Nov 24, 20

EPS 4098-MIRAMAR VILLAGE - PHASE 2
TOWER 3/C & 4/D
INTERIM BUDGET

	BUDGET
General;	
Insurance/insurance Appraisal	$ 386,000.00
Utlities - Electricity	120,000.00
- Gas	55,000.00
Accounting/Audit Fees	6,500.00
Legal Fees, Consulting Fees, Incl. Depreciation Report	15,000.00
Refuse Pick-up (Incl. Bin Pulling, Recycling, Organics)	66,000.00
Sewer & Water	71,000.00
Sundry Items (Incl. Bank Charges, Fax, Copying & Postage)	8,000.00
Strata Corporation Administration-Agents Fees (incl. Air Space Parcel Admin., Accounting & Reporting)	79,000.00
Buildings:	
General Repairs & Maintenance	50,000.00
Janitorial - Cleaning Services & Supplies	65,000.00
Maintenance - Emergency Generator Maintenance	6,000.00
HVAC Repairs, Maintenance & Plumbing	47,000.00
Building Envelope - Inspection & Maintenance (Incl. Anchors)	12,000.00
Elevator Maintenance (Contract & Permits)	56,000.00
Enterphone & Security Systems Lease	80,000.00
Enterphone & Phone Lines	12,000.00
Security (Incl. Maintenance, Repairs & Improvements)	20,000.00
Carpet and Hard Surface Floor Cleaning	10,000.00
Powerwashing Garage Floor	12,000.00
Window Cleaning (x2)	25,000.00
Fire Alarm & Protectlon Services	21,000.00
Supplies (Incl. Petty Cash)	10,000.00
Garage Doors	5,000.00
Dryer Vent Cleaning	7,500.00
Pest Control	2,000.00
Strata Suite - Caretaker suite plus taxes & misc.	3,000.00
Swimming Pool Amenities - Tower C/D contribution	41,515.00
*Other Amenities (fitness area) Tower C/D	88,800.00
Grounds:	
Landscaping Maintenance	17,500.00
Roadways/Walkways (Incl. Snow Removal)	2,500.00
Plaza Maintenance	5,000.00
Concierge Services:	
Concierge Services	130,000.00
**Concierge Office Lease and Operating Costs	34,226.00
Caretaker Services:	
Building Manager (Caretaker)	80,000.00
Caretaker Cell Phone	600.00
TOTAL OPERATING BUDGET:	1,650,141.00

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EPS 4098-MIRAMAR VILLAGE - PHASE 2
TOWER 3/C & 4/D
INTERIM BUDGET

	BUDGET
LESS OPERATING INCOME:	
Cost Recovery Air Space Parcels	(64,000.00)
Rental Revenue - Caretaker Suite	(14,400.00)
NET OPERATING BUDGET:	1,571,741.00
***Contingency Reserve Fund Allocation (5%):	78,587.05
TOTAL BUDGET:	1,650,328.05

*As of the date of the 6th Amendment, the use and cost obligations of the Other Amenity will be shared by Tower C and D only, until such time Tower A and/or B affirms their share in the use and cost of this amenity area.

** This expense item is attributable to $1,500 per month minimum rent plus the estimated share of the monthly operating costs for the leased premises inclusive of one parking stall in the parking facility reserved for concierge staff.

*** The Owner developer must establish the contingency reserve fund by paying into the fund an amount calculated at 5% of the estimated operating expenses set out in the interim budget. (Sec. 12 SPA)

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EPS4098A-MIRAMAR VILLAGE - PHASE 2
SWIMMING POOL AMENITIES
TOWER A, TOWER B, TOWER C & TOWER D
INTERIM BUDGET

OPERATING BUDGET

UTILITIES	
Electricity	$ 4,000.00
Gas	6,000.00
Water and Sewer	4,000.00
BUILDING/GENERAL	
Insurance	8,000.00
Exterior Repairs & Maintenance	6,000.00
Mechanical Maintenance	1,500.00
Elevator Maintenance	2,000.00
Fire Protection & Monitoring	250.00
Security Incl. Fob Upgrades for Access Security	2,000.00
Pool & Spa Maintenance	20,000.00
Petty Cash/Supplles/Lightbulbs	500.00
Janitorial	22,000.00
Refuse Pickup	500.00
Sundry Items	1,000.00
Administration - Agent Fees	6,300.00
TOTAL OPERATING BUDGET	84,050.00

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EPS4098A-MIRAMAR VILLAGE - PHASE 2
OTHER AMENITIES
TOWER C & TOWER D*
INTERIM BUDGET

OPERATING BUDGET

UTILITIES	
Electricity	$ 11,000.00
Gas	4,000.00
Water and Sewer	1,000.00
Telephone	1,000.00
BUILDING/GENERAL	
Insurance	6,000.00
General Repairs & Maintenance (Interior)	6,000.00
Carpet Cleaning	1,250.00
Window Cleaning	2,000.00
Mechanical Maintenance	500.00
Elevator Maintenance	2,000.00
Fire Protection & Monitoring	1,750.00
Security Incl. Fob Upgrades for Access Security	2,000.00
Fitness Equipment & Maintenance & Repair/Repl.	2,000.00
Petty Cash/Supplles/Lightbulbs	2,000.00
Janitorial	28,000.00
Refuse Pickup	2,000.00
Landscaping Maintenance	8,000.00
Sundry Items	2,000.00
Administration - Agent Fees	6,300.00
TOTAL OPERATING BUDGET	88,800.00

*Cost sharing parties are subject to change per execution of Amenities License. Tower A and/or Tower B may choose to share in the use and costs of the Other Amenities. These costs would then be shared by participating towers.