Associa®
Montgomery Ross & Associates

November 23, 2016

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

Dear Owners:

RE: 2017 Budget

Enclosed please find the approved budget for the year January 1, 2017 to December 31, 2017. 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.

Additionally included is a list of 2017 Reserve Fund Projects.

After careful consideration the Board has determined that a 2.4% increase is required for 2017 over the amount collected in 2016.

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, 2017 to December 1, 2017

Should you have any questions or concerns please feel free to contact the undersigned at 234-7556 ext 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, 2017

ADMINISTRATIVE EXPENSE	**2017 BUDGET**
Audit	6,000
Banking Services	100
Insurance - Premiums	97,000
Insurance - Appraisal	2300
Self Insured Claims	95,000
Legal	5000
Management	63,300
Office	6000
Professional Fees - Consulting	2500
Telephone	3000
TOTAL ADMINISTRATIVE EXPENSES	**280,200**
MAINTENANCE EXPENSE	
Building - Repairs	35,000
Carpet Cleaning	5,000
Mat rental	11,500
Electrical	10,000
Elevator - Contract	22,770
Elevator - Other	5,000
Emergency Generator	3,000
Fire System - Alarm Monitoring	1,940
Fire System - Inspection/Tests	6,000
Mechanical - Contract	9,300
Mechanical - Chiller Contract	5,650
Mechanical/Plumbing	70,000
Parkade - Cleaning	6,000
Parkade - Overhead Door	4,000
Pest Control	1,900
Pool - Spa/Recreation	12,000
Window Cleaning	20,000
TOTAL MAINTENANCE EXPENSES	**229,060**
OPERATING EXPENSE	
Building Operator	90,000
Cable TV	66,350
Janitorial - Contract	60,000
Janitorial - Supplies	7,500
Landscape - Other	1,000
Payroll/Concierge	90,000
Security - System/Fobs	10,000
Staff Expense	2,500
Staff - Relief	105,000
Utilities - Electricity	184,000
Utilities - Natural Gas	170,500
Utilities - Waste Removal/Recycle	36,000
Utilities - Water & Sewer	165,000
TOTAL OPERATING EXPENSES	**987,850**
RESERVE FUND ALLOCATIONS	**646088**
CONTINGENCY	**100,000**
TOTAL EXPENSE	**2,243,198**
OTHER REVENUE	
Anticipated Surplus Allocation from F2016	(10,000)
GST Input Tax Credits	(10,000)
Miscellaneous Income	(7,000)
Rental Income	(15,000)
Interest	(500)
TOTAL OPERATING BUDGET	**2,200,698**

THE 2017 BUDGET WAS APPROVED BY THE BOARD OF DIRECTORS ON BEHALF OF THE OWNERS ON NOVEMBER 7, 2016

WESTMOUNT PLACE CONDOMINIUM
CCN #8310969

JANUARY 1 TO DECEMBER 31, 2017 OPERATING BUDGET
ANNUAL AND MONTHLY ASSESSMENTS BY UNIT

CIVIC UNIT #	LEGAL UNIT #	UNIT FACTORS	ANNUAL FEE	MONTHLY FEE
100	128C	50	$11,759.63	**$979.97**
101	128A	90	21,167.34	**1,763.95**
111	128B	165	38,806.79	**3,233.90**
201	141	161	37,866.02	**3,155.50**
202	132	0	0.00	**0.00**
222	129C	47	11,054.06	**921.17**
233	134	80	18,815.42	**1,567.95**
250	131	42	9,878.09	**823.17**
277	133	76	17,874.64	**1,489.55**
277	142	189	44,451.42	**3,704.28**
301	1A	215	50,566.43	**4,213.87**
400	136	86	20,226.57	**1,685.55**
405	138	50	11,759.63	**979.97**
405	137	7	1,646.35	**137.20**
405	140	31	7,290.97	**607.58**
410	139	125	29,399.09	**2,449.92**
TOTAL	COMM	1414	332,562.46	27,713.54
501	7	53	12,465.21	**1,038.77**
502	8	45	10,583.67	**881.97**
503	CP		0.00	**0.00**
504	2	47	11,054.06	**921.17**
505	3	51	11,994.83	**999.57**
506	4	47	11,054.06	**921.17**
507	5	46	10,818.86	**901.57**
508	6	77	18,109.84	**1,509.15**
601	15	53	12,465.21	**1,038.77**
602	16	45	10,583.67	**881.97**
603	9	41	9,642.90	**803.58**
604	10	47	11,054.06	**921.17**
605	11	51	11,994.83	**999.57**
606	12	47	11,054.06	**921.17**
607	13	46	10,818.86	**901.57**
608	14	77	18,109.84	**1,509.15**
701	23	53	12,465.21	**1,038.77**
702	24	45	10,583.67	**881.97**
703	17	41	9,642.90	**803.58**
704	18	47	11,054.06	**921.17**
705	19	51	11,994.83	**999.57**
706	20	47	11,054.06	**921.17**
707	21	46	10,818.86	**901.57**
708	22	77	18,109.84	**1,509.15**
801	31	53	12,465.21	**1,038.77**
802	32	45	10,583.67	**881.97**
803	25	41	9,642.90	**803.58**
804	26	47	11,054.06	**921.17**
805	27	51	11,994.83	**999.57**
806	28	47	11,054.06	**921.17**
TOTALS		**2878**	$676,884.56	**$56,407.05**

CIVIC UNIT #	LEGAL UNIT #	UNIT FACTORS	ANNUAL FEE	MONTHLY FEE
807	29	46	$10,818.86	**901.57**
808	30	77	18,109.84	**1,509.15**
901	37	54	12,700.41	**1,058.37**
902	38	77	18,109.84	**1,509.15**
904	33	51	11,994.83	**999.57**
905	34	51	11,994.83	**999.57**
906	35	62	14,581.95	**1,215.16**
907	36	61	14,346.75	**1,195.56**
1001	43	54	12,700.41	**1,058.37**
1002	44	77	18,109.84	**1,509.15**
1004	39	51	11,994.83	**999.57**
1005	40	51	11,994.83	**999.57**
1006	41	62	14,581.95	**1,215.16**
1007	42	61	14,346.75	**1,195.56**
1101	49	54	12,700.41	**1,058.37**
1102	50	77	18,109.84	**1,509.15**
1104	45	51	11,994.83	**999.57**
1105	46	51	11,994.83	**999.57**
1106	47	62	14,581.95	**1,215.16**
1107	48	61	14,346.75	**1,195.56**
1201	55	54	12,700.41	**1,058.37**
1202	56	77	18,109.84	**1,509.15**
1204	51	51	11,994.83	**999.57**
1205	52	51	11,994.83	**999.57**
1206	53	62	14,581.95	**1,215.16**
1207	54	61	14,346.75	**1,195.56**
1401	61	54	12,700.41	**1,058.37**
1402	62	77	18,109.84	**1,509.15**
1404	57	51	11,994.83	**999.57**
1405	58	51	11,994.83	**999.57**
1406	59	62	14,581.95	**1,215.16**
1407	60	61	14,346.75	**1,195.56**
1501	67	54	12,700.41	**1,058.37**
1502	68	77	18,109.84	**1,509.15**
1504	63	51	11,994.83	**999.57**
1505	64	51	11,994.83	**999.57**
1506	65	62	14,581.95	**1,215.16**
1507	66	61	14,346.75	**1,195.56**
1601	73	54	12,700.41	**1,058.37**
1602	74	77	18,109.84	**1,509.15**
1603	69	51	11,994.83	**999.57**
1604	70	51	11,994.83	**999.57**
1605	71	62	14,581.95	**1,215.16**
1606	72	61	14,346.75	**1,195.56**
1701	79	54	12,700.41	**1,058.37**
1702	80	77	18,109.84	**1,509.15**
1703	75	51	11,994.83	**999.57**
1704	76	51	11,994.83	**999.57**
1705	77	63	14,817.14	**1,234.76**
		2911	$684,645.92	**$57,053.83**

CIVIC UNIT #	LEGAL UNIT #	UNIT FACTORS	ANNUAL FEE	MONTHLY FEE
1706	78	61	$14,346.75	**1,195.56**
1801	85	54	12,700.41	**1,058.37**
1802	86	77	18,109.84	**1,509.15**
1803	81	51	11,994.83	**999.57**
1804	82	51	11,994.83	**999.57**
1805	83	63	14,817.14	**1,234.76**
1806	84	61	14,346.75	**1,195.56**
1901	91	54	12,700.41	**1,058.37**
1902	92	77	18,109.84	**1,509.15**
1903	87	51	11,994.83	**999.57**
1904	88	51	11,994.83	**999.57**
1905	89	63	14,817.14	**1,234.76**
1906	90	61	14,346.75	**1,195.56**
2001	97	54	12,700.41	**1,058.37**
2002	98	77	18,109.84	**1,509.15**
2003	93	51	11,994.83	**999.57**
2004	94	51	11,994.83	**999.57**
2005	95	63	14,817.14	**1,234.76**
2006	96	61	14,346.75	**1,195.56**
2101	103	54	12,700.41	**1,058.37**
2102	104	77	18,109.84	**1,509.15**
2103	99	51	11,994.83	**999.57**
2104	100	51	11,994.83	**999.57**
2105	101	63	14,817.14	**1,234.76**
2106	102	61	14,346.75	**1,195.56**
2201	107	82	19,285.80	**1,607.15**
2202	108	86	20,226.57	**1,685.55**
2203	105	98	23,048.88	**1,920.74**
2204	106	80	18,815.42	**1,567.95**
2301	111	82	19,285.80	**1,607.15**
2302	112	86	20,226.57	**1,685.55**
2303	109	98	23,048.88	**1,920.74**
2304	110	80	18,815.42	**1,567.95**
2401	115	82	19,285.80	**1,607.15**
2402	116	83	19,520.99	**1,626.75**
2403	113	101	23,754.46	**1,979.54**
2404	114	80	18,815.42	**1,567.95**
2501	119	82	19,285.80	**1,607.15**
2502	120	86	20,226.57	**1,685.55**
2503	117	98	23,048.88	**1,920.74**
2504	118	80	18,815.42	**1,567.95**
2601	123	85	19,991.38	**1,665.95**
2602	121	96	22,578.50	**1,881.54**
2603	122	81	19,050.61	**1,587.55**
2701	126	85	19,991.38	**1,665.95**
2702	124	83	19,520.99	**1,626.75**
2703	125	94	22,108.11	**1,842.34**
2800	127	171	40,217.95	**3,351.50**
CP 1C		603		
R Units		40		
		4211	$839,167.52	**$69,930.63**

TOTAL $/MONTH		**$183,391.50**
TOTAL UNIT FACTORS	**10000**	
TOTAL $/YEAR		**$2,200,698.00**