

CONDOMINIUM ANALYSIS

CALGARY, AB

CALGARY, AB		MEDIAN ANNUAL EXPENSES - CONDOMINIUM		BY METROPOLITAN AREA		
		LOW RISE		DOLLARS PER UNIT		
				----- \$ -----		
<u>EXPENSES</u>	PROJECTS	UNITS	MED	LOW	HIGH	
ADMINISTRATIVE EXP.						
OFFICE SALARIES	1	128	325.58	325.58	325.58	
OFFICE EXPENSES	20	894	31.25	21.15	37.41	
MANAGEMENT FEES	25	1,289	467.82	357.60	580.94	
LEGAL FEES	6	640	14.56	4.17	29.41	
AUDIT FEES	24	1,275	60.00	38.46	79.81	
PROFESSIONAL FEES	2	231	39.06	24.27	39.06	
OTHER ADMIN	24	1,273	15.00	10.53	24.38	
SUBTOTAL ADMINIST.	25	1,289	612.02	513.59	762.80	
OPERATING EXPENSES						
ELEVATOR	16	1,019	142.40	110.17	154.36	
HEATING FUEL	22	1,010	436.07	327.78	588.24	
ELECTRICITY	14	652	223.30	150.74	329.67	
WATER/SEWER	25	1,289	430.20	307.45	545.69	
NATURAL GAS						
EXTERMINATING	11	824	17.86	3.73	22.22	
RUBBISH REMOVAL	23	1,250	104.62	63.69	156.25	
WINDOW WASHING	13	853	41.67	36.00	61.71	
MISC OPER EXP	2	89	508.47	60.00	508.47	
SUBTOTAL OPERATING	25	1,289	1205.93	1028.14	1295.50	
REPAIR AND MAINT.						
SECURITY	23	1,204	114.71	77.78	176.86	
SNOW REMOVAL	25	1,289	118.01	102.11	169.49	
GROUND MAINTENANCE	24	1,245	153.71	125.79	195.79	
CUSTODIAL	20	1,130	286.12	217.39	341.53	
GENERAL MAINTENANCE	25	1,289	305.56	185.19	391.67	
HEAT/AC/VENT	24	1,262	187.83	140.71	278.95	
PAIN/INT CA ONLY						
PAIN-EXTERIOR						
REC AMENITIES	18	1,088	53.33	33.98	66.04	
OTHER REP/MAINT.	24	1,263	257.81	134.64	420.65	
SUBTOTAL REP/MAINT.	25	1,289	1394.39	1165.10	1735.90	
FIXED EXPENSES						
REAL ESTATE TAX						
OTHER TAX						
INSURANCE	25	1,289	586.36	453.10	761.69	
SUBTOTAL FIXED EXP.	25	1,289	586.36	453.10	761.69	
TOTAL ALL EXPENSES	25	1,289	3751.34	3472.89	4058.56	
GROUND RENT						
REPLACEMENT RESERVE	25	1,289	1392.91	1128.85	1647.08	
REC AMENITIES						
POOL	1	16	156.25	156.25	156.25	
REC BUILDING	2	256	156.25	0.83	156.25	
OUTDOOR REC FACILITY						
GARAGE & PARKING	18	1,088	53.33	33.98	64.71	
OTHER AMENITIES						

FOOTNOTE: FOR AN EXPLANATION OF THE REPORT LAYOUTS AND METHOD OF DATA ANALYSIS, REFER TO THE SECTIONS ENTITLED 'GUIDELINES FOR USE OF THIS DATA' AND 'INTERPRETATION OF A PAGE OF DATA'. FOR DEFINITIONS OF THE EXPENSE CATEGORIES, REFER TO THE APPENDIX.
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CONDOMINIUM ANALYSIS

CALGARY, AB

CALGARY, AB		MEDIAN ANNUAL EXPENSES - CONDOMINIUM TOWNHOUSE		BY METROPOLITAN AREA		
EXPENSES	PROJECTS	UNITS	DOLLARS PER UNIT			
			MED	LOW	HIGH	
ADMINISTRATIVE EXP.						
OFFICE SALARIES						
OFFICE EXPENSES	39	2,898	26.94	19.44	40.00	
MANAGEMENT FEES	40	2,958	312.35	298.62	345.55	
LEGAL FEES	19	1,662	28.57	11.36	43.48	
AUDIT FEES	40	2,958	33.31	28.21	42.86	
PROFESSIONAL FEES	1	69	15.94	15.94	15.94	
OTHER ADMIN	40	2,958	6.16	5.08	8.23	
SUBTOTAL ADMINIST.	40	2,958	396.82	363.99	456.30	
OPERATING EXPENSES						
ELEVATOR						
HEATING FUEL	1	39	633.56	633.56	633.56	
ELECTRICITY	39	2,919	36.87	29.44	47.46	
WATER/SEWER	36	2,606	130.43	67.92	557.12	
NATURAL GAS	5	431	13.56	7.54	16.61	
EXTERMINATING	17	1,369	6.41	5.56	14.71	
RUBBISH REMOVAL	40	2,958	106.44	75.86	131.11	
WINDOW WASHING	7	531	72.86	36.76	120.97	
MISC OPER EXP	1	60	83.33	83.33	83.33	
SUBTOTAL OPERATING	40	2,958	291.91	208.70	749.92	
REPAIR AND MAINT.						
SECURITY	17	1,215	5.43	3.68	11.13	
SNOW REMOVAL	40	2,958	335.95	252.40	411.67	
GROUND MAINTENANCE	40	2,958	391.67	315.29	507.63	
CUSTODIAL	1	70	53.14	53.14	53.14	
GENERAL MAINTENANCE	40	2,958	159.09	105.26	270.27	
HEAT/AC/VENT	17	1,312	26.67	12.82	51.69	
PAIN/INT CA ONLY						
PAIN-EXTERIOR						
REC AMENITIES	25	1,978	13.40	10.42	22.73	
OTHER REP/MAINT.	39	2,936	70.00	25.64	170.45	
SUBTOTAL REP/MAINT.	40	2,958	1109.78	804.49	1357.45	
FIXED EXPENSES						
REAL ESTATE TAX						
OTHER TAX						
INSURANCE	40	2,958	500.00	416.32	568.97	
SUBTOTAL FIXED EXP.	40	2,958	500.00	416.32	568.97	
TOTAL ALL EXPENSES	40	2,958	2571.19	2281.81	2739.29	
GROUND RENT						
REPLACEMENT RESERVE	40	2,958	1293.12	711.54	1424.83	
REC AMENITIES						
POOL						
REC BUILDING						
OUTDOOR REC FACILITY						
GARAGE & PARKING	25	1,978	13.40	10.42	22.73	
OTHER AMENITIES						

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