

THE OWNERS, STRATA PLAN VIS6763 (BALANCE)
STATEMENT OF OPERATING FUND
For the fiscal year ended May 31, 2022; and
Budget for the fiscal year ended May 31, 2023

DESCRIPTION	FISCAL 2022	FISCAL 2022	APPROVED
	Actual	BUDGET	FISCAL 2023 BUDGET
INCOME			
Strata Assessments - Operating	749,239.28	736,555.00	767,954.12
Strata Assessments - Reserve	135,000.00	144,000.00	156,000.00
Strata Fee - Total	884,239.28	880,555.00	923,954.12
Move In Fee	2,600.00	4,500.00	3,000.00
Interest Earned	75.56	1,000.00	600.00
Other Income	5,375.31	4,000.00	5,500.00
TOTAL INCOME	892,290.15	890,055.00	933,054.12
OPERATING EXPENSES			
Building Common Areas			
Hydro	27,274.28	31,000.00	28,000.00
Utilities - Administration and Invoicing	4,237.08	5,800.00	3,800.00
Utilities	160,749.46	161,700.00	165,000.00
Utilities Recovery (Consumption)	(74,144.78)	(74,800.00)	(76,400.00)
Water System Maintenance	23,674.68	23,700.00	23,700.00
Garbage & Recycling	29,113.24	28,000.00	30,700.00
Enterphone	-	500.00	-
Security	-	500.00	500.00
Fire Alarm Servicing/Monitoring	10,537.48	6,500.00	1,500.00
Elevator Maintenance	32,515.29	33,000.00	34,000.00
Electrical	16,163.19	3,000.00	2,500.00
Plumbing & HVAC Repairs	8,490.59	6,000.00	10,000.00
Janitorial	51,660.00	51,700.00	58,600.00
Carpet & Floor Cleaning	1,312.50	1,500.00	4,400.00
Building Maintenance - General	9,651.94	20,000.00	13,500.00
Parking Lot & Garage	4,318.91	6,000.00	5,000.00
Sun Shade Maintenance	3,753.75	5,000.00	4,000.00
Lock Repairs & Maintenance	4,602.30	2,000.00	4,500.00
Pest Control	1,737.75	1,700.00	1,800.00
Window Cleaning	6,279.00	7,000.00	6,600.00
Gutter Cleaning/Roof Maintenance	3,449.25	3,000.00	3,800.00
Equipment - General	4,442.99	5,000.00	5,000.00
Mechanical Maintenance Contract	3,024.00	3,100.00	3,100.00
Grounds Maintenance	13,466.32	17,000.00	15,000.00
Irrigation Start Up and Winterization	2,065.30	2,000.00	2,500.00
Snow Removal	4,369.32	300.00	4,500.00
Insurance	232,770.50	233,000.00	246,100.00
DGVS Contribution	91,375.20	89,200.00	95,000.00
Telephone	2,132.85	1,900.00	3,500.00
Subtotal - Building Common Areas	679,022.39	674,300.00	700,200.00
Administration			
Property Management Fees	57,099.97	57,100.00	58,300.00
Taxes on Property Management Fees	2,855.02	2,855.00	2,950.00
Administration & Postage	7,297.06	5,000.00	6,000.00
Interest/Bank Charges	300.00	300.00	300.00
Professional Fees	3,230.80	5,000.00	5,000.00
Miscellaneous	1,289.03	1,500.00	1,500.00
Subtotal - Administration	72,071.88	71,755.00	74,050.00
TOTAL OPERATING EXPENSES	751,094.27	746,055.00	774,250.00
Transfer to Reserve	144,000.00	144,000.00	156,000.00
TOTAL EXPENDITURES	895,094.27	890,055.00	930,250.00
NET CASH FLOW - SURPLUS/(DEFICIT)	(2,804.12)	-	2,804.12
OPENING BALANCE, OPERATING FUND	105,585.20	105,585.20	102,781.08
Transfer to Reserve - Surplus Operating	-	-	-
CLOSING BALANCE, OPERATING FUND	102,781.08	105,585.20	105,585.20

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Ordered By: Tom Fraser of Royal LePage Coast Capital - Oak Bay on 2024/04/10
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THE OWNERS, STRATA PLAN VIS6763 (BALANCE)

STATEMENT OF CONTINGENCY RESERVE FUND
 For the fiscal year ended May 31, 2022; and
 Budget for the fiscal year ended May 31, 2023

	FISCAL 2022 ACTUAL	FISCAL 2022 BUDGET	APPROVED FISCAL 2023 BUDGET
CONTRIBUTIONS			
Monthly Assessments	144,000.00	144,000.00	156,000.00
Interest Income	4,708.32	8,015.60	5,000.00
Surplus Operating Funds	-	-	-
Total Contributions	148,708.32	152,015.60	161,000.00
EXPENSES			
<u>2022</u>			
Replace Fire Extinguishers	-	6,000.00	6,000.00
Replace Parkade Gate	21,000.00	21,000.00	-
Building Exterior Maintenance and Renewal	19,319.01	75,000.00	55,680.99
Major Mechanical & Interior Maintenance & Renewal	34,862.93	60,000.00	25,137.07
Landscape Renewal and Improvements	18,872.65	30,000.00	11,127.35
Bylaw Review	7,881.58	8,000.00	-
Emergency Expense	12,346.35	-	-
<u>2022 SGM</u>			
Machstat Replacement	-	-	260,000.00
<u>2022 AGM</u>			
Landscaping (Yews and Synergy Contribution)	-	-	10,000.00
Building Exterior Maintenance and Renewal-2023	-	-	75,000.00
Major Mechanical & Interior Maintenance & Renewal-2023	-	-	25,000.00
Automatic Door Openers	-	-	25,000.00
Total Expenses	114,282.52	200,000.00	492,945.41
NET INCREASE/(DECREASE) IN FUND	34,425.80	(47,984.40)	(331,945.41)
OPENING FUND BALANCE	801,560.49	801,560.49	835,986.29
CLOSING FUND BALANCE	835,986.29	753,576.09	504,040.88

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