

EXHIBIT E1

HAWKSLEY

2026/2027 APPROVED OPERATING BUDGET

	APPROVED
REVENUE	
Strata Fees	669,174
TOTAL REVENUE	<u>\$ 669,174</u>
OPERATING EXPENSES	
GENERAL EXPENSES	
Administration	3,300
Insurance	130,000
Management Fees	25,200
Security Lease	33,240
Warranty Inspection Report	5,000
TOTAL GENERAL EXPENSES	<u>\$ 196,740</u>
AMENITIES	
Amenities R&M	1,200
TOTAL AMENITIES	<u>\$ 1,200</u>
BUILDING MAINTENANCE	
Building Envelope Maintenance	600
Building Supervisor	25,000
Carpet Cleaning	2,000
Common Area Cleaning	30,000
Dryer Vent Cleaning	5,000
Elevator Maintenance	40,000
Emergency Generator	4,500
Fire Alarm Maintenance	3,600
Fire Alarm Monitoring	1,800
Garage Door	2,000
General Repairs & Maintenance	12,000
Locksmith Repairs & Maintenance	2,000
HVAC R&M	8,000
Annual Servicing Fan Coils and Heat Pumps	6,000
Landscaping / Irrigation	45,000
Lights	500
Pest Control	2,000
Snow Removal	10,000
Supplies	1,200
Waste Removal / Recycling	20,000
Window Cleaning - Once per year	5,000
TOTAL BUILDING MAINTENANCE	<u>\$ 226,200</u>
UTILITIES	
Electricity (common area lighting, common area/in-suite heating and hot water)	100,000
Gas	4,000
Phone Lines	1,200
Water & Sewer	75,000
Wifi	4,000
TOTAL UTILITIES	<u>\$ 184,200</u>
TOTAL OPERATING EXPENSES	<u>\$ 608,340</u>
TRANSFER TO RESERVE FUND	
Contingency Reserve Transfer (10%)	\$ 60,834
TOTAL EXPENSES AND TRANSFERS	<u>\$ 669,174</u>
NET OPERATING SURPLUS (DEFICIT)	\$ -

Note: This budget was prepared in March 2026, using 2026 figures. The budget may increase in the future due to inflation, wear and tear, expiration of warranty periods and other circumstantial changes.