

July 29, 2021

Chaparral Pointe Adult Village CCN 9810287

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

Dear Owners:

Re: CONDOMINIUM CONTRIBUTIONS FOR THE PERIOD 2021 – 2022

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 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 4 years, as well as an increase to insurance premiums.

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, 2021 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,

A handwritten signature in black ink that reads 'Katelyn Jacobson'.

KATELYN JACOBSON
Condominium Manager
Enclosures

**CHAPARRAL POINTE ADULT VILLAGE
 CONDOMINIUM CORPORATION NO.9810287
 OPERATING BUDGET & FEE SCHEDULE
 September 1, 2021 to August 31, 2022**

INCOME	
Condo Fees	\$ 220,162
Interest Income	\$ 60
TOTAL	\$ 220,222
ADMINISTRATION	
Audit	\$ 3,010
Bank Charges	\$ 50
Legal	
Management Fees	\$ 16,947
Professional Fees	
Office Expnse	\$ 800
TOTAL ADMINISTRATIVE FEES	\$ 20,807
UTILITIES	
Electricity	\$ 1,050
Water & Sewer	\$ 5,000
Solid Waste Removal	\$ 2,900
Recycling Fees	\$ 5,100
Composting Fees	\$ 3,000
TOTAL UTILITIES FEES	\$ 17,050
BUILDING MAINTENANCE	
General Maintenance/Building Repairs	\$ 6,500
Road and Parking Maintenance	\$ 500
Electrical Repair	
TOTAL BUILDING FEES	\$ 7,000
GROUNDS MAINTENANCE	
Landscaping Contract and Maitenance	\$ 25,000
Tree Pruning	\$ 1,165
Fence Repair	\$ 415
Eavestrough and Downspout Cleaning	\$ 1,100
Pest Control	\$ 1,000
Snow Removal Contract and Maintenance	\$ 21,000
TOTAL GROUNDS FEES	\$ 49,680
WATER SYSTEM	
Irrigation System Maintenance	\$ 1,600
TOTAL WATER SYSTEM FEES	\$ 1,600

INSURANCE	
All Risk, Liab. D&O, Appr.	\$ 48,582
TOTAL INSURANCE FEE	\$ 48,582
RESERVES	
Provisions for Replacement	\$ 75,443
TOTAL RESERVE FEE	\$ 75,443
TOTAL BUDGET	\$ 220,162

**Chaparral Adult Village
 CONDOMINIUM CONTRIBUTIONS
 FOR THE PERIOD
 September 1, 2021 to August 31, 2022**

CIVIC ADDRESS	UNIT FACTOR	2021 - 2022 CONTRIBUTION 3%
Unit: 002	209	\$383.45
Unit: 003	209	\$383.45
Unit: 006	208	\$381.61
Unit: 007	208	\$381.61
Unit: 010	209	\$383.45
Unit: 011	208	\$381.61
Unit: 014	209	\$383.45
Unit: 015	209	\$383.45
Unit: 018	208	\$381.61
Unit: 019	209	\$383.45
Unit: 022	208	\$381.61
Unit: 023	209	\$383.45
Unit: 027	208	\$381.61
Unit: 031	208	\$381.61
Unit: 035	209	\$383.45
Unit: 039	208	\$381.61
Unit: 043	208	\$381.61
Unit: 047	208	\$381.61
Unit: 051	208	\$381.61
Unit: 052	209	\$383.45
Unit: 055	208	\$381.61
Unit: 056	208	\$381.61
Unit: 059	208	\$381.61
Unit: 060	208	\$381.61
Unit: 063	208	\$381.61
Unit: 064	209	\$383.45
Unit: 067	208	\$381.61
Unit: 071	208	\$381.61
Unit: 075	209	\$383.45
Unit: 079	209	\$383.45
Unit: 083	208	\$381.61
Unit: 087	208	\$381.61
Unit: 091	208	\$381.61
Unit: 095	208	\$381.61
Unit: 098	208	\$381.61
Unit: 099	208	\$381.61
Unit: 100	208	\$381.61
Unit: 103	208	\$381.61
Unit: 107	208	\$381.61

Unit: 108	209	\$373.42	\$383.45
Unit: 111	208	\$371.63	\$381.61
Unit: 112	208	\$371.63	\$381.61
Unit: 115	208	\$371.63	\$381.61
Unit: 119	208	\$371.63	\$381.61
Unit: 132	209	\$373.42	\$383.45
Unit: 133	208	\$371.63	\$381.61
Unit: 134	209	\$373.42	\$383.45
Unit: 137	209	\$373.42	\$383.45

10000

\$17,866.88

\$18,346.83

x 12 Months

*12 months

\$214,402.56

\$220,162.00