

Dear Hunter Green Owners,

Please find attached our draft budget for the 2026-2027 fiscal year.

As a Board, we've spent considerable time analyzing the numbers to come up with a plan that both accommodates our sizable operating expenses and reserve contribution for the upcoming year, and minimizes fee increases to protect property values. Last year, we opted to levy a small special assessment rather than increase condo fees. While we considered the same strategy this year, we are ending this fiscal year with a modest deficit and think it's important to build in a financial contingency for inflation and anticipated price hikes for utilities.

What we've landed on is a 3% condo fee increase, bringing monthly fees to \$950, plus a special assessment to be levied later this year once our financial statements have been audited. This increase is in line with the most recent consumer price index increases. We anticipate that the special assessment will be \$1,500, hopefully less. For comparison, the alternative was a significant condo fee increase, and we are committed to keeping monthly fees as low as possible below \$1,000 for as long as we can.

Recurring issues and plans to address them

We've identified two items that are consistent yearly issues within the budget. One is water usage. In the coming year, we will be working with a plumbing company to audit water fixtures in each unit so owners with leaky fixtures can make upgrades where necessary.

Another is outsized utilities usage for commercial units. We are in the process of auditing this and may propose changes to our declaration for owners to vote on in the coming months.

Reserve fund contributions

The biggest line item each year and a driving factor in the need to increase fees is our yearly reserve fund contribution. These contributions are determined by our regular reserve fund studies to accommodate major building upgrades and maintenance and are non-negotiable.

We encourage you to review the latest reserve fund study, available on Upperbee. This will show you the upcoming major projects and a 10-year expenditure plan. Keep in

mind as we move through this 10-year plan that market conditions change and we will need to adjust accordingly.

We hope this helps to address some questions that may arise.

Sincerely,

Board of Directors

Catharine Cunningham- President

Ashley Letts – Treasurer

Zoran Blazic- Secretary

Sherry Derosa- Director

Heather Hamilton – Director

BUDGET 2027

	Budget 2027			Budget 2026
	Operating	Reserve	TOTAL	TOTAL
Revenue from common charges				
4000 - Regular contributions	95 890	379 703	475 593	461 577
<i>Common charges increased by 3.04 %</i>	95 890	379 703	475 593	461 577
TOTAL REVENUE	95 890	379 703	475 593	461 577
Other revenue				
4001 - Special contributions	77 970	-	77 970	-
4440 - Rental Income - Antenna	9 450	-	9 450	9 450
4470 - Rental Income - Superintendent Suite	18 600	-	18 600	21 600
OTHER REVENUE TOTAL	106 020	-	106 020	31 050
Expenses				
5000 - Insurance - Annual premium	11 720	-	11 720	17 860
5100 - Energy - Electricity	19 425	-	19 425	18 500
5110 - Energy - Gas	10 500	-	10 500	12 000
5120 - Water	34 650	-	34 650	25 000
5200 - Cleaning	-	-	-	1 543
5310 - Maintenance - Landscaping	7 915	-	7 915	7 915
5330 - Maintenance - Extermination / Pest management	5 000	-	5 000	6 500
5340 - Maintenance - Elevators	22 500	-	22 500	19 900
5350 - Maintenance - Equipment	1 500	-	1 500	1 200
5360 - Maintenance - Generator	2 500	-	2 500	2 500
5370 - Maintenance - Fire alarm system / sprinklers	7 170	-	7 170	4 000
5590 - Repairs - General	8 500	-	8 500	15 000
5595 - Deficit Recovery	-	-	-	9 030
5610 - Purchases - Maintenance supplies	-	-	-	1 100
5800 - Professional fees - Manager	24 456	-	24 456	23 744
5830 - Professional fees - Legal adviser	1 000	-	1 000	1 000
5840 - Professional fees - Audit	3 000	-	3 000	3 800
5940 - Admin. - Office expenses	1 500	-	1 500	1 500
5955 - Admin. - Membership of an association / trainings	516	-	516	516
5965 - Wages - Cleaners	34 008	-	34 008	30 876
5970 - Telephone	6 050	-	6 050	5 700
5989 - Superintendent Unit Costs	-	-	-	180
TOTAL EXPENSES	201 910	-	201 910	209 364
NET INCOME	-	379 703	379 703	283 263

	Budget 2027	Budget 2026
BUDGET ALLOCATION		
General key		
<i>The allocation key is used to allocate the budget (exception made of the expenses related to the restricted common areas) based on the common share.</i>		
* Allocation key (common share)	475 593	461 577
	475 593	461 577

WCC 138

MONTHLY COMMON CHARGES

June 1, 2026 to May 31, 2027

Unit	Share	monthly fees 2026	monthly fees 2027
0101-432 Main Street East	1.664000 %	640.05	659.49
0102-432 Main Street East	1.228000 %	472.35	486.69
0103-432 Main Street East	1.228000 %	472.35	486.69
0201-432 Main Street East	2.397000 %	922.00	950.00
0202-432 Main Street East	2.397000 %	922.00	950.00
0203-432 Main Street East	2.397000 %	922.00	950.00
0204-432 Main Street East	2.397000 %	922.00	950.00
0301-432 Main Street East	2.397000 %	922.00	950.00
0302-432 Main Street East	2.397000 %	922.00	950.00
0303-432 Main Street East	2.397000 %	922.00	950.00
0304-432 Main Street East	2.397000 %	922.00	950.00
0401-432 Main Street East	2.397000 %	922.00	950.00
0402-432 Main Street East	2.397000 %	922.00	950.00
0403-432 Main Street East	2.397000 %	922.00	950.00
0404-432 Main Street East	2.397000 %	922.00	950.00
0501-432 Main Street East	2.397000 %	922.00	950.00
0502-432 Main Street East	2.397000 %	922.00	950.00
0503-432 Main Street East	2.397000 %	922.00	950.00
0504-432 Main Street East	2.397000 %	922.00	950.00
0601-432 Main Street East	2.397000 %	922.00	950.00
0602-432 Main Street East	2.397000 %	922.00	950.00
0603-432 Main Street East	2.397000 %	922.00	950.00
0604-432 Main Street East	2.397000 %	922.00	950.00
0701-432 Main Street East	2.397000 %	922.00	950.00
0702-432 Main Street East	2.397000 %	922.00	950.00
0703-432 Main Street East	2.397000 %	922.00	950.00
0704-432 Main Street East	2.397000 %	922.00	950.00
0801-432 Main Street East	2.397000 %	922.00	950.00
0802-432 Main Street East	2.397000 %	922.00	950.00
0803-432 Main Street East	2.397000 %	922.00	950.00
0804-432 Main Street East	2.397000 %	922.00	950.00
0901-432 Main Street East	2.397000 %	922.00	950.00
0902-432 Main Street East	2.397000 %	922.00	950.00
0903-432 Main Street East	2.397000 %	922.00	950.00
0904-432 Main Street East	2.397000 %	922.00	950.00
1001-432 Main Street East	2.397000 %	922.00	950.00
1002-432 Main Street East	2.397000 %	922.00	950.00
1003-432 Main Street East	2.397000 %	922.00	950.00
1004-432 Main Street East	2.397000 %	922.00	950.00
1101-432 Main Street East	2.397000 %	922.00	950.00
1102-432 Main Street East	2.397000 %	922.00	950.00
1103-432 Main Street East	2.397000 %	922.00	950.00
1104-432 Main Street East	2.397000 %	922.00	950.00
100.000000 %		38,464.75	39,632.87