



Unit Owners – Condominium Corporation No. 8410486 Parkview Terrace Condominiums
60 38A Ave SW
Calgary, Alberta

Dear Owner:

Re: 2025 Approved Operating Budget

The Board of Directors of Parkview Terrace Condominiums has instructed Karen King & Associates Inc. to advise you that it has approved the enclosed Operating Budget for the 2025 fiscal year commencing on January 1st, 2025, along with the enclosed schedule of monthly Condominium Contributions required to support this budget.

Board of Directors has worked diligently and prudently to develop a fiscally responsible budget for the coming year. As I am sure all of you can appreciate, costs have steadily increased over the past few years. With the increase in building maintenance costs, and increased utility costs, your Board has decided to increase the current condominium contributions by 10% for this fiscal year to meet its Operating budget and preserve a positive cash flow.

Your Board would appreciate the prompt receipt of your monthly condominium fees, which have been assessed on a proportional unit factor basis. They are payable to **“Condominium Corporation No. 8410486”** in advance on the first day of each month commencing on January 1st, 2025. To ascertain your monthly fees, please refer to your Civic or Legal Unit Number and the corresponding amount in the **“Condominium Contribution” column** on the enclosed Condominium Contribution (Fee) schedule.

The following two methods of payment are available to you:

1) Post-dated Cheques

Please forward to **KAREN KING & ASSOCIATES INC, 12 post-dated cheques made payable to “Condominium Corporation No. 8410486”** in the amount of your specified monthly fee for the period from **January 1st, 2025 to December 31st, 2025**. Please ensure that these cheques are signed and properly dated, and that your unit number is indicated on the reference line or below your signature

***Your post-dated cheques should be forwarded to:
KAREN KING & ASSOCIATES INC at #200, 1615-10 Avenue SW, Calgary AB T3C 0J7***

2) Pre-Authorized Payment by Electronic Funds Transfer (AFT)

If you have already completed and returned an AFT Authorization form to **KAREN KING & ASSOCIATES INC.**, your fees will be automatically withdrawn from your account commencing on January 1st, 2025.

Your Board of Directors appreciates your cooperation and looks forward to your continued support in its ongoing efforts to maintain the complex, enhance the value of your home, and protect your investment.

Yours truly,

Tamara VanderVeen

Condominium Manager, *on behalf of the Board of Directors*

Enclosures: 2025 Approved Operating Budget & Monthly Condo Contribution Schedule

Karen King & Associates Inc.

PH: 403-614-6873

www.karenking.ca

FX: 403-698-3384

Parkview Terrace Approved Budget

2025

Chart of Account	Approved Budget
4000 Condominium Fees	164,952
4010 Interest Income	
4020 Other Income	
Total income	164952
5001 Management Fees	11325
5010 Audit Fees	2400
5020 Bank Fees	300
5030 Insurance Premium	16500
5040 Telephone	1210
5050 Office	810
5031 Insurance Appraisal	0
5110 Interior Building Maintenance	6500
5111 Pest Control	500
5120 Exterior Building Maintenance	3500
5130 Electrical Repairs	575
5101 Locks, Keys, Doors	1500
5140 Parkade Maintenance	750
5150 Plumbing	2650
5152 Mechanical - Contract	2406
5153 Mechanical - HVAC	1000
5160 Elevator Maintenance	1000
5161 Elevator Contract	5300
5170 Fire System Maintenance	3000
5190 Interior Building Cleaning	7200
5191 Carpet - Cleaning / Rentals	750
5200 Security	500
5300 Landscaping	3200
5350 Snow Removal	3200
5400 Waste Disposal	2800
5401 Waste Disposal - Recycling	1260
5402 Waste - Organics	504
5501 Natural Gas	15000

5502 Power	8000
5503 Water & Sewer	11000
6980 Reserve Fund Contribution	48000
5070 InterCom	110
Contingency	2202
Total expenses	164952

2025 CONDOMINIUM CONTRIBUTIONS
PARKVIEW TERRACE CC 8410486
JAN 1 2025 to DEC 31 2025

Parkview Terrace 2025 Unit Contribution Schedule			
Units	Legal Unit	Unit Factor	2025 Monthly Contribution
101	4	448	\$ 615.82
102	3	546	\$ 750.53
103	2	400	\$ 549.84
104	1	452	\$ 621.32
201	8	448	\$ 615.82
202	7	546	\$ 750.53
203	6	400	\$ 549.84
204	5	448	\$ 615.82
205	9	546	\$ 750.53
301	13	448	\$ 615.82
302	12	546	\$ 750.53
303	11	400	\$ 549.84
304	10	448	\$ 615.82
305	17	510	\$ 701.05
306	16	546	\$ 750.53
307	15	400	\$ 549.84
308	14	506	\$ 695.55
401	21	510	\$ 701.05
402	20	546	\$ 750.53
403	19	400	\$ 549.84
404	18	506	\$ 695.55
		10000	
Annual Condominium Fees			\$ 164,952.00