



Associa
C-Era Property Management & Realty

Black Birch Heights Homeowner Corporation
Operating Budget
2026 - 2027

GL	DESCRIPTION	ANNUAL BUDGET - FULLY OCCUPIED
REVENUE		
4000	Condominium Fees	1,346,980
	TOTAL REVENUE:	1,346,980
EXPENSES		
ADMINISTRATIVE		
5000	General Admin/Office Costs	5,250
	Annual Tribunal Fees	8,600
	Total Administrative Expenses	13,850
INSURANCE		
5400	Insurance Premiums	208,000
	Insurance Appraisal	3,000
5440	Insurance Claims/Deductible	-
	Total Insurance Expenses	211,000
UTILITIES		
6000	Electricity	85,000
6005	Natural Gas	125,000
6025	Water & Sewer	150,000
6035	Waste Removal	25,000
6050	Telephone/Internet Service	6,000
6075	Recycling & Organics	10,000
	Total Utilities Expenses	401,000
LANDSCAPING		
6100	Landscaping	30,000
6110	Landscaping Repair & Maintenance	5,000
	Total Landscaping Expenses	35,000
IRRIGATION		
6200	Irrigation Repair & Maintenance	5,000
	Total Irrigation Expenses	5,000
CONTRACTED SERVICES		
6408	Elevator Services	50,000
6424	HVAC Services	20,000
6430	Janitorial Services	64,500
6434	Pest Control Services	4,000
6438	Visitor Parking Monitoring	-
6440	Safety & Security	10,000
6442	Snow Removal Services	40,000
6446	Window Cleaning Services	15,000
	Total Contracted Services Expenses	203,500
REPAIR & MAINTENANCE		
6545	Electrical Supplies Repair & Maintenance	8,000
6550	Elevator Repair & Maintenance	10,000
6565	Fire System Repair & Maintenance	25,000
6575	Flooring/Carpet Maintenance	10,000
6590	Parkade Repair & Maintenance	15,000
6600	Building Repair & Maintenance	40,000
6694	Pet Waste Removal	2,000
6695	Plumbing Supplies Repair & Maintenance	20,000
	Contingency	50,000
	Total Repair & Maintenance Expenses	180,000
PROFESSIONAL SERVICES		
7000	Audit & Tax Services	6,000
7020	Legal Fees	7,000
7040	Management Fees	104,630
	Total Professional Services Expenses	117,630
	OPERATING EXPENSES:	1,166,980
9105	RESERVE FUND CONTRIBUTIONS	180,000
	TOTAL EXPENSES AND RF CONTRIBUTIONS	1,346,980
	SURPLUS (DEFICIT):	-

Budget Disclosure: The budget for Black Birch Heights Homeowner Corporation was prepared at the request of Crystal Creek Homes on December 10, 2025, for the period January 1, 2026 to December 31, 2026, and is not applicable to any period beyond December 31, 2026. The budget was based on full occupancy of all units throughout the budgetary period.

In preparation of the budget, we relied on the proposed condominium plan and other information provided by the developer. The information provided by the developer was not independently verified. The budget was prepared on the basis of costs experienced by condominium projects of similar size (in terms of the number of units), type (single family, townhouse, low-rise, mid-rise, high-rise, or mixed use), amenities & parking facilities, during the 2026 year to date, with no inflation factor.

As a reserve fund study & report has not yet been prepared, the reserve fund contribution in the budget is estimated to include the cost of the reserve fund study & report, along with a minimal contribution to the reserve fund (approximately 13% of the operating budget). No revenues excepting condominium fees were anticipated.

The budget was prepared on May 11, 2026, by Jeanette Kloppenburg, Vice President of Operations, of C-Era Property Management & Realty. Jeanette Kloppenburg is a Condominium Manager Associate. She has worked in the condominium management industry for 32 years and has prepared numerous operating budgets.

Black Birch Heights Homeowner Corporation
Schedule of Fees
2026 - 2027

	Number	Building	Location	Suite	Unit factor	Annual Fee	Monthly Fee
	1	1000	Ground Floor - A	1101	19	2,559.26	213.27
	2	1000	Ground Floor - A	1102	28	3,771.55	314.30
	3	1000	Ground Floor - A	1103	19	2,559.26	213.27
	4	1000	Ground Floor - A	1104	28	3,771.55	314.30
	5	1000	Ground Floor - A	1105	29	3,906.24	325.52
	6	1000	Ground Floor - A	1106	28	3,771.55	314.30
	7	1000	Ground Floor - A	1107	19	2,559.26	213.27
	8	1000	Ground Floor - A	1108	27	3,636.85	303.07
	9	1000	Ground Floor - A	1109	19	2,559.26	213.27
	10	1000	Ground Floor - A	1110	28	3,771.55	314.30
	11	1000	Ground Floor - A	1111	33	4,445.04	370.42
	12	1000	Ground Floor - A	1112	28	3,771.55	314.30
	13	1000	Ground Floor - A	1113	19	2,559.26	213.27
	14	1000	Ground Floor - A	1114	28	3,771.55	314.30
	15	1000	Ground Floor - A	1115	28	3,771.55	314.30
	16	1000	Ground Floor - A	1116	28	3,771.55	314.30
	17	1000	Ground Floor - A	1117	28	3,771.55	314.30
	18	1000	Ground Floor - A	1118	33	4,445.04	370.42
	19	1000	Ground Floor - A	1119	28	3,771.55	314.30
	20	1000	Ground Floor - A	1120	28	3,771.55	314.30
	21	1000	Ground Floor - A	1121	33	4,445.04	370.42
	22	1000	Ground Floor - A	1122	19	2,559.26	213.27
	23	1000	Ground Floor - A	1123	27	3,636.85	303.07
	24	1000	Ground Floor - A	1124	28	3,771.55	314.30
	25	1000	Ground Floor - A	1125	19	2,559.26	213.27
	26	1000	Ground Floor - A	1126	28	3,771.55	314.30
	27	1000	Ground Floor - A	1127	22	2,963.36	246.95
	28	1000	Ground Floor - A	1128	27	3,636.85	303.07
	29	1000	2nd Floor - A	1201	19	2,559.26	213.27
	30	1000	2nd Floor - A	1202	28	3,771.55	314.30
	31	1000	2nd Floor - A	1203	19	2,559.26	213.27
	32	1000	2nd Floor - A	1204	28	3,771.55	314.30
	33	1000	2nd Floor - A	1205	36	4,849.13	404.09
	34	1000	2nd Floor - A	1206	35	4,714.43	392.87
	35	1000	2nd Floor - A	1207	29	3,906.24	325.52
	36	1000	2nd Floor - A	1208	19	2,559.26	213.27
	37	1000	2nd Floor - A	1209	27	3,636.85	303.07
	38	1000	2nd Floor - A	1210	19	2,559.26	213.27
	39	1000	2nd Floor - A	1211	29	3,906.24	325.52
	40	1000	2nd Floor - A	1212	25	3,367.45	280.62
	41	1000	2nd Floor - A	1213	35	4,714.43	392.87
	42	1000	2nd Floor - A	1214	28	3,771.55	314.30
	43	1000	2nd Floor - A	1215	19	2,559.26	213.27
	44	1000	2nd Floor - A	1216	28	3,771.55	314.30
	45	1000	2nd Floor - A	1217	28	3,771.55	314.30
	46	1000	2nd Floor - A	1218	28	3,771.55	314.30
	47	1000	2nd Floor - A	1219	29	3,906.24	325.52
	48	1000	2nd Floor - A	1220	33	4,445.04	370.42
	49	1000	2nd Floor - A	1221	28	3,771.55	314.30
	50	1000	2nd Floor - A	1222	30	4,040.94	336.75
	51	1000	2nd Floor - A	1223	35	4,714.43	392.87
	52	1000	2nd Floor - A	1224	19	2,559.26	213.27
	53	1000	2nd Floor - A	1225	29	3,906.24	325.52
	54	1000	2nd Floor - A	1226	28	3,771.55	314.30
	55	1000	2nd Floor - A	1227	19	2,559.26	213.27
	56	1000	2nd Floor - A	1228	29	3,906.24	325.52
	57	1000	2nd Floor - A	1229	22	2,963.36	246.95
	58	1000	2nd Floor - A	1230	27	3,636.85	303.07
	59	1000	3rd Floor - A	1301	19	2,559.26	213.27

Black Birch Heights Homeowner Corporation
Schedule of Fees
2026 - 2027

	Number	Building	Location	Suite	Unit factor	Annual Fee	Monthly Fee
	60	1000	3rd Floor - A	1302	28	3,771.55	314.30
	61	1000	3rd Floor - A	1303	19	2,559.26	213.27
	62	1000	3rd Floor - A	1304	28	3,771.55	314.30
	63	1000	3rd Floor - A	1305	35	4,714.43	392.87
	64	1000	3rd Floor - A	1306	35	4,714.43	392.87
	65	1000	3rd Floor - A	1307	29	3,906.24	325.52
	66	1000	3rd Floor - A	1308	19	2,559.26	213.27
	67	1000	3rd Floor - A	1309	27	3,636.85	303.07
	68	1000	3rd Floor - A	1310	19	2,559.26	213.27
	69	1000	3rd Floor - A	1311	29	3,906.24	325.52
	70	1000	3rd Floor - A	1312	27	3,636.85	303.07
	71	1000	3rd Floor - A	1313	35	4,714.43	392.87
	72	1000	3rd Floor - A	1314	28	3,771.55	314.30
	73	1000	3rd Floor - A	1315	19	2,559.26	213.27
	74	1000	3rd Floor - A	1316	28	3,771.55	314.30
	75	1000	3rd Floor - A	1317	28	3,771.55	314.30
	76	1000	3rd Floor - A	1318	28	3,771.55	314.30
	77	1000	3rd Floor - A	1319	29	3,906.24	325.52
	78	1000	3rd Floor - A	1320	33	4,445.04	370.42
	79	1000	3rd Floor - A	1321	28	3,771.55	314.30
	80	1000	3rd Floor - A	1322	30	4,040.94	336.75
	81	1000	3rd Floor - A	1323	35	4,714.43	392.87
	82	1000	3rd Floor - A	1324	19	2,559.26	213.27
	83	1000	3rd Floor - A	1325	29	3,906.24	325.52
	84	1000	3rd Floor - A	1326	28	3,771.55	314.30
	85	1000	3rd Floor - A	1327	19	2,559.26	213.27
	86	1000	3rd Floor - A	1328	29	3,906.24	325.52
	87	1000	3rd Floor - A	1329	22	2,963.36	246.95
	88	1000	3rd Floor - A	1330	27	3,636.85	303.07
	89	1000	4th Floor - A	1401	19	2,559.26	213.27
	90	1000	4th Floor - A	1402	28	3,771.55	314.30
	91	1000	4th Floor - A	1403	19	2,559.26	213.27
	92	1000	4th Floor - A	1404	28	3,771.55	314.30
	93	1000	4th Floor - A	1405	35	4,714.43	392.87
	94	1000	4th Floor - A	1406	35	4,714.43	392.87
	95	1000	4th Floor - A	1407	29	3,906.24	325.52
	96	1000	4th Floor - A	1408	19	2,559.26	213.27
	97	1000	4th Floor - A	1409	27	3,636.85	303.07
	98	1000	4th Floor - A	1410	19	2,559.26	213.27
	99	1000	4th Floor - A	1411	29	3,906.24	325.52
	100	1000	4th Floor - A	1412	27	3,636.85	303.07
	101	1000	4th Floor - A	1413	35	4,714.43	392.87
	102	1000	4th Floor - A	1414	28	3,771.55	314.30
	103	1000	4th Floor - A	1415	19	2,559.26	213.27
	104	1000	4th Floor - A	1416	28	3,771.55	314.30
	105	1000	4th Floor - A	1417	28	3,771.55	314.30
	106	1000	4th Floor - A	1418	28	3,771.55	314.30
	107	1000	4th Floor - A	1419	29	3,906.24	325.52
	108	1000	4th Floor - A	1420	33	4,445.04	370.42
	109	1000	4th Floor - A	1421	28	3,771.55	314.30
	110	1000	4th Floor - A	1422	30	4,040.94	336.75
	111	1000	4th Floor - A	1423	35	4,714.43	392.87
	112	1000	4th Floor - A	1424	19	2,559.26	213.27
	113	1000	4th Floor - A	1425	29	3,906.24	325.52
	114	1000	4th Floor - A	1426	28	3,771.55	314.30
	115	1000	4th Floor - A	1427	19	2,559.26	213.27
	116	1000	4th Floor - A	1428	29	3,906.24	325.52
	117	1000	4th Floor - A	1429	22	2,963.36	246.95
	118	1000	4th Floor - A	1430	27	3,636.85	303.07

Black Birch Heights Homeowner Corporation
Schedule of Fees
2026 - 2027

	Number	Building	Location	Suite	Unit factor	Annual Fee	Monthly Fee
	119	1000	5th Floor - A	1501	19	2,559.26	213.27
	120	1000	5th Floor - A	1502	28	3,771.55	314.30
	121	1000	5th Floor - A	1503	19	2,559.26	213.27
	122	1000	5th Floor - A	1504	28	3,771.55	314.30
	123	1000	5th Floor - A	1505	36	4,849.13	404.09
	124	1000	5th Floor - A	1506	35	4,714.43	392.87
	125	1000	5th Floor - A	1507	29	3,906.24	325.52
	126	1000	5th Floor - A	1508	19	2,559.26	213.27
	127	1000	5th Floor - A	1509	27	3,636.85	303.07
	128	1000	5th Floor - A	1510	19	2,559.26	213.27
	129	1000	5th Floor - A	1511	29	3,906.24	325.52
	130	1000	5th Floor - A	1512	27	3,636.85	303.07
	131	1000	5th Floor - A	1513	35	4,714.43	392.87
	132	1000	5th Floor - A	1514	28	3,771.55	314.30
	133	1000	5th Floor - A	1515	19	2,559.26	213.27
	134	1000	5th Floor - A	1516	28	3,771.55	314.30
	135	1000	5th Floor - A	1517	28	3,771.55	314.30
	136	1000	5th Floor - A	1518	28	3,771.55	314.30
	137	1000	5th Floor - A	1519	29	3,906.24	325.52
	138	1000	5th Floor - A	1520	34	4,579.73	381.64
	139	1000	5th Floor - A	1521	28	3,771.55	314.30
	140	1000	5th Floor - A	1522	30	4,040.94	336.75
	141	1000	5th Floor - A	1523	35	4,714.43	392.87
	142	1000	5th Floor - A	1524	19	2,559.26	213.27
	143	1000	5th Floor - A	1525	29	3,906.24	325.52
	144	1000	5th Floor - A	1526	28	3,771.55	314.30
	145	1000	5th Floor - A	1527	19	2,559.26	213.27
	146	1000	5th Floor - A	1528	29	3,906.24	325.52
	147	1000	5th Floor - A	1529	22	2,963.36	246.95
	148	1000	5th Floor - A	1530	27	3,636.85	303.07
	149	1000	6th Floor - A	1601	19	2,559.26	213.27
	150	1000	6th Floor - A	1602	28	3,771.55	314.30
	151	1000	6th Floor - A	1603	19	2,559.26	213.27
	152	1000	6th Floor - A	1604	28	3,771.55	314.30
	153	1000	6th Floor - A	1605	34	4,579.73	381.64
	154	1000	6th Floor - A	1606	34	4,579.73	381.64
	155	1000	6th Floor - A	1607	28	3,771.55	314.30
	156	1000	6th Floor - A	1608	19	2,559.26	213.27
	157	1000	6th Floor - A	1609	27	3,636.85	303.07
	158	1000	6th Floor - A	1610	19	2,559.26	213.27
	159	1000	6th Floor - A	1611	28	3,771.55	314.30
	160	1000	6th Floor - A	1612	25	3,367.45	280.62
	161	1000	6th Floor - A	1613	34	4,579.73	381.64
	162	1000	6th Floor - A	1614	28	3,771.55	314.30
	163	1000	6th Floor - A	1615	19	2,559.26	213.27
	164	1000	6th Floor - A	1616	28	3,771.55	314.30
	165	1000	6th Floor - A	1617	28	3,771.55	314.30
	166	1000	6th Floor - A	1618	28	3,771.55	314.30
	167	1000	6th Floor - A	1619	28	3,771.55	314.30
	168	1000	6th Floor - A	1620	34	4,579.73	381.64
	169	1000	6th Floor - A	1621	28	3,771.55	314.30
	170	1000	6th Floor - A	1622	28	3,771.55	314.30
	171	1000	6th Floor - A	1623	34	4,579.73	381.64
	172	1000	6th Floor - A	1624	19	2,559.26	213.27
	173	1000	6th Floor - A	1625	27	3,636.85	303.07
	174	1000	6th Floor - A	1626	28	3,771.55	314.30
	175	1000	6th Floor - A	1627	19	2,559.26	213.27
	176	1000	6th Floor - A	1628	28	3,771.55	314.30
	177	1000	6th Floor - A	1629	22	2,963.36	246.95

Black Birch Heights Homeowner Corporation
Schedule of Fees
2026 - 2027

	Number	Building	Location	Suite	Unit factor	Annual Fee	Monthly Fee
	178	1000	6th Floor - A	1630	27	3,636.85	303.07
	179	2000	Ground Floor - B	2101	19	2,559.26	213.27
	180	2000	Ground Floor - B	2102	19	2,559.26	213.27
	181	2000	Ground Floor - B	2103	28	3,771.55	314.30
	182	2000	Ground Floor - B	2104	28	3,771.55	314.30
	183	2000	Ground Floor - B	2105	28	3,771.55	314.30
	184	2000	Ground Floor - B	2106	33	4,445.04	370.42
	185	2000	Ground Floor - B	2107	22	2,963.36	246.95
	186	2000	Ground Floor - B	2108	28	3,771.55	314.30
	187	2000	Ground Floor - B	2109	33	4,445.04	370.42
	188	2000	Ground Floor - B	2110	28	3,771.55	314.30
	189	2000	Ground Floor - B	2111	33	4,445.04	370.42
	190	2000	Ground Floor - B	2112	19	2,559.26	213.27
	191	2000	Ground Floor - B	2113	27	3,636.85	303.07
	192	2000	Ground Floor - B	2114	28	3,771.55	314.30
	193	2000	Ground Floor - B	2115	28	3,771.55	314.30
	194	2000	Ground Floor - B	2116	33	4,445.04	370.42
	195	2000	Ground Floor - B	2117	22	2,963.36	246.95
	196	2000	Ground Floor - B	2118	28	3,771.55	314.30
	197	2000	Ground Floor - B	2119	33	4,445.04	370.42
	198	2000	Ground Floor - B	2120	28	3,771.55	314.30
	199	2000	Ground Floor - B	2121	28	3,771.55	314.30
	200	2000	Ground Floor - B	2122	22	2,963.36	246.95
	201	2000	Ground Floor - B	2123	27	3,636.85	303.07
	202	2000	Ground Floor - B	2124	28	3,771.55	314.30
	203	2000	Ground Floor - B	2125	22	2,963.36	246.95
	204	2000	Ground Floor - B	2126	28	3,771.55	314.30
	205	2000	Ground Floor - B	2127	28	3,771.55	314.30
	206	2000	2nd Floor - B	2201	19	2,559.26	213.27
	207	2000	2nd Floor - B	2202	19	2,559.26	213.27
	208	2000	2nd Floor - B	2203	30	4,040.94	336.75
	209	2000	2nd Floor - B	2204	28	3,771.55	314.30
	210	2000	2nd Floor - B	2205	30	4,040.94	336.75
	211	2000	2nd Floor - B	2206	35	4,714.43	392.87
	212	2000	2nd Floor - B	2207	22	2,963.36	246.95
	213	2000	2nd Floor - B	2208	28	3,771.55	314.30
	214	2000	2nd Floor - B	2209	36	4,849.13	404.09
	215	2000	2nd Floor - B	2210	28	3,771.55	314.30
	216	2000	2nd Floor - B	2211	36	4,849.13	404.09
	217	2000	2nd Floor - B	2212	33	4,445.04	370.42
	218	2000	2nd Floor - B	2213	20	2,693.96	224.50
	219	2000	2nd Floor - B	2214	27	3,636.85	303.07
	220	2000	2nd Floor - B	2215	28	3,771.55	314.30
	221	2000	2nd Floor - B	2216	29	3,906.24	325.52
	222	2000	2nd Floor - B	2217	33	4,445.04	370.42
	223	2000	2nd Floor - B	2218	22	2,963.36	246.95
	224	2000	2nd Floor - B	2219	29	3,906.24	325.52
	225	2000	2nd Floor - B	2220	35	4,714.43	392.87
	226	2000	2nd Floor - B	2221	30	4,040.94	336.75
	227	2000	2nd Floor - B	2222	29	3,906.24	325.52
	228	2000	2nd Floor - B	2223	22	2,963.36	246.95
	229	2000	2nd Floor - B	2224	29	3,906.24	325.52
	230	2000	2nd Floor - B	2225	28	3,771.55	314.30
	231	2000	2nd Floor - B	2226	22	2,963.36	246.95
	232	2000	2nd Floor - B	2227	28	3,771.55	314.30
	233	2000	2nd Floor - B	2228	29	3,906.24	325.52
	234	2000	3rd Floor - B	2301	19	2,559.26	213.27
	235	2000	3rd Floor - B	2302	19	2,559.26	213.27
	236	2000	3rd Floor - B	2303	30	4,040.94	336.75

Black Birch Heights Homeowner Corporation
Schedule of Fees
2026 - 2027

	Number	Building	Location	Suite	Unit factor	Annual Fee	Monthly Fee
	237	2000	3rd Floor - B	2304	28	3,771.55	314.30
	238	2000	3rd Floor - B	2305	30	4,040.94	336.75
	239	2000	3rd Floor - B	2306	35	4,714.43	392.87
	240	2000	3rd Floor - B	2307	22	2,963.36	246.95
	241	2000	3rd Floor - B	2308	28	3,771.55	314.30
	242	2000	3rd Floor - B	2309	36	4,849.13	404.09
	243	2000	3rd Floor - B	2310	28	3,771.55	314.30
	244	2000	3rd Floor - B	2311	36	4,849.13	404.09
	245	2000	3rd Floor - B	2312	36	4,849.13	404.09
	246	2000	3rd Floor - B	2313	20	2,693.96	224.50
	247	2000	3rd Floor - B	2314	27	3,636.85	303.07
	248	2000	3rd Floor - B	2315	28	3,771.55	314.30
	249	2000	3rd Floor - B	2316	29	3,906.24	325.52
	250	2000	3rd Floor - B	2317	33	4,445.04	370.42
	251	2000	3rd Floor - B	2318	22	2,963.36	246.95
	252	2000	3rd Floor - B	2319	29	3,906.24	325.52
	253	2000	3rd Floor - B	2320	35	4,714.43	392.87
	254	2000	3rd Floor - B	2321	30	4,040.94	336.75
	255	2000	3rd Floor - B	2322	29	3,906.24	325.52
	256	2000	3rd Floor - B	2323	22	2,963.36	246.95
	257	2000	3rd Floor - B	2324	29	3,906.24	325.52
	258	2000	3rd Floor - B	2325	28	3,771.55	314.30
	259	2000	3rd Floor - B	2326	22	2,963.36	246.95
	260	2000	3rd Floor - B	2327	28	3,771.55	314.30
	261	2000	3rd Floor - B	2328	29	3,906.24	325.52
	262	2000	4th Floor - B	2401	19	2,559.26	213.27
	263	2000	4th Floor - B	2402	19	2,559.26	213.27
	264	2000	4th Floor - B	2403	30	4,040.94	336.75
	265	2000	4th Floor - B	2404	28	3,771.55	314.30
	266	2000	4th Floor - B	2405	30	4,040.94	336.75
	267	2000	4th Floor - B	2406	35	4,714.43	392.87
	268	2000	4th Floor - B	2407	22	2,963.36	246.95
	269	2000	4th Floor - B	2408	28	3,771.55	314.30
	270	2000	4th Floor - B	2409	36	4,849.13	404.09
	271	2000	4th Floor - B	2410	28	3,771.55	314.30
	272	2000	4th Floor - B	2411	36	4,849.13	404.09
	273	2000	4th Floor - B	2412	36	4,849.13	404.09
	274	2000	4th Floor - B	2413	20	2,693.96	224.50
	275	2000	4th Floor - B	2414	27	3,636.85	303.07
	276	2000	4th Floor - B	2415	28	3,771.55	314.30
	277	2000	4th Floor - B	2416	29	3,906.24	325.52
	278	2000	4th Floor - B	2417	33	4,445.04	370.42
	279	2000	4th Floor - B	2418	22	2,963.36	246.95
	280	2000	4th Floor - B	2419	29	3,906.24	325.52
	281	2000	4th Floor - B	2420	35	4,714.43	392.87
	282	2000	4th Floor - B	2421	30	4,040.94	336.75
	283	2000	4th Floor - B	2422	29	3,906.24	325.52
	284	2000	4th Floor - B	2423	22	2,963.36	246.95
	285	2000	4th Floor - B	2424	29	3,906.24	325.52
	286	2000	4th Floor - B	2425	28	3,771.55	314.30
	287	2000	4th Floor - B	2426	22	2,963.36	246.95
	288	2000	4th Floor - B	2427	28	3,771.55	314.30
	289	2000	4th Floor - B	2428	29	3,906.24	325.52
	290	2000	5th Floor - B	2501	19	2,559.26	213.27
	291	2000	5th Floor - B	2502	19	2,559.26	213.27
	292	2000	5th Floor - B	2503	30	4,040.94	336.75
	293	2000	5th Floor - B	2504	28	3,771.55	314.30
	294	2000	5th Floor - B	2505	30	4,040.94	336.75
	295	2000	5th Floor - B	2506	35	4,714.43	392.87

Black Birch Heights Homeowner Corporation
Schedule of Fees
2026 - 2027

	Number	Building	Location	Suite	Unit factor	Annual Fee	Monthly Fee		
	296	2000	5th Floor - B	2507	22	2,963.36	246.95		
	297	2000	5th Floor - B	2508	28	3,771.55	314.30		
	298	2000	5th Floor - B	2509	36	4,849.13	404.09		
	299	2000	5th Floor - B	2510	28	3,771.55	314.30		
	300	2000	5th Floor - B	2511	36	4,849.13	404.09		
	301	2000	5th Floor - B	2512	36	4,849.13	404.09		
	302	2000	5th Floor - B	2513	20	2,693.96	224.50		
	303	2000	5th Floor - B	2514	27	3,636.85	303.07		
	304	2000	5th Floor - B	2515	28	3,771.55	314.30		
	305	2000	5th Floor - B	2516	29	3,906.24	325.52		
	306	2000	5th Floor - B	2517	33	4,445.04	370.42		
	307	2000	5th Floor - B	2518	22	2,963.36	246.95		
	308	2000	5th Floor - B	2519	29	3,906.24	325.52		
	309	2000	5th Floor - B	2520	35	4,714.43	392.87		
	310	2000	5th Floor - B	2521	30	4,040.94	336.75		
	311	2000	5th Floor - B	2522	29	3,906.24	325.52		
	312	2000	5th Floor - B	2523	22	2,963.36	246.95		
	313	2000	5th Floor - B	2524	29	3,906.24	325.52		
	314	2000	5th Floor - B	2525	28	3,771.55	314.30		
	315	2000	5th Floor - B	2526	22	2,963.36	246.95		
	316	2000	5th Floor - B	2527	28	3,771.55	314.30		
	317	2000	5th Floor - B	2528	29	3,906.24	325.52		
	318	2000	6th Floor - B	2601	19	2,559.26	213.27		
	319	2000	6th Floor - B	2602	19	2,559.26	213.27		
	320	2000	6th Floor - B	2603	28	3,771.55	314.30		
	321	2000	6th Floor - B	2604	28	3,771.55	314.30		
	322	2000	6th Floor - B	2605	28	3,771.55	314.30		
	323	2000	6th Floor - B	2606	33	4,445.04	370.42		
	324	2000	6th Floor - B	2607	22	2,963.36	246.95		
	325	2000	6th Floor - B	2608	28	3,771.55	314.30		
	326	2000	6th Floor - B	2609	34	4,579.73	381.64		
	327	2000	6th Floor - B	2610	28	3,771.55	314.30		
	328	2000	6th Floor - B	2611	34	4,579.73	381.64		
	329	2000	6th Floor - B	2612	34	4,579.73	381.64		
	330	2000	6th Floor - B	2613	19	2,559.26	213.27		
	331	2000	6th Floor - B	2614	27	3,636.85	303.07		
	332	2000	6th Floor - B	2615	28	3,771.55	314.30		
	333	2000	6th Floor - B	2616	28	3,771.55	314.30		
	334	2000	6th Floor - B	2617	34	4,579.73	381.64		
	335	2000	6th Floor - B	2618	22	2,963.36	246.95		
	336	2000	6th Floor - B	2619	28	3,771.55	314.30		
	337	2000	6th Floor - B	2620	33	4,445.04	370.42		
	338	2000	6th Floor - B	2621	28	3,771.55	314.30		
	339	2000	6th Floor - B	2622	28	3,771.55	314.30		
	340	2000	6th Floor - B	2623	22	2,963.36	246.95		
	341	2000	6th Floor - B	2624	27	3,636.85	303.07		
	342	2000	6th Floor - B	2625	28	3,771.55	314.30		
	343	2000	6th Floor - B	2626	22	2,963.36	246.95		
	344	2000	6th Floor - B	2627	28	3,771.55	314.30		
	345	2000	6th Floor - B	2628	28	3,771.55	314.30		
Residential					9394	1,265,353.39	105,446.12		
Parking					355	47,817.80	3,984.82	11.22	monthly fee/parking stall
Storage					251	33,809.21	2,817.43	11.22	monthly fee/storage locker
Total					10,000	1,346,980.40	112,248.37		