MBC PROPERTY CORPORATION ANNUAL BUDGET – 2026-27

MBC PROPERTY CORP. (PARENT) AND 31 AURIGA PROPERTY CORP. (SUBSIDIARY) | PROPOSED FOR MEMBERSHIP CONSIDERATION

OVERVIEW

The proposed Property Corp. budget for 2026-27 totals **$442,854**. Of this amount, **$102,500** relates to 2176 Prince of Wales and **$340,354** relates to 31 Auriga. No expenditures are budgeted in the Property Building Fund during this period.

$442,854	$102,500	$340,354
TOTAL BUDGET	2176 PRINCE OF WALES	31 AURIGA PROPERTY RELATED

BUDGET ALLOCATION

Entity / Fund	Amount	% of Total
General Fund	$102,500	23.1%
Building Fund	$0	0.0%
31 Auriga Property Corporation	$340,354	76.9%
TOTAL	**$442,854**	**100.0%**

EXPENSE DETAIL

2176 PRINCE OF WALES

Accounting Fees	$7,500
Professional Fees	$10,000
Administration	$15,000
Property Maintenance	$70,000
Total	**$102,500**

31 AURIGA

Administration & Professional Services	$30,000
Building Operations & Maintenance	$45,000
Utilities	$25,000
Insurance & Property Taxes	$90,000
Financing Costs (Aug 2026-Feb 2027)	$150,354
Total	**$340,354**

31 AURIGA BUDGET ASSUMPTION

The 31 Auriga budget assumes interest payments through February 2027 and a sale effective March 1, 2027. Actual costs will vary based on the timing of the sale. *Real estate agent commission and legal fees related to the sale are excluded because they will be deducted from the sale proceeds. A revised budget will be tabled in January 2027, as needed.*