STRATA® MONTGOMERY ROSS and Associates
A DIVISION OF STRATA REALTY CORPORATION LTD.

November 30, 2012

Owners
Westmount Place Condominiums
1100 8th Ave S.W.
Calgary, Alberta

Dear Owners:

RE: 2013 Budget

Enclosed please find the budget for the year January 1, 2013 to December 31, 2013. Along with the budget is a schedule of the condominium fees for each unit.

After careful consideration the Board has determined that no increase is required for 2013 over the amount we collected in 2012. If you take in to consideration the condo fees for 2012 along with the special assessments, you will see that we will be collecting the same amount in 2013 but divided in to 12 equal payments.

If you are currently on the **automatic debit plan**, there is no need to send cheques or complete a new debit form. The monthly amount will automatically change. Should you wish to take advantage of the debit plan please contact our office at 234-7556 and request a form.

Otherwise, please forward 12 post dated cheques to the address shown below, payable to the Westmount Place, dated January 1, 2013 to December 1, 2013

Should you have any questions or concerns please feel free to contact the undersigned at 234-7556 ext 225.

Thank you.

Yours truly,
MONTGOMERY ROSS & ASSOCIATES

Per: Vicci L. O'Brien A.C.M.
Agent for Condominium
Corporation No. 8310969

WESTMOUNT PLACE CONDOMINIUM
CCN: 8310969
OPERATING BUDGET
JANUARY 1, 2013 TO DECEMBER 31, 2013

	2012 BUDGET	2013 BUDGET	
ADMINISTRATIVE EXPENSE			
Audit	3,000	5,000	
Banking Services	3,600	2,200	
Insurance - Premiums	59,950	62,600	
Insurance - Appraisal	-	2,000	
Insurance - Deductible	-	10,000	
Legal	-	5,000	
Management (started April)	3,000	59,000	
Office	10,557	8,000	
Office - Other	1,500	-	
Office - Supplies	-	850	
Professional Fees - Consulting	16,000	1,200	
Telephone	2,784	4,000	
TOTAL ADMINISTRATIVE EXPENSES	**100,391**	**159,850**	
MAINTENANCE EXPENSE			
Building - Envelope	17,000	17,000	
Building - Repairs	104,785	104,785	
Carpet Cleaning	3,387	9,200	
Elevator - Contract	45,150	20,000	
Elevator - Other	-	15,000	
Emergency Generator	3,000	3,000	
Fire System - Alarm Monitoring	2,431	2,431	
Fire System - Inspection/Tests	5,000	8,000	
Mechanical - Chiller Contract	15,000	7,500	
Mech Boiler Maint Contract		41,000	
Mechanical/Plumbing	9,200	36,000	
Parkade - Cleaning	2,500	5,000	
Parkade - Membrane	1,000	1,000	
Parkade - Overhead Door	-	1,500	
Pool - Spa/Recreation	3,000	7,500	
Post Tension Cable - Monitoring	3,675	16,000	
Window Cleaning	16,800	12,400	
TOTAL MAINTENANCE EXPENSES	**231,928**	**307,316**	
OPERATING EXPENSE			
Cable TV	49,865	53,100	
Janitorial - Contract	8,085	45,864	
Janitorial - Supplies	-	12,000	
Landscape - Contract	1,500	1,500	
Payroll	407,000	273,000	
Security - System/Locks	5,253	5,253	
Staff	-	6,650	
Staff - Relief	-	11,000	
Snow Removal - Contract	1,500	6,000	
Utilities - Electricity	130,000	165,000	
Utilities - Natural Gas	245,000	100,000	
Utilities - Waste Removal	16,104	18,000	
Utilities - Water & Sewer	180,600	160,000	
TOTAL OPERATING EXPENSES	**1,044,907**	**857,367**	
RESERVE FUND ALLOCATIONS	**670,000**	**746,093**	
TOTAL EXPENSE	2,047,226	2,070,626	
OTHER REVENUE			
Miscellaneous Income	-	(7,500)	
Rental Income	-	(15,900)	
OTHER REVENUE	-	(23,400)	
NET EXPENSE & OTHER REVENUE	**2,047,226**	**2,047,226**	
CONDOMINIUM FEES - Residential	(1,169,990)	(1,737,856)	
CONDOMINIUM FEES - Commercial	(207,236)	(309,370)	
SPECIAL ASSESSMENTS	(670,000)	-	
NET OPERATING (SURPLUS) DEFICIT	**(2,047,226)**	**(2,047,226)**	0

WESTMOUNT PLACE CONDOMINIUM
CCN #8310969

JANUARY 1 TO DECEMBER 31, 2013 OPERATING BUDGET
ANNUAL AND MONTHLY ASSESSMENTS BY UNIT

CIVIC UNIT #	LEGAL UNIT #	UNIT FACTORS Park	ANNUAL FEE	MONTHLY FEE
100	1	50	$10,939.54	**$911.63**
101	2	90	19,691.18	**1,640.93**
111	3	165	36,100.49	**3,008.37**
201	4	161	35,225.33	**2,935.44**
202	132	0	0.00	**0.00**
222	5	47	10,283.17	**856.93**
233	6	80	17,503.27	**1,458.61**
250	7	42	9,189.22	**765.77**
277	8	76	16,628.10	**1,385.68**
277	9	189	41,351.47	**3,445.96**
301	1A	215	47,040.03	**3,920.00**
400	13	86	18,816.01	**1,568.00**
405	14	50	10,939.54	**911.63**
405	15	7	1,531.54	**127.63**
405	16	31	6,782.52	**565.21**
410		125	27,348.86	**2,279.07**
		1414	309,370.26	25,780.86
501	17	53	11,595.92	**966.33**
502	18	45	9,845.59	**820.47**
503	19		0.00	**0.00**
504	20	47	10,283.17	**856.93**
505	21	51	11,158.33	**929.86**
506	22	47	10,283.17	**856.93**
507	23	46	10,064.38	**838.70**
508	24	77	16,846.90	**1,403.91**
601	25	53	11,595.92	**966.33**
602	26	45	9,845.59	**820.47**
603	27	41	8,970.42	**747.54**
604	28	47	10,283.17	**856.93**
605	29	51	11,158.33	**929.86**
606	30	47	10,283.17	**856.93**
607	31	46	10,064.38	**838.70**
608	32	77	16,846.90	**1,403.91**
701	33	53	11,595.92	**966.33**
702	34	45	9,845.59	**820.47**
703	35	41	8,970.42	**747.54**
704	36	47	10,283.17	**856.93**
705	37	51	11,158.33	**929.86**
706	38	47	10,283.17	**856.93**
707	39	46	10,064.38	**838.70**
708	40	77	16,846.90	**1,403.91**
801	41	53	11,595.92	**966.33**
802	42	45	9,845.59	**820.47**
803	43	41	8,970.42	**747.54**
804	44	47	10,283.17	**856.93**
805	45	51	11,158.33	**929.86**
806	46	47	10,283.17	**856.93**
TOTALS		2878	$629,680.07	**$52,473.34**

CIVIC UNIT #	LEGAL UNIT #	UNIT FACTORS Park	ANNUAL FEE	MONTHLY FEE
807	47	46	$10,064.38	**838.70**
808	48	77	16,846.90	**1,403.91**
901	49	54	11,814.71	**984.56**
902	50	77	16,846.90	**1,403.91**
904	51	51	11,158.33	**929.86**
905	52	51	11,158.33	**929.86**
906	53	62	13,565.03	**1,130.42**
907	54	61	13,346.24	**1,112.19**
1001	55	54	11,814.71	**984.56**
1002	56	77	16,846.90	**1,403.91**
1004	57	51	11,158.33	**929.86**
1005	58	51	11,158.33	**929.86**
1006	59	62	13,565.03	**1,130.42**
1007	60	61	13,346.24	**1,112.19**
1101	61	54	11,814.71	**984.56**
1102	62	77	16,846.90	**1,403.91**
1104	63	51	11,158.33	**929.86**
1105	64	51	11,158.33	**929.86**
1106	65	62	13,565.03	**1,130.42**
1107	66	61	13,346.24	**1,112.19**
1201	67	54	11,814.71	**984.56**
1202	68	77	16,846.90	**1,403.91**
1204	69	51	11,158.33	**929.86**
1205	70	51	11,158.33	**929.86**
1206	71	62	13,565.03	**1,130.42**
1207	72	61	13,346.24	**1,112.19**
1401	73	54	11,814.71	**984.56**
1402	74	77	16,846.90	**1,403.91**
1404	75	51	11,158.33	**929.86**
1405	76	51	11,158.33	**929.86**
1406	77	62	13,565.03	**1,130.42**
1407	78	61	13,346.24	**1,112.19**
1501	79	54	11,814.71	**984.56**
1502	80	77	16,846.90	**1,403.91**
1504	81	51	11,158.33	**929.86**
1505	82	51	11,158.33	**929.86**
1506	83	62	13,565.03	**1,130.42**
1507	84	61	13,346.24	**1,112.19**
1601	85	54	11,814.71	**984.56**
1602	86	77	16,846.90	**1,403.91**
1603	87	51	11,158.33	**929.86**
1604	88	51	11,158.33	**929.86**
1605	89	62	13,565.03	**1,130.42**
1606	90	61	13,346.24	**1,112.19**
1701	91	54	11,814.71	**984.56**
1702	92	77	16,846.90	**1,403.91**
1703	93	51	11,158.33	**929.86**
1704	94	51	11,158.33	**929.86**
1705	95	63	13,783.82	**1,148.65**
		2911	$636,900.17	**$53,075.01**

CIVIC UNIT #	LEGAL UNIT #	UNIT FACTORS Park	ANNUAL FEE	MONTHLY FEE
1706	96	61	$13,346.24	**1,112.19**
1801	97	54	11,814.71	**984.56**
1802	98	77	16,846.90	**1,403.91**
1803	99	51	11,158.33	**929.86**
1804	100	51	11,158.33	**929.86**
1805	101	63	13,783.82	**1,148.65**
1806	102	61	13,346.24	**1,112.19**
1901	103	54	11,814.71	**984.56**
1902	104	77	16,846.90	**1,403.91**
1903	105	51	11,158.33	**929.86**
1904	106	51	11,158.33	**929.86**
1905	107	63	13,783.82	**1,148.65**
1906	108	61	13,346.24	**1,112.19**
2001	109	54	11,814.71	**984.56**
2002	110	77	16,846.90	**1,403.91**
2003	111	51	11,158.33	**929.86**
2004	112	51	11,158.33	**929.86**
2005	113	63	13,783.82	**1,148.65**
2006	114	61	13,346.24	**1,112.19**
2101	115	54	11,814.71	**984.56**
2102	116	77	16,846.90	**1,403.91**
2103	117	51	11,158.33	**929.86**
2104	118	51	11,158.33	**929.86**
2105	119	63	13,783.82	**1,148.65**
2106	120	61	13,346.24	**1,112.19**
2201	121	82	17,940.85	**1,495.07**
2202	122	86	18,816.01	**1,568.00**
2203	123	98	21,441.50	**1,786.79**
2204	124	80	17,503.27	**1,458.61**
2301	125	82	17,940.85	**1,495.07**
2302	126	86	18,816.01	**1,568.00**
2303	127	98	21,441.50	**1,786.79**
2304	128	80	17,503.27	**1,458.61**
2401	129	82	17,940.85	**1,495.07**
2402	130	83	18,159.64	**1,513.30**
2403	131	101	22,097.88	**1,841.49**
2404	132	80	17,503.27	**1,458.61**
2501	133	82	17,940.85	**1,495.07**
2502	134	86	18,816.01	**1,568.00**
2503	135	98	21,441.50	**1,786.79**
2504	136	80	17,503.27	**1,458.61**
2601	137	85	18,597.22	**1,549.77**
2602	138	96	21,003.92	**1,750.33**
2603	139	81	17,722.06	**1,476.84**
2701	140	85	18,597.22	**1,549.77**
2702	141	83	18,159.64	**1,513.30**
2703	142	94	20,566.34	**1,713.86**
2800	143	171	37,413.24	**3,117.77**
CP		643		
		4211	$780,645.76	**$65,053.81**

TOTAL $/MONTH		**$170,602.17**
TOTAL UNIT FACTORS	**10000**	
TOTAL $/YEAR		**$2,047,226.00**