



**The Unit Owners of Gateway II West (CCN 1912016)**

**2022-2023 Budget & Contribution Schedule**

Dear Owners,

Each year the Board is responsible for creating a budget for the operation and maintenance of your building. Following a comprehensive review of all requirements, the Board has approved the budget for the Oct 1, 2022 to Sept 30, 2023 fiscal year.

While this is a significant increase, it is more reflective of the current situation and it addresses some of the concerns voiced by you, the owners, and several shortfalls of the previous budget. Also, it is in line with increases at Gateway I as well.

The increase in fees is mainly due to:

- an increase in the Reserve Fund Contributions which was grossly underfunded and is a requirement
- funds for Concierge / Security services, the number one concern voiced by owners, which was not included in the previous budget

For the Unit Owners who are currently paying through their pre-authorized debit (PAD) agreement, we shall continue to use this agreement to withdraw the condo fees. Otherwise, please pay by cheque or e-Transfer or if you wish to be set up on pre-authorized debit let us know and we'll get you set up.

<b>CHEQUES</b>	<b>Payee:</b>	Gateway II West (CCN 1912016)
	<b>Send To:</b>	Catalyst Condo Management Ltd. 201 - 7909 Flint Rd. SE Calgary, AB, T2H 1G3
<b>ETRANSFER</b>	<b>Recipient email:</b>	<a href="mailto:accountsreceivable@catalystcondos.com">accountsreceivable@catalystcondos.com</a>
	<b>Security Question:</b>	CCM
	<b>Answer:</b>	Catalyst
	<b>Message:</b>	Condo Name and Unit (ex. Gateway II West (CCN 1912016) - Unit 102)

Should you have questions, please do not hesitate to contact us via email [accountsreceivable@catalystcondos.com](mailto:accountsreceivable@catalystcondos.com).

Regards,  
Catalyst Condo Management Ltd.  
On behalf of Gateway II West (CCN 1912016)



**Gateway II West (CCN 1912016)**

**Budget**

**YE Sep 30, 2023**

	<b>2021-22 Budget</b>	<b>2022-23 Budget</b>
<b>REVENUE</b>		
200 Condominium Contributions	\$444,993.86	\$657,648.00
201 Bank Interest Income	\$0.00	\$2,532.00
207 Fines and Infraction Fees	\$0.00	\$2,200.00
208 Move In/Out Revenue	\$0.00	\$3,600.00
211 Commercial Contributions / Cost Recovery	\$0.00	\$17,387.00
<b>TOTAL REVENUE</b>	<b>\$444,993.86</b>	<b>\$683,367.00</b>
<b>RESERVE FUND ALLOCATION</b>		
300 Transfer to Reserve Fund	\$10,142.86	\$150,000.00
<b>NET AVAILABLE FOR OPERATIONS</b>	<b>\$434,851.00</b>	<b>\$533,367.00</b>
<b>MANAGEMENT AND ADMIN FEE</b>		
405 Bank Fees	\$0.00	\$600.00
406 Legal	\$0.00	\$4,000.00
407 Audit	\$0.00	\$2,000.00
408 Management Fee	\$36,600.00	\$30,744.00
<b>TOTAL MANAGEMENT AND ADMIN</b>	<b>\$36,600.00</b>	<b>\$37,344.00</b>
<b>INSURANCE</b>		
431 Insurance Expense	\$76,128.00	\$81,195.00
<b>TOTAL INSURANCE</b>	<b>\$76,128.00</b>	<b>\$81,195.00</b>
<b>REPAIRS AND MAINTENANCE</b>		
450 Site Manager / Concierge	\$0.00	\$36,000.00
451 Cleaning	\$13,176.00	\$36,000.00
452 Landscaping - contract	\$9,825.00	\$2,520.00
453 Landscaping - additional	\$4,689.00	\$4,500.00
454 Snow Removal - contract	\$9,825.00	\$17,060.00
455 Snow Removal - additional	\$0.00	\$1,000.00



**Gateway II West (CCN 1912016)**

**Budget**

**YE Sep 30, 2023**

	<b>2021-22 Budget</b>	<b>2022-23 Budget</b>
456 Pest Control	\$0.00	\$600.00
457 Irrigation	\$1,450.00	\$600.00
458 Security and Monitoring / Telephone & Intercom	\$0.00	\$2,400.00
459 Fire Inspection	\$8,700.00	\$8,700.00
460 R&M: Electrical - contract	\$5,700.00	\$0.00
461 R&M: Electrical - additional	\$0.00	\$6,000.00
463 R&M: Plumbing and Mechanical - contract	\$0.00	\$10,392.00
464 R&M: Plumbing and Mechanical - additional	\$0.00	\$4,800.00
465 R&M: Elevator - contract	\$16,800.00	\$18,000.00
466 R&M: Elevator - additional	\$4,050.00	\$4,800.00
468 R&M: Keys / FOBs / Remotes / Locksmith	\$0.00	\$2,400.00
470 R&M: Parking Area	\$0.00	\$10,300.00
472 R&M: Building - Interior	\$5,700.00	\$2,400.00
473 R&M: Building - Exterior	\$0.00	\$10,160.00
474 CONTINGENCY	\$0.00	\$7,500.00
<b>TOTAL R&amp;M</b>	<b>\$79,915.00</b>	<b>\$186,132.00</b>
UTILITIES		
480 Electricity (Common Area)	\$64,096.00	\$79,296.00
481 Natural Gas / Heat	\$80,912.00	\$90,000.00
482 Water	\$62,880.00	\$20,400.00
483 Wastewater and Drainage	\$0.00	\$22,800.00
484 Waste Removal	\$34,320.00	\$8,400.00
485 Recycling	\$0.00	\$6,000.00
486 Organics	\$0.00	\$1,800.00
<b>TOTAL UTILITIES</b>	<b>\$242,208.00</b>	<b>\$228,696.00</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>\$434,851.00</b>	<b>\$533,367.00</b>
<b>Excess of Revenue Over Expenses</b>	<b>\$0.00</b>	<b>\$0.00</b>



**Gateway II West (CCN 1912016)**  
**Contribution Schedule**  
**YE Sep 30, 2023**

Civic Unit	Legal Unit	Unit Factors	Parking Stall	Parking UF	Total UF	Annual Fees	Monthly Fees
102	162	150	1,2	2	152	\$ 9,996.25	\$ 833.02
104	161	150	3,4	2	152	\$ 9,996.25	\$ 833.02
106	160	150	5,6	2	152	\$ 9,996.25	\$ 833.02
108	159	150	7,8	2	152	\$ 9,996.25	\$ 833.02
110	158	150	9,10	2	152	\$ 9,996.25	\$ 833.02
112	157	150	11,12	2	152	\$ 9,996.25	\$ 833.02
114	156	150	13,14	2	152	\$ 9,996.25	\$ 833.02
116	155	110	15,16	2	112	\$ 7,365.66	\$ 613.81
118	154	155	17,18	2	157	\$ 10,325.07	\$ 860.42
201	170	95	19	1	96	\$ 6,313.42	\$ 526.12
202	171	81	20	1	82	\$ 5,392.71	\$ 449.39
204	172	85	21	1	86	\$ 5,655.77	\$ 471.31
205	169	49	22	1	50	\$ 3,288.24	\$ 274.02
206	173	85	23	1	86	\$ 5,655.77	\$ 471.31
207	168	49	24	1	50	\$ 3,288.24	\$ 274.02
208	174	85	54	1	86	\$ 5,655.77	\$ 471.31
209	167	82	25, 26	2	84	\$ 5,524.24	\$ 460.35
210	175	85	27	1	86	\$ 5,655.77	\$ 471.31
211	166	85	28	1	86	\$ 5,655.77	\$ 471.31
212	176	49	29	1	50	\$ 3,288.24	\$ 274.02
213	165	63	30	1	64	\$ 4,208.95	\$ 350.75
214	177	49	31	1	50	\$ 3,288.24	\$ 274.02
215	164	63	32	1	64	\$ 4,208.95	\$ 350.75
216	178	40	33	1	41	\$ 2,696.36	\$ 224.70
217	163	85	34	1	86	\$ 5,655.77	\$ 471.31
218	179	87	35	1	88	\$ 5,787.30	\$ 482.28
301	188	95	36	1	96	\$ 6,313.42	\$ 526.12
302	189	87	37	1	88	\$ 5,787.30	\$ 482.28
303	187	71	38	1	72	\$ 4,735.07	\$ 394.59
304	190	85	39	1	86	\$ 5,655.77	\$ 471.31
305	186	49	40	1	50	\$ 3,288.24	\$ 274.02
306	191	85	41,107	2	87	\$ 5,721.54	\$ 476.80
307	185	48	42	1	49	\$ 3,222.48	\$ 268.54
308	192	85	43	1	86	\$ 5,655.77	\$ 471.31
309	184	82	44	1	83	\$ 5,458.48	\$ 454.87
310	193	85	45	1	86	\$ 5,655.77	\$ 471.31
311	183	85	46	1	86	\$ 5,655.77	\$ 471.31
312	194	49	47	1	50	\$ 3,288.24	\$ 274.02
313	182	63	48	1	64	\$ 4,208.95	\$ 350.75
314	195	49	49	1	50	\$ 3,288.24	\$ 274.02
315	181	63	50	1	64	\$ 4,208.95	\$ 350.75
316	196	45	51	1	46	\$ 3,025.18	\$ 252.10
317	180	91	52	1	92	\$ 6,050.36	\$ 504.20



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**Contribution Schedule**  
**YE Sep 30, 2023**

Civic Unit	Legal Unit	Unit Factors	Parking Stall	Parking UF	Total UF	Annual Fees	Monthly Fees
318	197	93	53	1	94	\$ 6,181.89	\$ 515.16
401	206	95	55	1	96	\$ 6,313.42	\$ 526.12
402	207	87	56	1	88	\$ 5,787.30	\$ 482.28
403	205	71	57	1	72	\$ 4,735.07	\$ 394.59
404	208	85	58	1	86	\$ 5,655.77	\$ 471.31
405	204	49	59	1	50	\$ 3,288.24	\$ 274.02
406	209	85	60	1	86	\$ 5,655.77	\$ 471.31
407	203	48	61	1	49	\$ 3,222.48	\$ 268.54
408	210	85	62	1	86	\$ 5,655.77	\$ 471.31
409	202	82	63	1	83	\$ 5,458.48	\$ 454.87
410	211	85	64	1	86	\$ 5,655.77	\$ 471.31
411	201	85	147, 148	2	87	\$ 5,721.54	\$ 476.80
412	212	49	66	1	50	\$ 3,288.24	\$ 274.02
413	200	63	67	1	64	\$ 4,208.95	\$ 350.75
414	213	49	68	1	50	\$ 3,288.24	\$ 274.02
415	199	63	69	1	64	\$ 4,208.95	\$ 350.75
416	214	45	70	1	46	\$ 3,025.18	\$ 252.10
417	198	91	65,71	2	93	\$ 6,116.13	\$ 509.68
418	215	93	72	1	94	\$ 6,181.89	\$ 515.16
501	224	95	73	1	96	\$ 6,313.42	\$ 526.12
502	225	87	74, 149	2	89	\$ 5,853.07	\$ 487.76
503	223	71	75	1	72	\$ 4,735.07	\$ 394.59
504	226	85	76	1	86	\$ 5,655.77	\$ 471.31
505	222	49	77	1	50	\$ 3,288.24	\$ 274.02
506	227	85	78	1	86	\$ 5,655.77	\$ 471.31
507	221	48	79	1	49	\$ 3,222.48	\$ 268.54
508	228	85	80	1	86	\$ 5,655.77	\$ 471.31
509	220	82	81	1	83	\$ 5,458.48	\$ 454.87
510	229	85	82	1	86	\$ 5,655.77	\$ 471.31
511	219	85	83	1	86	\$ 5,655.77	\$ 471.31
512	230	49	84	1	50	\$ 3,288.24	\$ 274.02
513	218	63	85	1	64	\$ 4,208.95	\$ 350.75
514	231	49	86	1	50	\$ 3,288.24	\$ 274.02
515	217	63	87	1	64	\$ 4,208.95	\$ 350.75
516	232	45	88	1	46	\$ 3,025.18	\$ 252.10
517	216	91	89	1	92	\$ 6,050.36	\$ 504.20
518	233	93	90	1	94	\$ 6,181.89	\$ 515.16
601	242	95	91	1	96	\$ 6,313.42	\$ 526.12
602	243	87	92, 146	2	89	\$ 5,853.07	\$ 487.76
603	241	71	93	1	72	\$ 4,735.07	\$ 394.59
604*	244	85	94,*	1	86	\$ 5,655.77	\$ 471.31
605	240	49	95	1	50	\$ 3,288.24	\$ 274.02
606	245	85	96	1	86	\$ 5,655.77	\$ 471.31



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**Contribution Schedule**  
**YE Sep 30, 2023**

Civic Unit	Legal Unit	Unit Factors	Parking Stall	Parking UF	Total UF	Annual Fees	Monthly Fees
607	239	48	97	1	49	\$ 3,222.48	\$ 268.54
608	246	85	98	1	86	\$ 5,655.77	\$ 471.31
609	238	82	99	1	83	\$ 5,458.48	\$ 454.87
610	247	85	100	1	86	\$ 5,655.77	\$ 471.31
611	237	85	101	1	86	\$ 5,655.77	\$ 471.31
612	248	49	102	1	50	\$ 3,288.24	\$ 274.02
613	236	63	103	1	64	\$ 4,208.95	\$ 350.75
614	249	49	104	1	50	\$ 3,288.24	\$ 274.02
615	235	63	105	1	64	\$ 4,208.95	\$ 350.75
616	250	45	106	1	46	\$ 3,025.18	\$ 252.10
617	234	91	150,151	2	93	\$ 6,116.13	\$ 509.68
618	251	93	108,144	2	95	\$ 6,247.66	\$ 520.64
701	260	142	109,110	2	144	\$ 9,470.13	\$ 789.18
702	261	130	111,112	2	132	\$ 8,680.95	\$ 723.41
703	259	71	113,143	2	73	\$ 4,800.83	\$ 400.07
704	262	85	114	1	86	\$ 5,655.77	\$ 471.31
705	258	49	115	1	50	\$ 3,288.24	\$ 274.02
706	263	85	116	1	86	\$ 5,655.77	\$ 471.31
707	257	49	117	1	50	\$ 3,288.24	\$ 274.02
708	264	85	118,145	2	87	\$ 5,721.54	\$ 476.80
709	256	82	119	1	83	\$ 5,458.48	\$ 454.87
710	265	85	120	1	86	\$ 5,655.77	\$ 471.31
711	255	85	121	1	86	\$ 5,655.77	\$ 471.31
712	266	49	122	1	50	\$ 3,288.24	\$ 274.02
713	254	63	123	1	64	\$ 4,208.95	\$ 350.75
714	267	49	124	1	50	\$ 3,288.24	\$ 274.02
715	253	63	125	1	64	\$ 4,208.95	\$ 350.75
716	268	40	126	1	41	\$ 2,696.36	\$ 224.70
717	252	143	127,128	2	145	\$ 9,535.90	\$ 794.66
718	269	130	129,130	2	132	\$ 8,680.95	\$ 723.41
801	272	132	131,132	2	134	\$ 8,812.48	\$ 734.37
802	273	132	133,134	2	134	\$ 8,812.48	\$ 734.37
803	271	82	135,136	2	84	\$ 5,524.24	\$ 460.35
804	274	82	137,138	2	84	\$ 5,524.24	\$ 460.35
805	270	81	139,140	2	83	\$ 5,458.48	\$ 454.87
806	275	81	141,142	2	83	\$ 5,458.48	\$ 454.87
Truman			152,153	2	2	\$ 131.53	\$ 10.96
<b>Total</b>		<b>9,847</b>		<b>153</b>	<b>10,000</b>	<b>\$ 657,647.99</b>	<b>\$ 54,803.97</b>

**Total Budget**

**\$ 657,648.00**

\*604 - additional fees for Parking Stall #89 from Gateway I East

1      \$    55.00    \$      4.58