

Proposed Condominium Operating Budget - Esquire Year 1 - Unit 1 - BLD A	Amount
<b>Condominium Fee Revenue</b>	\$ 249,414.00
<b>CONDOMINIUM MANAGEMENT SERVICES EXPENSE</b>	
Management & Accounting	\$ 27,195.00
<b>TOTAL</b>	<b>\$ 27,195.00</b>
<b>UTILITIES</b>	
Electricity (Common Areas and Equipment)	\$ 35,520.00
Water and Sewer	\$ 37,740.00
Gas	\$ 38,184.00
<b>TOTAL</b>	<b>\$ 111,444.00</b>
<b>MAINTENANCE AND REPAIRS EXPENSE</b>	
Landscape / Snow Cleaning	\$ 7,230.00
Solid Waste Removal	\$ 21,050.00
Common Area Janitorial (Halls and Lobbies) excludes parkade	\$ 6,700.00
Landscape ( Repair / Replace / Annuals)	\$ 1,030.00
Electrical Maintenance	\$ 600.00
Sprinkler Blow-Out and Maintenance	\$ 1,625.00
Building Repair (Resident Damages/Non Warranty Items)	\$ 1,384.00
Annual Elevator Maintenance Contract	\$ 9,078.00
Parking Lot Repairs and Line Painting Per Year	\$ 662.50
Annual Fire Alarm Testing and Sprinklers	\$ 1,540.00
Amenity Maintenance - Gym	\$ 581.00
Ramp and Parkade Entrance Maintenance (glycol ramp and garage door)	\$ 570.00
<b>TOTAL MAINTENANCE EXPENSE</b>	<b>\$ 52,051.00</b>
<b>INSURANCE EXPENSE</b>	
All Risk, Liability, D & O, Appraisal	\$ 46,253.30
<b>TOTAL INSURANCE EXPENSE</b>	<b>\$ 46,253.30</b>
<b>RESERVE FUND CONTRIBUTION</b>	<b>\$ 12,470.70</b>
<b>TOTAL BUDGETED EXPENSE</b>	<b>\$ 249,414.00</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 February 4 2019*

Municipal Address	Street Address	Legal Unit No.	Sq. M.	Sq. Ft.	Unit Factor	Parking Unit	Parking Unit Factor	Total Unit Factor	Annual Fee	Monthly Fee	
103	4275 Norford Avenue N.W.	177	66.4	714.723	111	175	1	112	\$2,793.44	\$232.79	
104	4275 Norford Avenue N.W.	178	66.4	714.723	111	174	1	112	\$2,793.44	\$232.79	
105	4275 Norford Avenue N.W.	179	66.4	714.723	111	173	1	112	\$2,793.44	\$232.79	
107	4275 Norford Avenue N.W.	180	88.6	953.682	148	172	1	149	\$3,716.27	\$309.69	
109	4275 Norford Avenue N.W.	181	93.6	1007.5	156	171	1	157	\$3,915.80	\$326.32	
110	4275 Norford Avenue N.W.	182	93.6	1007.5	156	169	1	157	\$3,915.80	\$326.32	
111	4275 Norford Avenue N.W.	183	70.2	755.626	117	166	1	118	\$2,943.09	\$245.26	
112	4275 Norford Avenue N.W.	184	66.4	714.723	111	165	1	112	\$2,793.44	\$232.79	
113	4275 Norford Avenue N.W.	185	66.4	714.723	111	164	1	112	\$2,793.44	\$232.79	
114	4275 Norford Avenue N.W.	186	66.9	720.105	112	163	1	113	\$2,818.38	\$234.86	
115	4275 Norford Avenue N.W.	187	66.8	719.029	112	162	1	113	\$2,818.38	\$234.86	
118	4275 Norford Avenue N.W.	188	61.1	657.674	101	159	1	102	\$2,544.02	\$212.00	
119	4275 Norford Avenue N.W.	189	58	624.306	97	158	1	98	\$2,444.26	\$203.69	
120	4275 Norford Avenue N.W.	190	58	624.306	97	157	1	98	\$2,444.26	\$203.69	
121	4275 Norford Avenue N.W.	191	58	624.306	97	156	1	98	\$2,444.26	\$203.69	
122	4275 Norford Avenue N.W.	192	58	624.306	97	170	1	98	\$2,444.26	\$203.69	
123	4275 Norford Avenue N.W.	193	58	624.306	97	154	1	98	\$2,444.26	\$203.69	
124	4275 Norford Avenue N.W.	194	57.5	618.924	96	153	1	97	\$2,419.32	\$201.61	
125	4275 Norford Avenue N.W.	195	62.7	674.897	105	150	1	106	\$2,643.79	\$220.32	
101	4275 Norford Avenue N.W.	196	49.5	532.813	83	176	1	84	\$2,095.08	\$174.59	
202	4275 Norford Avenue N.W.	197	66.8	719.029	111	148	1	113	\$2,818.38	\$234.86	
203	4275 Norford Avenue N.W.	198	66.9	720.105	112	147	1	113	\$2,818.38	\$234.86	
204	4275 Norford Avenue N.W.	199	66.4	714.723	111	146	1	112	\$2,793.44	\$232.79	
205	4275 Norford Avenue N.W.	200	66.4	714.723	111	145	1	112	\$2,793.44	\$232.79	
207	4275 Norford Avenue N.W.	201	88.6	953.682	148	142	1	149	\$3,716.27	\$309.69	
209	4275 Norford Avenue N.W.	202	93.6	1007.5	156	141	1	157	\$3,915.80	\$326.32	
210	4275 Norford Avenue N.W.	203	93.6	1007.5	156	139	1	157	\$3,915.80	\$326.32	
211	4275 Norford Avenue N.W.	204	70.2	755.626	117	136	1	118	\$2,943.09	\$245.26	
212	4275 Norford Avenue N.W.	205	66.4	714.723	111	135	1	112	\$2,793.44	\$232.79	
213	4275 Norford Avenue N.W.	206	66.4	714.723	111	134	1	112	\$2,793.44	\$232.79	
214	4275 Norford Avenue N.W.	207	66.9	720.105	112	133	1	113	\$2,818.38	\$234.86	
215	4275 Norford Avenue N.W.	208	67.3	724.41	112	132	1	113	\$2,818.38	\$234.86	
216	4275 Norford Avenue N.W.	209	59	635.07	98	129	1	98	\$2,444.26	\$203.69	
218	4275 Norford Avenue N.W.	210	61.1	657.674	101	128	1	102	\$2,544.02	\$212.00	
219	4275 Norford Avenue N.W.	211	58	624.306	97	127	1	98	\$2,444.26	\$203.69	
220	4275 Norford Avenue N.W.	212	58	624.306	97	126	1	98	\$2,444.26	\$203.69	
221	4275 Norford Avenue N.W.	213	58	624.306	97	125	1	98	\$2,444.26	\$203.69	
222	4275 Norford Avenue N.W.	214	58	624.306	97	124	1	98	\$2,444.26	\$203.69	
223	4275 Norford Avenue N.W.	215	58	624.306	97	123	1	98	\$2,444.26	\$203.69	
224	4275 Norford Avenue N.W.	216	57.5	618.924	96	122	1	97	\$2,419.32	\$201.61	
225	4275 Norford Avenue N.W.	217	62.7	674.897	105	119	1	106	\$2,643.79	\$220.32	
201	4275 Norford Avenue N.W.	218	58.4	628.612	97	149	1	98	\$2,444.26	\$203.69	
302	4275 Norford Avenue N.W.	219	89.4	962.293	149	117	1	150	\$3,741.21	\$311.77	
304	4275 Norford Avenue N.W.	220	89.5	963.369	149	116	1	150	\$3,741.21	\$311.77	
305	4275 Norford Avenue N.W.	221	89.4	962.293	149	114	1	150	\$3,741.21	\$311.77	
306	4275 Norford Avenue N.W.	222	70.9	763.161	118	111	1	119	\$2,968.03	\$247.34	
307	4275 Norford Avenue N.W.	223	88.6	953.682	148	110	1	149	\$3,716.27	\$309.69	
309	4275 Norford Avenue N.W.	224	93.6	1007.5	156	109	1	157	\$3,915.80	\$326.32	
310	4275 Norford Avenue N.W.	225	93.6	1007.5	156	107	1	157	\$3,915.80	\$326.32	
311	4275 Norford Avenue N.W.	226	70.2	755.626	117	104	1	118	\$2,943.09	\$245.26	
312	4275 Norford Avenue N.W.	227	89.4	962.293	149	103	1	150	\$3,741.21	\$311.77	
314	4275 Norford Avenue N.W.	228	89.5	963.369	149	102	1	150	\$3,741.21	\$311.77	
315	4275 Norford Avenue N.W.	229	89.4	962.293	149	100	1	150	\$3,741.21	\$311.77	
316	4275 Norford Avenue N.W.	230	58.4	628.612	97	97	1	98	\$2,444.26	\$203.69	
318	4275 Norford Avenue N.W.	231	61.1	657.674	101	96	1	102	\$2,544.02	\$212.00	
319	4275 Norford Avenue N.W.	232	87.2	938.612	146	95	1	147	\$3,666.39	\$305.53	
320	4275 Norford Avenue N.W.	233	88.5	952.605	148	94	1	149	\$3,716.27	\$309.69	
322	4275 Norford Avenue N.W.	234	88.5	952.605	148	92	1	149	\$3,716.27	\$309.69	
323	4275 Norford Avenue N.W.	235	86.7	933.23	145	91	1	146	\$3,641.44	\$303.45	
325	4275 Norford Avenue N.W.	236	62.7	674.897	105	87	1	106	\$2,643.79	\$220.32	
301	4275 Norford Avenue N.W.	237	49.5	532.813	83	118	1	84	\$2,095.08	\$174.59	
401	4275 Norford Avenue N.W.	238	130.4	1403.61	218	86	1	219	\$5,462.17	\$455.18	
403	4275 Norford Avenue N.W.	239	66.9	720.105	112	84	1	113	\$2,818.38	\$234.86	
404	4275 Norford Avenue N.W.	240	66.4	714.723	111	83	1	112	\$2,793.44	\$232.79	
405	4275 Norford Avenue N.W.	241	66.4	714.723	111	82	1	112	\$2,793.44	\$232.79	
406	4275 Norford Avenue N.W.	242	70.9	763.161	118	78	1	119	\$2,968.03	\$247.34	
407	4275 Norford Avenue N.W.	243	183.2	1971.95	306	77	1	307	\$7,657.01	\$638.08	
409	4275 Norford Avenue N.W.	244	93.6	1007.5	156	75	1	157	\$3,915.80	\$326.32	
411	4275 Norford Avenue N.W.	245	70.2	755.626	117	70	1	118	\$2,943.09	\$245.26	
412	4275 Norford Avenue N.W.	246	89.4	962.293	149	69	1	150	\$3,741.21	\$311.77	
413	4275 Norford Avenue N.W.	247	89.5	963.369	149	68	1	150	\$3,741.21	\$311.77	
414	4275 Norford Avenue N.W.	248	89.4	962.293	149	65	1	150	\$3,741.21	\$311.77	
416	4275 Norford Avenue N.W.	249	58.4	628.612	97	64	1	98	\$2,444.26	\$203.69	
418	4275 Norford Avenue N.W.	250	61.1	657.674	101	63	1	102	\$2,544.02	\$212.00	
419	4275 Norford Avenue N.W.	251	87.2	938.612	146	62	1	147	\$3,666.39	\$305.53	
420	4275 Norford Avenue N.W.	252	88.5	952.605	148	61	1	149	\$3,716.27	\$309.69	
421	4275 Norford Avenue N.W.	253	88.5	952.605	148	60	1	149	\$3,716.27	\$309.69	
422	4275 Norford Avenue N.W.	254	86.7	933.23	145	73	1	146	\$3,641.44	\$303.45	
425	4275 Norford Avenue N.W.	255	62.7	674.897	105	58	1	106	\$2,643.79	\$220.32	
<b>Total</b>									<b>9903</b>	<b>#####</b>	<b>\$20,582.89</b>
<b>Unallocated Parking Unit</b>									<b>77</b>	<b>\$ 1,920.49</b>	<b>\$ 160.04</b>
<b>Total Unit Factor</b>									<b>9980</b>	<b>#####</b>	<b>\$ 20,742.93</b>
<b>Unit Factors Assigned in</b>									<b>20</b>	<b>\$ 498.83</b>	<b>\$ 41.57</b>
<b>Overall Total Unit Fac</b>									<b>10000</b>	<b>#####</b>	<b>\$ 20,784.50</b>

Stalls For Sale (77 total)  
1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,27,36,37,38,39,40,41,42,44,45,46,47,48,49,50,51,52,53,54,55,56,57,59,66,67,71,72  
,74,76,79,80,81,85,88,89,90,93,98,99,101,105,106,108,112,113,115,120,121,130,131,137,138,140,143,144,151,152, 155,160,161,167,168 (77 unit factors)  
Stalls allocated to building 2 (20 total)  
16,17,18,19,20,21,22,23,24,25,26,27,28,29,30,31,32,33,34,35 (20 unit factors)