

Proposed Year 1 Operating Budget - Violette - Strata Lot 2		Amount
<b>Condominium Fee Revenue</b>		
<b>CONDOMINIUM MANAGEMENT SERVICES EXPENSE</b>		
Management Fees	\$	83,400.00
Banking and Accounting Fees	\$	5,560.00
<b>TOTAL</b>	<b>\$</b>	<b>88,960.00</b>
<b>UTILITIES</b>		
Electricity (Common Areas and Equipment)	\$	156,792.00
Water and Sewer	\$	155,124.00
Gas	\$	158,460.00
<b>TOTAL</b>	<b>\$</b>	<b>470,376.00</b>
<b>MAINTENANCE AND REPAIRS EXPENSE</b>		
Landscape / Snow Cleaning	\$	12,600.00
Solid Waste Removal	\$	38,032.80
Common Area Janitorial (Halls and Lobbies) excludes parkade	\$	135,000.00
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)	\$	35,000.00
Annual Elevator Maintenance Contract	\$	51,800.00
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
<b>TOTAL MAINTENANCE EXPENSE</b>	<b>\$</b>	<b>328,270.80</b>
<b>INSURANCE EXPENSE</b>		
All Risk, Liability, D & O, Appraisal	\$	218,508.00
<b>TOTAL INSURANCE EXPENSE</b>	<b>\$</b>	<b>218,508.00</b>
<b>RESERVE FUND CONTRIBUTION</b>	<b>\$</b>	<b>50,857.74</b>
<b>TOTAL BUDGETED EXPENSE</b>	<b>\$</b>	<b>1,156,972.54</b>

\* 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 May 14th, 2024

Unit Ref.#	Unit Factor	Parking Unit	Parking Unit Factor	Total Unit Factor	Monthly Fees
288	44	1	1	45	\$ 424.22
289	32	214	1	33	\$ 308.53
290	33	215	1	34	\$ 318.17
291	33	216	1	34	\$ 318.17
292	33	217	1	34	\$ 318.17
293	33	272	1	34	\$ 318.17
294	33	273	1	34	\$ 318.17
295	33	274	1	34	\$ 318.17
296	32	275	1	33	\$ 308.53
297	44	2	1	45	\$ 424.22
298	44	3	1	45	\$ 424.22
299	33	276	1	34	\$ 318.17
300	33	277	1	34	\$ 318.17
301	33	278	1	34	\$ 318.17
302	33	279	1	34	\$ 318.17
303	33	280	1	34	\$ 318.17
304	33	281	1	34	\$ 318.17
305	44	4	1	45	\$ 424.22
306	44	55	1	45	\$ 424.22
307	32	249	1	33	\$ 308.53
308	33	250	1	34	\$ 318.17
309	33	251	1	34	\$ 318.17
310	32	252	1	33	\$ 308.53
311	32	218	1	33	\$ 308.53
312	45	56	1	46	\$ 433.86
313	33	219	1	34	\$ 318.17
314	33	220	1	34	\$ 318.17
315	32	221	1	33	\$ 308.53
316	32	222	1	33	\$ 308.53
317	33	223	1	34	\$ 318.17
318	33	224	1	34	\$ 318.17
319	33	225	1	34	\$ 318.17
320	32	226	1	33	\$ 308.53
321	44	57	1	45	\$ 424.22
322	44	58	1	45	\$ 424.22
323	33	227	1	34	\$ 318.17
324	33	228	1	34	\$ 318.17
325	33	229	1	34	\$ 318.17
326	33	230	1	34	\$ 318.17
327	32	231	1	33	\$ 308.53
328	32	232	1	33	\$ 308.53
329	32	233	1	33	\$ 308.53
330	33	234	1	34	\$ 318.17
331	33	235	1	34	\$ 318.17
332	44	59	1	45	\$ 424.22
333	44	5	1	45	\$ 424.22
334	32	281	1	33	\$ 308.53

335	33	282	1	34	\$ 318.17
336	33	283	1	34	\$ 318.17
337	33	284	1	34	\$ 318.17
338	33	285	1	34	\$ 318.17
339	33	286	1	34	\$ 318.17
340	33	287	1	34	\$ 318.17
341	32	253	1	33	\$ 308.53
342	44	6	1	45	\$ 424.22
343	44	7	1	45	\$ 424.22
344	33	254	1	34	\$ 318.17
345	33	255	1	34	\$ 318.17
346	33	256	1	34	\$ 318.17
347	33	257	1	34	\$ 318.17
348	33	258	1	34	\$ 318.17
349	33	259	1	34	\$ 318.17
350	33	260	1	34	\$ 318.17
351	44	8	1	45	\$ 424.22
352	44	60	1	45	\$ 424.22
353	32	236	1	33	\$ 308.53
354	33	237	1	34	\$ 318.17
355	33	238	1	34	\$ 318.17
356	32	239	1	33	\$ 308.53
357	32	240	1	33	\$ 308.53
358	45	61	1	46	\$ 433.86
359	33	241	1	34	\$ 318.17
360	33	242	1	34	\$ 318.17
361	32	243	1	33	\$ 308.53
362	32	244	1	33	\$ 308.53
363	33	245	1	34	\$ 318.17
364	33	246	1	34	\$ 318.17
365	33	247	1	34	\$ 318.17
366	32	248	1	33	\$ 308.53
367	44	62	1	45	\$ 424.22
368	44	63	1	45	\$ 424.22
369	33	64	1	34	\$ 318.17
370	33	65	1	34	\$ 318.17
371	33	66	1	34	\$ 318.17
372	33	67	1	34	\$ 318.17
373	32	68	1	33	\$ 308.53
374	32	69	1	33	\$ 308.53
375	33	70	1	34	\$ 318.17
376	32	71	1	33	\$ 308.53
377	33	72	1	34	\$ 318.17
378	33	73	1	34	\$ 318.17
379	44	74	1	45	\$ 424.22
380	44	9	1	45	\$ 424.22
381	32	261	1	33	\$ 308.53
382	33	10	1	34	\$ 318.17

383	33	11	1	34	\$ 318.17
384	33	12	1	34	\$ 318.17
385	33	13	1	34	\$ 318.17
386	33	14	1	34	\$ 318.17
387	33	15	1	34	\$ 318.17
388	32	16	1	33	\$ 308.53
389	44	17	1	45	\$ 424.22
390	44	18	1	45	\$ 424.22
391	33	19	1	34	\$ 318.17
392	33	20	1	34	\$ 318.17
393	33	21	1	34	\$ 318.17
394	33	22	1	34	\$ 318.17
395	33	23	1	34	\$ 318.17
396	33	24	1	34	\$ 318.17
397	33	25	1	34	\$ 318.17
398	44	26	1	45	\$ 424.22
399	44	75	1	45	\$ 424.22
400	32	76	1	33	\$ 308.53
401	33	77	1	34	\$ 318.17
402	33	78	1	34	\$ 318.17
403	32	79	1	33	\$ 308.53
404	32	80	1	33	\$ 308.53
405	45	81	1	46	\$ 433.86
406	33	82	1	34	\$ 318.17
407	33	83	1	34	\$ 318.17
408	32	84	1	33	\$ 308.53
409	32	85	1	33	\$ 308.53
410	33	86	1	34	\$ 318.17
411	33	87	1	34	\$ 318.17
412	33	88	1	34	\$ 318.17
413	32	89	1	33	\$ 308.53
414	44	90	1	45	\$ 424.22
415	44	91	1	45	\$ 424.22
416	33	92	1	34	\$ 318.17
417	33	93	1	34	\$ 318.17
418	33	94	1	34	\$ 318.17
419	33	95	1	34	\$ 318.17
420	32	96	1	33	\$ 308.53
421	32	97	1	33	\$ 308.53
422	33	98	1	34	\$ 318.17
423	32	99	1	33	\$ 308.53
424	33	100	1	34	\$ 318.17
425	33	101	1	34	\$ 318.17
426	44	102	1	45	\$ 424.22
427	44	27	1	45	\$ 424.22
428	32	28	1	33	\$ 308.53
429	33	29	1	34	\$ 318.17
430	33	30	1	34	\$ 318.17

431	33	31	1	34	\$ 318.17
432	33	32	1	34	\$ 318.17
433	33	33	1	34	\$ 318.17
434	33	34	1	34	\$ 318.17
435	32	35	1	33	\$ 308.53
436	44	36	1	45	\$ 424.22
437	44	37	1	45	\$ 424.22
438	33	38	1	34	\$ 318.17
439	33	39	1	34	\$ 318.17
440	33	40	1	34	\$ 318.17
441	33	41	1	34	\$ 318.17
442	33	42	1	34	\$ 318.17
443	33	43	1	34	\$ 318.17
444	33	44	1	34	\$ 318.17
445	44	45	1	45	\$ 424.22
446	44	103	1	45	\$ 424.22
447	32	104	1	33	\$ 308.53
448	33	105	1	34	\$ 318.17
449	33	106	1	34	\$ 318.17
450	32	107	1	33	\$ 308.53
451	32	108	1	33	\$ 308.53
452	45	109	1	46	\$ 433.86
453	33	110	1	34	\$ 318.17
454	33	111	1	34	\$ 318.17
455	32	112	1	33	\$ 308.53
456	32	113	1	33	\$ 308.53
457	33	114	1	34	\$ 318.17
458	33	115	1	34	\$ 318.17
459	33	116	1	34	\$ 318.17
460	32	117	1	33	\$ 308.53
461	44	118	1	45	\$ 424.22
462	44	119	1	45	\$ 424.22
463	33	120	1	34	\$ 318.17
464	33	121	1	34	\$ 318.17
465	33	122	1	34	\$ 318.17
466	33	123	1	34	\$ 318.17
467	32	124	1	33	\$ 308.53
468	32	125	1	33	\$ 308.53
469	33	126	1	34	\$ 318.17
470	32	127	1	33	\$ 308.53
471	33	128	1	34	\$ 318.17
472	33	129	1	34	\$ 318.17
473	44	130	1	45	\$ 424.22
474	44	46	1	45	\$ 424.22
475	32	47	1	33	\$ 308.53
476	33	48	1	34	\$ 318.17
477	33	49	1	34	\$ 318.17
478	33	50	1	34	\$ 318.17

479	33	51	1	34	\$ 318.17
480	33	52	1	34	\$ 318.17
481	33	53	1	34	\$ 318.17
482	32	54	1	33	\$ 308.53
483	44	213	1	45	\$ 424.22
484	44	212	1	45	\$ 424.22
485	33	211	1	34	\$ 318.17
486	33	210	1	34	\$ 318.17
487	33	209	1	34	\$ 318.17
488	33	208	1	34	\$ 318.17
489	33	207	1	34	\$ 318.17
490	33	206	1	34	\$ 318.17
491	33	205	1	34	\$ 318.17
492	44	204	1	45	\$ 424.22
493	44	131	1	45	\$ 424.22
494	32	132	1	33	\$ 308.53
495	33	133	1	34	\$ 318.17
496	33	134	1	34	\$ 318.17
497	32	135	1	33	\$ 308.53
498	32	136	1	33	\$ 308.53
499	45	137	1	46	\$ 433.86
500	33	138	1	34	\$ 318.17
501	33	139	1	34	\$ 318.17
502	32	140	1	33	\$ 308.53
503	32	141	1	33	\$ 308.53
504	33	142	1	34	\$ 318.17
505	33	143	1	34	\$ 318.17
506	33	144	1	34	\$ 318.17
507	32	145	1	33	\$ 308.53
508	44	146	1	45	\$ 424.22
509	44	147	1	45	\$ 424.22
510	33	148	1	34	\$ 318.17
511	33	149	1	34	\$ 318.17
512	33	150	1	34	\$ 318.17
513	33	151	1	34	\$ 318.17
514	32	152	1	33	\$ 308.53
515	32	153	1	33	\$ 308.53
516	33	154	1	34	\$ 318.17
517	32	155	1	33	\$ 308.53
518	33	156	1	34	\$ 318.17
519	33	157	1	34	\$ 318.17
520	44	158	1	45	\$ 424.22
521	44	203	1	45	\$ 424.22
522	32	202	1	33	\$ 308.53
523	33	201	1	34	\$ 318.17
524	33	200	1	34	\$ 318.17
525	33	199	1	34	\$ 318.17
526	33	198	1	34	\$ 318.17

527	33	197	1	34	\$ 318.17
528	33	196	1	34	\$ 318.17
529	32	195	1	33	\$ 308.53
530	44	194	1	45	\$ 424.22
531	44	193	1	45	\$ 424.22
532	33	192	1	34	\$ 318.17
533	33	191	1	34	\$ 318.17
534	33	190	1	34	\$ 318.17
535	33	189	1	34	\$ 318.17
536	33	188	1	34	\$ 318.17
537	33	187	1	34	\$ 318.17
538	44	186	1	45	\$ 424.22
539	46	159	1	47	\$ 443.51
540	32	160	1	33	\$ 308.53
541	33	161	1	34	\$ 318.17
542	33	162	1	34	\$ 318.17
543	32	163	1	33	\$ 308.53
544	32	164	1	33	\$ 308.53
545	46	165	1	47	\$ 443.51
546	33	166	1	34	\$ 318.17
547	33	167	1	34	\$ 318.17
548	32	168	1	33	\$ 308.53
549	32	169	1	33	\$ 308.53
550	33	170	1	34	\$ 318.17
551	33	171	1	34	\$ 318.17
552	33	172	1	34	\$ 318.17
553	32	173	1	33	\$ 308.53
554	46	174	1	47	\$ 443.51
555	44	175	1	45	\$ 424.22
556	33	176	1	34	\$ 318.17
557	33	177	1	34	\$ 318.17
558	33	178	1	34	\$ 318.17
559	33	179	1	34	\$ 318.17
560	32	180	1	33	\$ 308.53
561	32	181	1	33	\$ 308.53
562	32	182	1	33	\$ 308.53
563	33	183	1	34	\$ 318.17
564	33	184	1	34	\$ 318.17
565	44	185	1	45	\$ 424.22