

August 17, 2020

All Owners
Country Lane Estates
370165 - 79 Street East
Aldersyde, AB T0L 0A0

**Re: Country Lane Estates
Operating Budget: January 1, 2020 to December 31, 2020**

Please find enclosed the approved Operating Budget, year ended December 31, 2020 for Country Lane Estates.

The Board of Directors is pleased to report that condominium contributions will remain the same rate for the upcoming fiscal period. The amount has been determined by the Board of Directors to address the operating and reserve fund requirements of the Corporation.

In the event you are on the Pre-Authorized Payment Plan, contributions will automatically be processed through your account unless otherwise advised. A copy of the authorization form has also been enclosed for the convenience of owners who are not currently on the Pre-Authorized Payment Plan and wish to take advantage of this payment option.

Should you have any questions or concerns regarding this matter, please contact the undersigned at (403) 237-8600.

Yours truly,
Emerald Management & Realty Ltd.



Reginald Power
Property Manager

Enclosure

5225-01

Country Lane Estates
Aldersyde, Alberta

PROPOSED OPERATING BUDGET
Year Ending December 31, 2020

	APPROVED BUDGET 2020
REVENUE:	
Condominium Contributions	\$669,900.00
Winter Usage	\$15,000.00
Laundry Coinage	\$15,000.00
Miscellaneous Income	\$3,100.00
TOTAL REVENUE	\$703,000.00
OPERATING EXPENSES:	
Administration	\$9,200.00
Bad Debt	\$1,155.00
Contingency	\$22,000.00
Communications	\$16,400.00
Wages- Staffing	\$92,400.00
Swimming Pool	\$12,000.00
Water & Sewer	\$107,300.00
Electricity	\$175,000.00
Insurance	\$23,600.00
Security	\$1,500.00
Management Fees	\$41,275.00
Natural Gas	\$9,155.00
Professional Fees, Legal	\$11,500.00
Property Taxes	\$150.00
Sanitation	\$20,500.00
Telephone, Internet & Upgrades	\$55,000.00
TOTAL OPERATING EXPENSES	\$598,135.00
MAINTENANCE & REPAIRS	
Common Area	\$7,000.00
Maintenance Supplies & Equipment	\$7,700.00
Maintenance Contracts	\$4,500.00
Landscaping	\$6,500.00
Snow Removal	\$1,000.00
TOTAL MAINTENANCE & REPAIRS	\$26,700.00
TOTAL BUILDING EXPENSES	\$624,835.00
RESERVE FUND	
Reserve Fund Contributions	\$78,165.00
TOTAL EXPENSES	\$78,165.00
NET INCOME (LOSS)	\$0.00

COUNTRY LANE ESTATES - CONTRIBUTION SCHEDULE
Aldersyde, AB

Jan 1, 2020 to Dec 31, 2020

Unit	Legal	Unit Factor	Per Month	Per Year
1	1	34.48	\$192.50	\$2,310.00
2	2	34.48	\$192.50	\$2,310.00
3	3	34.48	\$192.50	\$2,310.00
4	4	34.48	\$192.50	\$2,310.00
5	5	34.48	\$192.50	\$2,310.00
6	6	34.48	\$192.50	\$2,310.00
7	7	34.48	\$192.50	\$2,310.00
8	8	34.48	\$192.50	\$2,310.00
9	9	34.48	\$192.50	\$2,310.00
10	10	34.48	\$192.50	\$2,310.00
11	11	34.48	\$192.50	\$2,310.00
12	12	34.48	\$192.50	\$2,310.00
13	13	34.48	\$192.50	\$2,310.00
14	14	34.48	\$192.50	\$2,310.00
15	15	34.48	\$192.50	\$2,310.00
16	16	34.48	\$192.50	\$2,310.00
17	17	34.48	\$192.50	\$2,310.00
18	18	34.48	\$192.50	\$2,310.00
19	19	34.48	\$192.50	\$2,310.00
20	20	34.48	\$192.50	\$2,310.00
21	21	34.48	\$192.50	\$2,310.00
22	22	34.48	\$192.50	\$2,310.00
23	23	34.48	\$192.50	\$2,310.00
24	24	34.48	\$192.50	\$2,310.00
25	25	34.48	\$192.50	\$2,310.00
26	26	34.48	\$192.50	\$2,310.00
27	27	34.48	\$192.50	\$2,310.00
28	28	34.48	\$192.50	\$2,310.00
29	29	34.48	\$192.50	\$2,310.00
30	30	34.48	\$192.50	\$2,310.00
31	31	34.48	\$192.50	\$2,310.00
32	32	34.48	\$192.50	\$2,310.00
33	33	34.48	\$192.50	\$2,310.00
34	34	34.48	\$192.50	\$2,310.00
35	35	34.48	\$192.50	\$2,310.00
36	36	34.48	\$192.50	\$2,310.00
37	37	34.48	\$192.50	\$2,310.00
38	38	34.48	\$192.50	\$2,310.00

Unit	Legal	Unit Factor	Per Month	Per Year
39	39	34.48	\$192.50	\$2,310.00
40	40	34.48	\$192.50	\$2,310.00
41	41	34.48	\$192.50	\$2,310.00
42	42	34.48	\$192.50	\$2,310.00
43	43	34.48	\$192.50	\$2,310.00
44	44	34.48	\$192.50	\$2,310.00
45	45	34.48	\$192.50	\$2,310.00
46	46	34.48	\$192.50	\$2,310.00
47	47	34.48	\$192.50	\$2,310.00
48	48	34.48	\$192.50	\$2,310.00
49	49	34.48	\$192.50	\$2,310.00
50	50	34.48	\$192.50	\$2,310.00
51	51	34.48	\$192.50	\$2,310.00
52	52	34.48	\$192.50	\$2,310.00
53	53	34.48	\$192.50	\$2,310.00
54	54	34.48	\$192.50	\$2,310.00
55	55	34.48	\$192.50	\$2,310.00
56	56	34.48	\$192.50	\$2,310.00
57	57	34.48	\$192.50	\$2,310.00
58	58	34.48	\$192.50	\$2,310.00
59	59	34.48	\$192.50	\$2,310.00
60	60	34.48	\$192.50	\$2,310.00
61	61	34.48	\$192.50	\$2,310.00
62	62	34.48	\$192.50	\$2,310.00
63	63	34.48	\$192.50	\$2,310.00
64	64	34.48	\$192.50	\$2,310.00
65	65	34.48	\$192.50	\$2,310.00
66	66	34.48	\$192.50	\$2,310.00
67	67	34.48	\$192.50	\$2,310.00
68	68	34.48	\$192.50	\$2,310.00
69	69	34.48	\$192.50	\$2,310.00
70	70	34.48	\$192.50	\$2,310.00
71	71	34.48	\$192.50	\$2,310.00
72	72	34.48	\$192.50	\$2,310.00
73	73	34.48	\$192.50	\$2,310.00
74	74	34.48	\$192.50	\$2,310.00
75	75	34.48	\$192.50	\$2,310.00
76	76	34.48	\$192.50	\$2,310.00
77	77	34.48	\$192.50	\$2,310.00
78	78	34.48	\$192.50	\$2,310.00
79	79	34.48	\$192.50	\$2,310.00
80	80	34.48	\$192.50	\$2,310.00
81	81	34.48	\$192.50	\$2,310.00
82	82	34.48	\$192.50	\$2,310.00
83	83	34.48	\$192.50	\$2,310.00

Unit	Legal	Unit Factor	Per Month	Per Year
84	84	34.48	\$192.50	\$2,310.00
85	85	34.48	\$192.50	\$2,310.00
86	86	34.48	\$192.50	\$2,310.00
87	87	34.48	\$192.50	\$2,310.00
88	88	34.48	\$192.50	\$2,310.00
89	89	34.48	\$192.50	\$2,310.00
90	90	34.48	\$192.50	\$2,310.00
91	91	34.48	\$192.50	\$2,310.00
92	92	34.48	\$192.50	\$2,310.00
93	93	34.48	\$192.50	\$2,310.00
94	94	34.48	\$192.50	\$2,310.00
95	95	34.48	\$192.50	\$2,310.00
96	96	34.48	\$192.50	\$2,310.00
97	97	34.48	\$192.50	\$2,310.00
98	98	34.48	\$192.50	\$2,310.00
99	99	34.48	\$192.50	\$2,310.00
100	100	34.48	\$192.50	\$2,310.00
101	101	34.48	\$192.50	\$2,310.00
102	102	34.48	\$192.50	\$2,310.00
103	103	34.48	\$192.50	\$2,310.00
104	104	34.48	\$192.50	\$2,310.00
105	105	34.48	\$192.50	\$2,310.00
106	106	34.48	\$192.50	\$2,310.00
107	107	34.48	\$192.50	\$2,310.00
108	108	34.48	\$192.50	\$2,310.00
109	109	34.48	\$192.50	\$2,310.00
110	110	34.48	\$192.50	\$2,310.00
111	111	34.48	\$192.50	\$2,310.00
112	112	34.48	\$192.50	\$2,310.00
113	113	34.48	\$192.50	\$2,310.00
114	114	34.48	\$192.50	\$2,310.00
115	115	34.48	\$192.50	\$2,310.00
116	116	34.48	\$192.50	\$2,310.00
117	117	34.48	\$192.50	\$2,310.00
118	118	34.48	\$192.50	\$2,310.00
119	119	34.48	\$192.50	\$2,310.00
120	120	34.48	\$192.50	\$2,310.00
121	121	34.48	\$192.50	\$2,310.00
122	122	34.48	\$192.50	\$2,310.00
123	123	34.48	\$192.50	\$2,310.00
124	124	34.48	\$192.50	\$2,310.00
125	125	34.48	\$192.50	\$2,310.00
126	126	34.48	\$192.50	\$2,310.00
127	127	34.48	\$192.50	\$2,310.00
128	128	34.48	\$192.50	\$2,310.00

Unit	Legal	Unit Factor	Per Month	Per Year
129	129	34.48	\$192.50	\$2,310.00
130	130	34.48	\$192.50	\$2,310.00
131	131	34.48	\$192.50	\$2,310.00
132	132	34.48	\$192.50	\$2,310.00
133	133	34.48	\$192.50	\$2,310.00
134	134	34.48	\$192.50	\$2,310.00
135	135	34.48	\$192.50	\$2,310.00
136	136	34.48	\$192.50	\$2,310.00
137	137	34.48	\$192.50	\$2,310.00
138	138	34.48	\$192.50	\$2,310.00
139	139	34.48	\$192.50	\$2,310.00
140	140	34.48	\$192.50	\$2,310.00
141	141	34.48	\$192.50	\$2,310.00
142	142	34.48	\$192.50	\$2,310.00
143	143	34.48	\$192.50	\$2,310.00
144	144	34.48	\$192.50	\$2,310.00
145	145	34.48	\$192.50	\$2,310.00
146	146	34.48	\$192.50	\$2,310.00
147	147	34.48	\$192.50	\$2,310.00
148	148	34.48	\$192.50	\$2,310.00
149	149	34.48	\$192.50	\$2,310.00
150	150	34.48	\$192.50	\$2,310.00
151	151	34.48	\$192.50	\$2,310.00
152	152	34.48	\$192.50	\$2,310.00
153	153	34.48	\$192.50	\$2,310.00
154	154	34.48	\$192.50	\$2,310.00
155	155	34.48	\$192.50	\$2,310.00
156	156	34.48	\$192.50	\$2,310.00
157	157	34.48	\$192.50	\$2,310.00
158	158	34.48	\$192.50	\$2,310.00
159	159	34.48	\$192.50	\$2,310.00
160	160	34.48	\$192.50	\$2,310.00
161	161	34.48	\$192.50	\$2,310.00
162	162	34.48	\$192.50	\$2,310.00
163	163	34.48	\$192.50	\$2,310.00
164	164	34.48	\$192.50	\$2,310.00
165	165	34.48	\$192.50	\$2,310.00
166	166	34.48	\$192.50	\$2,310.00
167	167	34.48	\$192.50	\$2,310.00
168	168	34.48	\$192.50	\$2,310.00
169	169	34.48	\$192.50	\$2,310.00
170	170	34.48	\$192.50	\$2,310.00
171	171	34.48	\$192.50	\$2,310.00
172	172	34.48	\$192.50	\$2,310.00
173	173	34.48	\$192.50	\$2,310.00

Unit	Legal	Unit Factor	Per Month	Per Year
174	174	34.48	\$192.50	\$2,310.00
175	175	34.48	\$192.50	\$2,310.00
176	176	34.48	\$192.50	\$2,310.00
177	177	34.48	\$192.50	\$2,310.00
178	178	34.48	\$192.50	\$2,310.00
179	179	34.48	\$192.50	\$2,310.00
180	180	34.48	\$192.50	\$2,310.00
181	181	34.48	\$192.50	\$2,310.00
182	182	34.48	\$192.50	\$2,310.00
183	183	34.48	\$192.50	\$2,310.00
184	184	34.48	\$192.50	\$2,310.00
185	185	34.48	\$192.50	\$2,310.00
186	186	34.48	\$192.50	\$2,310.00
187	187	34.48	\$192.50	\$2,310.00
188	188	34.48	\$192.50	\$2,310.00
189	189	34.48	\$192.50	\$2,310.00
190	190	34.48	\$192.50	\$2,310.00
191	191	34.48	\$192.50	\$2,310.00
192	192	34.48	\$192.50	\$2,310.00
195	195	34.48	\$192.50	\$2,310.00
196	196	34.48	\$192.50	\$2,310.00
197	197	34.48	\$192.50	\$2,310.00
198	198	34.48	\$192.50	\$2,310.00
199	199	34.48	\$192.50	\$2,310.00
200	200	34.48	\$192.50	\$2,310.00
201	201	34.48	\$192.50	\$2,310.00
202	202	34.48	\$192.50	\$2,310.00
203	203	34.48	\$192.50	\$2,310.00
204	204	34.48	\$192.50	\$2,310.00
205	205	34.48	\$192.50	\$2,310.00
206	206	34.48	\$192.50	\$2,310.00
207	207	34.48	\$192.50	\$2,310.00
208	208	34.48	\$192.50	\$2,310.00
209	209	34.48	\$192.50	\$2,310.00
210	210	34.48	\$192.50	\$2,310.00
211	211	34.48	\$192.50	\$2,310.00
212	212	34.48	\$192.50	\$2,310.00
213	213	34.48	\$192.50	\$2,310.00
214	214	34.48	\$192.50	\$2,310.00
215	215	34.48	\$192.50	\$2,310.00
216	216	34.48	\$192.50	\$2,310.00
217	217	34.48	\$192.50	\$2,310.00
218	218	34.48	\$192.50	\$2,310.00
219	219	34.48	\$192.50	\$2,310.00
220	220	34.48	\$192.50	\$2,310.00

Unit	Legal	Unit Factor	Per Month	Per Year
221	221	34.48	\$192.50	\$2,310.00
222	222	34.48	\$192.50	\$2,310.00
223	223	34.48	\$192.50	\$2,310.00
224	224	34.48	\$192.50	\$2,310.00
225	225	34.48	\$192.50	\$2,310.00
226	226	34.48	\$192.50	\$2,310.00
227	227	34.48	\$192.50	\$2,310.00
228	228	34.48	\$192.50	\$2,310.00
229	229	34.48	\$192.50	\$2,310.00
230	230	34.48	\$192.50	\$2,310.00
231	231	34.48	\$192.50	\$2,310.00
232	232	34.48	\$192.50	\$2,310.00
233	233	34.48	\$192.50	\$2,310.00
234	234	34.48	\$192.50	\$2,310.00
235	235	34.48	\$192.50	\$2,310.00
236	236	34.48	\$192.50	\$2,310.00
237	237	34.48	\$192.50	\$2,310.00
246	246	34.48	\$192.50	\$2,310.00
250	250	34.48	\$192.50	\$2,310.00
251	251	34.48	\$192.50	\$2,310.00
252	252	34.48	\$192.50	\$2,310.00
253	253	34.48	\$192.50	\$2,310.00
254	254	34.48	\$192.50	\$2,310.00
255	255	34.48	\$192.50	\$2,310.00
256	256	34.48	\$192.50	\$2,310.00
257	257	34.48	\$192.50	\$2,310.00
258	258	34.48	\$192.50	\$2,310.00
259	259	34.48	\$192.50	\$2,310.00
260	260	34.48	\$192.50	\$2,310.00
261	261	34.48	\$192.50	\$2,310.00
262	262	34.48	\$192.50	\$2,310.00
263	263	34.48	\$192.50	\$2,310.00
264	264	34.48	\$192.50	\$2,310.00
265	265	34.48	\$192.50	\$2,310.00
266	266	34.48	\$192.50	\$2,310.00
267	267	34.48	\$192.50	\$2,310.00
268	268	34.48	\$192.50	\$2,310.00
269	269	34.48	\$192.50	\$2,310.00
270	270	34.48	\$192.50	\$2,310.00
271	271	34.48	\$192.50	\$2,310.00
272	272	34.48	\$192.50	\$2,310.00
273	273	34.48	\$192.50	\$2,310.00
274	274	34.48	\$192.50	\$2,310.00
275	275	34.48	\$192.50	\$2,310.00
276	276	34.48	\$192.50	\$2,310.00

Unit	Legal	Unit Factor	Per Month	Per Year
277	277	34.48	\$192.50	\$2,310.00
280	280	34.48	\$192.50	\$2,310.00
281	281	34.48	\$192.50	\$2,310.00
282	282	34.48	\$192.50	\$2,310.00
283	283	34.48	\$192.50	\$2,310.00
284	284	34.48	\$192.50	\$2,310.00
285	285	34.48	\$192.50	\$2,310.00
286	286	34.48	\$192.50	\$2,310.00
287	287	34.48	\$192.50	\$2,310.00
288	288	34.48	\$192.50	\$2,310.00
289	289	34.48	\$192.50	\$2,310.00
290	290	34.48	\$192.50	\$2,310.00
291	291	34.48	\$192.50	\$2,310.00
292	292	34.48	\$192.50	\$2,310.00
293	293	34.48	\$192.50	\$2,310.00
294	294	34.48	\$192.50	\$2,310.00
295	295	34.48	\$192.50	\$2,310.00
296	296	34.48	\$192.50	\$2,310.00
297	297	34.48	\$192.50	\$2,310.00
298	298	34.48	\$192.50	\$2,310.00
299	299	34.48	\$192.50	\$2,310.00
300	300	34.48	\$192.50	\$2,310.00
301	301	34.48	\$192.50	\$2,310.00
302	302	34.48	\$192.50	\$2,310.00
303	303	34.48	\$192.50	\$2,310.00
304	304	34.48	\$192.50	\$2,310.00
305	305	34.48	\$192.50	\$2,310.00
TOTALS		10000	\$55,825.00	\$669,900.00

Total Unit Factors = 10000* Based on Condo Plan

Total Units = 290* Based on Condo Plan

Unit Factor Calculation: $10000/290=34.49$ Unit factors each