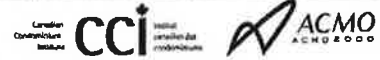




An Associa® Company



16 Four Seasons Place, Suite 206
Toronto, Ontario M9B 6E5
Tel. 416.642.2807 866.642.2807
Fax. 416.642.2810



February 10, 2021

All Owners

Durham Standard Condominium Corporation No. 293
Bromus Path, Aquatic Ballet Path, Sarita Path, Rosedrop Path,
Glenstal Path, Foal Path, Pony Path, Christabelle Path,
Chevron Prince Path, Icy Note Path, Filly Path
Oshawa, ON

Dear Owner(s),

RE: DURHAM STANDARD CONDOMINIUM CORPORATION No. 293
BUDGET FOR FISCAL YEAR – March 1, 2021 – February 28, 2022

After considerable deliberation and a thorough review of the Corporation's operating expenditures, as well as your contribution to the reserve fund, your Board of Directors would like to inform you that there will be a 4.56% increase in the common element fee. Please find enclosed a copy of the budget for your review.

Your monthly common expenses for the next fiscal term, March 1, 2021 to February 28, 2022 monthly fee is \$250.00.

As a reminder, Wilson, Blanchard Management Inc. offers pre-authorized chequing. If you are already on the pre-authorized plan, you need do nothing more as the fee will be automatically withdrawn from your account.

Alternatively, you may provide 12 post-dated cheques dated for the first day of each month, commencing March 1, 2021 through to and including February 1, 2022 in the specified amount of **\$250.00**. These cheques must be **made payable to D.S.C.C. 293**. Cheques can be dropped off to the Management office or mailed to our office at **16 Four Seasons Place, Suite 206 Toronto, ON M9B 6E5**.

Please ensure that your Unit number is clearly marked on each cheque so that it is properly credited to your account. All unit owners are reminded that payment is due on or before the 1st day of each month if you choose to pay monthly. Late payment charges will be applied to unit owners who miss the 1st.

Should you have any questions or concerns about this budget process, please do not hesitate to contact management.

Yours truly,

WILSON, BLANCHARD MANAGEMENT INC.

For and on Behalf of D.S.C.C. 293.

Genevieve Smith
Property Manager

WB Budget Worksheet
DSCC 293 (dsc293)
Budgeting for the Year End: February 28, 2022

Budget Information for Owners
For the Year End: February 28, 2022

Acct #	Account Name	February, 2021 Annual Budget	February, 2021 Projected Totals	February, 2022 Annual Budget
OPERATING REVENUES				
4010-0000	Common Fee Income	1,380,128.00	1,380,142.82	1,442,996.54
4420-0000	Interest Income	1,387.00	2,199.59	1,800.00
4460-0000	Late Fees & Interest	-	663.98	720.00
4550-0000	Other Income	-	2,501.97	-
TOTAL OPERATING REVENUES		\$ 1,381,515.00	\$ 1,385,508.36	\$ 1,445,516.54
OPERATING EXPENSES				
Administration				
6103-0000	A.G.M. & Meetings	-	1,107.40	13,500.00
6115-0000	Audit	10,715.00	17.15	7,000.00
6121-0000	Bank Charges	-	640.00	840.00
6129-0000	C.A.O. Fees	10,066.00	4,098.28	5,772.00
6146-0000	Legal	1,306.00	339.00	9,000.00
6151-0000	Management Fees	244,966.00	120,891.88	120,892.08
6163-0000	Office	15,139.00	7,381.90	10,775.00
6165-0000	Parking Control	-	8,809.32	19,200.00
6166-0000	Performance Audit	19,588.00	20,114.00	20,000.00
6169-0000	Printing & Photocopying	-	3,179.35	6,000.00
Total Administration		\$ 301,780.00	\$ 166,578.28	\$ 212,979.08
Contracts				
6220-0000	Fire Alarm Monitoring Contract	60,208.00	68,261.07	62,274.08
6230-0000	Garbage Disposal Contract	196,726.00	171,877.14	162,000.00
6250-0000	Landscaping Contract	230,201.00	83,466.12	78,805.56
6260-0000	Pest Control Contract	-	4,799.11	9,600.00
6275-0000	Security Monitoring Contract	22,373.00	508.50	15,600.00
6284-0000	Snowplowing Contract	98,228.00	101,646.98	78,205.56
Total Contracts		\$ 607,736.00	\$ 430,558.92	\$ 406,485.20
Insurance				
6430-0000	Insurance	110,940.00	294,540.00	330,000.00
Total Insurance		\$ 110,940.00	\$ 294,540.00	\$ 330,000.00
Major Purchases & Additions				
6520-0000	Equipment, Tools & Machinery	-	3,000.00	7,200.00
Total Major Purchases & Additions		\$ -	\$ 3,000.00	\$ 7,200.00
Repairs & Maintenance				
6802-0000	General Building R&M	46,225.00	17,799.34	15,000.00
6894-0000	Signs	-	-	2,000.00
Total Repairs & Maintenance		\$ 46,225.00	\$ 17,799.34	\$ 17,000.00
Supplies				
7120-0000	Supplies - General	17,334.00	-	7,200.00
Total Supplies		\$ 17,334.00	\$ -	\$ 7,200.00
Utilities				
7235-0000	Hydro	28,891.00	23,353.82	39,312.08
7290-0000	Water & Sewer	339,183.00	230,110.76	242,766.37
7291-0000	Water & Sewer Recovery	(250,771.00)	(160,054.78)	(121,383.19)

**WB Budget Worksheet
DSCC 293 (dsc293)
Budgeting for the Year End: February 28, 2022**

**Budget Information for Owners
For the Year End: February 28, 2022**

Acct #	Account Name	February, 2021 Annual Budget	February, 2021 Projected Totals	February, 2022 Annual Budget
	Total Utilities	\$ 117,303.00	\$ 93,409.80	\$ 160,695.26
	Other Expenses			
7319-0000	Chargebacks - Admin	-	(858.00)	-
7376-0000	Reserve Fund Study	5,876.00	-	-
	Total Other Expenses	\$ 5,876.00	\$ (858.00)	\$ -
	Reserve Transfers			
7810-0000	Reserve Transfer	174,321.00	303,957.00	303,957.00
	Total Reserve Transfers	\$ 174,321.00	\$ 303,957.00	\$ 303,957.00
	TOTAL OPERATING EXPENSES	\$ 1,381,515.00	\$ 1,308,985.34	\$ 1,445,516.54
	OPERATING SURPLUS / (DEFICIT)	\$ -	\$ 76,523.02	\$ -
	RESERVE REVENUES			
8110-0000	Reserve Transfer Income	174,321.00	303,957.00	303,957.00
8130-0000	Reserve Interest Income	-	5,688.00	8,381.04
	TOTAL RESERVE REVENUES	\$ 174,321.00	\$ 309,645.00	\$ 312,338.04
	RESERVE EXPENSES			
	TOTAL RESERVE EXPENSES	\$ -	\$ -	\$ -
	RESERVE SURPLUS / (DEFICIT)	\$ 174,321.00	\$ 309,645.00	\$ 312,338.04



An **Associa®** Company
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Hamilton, ON L8S 1A2
(905) 540-8800
owner.info@wilsonblanchard.com

Personal Pre-Authorized Debit (PAD) Agreement

I/we authorize Wilson, Blanchard Management Inc., on behalf of our condominium corporation as noted 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 Wilson, Blanchard Management Inc. 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 OR "CUSTOMER ACCOUNT
INFORMATION" FORM FROM YOUR BANK**

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

ATTENTION

In conjunction with our continuing efforts to protect the environment Wilson, Blanchard Management delivers all arrears notices by email only – **arrears notices will not be sent by postal mail**. In order to ensure you receive arrears notices, please ensure your email address is clearly included in the Customer Information section when this form is returned to our office. Thank you for helping us to help the environment.

CUSTOMER (ACCOUNT HOLDER) INFORMATION (Please Print Clearly)

Name(s):
Condominium Corporation:
Condo Unit #:
Condo Address:
Condo City & Province:
Condo Postal Code:
Home Phone #:
Mobile Phone #:
Other Phone #:
Email Address:
Mailing Address (if different than above):

BANK ACCOUNT INFORMATION

Financial Institution (FI):
Branch Address:
FI Account #:
FI Transit # (3 Digits):
Branch Transit # (5 Digits):

AUTHORIZATION

Signature:
Date:
Signature:
Date:

**PLEASE ATTACH A VOID CHEQUE OR
"CUSTOMER ACCOUNT INFORMATION"
FORM FROM YOUR BANK**

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



Agreement to Receive Notices Electronically

Agreement by owner or mortgagee to
receive notices from the corporation by
electronic delivery

Owner's or mortgagee's name (**Optional:** You may, but are not required to, include information with respect to the unit(s) or parcel(s) of tied land, related to this owner or mortgagee.)

Condominium corporation's name

In order for your condominium corporation to enter into this agreement, the board of your corporation must have passed a resolution to determine the methods of electronic communication that it will use for serving notices on owners or mortgagees. Before filling out this form, you should consider contacting the corporation to find out what those methods are.

Method the corporation will use to deliver notices to me:

☐ Email

My email address is _____

☐ Facsimile

My fax number is _____

☐ Other _____

☐ I agree that I am sufficiently served, as described in section 54 of the *Condominium Act, 1998*, if the corporation uses the method of delivering notices identified in this agreement.

Signature of owner or mortgagee

Date (yyyy/mm/dd)

Signature of individual on behalf of the
condominium corporation

Date (yyyy/mm/dd)

Signature of individual on behalf of the
condominium corporation

Date (yyyy/mm/dd)

Please affix the corporate seal or add a statement below that the person signing has the authority to bind the corporation.

Dated this _____ day of _____, _____
day of month month year