

Proposed Condominium Operating Budget - Esquire Year 1 - Unit 1 - BLD A	Amount
Condominium Fee Revenue	\$ 249,414.00
CONDOMINIUM MANAGEMENT SERVICES EXPENSE	
Management & Accounting	\$ 27,195.00
TOTAL	\$ 27,195.00
UTILITIES	
Electricity (Common Areas and Equipment)	\$ 35,520.00
Water and Sewer	\$ 37,740.00
Gas	\$ 38,184.00
TOTAL	\$ 111,444.00
MAINTENANCE AND REPAIRS EXPENSE	
Landscape / Snow Cleaning	\$ 7,230.00
Solid Waste Removal	\$ 24,050.00
Common Area Janitorial (Halls and Lobbies) excludes parkade	\$ 7,770.00
Landscape (Repair / Replace / Annuals)	\$ 3,483.50
Electrical Maintenance	\$ 1,050.00
Sprinkler Blow-Out and Maintenance	\$ 1,625.00
Building Repair (Resident Damages/Non Warranty Items)	\$ 2,384.50
Annual Elevator Maintenance Contract	\$ 9,078.00
Parking Lot Repairs and Line Painting Per Year	\$ 662.50
Annual Fire Alarm Testing and Sprinklers	\$ 2,850.00
Amenity Maintenance - Gym	\$ 881.50
Ramp and Parkade Entrance Maintenance (glycol ramp and garage door)	\$ 870.00
TOTAL MAINTENANCE EXPENSE	\$ 61,935.00
INSURANCE EXPENSE	
All Risk, Liability, D & O, Appraisal	\$ 48,840.00
TOTAL	\$ 48,840.00
TOTAL BUDGETED EXPENSE	\$ 249,414.00

** 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*

** 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	Legal Unit	Unit Factor	Parking Unit	Parking Unit Factor	Total Unit Factor	Annual Fee	Monthly Fee	
103	4275 Norford Ave NW	176	111	174	1	112	\$ 2,793.44	\$ 232.79
104	4275 Norford Ave NW	177	111	173	1	112	\$ 2,793.44	\$ 232.79
105	4275 Norford Ave NW	178	111	172	1	112	\$ 2,793.44	\$ 232.79
107	4275 Norford Ave NW	179	116	171	1	117	\$ 2,918.14	\$ 243.18
108	4275 Norford Ave NW	180	115	170	1	116	\$ 2,893.20	\$ 241.10
109	4275 Norford Ave NW	181	115	169	1	116	\$ 2,893.20	\$ 241.10
110	4275 Norford Ave NW	182	115	168	1	116	\$ 2,893.20	\$ 241.10
111	4275 Norford Ave NW	183	118	165	1	119	\$ 2,968.03	\$ 247.34
112	4275 Norford Ave NW	184	111	164	1	112	\$ 2,793.44	\$ 232.79
113	4275 Norford Ave NW	185	111	163	1	112	\$ 2,793.44	\$ 232.79
114	4275 Norford Ave NW	186	111	162	1	112	\$ 2,793.44	\$ 232.79
115	4275 Norford Ave NW	187	111	161	1	112	\$ 2,793.44	\$ 232.79
118	4275 Norford Ave NW	188	102	158	1	103	\$ 2,568.96	\$ 214.08
119	4275 Norford Ave NW	189	99	157	1	100	\$ 2,494.14	\$ 207.85
120	4275 Norford Ave NW	190	99	156	1	100	\$ 2,494.14	\$ 207.85
121	4275 Norford Ave NW	191	99	155	1	100	\$ 2,494.14	\$ 207.85
122	4275 Norford Ave NW	192	99	154	1	100	\$ 2,494.14	\$ 207.85
123	4275 Norford Ave NW	193	99	153	1	100	\$ 2,494.14	\$ 207.85
124	4275 Norford Ave NW	194	98	152	1	99	\$ 2,469.20	\$ 205.77
125	4275 Norford Ave NW	195	101	149	1	102	\$ 2,544.02	\$ 212.00
101	4275 Norford Ave NW	196	81	175	1	82	\$ 2,045.19	\$ 170.43
202	4275 Norford Ave NW	197	111	147	1	112	\$ 2,793.44	\$ 232.79
203	4275 Norford Ave NW	198	111	146	1	112	\$ 2,793.44	\$ 232.79
204	4275 Norford Ave NW	199	111	145	1	112	\$ 2,793.44	\$ 232.79
205	4275 Norford Ave NW	200	111	144	1	112	\$ 2,793.44	\$ 232.79
207	4275 Norford Ave NW	201	115	141	1	116	\$ 2,893.20	\$ 241.10
208	4275 Norford Ave NW	202	115	140	1	116	\$ 2,893.20	\$ 241.10
209	4275 Norford Ave NW	203	115	139	1	116	\$ 2,893.20	\$ 241.10
210	4275 Norford Ave NW	204	115	138	1	116	\$ 2,893.20	\$ 241.10
211	4275 Norford Ave NW	205	118	135	1	119	\$ 2,968.03	\$ 247.34
212	4275 Norford Ave NW	206	111	134	1	112	\$ 2,793.44	\$ 232.79
213	4275 Norford Ave NW	207	111	133	1	112	\$ 2,793.44	\$ 232.79
214	4275 Norford Ave NW	208	111	132	1	112	\$ 2,793.44	\$ 232.79
215	4275 Norford Ave NW	209	111	131	1	112	\$ 2,793.44	\$ 232.79
216	4275 Norford Ave NW	210	96	128	1	97	\$ 2,419.32	\$ 201.61
218	4275 Norford Ave NW	211	102	127	1	103	\$ 2,568.96	\$ 214.08
219	4275 Norford Ave NW	212	99	126	1	100	\$ 2,494.14	\$ 207.85
220	4275 Norford Ave NW	213	99	125	1	100	\$ 2,494.14	\$ 207.85
221	4275 Norford Ave NW	214	99	124	1	100	\$ 2,494.14	\$ 207.85
222	4275 Norford Ave NW	215	99	123	1	100	\$ 2,494.14	\$ 207.85
223	4275 Norford Ave NW	216	99	122	1	100	\$ 2,494.14	\$ 207.85
224	4275 Norford Ave NW	217	96	121	1	97	\$ 2,419.32	\$ 201.61
225	4275 Norford Ave NW	218	99	118	1	100	\$ 2,494.14	\$ 207.85
201	4275 Norford Ave NW	219	96	148	1	97	\$ 2,419.32	\$ 201.61
302	4275 Norford Ave NW	220	148	116	1	149	\$ 3,716.27	\$ 309.69
303	4275 Norford Ave NW	221	148	115	1	149	\$ 3,716.27	\$ 309.69
304	4275 Norford Ave NW	222	148	114	1	149	\$ 3,716.27	\$ 309.69
306	4275 Norford Ave NW	224	118	110	1	119	\$ 2,968.03	\$ 247.34
307	4275 Norford Ave NW	225	115	109	1	116	\$ 2,893.20	\$ 241.10
308	4275 Norford Ave NW	226	115	108	1	116	\$ 2,893.20	\$ 241.10
309	4275 Norford Ave NW	227	115	107	1	116	\$ 2,893.20	\$ 241.10
310	4275 Norford Ave NW	228	115	106	1	116	\$ 2,893.20	\$ 241.10
311	4275 Norford Ave NW	229	118	103	1	119	\$ 2,968.03	\$ 247.34
312	4275 Norford Ave NW	230	111	102	1	112	\$ 2,793.44	\$ 232.79
313	4275 Norford Ave NW	231	111	101	1	112	\$ 2,793.44	\$ 232.79
314	4275 Norford Ave NW	232	111	100	1	112	\$ 2,793.44	\$ 232.79
315	4275 Norford Ave NW	233	111	99	1	112	\$ 2,793.44	\$ 232.79
316	4275 Norford Ave NW	234	96	96	1	97	\$ 2,419.32	\$ 201.61
318	4275 Norford Ave NW	235	102	95	1	103	\$ 2,568.96	\$ 214.08
319	4275 Norford Ave NW	236	99	94	1	100	\$ 2,494.14	\$ 207.85
320	4275 Norford Ave NW	237	99	93	1	100	\$ 2,494.14	\$ 207.85
321	4275 Norford Ave NW	238	99	92	1	100	\$ 2,494.14	\$ 207.85
322	4275 Norford Ave NW	239	99	91	1	100	\$ 2,494.14	\$ 207.85
323	4275 Norford Ave NW	240	99	90	1	100	\$ 2,494.14	\$ 207.85
324	4275 Norford Ave NW	241	96	89	1	97	\$ 2,419.32	\$ 201.61
325	4275 Norford Ave NW	242	99	86	1	100	\$ 2,494.14	\$ 207.85
301	4275 Norford Ave NW	243	81	117	1	82	\$ 2,045.19	\$ 170.43
402	4275 Norford Ave NW	244	112	84	1	113	\$ 2,818.38	\$ 234.86
403	4275 Norford Ave NW	245	112	83	1	113	\$ 2,818.38	\$ 234.86
404	4275 Norford Ave NW	246	112	82	1	113	\$ 2,818.38	\$ 234.86
405	4275 Norford Ave NW	247	112	81	1	113	\$ 2,818.38	\$ 234.86
406	4275 Norford Ave NW	248	119	78	1	120	\$ 2,992.97	\$ 249.41
407	4275 Norford Ave NW	249	116	77	1	117	\$ 2,918.14	\$ 243.18
408	4275 Norford Ave NW	250	116	76	1	117	\$ 2,918.14	\$ 243.18
409	4275 Norford Ave NW	251	116	75	1	117	\$ 2,918.14	\$ 243.18
410	4275 Norford Ave NW	252	116	74	1	117	\$ 2,918.14	\$ 243.18
411	4275 Norford Ave NW	253	119	71	1	120	\$ 2,992.97	\$ 249.41
412	4275 Norford Ave NW	254	149	70	1	150	\$ 3,741.21	\$ 311.77
413	4275 Norford Ave NW	255	149	69	1	150	\$ 3,741.21	\$ 311.77
414	4275 Norford Ave NW	256	150	68	1	151	\$ 3,766.15	\$ 313.85
416	4275 Norford Ave NW	258	96	64	1	97	\$ 2,419.32	\$ 201.61
418	4275 Norford Ave NW	259	103	63	1	104	\$ 2,593.91	\$ 216.16
419	4275 Norford Ave NW	260	149	62	1	150	\$ 3,741.21	\$ 311.77
420	4275 Norford Ave NW	261	149	61	1	150	\$ 3,741.21	\$ 311.77
421	4275 Norford Ave NW	262	149	60	1	150	\$ 3,741.21	\$ 311.77
422	4275 Norford Ave NW	263	149	59	1	150	\$ 3,741.21	\$ 311.77
425	4275 Norford Ave NW	266	100	56	1	101	\$ 2,519.08	\$ 209.92
401	4275 Norford Ave NW	267	96	85	1	97	\$ 2,419.32	\$ 201.61
Total					9913	\$247,244.10	\$20,603.67	
Unallocated Parking Unit Factors					66	\$ 1,521.43	\$ 126.79	
Total Unit Factor					9979	\$248,765.52	\$20,730.46	
Unit Factors Assigned in Unit 2					21	\$ 548.71	\$ 45.73	
Overall Total Unit Factor					10000	\$249,314.23	\$20,776.19	

Stalls for Sale Total	1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,37,38,39,40,41,42,43,44,45,46,47,48,49,50,51,52,53,55,56,57,58,65,66,67,72,73,79,80,87,88,97,98,104,105,111,
Located in Unit 1 Assigned in Unit 2	
Total 21	16,17,18,19,20,21,22,23,24,25,26,27,28,29,30,31,32,33,34,35,36