

TERRACE RIDGE CONDOMINIUM CORPORATION
CONDOMINIUM STRATA PLAN 7720002
NOTES ON PROPOSED BUDGET FOR THE PERIOD
January 1, 2010 – December 31, 2010

Revenue:

Fees for Operation Expenses: Total budgeted expenses of \$236,000.00 are planned for the 2009 calendar year. Of a total of 10,000 unit factors, 62 units have 85 factors and 55 units have 86 factors. The budget total of \$236,000.00 is divided by the total 10,000 factors for all units. One unit factor therefore equals \$23.60. The 62 units attracting a total of 85 units will be assessed a condominium fee annually of 85 x \$23.60, or \$2006.00 (\$167.17 per month). The 55 units attracting 86 factors will be assessed 86 x \$23.60, or \$2,029.60 annually (\$169.13 per month).

Fees to Repay 2009 Loans for New Windows and Sewer Line Replacement: At the 2009 AGM, the owners approved a motion to allow the Board to borrow \$525,000 to pay for new windows and \$300,000.00 to replace the sewer lines. As a result, the condo fees were increased by an additional \$39.40 per condo per month to meet bank loan repayments for 8 months (i.e., \$25.00 per condo/per month for new windows and \$14.40 per condo/per month for the replacement of the sewer lines for 2009). Therefore, the 62 units attracting a total of 85 units were assessed a grand total monthly condominium fee of \$206.57 rounded off to \$207.00 per month and the 55 units attracting 86 factors were assessed a grand total monthly condominium fee of \$208.53 rounded off to \$209.00 per month for 2009.

In September 2009 an ordinary resolution was passed by a majority of owners through signed votes to borrow a further \$300,000 to pay for the sewer line replacement cost overrun. Therefore, the monthly condominium fees for 2010 will include an additional \$22.00 per month to repay the first loan and a further \$21.00 per month to repay the second loan for a total increase in condominium fees of \$43.00 per month per unit. Consequently, the 62 units attracting a total of 85 units will be assessed a **grand total monthly condominium fee of \$250.00** and the 55 units attracting 86 factors will be assessed a **grand total monthly condominium fee of \$252.00** per month for 2010.

Expenses:

Management Fee: Based on \$22.00 per unit per month (\$2,574.00). Included in this fee is collection and banking of fees; enforcement of condominium bylaws; addressing complaints; production and distribution of a quarterly newsletter; attendance at board meetings when required; distribution of documents to owners and to agents during the sale/purchase of units, as well as attendance at the Annual General Meeting and one special general meeting (if required).

Landscaping and Snow Removal: covers the cost of cutting grass on the common areas, treating the grass for weeds and with fertilizer and the removal of snow and ice as needed.