

July 29, 2020

Chaparral Pointe Adult Village CCN 9810287

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

Dear Owners:

Re: CONDOMINIUM CONTRIBUTIONS FOR THE PERIOD 2020 – 2021

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

Your Board of Directors work diligently to approve a budget that covered 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 12.3% this year. The increase is mainly due to the short fall of the Reserve Fund contribution the Board of Directors is making up over the next 4 years. As well as increase to insurance for the corporation.

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, 2020 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, contact Katelyn at katelyn@gosmartmanagers.com

We trust you find these in order.

Yours truly,


KATELYN JACOBSON
Condominium Manager
Enclosures

Chaparral Pointe Adult Village CCN 9810287
OPERATING BUDGET
September 1, 2020 to August 31, 2021

	Budget 2020-2021
<u>INCOME</u>	
Condo Fees	\$ 214,403
Interest Income	-
TOTAL	214,403
<u>ADMINISTRATION</u>	
Audit	3,010
Bank Charges	50
Legal	-
Management Fees	16,947
Professional fees	-
Office Expense	1,500
TOTAL ADMINISTRATIVE FEES	21,507
<u>UTILITIES</u>	
Electricity	1,050
Water & Sewer	7,000
Solid Waste Removal	2,900
Recycling Fees	5,040
Composting Fees	3,120
TOTAL UTILITIES EXPENSE	19,110
<u>BUILDING MAINTENANCE</u>	
General Maintenance/Building Repairs	5,750
Road and Parking Maintenance	500
Electrical Repair	-
TOTAL BUILDING MAINTENANCE	6,250
<u>GROUNDS MAINTENANCE</u>	
Landscaping Contract and Maintenance	24,534
Pest Control	1,050
Snow Removal Contract and Maintenance	24,034
TOTAL GROUNDS MAINTENANCE	49,618
<u>WATER SYSTEMS</u>	
Irrigation System Maintenance	1,400
TOTAL WATER SYSTEMS	1,400
<u>INSURANCE</u>	
ALL Risk, Liab. D&O, Appr.	37,879
TOTAL INSURANCE	37,879
<u>RESERVES</u>	
Provisions for Replacement	78,639
TOTAL RESERVES	78,639
TOTAL BUDGET	214,403

Chaparral Adult Village CCN 9810287
CONDO CONTRIBUTIONS
FOR THE PERIOD
September 1, 2020 to August 31, 2021

CIVIC	UNIT	2020 - 2021
ADDRESS	FACTOR	CONTRIBUTION
Unit: 002	209	\$373.42
Unit: 003	209	\$373.42
Unit: 006	208	\$371.63
Unit: 007	208	\$371.63
Unit: 010	209	\$373.42
Unit: 011	208	\$371.63
Unit: 014	209	\$373.42
Unit: 015	209	\$373.42
Unit: 018	208	\$371.63
Unit: 019	209	\$373.42
Unit: 022	208	\$371.63
Unit: 023	209	\$373.42
Unit: 027	208	\$371.63
Unit: 031	208	\$371.63
Unit: 035	209	\$373.42
Unit: 039	208	\$371.63
Unit: 043	208	\$371.63
Unit: 047	208	\$371.63
Unit: 051	208	\$371.63
Unit: 052	209	\$373.42
Unit: 055	208	\$371.63
Unit: 056	208	\$371.63
Unit: 059	208	\$371.63
Unit: 060	208	\$371.63
Unit: 063	208	\$371.63
Unit: 064	209	\$373.42
Unit: 067	208	\$371.63
Unit: 071	208	\$371.63
Unit: 075	209	\$373.42
Unit: 079	209	\$373.42
Unit: 083	208	\$371.63
Unit: 087	208	\$371.63
Unit: 091	208	\$371.63
Unit: 095	208	\$371.63
Unit: 098	208	\$371.63
Unit: 099	208	\$371.63
Unit: 100	208	\$371.63
Unit: 103	208	\$371.63
Unit: 107	208	\$371.63
Unit: 108	209	\$373.42
Unit: 111	208	\$371.63
Unit: 112	208	\$371.63
Unit: 115	208	\$371.63
Unit: 119	208	\$371.63
Unit: 132	209	\$373.42
Unit: 133	208	\$371.63
Unit: 134	209	\$373.42
Unit: 137	209	\$373.42