



GATEWAY WEST DISTRICT

Proposed Condominium Operating Budget - Gateway Year 1 BLD West	
Condominium Fee Revenue	\$ 444,993.86
CONDOMINIUM MANAGEMENT SERVICES EXPENSE	
Management & Accounting	\$ 36,600.00
TOTAL	\$ 36,600.00
UTILITIES	
Electricity (Common Areas and Equipment)	\$ 64,096.00
Water and Sewer	\$ 62,880.00
Gas	\$ 80,912.00
TOTAL OPERATING EXPENSE	\$ 207,888.00
MAINTENANCE AND REPAIRS EXPENSE	
Landscape / Snow Cleaning	\$ 19,650.00
Solid Waste Removal	\$ 34,320.00
Common Area Janitorial (Halls and Lobbies) excludes parkade	\$ 13,176.00
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
TOTAL MAINTENANCE EXPENSE	\$ 114,235.00
INSURANCE EXPENSE	
All Risk, Liability, D & O, Appraisal	\$ 76,128.00
TOTAL INSURANCE EXPENSE	\$ 76,128.00
REPLACEMENT RESERVES	
Roofing @ \$250,000 @ 35 years	\$ 7,142.86
Concrete Topping Parkade p1 \$90,000 @30 years	\$ 3,000.00
TOTAL REPLACEMENT RESERVES	\$ 10,142.86
TOTAL BUDGETED EXPENSE	\$ 444,993.86

* 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</u>	<u>Annual Condo Fees</u>	<u>Monthly Fees</u>
102	8505 Broadcast Avenue S.W.	162	150	1,2	2	152	\$ 6,763.91	\$ 563.66
104	8505 Broadcast Avenue S.W.	161	150	3,4	2	152	\$ 6,763.91	\$ 563.66
106	8505 Broadcast Avenue S.W.	160	150	5,6	2	152	\$ 6,763.91	\$ 563.66
108	8505 Broadcast Avenue S.W.	159	150	7,8	2	152	\$ 6,763.91	\$ 563.66
110	8505 Broadcast Avenue S.W.	158	150	9,10	2	152	\$ 6,763.91	\$ 563.66
112	8505 Broadcast Avenue S.W.	157	150	11,12	2	152	\$ 6,763.91	\$ 563.66
114	8505 Broadcast Avenue S.W.	156	150	13,14	2	152	\$ 6,763.91	\$ 563.66
116	8505 Broadcast Avenue S.W.	155	110	15,16	2	112	\$ 4,983.93	\$ 415.33
118	8505 Broadcast Avenue S.W.	154	155	17,18	2	157	\$ 6,986.40	\$ 582.20
201	8505 Broadcast Avenue S.W.	170	95	19	1	96	\$ 4,271.94	\$ 356.00
202	8505 Broadcast Avenue S.W.	171	81	20	1	82	\$ 3,648.95	\$ 304.08
204	8505 Broadcast Avenue S.W.	172	85	21	1	86	\$ 3,826.95	\$ 318.91
205	8505 Broadcast Avenue S.W.	169	49	22	1	50	\$ 2,224.97	\$ 185.41
206	8505 Broadcast Avenue S.W.	173	85	23	1	86	\$ 3,826.95	\$ 318.91
207	8505 Broadcast Avenue S.W.	168	49	24	1	50	\$ 2,224.97	\$ 185.41
208	8505 Broadcast Avenue S.W.	174	85	25	1	86	\$ 3,826.95	\$ 318.91
209	8505 Broadcast Avenue S.W.	167	82	26	1	83	\$ 3,693.45	\$ 307.79
210	8505 Broadcast Avenue S.W.	175	85	27	1	86	\$ 3,826.95	\$ 318.91
211	8505 Broadcast Avenue S.W.	166	85	28	1	86	\$ 3,826.95	\$ 318.91
212	8505 Broadcast Avenue S.W.	176	49	29	1	50	\$ 2,224.97	\$ 185.41
213	8505 Broadcast Avenue S.W.	165	63	30	1	64	\$ 2,847.96	\$ 237.33
214	8505 Broadcast Avenue S.W.	177	49	31	1	50	\$ 2,224.97	\$ 185.41
215	8505 Broadcast Avenue S.W.	164	63	32	1	64	\$ 2,847.96	\$ 237.33
216	8505 Broadcast Avenue S.W.	178	40	33	1	41	\$ 1,824.47	\$ 152.04
217	8505 Broadcast Avenue S.W.	163	85	34	1	86	\$ 3,826.95	\$ 318.91
218	8505 Broadcast Avenue S.W.	179	87	35	1	88	\$ 3,915.95	\$ 326.33
301	8505 Broadcast Avenue S.W.	188	95	36	1	96	\$ 4,271.94	\$ 356.00
302	8505 Broadcast Avenue S.W.	189	87	37	1	88	\$ 3,915.95	\$ 326.33
303	8505 Broadcast Avenue S.W.	187	71	38	1	72	\$ 3,203.96	\$ 267.00
304	8505 Broadcast Avenue S.W.	190	85	39	1	86	\$ 3,826.95	\$ 318.91

305	8505 Broadcast Avenue S.W.	186	49	40	1	50	\$ 2,224.97	\$ 185.41
306	8505 Broadcast Avenue S.W.	191	85	41	1	86	\$ 3,826.95	\$ 318.91
307	8505 Broadcast Avenue S.W.	185	48	42	1	49	\$ 2,180.47	\$ 181.71
308	8505 Broadcast Avenue S.W.	192	85	43	1	86	\$ 3,826.95	\$ 318.91
309	8505 Broadcast Avenue S.W.	184	82	44	1	83	\$ 3,693.45	\$ 307.79
310	8505 Broadcast Avenue S.W.	193	85	45	1	86	\$ 3,826.95	\$ 318.91
311	8505 Broadcast Avenue S.W.	183	85	46	1	86	\$ 3,826.95	\$ 318.91
312	8505 Broadcast Avenue S.W.	194	49	47	1	50	\$ 2,224.97	\$ 185.41
313	8505 Broadcast Avenue S.W.	182	63	48	1	64	\$ 2,847.96	\$ 237.33
314	8505 Broadcast Avenue S.W.	195	49	49	1	50	\$ 2,224.97	\$ 185.41
315	8505 Broadcast Avenue S.W.	181	63	50	1	64	\$ 2,847.96	\$ 237.33
316	8505 Broadcast Avenue S.W.	196	45	51	1	46	\$ 2,046.97	\$ 170.58
317	8505 Broadcast Avenue S.W.	180	91	52	1	92	\$ 4,093.94	\$ 341.16
318	8505 Broadcast Avenue S.W.	197	93	53	1	94	\$ 4,182.94	\$ 348.58
401	8505 Broadcast Avenue S.W.	206	95	55	1	96	\$ 4,271.94	\$ 356.00
402	8505 Broadcast Avenue S.W.	207	87	56	1	88	\$ 3,915.95	\$ 326.33
403	8505 Broadcast Avenue S.W.	205	71	57	1	72	\$ 3,203.96	\$ 267.00
404	8505 Broadcast Avenue S.W.	208	85	58	1	86	\$ 3,826.95	\$ 318.91
405	8505 Broadcast Avenue S.W.	204	49	59	1	50	\$ 2,224.97	\$ 185.41
406	8505 Broadcast Avenue S.W.	209	85	60	1	86	\$ 3,826.95	\$ 318.91
407	8505 Broadcast Avenue S.W.	203	48	61	1	49	\$ 2,180.47	\$ 181.71
408	8505 Broadcast Avenue S.W.	210	85	62	1	86	\$ 3,826.95	\$ 318.91
409	8505 Broadcast Avenue S.W.	202	82	63	1	83	\$ 3,693.45	\$ 307.79
410	8505 Broadcast Avenue S.W.	211	85	64	1	86	\$ 3,826.95	\$ 318.91
411	8505 Broadcast Avenue S.W.	201	85	65	1	86	\$ 3,826.95	\$ 318.91
412	8505 Broadcast Avenue S.W.	212	49	66	1	50	\$ 2,224.97	\$ 185.41
413	8505 Broadcast Avenue S.W.	200	63	67	1	64	\$ 2,847.96	\$ 237.33
414	8505 Broadcast Avenue S.W.	213	49	68	1	50	\$ 2,224.97	\$ 185.41
415	8505 Broadcast Avenue S.W.	199	63	69	1	64	\$ 2,847.96	\$ 237.33
416	8505 Broadcast Avenue S.W.	214	45	70	1	46	\$ 2,046.97	\$ 170.58
417	8505 Broadcast Avenue S.W.	198	91	71	1	92	\$ 4,093.94	\$ 341.16
418	8505 Broadcast Avenue S.W.	215	93	72	1	94	\$ 4,182.94	\$ 348.58
501	8505 Broadcast Avenue S.W.	224	95	73	1	96	\$ 4,271.94	\$ 356.00

502	8505 Broadcast Avenue S.W.	225	87	74	1	88	\$ 3,915.95	\$ 326.33
503	8505 Broadcast Avenue S.W.	223	71	75	1	72	\$ 3,203.96	\$ 267.00
504	8505 Broadcast Avenue S.W.	226	85	76	1	86	\$ 3,826.95	\$ 318.91
505	8505 Broadcast Avenue S.W.	222	49	77	1	50	\$ 2,224.97	\$ 185.41
506	8505 Broadcast Avenue S.W.	227	85	78	1	86	\$ 3,826.95	\$ 318.91
507	8505 Broadcast Avenue S.W.	221	48	79	1	49	\$ 2,180.47	\$ 181.71
508	8505 Broadcast Avenue S.W.	228	85	80	1	86	\$ 3,826.95	\$ 318.91
509	8505 Broadcast Avenue S.W.	220	82	81	1	83	\$ 3,693.45	\$ 307.79
510	8505 Broadcast Avenue S.W.	229	85	82	1	86	\$ 3,826.95	\$ 318.91
511	8505 Broadcast Avenue S.W.	219	85	83	1	86	\$ 3,826.95	\$ 318.91
512	8505 Broadcast Avenue S.W.	230	49	84	1	50	\$ 2,224.97	\$ 185.41
513	8505 Broadcast Avenue S.W.	218	63	85	1	64	\$ 2,847.96	\$ 237.33
514	8505 Broadcast Avenue S.W.	231	49	86	1	50	\$ 2,224.97	\$ 185.41
515	8505 Broadcast Avenue S.W.	217	63	87	1	64	\$ 2,847.96	\$ 237.33
516	8505 Broadcast Avenue S.W.	232	45	88	1	46	\$ 2,046.97	\$ 170.58
517	8505 Broadcast Avenue S.W.	216	91	89	1	92	\$ 4,093.94	\$ 341.16
518	8505 Broadcast Avenue S.W.	233	93	90	1	94	\$ 4,182.94	\$ 348.58
601	8505 Broadcast Avenue S.W.	242	95	91	1	96	\$ 4,271.94	\$ 356.00
602	8505 Broadcast Avenue S.W.	243	87	92	1	88	\$ 3,915.95	\$ 326.33
603	8505 Broadcast Avenue S.W.	241	71	93	1	72	\$ 3,203.96	\$ 267.00
604	8505 Broadcast Avenue S.W.	244	85	94	1	86	\$ 3,826.95	\$ 318.91
605	8505 Broadcast Avenue S.W.	240	49	95	1	50	\$ 2,224.97	\$ 185.41
606	8505 Broadcast Avenue S.W.	245	85	96	1	86	\$ 3,826.95	\$ 318.91
607	8505 Broadcast Avenue S.W.	239	48	97	1	49	\$ 2,180.47	\$ 181.71
608	8505 Broadcast Avenue S.W.	246	85	98	1	86	\$ 3,826.95	\$ 318.91
609	8505 Broadcast Avenue S.W.	238	82	99	1	83	\$ 3,693.45	\$ 307.79
610	8505 Broadcast Avenue S.W.	247	85	100	1	86	\$ 3,826.95	\$ 318.91
611	8505 Broadcast Avenue S.W.	237	85	101	1	86	\$ 3,826.95	\$ 318.91
612	8505 Broadcast Avenue S.W.	248	49	102	1	50	\$ 2,224.97	\$ 185.41
613	8505 Broadcast Avenue S.W.	236	63	103	1	64	\$ 2,847.96	\$ 237.33
614	8505 Broadcast Avenue S.W.	249	49	101	1	50	\$ 2,224.97	\$ 185.41
615	8505 Broadcast Avenue S.W.	235	63	105	1	64	\$ 2,847.96	\$ 237.33
616	8505 Broadcast Avenue S.W.	250	45	106	1	46	\$ 2,046.97	\$ 170.58

617	8505 Broadcast Avenue S.W.	234	91	107	1	92	\$ 4,093.94	\$ 341.16
618	8505 Broadcast Avenue S.W.	251	93	108	1	94	\$ 4,182.94	\$ 348.58
701	8505 Broadcast Avenue S.W.	260	142	109,110	2	144	\$ 6,407.91	\$ 533.99
702	8505 Broadcast Avenue S.W.	261	130	111,112	2	132	\$ 5,873.92	\$ 489.49
703	8505 Broadcast Avenue S.W.	259	71	113	1	72	\$ 3,203.96	\$ 267.00
704	8505 Broadcast Avenue S.W.	262	85	114	1	86	\$ 3,826.95	\$ 318.91
705	8505 Broadcast Avenue S.W.	258	49	115	1	50	\$ 2,224.97	\$ 185.41
706	8505 Broadcast Avenue S.W.	263	85	116	1	86	\$ 3,826.95	\$ 318.91
707	8505 Broadcast Avenue S.W.	257	49	117	1	50	\$ 2,224.97	\$ 185.41
708	8505 Broadcast Avenue S.W.	264	85	118	1	86	\$ 3,826.95	\$ 318.91
709	8505 Broadcast Avenue S.W.	256	82	119	1	83	\$ 3,693.45	\$ 307.79
710	8505 Broadcast Avenue S.W.	265	85	120	1	86	\$ 3,826.95	\$ 318.91
711	8505 Broadcast Avenue S.W.	255	85	121	1	86	\$ 3,826.95	\$ 318.91
712	8505 Broadcast Avenue S.W.	266	49	122	1	50	\$ 2,224.97	\$ 185.41
713	8505 Broadcast Avenue S.W.	254	63	123	1	64	\$ 2,847.96	\$ 237.33
714	8505 Broadcast Avenue S.W.	267	49	124	1	50	\$ 2,224.97	\$ 185.41
715	8505 Broadcast Avenue S.W.	253	63	125	1	64	\$ 2,847.96	\$ 237.33
716	8505 Broadcast Avenue S.W.	268	40	126	1	41	\$ 1,824.47	\$ 152.04
717	8505 Broadcast Avenue S.W.	252	143	171,128	2	145	\$ 6,452.41	\$ 537.70
718	8505 Broadcast Avenue S.W.	269	130	129,130	2	132	\$ 5,873.92	\$ 489.49
801	8505 Broadcast Avenue S.W.	272	132	131,132	2	134	\$ 5,962.92	\$ 496.91
802	8505 Broadcast Avenue S.W.	273	132	133,134	2	134	\$ 5,962.92	\$ 496.91
803	8505 Broadcast Avenue S.W.	271	82	135,136	2	84	\$ 3,737.95	\$ 311.50
804	8505 Broadcast Avenue S.W.	274	82	137,138	2	84	\$ 3,737.95	\$ 311.50
805	8505 Broadcast Avenue S.W.	270	81	139,140	2	83	\$ 3,693.45	\$ 307.79
806	8505 Broadcast Avenue S.W.	275	81	141,142	2	83	\$ 3,693.45	\$ 307.79
Extra St	54,143,144,145							
	146,147,148,149							
	150,151,152,153							