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Calgary, AB T2J 7A7
hello@urbantec.ca
403.971.1511

November 21, 2025

To All Owners of
Willow Court Green #8111679
11010 Bonaventure Drive SE
Calgary, AB, T2J 3A8

Dear Owner(s):

RE: JANUARY 1, 2026 – DECEMBER 31, 2026 APPROVED OPERATING BUDGET

The Board of Directors of Willow Court Green have instructed UrbanTec Property Management Inc. to forward to you the attached 2025 Operating and Reserve Transfer Budget. The Budget and Schedule of Fees was approved by the Board of Directors on November 4, 2025. Your Board has carefully reviewed the budget and feel it is necessary to increase the Condominium Contributions for the upcoming year. The increase of 2.50% is the result of rising utilities, and building maintenance costs. With careful planning and prudent spending, we will once again have a successful year.

The unit monthly fee you will be paying is shown on the attached schedule. We remind you that your fees are due on the first of each month. Please note: a service fee will be applied on any automatic withdrawals or cheques that are not cleared by your Bank.

If you are on pre-authorized payments, you do not need to do anything as your new condominium fee contribution and (if applicable) the parking rental fee will be automatically deducted from your account. If you are not on pre-authorized payments and wish to be please e-mail wcg@urbantec.ca.

Yours truly,
UrbanTec Property Management Inc.

Kaitlin Spooner
Licensed Condominium Manager
For Willow Court Green

Attachments

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Willow Court Green
Condominium Corporation No 8111679
January 1, 2026 - December 31, 2026

REVENUE

| | | |
|----------------------|-----------|-------------------|
| Contribution Fees | \$ | 549,775.00 |
| Parking Rentals | \$ | 14,400.00 |
| TOTAL REVENUE | \$ | 564,175.00 |

EXPENSES

Administrative

| | | |
|-----------------------------|-----------|------------------|
| Audit/Legal | \$ | 3,000.00 |
| Bank Charges | \$ | 500.00 |
| Management Fees | \$ | 36,025.00 |
| Office/Administration | \$ | 6,250.00 |
| Total Administrative | \$ | 45,775.00 |

Insurance

| | | |
|------------------------|-----------|------------------|
| Insurance - Appraisal | \$ | - |
| Insurance - Premiums | \$ | 63,000.00 |
| Total Insurance | \$ | 63,000.00 |

Utilities

| | | |
|---------------------------|-----------|------------------|
| Electricity | \$ | 4,500.00 |
| Waste / Recycle / Compost | \$ | 22,000.00 |
| Water and Sewer | \$ | 68,000.00 |
| Total Utilities | \$ | 94,500.00 |

Maintenance Expenses

| | | |
|-----------------------------------|-----------|-------------------|
| Building Repairs | \$ | 46,400.00 |
| Building Consultant | \$ | 10,000.00 |
| Pest Control | \$ | 4,000.00 |
| Electrical Repairs | \$ | 5,000.00 |
| Plumbing | \$ | 5,000.00 |
| Landscape - Contract | \$ | 30,000.00 |
| Landscape - extras | \$ | 10,000.00 |
| Road and Parking | \$ | 2,000.00 |
| Snow - Contract | \$ | 30,000.00 |
| Snow - extras | \$ | 8,500.00 |
| Total Maintenance Expenses | \$ | 150,900.00 |

| | | |
|---------------------------------|-----------|-------------------|
| Total Operating Expenses | \$ | 354,175.00 |
|---------------------------------|-----------|-------------------|

| | | |
|--------------------|-----------|------------------|
| Contingency | \$ | 10,000.00 |
|--------------------|-----------|------------------|

| | | |
|-------------------------|-----------|-------------------|
| Reserve Transfer | \$ | 200,000.00 |
|-------------------------|-----------|-------------------|

| | | |
|-----------------------|-----------|-------------------|
| TOTAL EXPENSES | \$ | 564,175.00 |
|-----------------------|-----------|-------------------|

Approved by the Board of Directors on November 4 2025

Willow Court Green
Condominium Corporation No 8111679
Fee Schedule For January 1, 2026 - December 31, 2026

| Unit # | Legal # | Unit Factor | Yearly Fee | Monthly Fee |
|--------|---------|-------------|-------------|-------------|
| 101 | 1 | 80 | \$ 4,398.20 | \$ 366.52 |
| 102 | 2 | 80 | \$ 4,398.20 | \$ 366.52 |
| 103 | 3 | 80 | \$ 4,398.20 | \$ 366.52 |
| 104 | 4 | 83 | \$ 4,563.13 | \$ 380.26 |
| 105 | 5 | 83 | \$ 4,563.13 | \$ 380.26 |
| 106 | 6 | 80 | \$ 4,398.20 | \$ 366.52 |
| 107 | 7 | 80 | \$ 4,398.20 | \$ 366.52 |
| 201 | 10 | 83 | \$ 4,563.13 | \$ 380.26 |
| 202 | 8 | 83 | \$ 4,563.13 | \$ 380.26 |
| 203 | 9 | 83 | \$ 4,563.13 | \$ 380.26 |
| 204 | 12 | 83 | \$ 4,563.13 | \$ 380.26 |
| 205 | 13 | 83 | \$ 4,563.13 | \$ 380.26 |
| 206 | 11 | 83 | \$ 4,563.13 | \$ 380.26 |
| 301 | 17 | 83 | \$ 4,563.13 | \$ 380.26 |
| 302 | 14 | 80 | \$ 4,398.20 | \$ 366.52 |
| 303 | 15 | 95 | \$ 5,222.86 | \$ 435.24 |
| 304 | 16 | 95 | \$ 5,222.86 | \$ 435.24 |
| 305 | 19 | 95 | \$ 5,222.86 | \$ 435.24 |
| 306 | 20 | 95 | \$ 5,222.86 | \$ 435.24 |
| 307 | 21 | 80 | \$ 4,398.20 | \$ 366.52 |
| 308 | 18 | 83 | \$ 4,563.13 | \$ 380.26 |
| 401 | 25 | 83 | \$ 4,563.13 | \$ 380.26 |
| 402 | 22 | 80 | \$ 4,398.20 | \$ 366.52 |
| 403 | 23 | 95 | \$ 5,222.86 | \$ 435.24 |
| 404 | 24 | 95 | \$ 5,222.86 | \$ 435.24 |
| 405 | 27 | 95 | \$ 5,222.86 | \$ 435.24 |
| 406 | 28 | 95 | \$ 5,222.86 | \$ 435.24 |
| 407 | 29 | 80 | \$ 4,398.20 | \$ 366.52 |

| | | | | |
|-----|----|----|-------------|-----------|
| 408 | 26 | 83 | \$ 4,563.13 | \$ 380.26 |
| 501 | 32 | 83 | \$ 4,563.13 | \$ 380.26 |
| 502 | 30 | 83 | \$ 4,563.13 | \$ 380.26 |
| 503 | 31 | 83 | \$ 4,563.13 | \$ 380.26 |
| 504 | 34 | 83 | \$ 4,563.13 | \$ 380.26 |
| 505 | 35 | 83 | \$ 4,563.13 | \$ 380.26 |
| 506 | 33 | 83 | \$ 4,563.13 | \$ 380.26 |
| 601 | 36 | 80 | \$ 4,398.20 | \$ 366.52 |
| 602 | 37 | 80 | \$ 4,398.20 | \$ 366.52 |
| 603 | 38 | 83 | \$ 4,563.13 | \$ 380.26 |
| 604 | 39 | 83 | \$ 4,563.13 | \$ 380.26 |
| 605 | 40 | 80 | \$ 4,398.20 | \$ 366.52 |
| 606 | 41 | 80 | \$ 4,398.20 | \$ 366.52 |
| 701 | 42 | 80 | \$ 4,398.20 | \$ 366.52 |
| 702 | 43 | 80 | \$ 4,398.20 | \$ 366.52 |
| 703 | 44 | 83 | \$ 4,563.13 | \$ 380.26 |
| 704 | 45 | 83 | \$ 4,563.13 | \$ 380.26 |
| 705 | 46 | 80 | \$ 4,398.20 | \$ 366.52 |
| 706 | 47 | 80 | \$ 4,398.20 | \$ 366.52 |
| 801 | 50 | 83 | \$ 4,563.13 | \$ 380.26 |
| 802 | 48 | 83 | \$ 4,563.13 | \$ 380.26 |
| 803 | 49 | 83 | \$ 4,563.13 | \$ 380.26 |
| 804 | 52 | 83 | \$ 4,563.13 | \$ 380.26 |
| 805 | 53 | 83 | \$ 4,563.13 | \$ 380.26 |
| 806 | 51 | 83 | \$ 4,563.13 | \$ 380.26 |
| 901 | 56 | 83 | \$ 4,563.13 | \$ 380.26 |
| 902 | 54 | 80 | \$ 4,398.20 | \$ 366.52 |
| 903 | 55 | 95 | \$ 5,222.86 | \$ 435.24 |
| 904 | 58 | 95 | \$ 5,222.86 | \$ 435.24 |
| 905 | 57 | 83 | \$ 4,563.13 | \$ 380.26 |
| 906 | 59 | 80 | \$ 4,398.20 | \$ 366.52 |
| 907 | 60 | 95 | \$ 5,222.86 | \$ 435.24 |
| 908 | 61 | 95 | \$ 5,222.86 | \$ 435.24 |
| 909 | 62 | 80 | \$ 4,398.20 | \$ 366.52 |

| | | | | |
|------|----|----|-------------|-----------|
| 910 | 64 | 83 | \$ 4,563.13 | \$ 380.26 |
| 911 | 63 | 95 | \$ 5,222.86 | \$ 435.24 |
| 912 | 66 | 95 | \$ 5,222.86 | \$ 435.24 |
| 913 | 67 | 80 | \$ 4,398.20 | \$ 366.52 |
| 914 | 65 | 83 | \$ 4,563.13 | \$ 380.26 |
| 1001 | 70 | 83 | \$ 4,563.13 | \$ 380.26 |
| 1002 | 68 | 83 | \$ 4,563.13 | \$ 380.26 |
| 1003 | 69 | 83 | \$ 4,563.13 | \$ 380.26 |
| 1004 | 72 | 83 | \$ 4,563.13 | \$ 380.26 |
| 1005 | 73 | 83 | \$ 4,563.13 | \$ 380.26 |
| 1006 | 71 | 83 | \$ 4,563.13 | \$ 380.26 |
| 1101 | 74 | 80 | \$ 4,398.20 | \$ 366.52 |
| 1102 | 75 | 83 | \$ 4,563.13 | \$ 380.26 |
| 1103 | 76 | 83 | \$ 4,563.13 | \$ 380.26 |
| 1104 | 77 | 80 | \$ 4,398.20 | \$ 366.52 |
| 1105 | 78 | 80 | \$ 4,398.20 | \$ 366.52 |
| 1201 | 79 | 80 | \$ 4,398.20 | \$ 366.52 |
| 1202 | 80 | 80 | \$ 4,398.20 | \$ 366.52 |
| 1203 | 81 | 83 | \$ 4,563.13 | \$ 380.26 |
| 1204 | 82 | 83 | \$ 4,563.13 | \$ 380.26 |
| 1205 | 83 | 80 | \$ 4,398.20 | \$ 366.52 |
| 1301 | 84 | 80 | \$ 4,398.20 | \$ 366.52 |
| 1302 | 85 | 80 | \$ 4,398.20 | \$ 366.52 |
| 1303 | 86 | 83 | \$ 4,563.13 | \$ 380.26 |
| 1304 | 87 | 83 | \$ 4,563.13 | \$ 380.26 |
| 1305 | 88 | 80 | \$ 4,398.20 | \$ 366.52 |
| 1306 | 89 | 80 | \$ 4,398.20 | \$ 366.52 |
| 1401 | 91 | 83 | \$ 4,563.13 | \$ 380.26 |
| 1402 | 90 | 83 | \$ 4,563.13 | \$ 380.26 |
| 1403 | 93 | 83 | \$ 4,563.13 | \$ 380.26 |
| 1404 | 94 | 83 | \$ 4,563.13 | \$ 380.26 |
| 1405 | 92 | 83 | \$ 4,563.13 | \$ 380.26 |
| 1501 | 97 | 83 | \$ 4,563.13 | \$ 380.26 |
| 1502 | 95 | 80 | \$ 4,398.20 | \$ 366.52 |

| | | | | |
|------|-----|--------------|----------------------|---------------------|
| 1503 | 96 | 95 | \$ 5,222.86 | \$ 435.24 |
| 1504 | 99 | 95 | \$ 5,222.86 | \$ 435.24 |
| 1505 | 98 | 83 | \$ 4,563.13 | \$ 380.26 |
| 1506 | 100 | 80 | \$ 4,398.20 | \$ 366.52 |
| 1507 | 101 | 95 | \$ 5,222.86 | \$ 435.24 |
| 1508 | 102 | 95 | \$ 5,222.86 | \$ 435.24 |
| 1509 | 103 | 80 | \$ 4,398.20 | \$ 366.52 |
| 1510 | 105 | 83 | \$ 4,563.13 | \$ 380.26 |
| 1511 | 104 | 95 | \$ 5,222.86 | \$ 435.24 |
| 1512 | 107 | 95 | \$ 5,222.86 | \$ 435.24 |
| 1513 | 108 | 80 | \$ 4,398.20 | \$ 366.52 |
| 1514 | 106 | 83 | \$ 4,563.13 | \$ 380.26 |
| 1601 | 111 | 83 | \$ 4,563.13 | \$ 380.26 |
| 1602 | 109 | 83 | \$ 4,563.13 | \$ 380.26 |
| 1603 | 110 | 83 | \$ 4,563.13 | \$ 380.26 |
| 1604 | 113 | 83 | \$ 4,563.13 | \$ 380.26 |
| 1605 | 112 | 83 | \$ 4,563.13 | \$ 380.26 |
| 1701 | 114 | 80 | \$ 4,398.20 | \$ 366.52 |
| 1702 | 115 | 80 | \$ 4,398.20 | \$ 366.52 |
| 1703 | 116 | 83 | \$ 4,563.13 | \$ 380.26 |
| 1704 | 117 | 83 | \$ 4,563.13 | \$ 380.26 |
| 1705 | 118 | 80 | \$ 4,398.20 | \$ 366.52 |
| 1706 | 119 | 80 | \$ 4,398.20 | \$ 366.52 |
| | | 10000 | \$ 549,775.00 | \$ 45,814.58 |

Approved by the Board of Directors on November 4 2025