

**THE OWNERS, STRATA PLAN VIS6763 (BALANCE)**  
**STATEMENT OF OPERATING FUND**  
For the fiscal year ended May 31, 2023; and  
Budget for the fiscal year ended May 31, 2024

DESCRIPTION	FISCAL 2023	FISCAL 2023	APPROVED
	Actual	BUDGET	FISCAL 2024 BUDGET
<b>INCOME</b>			
Strata Assessments - Operating	760,760.92	767,954.12	773,115.00
Strata Assessments - Reserve	156,000.00	156,000.00	168,000.00
Strata Fee - Total	916,760.92	923,954.12	941,115.00
Move In Fee	3,450.00	3,000.00	3,500.00
Interest Earned	5,409.61	600.00	5,000.00
Other Income	6,443.35	5,500.00	6,000.00
<b>TOTAL INCOME</b>	<b>932,063.88</b>	<b>933,054.12</b>	<b>955,615.00</b>
<b>OPERATING EXPENSES</b>			
<b>Building Common Areas</b>			
Hydro	27,276.88	28,000.00	30,000.00
Utilities - Administration and Invoicing	3,016.18	3,800.00	6,500.00
Utilities	166,379.87	165,000.00	172,000.00
Utilities Recovery (Consumption)	(79,179.56)	(76,400.00)	(69,000.00)
Water System Maintenance	23,674.68	23,700.00	23,700.00
Garbage & Recycling	21,013.24	30,700.00	20,000.00
Security	767.86	500.00	1,000.00
Fire Alarm Servicing/Monitoring	10,534.55	1,500.00	11,000.00
Elevator Maintenance	37,190.22	34,000.00	39,000.00
Electrical	1,503.13	2,500.00	2,500.00
Plumbing & HVAC Repairs	8,045.49	10,000.00	10,000.00
Janitorial	58,012.50	58,600.00	58,600.00
Carpet & Floor Cleaning	7,329.00	4,400.00	7,000.00
Building Maintenance - General	7,970.65	13,500.00	12,000.00
Parking Lot & Garage	8,647.80	5,000.00	7,000.00
Sun Shade Maintenance	4,173.75	4,000.00	4,500.00
Lock Repairs & Maintenance	6,197.96	4,500.00	6,500.00
Pest Control	1,149.75	1,800.00	1,800.00
Window Cleaning	6,552.00	6,600.00	7,000.00
Gutter Cleaning/Roof Maintenance	4,193.70	3,800.00	4,500.00
Equipment - General	3,511.77	5,000.00	4,000.00
Mechanical Maintenance Contract	3,137.40	3,100.00	3,200.00
Grounds Maintenance	16,084.20	15,000.00	18,000.00
Irrigation Start Up and Winterization	1,684.57	2,500.00	1,500.00
Snow Removal	7,179.66	4,500.00	6,000.00
Insurance	246,074.00	246,100.00	218,000.00
DGVS Contribution	93,836.40	95,000.00	100,000.00
Telephone	1,956.80	3,500.00	2,200.00
<b>Subtotal - Building Common Areas</b>	<b>697,914.45</b>	<b>700,200.00</b>	<b>708,500.00</b>
<b>Administration</b>			
Property Management Fees	58,299.97	58,300.00	60,300.00
Taxes on Property Management Fees	2,915.04	2,950.00	3,015.00
Administration & Postage	6,777.56	6,000.00	6,000.00
Interest/Bank Charges	300.00	300.00	300.00
Professional Fees	1,411.27	5,000.00	8,500.00
Miscellaneous	500.00	1,500.00	1,000.00
<b>Subtotal - Administration</b>	<b>70,203.84</b>	<b>74,050.00</b>	<b>79,115.00</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>768,118.29</b>	<b>774,250.00</b>	<b>787,615.00</b>
Transfer to Reserve	156,000.00	156,000.00	168,000.00
<b>TOTAL EXPENDITURES</b>	<b>924,118.29</b>	<b>930,250.00</b>	<b>955,615.00</b>
<b>NET CASH FLOW - SURPLUS/(DEFICIT)</b>	<b>7,945.59</b>	<b>2,804.12</b>	<b>-</b>
<b>OPENING BALANCE, OPERATING FUND</b>	<b>102,781.08</b>	<b>102,781.08</b>	<b>110,726.67</b>
Transfer to Reserve - Surplus Operating	-	-	-
<b>CLOSING BALANCE, OPERATING FUND</b>	<b>110,726.67</b>	<b>105,585.20</b>	<b>110,726.67</b>

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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, 2023; and  
 Budget for the fiscal year ended May 31, 2024

	FISCAL 2023 ACTUAL	FISCAL 2023 BUDGET	APPROVED FISCAL 2024 BUDGET
<b>CONTRIBUTIONS</b>			
Monthly Assessments	156,000.00	156,000.00	168,000.00
Interest Income	19,757.65	5,000.00	18,000.00
<b>Total Contributions</b>	<b>175,757.65</b>	<b>161,000.00</b>	<b>186,000.00</b>
<b>EXPENSES</b>			
<u>Previous Years</u>			
Replace Fire Extinguishers	5,360.25	6,000.00	-
Building Exterior Maintenance and Renewal	74,111.66	130,680.99	56,569.33
Major Mechanical & Interior Maintenance & Renewal	38,598.52	50,137.07	11,538.55
Landscape Renewal and Improvements	7,640.08	21,127.35	13,487.27
Machstat Replacement	221,633.16	260,000.00	16,000.00
Automatic Door Openers	25,000.00	25,000.00	-
Emergency Expense	3,883.96	-	-
Subrogation Claim	(53,998.38)	-	-
<u>2024 Projects</u>			
Renew Depreciation Report	-	-	12,000.00
Building Exterior Maintenance and Renewal-2024	-	-	25,000.00
Major Mechanical & Interior Maintenance & Renewal-2024	-	-	35,000.00
Interior Finishings - Carpet and Tiling	-	-	10,000.00
	-	-	-
<b>Total Expenses</b>	<b>322,229.25</b>	<b>492,945.41</b>	<b>179,595.15</b>
<b>NET INCREASE/(DECREASE) IN FUND</b>	<b>(146,471.60)</b>	<b>(331,945.41)</b>	<b>6,404.85</b>
<b>OPENING FUND BALANCE</b>	<b>835,986.29</b>	<b>835,986.29</b>	<b>689,514.69</b>
<b>CLOSING FUND BALANCE</b>	<b>689,514.69</b>	<b>504,040.88</b>	<b>695,919.54</b>

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