

CHARISMA

NOTICE – MATERIAL CHANGE -SECTION 74(1) OF THE CONDOMINIUM ACT – APRIL 3, 2023

The Declarant, Genazzano Highrises Inc. issued a Disclosure Statement for the Condominium Building known as Charisma on September 7, 2017. The Declarant has determined, in accordance with its rights under the Disclosure Statement and the provisions of the Agreements of Purchase and Sale with Purchasers, to make various changes to the Building, as more particularly set out herein, which would constitute “material change” in accordance with Section 74 of the Condominium Act 1998, S.O. 1998, C. 19 and the regulations thereunder, as amended. The changes to be made are summarized herein.

1. In accordance with Subsection 25.10 of that Disclosure Statement, which states:

“Purchasers are advised that the Declarant may from time to time, in its sole and absolute discretion or as required by any governmental authority, change, vary or modify the plans, colors, materials, finishes, equipment, appliances, fixtures and specifications pertaining to the Condominium...”

In order to save future insurance costs for the Condominium and for the better management of the Condominium, the Declarant intends to install infrastructure relating to the monitoring of the protection system designed to detect a water leak (the “Leak Detection System”) for the Building and may enter into one or more agreements (the “Leak Detection Agreement”) with a service provider (the “Leak Detection Provider”) with respect to the maintenance, operation and monitoring of the Leak Detection System. Purchasers are advised that all wires, equipment, attachments and appurtenances relating to the Leak Detection System shall not form part of the Common Elements and shall remain the personal property of the Leak Detection Provider. In this regard, the Leak Detection Agreement will grant to and in favour of the Leak Detection Provider a right of access or easement over, under and across the Common Elements of the Condominium in order to install, maintain, repair, replace, and operate the Leak Detection System throughout the common elements of the Condominium. Purchasers are advised that any infrastructure located beyond the Leak Detection System and to which the Leak Detection System will be affixed or connected will remain the responsibility of the Corporation.

The costs associated with the Leak Detection System are shown in the Budget statement attached hereto and shall be collected as part of the Common Expenses of each Unit. As of the date hereof, the Declarant has not determined the exact expenses for the Leak Detection System and the amount shown in the Budget is an estimation of same, provided that this amount is subject to change without notice to purchasers depending on actual costs (including, without limitation, any fee escalations as may be determined by the Leak Detection Provider in its sole, absolute and unfettered discretion) and such change shall not constitute a material change within the meaning of the Act. The Declarant may enter into the Leak Detection Agreement with the Leak Detection Provider and subsequently cause the Corporation to assume and comply with same prior to turnover. Upon assumption of the Leak Detection Agreement by the Corporation, the Declarant shall be fully released and forever discharged from the obligations thereunder. In the event the Leak Detection Agreement is terminated by the Corporation following turnover, the Corporation may be required to purchase any and all infrastructure, equipment and related appurtenances for the Leak Detection System upon the terms and conditions set out in the Leak Detection Agreement at a cost equal to or greater than the undepreciated cost of such equipment and/or may be required to pay the full costs payable under the Leak Detection Agreement until the end of its term. The Leak Detection Provider may also be entitled to disconnect, abandon, remove and/or destroy the Leak Detection System and the Corporation may be required to replace all infrastructure, equipment and appurtenances and modify the Building to accommodate such replacements. In connection with termination of the Leak Detection Agreement, the Corporation shall also be liable for any costs relating to the

foregoing and any termination fees, penalties, and other applicable fees, the aggregate amount of which is currently not known but is likely to be material in nature. Furthermore, the Corporation shall not hold the Declarant liable and the Declarant shall not be required to indemnify the Corporation for any termination costs, penalties, losses, or other damages suffered by the Corporation in respect of such termination. Purchasers are advised that any marketing materials and information made available to Purchasers relating to the Leak Detection System is based on information provided to the Declarant by any Leak Detection Provider. The Declarant makes no representation or warranty with respect to the operation of the Leak Detection System, maintenance of the Leak Detection System, costs associated with the Leak Detection System, benefits that may be derived from use of the Leak Detection System, or any other aspect or information having to do with the Leak Detection System. Further, the Leak Detection System is not currently designed to detect leaks that are generated/start inside the Unit.

2. In accordance with the above-noted provisions of Section 25.10 that Disclosure Statement, as set out in paragraph 1 above, and in consultation with the property manager for the Condominium, the Declarant will not be providing a full-time live in superintendent but rather a full-time day-time superintendent resulting in a higher cost to the Condominium, as set out in the attached Budget. As a result, the Condominium will no longer be required to purchase the Superintendent's Unit plus one (1) Parking Unit, plus one (1) Bicycle/Locker Unit, as previously set out in Section 22.1 of that Disclosure Statement which will result in the elimination of the Condominium being required to pay for the Superintendent's Unit Mortgage, land transfer tax on the purchase of the Superintendent's Unit, and common expenses with respect to the Superintendent's Unit, all of which are eliminated. Accordingly, Section 22.1 of that Disclosure Statement dealing with the Superintendent's Unit and the Superintendent's Unit Mortgage is hereby deleted and of no further force or effect.

3. In accordance with Section 25.12 that Disclosure Statement, which states:

"Purchasers are advised that, as a result of uncertainty in the natural gas, hydro and water distribution markets, the Declarant's reasonable assumptions regarding such utility costs may be incorrect as a result of circumstances which are not capable of being accurately predicted as of the date of this Agreement and which are beyond the Declarant's control. Consequently, prior to registration of the Condominium, the projected costs for such utilities for the first year shall be updated to reflect market conditions as of the date of registration as an alternative (in the Declarant's sole discretion) to applying the inflation factor referenced in the Disclosure Statement. The Budget and common expenses applicable to each unit shall be revised accordingly. Purchasers specifically acknowledge and agree that any increase in utility costs from that which was originally represented in the Budget shall not be the responsibility of the Declarant, despite section 75 of the Condominium Act. Purchasers acknowledge that the possibility of an increase in utility costs has been properly disclosed and, consequently, any increase shall not constitute a material change to the Disclosure Statement and Budget. In addition, Purchasers agree that this acknowledgement may be pleaded by the Declarant as complete defence to any application or objection raised by Purchasers in this regard."

Natural gas prices in general have increased since the date of that Disclosure Statement. The increase in the cost of natural gas to the Condominium in accordance with the foregoing, is reflected in the attached Budget.

4. The Budget attached to that Disclosure Statement and dated September, 2017 contained a provision as follows:

"Inflation rate of 7.5% is to be applied per annum (unless otherwise stated) each year after March 31, 2021. Provided however, that due to the significant fluctuation in gas, hydro and water utility rates recently, in respect to which the Declarant has no control, in the event that the relevant

utility company/provider obtains relevant government approval for, or in any other way effects a significant annual increase in the utility rates above the assumed inflation rate of 3%, the Declarant reserves the right to revise the first year budget statement to reflect such significant increase in the cost of supplying these utilities from the relevant utility company/provider, and to provide each unit purchaser with a revised copy of the condominium Corporation's first year budget statement. In such event, purchasers acknowledge and agree that they shall be bound by such revised budget, and the acceptance of such revised budget should not be considered nor be construed as a material change in the Disclosure Statement."

As the Condominium has not as yet be registered as of the date hereof, the foregoing inflation rate, compounded annually from March 31, 2021 has been applied to the revised Budget Statement attached hereto.

5. As set out in the attached Budget Statement, insurance costs have increased from those originally contemplated in the original Budget attached to that Disclosure Statement, due to current market conditions.
6. The original Budget attached to that Disclosure Statement, contemplated the Condominium retaining a contract concierge service on the basis of thirty-two (32) hours per week. As a result of two-stage fire alarm requirements, the Condominium will be required to contract concierge service on the basis of forty (40) hours per week resulting in a increased cost as set out in the attached Budget Statement.
7. As a result of the aforementioned changes, the following document, which is included herein, replaces that document included in the Disclosure booklet:
 - (i) A revised Budget Statement for the one (1) year period immediately following the registration of the proposed Declaration and Description;

The changes which have been stated herein are material within the meaning of Section 74 of the *Condominium Act, 1998* and this Notice-Material Change has been provided to Purchasers in accordance with that Section. Purchasers are encouraged to read the Disclosure Book in conjunction with this Notice, and to review same with their legal and financial advisors.



**BUDGET STATEMENT
FOR THE FIRST YEAR OF OPERATIONS**

March, 2023



EAST AND WEST TOWER

Budget statement for the common expenses for the year following
registration of the Declaration and Description of the proposed Standard
Condominium Corporation at 9000 Jane St, Vaughan, Ontario

REVENUE

Common Element Fees	\$4,160,056
Operating Interest Income	4,200
TOTAL REVENUE	\$4,164,256

EXPENSES

ADMINISTRATION

Management Fees	\$261,030
Insurance	180,000
Legal	1,404
Audit	11,581
Office Expenses	25,467
TOTAL ADMINISTRATION EXPENSES	\$479,482

UTILITIES

Electricity	\$579,135
Water	407,474
Less In-Suite Consumption Recovery	-303,120
Gas	536,732
Green Loan	0
Telephones	18,883
TOTAL UTILITIES	\$1,239,103

CONSULTING

Performance Audit	\$72,997
TOTAL CONSULTING	\$72,997

MAINTENANCE & REPAIRS

Building Repairs & Maintenance	\$74,538
Building Supplies	37,269
TOTAL REPAIRS & MAINTENANCE	\$111,807



EAST AND WEST TOWER

Budget statement for the common expenses for the year following
registration of the Declaration and Description of the proposed Standard
Condominium Corporation at 9000 Jane St, Vaughan, Ontario

CONTRACTS

Contract Cleaning	\$396,039
Concierge	458,614
Landscaping & Snow Clearing	31,057
Superintendent Salary & Benefits	103,737
Waste Removal	6,211
Waste Sorting System Lease	33,542
Building Equipment Maintenance	56,202
In-Suite HVAC Maintenance	57,146
Generator Maintenance	9,317
Window Cleaning	52,798
Pest Control	3,230
Elevators	65,842
Life Safety System Maintenance	26,212
Garage Sweep	9,317
Garage Door Maintenance	3,106
Leak Detection Services Agreement	67,800
Pool Maintenance	20,498
TOTAL CONTRACTS	\$1,400,668

SHARED FACILITIES

Landscaping & Snow Clearing	\$35,306
Electricity	10,957
Water	2,435
Gas	4,870
Shared Facilities Management Fee	27,120
Repairs and Maintenance	2,435
Maintenance Supplies	1,217
Legal	275
Audit	2,476
Office Expenses	1,461
Telephones	1,217
Generator Maintenance	9,131
Shared Building Equipment Maintenance	14,609
Life Safety System Maintenance	4,870
TOTAL SHARED FACILITIES	\$118,380



EAST AND WEST TOWER

Budget statement for the common expenses for the year following
registration of the Declaration and Description of the proposed Standard
Condominium Corporation at 9000 Jane St, Vaughan, Ontario

BULK INTERNET

Bulk Internet	\$198,654
TOTAL BULK INTERNET	\$198,654

RESERVE FUND

Reserve Fund Provision	\$532,635
Reserve Fund Provision for Reserve Fund Study	10,528
TOTAL RESERVE FUND	\$543,164

TOTAL EXPENSES	\$4,164,256
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If registration of the Declaration and Description occurs after March 31, 2024, then the budget statement shall be read as increased by an escalation rate of 7.5% per annum and compounded annually. The date contained in this clause is not a guarantee that registration will take place on this date.



EAST AND WEST TOWER

MONTHLY COMMON ELEMENT FEES

TOWER	MUNICIPAL NO.	LEVEL NO.	UNIT NO.	MONTHLY COMMON BULK INTERNET BY UNIT	MONTHLY COMMON ELEMENT FEES BY UNIT	TOTAL MONTHLY COMMON ELEMENT FEE
PARKING UNITS						
		B, C, D, E, & F	655 units	\$0.00 each	\$62.99 each	\$62.99 each
BICYCLE / LOCKER UNITS						
		B, C, D, E, & F	697 units	\$0.00 each	\$18.90 each	\$18.90 each
PREMIUM STORAGE UNITS						
		2, 3, 4, 5 & 6	138 units	\$0.00 each	\$37.79 each	\$37.79 each
SIGN UNITS						
		1	2 units	\$0.00 each	\$0.00 each	\$0.00 each
SERVICE UNITS						
		A, 1	4 units	\$0.00 each	\$0.00 each	\$0.00 each
VISITOR PARKING UNITS						
		A	17 unit	\$0.00 each	\$0.00 each	\$0.00 each
LOADING UNIT						
		1	1	\$0.00 each	\$0.00 each	\$0.00 each
EAST	201	2	1	\$28.25	\$417.62	\$445.87
EAST	202	2	2	\$28.25	\$527.22	\$555.47
EAST	203	2	3	\$28.25	\$552.41	\$580.66
EAST	204	2	4	\$28.25	\$352.11	\$380.36
EAST	205	2	5	\$28.25	\$602.18	\$630.43
EAST	206	2	6	\$28.25	\$340.77	\$369.02
EAST	207	2	7	\$28.25	\$412.58	\$440.83
EAST	208	2	8	\$28.25	\$406.91	\$435.16
EAST	209	2	9	\$28.25	\$634.93	\$663.18
EAST	210	2	10	\$28.25	\$376.04	\$404.29
EAST	211	2	11	\$28.25	\$635.56	\$663.81
WEST	220	2	12	\$28.25	\$558.08	\$586.33
WEST	221	2	13	\$28.25	\$550.52	\$578.77
WEST	222	2	14	\$28.25	\$375.42	\$403.67
WEST	223	2	15	\$28.25	\$389.27	\$417.52
WEST	224	2	16	\$28.25	\$527.85	\$556.10
WEST	225	2	17	\$28.25	\$387.38	\$415.63
WEST	226	2	18	\$28.25	\$417.62	\$445.87
WEST	227	2	19	\$28.25	\$514.62	\$542.87
WEST	228	2	20	\$28.25	\$391.79	\$420.04
WEST	229	2	21	\$28.25	\$403.13	\$431.38
WEST	230	2	22	\$28.25	\$485.02	\$513.27
WEST	231	2	23	\$28.25	\$632.41	\$660.66
EAST	212	2	24	\$28.25	\$632.41	\$660.66
EAST	214	2	25	\$28.25	\$632.41	\$660.66
EAST	215	2	26	\$28.25	\$596.51	\$624.76
EAST	216	2	27	\$28.25	\$610.99	\$639.24
EAST	217	2	28	\$28.25	\$406.28	\$434.53
EAST	218	2	29	\$28.25	\$402.50	\$430.75
EAST	219	2	30	\$28.25	\$409.43	\$437.68
EAST	301	3	1	\$28.25	\$417.62	\$445.87
EAST	302	3	2	\$28.25	\$527.22	\$555.47
EAST	303	3	3	\$28.25	\$552.41	\$580.66
EAST	304	3	4	\$28.25	\$352.11	\$380.36
EAST	305	3	5	\$28.25	\$602.18	\$630.43
EAST	306	3	6	\$28.25	\$340.77	\$369.02
EAST	307	3	7	\$28.25	\$412.58	\$440.83
EAST	308	3	8	\$28.25	\$406.91	\$435.16
EAST	309	3	9	\$28.25	\$634.93	\$663.18
EAST	310	3	10	\$28.25	\$376.04	\$404.29
EAST	311	3	11	\$28.25	\$635.56	\$663.81
WEST	320	3	12	\$28.25	\$558.08	\$586.33
WEST	321	3	13	\$28.25	\$550.52	\$578.77
WEST	322	3	14	\$28.25	\$375.42	\$403.67
WEST	323	3	15	\$28.25	\$389.27	\$417.52
WEST	324	3	16	\$28.25	\$527.85	\$556.10
WEST	325	3	17	\$28.25	\$387.38	\$415.63



EAST AND WEST TOWER

MONTHLY COMMON ELEMENT FEES

TOWER	MUNICIPAL NO.	LEVEL NO.	UNIT NO.	MONTHLY COMMON BULK INTERNET BY UNIT	MONTHLY COMMON ELEMENT FEES BY UNIT	TOTAL MONTHLY COMMON ELEMENT FEE
WEST	326	3	18	\$28.25	\$417.62	\$445.87
WEST	327	3	19	\$28.25	\$514.62	\$542.87
WEST	328	3	20	\$28.25	\$391.79	\$420.04
WEST	329	3	21	\$28.25	\$403.13	\$431.38
WEST	330	3	22	\$28.25	\$485.02	\$513.27
WEST	331	3	23	\$28.25	\$632.41	\$660.66
EAST	312	3	24	\$28.25	\$632.41	\$660.66
EAST	314	3	25	\$28.25	\$632.41	\$660.66
EAST	315	3	26	\$28.25	\$596.51	\$624.76
EAST	316	3	27	\$28.25	\$610.99	\$639.24
EAST	317	3	28	\$28.25	\$406.28	\$434.53
EAST	318	3	29	\$28.25	\$402.50	\$430.75
EAST	319	3	30	\$28.25	\$409.43	\$437.68
EAST	401	4	1	\$28.25	\$417.62	\$445.87
EAST	402	4	2	\$28.25	\$527.22	\$555.47
EAST	403	4	3	\$28.25	\$552.41	\$580.66
EAST	404	4	4	\$28.25	\$352.11	\$380.36
EAST	405	4	5	\$28.25	\$602.18	\$630.43
EAST	406	4	6	\$28.25	\$340.77	\$369.02
EAST	407	4	7	\$28.25	\$412.58	\$440.83
EAST	408	4	8	\$28.25	\$406.91	\$435.16
EAST	409	4	9	\$28.25	\$634.93	\$663.18
EAST	410	4	10	\$28.25	\$376.04	\$404.29
EAST	411	4	11	\$28.25	\$635.56	\$663.81
WEST	420	4	12	\$28.25	\$558.08	\$586.33
WEST	421	4	13	\$28.25	\$550.52	\$578.77
WEST	422	4	14	\$28.25	\$375.42	\$403.67
WEST	423	4	15	\$28.25	\$389.27	\$417.52
WEST	424	4	16	\$28.25	\$527.85	\$556.10
WEST	425	4	17	\$28.25	\$387.38	\$415.63
WEST	426	4	18	\$28.25	\$417.62	\$445.87
WEST	427	4	19	\$28.25	\$514.62	\$542.87
WEST	428	4	20	\$28.25	\$391.79	\$420.04
WEST	429	4	21	\$28.25	\$403.13	\$431.38
WEST	430	4	22	\$28.25	\$485.02	\$513.27
WEST	431	4	23	\$28.25	\$632.41	\$660.66
EAST	412	4	24	\$28.25	\$632.41	\$660.66
EAST	414	4	25	\$28.25	\$632.41	\$660.66
EAST	415	4	26	\$28.25	\$596.51	\$624.76
EAST	416	4	27	\$28.25	\$610.99	\$639.24
EAST	417	4	28	\$28.25	\$406.28	\$434.53
EAST	418	4	29	\$28.25	\$402.50	\$430.75
EAST	419	4	30	\$28.25	\$409.43	\$437.68
EAST	501	5	1	\$28.25	\$417.62	\$445.87
EAST	502	5	2	\$28.25	\$527.22	\$555.47
EAST	503	5	3	\$28.25	\$552.41	\$580.66
EAST	504	5	4	\$28.25	\$352.11	\$380.36
EAST	505	5	5	\$28.25	\$602.18	\$630.43
EAST	506	5	6	\$28.25	\$340.77	\$369.02
EAST	507	5	7	\$28.25	\$412.58	\$440.83
EAST	508	5	8	\$28.25	\$406.91	\$435.16
EAST	509	5	9	\$28.25	\$634.93	\$663.18
EAST	510	5	10	\$28.25	\$376.04	\$404.29
EAST	511	5	11	\$28.25	\$635.56	\$663.81
WEST	520	5	12	\$28.25	\$558.08	\$586.33
WEST	521	5	13	\$28.25	\$550.52	\$578.77
WEST	522	5	14	\$28.25	\$375.42	\$403.67
WEST	523	5	15	\$28.25	\$389.27	\$417.52
WEST	524	5	16	\$28.25	\$527.85	\$556.10
WEST	525	5	17	\$28.25	\$387.38	\$415.63



EAST AND WEST TOWER

MONTHLY COMMON ELEMENT FEES

TOWER	MUNICIPAL NO.	LEVEL NO.	UNIT NO.	MONTHLY COMMON BULK INTERNET BY UNIT	MONTHLY COMMON ELEMENT FEES BY UNIT	TOTAL MONTHLY COMMON ELEMENT FEE
WEST	526	5	18	\$28.25	\$417.62	\$445.87
WEST	527	5	19	\$28.25	\$514.62	\$542.87
WEST	528	5	20	\$28.25	\$391.79	\$420.04
WEST	529	5	21	\$28.25	\$403.13	\$431.38
WEST	530	5	22	\$28.25	\$485.02	\$513.27
WEST	531	5	23	\$28.25	\$632.41	\$660.66
EAST	512	5	24	\$28.25	\$632.41	\$660.66
EAST	514	5	25	\$28.25	\$632.41	\$660.66
EAST	515	5	26	\$28.25	\$596.51	\$624.76
EAST	516	5	27	\$28.25	\$610.99	\$639.24
EAST	517	5	28	\$28.25	\$406.28	\$434.53
EAST	518	5	29	\$28.25	\$402.50	\$430.75
EAST	519	5	30	\$28.25	\$409.43	\$437.68
EAST	601	6	1	\$28.25	\$417.62	\$445.87
EAST	602	6	2	\$28.25	\$527.22	\$555.47
EAST	603	6	3	\$28.25	\$602.18	\$630.43
EAST	604	6	4	\$28.25	\$340.77	\$369.02
EAST	605	6	5	\$28.25	\$412.58	\$440.83
EAST	606	6	6	\$28.25	\$406.91	\$435.16
EAST	607	6	7	\$28.25	\$634.93	\$663.18
EAST	608	6	8	\$28.25	\$376.04	\$404.29
EAST	609	6	9	\$28.25	\$635.56	\$663.81
WEST	618	6	10	\$28.25	\$558.08	\$586.33
WEST	619	6	11	\$28.25	\$550.52	\$578.77
WEST	620	6	12	\$28.25	\$375.42	\$403.67
WEST	621	6	13	\$28.25	\$389.27	\$417.52
WEST	622	6	14	\$28.25	\$527.85	\$556.10
WEST	623	6	15	\$28.25	\$387.38	\$415.63
WEST	624	6	16	\$28.25	\$417.62	\$445.87
WEST	625	6	17	\$28.25	\$514.62	\$542.87
WEST	626	6	18	\$28.25	\$391.79	\$420.04
WEST	627	6	19	\$28.25	\$403.13	\$431.38
WEST	628	6	20	\$28.25	\$485.02	\$513.27
WEST	629	6	21	\$28.25	\$632.41	\$660.66
EAST	610	6	22	\$28.25	\$632.41	\$660.66
EAST	611	6	23	\$28.25	\$632.41	\$660.66
EAST	612	6	24	\$28.25	\$596.51	\$624.76
EAST	614	6	25	\$28.25	\$610.99	\$639.24
EAST	615	6	26	\$28.25	\$406.28	\$434.53
EAST	616	6	27	\$28.25	\$402.50	\$430.75
EAST	617	6	28	\$28.25	\$409.43	\$437.68
EAST	701	7	1	\$28.25	\$417.62	\$445.87
WEST	709	7	2	\$28.25	\$550.52	\$578.77
WEST	710	7	3	\$28.25	\$375.42	\$403.67
WEST	711	7	4	\$28.25	\$389.27	\$417.52
WEST	712	7	5	\$28.25	\$527.85	\$556.10
WEST	714	7	6	\$28.25	\$387.38	\$415.63
WEST	715	7	7	\$28.25	\$417.62	\$445.87
WEST	716	7	8	\$28.25	\$514.62	\$542.87
WEST	717	7	9	\$28.25	\$391.79	\$420.04
WEST	718	7	10	\$28.25	\$403.13	\$431.38
WEST	719	7	11	\$28.25	\$485.02	\$513.27
WEST	720	7	12	\$28.25	\$632.41	\$660.66
EAST	702	7	13	\$28.25	\$632.41	\$660.66
EAST	703	7	14	\$28.25	\$632.41	\$660.66
EAST	704	7	15	\$28.25	\$596.51	\$624.76
EAST	705	7	16	\$28.25	\$610.99	\$639.24
EAST	706	7	17	\$28.25	\$406.28	\$434.53
EAST	707	7	18	\$28.25	\$402.50	\$430.75
EAST	708	7	19	\$28.25	\$409.43	\$437.68



EAST AND WEST TOWER

MONTHLY COMMON ELEMENT FEES

TOWER	MUNICIPAL NO.	LEVEL NO.	UNIT NO.	MONTHLY COMMON BULK INTERNET BY UNIT	MONTHLY COMMON ELEMENT FEES BY UNIT	TOTAL MONTHLY COMMON ELEMENT FEE
EAST	801	8	1	\$28.25	\$417.62	\$445.87
EAST	802	8	2	\$28.25	\$514.62	\$542.87
EAST	803	8	3	\$28.25	\$391.79	\$420.04
EAST	804	8	4	\$28.25	\$371.64	\$399.89
EAST	805	8	5	\$28.25	\$508.95	\$537.20
EAST	806	8	6	\$28.25	\$412.58	\$440.83
EAST	807	8	7	\$28.25	\$406.91	\$435.16
EAST	808	8	8	\$28.25	\$550.52	\$578.77
EAST	809	8	9	\$28.25	\$375.42	\$403.67
EAST	810	8	10	\$28.25	\$280.30	\$308.55
EAST	811	8	11	\$28.25	\$527.85	\$556.10
EAST	812	8	12	\$28.25	\$387.38	\$415.63
WEST	814	8	13	\$28.25	\$399.98	\$428.23
WEST	815	8	14	\$28.25	\$550.52	\$578.77
WEST	816	8	15	\$28.25	\$375.42	\$403.67
WEST	817	8	16	\$28.25	\$389.27	\$417.52
WEST	818	8	17	\$28.25	\$527.85	\$556.10
WEST	819	8	18	\$28.25	\$387.38	\$415.63
WEST	820	8	19	\$28.25	\$417.62	\$445.87
WEST	821	8	20	\$28.25	\$514.62	\$542.87
WEST	822	8	21	\$28.25	\$391.79	\$420.04
WEST	823	8	22	\$28.25	\$371.64	\$399.89
WEST	824	8	23	\$28.25	\$508.95	\$537.20
WEST	825	8	24	\$28.25	\$305.50	\$333.75
EAST	901	9	1	\$28.25	\$417.62	\$445.87
EAST	902	9	2	\$28.25	\$514.62	\$542.87
EAST	903	9	3	\$28.25	\$391.79	\$420.04
EAST	904	9	4	\$28.25	\$371.64	\$399.89
EAST	905	9	5	\$28.25	\$508.95	\$537.20
EAST	906	9	6	\$28.25	\$412.58	\$440.83
EAST	907	9	7	\$28.25	\$406.91	\$435.16
EAST	908	9	8	\$28.25	\$550.52	\$578.77
EAST	909	9	9	\$28.25	\$375.42	\$403.67
EAST	910	9	10	\$28.25	\$389.27	\$417.52
EAST	911	9	11	\$28.25	\$527.85	\$556.10
EAST	912	9	12	\$28.25	\$387.38	\$415.63
WEST	914	9	13	\$28.25	\$399.98	\$428.23
WEST	915	9	14	\$28.25	\$550.52	\$578.77
WEST	916	9	15	\$28.25	\$375.42	\$403.67
WEST	917	9	16	\$28.25	\$389.27	\$417.52
WEST	918	9	17	\$28.25	\$527.85	\$556.10
WEST	919	9	18	\$28.25	\$387.38	\$415.63
WEST	920	9	19	\$28.25	\$417.62	\$445.87
WEST	921	9	20	\$28.25	\$514.62	\$542.87
WEST	922	9	21	\$28.25	\$391.79	\$420.04
WEST	923	9	22	\$28.25	\$371.64	\$399.89
WEST	924	9	23	\$28.25	\$508.95	\$537.20
WEST	925	9	24	\$28.25	\$412.58	\$440.83
EAST	1001	10	1	\$28.25	\$417.62	\$445.87
EAST	1002	10	2	\$28.25	\$514.62	\$542.87
EAST	1003	10	3	\$28.25	\$391.79	\$420.04
EAST	1004	10	4	\$28.25	\$371.64	\$399.89
EAST	1005	10	5	\$28.25	\$508.95	\$537.20
EAST	1006	10	6	\$28.25	\$412.58	\$440.83
EAST	1007	10	7	\$28.25	\$406.91	\$435.16
EAST	1008	10	8	\$28.25	\$550.52	\$578.77
EAST	1009	10	9	\$28.25	\$375.42	\$403.67
EAST	1010	10	10	\$28.25	\$389.27	\$417.52
EAST	1011	10	11	\$28.25	\$527.85	\$556.10



EAST AND WEST TOWER

MONTHLY COMMON ELEMENT FEES

TOWER	MUNICIPAL NO.	LEVEL NO.	UNIT NO.	MONTHLY COMMON BULK INTERNET BY UNIT	MONTHLY COMMON ELEMENT FEES BY UNIT	TOTAL MONTHLY COMMON ELEMENT FEE
EAST	1012	10	12	\$28.25	\$387.38	\$415.63
WEST	1014	10	13	\$28.25	\$399.98	\$428.23
WEST	1015	10	14	\$28.25	\$550.52	\$578.77
WEST	1016	10	15	\$28.25	\$375.42	\$403.67
WEST	1018	10	16	\$28.25	\$917.12	\$945.37
WEST	1019	10	17	\$28.25	\$387.38	\$415.63
WEST	1020	10	18	\$28.25	\$417.62	\$445.87
WEST	1021	10	19	\$28.25	\$514.62	\$542.87
WEST	1022	10	20	\$28.25	\$391.79	\$420.04
WEST	1023	10	21	\$28.25	\$371.64	\$399.89
WEST	1024	10	22	\$28.25	\$508.95	\$537.20
WEST	1025	10	23	\$28.25	\$412.58	\$440.83
EAST	1101	11	1	\$28.25	\$417.62	\$445.87
EAST	1102	11	2	\$28.25	\$514.62	\$542.87
EAST	1103	11	3	\$28.25	\$391.79	\$420.04
EAST	1104	11	4	\$28.25	\$371.64	\$399.89
EAST	1105	11	5	\$28.25	\$508.95	\$537.20
EAST	1106	11	6	\$28.25	\$412.58	\$440.83
EAST	1107	11	7	\$28.25	\$406.91	\$435.16
EAST	1108	11	8	\$28.25	\$550.52	\$578.77
EAST	1109	11	9	\$28.25	\$375.42	\$403.67
EAST	1110	11	10	\$28.25	\$389.27	\$417.52
EAST	1111	11	11	\$28.25	\$527.85	\$556.10
EAST	1112	11	12	\$28.25	\$387.38	\$415.63
WEST	1114	11	13	\$28.25	\$399.98	\$428.23
WEST	1115	11	14	\$28.25	\$550.52	\$578.77
WEST	1116	11	15	\$28.25	\$375.42	\$403.67
WEST	1117	11	16	\$28.25	\$389.27	\$417.52
WEST	1118	11	17	\$28.25	\$527.85	\$556.10
WEST	1119	11	18	\$28.25	\$387.38	\$415.63
WEST	1120	11	19	\$28.25	\$417.62	\$445.87
WEST	1121	11	20	\$28.25	\$514.62	\$542.87
WEST	1122	11	21	\$28.25	\$391.79	\$420.04
WEST	1123	11	22	\$28.25	\$371.64	\$399.89
WEST	1124	11	23	\$28.25	\$508.95	\$537.20
WEST	1125	11	24	\$28.25	\$412.58	\$440.83
EAST	1201	12	1	\$28.25	\$417.62	\$445.87
EAST	1202	12	2	\$28.25	\$514.62	\$542.87
EAST	1203	12	3	\$28.25	\$391.79	\$420.04
EAST	1204	12	4	\$28.25	\$371.64	\$399.89
EAST	1205	12	5	\$28.25	\$508.95	\$537.20
EAST	1206	12	6	\$28.25	\$412.58	\$440.83
EAST	1207	12	7	\$28.25	\$406.91	\$435.16
EAST	1208	12	8	\$28.25	\$550.52	\$578.77
EAST	1209	12	9	\$28.25	\$375.42	\$403.67
EAST	1210	12	10	\$28.25	\$389.27	\$417.52
EAST	1211	12	11	\$28.25	\$527.85	\$556.10
EAST	1212	12	12	\$28.25	\$387.38	\$415.63
WEST	1214	12	13	\$28.25	\$399.98	\$428.23
WEST	1215	12	14	\$28.25	\$550.52	\$578.77
WEST	1216	12	15	\$28.25	\$375.42	\$403.67
WEST	1217	12	16	\$28.25	\$389.27	\$417.52
WEST	1218	12	17	\$28.25	\$527.85	\$556.10
WEST	1219	12	18	\$28.25	\$387.38	\$415.63
WEST	1220	12	19	\$28.25	\$417.62	\$445.87
WEST	1221	12	20	\$28.25	\$514.62	\$542.87
WEST	1222	12	21	\$28.25	\$391.79	\$420.04



EAST AND WEST TOWER

MONTHLY COMMON ELEMENT FEES

TOWER	MUNICIPAL NO.	LEVEL NO.	UNIT NO.	MONTHLY COMMON BULK INTERNET BY UNIT	MONTHLY COMMON ELEMENT FEES BY UNIT	TOTAL MONTHLY COMMON ELEMENT FEE
WEST	1223	12	22	\$28.25	\$371.64	\$399.89
WEST	1224	12	23	\$28.25	\$508.95	\$537.20
WEST	1225	12	24	\$28.25	\$412.58	\$440.83
EAST	1401	13	1	\$28.25	\$417.62	\$445.87
EAST	1402	13	2	\$28.25	\$514.62	\$542.87
EAST	1403	13	3	\$28.25	\$391.79	\$420.04
EAST	1404	13	4	\$28.25	\$371.64	\$399.89
EAST	1405	13	5	\$28.25	\$508.95	\$537.20
EAST	1406	13	6	\$28.25	\$412.58	\$440.83
EAST	1407	13	7	\$28.25	\$406.91	\$435.16
EAST	1408	13	8	\$28.25	\$550.52	\$578.77
EAST	1409	13	9	\$28.25	\$375.42	\$403.67
EAST	1410	13	10	\$28.25	\$389.27	\$417.52
EAST	1411	13	11	\$28.25	\$527.85	\$556.10
EAST	1412	13	12	\$28.25	\$387.38	\$415.63
WEST	1414	13	13	\$28.25	\$399.98	\$428.23
WEST	1415	13	14	\$28.25	\$550.52	\$578.77
WEST	1416	13	15	\$28.25	\$375.42	\$403.67
WEST	1417	13	16	\$28.25	\$389.27	\$417.52
WEST	1418	13	17	\$28.25	\$527.85	\$556.10
WEST	1419	13	18	\$28.25	\$387.38	\$415.63
WEST	1420	13	19	\$28.25	\$417.62	\$445.87
WEST	1421	13	20	\$28.25	\$514.62	\$542.87
WEST	1422	13	21	\$28.25	\$391.79	\$420.04
WEST	1423	13	22	\$28.25	\$371.64	\$399.89
WEST	1424	13	23	\$28.25	\$508.95	\$537.20
WEST	1425	13	24	\$28.25	\$412.58	\$440.83
EAST	1501	14	1	\$28.25	\$417.62	\$445.87
EAST	1502	14	2	\$28.25	\$514.62	\$542.87
EAST	1503	14	3	\$28.25	\$391.79	\$420.04
EAST	1504	14	4	\$28.25	\$371.64	\$399.89
EAST	1505	14	5	\$28.25	\$508.95	\$537.20
EAST	1506	14	6	\$28.25	\$412.58	\$440.83
EAST	1507	14	7	\$28.25	\$406.91	\$435.16
EAST	1508	14	8	\$28.25	\$550.52	\$578.77
EAST	1509	14	9	\$28.25	\$375.42	\$403.67
EAST	1510	14	10	\$28.25	\$389.27	\$417.52
EAST	1511	14	11	\$28.25	\$527.85	\$556.10
EAST	1512	14	12	\$28.25	\$387.38	\$415.63
WEST	1514	14	13	\$28.25	\$399.98	\$428.23
WEST	1515	14	14	\$28.25	\$550.52	\$578.77
WEST	1516	14	15	\$28.25	\$375.42	\$403.67
WEST	1517	14	16	\$28.25	\$389.27	\$417.52
WEST	1518	14	17	\$28.25	\$527.85	\$556.10
WEST	1519	14	18	\$28.25	\$387.38	\$415.63
WEST	1520	14	19	\$28.25	\$417.62	\$445.87
WEST	1521	14	20	\$28.25	\$514.62	\$542.87
WEST	1522	14	21	\$28.25	\$391.79	\$420.04
WEST	1523	14	22	\$28.25	\$371.64	\$399.89
WEST	1524	14	23	\$28.25	\$508.95	\$537.20
WEST	1525	14	24	\$28.25	\$412.58	\$440.83
EAST	1601	15	1	\$28.25	\$417.62	\$445.87
EAST	1602	15	2	\$28.25	\$514.62	\$542.87
EAST	1603	15	3	\$28.25	\$391.79	\$420.04
EAST	1604	15	4	\$28.25	\$371.64	\$399.89
EAST	1605	15	5	\$28.25	\$508.95	\$537.20
EAST	1606	15	6	\$28.25	\$412.58	\$440.83



EAST AND WEST TOWER

MONTHLY COMMON ELEMENT FEES

TOWER	MUNICIPAL NO.	LEVEL NO.	UNIT NO.	MONTHLY COMMON BULK INTERNET BY UNIT	MONTHLY COMMON ELEMENT FEES BY UNIT	TOTAL MONTHLY COMMON ELEMENT FEE
EAST	1607	15	7	\$28.25	\$406.91	\$435.16
EAST	1608	15	8	\$28.25	\$550.52	\$578.77
EAST	1609	15	9	\$28.25	\$375.42	\$403.67
EAST	1610	15	10	\$28.25	\$389.27	\$417.52
EAST	1611	15	11	\$28.25	\$527.85	\$556.10
EAST	1612	15	12	\$28.25	\$387.38	\$415.63
WEST	1614	15	13	\$28.25	\$399.98	\$428.23
WEST	1615	15	14	\$28.25	\$550.52	\$578.77
WEST	1616	15	15	\$28.25	\$375.42	\$403.67
WEST	1617	15	16	\$28.25	\$389.27	\$417.52
WEST	1618	15	17	\$28.25	\$527.85	\$556.10
WEST	1619	15	18	\$28.25	\$387.38	\$415.63
WEST	1620	15	19	\$28.25	\$417.62	\$445.87
WEST	1621	15	20	\$28.25	\$514.62	\$542.87
WEST	1622	15	21	\$28.25	\$391.79	\$420.04
WEST	1623	15	22	\$28.25	\$371.64	\$399.89
WEST	1624	15	23	\$28.25	\$508.95	\$537.20
WEST	1625	15	24	\$28.25	\$412.58	\$440.83
EAST	1701	16	1	\$28.25	\$417.62	\$445.87
EAST	1702	16	2	\$28.25	\$514.62	\$542.87
EAST	1703	16	3	\$28.25	\$391.79	\$420.04
EAST	1704	16	4	\$28.25	\$371.64	\$399.89
EAST	1705	16	5	\$28.25	\$508.95	\$537.20
EAST	1706	16	6	\$28.25	\$412.58	\$440.83
EAST	1707	16	7	\$28.25	\$406.91	\$435.16
EAST	1708	16	8	\$28.25	\$550.52	\$578.77
EAST	1709	16	9	\$28.25	\$375.42	\$403.67
EAST	1710	16	10	\$28.25	\$389.27	\$417.52
EAST	1711	16	11	\$28.25	\$527.85	\$556.10
EAST	1712	16	12	\$28.25	\$387.38	\$415.63
WEST	1714	16	13	\$28.25	\$399.98	\$428.23
WEST	1715	16	14	\$28.25	\$550.52	\$578.77
WEST	1716	16	15	\$28.25	\$375.42	\$403.67
WEST	1717	16	16	\$28.25	\$389.27	\$417.52
WEST	1718	16	17	\$28.25	\$527.85	\$556.10
WEST	1719	16	18	\$28.25	\$387.38	\$415.63
WEST	1720	16	19	\$28.25	\$417.62	\$445.87
WEST	1721	16	20	\$28.25	\$514.62	\$542.87
WEST	1722	16	21	\$28.25	\$391.79	\$420.04
WEST	1723	16	22	\$28.25	\$371.64	\$399.89
WEST	1724	16	23	\$28.25	\$508.95	\$537.20
WEST	1725	16	24	\$28.25	\$412.58	\$440.83
EAST	1801	17	1	\$28.25	\$417.62	\$445.87
EAST	1802	17	2	\$28.25	\$514.62	\$542.87
EAST	1803	17	3	\$28.25	\$391.79	\$420.04
EAST	1804	17	4	\$28.25	\$371.64	\$399.89
EAST	1805	17	5	\$28.25	\$508.95	\$537.20
EAST	1806	17	6	\$28.25	\$412.58	\$440.83
EAST	1807	17	7	\$28.25	\$406.91	\$435.16
EAST	1808	17	8	\$28.25	\$550.52	\$578.77
EAST	1809	17	9	\$28.25	\$375.42	\$403.67
EAST	1810	17	10	\$28.25	\$389.27	\$417.52
EAST	1811	17	11	\$28.25	\$527.85	\$556.10
EAST	1812	17	12	\$28.25	\$387.38	\$415.63
WEST	1814	17	13	\$28.25	\$399.98	\$428.23
WEST	1815	17	14	\$28.25	\$550.52	\$578.77
WEST	1816	17	15	\$28.25	\$375.42	\$403.67



EAST AND WEST TOWER

MONTHLY COMMON ELEMENT FEES

TOWER	MUNICIPAL NO.	LEVEL NO.	UNIT NO.	MONTHLY COMMON BULK INTERNET BY UNIT	MONTHLY COMMON ELEMENT FEES BY UNIT	TOTAL MONTHLY COMMON ELEMENT FEE
WEST	1817	17	16	\$28.25	\$389.27	\$417.52
WEST	1818	17	17	\$28.25	\$527.85	\$556.10
WEST	1819	17	18	\$28.25	\$387.38	\$415.63
WEST	1820	17	19	\$28.25	\$417.62	\$445.87
WEST	1821	17	20	\$28.25	\$514.62	\$542.87
WEST	1822	17	21	\$28.25	\$391.79	\$420.04
WEST	1823	17	22	\$28.25	\$371.64	\$399.89
WEST	1824	17	23	\$28.25	\$508.95	\$537.20
WEST	1825	17	24	\$28.25	\$412.58	\$440.83
EAST	1901	18	1	\$28.25	\$417.62	\$445.87
EAST	1902	18	2	\$28.25	\$514.62	\$542.87
EAST	1903	18	3	\$28.25	\$391.79	\$420.04
EAST	1904	18	4	\$28.25	\$371.64	\$399.89
EAST	1905	18	5	\$28.25	\$508.95	\$537.20
EAST	1906	18	6	\$28.25	\$412.58	\$440.83
EAST	1907	18	7	\$28.25	\$406.91	\$435.16
EAST	1908	18	8	\$28.25	\$550.52	\$578.77
EAST	1909	18	9	\$28.25	\$375.42	\$403.67
EAST	1910	18	10	\$28.25	\$389.27	\$417.52
EAST	1911	18	11	\$28.25	\$527.85	\$556.10
EAST	1912	18	12	\$28.25	\$387.38	\$415.63
WEST	1914	18	13	\$28.25	\$399.98	\$428.23
WEST	1915	18	14	\$28.25	\$550.52	\$578.77
WEST	1916	18	15	\$28.25	\$375.42	\$403.67
WEST	1917	18	16	\$28.25	\$389.27	\$417.52
WEST	1918	18	17	\$28.25	\$527.85	\$556.10
WEST	1919	18	18	\$28.25	\$387.38	\$415.63
WEST	1920	18	19	\$28.25	\$417.62	\$445.87
WEST	1921	18	20	\$28.25	\$514.62	\$542.87
WEST	1922	18	21	\$28.25	\$391.79	\$420.04
WEST	1923	18	22	\$28.25	\$371.64	\$399.89
WEST	1924	18	23	\$28.25	\$508.95	\$537.20
WEST	1925	18	24	\$28.25	\$412.58	\$440.83
EAST	2001	19	1	\$28.25	\$417.62	\$445.87
EAST	2002	19	2	\$28.25	\$514.62	\$542.87
EAST	2003	19	3	\$28.25	\$391.79	\$420.04
EAST	2004	19	4	\$28.25	\$371.64	\$399.89
EAST	2005	19	5	\$28.25	\$508.95	\$537.20
EAST	2006	19	6	\$28.25	\$412.58	\$440.83
EAST	2007	19	7	\$28.25	\$406.91	\$435.16
EAST	2008	19	8	\$28.25	\$550.52	\$578.77
EAST	2009	19	9	\$28.25	\$375.42	\$403.67
EAST	2010	19	10	\$28.25	\$389.27	\$417.52
EAST	2011	19	11	\$28.25	\$527.85	\$556.10
EAST	2012	19	12	\$28.25	\$387.38	\$415.63
WEST	2014	19	13	\$28.25	\$399.98	\$428.23
WEST	2015	19	14	\$28.25	\$550.52	\$578.77
WEST	2016	19	15	\$28.25	\$375.42	\$403.67
WEST	2017	19	16	\$28.25	\$389.27	\$417.52
WEST	2018	19	17	\$28.25	\$527.85	\$556.10
WEST	2019	19	18	\$28.25	\$387.38	\$415.63
WEST	2020	19	19	\$28.25	\$417.62	\$445.87
WEST	2021	19	20	\$28.25	\$514.62	\$542.87
WEST	2022	19	21	\$28.25	\$391.79	\$420.04
WEST	2023	19	22	\$28.25	\$371.64	\$399.89
WEST	2024	19	23	\$28.25	\$508.95	\$537.20
WEST	2025	19	24	\$28.25	\$412.58	\$440.83



EAST AND WEST TOWER

MONTHLY COMMON ELEMENT FEES

TOWER	MUNICIPAL NO.	LEVEL NO.	UNIT NO.	MONTHLY COMMON BULK INTERNET BY UNIT	MONTHLY COMMON ELEMENT FEES BY UNIT	TOTAL MONTHLY COMMON ELEMENT FEE
EAST	2101	20	1	\$28.25	\$417.62	\$445.87
EAST	2102	20	2	\$28.25	\$514.62	\$542.87
EAST	2103	20	3	\$28.25	\$391.79	\$420.04
EAST	2104	20	4	\$28.25	\$371.64	\$399.89
EAST	2105	20	5	\$28.25	\$508.95	\$537.20
EAST	2106	20	6	\$28.25	\$412.58	\$440.83
EAST	2107	20	7	\$28.25	\$406.91	\$435.16
EAST	2108	20	8	\$28.25	\$550.52	\$578.77
EAST	2109	20	9	\$28.25	\$375.42	\$403.67
EAST	2110	20	10	\$28.25	\$389.27	\$417.52
EAST	2111	20	11	\$28.25	\$527.85	\$556.10
EAST	2112	20	12	\$28.25	\$387.38	\$415.63
WEST	2114	20	13	\$28.25	\$399.98	\$428.23
WEST	2115	20	14	\$28.25	\$550.52	\$578.77
WEST	2116	20	15	\$28.25	\$375.42	\$403.67
WEST	2117	20	16	\$28.25	\$389.27	\$417.52
WEST	2118	20	17	\$28.25	\$527.85	\$556.10
WEST	2119	20	18	\$28.25	\$387.38	\$415.63
WEST	2120	20	19	\$28.25	\$417.62	\$445.87
WEST	2121	20	20	\$28.25	\$514.62	\$542.87
WEST	2122	20	21	\$28.25	\$391.79	\$420.04
WEST	2123	20	22	\$28.25	\$371.64	\$399.89
WEST	2124	20	23	\$28.25	\$508.95	\$537.20
WEST	2125	20	24	\$28.25	\$412.58	\$440.83
EAST	2201	21	1	\$28.25	\$417.62	\$445.87
EAST	2202	21	2	\$28.25	\$514.62	\$542.87
EAST	2203	21	3	\$28.25	\$391.79	\$420.04
EAST	2204	21	4	\$28.25	\$371.64	\$399.89
EAST	2205	21	5	\$28.25	\$508.95	\$537.20
EAST	2206	21	6	\$28.25	\$412.58	\$440.83
EAST	2207	21	7	\$28.25	\$406.91	\$435.16
EAST	2208	21	8	\$28.25	\$550.52	\$578.77
EAST	2209	21	9	\$28.25	\$375.42	\$403.67
EAST	2210	21	10	\$28.25	\$389.27	\$417.52
EAST	2211	21	11	\$28.25	\$527.85	\$556.10
EAST	2212	21	12	\$28.25	\$387.38	\$415.63
WEST	2214	21	13	\$28.25	\$399.98	\$428.23
WEST	2215	21	14	\$28.25	\$550.52	\$578.77
WEST	2216	21	15	\$28.25	\$375.42	\$403.67
WEST	2217	21	16	\$28.25	\$389.27	\$417.52
WEST	2218	21	17	\$28.25	\$527.85	\$556.10
WEST	2219	21	18	\$28.25	\$387.38	\$415.63
WEST	2220	21	19	\$28.25	\$417.62	\$445.87
WEST	2221	21	20	\$28.25	\$514.62	\$542.87
WEST	2222	21	21	\$28.25	\$391.79	\$420.04
WEST	2223	21	22	\$28.25	\$371.64	\$399.89
WEST	2224	21	23	\$28.25	\$508.95	\$537.20
WEST	2225	21	24	\$28.25	\$412.58	\$440.83
EAST	2301	22	1	\$28.25	\$417.62	\$445.87
EAST	2302	22	2	\$28.25	\$514.62	\$542.87
EAST	2303	22	3	\$28.25	\$391.79	\$420.04
EAST	2304	22	4	\$28.25	\$371.64	\$399.89
EAST	2305	22	5	\$28.25	\$508.95	\$537.20
EAST	2306	22	6	\$28.25	\$412.58	\$440.83
EAST	2307	22	7	\$28.25	\$406.91	\$435.16
EAST	2308	22	8	\$28.25	\$550.52	\$578.77
EAST	2309	22	9	\$28.25	\$375.42	\$403.67
EAST	2310	22	10	\$28.25	\$389.27	\$417.52



EAST AND WEST TOWER

MONTHLY COMMON ELEMENT FEES

TOWER	MUNICIPAL NO.	LEVEL NO.	UNIT NO.	MONTHLY COMMON BULK INTERNET BY UNIT	MONTHLY COMMON ELEMENT FEES BY UNIT	TOTAL MONTHLY COMMON ELEMENT FEE
EAST	2311	22	11	\$28.25	\$527.85	\$556.10
EAST	2312	22	12	\$28.25	\$387.38	\$415.63
WEST	2314	22	13	\$28.25	\$399.98	\$428.23
WEST	2315	22	14	\$28.25	\$550.52	\$578.77
WEST	2316	22	15	\$28.25	\$375.42	\$403.67
WEST	2317	22	16	\$28.25	\$389.27	\$417.52
WEST	2318	22	17	\$28.25	\$527.85	\$556.10
WEST	2319	22	18	\$28.25	\$387.38	\$415.63
WEST	2320	22	19	\$28.25	\$417.62	\$445.87
WEST	2321	22	20	\$28.25	\$514.62	\$542.87
WEST	2322	22	21	\$28.25	\$391.79	\$420.04
WEST	2323	22	22	\$28.25	\$371.64	\$399.89
WEST	2324	22	23	\$28.25	\$508.95	\$537.20
WEST	2325	22	24	\$28.25	\$412.58	\$440.83
EAST	PH101	23	1	\$28.25	\$616.03	\$644.28
EAST	PH102	23	2	\$28.25	\$906.41	\$934.66
EAST	PH103	23	3	\$28.25	\$903.26	\$931.51
EAST	PH104	23	4	\$28.25	\$412.58	\$440.83
EAST	PH105	23	5	\$28.25	\$406.91	\$435.16
EAST	PH106	23	6	\$28.25	\$550.52	\$578.77
EAST	PH107	23	7	\$28.25	\$415.10	\$443.35
EAST	PH108	23	8	\$28.25	\$389.27	\$417.52
EAST	PH109	23	9	\$28.25	\$770.99	\$799.24
WEST	2414	23	10	\$28.25	\$399.98	\$428.23
WEST	2415	23	11	\$28.25	\$550.52	\$578.77
WEST	2416	23	12	\$28.25	\$375.42	\$403.67
WEST	2417	23	13	\$28.25	\$389.27	\$417.52
WEST	2418	23	14	\$28.25	\$527.85	\$556.10
WEST	2419	23	15	\$28.25	\$387.38	\$415.63
WEST	2420	23	16	\$28.25	\$417.62	\$445.87
WEST	2421	23	17	\$28.25	\$514.62	\$542.87
WEST	2422	23	18	\$28.25	\$391.79	\$420.04
WEST	2423	23	19	\$28.25	\$371.64	\$399.89
WEST	2424	23	20	\$28.25	\$508.95	\$537.20
WEST	2425	23	21	\$28.25	\$412.58	\$440.83
EAST	PH201	24	1	\$28.25	\$616.03	\$644.28
EAST	PH202	24	2	\$28.25	\$906.41	\$934.66
EAST	PH203	24	3	\$28.25	\$903.26	\$931.51
EAST	PH204	24	4	\$28.25	\$412.58	\$440.83
EAST	PH205	24	5	\$28.25	\$406.91	\$435.16
EAST	PH206	24	6	\$28.25	\$550.52	\$578.77
EAST	PH207	24	7	\$28.25	\$415.10	\$443.35
EAST	PH208	24	8	\$28.25	\$389.27	\$417.52
EAST	PH209	24	9	\$28.25	\$770.99	\$799.24
WEST	2514	24	10	\$28.25	\$399.98	\$428.23
WEST	2515	24	11	\$28.25	\$550.52	\$578.77
WEST	2516	24	12	\$28.25	\$375.42	\$403.67
WEST	2517	24	13	\$28.25	\$389.27	\$417.52
WEST	2518	24	14	\$28.25	\$527.85	\$556.10
WEST	2519	24	15	\$28.25	\$387.38	\$415.63
WEST	2520	24	16	\$28.25	\$417.62	\$445.87
WEST	2521	24	17	\$28.25	\$514.62	\$542.87
WEST	2522	24	18	\$28.25	\$391.79	\$420.04
WEST	2523	24	19	\$28.25	\$371.64	\$399.89
WEST	2524	24	20	\$28.25	\$508.95	\$537.20
WEST	2525	24	21	\$28.25	\$412.58	\$440.83



EAST AND WEST TOWER

MONTHLY COMMON ELEMENT FEES

TOWER	MUNICIPAL NO.	LEVEL NO.	UNIT NO.	MONTHLY COMMON BULK INTERNET BY UNIT	MONTHLY COMMON ELEMENT FEES BY UNIT	TOTAL MONTHLY COMMON ELEMENT FEE
WEST	PH110	25	1	\$28.25	\$399.98	\$428.23
WEST	PH111	25	2	\$28.25	\$965.62	\$993.87
WEST	PH112	25	3	\$28.25	\$917.12	\$945.37
WEST	PH114	25	4	\$28.25	\$622.96	\$651.21
WEST	PH115	25	5	\$28.25	\$750.83	\$779.08
WEST	PH116	25	6	\$28.25	\$391.79	\$420.04
WEST	PH117	25	7	\$28.25	\$394.31	\$422.56
WEST	PH118	25	8	\$28.25	\$508.95	\$537.20
WEST	PH119	25	9	\$28.25	\$412.58	\$440.83
WEST	PH210	26	1	\$28.25	\$399.98	\$428.23
WEST	PH211	26	2	\$28.25	\$965.62	\$993.87
WEST	PH212	26	3	\$28.25	\$917.12	\$945.37
WEST	PH214	26	4	\$28.25	\$622.96	\$651.21
WEST	PH215	26	5	\$28.25	\$750.83	\$779.08
WEST	PH216	26	6	\$28.25	\$391.79	\$420.04
WEST	PH217	26	7	\$28.25	\$394.31	\$422.56
WEST	PH218	26	8	\$28.25	\$508.95	\$537.20
WEST	PH219	26	9	\$28.25	\$412.58	\$440.83
TOTALS				\$16,554.50	\$330,116.69	\$346,671.19



EAST AND WEST TOWER
NOTES TO THE BUDGET

I. INDIVIDUAL UNIT ASSESSMENT:

The total monthly common element charge is determined by dividing (i) the total Bulk Internet charge attributed to the property (\$198,654) by twelve (12) to determine the monthly assessment for this charge; and (ii) the total of all other budgeted common element fees attributed to the property (\$3,961,402) by twelve (12) to determine the monthly assessment for all such other charges. The Bulk Internet amount is multiplied by the unit's percentage contribution to the common expenses, as shown in the column in Schedule "D" of the proposed Declaration attributable to the Bulk Internet charge and the amount of all other expenses is then multiplied by the unit's percentage to the contribution to the common expenses, as shown in the other column of percentages in Schedule "D". Both amounts are added together to find the total monthly individual common element charges.

1. Total Monthly Common Element Assessment:

$$\$4,160,056 \text{ divided by } 12 = \$346,671.34$$

2. Monthly Individual Common Element Assessment:

Individual unit monthly common element assessments for Internet are determined by: (i) multiplying the monthly common element assessment for Bulk Internet (\$16,555) by the percentage contribution to common expenses of each unit in the column in Schedule "D" of the proposed Declaration attributable to the Bulk Internet charges; and (ii) multiplying the monthly common element assessment for all other expenses (\$330,117) by the percentage contribution to common expenses of each unit in the column in Schedule "D" of the proposed Declaration. Both monthly amounts are then added together to obtain each unit's total individual monthly common element assessment.

II. OPERATING EXPENSES:

1. ADMINISTRATION \$479,482

a. Management Fees \$261,030

This covers the cost of the services of a property management company to administer the affairs of the Condominium Corporation and as detailed in the property management contract included in the Disclosure Statement package. The contract for the first year is set at \$32.85 per unit per month, inclusive of all start up fees, plus the H.S.T. for full time on-site property management.

b. Insurance \$180,000

This amount covers all insurance costs, including fire (all risk), comprehensive general liability, all major equipment, insurance trustee and directors and officers liability coverage, as applicable.

c. Legal \$1,404

Provision has been made for the appointment of independent legal counsel for the Corporation at the discretion of the Board of Directors and to a maximum amount of \$1,242 plus the H.S.T.



EAST AND WEST TOWER
NOTES TO THE BUDGET

- d. Audit \$11,581

Section 43(7) of the Condominium Act 1998 requires an audit sixty (60) days after the turn over meeting and Section 67 requires an audit for each fiscal year. This provision is the estimated cost to complete both the audits during the year.

- e. Office Expenses \$25,467

This budgeted amount provides for any office expenses directly related to the operation of the Corporation including the services of a minute taker for board meetings, various office supplies, photocopying, mailings, the annual general meeting, C.C.I membership, status certificates that may be required by the Declarant, bank charges and other such expenses.

2. UTILITIES \$1,239,103

- a. Electricity \$579,135

The budget is based on comparable property requirements and the current rates from Powerstream Hydro of 9.1 cents per kilowatt hour and administrative/distribution charges have been escalated by 5% and compounded annually. The budget includes electricity for the common areas only. Each residential unit will be separately metered or check metered and the cost of electricity to the residential units will be the responsibility of the respective unit owner and will not form part of the common expenses. Should the rates for hydro at time of registration be greater than 10.5 cents per kilowatt hour and administrative/distribution charges have increased from current charges, then the budget will be adjusted accordingly to reflect the rates at the time of registration.

- b. Water \$407,474

The budget is based on comparable property requirements and the current rates from The City of Vaughan website of \$1.7159 per cubic meter for water and \$2.0663 per cubic meter for waste water, and have been escalated by 5% and compounded annually. The budget includes water and waste water costs for the common areas and Residential Units on a bulk billing basis. Each Residential Unit will be separately sub-metered or check metered and the cost of both water and waste water to the Residential Units will be the responsibility of the respective Residential Unit owner and will not form part of the common expenses (Please see Note c. below). Water service will be bulk billed to the Condominium, but recoverable on a consumption basis directly from Residential Unit owners through the use of separate, sub meter or check meter readings and billed to the Residential Unit owners via third party utility service provider. All costs related to the provision of utilities for the Residential Units shall be payable by the Residential Unit owners directly and will not be included in common expenses. Utilities for the common element areas will be monitored by sub-meter or check meter and the costs of same shall be included in the common expenses, as the case may be in accordance with the Shared Facilities Agreement; Should the rates for water at time of registration be greater than \$1.9864 per cubic meter for water and \$2.3920 per cubic meter for waste water, then the budget will be adjusted accordingly to reflect the rates at the time of registration.



EAST AND WEST TOWER
NOTES TO THE BUDGET

- c. Less In-Suite Consumption Recovery (\$303,120)

It is currently anticipated that consumption of water and waste water within the residential units will be read by a third party company, in order to apportion and bill attributable costs amongst the owners and the Corporation (for water usage in common areas) based on a sub-meter reading. The total cost of each residential unit's water and waste water consumption, will be invoiced back to each unit based on their individual sub-meter or check meter reading and will be payable by the unit owners in addition to their common expense payments. In the event that this Recovery System Process, is not allowed or unable to be implemented, then it would result in an increase in common expenses by an average of approximately \$66.64 per residential unit per month, and this amount would form part of the common expenses in the future. Please refer to the Disclosure Statement for further details.

- d. Gas \$536,732

The budget is based on comparable property requirements and the current rates from Enbridge Gas of 15.2704 cents per cubic metre and administrative/distribution charges have been escalated by 5% and compounded annually. The budget includes natural gas costs for the common areas and residential units on a bulk billing basis. Should the rates for gas at time of registration be greater than 15.2704 cents per cubic meter or administrative/distribution charges have increased from current rates, then the budget will be adjusted accordingly to reflect the rates at the time of registration.

- e. Green Loan \$0

The Declarant may enter into a Green Loan/Mortgage for certain HVAC equipment, LED lighting installations, green design initiatives, to make the Condominium Corporation more energy efficient. Should this occur, the budget will be adjusted to reflect the loan amount, which the Declarant estimates will be offset by the energy savings. It is anticipated that the overall budget costs will not be affected. Please refer to the disclosure statement for further details.

- f. Telephones \$18,883

The cost of the phone lines for the elevators, concierge, enterphone and management office at the commercial rate.

3. CONSULTING \$72,997

- a. Performance Audit \$72,997

The cost of the engineering study, to be conducted by the Board of Directors, to examine the common element areas and to file with the Taron Warranty Program during the first year. This is a one time expense.



EAST AND WEST TOWER NOTES TO THE BUDGET

The Declarant shall arrange for an agreement on behalf of the Corporation with an independent engineering consultant to prepare a Performance Audit within one (1) year immediately following registration of the Declaration and the Description. The Performance Audit shall be conducted by professional consulting engineers who shall make a thorough examination of the common element areas and assess the as-constructed condition of the various systems and components of the common element areas in order to provide the Corporation with a report on the common element areas which will assist the Corporation in assessing repair and maintenance requirements and in preserving any rights which the Corporation may have under the Ontario New Home Warranties Plan Act. The Declarant has negotiated a price for the Performance Audit (the "Contracted Price") which has been included in the Budget Statement as a first year expense of the Condominium Corporation.

The Corporation is not restricted to the consulting engineers for the Performance Audit being prepared as set out herein. However, in the event that the Corporation retains an alternate and/or additional consulting engineer to undertake the Performance Audit, at a higher cost than the Contracted Price negotiated by the Declarant then, the Declarant shall only be responsible for the amount of the Contracted Price, pursuant to Section 75 of the Condominium Act 1998, and any expenses in excess of this stated amount shall be the sole responsibility of the Condominium Corporation.

4. MAINTENANCE & REPAIRS	\$111,807
a. Building Repairs & Maintenance	\$74,538
This is the estimated cost for minor repairs to the common element areas only. This account is also used for the normal day-to-day maintenance to the common element areas.	
b. Building Supplies	\$37,269
This is the estimated cost for supplies, such as light bulbs, for the common areas.	
5. CONTRACTS	\$1,400,668
a. Contract Cleaning	\$396,039
To supply a contract cleaning service on the basis of 252 hours per week, 52 weeks per year and at a maximum blended billing rate of \$26.67 per hour plus 10% for statutory deductions and holiday pay plus 13% for the H.S.T. Included in this provision is the cost of purchasing and maintaining the cleaning and maintenance equipment as well as cleaning supplies.	



EAST AND WEST TOWER
NOTES TO THE BUDGET

b.	Concierge	\$458,614
	To supply a contract concierge service on the basis of 40 hours per day, 365 days per year and at a maximum blended billing rate \$27.28 per hour plus 10% statutory holiday pay plus 13% for the H.S.T.	
c.	Landscaping & Snow Clearing	\$31,057
	Provision to maintain the common area landscaping and to clear and remove snow and ice from the walkways in the winter, including the cost of sand and ice melting salt substitute.	
d.	Superintendent Salary & Benefits	\$103,737
	The estimated salary cost for the Superintendent, including statutory benefits. Included in this provision, is the cost for WSIB, payroll administration costs, statutory deductions and vacation pay.	
e.	Waste Removal	\$6,211
	The estimated cost to remove any over sized items from the site for the year.	
f.	Waste Sorting System Lease	\$33,542
	The estimated annual lease cost on the waste sorting and compacting system	
g.	Building Equipment Maintenance	\$56,202
	To maintain the common area building equipment according to manufacturers' specifications.	
h.	In-Suite HVAC Maintenance	\$57,146
	Provision to change filters and inspect the in-suite HVAC unit twice during the year.	
i.	Generator Maintenance	\$9,317
	To inspect the emergency generator that services the residential condominium only on a semi-annually basis and maintain it as may be required.	



EAST AND WEST TOWER
NOTES TO THE BUDGET

j.	Window Cleaning	\$52,798
	To clean all inaccessible windows once during the year.	
k.	Pest Control	\$3,230
	To spray the common area garbage and compactor Units once per month.	
l.	Elevators	\$65,842
	The cost of an all inclusive contract to maintain the elevators as required by law.	
m.	Life Safety System Maintenance	\$26,212
	The estimated contract cost to inspect and maintain the life safety systems during the year as required by law and/or as may be required.	
n.	Garage Sweep	\$9,317
	The estimated cost to power sweep the underground garage once during the year.	
o.	Garage Door Maintenance	\$3,106
	The estimated contract cost to maintain and service the garage door and operating mechanism for the year.	
p.	Leak Detection Services Agreement	\$67,800
	The condominium will enter into an agreement for leak detection monitoring services in order to provide the condominium with a higher level of leak prevention against water losses.	
q.	Pool Maintenance	\$20,498
	Provision to maintain the Swimming Pool that is according to manufacturers' specifications.	
6.	SHARED FACILITIES	\$118,380
	Purchasers should refer to the Disclosure Statement for a description of anticipated shared facilities.	



EAST AND WEST TOWER

NOTES TO THE BUDGET

- a. Landscaping & Snow Clearing \$35,306

Provision to maintain the shared common area landscaping and to clear and remove snow and ice from the shared walkways in the winter, including the cost of sand and ice melting salt substitute. This amount represents the Condominium Corporation's proportionate share of this cost. The Condominium Corporation will be obligated to pay its proportionate share of this expense as described in the Disclosure Statement and subject to the Shared Facilities Agreement.

- b. Electricity \$10,957

The budget is based on comparable property requirements and the current rates from Powerstream Hydro of 9.1 cents per kilowatt hour and administrative/distribution charges have been escalated by 5% and compounded annually. The budget includes electricity for the Shared Facility areas only, not including the parking garage. Should the rates for hydro at time of registration be greater than 10.5 cents per kilowatt hour and administrative/distribution charges have increased from current charges, then the budget will be adjusted accordingly to reflect the rates at the time of registration. This amount represents the Condominium Corporation's proportionate share of this cost. The Condominium Corporation will be obligated to pay its proportionate share of this expense as described in the Disclosure Statement and subject to the Shared Facilities Agreement.

- c. Water \$2,435

The budget is based on comparable property requirements and the current rates from The City of Vaughan of \$1.7159 per cubic meter for water and \$2.0663 per cubic meter for waste water, and have been escalated by 5% and compounded annually. The budget includes water and sewage charges for the Shared Facilities only. Should the rates for water at time of registration be greater than \$1.9864 per cubic meter for water and \$2.3920 per cubic meter for waste water, then the budget will be adjusted accordingly to reflect the rates at the time of registration. This amount represents the Condominium Corporation's proportionate share of this cost. The Condominium Corporation will be obligated to pay its proportionate share of this expense as described in the Disclosure Statement and subject to the Shared Facilities Agreement.



EAST AND WEST TOWER
NOTES TO THE BUDGET

- d. Gas \$4,870

The budget is based on comparable property requirements and the current rates from Enbridge Gas of 23.8072 cents per cubic meter and administrative/distribution charges have been escalated by 5% and compounded annually. The budget includes natural gas costs for the Shared Facilities areas only. Should the rates for gas at time of registration be greater than 23.8072 cents per cubic metre or administrative/distribution charges have increased from current rates, then the budget will be adjusted accordingly to reflect the rates at the time of registration. This amount represents the Condominium Corporation's proportionate share of this cost. The Condominium Corporation will be obligated to pay its proportionate share of this expense as described in the Disclosure Statement and subject to the Shared Facilities Agreement.

- e. Shared Facilities Management Fee \$27,120

This number represents the Condominium Corporation's proportionate share of the estimated cost to provide property management services to oversee and administer the shared facilities under the Shared Facilities Agreement. This amount represents the Condominium Corporation's proportionate share of this cost. The Condominium Corporation will be obligated to pay its proportionate share of this expense in accordance with the Shared Facilities Agreement.

- f. Repairs and Maintenance \$2,435

This is the estimated cost for minor repairs to the Shared Facilities common element areas only. This account is also used for the normal day-to-day maintenance to the Shared Facilities common element areas. This amount represents the Condominium Corporation's proportionate share of this cost. The Condominium Corporation will be obligated to pay its proportionate share of this expense as described in the Disclosure Statement and subject to the Shared Facilities Agreement.

- g. Maintenance Supplies \$1,217

This is the estimated cost for supplies, such as light bulbs, for any shared areas. This amount represents the Condominium Corporation's proportionate share of this cost. The Condominium Corporation will be obligated to pay its proportionate share of this expense as described in the Disclosure Statement and subject to the Reciprocal Agreement.

- h. Legal \$275

Provision has been made for the appointment of independent legal counsel for the Shared Facilities to a maximum amount of \$243 plus the H.S.T. This amount represents the Condominium Corporation's proportionate share of this cost. The Condominium Corporation will be obligated to pay its proportionate share of this expense as described in the Disclosure Statement and subject to the Shared Facilities Agreement.



EAST AND WEST TOWER
NOTES TO THE BUDGET

i. Audit \$2,476

This number represents the Condominium Corporation's proportionate share of the estimated cost of an annual financial audit of the Shared Facilities as required under Section 67 of the Act. This amount represents the Condominium Corporation's proportionate share of this cost. The Condominium Corporation will be obligated to pay its proportionate share of this expense as described in the Disclosure Statement and subject to the Shared Facilities Agreement.

j. Office Expenses \$1,461

This number represents the Condominium Corporation's proportionate share of the estimated cost of office supplies and expenses that may be needed for the Shared Facilities Agreement during the year, such as for mailings and bank charges. This amount represents the Condominium Corporation's proportionate share of this cost. The Condominium Corporation will be obligated to pay its proportionate share of this expense as described in the Disclosure Statement and subject to the Shared Facilities Agreement.

k. Telephones \$1,217

This number represents the Condominium Corporation's proportionate share of the cost of the phone lines for the shared facilities and life safety systems monitoring at the commercial rate. This amount represents the Condominium Corporation's proportionate share of this cost. The Condominium Corporation will be obligated to pay its proportionate share of this expense as described in the Disclosure Statement and subject to the Shared Facilities Agreement.

l. Generator Maintenance \$9,131

To inspect the emergency generator that is shared with the Commercial / Retail Space, on a semi-annually basis and maintain it as may be required. This amount represents the Condominium Corporation's proportionate share of this cost. The Condominium Corporation will be obligated to pay its proportionate share of this expense as described in the Disclosure Statement and subject to the Shared Facilities Agreement.

m. Shared Building Equipment Maintenance \$14,609

To maintain the building and garage equipment that is shared with the Commercial / Retail Space according to manufacturers' specifications. This amount represents the Condominium Corporation's proportionate share of this cost. The Condominium Corporation will be obligated to pay its proportionate share of this expense as described in the Disclosure Statement and subject to the Shared Facilities Agreement.

n. Life Safety System Maintenance \$4,870

This number represents the Condominium Corporation's proportionate share of the cost to inspect and maintain the shared components of the life safety systems during the year as required by law and/or as may be required. This amount represents the Condominium Corporation's proportionate share of this cost. The Condominium Corporation will be obligated to pay its proportionate share of this expense as described in the Disclosure Statement and subject to the Shared Facilities Agreement.



EAST AND WEST TOWER
NOTES TO THE BUDGET

III. BULK INTERNET **\$198,654**

a. Bulk Internet **\$198,654**

The estimated contract cost to enter into an agreement with Rogers Communications Inc. to provide bulk unlimited Ignite 250/20 High Speed Internet service to each of the residential units. Such service includes a modem rental for each residential unit. The initial term of the agreement is 30 months with the right of the Condominium Corporation to extend on 90 days prior written notice for up to 8 additional years at pre-defined annual escalating rates. The cost of the Bulk Internet service is based on an initial price of \$25.00 per unit per month, plus the H.S.T. Bulk Internet will be funded out of the common expenses in accordance with the proportions outlined in Schedule D to the Declaration relating specifically to the Bulk Internet. Please refer to the Disclosure Statement for further details.

IV. CONTRIBUTION TO THE RESERVE FUND **\$543,164**

a. Reserve Fund Provision **\$532,635**

The Condominium Act 1998 of Ontario defines the Reserve Fund as a fund set up by the Corporation in a special account for the major repair and replacement of common elements and assets of the Corporation. The provision is calculated at 15.0%, including the cost of the Reserve Fund Study, of the estimated operating expenses. Future allocations will be dictated by the Reserve Fund Study, to be completed in the first year after registration.

b. Reserve Fund Provision for Reserve Fund Study **\$10,528**

The Condominium Act 1998 of Ontario (Section 94 (4)) requires every Condominium Corporation to establish a Reserve Fund based on a study to be conducted in the first year after registration. Section 94(7) allows for the Reserve Fund Study to be expensed from the Reserve Fund.

V. GENERAL NOTES TO THE BUDGET

- a. The total common expenses of this proposed Condominium Corporation, including the provision to the Reserve Fund is \$4,164,256 as shown on the Budget Statement.
- b. The cost of each expense item is shown on the Budget Statement. The cost of the Reserve Fund Study is \$9,317 plus H.S.T.; the cost of the Performance Audit is \$64,599 plus H.S.T.; the cost of both the turn over and year end financial audits is \$10,249 plus H.S.T.
- c. The cost, type, level and frequency of services is detailed in the Notes
- d. The monthly common element fee for each unit is shown on the attached schedule to the Budget Statement.
- e. As stated in the Notes above, 15.0% of the operating expenses will be paid into the Reserve Fund account. The provision is \$543,164 for the first year.
- f. At the time of preparation of the Budget Statement, March 2023, there are no judgments, with respect to the property, against the Declarant nor is the Declarant a party to any lawsuit material to the within property.
- g. There are no services not included in the foregoing Budget Statement that the Declarant provides, or expenses that the Declarant pays and that might reasonably be expected to become, at a subsequent time, a common expense prior to the turnover meeting.
- h. There are no services not included in the foregoing Budget Statement that the Declarant provides, or expenses that the Declarant pays and that might reasonably be expected to become, at a subsequent time, a common expense.



EAST AND WEST TOWER

NOTES TO THE BUDGET

- i. As at the date of the foregoing Budget Statement, the Condominium Corporation has not been created and accordingly, there are no amounts in the Reserve Fund. At the end of the first year after registration, there should be \$532,635 in the Reserve Fund account.
- j. As at the date of the foregoing Budget Statement, March 2023, the Condominium Corporation has not been created and accordingly, there is no Reserve Fund Study. As stated in the Notes above, the Reserve Fund Study will be completed after registration by an independent engineer.
- k. The Harmonized Sales Tax is included in all applicable expense items on the Budget Statement.
- l. There are no current or expected fees, charges, rents or other revenue to be paid to or by the Condominium Corporation or by any of the owners for the use of the common elements or other facilities related to the property, except for use of the party room in the event a fee is charged and/or access cards and/or keys and at rates to be established by the Board of Directors from time to time.
- m. Purchasers are advised that in the event that the purchase of the Superintendent Suite is not permitted under the Act, such Residential Unit will remain as a Residential Unit, to be sold by the Declarant to a third party purchaser and there will only be provided a daytime superintendent for the Condominium and not a full time superintendent, and such change shall not constitute a material change within the meaning of the Act.
- n. At this time the Declarant does not anticipate any municipal ground water discharge fees. The City of Vaughan or York Region may impose such fees at a later date.
- o. Inflation rate of 7.5% is to be applied per annum (unless otherwise stated) each year after March 31, 2024. Provided however, that due to the significant fluctuation in gas, hydro and water utility rates recently, in respect to which the Declarant has no control, in the event that the relevant utility company/provider obtains relevant government approval for, or in any other way effects a significant annual increase in the utility rates above the assumed inflation rate of 3%, the Declarant reserves the right to revise the first year budget statement to reflect such significant increase in the cost of supplying these utilities from the relevant utility company/provider, and to provide each unit purchaser with a revised copy of the condominium Corporation's first year budget statement. In such event, purchasers acknowledge and agree that they shall be bound by such revised budget, and the acceptance of such revised budget should not be considered nor be construed as a material change to the Disclosure Statement.