

**ADJUSTMENTS TO SPECIAL ASSESSMENTS AS A RESULT OF
COURT DECISION**

SPECIAL ASSESSMENTS		226	228	161	187	
2012	\$40,000	\$1,623.27	\$1,637.64	\$1,156.40	\$1,343.15	(by unit factor)
		<u>\$1,379.31</u>	<u>\$1,379.31</u>	<u>\$1,379.31</u>	<u>\$1,379.31</u>	(per unit)
		\$ 243.96	\$258.33	(\$222.91)	(\$36.16)	
2018-February 28, 2022	\$104,167	\$4,227.28	\$4,264.69	\$3,011.47	\$3,497.80	(by unit factor)
(\$25000 Annual)						
104,167 collected to 2022-02		<u>3,591.97</u>	<u>3,591.97</u>	<u>3,591.97</u>	<u>3,591.97</u>	(per unit)
		\$635.32	\$672.73	(\$580.49)	(\$94.17)	
2021-\$3,000 Assessment (Not Payable)						
Amount payable by 01-226 Units		\$ 879.28				
Amount payable by 01-228 Units			\$931.05			
Refund payable to 02 Units				(\$803.40)		
Refund payable to 03 Units					(\$130.33)	

**AS A RESULT OF THE FEBRUARY 15TH, 2022 COURT DECISION, THE ABOVE AMOUNTS ARE PAYABLE BY
OR REFUNDABLE TO RESIDENT UNIT OWNERS**

*Contribution payable by commercial owner related to 4th floor renovation expenditures to be determined and assessed to commercial owner

*2012 assessment of \$40,000 was not approved by unit owners and is in contravention of the bylaws (to be collected by unit factor)

*Perpetual annual assessment of \$25,000 (\$104,167 collected to February 1st, 2022) to resident units to cease immediately as the assessment was approved in contravention of the Bylaws (to be assessed and collected by unit factor)

*The per unit assessment of \$3,000 per unit in 2021 was in contravention of the Bylaws as confirmed by the recent decision of the Court. Further this assessment was unwarranted given that the Board refused to recognize the required contribution of the commercial owner to 4th floor renovations as outlined in the Bylaws and as well, failure to recognize the insurance proceeds available as a result of the March 14th, 2021 flooding incident