

Wolf Willow Proposed Maintenance Fees - March, 2012

Unit Number	Condominium Lot Number	Habitable Area in Square Meters from surveyor	Unit Factor	Parking Premium*	Estimated monthly maintenance fee
201	1	108	0.0588	\$10	\$393.99
202	2	69	0.0375	\$10	\$255.33
203	3	82	0.0446	\$10	\$301.55
204	4	97	0.0528	\$10	\$354.88
205	5	86	0.0468	-\$60	\$245.77
206	6	97	0.0528	\$10	\$354.88
207	7	86	0.0468	\$10	\$315.77
301	8	109	0.0593	\$10	\$397.55
302	9	69	0.0375	\$10	\$255.33
303	10	82	0.0446	\$10	\$301.55
304	11	97	0.0528	\$10	\$354.88
305	12	86	0.0468	\$10	\$315.77
306	13	97	0.0528	\$10	\$354.88
307	14	86	0.0468	\$10	\$315.77
401	15	70	0.0381	\$10	\$258.88
402	16	69	0.0375	\$10	\$255.33
403	17	82	0.0446	\$10	\$301.55
404	18	97	0.0528	\$10	\$354.88
405	19	86	0.0468	\$10	\$315.77
406	20	97	0.0528	\$10	\$354.88
407	21	86	0.0468	-\$60	\$245.77

* We need one more household willing to park outdoors. Based on the discussions in January, it appears the discount suggested at that time was not sufficient to generate interest. This will be reviewed at the legal finance committee meeting and will be on the agenda for further discussion at the March 31 business meeting.

Wolf Willow Cohousing - Proposed Operating Budget First Year

Expenses		
1	Management Fees	\$6,300.00
2	Office Supplies	\$500.00
3	Bank Charges	\$50.00
4	Cdn Cohousing Network	\$420.00
5	Insurance	\$7,000.00
6	Insurance Appraisal	\$0.00
7	Electricity (Common Areas)	\$6,000.00
8	Garbage Collection	\$600.00
9	Gas (Common & Suites)	\$13,000.00
10	City of Saskatoon Water	\$7,500.00
11	Elevator Maintenance	\$5,000.00
12	Fire Alarm Inspect & Monitor	\$1,000.00
13	Garage Door Maintenance	\$950.00
14	Boiler Maintenance/Repairs	\$1,500.00
15	General Repairs & Maint	\$1,500.00
16	Window & Gutter Cleaning	\$1,250.00
17	Janitorial Services (Reserve)	\$7,400.00
18	Maintenance - Landscaping	\$1,500.00
19	Snow Removal	\$1,800.00
20	Community Development	\$1,000.00
21	Professional fees	\$0.00
22	WCB premiums	\$50.00
23	Contingency Operating Budget	\$1,500.00
24	Contingency Reserve Fund	\$12,600.00
Total Operating Expenses		\$78,420.00

Notes:

- 1) \$500/mo + GST, partial mgmt only
- 2) cheque order alone is about \$220
- 4) yearly membership fee to stay connected with Cohousing Network at \$20 per unit/year
- 5) estimate from Tony Lazaruko at Butler Buyers (306) 653-2233
- 6) appraisal good for 3 years, but will not be needed for a couple of years - future budget \$1200
- 7) estimate - this may be low based on all the common areas, but dependant on occupant behaviours
- 8) garbage rebate from City = \$8/unit if you use own bins (must apply yearly) \$1200 - six yard bin - one should do - mixed recycling bin @ \$50/mo. - garbage free if own bin
- 9) natural gas contract in place? does not recommend at this time - this is an estimate - have asked the mechanical engineer to do some modelling, but have not heard back
- 10) depends on the amount of watering - 21 unit comparable has a large irrigated lawn
if elevator is monitored, add another \$45/mo. - includes annual licencing fee of \$175 - need to negotiate a contract for maintenance from people installing - all service? Or per trip? - the hourly rate can be very expensive
- 11) includes powerwashing; sump cleaning
- 13) increased allowance req'd in future years for zone valves, boiler chemical, inspections, filters, air locks
- 14) assuming contractor for grass cutting - can vary significantly depending on type of landscaping in place and volunteer work
- 18) sidewalks only - if parking lot snow removal required, allow \$2500/major clearing
at Cranberry Commons we transfer any remaining budget into the next year and allow it to accumulate if we don't use it each year - education and skills building is an important aspect of a well functioning cohousing community
- 20) add \$1800 allowance for a "Review Engagement" if you want the financial statements audited each year
- 21) minimum charge - requirement in Saskatchewan
- 22) if security camera in use, add another \$45/mo
- 23) \$50/unit/month - initial estimate, subject to Reserve study, which must be completed within 3 years