



# GATEWAY WEST DISTRICT

Proposed Condominium Operating Budget - Gateway Year 1 BLD East	
<b>Condominium Fee Revenue</b>	<b>\$ 365,528.71</b>
<b>CONDOMINIUM MANAGEMENT SERVICES EXPENSE</b>	
Management & Accounting	\$ 28,200.00
<b>TOTAL</b>	<b>\$ 28,200.00</b>
<b>UTILITIES</b>	
Electricity (Common Areas and Equipment)	\$ 48,992.00
Water and Sewer	\$ 48,260.00
Gas	\$ 62,924.00
<b>TOTAL</b>	<b>\$ 160,176.00</b>
<b>MAINTENANCE AND REPAIRS EXPENSE</b>	
Landscape / Snow Cleaning	\$ 17,650.00
Solid Waste Removal	\$ 34,320.00
Common Area Janitorial (Halls and Lobbies) excludes parkade	\$ 10,152.00
Landscape ( Repair / Replace / Annuals)	\$ 4,689.00
Electrical Maintenance	\$ 5,700.00
Sprinkler Blow-Out and Maintenance	\$ 1,450.00
Building Repair (Resident Damages/Non Warranty Items)	\$ 5,700.00
Annual Elevator Maintenance Contract	\$ 16,800.00
Parking Lot Repairs and Line Painting Per Year	\$ 1,650.00
Parkade Mobile Sweep (2 Times Per Year)	\$ 2,400.00
Annual Fire Alarm Testing and Sprinklers	\$ 8,700.00
<b>TOTAL MAINTENANCE EXPENSE</b>	<b>\$ 109,211.00</b>
<b>INSURANCE EXPENSE</b>	
All Risk, Liability, D & O, Appraisal	\$ 58,656.00
<b>TOTAL</b>	<b>\$ 58,656.00</b>
<b>REPLACEMENT RESERVES</b>	
Roofing @ \$220,000 @ 35 years	\$ 6,285.71
Concrete Topping Parkade p1 \$90,000 @30 years	\$ 3,000.00
<b>TOTAL</b>	<b>\$ 9,285.71</b>
<b>TOTAL BUDGETED EXPENSE</b>	<b>\$ 365,528.71</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 Dec 1 2017*

<u>Municipal Unit</u>	<u>Street Address</u>	<u>Unit</u>	<u>Unit Factor</u>	<u>Parking Unit</u>	<u>Parking Unit Factor</u>	<u>Total Unit Factor</u>	<u>Annual Condo Fees</u>	<u>Monthly Fees</u>
102	8445 Broadcast Avenue S.W.	131	198	1,2	2	200	\$ 7,327.72	\$ 610.64
104	8445 Broadcast Avenue S.W.	132	198	3,4	2	200	\$ 7,327.72	\$ 610.64
106	8445 Broadcast Avenue S.W.	133	198	5,6	2	200	\$ 7,327.72	\$ 610.64
108	8445 Broadcast Avenue S.W.	134	198	7,8	2	200	\$ 7,327.72	\$ 610.64
110	8445 Broadcast Avenue S.W.	135	198	9,10	2	200	\$ 7,327.72	\$ 610.64
112	8445 Broadcast Avenue S.W.	136	145	11,12	2	147	\$ 5,385.87	\$ 448.82
114	8445 Broadcast Avenue S.W.	137	200	13,14	2	202	\$ 7,400.99	\$ 616.75
201	8445 Broadcast Avenue S.W.	138	122	23	1	123	\$ 4,506.55	\$ 375.55
202	8445 Broadcast Avenue S.W.	150	104	24	1	105	\$ 3,847.05	\$ 320.59
204	8445 Broadcast Avenue S.W.	149	63	25	1	64	\$ 2,344.87	\$ 195.41
206	8445 Broadcast Avenue S.W.	148	63	26	1	64	\$ 2,344.87	\$ 195.41
208	8445 Broadcast Avenue S.W.	147	63	27	1	64	\$ 2,344.87	\$ 195.41
209	8445 Broadcast Avenue S.W.	139	81	28	1	82	\$ 3,004.36	\$ 250.36
210	8445 Broadcast Avenue S.W.	146	109	29	1	110	\$ 4,030.24	\$ 335.85
211	8445 Broadcast Avenue S.W.	140	106	30	1	107	\$ 3,920.33	\$ 326.69
212	8445 Broadcast Avenue S.W.	145	81	31	1	82	\$ 3,004.36	\$ 250.36
213	8445 Broadcast Avenue S.W.	141	109	32	1	110	\$ 4,030.24	\$ 335.85
214	8445 Broadcast Avenue S.W.	144	70	33	1	71	\$ 2,601.34	\$ 216.78
215	8445 Broadcast Avenue S.W.	142	94	35	1	95	\$ 3,480.67	\$ 290.06
216	8445 Broadcast Avenue S.W.	143	116	35	1	117	\$ 4,286.71	\$ 357.23
301	8445 Broadcast Avenue S.W.	151	122	36	1	123	\$ 4,506.55	\$ 375.55
302	8445 Broadcast Avenue S.W.	164	112	37	1	113	\$ 4,140.16	\$ 345.01
304	8445 Broadcast Avenue S.W.	163	63	38	1	64	\$ 2,344.87	\$ 195.41
305	8445 Broadcast Avenue S.W.	152	109	39	1	110	\$ 4,030.24	\$ 335.85
306	8445 Broadcast Avenue S.W.	162	63	40	1	64	\$ 2,344.87	\$ 195.41
307	8445 Broadcast Avenue S.W.	153	81	41	1	82	\$ 3,004.36	\$ 250.36
308	8445 Broadcast Avenue S.W.	161	63	42	1	64	\$ 2,344.87	\$ 195.41
309	8445 Broadcast Avenue S.W.	154	106	43	1	107	\$ 3,920.33	\$ 326.69
310	8445 Broadcast Avenue S.W.	160	109	44	1	110	\$ 4,030.24	\$ 335.85
312	8445 Broadcast Avenue S.W.	159	81	48	1	82	\$ 3,004.36	\$ 250.36

313	8445 Broadcast Avenue S.W.	155	109	45	1	110	\$ 4,030.24	\$ 335.85
314	8445 Broadcast Avenue S.W.	158	78	49	1	79	\$ 2,894.45	\$ 241.20
315	8445 Broadcast Avenue S.W.	156	103	47	1	104	\$ 3,810.41	\$ 317.53
316	8445 Broadcast Avenue S.W.	157	124	46	1	125	\$ 4,579.82	\$ 381.65
401	8445 Broadcast Avenue S.W.	165	122	50	1	123	\$ 4,506.55	\$ 375.55
402	8445 Broadcast Avenue S.W.	178	112	51	1	113	\$ 4,140.16	\$ 345.01
404	8445 Broadcast Avenue S.W.	177	63	52	1	64	\$ 2,344.87	\$ 195.41
405	8445 Broadcast Avenue S.W.	166	109	53	1	110	\$ 4,030.24	\$ 335.85
406	8445 Broadcast Avenue S.W.	176	63	54	1	64	\$ 2,344.87	\$ 195.41
407	8445 Broadcast Avenue S.W.	167	81	55	1	82	\$ 3,004.36	\$ 250.36
408	8445 Broadcast Avenue S.W.	175	63	56	1	64	\$ 2,344.87	\$ 195.41
409	8445 Broadcast Avenue S.W.	168	106	57	1	107	\$ 3,920.33	\$ 326.69
410	8445 Broadcast Avenue S.W.	174	109	58	1	110	\$ 4,030.24	\$ 335.85
412	8445 Broadcast Avenue S.W.	173	81	59	1	82	\$ 3,004.36	\$ 250.36
413	8445 Broadcast Avenue S.W.	169	109	60	1	110	\$ 4,030.24	\$ 335.85
414	8445 Broadcast Avenue S.W.	172	78	61	1	79	\$ 2,894.45	\$ 241.20
415	8445 Broadcast Avenue S.W.	170	103	62	1	104	\$ 3,810.41	\$ 317.53
416	8445 Broadcast Avenue S.W.	171	124	63	1	125	\$ 4,579.82	\$ 381.65
501	8445 Broadcast Avenue S.W.	179	122	64	1	123	\$ 4,506.55	\$ 375.55
502	8445 Broadcast Avenue S.W.	192	112	65	1	113	\$ 4,140.16	\$ 345.01
504	8445 Broadcast Avenue S.W.	191	63	66	1	64	\$ 2,344.87	\$ 195.41
505	8445 Broadcast Avenue S.W.	180	109	67	1	110	\$ 4,030.24	\$ 335.85
506	8445 Broadcast Avenue S.W.	190	63	68	1	64	\$ 2,344.87	\$ 195.41
507	8445 Broadcast Avenue S.W.	181	81	69	1	82	\$ 3,004.36	\$ 250.36
508	8445 Broadcast Avenue S.W.	189	63	70	1	64	\$ 2,344.87	\$ 195.41
509	8445 Broadcast Avenue S.W.	182	106	71	1	107	\$ 3,920.33	\$ 326.69
510	8445 Broadcast Avenue S.W.	188	109	72	1	110	\$ 4,030.24	\$ 335.85
512	8445 Broadcast Avenue S.W.	187	81	73	1	82	\$ 3,004.36	\$ 250.36
513	8445 Broadcast Avenue S.W.	183	109	74	1	110	\$ 4,030.24	\$ 335.85
514	8445 Broadcast Avenue S.W.	186	78	75	1	79	\$ 2,894.45	\$ 241.20
515	8445 Broadcast Avenue S.W.	184	103	76	1	104	\$ 3,810.41	\$ 317.53
516	8445 Broadcast Avenue S.W.	185	124	77	1	125	\$ 4,579.82	\$ 381.65
601	8445 Broadcast Avenue S.W.	193	122	78	1	123	\$ 4,506.55	\$ 375.55

602	8445 Broadcast Avenue S.W.	206	112	79	1	113	\$ 4,140.16	\$ 345.01
604	8445 Broadcast Avenue S.W.	205	63	80	1	64	\$ 2,344.87	\$ 195.41
605	8445 Broadcast Avenue S.W.	194	109	81	1	110	\$ 4,030.24	\$ 335.85
606	8445 Broadcast Avenue S.W.	204	63	82	1	64	\$ 2,344.87	\$ 195.41
607	8445 Broadcast Avenue S.W.	195	81	83	1	82	\$ 3,004.36	\$ 250.36
608	8445 Broadcast Avenue S.W.	203	63	84	1	64	\$ 2,344.87	\$ 195.41
609	8445 Broadcast Avenue S.W.	196	106	85	1	107	\$ 3,920.33	\$ 326.69
610	8445 Broadcast Avenue S.W.	202	109	86	1	110	\$ 4,030.24	\$ 335.85
612	8445 Broadcast Avenue S.W.	201	81	87	1	82	\$ 3,004.36	\$ 250.36
613	8445 Broadcast Avenue S.W.	197	109	88	1	110	\$ 4,030.24	\$ 335.85
614	8445 Broadcast Avenue S.W.	200	78	89	1	79	\$ 2,894.45	\$ 241.20
615	8445 Broadcast Avenue S.W.	198	103	90	1	104	\$ 3,810.41	\$ 317.53
616	8445 Broadcast Avenue S.W.	199	124	91	1	125	\$ 4,579.82	\$ 381.65
701	8445 Broadcast Avenue S.W.	207	184	15,16	2	186	\$ 6,814.78	\$ 567.90
702	8445 Broadcast Avenue S.W.	220	167	17,18	2	169	\$ 6,191.92	\$ 515.99
704	8445 Broadcast Avenue S.W.	219	63	92	1	64	\$ 2,344.87	\$ 195.41
705	8445 Broadcast Avenue S.W.	208	109	93	1	110	\$ 4,030.24	\$ 335.85
706	8445 Broadcast Avenue S.W.	218	63	94	1	64	\$ 2,344.87	\$ 195.41
707	8445 Broadcast Avenue S.W.	209	81	95	1	82	\$ 3,004.36	\$ 250.36
708	8445 Broadcast Avenue S.W.	217	63	96	1	64	\$ 2,344.87	\$ 195.41
709	8445 Broadcast Avenue S.W.	210	106	97	1	107	\$ 3,920.33	\$ 326.69
710	8445 Broadcast Avenue S.W.	216	109	98	1	110	\$ 4,030.24	\$ 335.85
712	8445 Broadcast Avenue S.W.	215	81	99	1	82	\$ 3,004.36	\$ 250.36
713	8445 Broadcast Avenue S.W.	211	109	100	1	110	\$ 4,030.24	\$ 335.85
714	8445 Broadcast Avenue S.W.	214	70	101	1	71	\$ 2,601.34	\$ 216.78
715	8445 Broadcast Avenue S.W.	212	160	19,20	2	162	\$ 5,935.45	\$ 494.62
716	8445 Broadcast Avenue S.W.	213	173	21,22	2	175	\$ 6,411.75	\$ 534.31
801	8445 Broadcast Avenue S.W.	221	150	102,103	2	152	\$ 5,569.07	\$ 464.09
802	8445 Broadcast Avenue S.W.	224	150	104,105	2	152	\$ 5,569.07	\$ 464.09
803	8445 Broadcast Avenue S.W.	222	84	106	1	85	\$ 3,114.28	\$ 259.52
804	8445 Broadcast Avenue S.W.	223	140	107,108	2	142	\$ 5,202.68	\$ 433.56
Extra St	104, 110, 111, 112, 114, 114,					9,978	\$ 365,579.81	\$30,464.98
	115, 116, 117, 118, 119, 120,							

	121, 122, 123, 124, 125, 126,							
	127, 128, 129, 130							