

Condo Fee Budget - Yorrke 3 Town Homes

ADMISITRATIVE EXPENSE	
Management & Accounting	\$ 27,300.00
TOTAL ADMINISTRATION EXPENSE	\$ 27,300.00
OPERATINGEXPENSE	
Electricity (Common Area)	\$ 7,700.00
Water (Irrigation)	\$ 9,700.00
Lanscape / Snow Cleaning	\$ 34,548.00
Solid Waste Removal	\$ 36,400.00
TOTAL OPERATING EXPENSE	\$ 88,348.00
MAINTENANCE EXPENSE	
Landscape (Repair / Replace / Annuals)	\$ 2,740.00
Electrical Maintenance	\$ 950.00
Sprinkler Blow-Out and Maintenance	\$ 4,230.00
Building Repair	\$ 1,200.00
TOTAL MAINTENANCE EXPENSE	\$ 9,120.00
INSURANCE EXPENSE	
All Risk, Liability, D & O, Appraisal	
TOTAL INSURANCE EXPENSE	\$ 66,885.00
REPLACEMENT RESERVES	
Roofing @ \$153,000 @ 35 years	\$ 3,600.00
Exterior Painting \$32,400 @ 15 years	\$ 2,520.00
Reserve Fund Contribution	
TOTAL REPLACEMENT RESERVES	\$ 6,120.00
 TOTAL BUDGETED EXPENSE	 <u>\$ 201,728.46</u>

* 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.

* 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 Jan 4 2021

Municipal	Street Address	Legal Unit No.	Unit Factor	Annual Condo Fees	Monthly Condo Fees
101	50 Cornerstone Passage N.E.	16	122	\$ 2,461.09	\$ 205.09
102	50 Cornerstone Passage N.E.	17	106	\$ 2,138.32	\$ 178.19
103	50 Cornerstone Passage N.E.	18	106	\$ 2,138.32	\$ 178.19
104	50 Cornerstone Passage N.E.	19	106	\$ 2,138.32	\$ 178.19
105	50 Cornerstone Passage N.E.	20	106	\$ 2,138.32	\$ 178.19
106	50 Cornerstone Passage N.E.	21	122	\$ 2,461.09	\$ 205.09
201	50 Cornerstone Passage N.E.	23	122	\$ 2,461.09	\$ 205.09
202	50 Cornerstone Passage N.E.	24	106	\$ 2,138.32	\$ 178.19
203	50 Cornerstone Passage N.E.	25	106	\$ 2,138.32	\$ 178.19
204	50 Cornerstone Passage N.E.	26	106	\$ 2,138.32	\$ 178.19
205	50 Cornerstone Passage N.E.	27	106	\$ 2,138.32	\$ 178.19
206	50 Cornerstone Passage N.E.	28	106	\$ 2,138.32	\$ 178.19
207	50 Cornerstone Passage N.E.	29	122	\$ 2,461.09	\$ 205.09
301	50 Cornerstone Passage N.E.	31	107	\$ 2,158.49	\$ 179.87
302	50 Cornerstone Passage N.E.	32	106	\$ 2,138.32	\$ 178.19
303	50 Cornerstone Passage N.E.	33	106	\$ 2,138.32	\$ 178.19
304	50 Cornerstone Passage N.E.	34	107	\$ 2,158.49	\$ 179.87
6303	128 Avenue N.E.	36	82	\$ 1,654.17	\$ 137.85
6305	128 Avenue N.E.	37	80	\$ 1,613.83	\$ 134.49
6307	128 Avenue N.E.	38	80	\$ 1,613.83	\$ 134.49
6309	128 Avenue N.E.	39	80	\$ 1,613.83	\$ 134.49
6311	128 Avenue N.E.	40	80	\$ 1,613.83	\$ 134.49
6313	128 Avenue N.E.	41	80	\$ 1,613.83	\$ 134.49
6315	128 Avenue N.E.	42	80	\$ 1,613.83	\$ 134.49
6317	128 Avenue N.E.	43	82	\$ 1,654.17	\$ 137.85
6323	128 Avenue N.E.	45	82	\$ 1,654.17	\$ 137.85
6325	128 Avenue N.E.	46	80	\$ 1,613.83	\$ 134.49
6327	128 Avenue N.E.	47	80	\$ 1,613.83	\$ 134.49
6329	128 Avenue N.E.	48	80	\$ 1,613.83	\$ 134.49
6331	128 Avenue N.E.	49	80	\$ 1,613.83	\$ 134.49
6333	128 Avenue N.E.	50	80	\$ 1,613.83	\$ 134.49
6335	128 Avenue N.E.	51	80	\$ 1,613.83	\$ 134.49
6337	128 Avenue N.E.	52	83	\$ 1,674.35	\$ 139.53
6343	128 Avenue N.E.	54	108	\$ 2,178.67	\$ 181.56
6345	128 Avenue N.E.	55	106	\$ 2,138.32	\$ 178.19
6347	128 Avenue N.E.	56	108	\$ 2,178.67	\$ 181.56
1231	Cornerstone Street N.E.	58	122	\$ 2,461.09	\$ 205.09
1229	Cornerstone Street N.E.	59	106	\$ 2,138.32	\$ 178.19
1227	Cornerstone Street N.E.	60	106	\$ 2,138.32	\$ 178.19
1225	Cornerstone Street N.E.	61	106	\$ 2,138.32	\$ 178.19
1223	Cornerstone Street N.E.	62	106	\$ 2,138.32	\$ 178.19
1221	Cornerstone Street N.E.	63	122	\$ 2,461.09	\$ 205.09
1215	Cornerstone Street N.E.	65	123	\$ 2,481.26	\$ 206.77
1213	Cornerstone Street N.E.	66	106	\$ 2,138.32	\$ 178.19
1211	Cornerstone Street N.E.	67	106	\$ 2,138.32	\$ 178.19
1209	Cornerstone Street N.E.	68	106	\$ 2,138.32	\$ 178.19
1207	Cornerstone Street N.E.	69	106	\$ 2,138.32	\$ 178.19
1205	Cornerstone Street N.E.	70	106	\$ 2,138.32	\$ 178.19
1203	Cornerstone Street N.E.	71	123	\$ 2,481.26	\$ 206.77
16	Cornerstone Passage N.E.	73	123	\$ 2,481.26	\$ 206.77
18	Cornerstone Passage N.E.	74	120	\$ 2,420.74	\$ 201.73
20	Cornerstone Passage N.E.	75	120	\$ 2,420.74	\$ 201.73
22	Cornerstone Passage N.E.	76	120	\$ 2,420.74	\$ 201.73

24	Cornerstone Passage N.E.	77	123	\$ 2,481.26	\$ 206.77
30	Cornerstone Passage N.E.	79	123	\$ 2,481.26	\$ 206.77
32	Cornerstone Passage N.E.	80	120	\$ 2,420.74	\$ 201.73
34	Cornerstone Passage N.E.	81	120	\$ 2,420.74	\$ 201.73
36	Cornerstone Passage N.E.	82	120	\$ 2,420.74	\$ 201.73
38	Cornerstone Passage N.E.	83	120	\$ 2,420.74	\$ 201.73
40	Cornerstone Passage N.E.	84	123	\$ 2,481.26	\$ 206.77
401	50 Cornerstone Passage N.E.	86	124	\$ 2,501.43	\$ 208.45
402	50 Cornerstone Passage N.E.	87	120	\$ 2,420.74	\$ 201.73
403	50 Cornerstone Passage N.E.	88	120	\$ 2,420.74	\$ 201.73
404	50 Cornerstone Passage N.E.	89	120	\$ 2,420.74	\$ 201.73
405	50 Cornerstone Passage N.E.	90	120	\$ 2,420.74	\$ 201.73
406	50 Cornerstone Passage N.E.	91	120	\$ 2,420.74	\$ 201.73
407	50 Cornerstone Passage N.E.	92	120	\$ 2,420.74	\$ 201.73
408	50 Cornerstone Passage N.E.	93	124	\$ 2,501.43	\$ 208.45
501	50 Cornerstone Passage N.E.	95	124	\$ 2,501.43	\$ 208.45
502	50 Cornerstone Passage N.E.	96	120	\$ 2,420.74	\$ 201.73
503	50 Cornerstone Passage N.E.	97	120	\$ 2,420.74	\$ 201.73
504	50 Cornerstone Passage N.E.	98	120	\$ 2,420.74	\$ 201.73
505	50 Cornerstone Passage N.E.	99	120	\$ 2,420.74	\$ 201.73
506	50 Cornerstone Passage N.E.	100	120	\$ 2,420.74	\$ 201.73
507	50 Cornerstone Passage N.E.	101	123	\$ 2,481.26	\$ 206.77
601	50 Cornerstone Passage N.E.	103	123	\$ 2,481.26	\$ 206.77
602	50 Cornerstone Passage N.E.	104	120	\$ 2,420.74	\$ 201.73
603	50 Cornerstone Passage N.E.	105	120	\$ 2,420.74	\$ 201.73
604	50 Cornerstone Passage N.E.	106	120	\$ 2,420.74	\$ 201.73
605	50 Cornerstone Passage N.E.	107	120	\$ 2,420.74	\$ 201.73
606	50 Cornerstone Passage N.E.	108	120	\$ 2,420.74	\$ 201.73
607	50 Cornerstone Passage N.E.	109	120	\$ 2,420.74	\$ 201.73
608	50 Cornerstone Passage N.E.	110	122	\$ 2,461.09	\$ 205.09
701	50 Cornerstone Passage N.E.	112	123	\$ 2,481.26	\$ 206.77
702	50 Cornerstone Passage N.E.	113	120	\$ 2,420.74	\$ 201.73
703	50 Cornerstone Passage N.E.	114	120	\$ 2,420.74	\$ 201.73
704	50 Cornerstone Passage N.E.	115	120	\$ 2,420.74	\$ 201.73
705	50 Cornerstone Passage N.E.	116	120	\$ 2,420.74	\$ 201.73
706	50 Cornerstone Passage N.E.	117	120	\$ 2,420.74	\$ 201.73
707	50 Cornerstone Passage N.E.	118	120	\$ 2,420.74	\$ 201.73
708	50 Cornerstone Passage N.E.	119	122	\$ 2,461.09	\$ 205.09