

January 5, 2021

“All Homeowner(s)”
York Region Standard Condominium Corporation No. 1082
Markham, Ontario

Dear Homeowner(s):

RE: 2021/2022 OPERATING BUDGET – FEBRUARY 1st, 2021 to JANUARY 31st, 2022

Attached for review, is a copy of the approved Operating Budget for York Region Condominium Corporation No. 1082. This budget spans the 2021/2022 fiscal year, commencing February 1st, 2021.

Your Board of Directors and Management combined their efforts to develop an Operating Budget that would satisfy the projected fiscal requirements of the Corporation. Based on the increase in the Reserve Fund Contribution, increases in utility consumption included water and hydro, the cost to ensure that the garbage room is cleaned up, prepare all the bins ready for pick up as per the City of Markham’s request, additional garbage clean up at every weekend, insurance policy renewal and the mandatory expenses required by the Government of Ontario for new The Condominium Authority of Ontario, the Operating Budget has been increased by 3.56% over last year figure.

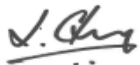
We have enclosed a unit fee schedule that combines your payment for both parking and your unit.

As a recommended convenience, we are continuing to offer homeowners the opportunity of paying their fees through an automatic withdrawal at their bank (Pre-authorized Payment Plan). Should you wish to participate with this option, please complete and sign the enclosed form (and attach a VOID cheque). In addition, a single cheque for the February 1st, 2021 payment will be required until your account has been set-up by the Bank, and the Pre-Authorized Payment Plan will commence for the month of March. We invite all owners to take advantage of this convenience. **PLEASE NOTE that owners who are already on the PAP program are NOT required to re-submit the form. Their monthly payments will continue without interruption.**

For the owners not participating on the Pre-Authorized Payment Plan, please provide a series of twelve (12) cheques, dated the first of each month. Please be reminded all cheques are payable to York Region Condominium Corporation No. 1082 (YRCC no.1082). Of note, and as an entirely separate fee, those who do not submit their fees on or before 5:00 p.m. on the first of each month will incur a late fee charge of \$25.00 plus HST (total \$28.25).

Should you have any questions or concerns, please do not hesitate to contact our office at your convenience.

Yours truly,
MAPLE RIDGE COMMUNITY MANAGEMENT



Joe Cheung
Senior Property Manager

YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1082
OPERATING BUDGET
February 1st 2021 – January 31st 2022

<u>EXPENSE</u>	<u>AMOUNT</u>	
Utilities – Hydro	\$ 3,000	All common area lighting and any costs for any hydro used in common areas.
Utilities – Water	\$73,000	All water consumption within the Condominium included use in Units and on common elements.
Landscaping/Snow Removal	\$68,000	Basic landscaping and repair, garbage clean up, land snow removal services.
General Repairs & Maintenance (R & M)	\$10,000	For R & M services within the common area, electrical, exterior roofing, doors, windows, plumbing, recreation, pest control and general R & M.
Parking Control	\$ 1,200	Parking control services monitoring the visitor's parking lots.
Audit & Legal Fees	\$ 2,600	Annual audit fees and legal services as required.
Management	\$50,962	The co-ordination and supervision of the above. The banking and collection of fees, the financial and physical reporting under contract.
Insurance	\$45,027	Repairs/replacements to an as built condition only.
VAC Contribution	\$18,236	Swan Lake Vac contribution
Condominium Authority Assessment	\$ 1,152	New mandatory charge from the Government of Ontario for the expenses of The Condominium Authority of Ontario.
Administrative	\$ 1,500	Circulars, annual general meeting, and miscellaneous office/bank expenses
Subtotal:	<u>\$276,677</u>	

Reserve Fund

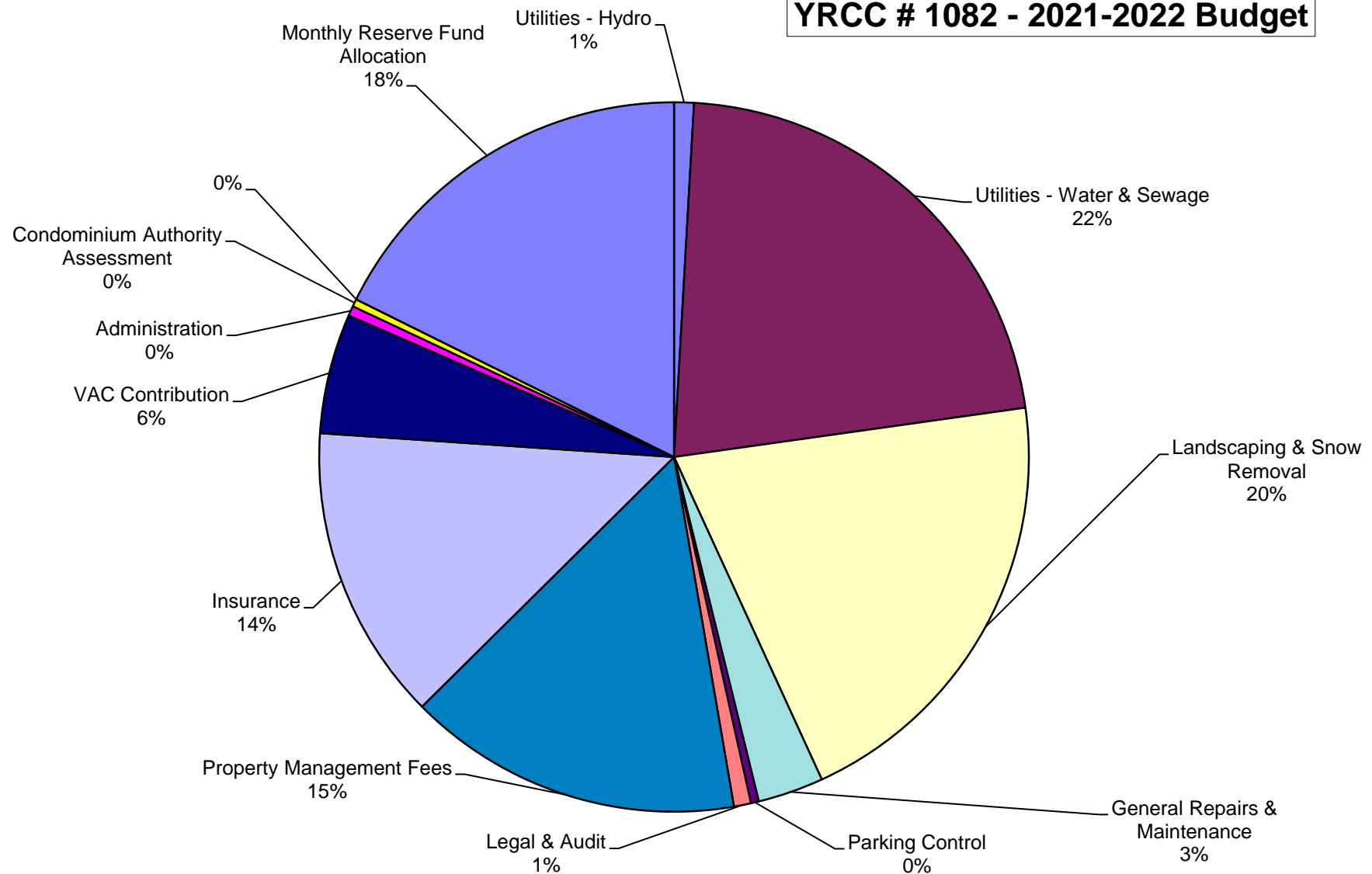
\$ 58,947

Under the Condominium Act, the Reserve Fund is a requirement for the major repairs and replacement for the existing common element components.

TOTAL:

\$333,624

YRCC # 1082 - 2021-2022 Budget



YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1082**Common Element Fee Schedule 2021-2022**

Unit#	New Fees
TH01	278.01
TH02	334.53
TH03	311.92
TH04	244.09
TH05	244.09
TH06	311.92
TH07	311.92
TH08	244.09
TH09	244.09
TH10	311.92
TH11	334.53
TH12	278.01
TH13	278.01
TH14	334.53
TH15	311.92
TH16	244.09
TH17	244.09
TH18	311.92
TH19	311.92
TH20	244.09
TH21	244.09
TH22	311.92
TH23	334.53
TH24	278.01
TH25	261.07
TH26	334.53
TH27	311.92
TH28	244.09
TH29	244.09
TH30	311.92
TH31	334.53
TH32	278.01
TH33	278.01
TH34	334.53
TH35	311.92
TH36	244.09
TH37	244.09
TH38	311.92
TH39	334.53
TH40	278.01
TH41	278.01
TH42	334.53
TH43	311.92
TH44	244.09
TH45	244.09
TH46	311.92
TH47	334.53
TH48	278.01

Unit#	New Fees
TH49	278.01
TH50	334.53
TH51	311.92
TH52	244.09
TH53	244.09
TH54	311.92
TH55	334.53
TH56	278.01
TH57	278.01
TH58	334.53
TH59	311.92
TH60	244.09
TH61	244.09
TH62	311.92
TH63	334.53
TH64	278.01
TH65	278.01
TH66	334.53
TH67	311.92
TH68	244.09
TH69	244.09
TH70	311.92
TH71	334.53
TH72	278.01
TH73	278.01
TH74	334.53
TH75	311.92
TH76	244.09
TH77	244.09
TH78	311.92
TH79	311.92
TH80	244.09
TH81	244.09
TH82	311.92
TH83	334.53
TH84	278.01
TH85	278.01
TH86	334.53
TH87	311.92
TH88	244.09
TH89	244.09
TH90	311.92
TH91	311.92
TH92	244.09
TH93	244.09
TH94	311.92
TH95	334.53
TH96	278.01

PRE-AUTHORIZED PAYMENT PLAN

PAP may commence on the 1st of the month if a void cheque is submitted **no later than the 15th** of the month prior.

Complete and sign the enrolment/authorization form below.
Attach your personal blank cheque marked 'void'.



****Mail or deliver the enrolment/authorization form and void cheque to our head office at
5753 Coopers Avenue, Mississauga, ON L4Z 1R9****

Terms and Conditions

I (we) authorize the payee to debit my (our) account as indicated on the attached 'void' cheque under the terms and conditions agreed to by me (us) with the payee until such time as written notice to the contrary is given.

I (we) acknowledge that delivery of my (our) authorization to the payee constitutes delivery by me (us) to the branch of the financial institution at which I (we) maintain an account and that such financial institution is not required to verify that the payment(s) are drawn in accordance with this authorization. Termination of this authorization does/may not terminate the contract for goods or services exchanged.

I (we) will notify the Payee in writing of any changes in the account information or termination of this authorization prior to the next due date of the pre-authorized debit.

Items charged under any of the following conditions will be reimbursed subject to written notification by me (us) to the branch of account within 90 days.

- a) I (we), never provided authorization to the payee.
- b) The pre-authorized debit was not drawn in accordance with my (our) authorization.
- c) My (our) authorization was revoked.
- d) The debit was posted to the wrong account due to invalid/incorrect account information supplied by the payee.

I (we) warrant that all persons whose signature(s) are requested to sign on this account have signed this agreement.



Pre-Authorized Payment Authorization	
Name(s) _____	<input type="checkbox"/> Yes! I want to join and enclose my VOID cheque.
Address _____	
Phone _____	
Email _____	
I (we) authorize York Region Standard Condominium Corporation No. 1082 to process a debit from my (Corporation No.) account in the amount of \$ _____ on my (our) account beginning _____ (month/year)	
I (we) acknowledge that I (we) have read and understood all the provisions contained in the terms and conditions of the pre-authorized payment authorization and that I (we) have received a copy.	
Signature _____	Date _____