Associa®
Montgomery Ross & Associates

November 26, 2020

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

Dear Owners:

RE: 2021 Budget

Enclosed please find the approved budget for the year January 1, 2021 to December 31, 2021. Along with the budget is a schedule of the condominium fees for each unit. All commercial units must add your 5% GST to this fee.

Upon preparation of the 2021 budget, the board has determined that the annual amounts collected will have a small increase.

Additionally included is a list of 2020 Reserve Fund Projects and 2021 plan.

There will be no Town Hall budget review this year due to the new Covid 19 restrictions.

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 me at sandra.williams@montgomeryross.ca and request a form.

Otherwise, please forward 12 post dated cheques to the address shown below, payable to the Westmount Place, dated January 1, 2021 to December 1, 2021.

Should you have any questions or concerns please feel free to contact the undersigned at 587-393-2227.

Thank you.

Yours truly,
MONTGOMERY ROSS & ASSOCIATES

Per: Sandra Williams
Agent for Condominium
Corporation No. 8310969

WESTMOUNT PLACE CONDOMINIUM
CCN: 8310969
OPERATING BUDGET
JANUARY 1 TO DECEMBER 31, 2021

ADMINISTRATIVE EXPENSE	2021 BUDGET
General Admin/General Office Costs	9,000
Banking Services	200
TOTAL ADMINISTRATION EXPENSE	9,200
INSURANCE EXPENSE	
Insurance - Premiums	175,000
Insurance - Appraisals	400
Self Insured Claims	100,000
TOTAL INSURANCE EXPENSE	275,400
PAYROLL & BENEFITS	
Uniforms	5,400
Health Benefits	3,000
Staff Relief	124,000
Concierge Salaries	95,000
TOTAL PAYROLL & BENEFITS	227,400
UTILITIES	
Utilities - Electricity	165,000
Utilities - Natural Gas	120,000
Utilities - Waste Removal	36,000
Utilities - Water & Sewer	120,000
Telephone/Communications	3,800
TV Service	82,200
TOTAL UTILITIES	527,000
CONTRACTED SERVICES	
Landscape - Contract	5,500
Elevator - Contract	25,000
HVAC Services	10,000
Janitorial Contract	55,000
Snow Removal - Contract	4,500
Window Cleaning	16,000
Mechanical - Chiller Contract	8,000
Security Contract	9,000
TOTAL CONTRACTED SERVICES	133,000
MAINTENANCE EXPENSE	

Building Operator - Maintenance - Other	84,000
Electrical Supplies/Repair & Maintenance	3,000
Elevator - Other	5,000
Fire System Repair & Maintenance	20,000
Irrigation	500
Flooring/Carpet Supply/Repair & Maintenance	7,400
Parkade - Repair & Maintenance	8,000
Parkade - Overhead Door	7,000
Building Repair & Maintenance	20,000
Generator Repair & Maintenance	4,000
Janitorial - Other	7,000
Pest Control Supply/Repair & Maintenance	1,300
Plumbing Supplies/Repair & Maintenance	105,000
Pool Supplies/Repair & Maintenance	6,000
Security System Repair & Maintenance	5,000
Gym Maintenance	1,000
Post Tension	7,000
TOTAL MAINTENANCE EXPENSE	291,200
PROFESSIONAL SERVICES	
Audit	3,500
Legal Services	10,000
Management Fees	67,000
TOTAL PROFESSIONAL SERVICES	80,500
TOTAL OPERATING EXPENSES	1,543,700
Allocation to Capital Replacement	600,000
Operating Fund Contingency	100,000
TOTAL RESERVE FUND CONTRIBUTIONS	700,000
OTHER REVENUE	
Rental Income	10,500
Storage Rental Fees	7,320
Miscellaneous Income	6,000
Interest	500
OTHER REVENUE	24,320
NET EXPENSE	2,219,380

THE 2021 BUDGET WAS APPROVED BY THE BOARD OF DIRECTORS ON BEHALF OF THE OWNERS ON November 23,

WESTMOUNT PLACE CONDOMINIUM
CCN #8310969

JANUARY 1 TO DECEMBER 31, 2021 OPERATING BUDGET
ANNUAL AND MONTHLY ASSESSMENTS BY UNIT

CIVIC UNIT #	LEGAL UNIT #	UNIT FACTORS	ANNUAL FEE	MONTHLY FEE
100	128C	50	$11,859.46	988.29
101	128A	90	21,347.03	1,778.92
111	128B	165	39,136.23	3,261.35
201	141	161	38,187.47	3,182.29
202	132	0	0.00	0.00
222	129C	47	11,147.90	928.99
233	134	80	18,975.14	1,581.26
250	131	42	9,961.95	830.16
277	133	76	18,026.38	1,502.20
277	142	189	44,828.77	3,735.73
301	1A	215	50,995.69	4,249.64
400	136	86	20,398.28	1,699.86
405	137	31	7,352.87	612.74
420	138	7	1,660.32	138.36
408	140	50	11,859.46	988.29
410	139	125	29,648.66	2,470.72
TOTAL	COMM	1414	335,385.63	27,948.80
501	7	53	12,571.03	1,047.59
502	8	45	10,673.52	889.46
503	CP		0.00	0.00
504	2	47	11,147.90	928.99
505	3	51	12,096.65	1,008.05
506	4	47	11,147.90	928.99
507	5	46	10,910.71	909.23
508	6	77	18,263.57	1,521.96
601	15	53	12,571.03	1,047.59
602	16	45	10,673.52	889.46
603	9	41	9,724.76	810.40
604	10	47	11,147.90	928.99
605	11	51	12,096.65	1,008.05
606	12	47	11,147.90	928.99
607	13	46	10,910.71	909.23
608	14	77	18,263.57	1,521.96
701	23	53	12,571.03	1,047.59
702	24	45	10,673.52	889.46
703	17	41	9,724.76	810.40
704	18	47	11,147.90	928.99
705	19	51	12,096.65	1,008.05
706	20	47	11,147.90	928.99
707	21	46	10,910.71	909.23
708	22	77	18,263.57	1,521.96
801	31	53	12,571.03	1,047.59
802	32	45	10,673.52	889.46
803	25	41	9,724.76	810.40
804	26	47	11,147.90	928.99
805	27	51	12,096.65	1,008.05
806	28	47	11,147.90	928.99
TOTALS		2878	$682,630.72	$56,885.89

CIVIC UNIT #	LEGAL UNIT #	UNIT FACTORS	ANNUAL FEE	MONTHLY FEE
807	29	46	$10,910.71	909.23
808	30	77	18,263.57	1,521.96
901	37	54	12,808.22	1,067.35
902	38	77	18,263.57	1,521.96
904	33	51	12,096.65	1,008.05
905	34	51	12,096.65	1,008.05
906	35	62	14,705.73	1,225.48
907	36	61	14,468.55	1,205.71
1001	43	54	12,808.22	1,067.35
1002	44	77	18,263.57	1,521.96
1004	39	51	12,096.65	1,008.05
1005	40	51	12,096.65	1,008.05
1006	41	62	14,705.73	1,225.48
1007	42	61	14,468.55	1,205.71
1101	49	54	12,808.22	1,067.35
1102	50	77	18,263.57	1,521.96
1104	45	51	12,096.65	1,008.05
1105	46	51	12,096.65	1,008.05
1106	47	62	14,705.73	1,225.48
1107	48	61	14,468.55	1,205.71
1201	55	54	12,808.22	1,067.35
1202	56	77	18,263.57	1,521.96
1204	51	51	12,096.65	1,008.05
1205	52	51	12,096.65	1,008.05
1206	53	62	14,705.73	1,225.48
1207	54	61	14,468.55	1,205.71
1401	61	54	12,808.22	1,067.35
1402	62	77	18,263.57	1,521.96
1404	57	51	12,096.65	1,008.05
1405	58	51	12,096.65	1,008.05
1406	59	62	14,705.73	1,225.48
1407	60	61	14,468.55	1,205.71
1501	67	54	12,808.22	1,067.35
1502	68	77	18,263.57	1,521.96
1504	63	51	12,096.65	1,008.05
1505	64	51	12,096.65	1,008.05
1506	65	62	14,705.73	1,225.48
1507	66	61	14,468.55	1,205.71
1601	73	54	12,808.22	1,067.35
1602	74	77	18,263.57	1,521.96
1603	69	51	12,096.65	1,008.05
1604	70	51	12,096.65	1,008.05
1605	71	62	14,705.73	1,225.48
1606	72	61	14,468.55	1,205.71
1701	79	54	12,808.22	1,067.35
1702	80	77	18,263.57	1,521.96
1703	75	51	12,096.65	1,008.05
1704	76	51	12,096.65	1,008.05
1705	77	63	14,942.92	1,245.24
		2911	$690,457.97	$57,538.16

CIVIC UNIT #	LEGAL UNIT #	UNIT FACTORS	ANNUAL FEE	MONTHLY FEE
1706	78	61	$14,468.55	1,205.71
1801	85	54	12,808.22	1,067.35
1802	86	77	18,263.57	1,521.96
1803	81	51	12,096.65	1,008.05
1804	82	51	12,096.65	1,008.05
1805	83	63	14,942.92	1,245.24
1806	84	61	14,468.55	1,205.71
1901	91	54	12,808.22	1,067.35
1902	92	77	18,263.57	1,521.96
1903	87	51	12,096.65	1,008.05
1904	88	51	12,096.65	1,008.05
1905	89	63	14,942.92	1,245.24
1906	90	61	14,468.55	1,205.71
2001	97	54	12,808.22	1,067.35
2002	98	77	18,263.57	1,521.96
2003	93	51	12,096.65	1,008.05
2004	94	51	12,096.65	1,008.05
2005	95	63	14,942.92	1,245.24
2006	96	61	14,468.55	1,205.71
2101	103	54	12,808.22	1,067.35
2102	104	77	18,263.57	1,521.96
2103	99	51	12,096.65	1,008.05
2104	100	51	12,096.65	1,008.05
2105	101	63	14,942.92	1,245.24
2106	102	61	14,468.55	1,205.71
2201	107	82	19,449.52	1,620.79
2202	108	86	20,398.28	1,699.86
2203	105	98	23,244.55	1,937.05
2204	106	80	18,975.14	1,581.26
2301	111	82	19,449.52	1,620.79
2302	112	86	20,398.28	1,699.86
2303	109	98	23,244.55	1,937.05
2304	110	80	18,975.14	1,581.26
2401	115	82	19,449.52	1,620.79
2402	116	83	19,686.71	1,640.56
2403	113	101	23,956.12	1,996.34
2404	114	80	18,975.14	1,581.26
2501	119	82	19,449.52	1,620.79
2502	120	86	20,398.28	1,699.86
2503	117	98	23,244.55	1,937.05
2504	118	80	18,975.14	1,581.26
2601	123	85	20,161.09	1,680.09
2602	121	96	22,770.17	1,897.51
2603	122	81	19,212.33	1,601.03
2701	126	85	20,161.09	1,680.09
2702	124	83	19,686.71	1,640.56
2703	125	94	22,295.79	1,857.98
2800	127	171	40,559.37	3,379.95
CP 1C		603		
R Units		40		
		4211	$846,291.32	$70,524.28

TOTAL $/MONTH		$184,948.33
TOTAL UNIT FACTORS	10000	
TOTAL $/YEAR		$2,219,380.00