

**Thursday, February 10, 2022**

Frontier Place Industrial Centre  
**Condominium Corporation No. 1010603**  
240040 Frontier Place  
Rocky View, Alberta

Dear Owners,

**RE: March 1, 2022 through February 28, 2023 Operating Budget**

The Board of Directors of Condominium Corporation No. 1010603 has completed the 2022-2023 annual budget. As an Owner within the Condominium Corporation you are required to pay monthly condominium fees based on the annual operating budget.

**The annual budget is \$81,722.82** as per the copy of the budget attached, this includes the utility recovery expenses. The Board has voted to slightly increase the condo fee budget by 0.2%, your monthly condominium fees are based on your unit factor. Additionally, your monthly payments for utilities have changed per your usage in 2021. **A copy of the unit fee schedule is attached on page 2 of the budget for your reference.**

If you are already using the EFT program to pay condo fees, your fees will continue to be collected electronically.

Alternately if you prefer, you may provide us with monthly post-dated cheques for the year. **Please make your cheque(s) payable to: Condominium Corporation 1010603** and forward to our office located at:

**Barclay Street Real Estate Ltd. In Trust**  
Suite 200, 407 – 8th Avenue SW  
Calgary, AB T2P 1E5

**Attn: Accounting**

Regards,

**Barclay Street Real Estate Ltd.**  
As Agent for the Condominium Corporation 1010603



**Desirae Paterson**  
Property Manager

**Direct:** 587-393-9334  
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E&OE

**Frontier Place Industrial Centre  
2022-2023 Budget, 12 Month Plan  
CONDOMINIUM PLAN 1010603**

		Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	2022-2023 Total
<b>REVENUE</b>														
3050	Condo Fees	4,316.59	4,316.59	4,316.59	4,316.59	4,316.59	4,316.59	4,316.59	4,316.59	4,316.59	4,316.59	4,316.59	4,316.59	51,799.08
3600	Water/Sewer Recovery	2,493.65	2,493.65	2,493.65	2,493.65	2,493.65	2,493.65	2,493.65	2,493.65	2,493.65	2,493.65	2,493.65	2,493.65	29,923.74
<b>TOTAL REVENUE</b>		<b>6,810.24</b>	<b>6,810.24</b>	<b>6,810.24</b>	<b>6,810.24</b>	<b>6,810.24</b>	<b>6,810.24</b>	<b>6,810.24</b>	<b>6,810.24</b>	<b>6,810.24</b>	<b>6,810.24</b>	<b>6,810.24</b>	<b>6,810.24</b>	<b>81,722.82</b>
<b>EXPENSES</b>														
<b>Repairs and Maintenance</b>														
4290	R&M - Electrical	29.17	29.17	29.17	29.17	29.17	29.17	29.17	29.17	29.17	29.17	29.17	29.17	350.00
4300	R&M - Plumbing	350.00	-	-	-	-	-	-	-	-	-	-	-	350.00
4310	R&M - General	29.17	29.17	29.17	29.17	29.17	29.17	29.17	29.17	29.17	29.17	29.17	29.17	350.00
4350	Exterior Repairs	29.17	29.17	29.17	29.17	29.17	29.17	29.17	29.17	29.17	29.17	29.17	29.17	350.00
<b>Total Repairs and Maintenance</b>		<b>437.50</b>	<b>87.50</b>	<b>87.50</b>	<b>87.50</b>	<b>87.50</b>	<b>87.50</b>	<b>87.50</b>	<b>87.50</b>	<b>87.50</b>	<b>87.50</b>	<b>87.50</b>	<b>87.50</b>	<b>1,400.00</b>
<b>Shared Utilities</b>														
4260	Utilities - Hydro	112.50	112.50	112.50	112.50	112.50	112.50	112.50	112.50	112.50	112.50	112.50	112.50	1,350.00
<b>Total Utilities</b>		<b>112.50</b>	<b>112.50</b>	<b>112.50</b>	<b>112.50</b>	<b>112.50</b>	<b>112.50</b>	<b>112.50</b>	<b>112.50</b>	<b>112.50</b>	<b>112.50</b>	<b>112.50</b>	<b>112.50</b>	<b>1,350.00</b>
<b>Outside Maintenance</b>														
4600	Snow Removal	600.00	600.00	-	-	-	-	-	-	600.00	600.00	600.00	600.00	3,600.00
4605	Parking Lot Maintenance	-	-	-	-	500.00	-	-	-	-	-	-	-	500.00
<b>Total Outside Maintenance</b>		<b>600.00</b>	<b>600.00</b>	<b>-</b>	<b>-</b>	<b>500.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>600.00</b>	<b>600.00</b>	<b>600.00</b>	<b>600.00</b>	<b>4,100.00</b>
<b>TOTAL R&amp;M and UTILITIES</b>		<b>1,150.00</b>	<b>800.00</b>	<b>200.00</b>	<b>200.00</b>	<b>700.00</b>	<b>200.00</b>	<b>200.00</b>	<b>200.00</b>	<b>800.00</b>	<b>800.00</b>	<b>800.00</b>	<b>800.00</b>	<b>6,850.00</b>
<b>Administration and Other Expenses</b>														
4205	Admin Fees/Misc.	38.75	38.75	38.75	38.75	38.75	38.75	38.75	38.75	38.75	38.75	38.75	38.75	465.00
4210	Salaries/Wages	-	-	-	-	-	-	-	-	-	-	-	-	-
4220	Management Fees	465.00	465.00	465.00	465.00	465.00	465.00	465.00	465.00	465.00	465.00	465.00	465.00	5,580.00
4230	Telephone	86.25	86.25	86.25	86.25	86.25	86.25	86.25	86.25	86.25	86.25	86.25	86.25	1,035.00
4250	Bank Charges	42.50	42.50	42.50	42.50	42.50	42.50	42.50	42.50	42.50	42.50	42.50	42.50	510.00
4440	Lot Sweeping/Litter Pick	-	-	-	1,325.00	-	-	-	-	-	-	-	-	1,325.00
4500	Lock & Key Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
4520	Insurance	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	11,000.00
4430	Security Systems	-	-	-	-	-	-	-	-	-	-	-	-	-
4555	Fire & Life Safety	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	2,700.00
4575	Landscaping	-	-	666.67	666.67	666.67	666.67	666.67	666.67	-	-	-	-	4,000.00
4580	Irrigation System	-	-	600.00	-	-	-	-	600.00	-	-	-	-	1,200.00
4800	Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
4240	Audit Fees	-	-	-	-	-	-	-	-	-	-	-	2,000.00	2,000.00
4850	Frontier Lot Fees	93.67	93.67	93.67	93.67	93.67	93.67	93.67	93.67	93.67	93.67	93.67	93.67	1,124.08
4705	Travel Mileage	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	150.00
<b>Total Admin and Other Expenses</b>		<b>1,880.34</b>	<b>1,880.34</b>	<b>3,147.01</b>	<b>3,872.01</b>	<b>2,547.01</b>	<b>2,547.01</b>	<b>2,547.01</b>	<b>3,147.01</b>	<b>1,880.34</b>	<b>1,880.34</b>	<b>1,880.34</b>	<b>3,880.34</b>	<b>31,089.08</b>
<b>TOTAL OPERATING COSTS</b>		<b>3,030.34</b>	<b>2,680.34</b>	<b>3,347.01</b>	<b>4,072.01</b>	<b>3,247.01</b>	<b>2,747.01</b>	<b>2,747.01</b>	<b>3,347.01</b>	<b>2,680.34</b>	<b>2,680.34</b>	<b>2,680.34</b>	<b>4,680.34</b>	<b>37,939.08</b>
<b>Recovered Utilities</b>														
4270	Utilities - Water	462.00	462.00	462.00	462.00	462.00	462.00	462.00	462.00	462.00	462.00	462.00	462.00	5,544.00
4271	Utilities - Sewer	2,031.65	2,031.65	2,031.65	2,031.65	2,031.65	2,031.65	2,031.65	2,031.65	2,031.65	2,031.65	2,031.65	2,031.65	24,379.74
<b>TOTAL UTILITIES</b>		<b>2,493.65</b>	<b>2,493.65</b>	<b>2,493.65</b>	<b>2,493.65</b>	<b>2,493.65</b>	<b>2,493.65</b>	<b>2,493.65</b>	<b>2,493.65</b>	<b>2,493.65</b>	<b>2,493.65</b>	<b>2,493.65</b>	<b>2,493.65</b>	<b>29,923.74</b>
4700	Reserve Fund Contribution	1,155.00	1,155.00	1,155.00	1,155.00	1,155.00	1,155.00	1,155.00	1,155.00	1,155.00	1,155.00	1,155.00	1,155.00	13,860.00
<b>TOTAL EXPENSES (water &amp; sewer Excl)</b>		<b>4,185.34</b>	<b>3,835.34</b>	<b>4,502.01</b>	<b>5,227.01</b>	<b>4,402.01</b>	<b>3,902.01</b>	<b>3,902.01</b>	<b>4,502.01</b>	<b>3,835.34</b>	<b>3,835.34</b>	<b>3,835.34</b>	<b>5,835.34</b>	<b>51,799.08</b>
<b>Total Expenses</b>		6,678.99	6,328.99	6,995.65	7,720.65	6,895.65	6,395.65	6,395.65	6,995.65	6,328.99	6,328.99	6,328.99	8,328.99	81,722.82
<b>NET Surplus &lt;Deficit&gt;</b>		<b>131.25</b>	<b>481.25</b>	<b>-185.42</b>	<b>-910.42</b>	<b>-85.42</b>	<b>414.58</b>	<b>414.58</b>	<b>-185.42</b>	<b>481.25</b>	<b>481.25</b>	<b>481.25</b>	<b>-1,518.75</b>	<b>0.00</b>

**Frontier Place  
Unit Fee Schedule  
2022 - 2023 Budget**

Unit #	Unit Factors	Annual Condo Fee	Monthly Condo Fee	Annual Reserve	Monthly Reserve	TOTAL Annual Fee	Water Recovery	GST	TOTAL
1	625	2,371.19	197.60	866.25	72.19	3,237.44	242.52	25.62	537.93
2	625	2,371.19	197.60	866.25	72.19	3,237.44	77.30	17.35	364.44
3	625	2,371.19	197.60	866.25	72.19	3,237.44	38.41	15.41	323.61
4	625	2,371.19	197.60	866.25	72.19	3,237.44	114.20	19.20	403.18
5	625	2,371.19	197.60	866.25	72.19	3,237.44	218.90	24.43	513.12
6	625	2,371.19	197.60	866.25	72.19	3,237.44	172.76	22.13	464.67
7	625	2,371.19	197.60	866.25	72.19	3,237.44	100.95	18.54	389.27
8	625	2,371.19	197.60	866.25	72.19	3,237.44	183.17	22.65	475.61
9	625	2,371.19	197.60	866.25	72.19	3,237.44	254.96	26.24	550.99
10	625	2,371.19	197.60	866.25	72.19	3,237.44	73.41	17.16	360.36
11	625	2,371.19	197.60	866.25	72.19	3,237.44	125.25	19.75	414.79
12	625	2,371.19	197.60	866.25	72.19	3,237.44	141.28	20.55	431.62
13	625	2,371.19	197.60	866.25	72.19	3,237.44	548.57	40.92	859.27
14	625	2,371.19	197.60	866.25	72.19	3,237.44	-	13.49	283.28
15	625	2,371.19	197.60	866.25	72.19	3,237.44	147.90	20.88	438.57
16	625	2,371.19	197.60	866.25	72.19	3,237.44	54.06	16.19	340.04
	10,000	37,939.08	3,161.59	13,860.00	1,155.00	51,799.08	2,493.65	340.51	7,150.75

**Frontier Place  
Unit Fee Schedule**

**2021-2022**

**Monthly Fee**

Unit #	Condo Fee	Reserve	GST	Water	Total Fee
1	197.27	68.75	21.07	155.47	\$ 442.56
2	197.27	68.75	16.46	63.17	\$ 345.65
3	197.27	68.75	32.15	377.07	\$ 675.24
4	197.27	68.75	21.02	154.29	\$ 441.33
5	197.27	68.75	23.70	207.92	\$ 497.63
6	197.27	68.75	22.84	190.83	\$ 479.69
7	197.27	68.75	21.23	158.55	\$ 445.79
8	197.27	68.75	25.27	239.32	\$ 530.60
9	197.27	68.75	18.43	102.52	\$ 386.96
10	197.27	68.75	15.29	39.83	\$ 321.14
11	197.27	68.75	16.41	62.23	\$ 344.66
12	197.27	68.75	19.16	117.24	\$ 402.42
13	197.27	68.75	32.22	378.33	\$ 676.57
14	197.27	68.75	13.30	-	\$ 279.32
15	197.27	68.75	19.20	117.95	\$ 403.16
16	197.27	68.75	17.02	74.48	\$ 357.52
	<u>3,156.28</u>	<u>1,100.00</u>	<u>334.77</u>	<u>2,439.17</u>	<u>7,030.23</u>

**Frontier Place  
Unit Fee Schedule**

**2022 - 2023**

**Monthly Fee**

Condo Fee	Reserve	TOTAL FEE	GST	Water	Total Fee	Increase
197.60	72.19	269.79	25.62	242.52	\$ 537.93	\$ 95.37
197.60	72.19	269.79	17.35	77.30	\$ 364.44	\$ 18.79
197.60	72.19	269.79	15.41	38.41	\$ 323.61	-\$ 351.63
197.60	72.19	269.79	19.20	114.20	\$ 403.18	-\$ 38.14
197.60	72.19	269.79	24.43	218.90	\$ 513.12	\$ 15.49
197.60	72.19	269.79	22.13	172.76	\$ 464.67	-\$ 15.02
197.60	72.19	269.79	18.54	100.95	\$ 389.27	-\$ 56.52
197.60	72.19	269.79	22.65	183.17	\$ 475.61	-\$ 54.99
197.60	72.19	269.79	26.24	254.96	\$ 550.99	\$ 164.03
197.60	72.19	269.79	17.16	73.41	\$ 360.36	\$ 39.22
197.60	72.19	269.79	19.75	125.25	\$ 414.79	\$ 70.14
197.60	72.19	269.79	20.55	141.28	\$ 431.62	\$ 29.20
197.60	72.19	269.79	40.92	548.57	\$ 859.27	\$ 182.70
197.60	72.19	269.79	13.49	-	\$ 283.28	\$ 3.96
197.60	72.19	269.79	20.88	147.90	\$ 438.57	\$ 35.40
197.60	72.19	269.79	16.19	54.06	\$ 340.04	-\$ 17.49
<u>3,161.59</u>	<u>1,155.00</u>		<u>340.51</u>	<u>2,493.65</u>	<u>7,150.75</u>	\$ 120.51

**Water Usage Reconciliation 2021 - Billing for 2022**

<b>Unit Number</b>	<b>% of total Overall Consump.</b>	<b>By unit share</b>	<b>By Usage</b>	<b>Proposed Monthly Billing</b>
<b>1</b>	9.73%	\$ 1,870.23	\$ 2,910.29	\$ 242.52
<b>2</b>	3.10%	\$ 1,870.23	\$ 927.59	\$ 77.30
<b>3</b>	1.54%	\$ 1,870.23	\$ 460.98	\$ 38.41
<b>4</b>	4.58%	\$ 1,870.23	\$ 1,370.38	\$ 114.20
<b>5</b>	8.78%	\$ 1,870.23	\$ 2,626.79	\$ 218.90
<b>6</b>	6.93%	\$ 1,870.23	\$ 2,073.11	\$ 172.76
<b>7</b>	4.05%	\$ 1,870.23	\$ 1,211.34	\$ 100.95
<b>8</b>	7.35%	\$ 1,870.23	\$ 2,198.09	\$ 183.17
<b>9</b>	10.22%	\$ 1,870.23	\$ 3,059.56	\$ 254.96
<b>10</b>	2.94%	\$ 1,870.23	\$ 880.98	\$ 73.41
<b>11</b>	5.02%	\$ 1,870.23	\$ 1,503.04	\$ 125.25
<b>12</b>	5.67%	\$ 1,870.23	\$ 1,695.37	\$ 141.28
<b>13</b>	22.00%	\$ 1,870.23	\$ 6,582.79	\$ 548.57
<b>14</b>	0.00%	\$ 1,870.23	\$ -	\$ -
<b>15</b>	5.93%	\$ 1,870.23	\$ 1,774.76	\$ 147.90
<b>16</b>	2.17%	\$ 1,870.23	\$ 648.69	\$ 54.06
	100.00%	\$ 29,923.74	\$ 29,923.74	\$ 2,493.65
	Water Cost	\$ 5,544.00		
	Sewer Cost	\$ 24,379.74		
	TOTAL	\$ 29,923.74		