York Region Condominium Corporation No. 616

April 4, 2022

Owners
33 Weldrick Road East
Richmond Hill, Ontario L4C 8W4

Re: **2022-2023 Budget, Common Element Fee Schedule & 3rd Quarter Periodic Information Certificate**

Dear Owners:

The budget for **fiscal year May 1, 2022 to April 30, 2023**, as prepared by the Board of Directors and approved on March 23rd, 2022, is attached. This budget reflects an **increase of 4.50% to the Common Element Fees** to ensure the continued efficient operation of the Corporation for the next fiscal year.

The common element fee schedule, **effective May 1, 2022**, is also attached. If you use "Pre-Authorized Payment" (PAP) no further action is required. If you do not use PAP, please deliver 12 cheques, payable to "YRCC 616", post-dated for the first day of each month starting May 1, 2022, to the Management Office **before May 1**.

The current year **3rd Quarter Periodic Information Certificate**, the current year **"Certificate of Insurance"** and the **"Candidate Disclosure Form"** for Margaret Hall who was elected at the October 2021 Annual General Meeting, as mandated by the *Condominium Act*, are also enclosed.

If you have questions regarding either of these items please direct them to the Board of Directors at **yrcc616board@gmail.com** or the Management Office at **yrcc616office@gmail.com**. You may also leave a note in the Management Office mailbox.

Sincerely,
CANLIGHT MANAGEMENT
Agents for and on behalf of York Region Condominium Corporation No. 616

W. D'Souza

Wilma D'Souza, OLCM, RCM
Property Manager

York Region Condominium Corporation No. 616
May 1, 2022 - April 30, 2023

Description	2021-2022 Budget	2021-2022 Projected Year End	2022-2023 Budget	
REVENUE				
Common Assessment	2,339,118	2,339,116	2,444,269	4.50%
Miscellaneous Income	1,800	2,590	2,400	
Guest Suite Income	3,000	1,600	5,000	
Interest Income	480	575	600	
Party Room Income	-	125	300	
TOTAL REVENUE	2,344,398	2,344,006	2,452,569	
EXPENSES				
UTILITIES				
Electricity	292,700	272,780	293,300	
Natural Gas (Heat & Hot Water)	125,100	118,914	132,700	
Water & Sewer	170,500	161,128	164,000	
Cable TV	95,395	95,395	95,395	
TOTAL UTILITIES	683,695	648,216	685,395	
SERVICE CONTRACTS				
Elevators	15,409	15,333	15,717	
Alarm / Fire Safety & Monitoring	7,090	5,451	6,587	
HVAC	36,360	36,284	36,375	
Pest Control	2,427	2,148	2,432	
"Authorized Parking Only"	9,000	8,406	9,600	
Floor Mats	3,910	3,953	4,290	
Housekeeping & Relief Superintendent	82,621	82,621	84,273	
Landscaping	15,666	15,666	16,047	
Snow Removal	11,381	11,381	11,950	
Fitness Equipment	1,808	550	2,170	
Pool & Whirlpool Weekly Inspection	8,445	48,138	8,339	
TOTAL CONTRACTS	194,117	229,932	197,781	
BUILDING GENERAL				
Grounds Maintenance	14,900	22,524	30,700	
Winter Salting / Sanding	5,500	5,342	5,500	
Emergency Generator	3,050	5,272	3,230	
Catch Basins & Drains	5,200	7,204	6,000	
Fire Alarm / Life Safety	10,500	11,281	8,300	
Garage Doors	6,000	8,283	8,400	
Elevator Licenses, Repairs & Inspections	3,070	3,613	3,190	
Roof Inspection & Maintenance	2,100	1,766	1,820	
HVAC Repairs & Maintenance	6,000	11,800	9,600	
Security & Escort Guard Services	5,200	4,843	4,260	
Odour Control	2,880	3,666	4,200	
Doors / Locks / Keys	6,000	2,959	3,600	
Electrical Repairs	3,600	3,911	2,400	
Painting & Décor	-	-	-	
Plumbing Repairs	30,000	30,811	27,600	
Cleaning - Windows	8,600	4,283	8,800	
Cleaning - Carpet & Marble Floors	4,800	4,238	4,800	
Cleaning - Garage	4,800	4,746	5,560	
Cleaning Supplies	5,400	2,985	4,200	
Building Maintenance	30,000	39,197	30,000	
TOTAL BUILDING GENERAL	157,600	178,722	172,160	

York Region Condominium Corporation No. 616
May 1, 2022 - April 30, 2023

Description	2021-2022 Budget	2021-2022 Projected Year End	2022-2023 Budget
IN SUITE-MAINTENANCE			
Suite - HVAC (Fan Coil) & Dryer Vent	12,070	12,049	12,450
Suite - Door Maintenance	3,000	9,848	3,000
TOTAL IN SUITE-MAINTENANCE	15,070	21,896	15,450
RECREATION			
Pool, Saunas & Whirpool	6,000	12,242	9,600
Gym Equipment Repair	-	1,412	1,200
Social / Recreation Facilities	2,620	2,964	2,620
Guest Suites	-	-	-
TOTAL RECREATION	8,620	16,619	13,420
PERSONNEL			
Superintendent Wages	40,973	41,822	43,973
Employee Payroll Burden	4,430	4,440	4,750
Employee Benefits & Allowances	7,760	6,837	7,110
Temporary Help - Relief Superintendent	8,400	7,294	8,400
TOTAL PERSONNEL	61,563	60,393	64,233
ADMIN EXPENSES			
Insurance	69,705	66,881	75,600
Insurance Claims Over Deductible	-	-	-
Legal	9,600	5,218	7,200
Audit	4,000	4,170	4,200
Professional / Consulting Fees	-	904	-
Bank Charges / PAP	3,000	3,593	3,720
Telephone / Fax	7,800	7,646	7,920
Office, Supplies & General	3,000	3,218	3,600
Postage & Delivery	600	521	600
Duplicating	1,200	996	1,080
Office Equipment Lease	3,420	3,291	3,291
Management	114,318	114,318	117,748
Other Admin Expenses	21,080	20,120	15,960
Condominium Authority (CAO) Fees	2,010	1,910	2,412
Contingency Allowance	24,000	-	24,000
TOTAL ADMIN EXPENSES	263,733	232,786	267,331
TOTAL OPERATING EXPENSES	1,384,398	1,388,565	1,415,769
TOTAL NET OPERATING INCOME	960,000	955,441	1,036,800
RESERVE FUND CONTRIBUTION	960,000	996,000	1,036,800
TOTAL SURPLUS / (DEFICIT)	0	(40,559)	0

SUITE	2022-23 Fee
102	$ 786.23
103	1,110.91
104	1,282.42
105	988.70
106	969.15
201	989.11
202	859.56
203	1,091.77
204	1,237.40
205	1,005.61
206	1,034.53
207	1,130.27
208	734.91
209	1,034.53
210	1,122.94
211	1,237.40
212	823.51
213	734.91
214	1,149.82
301	989.11
302	843.06
303	1,046.35
304	1,282.82
305	989.11
306	989.11
307	1,130.27
308	734.91
309	989.11
310	1,077.51
311	1,263.27
312	823.51
313	780.33
314	1,130.27
401	989.11
402	843.06
403	1,111.33
404	1,237.40
405	969.56
406	989.11
407	1,195.24
408	734.91
409	969.56
410	1,057.96
411	1,273.45
412	823.51
413	754.46
414	1,130.27
501	989.11
502	868.93
503	1,111.32

SUITE	2022-23 Fee
504	$ 1,237.40
505	989.11
506	989.11
507	1,195.24
508	734.91
509	989.11
510	1,057.96
511	1,237.40
512	843.06
513	734.91
514	1,149.82
601	989.11
602	843.06
603	1,065.90
604	1,282.82
605	1,034.53
606	989.11
607	1,195.25
608	734.91
609	969.56
610	1,077.51
611	1,282.82
612	823.51
613	754.46
614	1,149.82
701	1,034.54
702	823.51
703	1,091.78
704	1,282.82
705	1,014.98
706	989.11
707	1,149.82
708	734.91
709	989.11
710	1,057.96
711	1,282.82
712	823.51
713	734.91
714	1,195.24
801	969.56
802	843.06
803	1,065.90
804	1,302.38
805	989.11
806	1,005.61
807	1,195.24
808	754.46
809	979.74
810	1,122.93
811	1,282.82

SUITE	2022-23 Fee
812	$ 823.51
813	734.91
814	1,149.82
901	969.56
902	843.06
903	1,046.35
904	1,282.82
905	989.11
906	989.11
907	1,175.69
908	754.46
909	969.56
910	1,077.51
911	1,282.82
912	823.51
913	734.91
914	1,149.82
1001	969.56
1002	843.06
1003	1,111.32
1004	1,282.82
1005	1,014.99
1006	989.11
1007	1,149.82
1008	734.91
1009	1,054.09
1010	1,103.38
1011	1,282.82
1012	823.51
1013	734.91
1014	1,185.87
1101	969.56
1102	823.51
1103	1,046.35
1104	1,263.27
1105	989.11
1106	1,014.98
1107	1,195.24
1108	734.91
1109	1,034.53
1110	1,057.96
1111	1,237.40
1112	823.51
1113	754.46
1114	1,195.24
1201	989.11
1202	823.51
1203	1,065.90
1204	1,237.40
1205	1,034.53

SUITE	2022-23 Fee
1206	$ 989.11
1207	1,149.82
1208	754.46
1209	989.11
1210	1,103.38
1211	1,217.85
1212	843.06
1213	734.91
1214	1,149.82
1401	969.56
1402	843.06
1403	1,046.35
1404	1,282.82
1405	989.11
1406	1,034.53
1407	1,195.24
1408	734.91
1409	1,025.16
1410	1,077.51
1411	1,282.82
1412	843.06
1413	734.91
1414	1,195.24
1501	989.11
1502	823.51
1503	1,046.35
1504	1,237.40
1505	1,034.54
1506	969.56
1507	1,175.69
1508	734.91
1509	1,034.53
1510	1,103.38
1511	1,308.70
1512	823.51
1513	734.91
1514	1,166.32
1601	989.11
1602	843.06
1603	1,156.75
1604	1,282.82
1605	1,034.54
1606	1,034.53
1607	1,195.24
1608	734.91
1609	1,014.98
1610	1,122.93
1611	1,282.82
1612	823.51
1613	734.91
1614	1,195.24