

SHV Budget – September 16, 2026

Description	Amount budgeted 2025/2026	Tracking as of September 12, 2026	Proposed budget 2026/2027
Office	\$400	\$473	\$500
Bank charges	\$225	\$240	\$250
Professional fees	\$13,000	\$5,300	\$13,000
Insurance	\$36,540	\$30,500	\$37,000
Utilities	\$7,500	\$3,000	\$6,500
Waste removal	\$5,500	\$7,000	\$4,000
Landscaping	\$36,000	\$33,000	\$37,000
Pest control	\$5,500	\$3,500	\$5,000
Arborist	\$4,000	\$0	\$4,000
Irrigation	\$0	\$11,340	\$0
Reserve fund	\$66,000	\$65,000	\$71,000
Backflow testing	\$200	\$0	\$200
Window cleaning	\$2,800	\$2,100	\$2,500
General repair and maintenance	\$10,000	\$5,300	\$12,000
Gutter cleaning	\$0	\$0	\$6,000
Dryer vent cleaning	\$0	\$0	\$0
TOTAL EXPENSES	\$187,665	\$166,753.00	\$198,950.00

Notes:

1. Office needs to include website maintenance.
2. Professional fees include lawyer, insurance deductible and auditor. And that extra amount we need to pay for provincial condo remediation.
3. Waste removal – no longer paying for recycling. Remember, the province is taking over the program this October. We still need to pay for compost and regular garbage removal by the city, which will increase in a couple of months due to provincial government passing onto Calgary extra city taxes.
4. I really increased insurance last year (will probably come in around \$32, 480 at year end). So even if we get a large increase, we should be OK.
5. Under tracking – I haven't received all the September invoices or any for October.
6. The largest increase for fees is gutter cleaning, which we need to do every 3 years. Each unit will pay approximately an extra \$20/month for cleaning, which accounts for about half of the condo increase in fees.
7. Reserve Fund contributions adhere to numbers in Reserve Fund study.
8. It is anticipated that dryer vent cleaning will be performed next summer as well as a roof inspection, funds to be taken from General Repair and Maintenance.
9. My math may be off but it looks like a 6% increase.

Condo Fees Calculation

1. A Units go from \$665/month to \$705/month
2. B Units go from \$587/month to \$622/month
3. C Units go from \$704/month to \$747/month

How to pay

1. **A Units** – monthly etransfer the first of each month for \$705 **OR** twelve posted cheques, dated from November 1, 2026 up to and including October 1, 2027 **OR** a one-time cheque payable to Signal Hill Villas for \$8,460, dated November 1, 2026.
2. **B Units** – monthly transfer the first of each month for \$622 **OR** twelve posted cheques, dated from November 1, 2026 up to and including October 1, 2027 **OR** a one-time cheque payable to Signal Hill Villas for \$7,044, dated November 1, 2026.
3. **C Units** – monthly transfer the first of each month for \$747 **OR** twelve posted cheques, dated from November 1, 2026 up to and including October 1, 2027 **OR** a one-time cheque, payable to Signal Hill Villas for \$8,964, dated November 1, 2026.