 309.68
4206	150 Carrington Gate N.W.	240	44	23	1	45	\$ 309.68
4205	150 Carrington Gate N.W.	241	61	24	1	62	\$ 429.33
4204	150 Carrington Gate N.W.	242	61	25	1	62	\$ 429.33
4203	150 Carrington Gate N.W.	243	43	181	1	44	\$ 302.64
4202	150 Carrington Gate N.W.	244	44	180	1	45	\$ 309.68
4219	150 Carrington Gate N.W.	245	44	179	1	45	\$ 309.68
4218	150 Carrington Gate N.W.	246	44	178	1	45	\$ 309.68
4217	150 Carrington Gate N.W.	247	44	177	1	45	\$ 309.68
4216	150 Carrington Gate N.W.	248	61	26	1	62	\$ 429.33
3215	150 Carrington Gate N.W.	249	61	27	1	62	\$ 429.33
3216	150 Carrington Gate N.W.	250	44	176	1	45	\$ 309.68
3217	150 Carrington Gate N.W.	251	44	28	1	45	\$ 309.68
3202	150 Carrington Gate N.W.	252	44	29	1	45	\$ 309.68
3203	150 Carrington Gate N.W.	253	43	30	1	44	\$ 302.64
3204	150 Carrington Gate N.W.	254	61	31	1	62	\$ 429.33
3305	150 Carrington Gate N.W.	255	61	32	1	62	\$ 429.33
3306	150 Carrington Gate N.W.	256	44	33	1	45	\$ 309.68
3307	150 Carrington Gate N.W.	257	44	34	1	45	\$ 309.68
3308	150 Carrington Gate N.W.	258	44	35	1	45	\$ 309.68
3309	150 Carrington Gate N.W.	259	61	36	1	62	\$ 429.33
3310	150 Carrington Gate N.W.	260	44	37	1	45	\$ 309.68
3311	150 Carrington Gate N.W.	261	44	38	1	45	\$ 309.68
3312	150 Carrington Gate N.W.	262	44	39	1	45	\$ 309.68
3313	150 Carrington Gate N.W.	263	44	40	1	45	\$ 309.68
3314	150 Carrington Gate N.W.	264	61	41	1	62	\$ 429.33
4315	150 Carrington Gate N.W.	265	61	42	1	62	\$ 429.33

4314	150 Carrington Gate N.W.	266	44	43	1	45	\$ 309.68
4313	150 Carrington Gate N.W.	267	44	44	1	45	\$ 309.68
4312	150 Carrington Gate N.W.	268	44	45	1	45	\$ 309.68
4311	150 Carrington Gate N.W.	269	44	46	1	45	\$ 309.68
4310	150 Carrington Gate N.W.	270	44	47	1	45	\$ 309.68
4309	150 Carrington Gate N.W.	271	61	48	1	62	\$ 429.33
4308	150 Carrington Gate N.W.	272	44	49	1	45	\$ 309.68
4307	150 Carrington Gate N.W.	273	44	50	1	45	\$ 309.68
4306	150 Carrington Gate N.W.	274	44	51	1	45	\$ 309.68
4305	150 Carrington Gate N.W.	275	61	52	1	62	\$ 429.33
4304	150 Carrington Gate N.W.	276	61	53	1	62	\$ 429.33
4303	150 Carrington Gate N.W.	277	43	54	1	44	\$ 302.64
4302	150 Carrington Gate N.W.	278	44	55	1	45	\$ 309.68
4301	150 Carrington Gate N.W.	279	55	56	1	56	\$ 387.10
4319	150 Carrington Gate N.W.	280	44	57	1	45	\$ 309.68
4318	150 Carrington Gate N.W.	281	44	58	1	45	\$ 309.68
4317	150 Carrington Gate N.W.	282	44	59	1	45	\$ 309.68
4316	150 Carrington Gate N.W.	283	61	60	1	62	\$ 429.33
3315	150 Carrington Gate N.W.	284	61	61	1	62	\$ 429.33
3316	150 Carrington Gate N.W.	285	44	62	1	45	\$ 309.68
3317	150 Carrington Gate N.W.	286	44	63	1	45	\$ 309.68
3301	150 Carrington Gate N.W.	287	55	64	1	56	\$ 387.10
3302	150 Carrington Gate N.W.	288	44	65	1	45	\$ 309.68
3303	150 Carrington Gate N.W.	289	43	66	1	44	\$ 302.64
3304	150 Carrington Gate N.W.	290	61	67	1	62	\$ 429.33
3405	150 Carrington Gate N.W.	291	61	68	1	62	\$ 429.33
3406	150 Carrington Gate N.W.	292	44	69	1	45	\$ 309.68
3407	150 Carrington Gate N.W.	293	44	70	1	45	\$ 309.68
3408	150 Carrington Gate N.W.	294	44	71	1	45	\$ 309.68
3409	150 Carrington Gate N.W.	295	61	72	1	62	\$ 429.33
3410	150 Carrington Gate N.W.	296	44	73	1	45	\$ 309.68
3411	150 Carrington Gate N.W.	297	44	74	1	45	\$ 309.68
3412	150 Carrington Gate N.W.	298	44	75	1	45	\$ 309.68
3413	150 Carrington Gate N.W.	299	44	76	1	45	\$ 309.68
3414	150 Carrington Gate N.W.	300	61	77	1	62	\$ 429.33
4415	150 Carrington Gate N.W.	301	61	78	1	62	\$ 429.33
4414	150 Carrington Gate N.W.	302	44	79	1	45	\$ 309.68
4413	150 Carrington Gate N.W.	303	44	80	1	45	\$ 309.68
4412	150 Carrington Gate N.W.	304	44	81	1	45	\$ 309.68
4411	150 Carrington Gate N.W.	305	44	82	1	45	\$ 309.68
4410	150 Carrington Gate N.W.	306	44	83	1	45	\$ 309.68
4409	150 Carrington Gate N.W.	307	61	84	1	62	\$ 429.33
4408	150 Carrington Gate N.W.	308	44	85	1	45	\$ 309.68
4407	150 Carrington Gate N.W.	309	44	86	1	45	\$ 309.68
4406	150 Carrington Gate N.W.	310	44	87	1	45	\$ 309.68
4405	150 Carrington Gate N.W.	311	61	88	1	62	\$ 429.33
4404	150 Carrington Gate N.W.	312	61	89	1	62	\$ 429.33
4403	150 Carrington Gate N.W.	313	43	90	1	44	\$ 302.64
4402	150 Carrington Gate N.W.	314	44	91	1	45	\$ 309.68
4401	150 Carrington Gate N.W.	315	55	92	1	56	\$ 387.10
4419	150 Carrington Gate N.W.	316	44	93	1	45	\$ 309.68
4418	150 Carrington Gate N.W.	317	44	94	1	45	\$ 309.68
4417	150 Carrington Gate N.W.	318	44	95	1	45	\$ 309.68
4416	150 Carrington Gate N.W.	319	61	96	1	62	\$ 429.33
3415	150 Carrington Gate N.W.	320	61	97	1	62	\$ 429.33
3416	150 Carrington Gate N.W.	321	44	98	1	45	\$ 309.68
3417	150 Carrington Gate N.W.	322	44	99	1	45	\$ 309.68
3401	150 Carrington Gate N.W.	323	55	100	1	56	\$ 387.10
3402	150 Carrington Gate N.W.	324	44	101	1	45	\$ 309.68
3403	150 Carrington Gate N.W.	325	43	102	1	44	\$ 302.64
3404	150 Carrington Gate N.W.	326	61	103	1	62	\$ 429.33
3505	150 Carrington Gate N.W.	327	61	104	1	62	\$ 429.33
3506	150 Carrington Gate N.W.	328	44	105	1	45	\$ 309.68
3507	150 Carrington Gate N.W.	329	44	106	1	45	\$ 309.68
3508	150 Carrington Gate N.W.	330	44	107	1	45	\$ 309.68
3509	150 Carrington Gate N.W.	331	61	108	1	62	\$ 429.33
3510	150 Carrington Gate N.W.	332	44	109	1	45	\$ 309.68

3511	150 Carrington Gate N.W.	333	44	110	1	45	\$ 309.68
3512	150 Carrington Gate N.W.	334	44	111	1	45	\$ 309.68
3513	150 Carrington Gate N.W.	335	44	112	1	45	\$ 309.68
3514	150 Carrington Gate N.W.	336	61	113	1	62	\$ 429.33
4515	150 Carrington Gate N.W.	337	61	114	1	62	\$ 429.33
4514	150 Carrington Gate N.W.	338	44	115	1	45	\$ 309.68
4513	150 Carrington Gate N.W.	339	44	116	1	45	\$ 309.68
4512	150 Carrington Gate N.W.	340	44	117	1	45	\$ 309.68
4511	150 Carrington Gate N.W.	341	44	118	1	45	\$ 309.68
4510	150 Carrington Gate N.W.	342	44	119	1	45	\$ 309.68
4509	150 Carrington Gate N.W.	343	61	120	1	62	\$ 429.33
4508	150 Carrington Gate N.W.	344	44	121	1	45	\$ 309.68
4507	150 Carrington Gate N.W.	345	44	122	1	45	\$ 309.68
4506	150 Carrington Gate N.W.	346	44	123	1	45	\$ 309.68
4505	150 Carrington Gate N.W.	347	61	124	1	62	\$ 429.33
4504	150 Carrington Gate N.W.	348	61	125	1	62	\$ 429.33
4503	150 Carrington Gate N.W.	349	43	126	1	44	\$ 302.64
4502	150 Carrington Gate N.W.	350	44	127	1	45	\$ 309.68
4501	150 Carrington Gate N.W.	351	56	128	1	57	\$ 394.14
4519	150 Carrington Gate N.W.	352	44	129	1	45	\$ 309.68
4518	150 Carrington Gate N.W.	353	44	130	1	45	\$ 309.68
4517	150 Carrington Gate N.W.	354	44	131	1	45	\$ 309.68
4516	150 Carrington Gate N.W.	355	61	132	1	62	\$ 429.33
3515	150 Carrington Gate N.W.	356	61	133	1	62	\$ 429.33
3516	150 Carrington Gate N.W.	357	44	134	1	45	\$ 309.68
3517	150 Carrington Gate N.W.	358	44	135	1	45	\$ 309.68
3501	150 Carrington Gate N.W.	359	56	136	1	57	\$ 394.14
3502	150 Carrington Gate N.W.	360	44	137	1	45	\$ 309.68
3503	150 Carrington Gate N.W.	361	43	138	1	44	\$ 302.64
3504	150 Carrington Gate N.W.	362	62	139	1	63	\$ 436.36
3605	150 Carrington Gate N.W.	363	62	140	1	63	\$ 436.36
3606	150 Carrington Gate N.W.	364	44	141	1	45	\$ 309.68
3607	150 Carrington Gate N.W.	365	44	142	1	45	\$ 309.68
3608	150 Carrington Gate N.W.	366	44	143	1	45	\$ 309.68
3609	150 Carrington Gate N.W.	367	62	144	1	63	\$ 436.36
3610	150 Carrington Gate N.W.	368	44	145	1	45	\$ 309.68
3611	150 Carrington Gate N.W.	369	44	146	1	45	\$ 309.68
3612	150 Carrington Gate N.W.	370	44	147	1	45	\$ 309.68
3613	150 Carrington Gate N.W.	371	44	148	1	45	\$ 309.68
3614	150 Carrington Gate N.W.	372	62	149	1	63	\$ 436.36
4615	150 Carrington Gate N.W.	373	62	150	1	63	\$ 436.36
4614	150 Carrington Gate N.W.	374	44	151	1	45	\$ 309.68
4613	150 Carrington Gate N.W.	375	44	152	1	45	\$ 309.68
4612	150 Carrington Gate N.W.	376	44	153	1	45	\$ 309.68
4611	150 Carrington Gate N.W.	377	44	154	1	45	\$ 309.68
4610	150 Carrington Gate N.W.	378	44	155	1	45	\$ 309.68
4609	150 Carrington Gate N.W.	379	62	156	1	63	\$ 436.36
4608	150 Carrington Gate N.W.	380	44	157	1	45	\$ 309.68
4607	150 Carrington Gate N.W.	381	44	158	1	45	\$ 309.68
4606	150 Carrington Gate N.W.	382	44	159	1	45	\$ 309.68
4605	150 Carrington Gate N.W.	383	62	160	1	63	\$ 436.36
4604	150 Carrington Gate N.W.	384	62	161	1	63	\$ 436.36
4603	150 Carrington Gate N.W.	385	44	162	1	45	\$ 309.68
4602	150 Carrington Gate N.W.	386	44	163	1	45	\$ 309.68
4601	150 Carrington Gate N.W.	387	56	164	1	57	\$ 394.14
4619	150 Carrington Gate N.W.	388	44	165	1	45	\$ 309.68
4618	150 Carrington Gate N.W.	389	44	166	1	45	\$ 309.68
4617	150 Carrington Gate N.W.	390	44	167	1	45	\$ 309.68
4616	150 Carrington Gate N.W.	391	62	168	1	63	\$ 436.36
3615	150 Carrington Gate N.W.	392	62	169	1	63	\$ 436.36
3616	150 Carrington Gate N.W.	393	44	170	1	45	\$ 309.68
3617	150 Carrington Gate N.W.	394	44	171	1	45	\$ 309.68
3601	150 Carrington Gate N.W.	395	56	172	1	57	\$ 394.14
3602	150 Carrington Gate N.W.	396	44	173	1	45	\$ 309.68
3603	150 Carrington Gate N.W.	397	44	174	1	45	\$ 309.68
3604	150 Carrington Gate N.W.	398	62	175	1	63	\$ 436.36