

August 68, 2024

Chaparral Pointe Adult Village CCN 9810287

All Owner(s)
Chaparral Pointe SE
Calgary, Alberta
T2X 3M8

Dear Owners:

Re: CONDOMINIUM CONTRIBUTIONS FOR THE PERIOD 2024 – 2025

Please find attached your annual expense budget as adopted by your Board of Directors.

Your Board of Directors works diligently to approve a budget that covers the financial needs of the next fiscal year. The Board of Directors and all of us at GO SMART Property Managers Inc. remain committed to the enhancement of your property values and your enjoyment of the condominium lifestyle. These interests are foremost in our budgetary planning.

There is an increase to the condominium fees of 8.1% this year. This increase is necessary in order to keep up with rising inflation and to ensure that the Corporation's Operating and Reserve requirements are adequately funded.

If you are on the Pre-Authorized Payment Program for condominium fees, we will continue to debit payments from your bank account. Pre-Authorized payments are processed three (3) business days prior to the actual debit date. If you have any reason to put a hold on your Pre-Authorized Payment, please contact our office five (5) business days prior to the processing date.

If you are not currently on the Pre-Authorized Payment Program, please forward 12 post-dated cheques dated the 1st of each month commencing September 1, ~~2023~~2024 payable to CCN 9810287. Please write your suite number on the cheques. If you are not set up on Pre Authorized Payments and would like to be, please email to: payment@gosmartmanagers.com

We trust you find these in order.

Yours truly,

Lakhan Dhaliwal

Lakhan Dhaliwal
Condominium Manager
(on behalf of the Board of Directors)

**CHAPARRAL POINTE ADULT VILLAGE
 CONDOMINIUM CORPORATION NO.9810287
 OPERATING BUDGET & FEE SCHEDULE
 September 1, 2024 to August 31, 2025**

INCOME	
Condo Fees	\$ 281,920
Interest Income	\$ -
TOTAL	\$ 281,920
ADMINISTRATION	
Audit	\$ 3,000
Bank Charges	\$ 50
Legal	
Management Fees	\$ 16,950
Professional Fees	\$ 2,500
Office Expense	\$ 1,500
TOTAL ADMINISTRATIVE FEES	\$ 24,000
UTILITIES	
Electricity	\$ 1,100
Water & Sewer	\$ 2,000
Solid Waste Removal	\$ 3,000
Recycling Fees	\$ 5,500
Composting Fees	\$ 3,000
TOTAL UTILITIES FEES	\$ 14,600
BUILDING MAINTENANCE	
General Maintenance/Building Repairs	\$ 27,400
Road and Parking Maintenance	\$ 1,000
Electrical Repair	
TOTAL BUILDING FEES	\$ 28,400
GROUNDS MAINTENANCE	
Landscaping Contract and Maitenance	\$ 23,500
Tree Pruning	\$ 1,000
Fence Repair	\$ 5,000
Eavestrough and Downspout Cleaning	\$ 5,500
Pest Control	\$ 1,000
Snow Removal Contract and Maintenance	\$ 22,000
TOTAL GROUNDS FEES	\$ 58,000
WATER SYSTEM	
Irrigation System Maintenance	\$ 1,500
TOTAL WATER SYSTEM FEES	\$ 1,500
INSURANCE	
All Risk, Liab. D&O, Appr.	\$ 57,500
TOTAL INSURANCE FEE	\$ 57,500
RESERVES	
Provisions for Replacement	\$ 97,920
TOTAL RESERVE FEE	\$ 97,920
TOTAL BUDGET	\$ 281,920

Chaparral Adult Village		
CONDOMINIUM CONTRIBUTIONS		
FOR THE PERIOD		
September 1, 2024 to August 31, 2025		
CIVIC	UNIT	2024-2025 + (8.1%)
ADDRESS	FACTOR	
Unit: 002	209	\$490.89
Unit: 003	209	\$490.89
Unit: 006	208	\$488.55
Unit: 007	208	\$488.55
Unit: 010	209	\$490.89
Unit: 011	208	\$488.55
Unit: 014	209	\$490.89
Unit: 015	209	\$490.89
Unit: 018	208	\$488.55
Unit: 019	209	\$490.89
Unit: 022	208	\$488.55
Unit: 023	209	\$490.89
Unit: 027	208	\$488.55
Unit: 031	208	\$488.55
Unit: 035	209	\$490.89
Unit: 039	208	\$488.55
Unit: 043	208	\$488.55
Unit: 047	208	\$488.55
Unit: 051	208	\$488.55
Unit: 052	209	\$490.89
Unit: 055	208	\$488.55
Unit: 056	208	\$488.55
Unit: 059	208	\$488.55
Unit: 060	208	\$488.55
Unit: 063	208	\$488.55
Unit: 064	209	\$490.89
Unit: 067	208	\$488.55
Unit: 071	208	\$488.55
Unit: 075	209	\$490.89
Unit: 079	209	\$490.89
Unit: 083	208	\$488.55
Unit: 087	208	\$488.55
Unit: 091	208	\$488.55
Unit: 095	208	\$488.55
Unit: 098	208	\$488.55
Unit: 099	208	\$488.55
Unit: 100	208	\$488.55
Unit: 103	208	\$488.55
Unit: 107	208	\$488.55
Unit: 108	209	\$490.89
Unit: 111	208	\$488.55
Unit: 112	208	\$488.55
Unit: 115	208	\$488.55
Unit: 119	208	\$488.55
Unit: 132	209	\$490.89
Unit: 133	208	\$488.55
Unit: 134	209	\$490.89
Unit: 137	209	\$490.89
	10000	\$23,487.84
		*12 months
		\$281,854.08

