MERITUS
Group Management Inc.

April 14th, 2021

RE: YRCC 845 Budget Expenses – May 1st, 2021 – April 30th, 2022

Dear Owner(s),

Your Board of Directors recently approved the budget for the fiscal year May 1st, 2021 to April 30th, 2022. Please find enclosed a copy of the budget for your review. The Board has reviewed the expenses for the next fiscal year and the attached budget **reflects a 2.5% increase** to your fees for the 2021-2022 fiscal year. Please see attached fee chart for the monthly fee breakdown for your unit as determined by the declaration for YRCC 845. These fee breakdowns do not include the Rogers Bulk Cable Agreement, which each unit being responsible for $44.45 monthly.

The Corporation has an obligation to update its Reserve Fund Study in compliance with the Condominium Act. The increase in funding to the reserve fund is included in this year's budget and resulting from the updated Reserve Fund Study. A copy of the Form 15 – Notice of Future Funding of the Reserve Fund is included in this budget package.

We continue to encourage all owners to help us in controlling costs by being vigilant in watching over our common property and respecting the rules of the Corporation.

Pre-Authorized chequing service is offered by the Meritus Group to enable owners to pay the monthly fees conveniently. If you wish to start this payment option, please mail to our office a completed PAD form, along with a void cheque. No changes are necessary if you are already enrolled in the PAD plan.

Alternatively, you can provide 12 post-dated cheques dated for the 1st day of each month, commencing May 1st, 2021 through and including April 30th, 2022. These cheques must be **made payable to YRCC 845** in the specified common-element assessment amount applicable to your unit. Cheques can be forwarded to the Management Office at the following address:

YRCC 845
c/o The Meritus Group
150 Norfinch Drive, 2nd Floor
Toronto, ON M3N 1X6

Please ensure that your unit number is clearly marked on each cheque. All unit owners are reminded that payment is due on or before the 1st of each month if you choose to pay on a monthly basis.

Sincerely,

Paul Miller
Property Manager

MERITUS Group Management Inc.

CONDOMINIUM CORPORATION NO.

Budget Notes and Comparison

May 1, 2021 to April 30, 2022

Acc. Name	Current Year Budget	Current Year Projected Y/E	New Fiscal Year Budget	% Increase
REVENUES				
Common Fee Income	$1,153,325	$1,153,322	$1,182,675	0.0254485
Cable TV Income	$65,990	$66,142	$66,144	
Interest Income	$1,500	$1,365	$600	
Key Income	$0	$950	$0	
Laundry Income	$500	$650	$0	
Locker Income	$0	$1,440	$1,800	
Other Income	$1,500	$5	$0	
Rental Parking	$400	$420	$720	
Special Assessment Income	$0	$66,667	$0	
TOTAL REVENUES	$1,223,215	$1,290,960	$1,251,939	2.35%
EXPENSES				
Administration				
A.G.M. & Meetings	$0	$2,515	$4,550	
Audit	$4,945	$4,945	$5,400	
Backflow Preventor Inspection	$0	$452	$400	
Bank Charges	$0	$1,460	$1,200	
CAO Fees	$1,125	$94	$125	
Health & Safety	$0	$0	$0	
Legal	$1,500	$2,461	$1,500	
Office	$5,000	$2,364	$3,000	
Parking Control	$800	$0	$0	
Total Administration	$13,370	$14,291	$16,175	20.98%
Contracts				
Cleaning / Janitorial Contract	$56,115	$37,754	$42,961	
Elevator Contract	$15,435	$16,973	$16,650	
Fertilizing / Weed Control Contract	$7,000	($1,689)	$0	
Fire Alarm Monitoring Contract	$0	$932	$960	
Fire Protection Contract	$0	$4,031	$3,509	
Garbage Disposal Contract	$1,000	$0	$0	
Generator Contract	$0	$5,082	$3,610	
HVAC Contract	$0	$7,289	$7,423	
Landscaping & Snow Removal Contract	$23,350	$23,301	$23,340	
Management Fees	$63,230	$63,230	$122,040	
Pool Contract	$0	$2,091	$2,442	
Total Contracts	$166,130	$158,993	$222,935	34.19%
Insurance				
Insurance	$41,370	$46,732	$51,628	
Insurance Deductible	$25,000	($10,000)	$0	
Total Insurance	$66,370	$36,732	$51,628	-22.21%
Payroll				
Payroll Expense	$0	$2,326	$2,452	
Wages - Relief Superintendent	$0	$3,437	$3,000	
Wages - Superintendent	$37,060	$31,881	$35,750	
Total Payroll	$37,060	$37,643	$41,202	11.18%
Repairs & Maintenance				

MERITUS Group Management Inc.

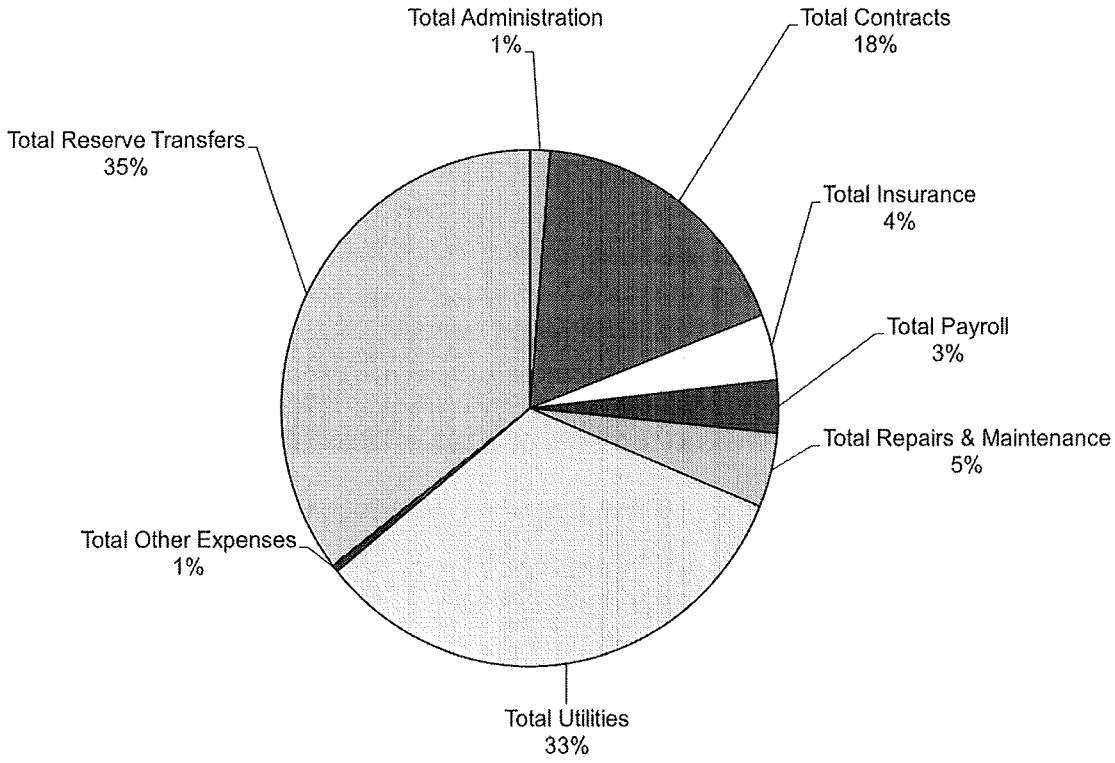
CONDOMINIUM CORPORATION NO.

Budget Notes and Comparison

May 1, 2021 to April 30, 2022

Acc. Name	Current Year Budget	Current Year Projected Y/E	New Fiscal Year Budget	% Increase
Carpet Cleaning	$2,000	$1,277	$1,250	
Carpets R&M	$0	$1,105	$955	
Compactor R&M	$0	$842	$1,000	
Doors R&M	$1,000	$1,841	$600	
Electrical R&M	$2,000	$1,742	$1,500	
Elevator R&M	$2,250	$6,227	$1,500	
Fire Protection System R&M	$20,000	$20,008	$10,500	
Garage Cleaning	$4,500	$4,830	$4,500	
Garage Door R&M	$0	$1,556	$1,000	
Garage R&M	$0	$175	$0	
Garbage Bins / Chutes	$0	$571	$600	
General Building R&M	$30,000	$16,775	$15,000	
Generator R&M	$2,500	($172)	$500	
HVAC R&M	$23,000	$12,446	$6,000	
Irrigation System R&M	$1,500	$254	$500	
Keys	$0	$1,609	$1,000	
Landscape R&M	$1,000	$3,533	$1,000	
Locks R&M	$0	$497	$0	
Pest Control - Non-Contract	$400	$872	$1,000	
Plumbing R&M	$8,500	$1,858	$5,000	
Pool R&M	$5,750	$1,373	$0	
Roof Inspection	$0	$396	$400	
Roof R&M	$0	$509	$0	
Security System R&M	$0	$489	$1,000	
Window Cleaning	$4,000	$3,723	$3,750	
Total Repairs & Maintenance	$108,400	$84,336	$58,555	-45.98%
Supplies				
Supplies - Cleaning	$0	$832	$1,000	
Supplies - Maintenance	$2,000	$135	$1,000	
Total Supplies	$2,000	$967	$2,000	0.00%
Utilities				
Cable	$65,990	$65,665	$66,144	
Gas	$59,920	$76,429	$60,000	
Hydro	$111,000	$147,241	$150,000	
Telephone	$5,500	$3,847	$4,800	
Water & Sewer	$170,000	$163,917	$130,000	
Total Utilities	$412,410	$457,098	$410,944	-0.36%
Other Expenses				
Super Suite CEF - Corporate Owned	$7,474	$6,244	$5,700	
Total Other Expenses	$7,474	$6,244	$5,700	-23.74%
Reserve Transfers				
Reserve Transfer	$410,000	$410,000	$442,800	
Total Reserve Transfers	$410,000	$410,000	$442,800	8.00%
TOTAL EXPENSES	$1,223,215	$1,206,305	$1,251,939	2.35%
Surplus / (Deficit)	$0	$84,654	$0	

The chart below demonstrates the distribution of monthly maintenance fees based on a percentage of the total budget.



MERITUS
Group Management Inc.

"Your Condominium Specialists"

YRCC 845 - Schedule of Common Element Fees
May 1st, 2021 – April 30th, 2022

Unit	Maintenance Fees	Rogers Cable Agreement	Total Monthly Fees
412	$741.88	$44.45	**$786.33**
501	$741.88	$44.45	**$786.33**
502	$724.93	$44.45	**$769.38**
503	$907.73	$44.45	**$952.18**
504	$907.73	$44.45	**$952.18**
505	$808.75	$44.45	**$853.20**
506	$711.56	$44.45	**$756.01**
507	$711.56	$44.45	**$756.01**
508	$808.75	$44.45	**$853.20**
509	$907.73	$44.45	**$952.18**
510	$907.73	$44.45	**$952.18**
511	$724.93	$44.45	**$769.38**
512	$741.88	$44.45	**$786.33**
601	$741.88	$44.45	**$786.33**
602	$724.93	$44.45	**$769.38**
603	$907.73	$44.45	**$952.18**
604	$907.73	$44.45	**$952.18**
605	$808.75	$44.45	**$853.20**
606	$711.56	$44.45	**$756.01**
607	$711.56	$44.45	**$756.01**
608	$808.75	$44.45	**$853.20**
609	$907.73	$44.45	**$952.18**

Unit	Maintenance Fees	Rogers Cable Agreement	Total Monthly Fees
610	$907.73	$44.45	**$952.18**
611	$724.93	$44.45	**$769.38**
612	$741.88	$44.45	**$786.33**
701	$741.88	$44.45	**$786.33**
702	$724.93	$44.45	**$769.38**
703	$907.73	$44.45	**$952.18**
704	$907.73	$44.45	**$952.18**
705	$808.75	$44.45	**$853.20**
706	$711.56	$44.45	**$756.01**
707	$711.56	$44.45	**$756.01**
708	$808.75	$44.45	**$853.20**
709	$907.73	$44.45	**$952.18**
710	$907.73	$44.45	**$952.18**
711	$724.93	$44.45	**$769.38**
712	$741.88	$44.45	**$786.33**
801	$741.88	$44.45	**$786.33**
802	$724.93	$44.45	**$769.38**
803	$907.73	$44.45	**$952.18**
804	$907.73	$44.45	**$952.18**
805	$808.75	$44.45	**$853.20**
806	$711.56	$44.45	**$756.01**
807	$711.56	$44.45	**$756.01**

MERITUS GROUP MANAGEMENT INC.
150 NORFINCH DRIVE, 2ND FLOOR, TORONTO, ON M3N 1X6

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YRCC 845 - Schedule of Common Element Fees
May 1st, 2021 – April 30th, 2022

Unit	Maintenance Fees	Rogers Cable Agreement	Total Monthly Fees
808	$808.75	$44.45	**$853.20**
809	$907.73	$44.45	**$952.18**
810	$907.73	$44.45	**$952.18**
811	$724.93	$44.45	**$769.38**
812	$741.88	$44.45	**$786.33**
901	$741.88	$44.45	**$786.33**
902	$724.93	$44.45	**$769.38**
903	$907.73	$44.45	**$952.18**
904	$907.73	$44.45	**$952.18**
905	$808.75	$44.45	**$853.20**
906	$711.56	$44.45	**$756.01**
907	$711.56	$44.45	**$756.01**
908	$808.75	$44.45	**$853.20**
909	$907.73	$44.45	**$952.18**
910	$907.73	$44.45	**$952.18**
911	$724.93	$44.45	**$769.38**
912	$741.88	$44.45	**$786.33**
1001	$741.88	$44.45	**$786.33**
1002	$724.93	$44.45	**$769.38**

Unit	Maintenance Fees	Rogers Cable Agreement	Total Monthly Fees
1003	$808.75	$44.45	**$853.20**
1004	$711.56	$44.45	**$756.01**
1005	$711.56	$44.45	**$756.01**
1006	$808.75	$44.45	**$853.20**
1007	$907.73	$44.45	**$952.18**
1008	$907.73	$44.45	**$952.18**
1009	$724.93	$44.45	**$769.38**
1010	$741.88	$44.45	**$786.33**
1101	$741.88	$44.45	**$786.33**
1102	$724.93	$44.45	**$769.38**
1103	$808.75	$44.45	**$853.20**
1104	$711.56	$44.45	**$756.01**
1105	$711.56	$44.45	**$756.01**
1106	$808.75	$44.45	**$853.20**
1107	$907.73	$44.45	**$952.18**
1108	$907.73	$44.45	**$952.18**
1109	$724.93	$44.45	**$769.38**
1110	$741.88	$44.45	**$786.33**

MERITUS
Group Management Inc.

"Your Condominium Specialists"

YRCC 845 - Schedule of Common Element Fees
May 1st, 2021 – April 30th, 2022

Unit	Maintenance Fees	Rogers Cable Agreement	Total Monthly Fees
101	$590.29	$44.45	**$634.74**
102	$907.73	$44.45	**$952.18**
103	$907.73	$44.45	**$952.18**
104	$808.75	$44.45	**$853.20**
105	$551.95	$44.45	**$596.40**
106	$454.75	$44.45	**$499.20**
107	$488.64	$44.45	**$533.09**
108	$518.06	$44.45	**$562.51**
109	$907.73	$44.45	**$952.18**
201	$741.88	$44.45	**$786.33**
202	$724.93	$44.45	**$769.38**
203	$907.73	$44.45	**$952.18**
204	$907.73	$44.45	**$952.18**
205	$808.75	$44.45	**$853.20**
206	$711.56	$44.45	**$756.01**
207	$711.56	$44.45	**$756.01**
208	$808.75	$44.45	**$853.20**
209	$907.73	$44.45	**$952.18**
210	$907.73	$44.45	**$952.18**
211	$724.93	$44.45	**$769.38**
212	$741.88	$44.45	**$786.33**
301	$741.88	$44.45	**$786.33**

Unit	Maintenance Fees	Rogers Cable Agreement	Total Monthly Fees
302	$724.93	$44.45	**$769.38**
303	$907.73	$44.45	**$952.18**
304	$907.73	$44.45	**$952.18**
305	$808.75	$44.45	**$853.20**
306	$711.56	$44.45	**$756.01**
307	$711.56	$44.45	**$756.01**
308	$808.75	$44.45	**$853.20**
309	$907.73	$44.45	**$952.18**
310	$907.73	$44.45	**$952.18**
311	$724.93	$44.45	**$769.38**
312	$741.88	$44.45	**$786.33**
401	$741.88	$44.45	**$786.33**
402	$724.93	$44.45	**$769.38**
403	$907.73	$44.45	**$952.18**
404	$907.73	$44.45	**$952.18**
405	$808.75	$44.45	**$853.20**
406	$711.56	$44.45	**$756.01**
407	$711.56	$44.45	**$756.01**
408	$808.75	$44.45	**$853.20**
409	$907.73	$44.45	**$952.18**
410	$907.73	$44.45	**$952.18**
411	$724.93	$44.45	**$769.38**

MERITUS GROUP MANAGEMENT INC.
150 NORFINCH DRIVE, 2ND FLOOR, TORONTO, ON M3N 1X6

MERITUS
Group Management Inc.

Personal Pre-Authorized Debit (PAD) Agreement

I/we authorize our condominium corporation as noted below in the Customer Information, and the financial institution designated to begin deductions as per my/our instructions for monthly regular recurring payments in the amount of $_____. Regular monthly payments for the full amount payable will be debited to my/our specified account on the 1st business day of each month. The payments will be applied to charges incurred in accordance with the *Condominium Act, 1998* in the order in which the charges are incurred. I/we understand that if the withdrawal of the amount on the 1st business day fails, a 2nd attempt may be executed within 30 days in accordance with CPA rule H1 and that failed withdrawals will result in NSF charges being applied.

This authority is to remain in effect until our Condominium Corporation has received written notification from me/us of its change or termination. This notification must be received at least fifteen (15) days before the next debit is scheduled at the address provided above. I/we may obtain a sample cancellation form or more information on my/our right to cancel a PAD agreement at my/our financial institution or by visiting www.cdnpay.ca.

I/we have certain recourse rights if any debit does not comply with this agreement. For example, I/we have the right to receive reimbursement for any PAD that is not authorized or is not consistent with this PAD Agreement. To obtain a form for a Reimbursement Claim or for more information on my/our recourse rights, I/we may contact my/our financial institution or visit www.cdnpay.ca.

PLEASE COMPLETE THE CUSTOMER INFORMATION SECTION IN FULL & ATTACH A VOID CHEQUE

CREDIT CARD / LINE OF CREDIT ACCOUNTS CANNOT BE USED FOR PAD

CUSTOMER (ACCOUNT HOLDER) INFORMATION (Please Print Clearly)	BANK ACCOUNT INFORMATION
Condominium Corporation:	Financial Institution (FI):
Name(s):	Branch Address:
Unit #:	FI Account #:
Address:	FI Transit # (3 Digits):
City:	Branch Transit # (5 Digits):
Province:	
Postal Code:	AUTHORIZATION
Home Phone #:	
Mobile Phone #:	Date:
Other Phone #:	
Email Address:	Date:

ATTENTION

In conjunction with our continuing efforts to protect the environment Meritus Group Management does not deliver arrears notices by postal mail. In order to ensure you receive arrears notices, please ensure your email address is included in the Customer Information section when this form is returned to our office.

150 NORFINCH DR, 2nd FLOOR
NORTH YORK, ON, M3N 1X6