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

Ordered By: Tom Fraser of Royal LePage Coast Capital - Oak Bay on 2024/04/10 Document Uploaded and Verified: 2023/07/27

Interest Earned Other Income	7,276.88 28,000.00 3,443.35 5,500.00 7,767.86 500.00 7,795.4.5 1,500.00 7,970.65 13,500.00 7,970.65 13,500.00 1,149.75 1,800.00 1,149.75 1	773,115.00 168,000.00 941,115.00 3,500.00 6,000.00 955,615.00 30,000.00 (69,000.00 23,700.00 20,000.00
DESCRIPTION Actual INCOME Total Assessments - Operating 760,760.9 Strata Assessments - Reserve 156,000.0 Strata Fee - Total 916,760.9 Move in Fee 3,450.0 Interest Earned 6,443.3 Other Income 6,443.3 TOTAL INCOME 932,063.8 OPERATING EXPENSES Building Common Areas Hydro 27,276.8 Utilities - Administration and Invoicing 3,016.1 Utilities Recovery (Consumption) (79,179.5 Water System Maintenance 23,674.6 Garbage & Recycling 21,013.2 Security 769.8 Fire Alarm Servicing/Monitoring 10,334.5 Elevator Maintenance 37,190.2 Electrical 1,503.1 Plumbing & HVAC Repairs 8,045.8 Janitorial 5,8012.5 Carpet & Floor Cleaning 7,329.0 Building Maintenance - General 7,970.6 Parking Lot & Garage 8,647.8 Sun Shade Maintenance 4,173.7 Lock Repairs &	7,276.88 28,000.00 3,443.35 5,500.00 7,767.86 500.00 7,795.4.5 1,500.00 7,970.65 13,500.00 7,970.65 13,500.00 1,149.75 1,800.00 1,149.75 1	773,115.00 168,000.00 941,115.00 3,500.00 6,000.00 955,615.00 30,000.00 6,500.00 172,000.00 (69,000.00 23,700.00
Strata Assessments - Operating 760,760.5	7,760.92 767,954.12 5,000.00 156,000.00 5,760.92 923,954.12 3,450.00 3,000.00 5,409.61 600.00 5,443.35 5,500.00 7,276.88 28,000.00 8,016.18 3,800.00 8,016.18 3,800.00 8,016.18 3,800.00 1,795.6) (76,400.00) 8,674.68 23,700.00 1,795.6) (76,400.00) 1,503.13 2,500.00 1,503.13 2,500.00 1,503.13 2,500.00 1,503.13 2,500.00 1,503.13 2,500.00 1,797.65 13,500.00 1,797.65 13,500.00 1,797.65 13,500.00 1,797.65 13,500.00 1,149.75 1,800.00 1,140.75 1,900.00	773,115.00 168,000.00 941,115.00 3,5000.00 6,000.00 955,615.00 30,000.00 6,500.00 172,000.00 (69,000.00 23,700.00
Strata Assessments - Operating 760,760.9	5,000.00 156,000.00 5,760.92 923,954.12 3,450.00 3,000.00 5,409.61 600.00 5,443.35 5,500.00 2,063.88 933,054.12 7,276.88 28,000.00 3,016.18 3,800.00 3,379.87 165,000.00 3,797.86 500.00 3,674.68 23,700.00 3,674.68 23,700.00 3,534.55 1,500.00 3,605.49 10,000.00 3,045.49 10,000.00 3,045.49 10,000.00 3,647.80 5,000.00 4,797.065 13,500.00 4,173.75 4,000.00 4,173.75 4,000.00 4,519.79 4,500.00 4,194.75 1,800.00 5,552.00 6,600.00 3,137.40 3,100.00 5,084.20 15,000.00 1,956.80 3,500.00 7,914.45 700,200.00 2,951.04 2,950.00 3,00.00	168,000.00 941,115.00 3,500.00 5,000.00 6,000.00 955,615.00 30,000.00 6,500.00 172,000.00 (69,000.00 23,700.00
Strata Assessments - Reserve 156,000.0 Strata Fee - Total 916,760.9 Move In Fee 3,450.0 Interest Earned 5,409.6 Other Income 6,443.3 TOTAL INCOME 932,063.8 OPERATING EXPENSES 932,063.8 Building Common Areas Hydro Utilities - Administration and Invoicing 3,016.1 Utilities Recovery (Consumption) 79,179.2 Water System Maintenance 23,674.6 Garbage & Recycling 21,013.2 Security 767.8 Fire Alarm Servicing/Monitoring 10,334.5 Elevator Maintenance 37,490.2 Elevator Maintenance 37,490.2 Electrical 1,503.1 Plumbing & HVAC Repairs 8,045.4 Janitorial 58,012.5 Carpet & Floor Cleaning 7,329.0 Building Maintenance - General 7,970.6 Parking Lot & Garage 8,647.8 Sun Shade Maintenance 4,173.7 Lock Repairs & Maintenance 6,197.9 Pest Control 1,	5,000.00 156,000.00 5,760.92 923,954.12 3,450.00 3,000.00 5,409.61 600.00 5,443.35 5,500.00 2,063.88 933,054.12 7,276.88 28,000.00 3,016.18 3,800.00 3,379.87 165,000.00 3,797.86 500.00 3,674.68 23,700.00 3,674.68 23,700.00 3,534.55 1,500.00 3,605.49 10,000.00 3,045.49 10,000.00 3,045.49 10,000.00 3,647.80 5,000.00 4,797.065 13,500.00 4,173.75 4,000.00 4,173.75 4,000.00 4,519.79 4,500.00 4,194.75 1,800.00 5,552.00 6,600.00 3,137.40 3,100.00 5,084.20 15,000.00 1,956.80 3,500.00 7,914.45 700,200.00 2,951.04 2,950.00 3,00.00	168,000.00 941,115.00 3,500.00 5,000.00 6,000.00 955,615.00 30,000.00 6,500.00 172,000.00 (69,000.00 23,700.00
Strata Fee - Total 916,760.9 Move In Fee 3,450.0 Interest Earned 5,409.6 Other Income 6,443.3 OTAL INCOME 932,063.8 DPERATING EXPENSES Building Common Areas Hydro 27,276.8 Utilities - Administration and Invoicing 3,016.1 Utilities Pecovery (Consumption) (79,179.5 Water System Maintenance 23,674.6 Garbage & Recycling 21,013,2 Security 767.8 Fire Alarm Servicing/Monitoring 10,534.5 Interest Floor Cleaning 7,329.0 Building Maintenance 97,490.2 Electrical 1,503.1 Plumbing & HVAC Repairs 8,045.4 Janitorial 5,012.5 Carpet & Floor Cleaning 7,329.0 Building Maintenance 9,7970.6 Parking Lot & Garage 8,647.8 Sun Shade Maintenance 4,173.7 Lock Repairs & Maintenance 4,173.7 Lock Repairs & Maintenance 4,173.7 Clock Repairs & Maintenance 4,173.7 Gounds Maintenance 4,173.7 Grounds Maintenance 4,193.7 Equipment - General 3,511.7 Mechanical Maintenance Contract 3,137.4 Grounds Maintenance Contract 3,137.4 Grounds Maintenance 1,684.5 Snow Removal 7,179.6 Snow Removal 7,179.6 Subtotal - Building Common Areas 697,914.4 Administration 9,956.8 Administration Property Management Fees 2,915.0 Taxes on Property Management Fees 38,299.9 Taxes on Property Management Fees 3,000.0 Frofessional Fees 1,4112.2 Miscellaneous 500.0 Subtotal - Administration 70,203.8 Subtotal - Administration 70,203.8 TOTAL EXPENDITURES 924,118.2 NET CASH FLOW - SURPLUS/(DEFICIT) 7,945.5	5,760.92 923,954.12 3,450.00 3,000.00 5,409.61 600.00 5,443.35 5,500.00 2,063.88 933,054.12 7,276.88 28,000.00 3,016.18 3,800.00 3,379.87 165,000.00 3,797.86 500.00 3,674.68 23,700.00 3,534.55 1,500.00 7,534.55 1,500.00 3,645.49 10,000.00 3,045.49 10,000.00 3,647.80 5,000.00 4,173.75 4,000.00 4,173.75 4,000.00 4,149.75 1,800.00 5,552.00 6,600.00 3,137.40 3,100.00 5,084.20 15,000.00 1,684.57 2,500.00 6,074.00 246,100.00 3,836.40 95,000.00 3,836.40 95,000.00 3,599.97 58,300.00 2,950.00 3,00.00 3,4411.27 5,000.00 3,299.97 <	941,115.00 3,500.00 5,000.00 6,000.00 955,615.00 30,000.00 6,500.00 172,000.00 (69,000.00 23,700.00
Move In Fee 3,450.0 Interest Earned 5,409.6 Other Income 6,443.3 IOTAL INCOME 932,063.8 DPERATING EXPENSES 3016.1 Building Common Areas 44470 Utilities - Administration and Invoicing 3,016.1 Utilities - Administration and Invoicing 3,016.1 Utilities Recovery (Consumption) (79,179.5 Water System Maintenance 23,674.6 Garbage & Recycling 21,013.2 Security 767.8 Fire Alarm Servicing/Monitoring 10,534.5 Elevator Maintenance 37,490.2 Elevator Maintenance 3,7490.2 Elevatrical 1,503.1 Plumbing & HVAC Repairs 8,045.4 Janitorial 58,012.5 Carpet & Floor Cleaning 7,329.0 Building Maintenance - General 7,970.6 Parking Lot & Garage 8,647.8 Sun Shade Maintenance 4,173.7 Lock Repairs & Maintenance 6,197.9 Gutter Cleaning/Roof Maintenance 4,193.7 Gutter Clea	3,450.00 3,000.00 5,409.61 600.00 5,443.35 5,500.00 2,063.88 933,054.12 7,276.88 28,000.00 3,016.18 3,800.00 6,379.87 165,000.00 8,674.68 23,700.00 1,797.66 500.00 7,910.22 34,000.00 1,5534.55 1,500.00 1,503.13 2,500.00 1,503.13 2,500.00 1,503.13 2,500.00 1,797.65 13,500.00 1,797.65 13,500.00 1,4173.75 4,000.00 1,4173.75 4,000.00 1,4173.75 4,000.00 1,4173.75 1,800.00 1,149.75 1,800.00 1,149.75 1,800.00 1,149.75 1,800.00 1,149.75 1,800.00 1,149.75 1,800.00 1,149.75 1,800.00 1,149.76 4,500.00 1,149.76 4,500.00 1,149.77 5,000.00 1,149.78 1,500.00 1,149.79 1,500.00 1,505.00 1,500.00 1,684.57 2,500.00 1,684.57 2,500.00 1,684.57 2,500.00 1,956.80 3,500.00 1,914.45 700,200.00 1,956.80 3,500.00 1,914.45 700,200.00 1,914.45 700,200.00 1,914.45 700,200.00 1,914.45 7,500.00 1,914.45 7,500.00 1,914.45 7,500.00 1,914.45 7,500.00 1,914.45 7,500.00 1,914.45 7,500.00 1,914.45 7,500.00 1,914.45 7,500.00 1,914.45 7,500.00 1,914.45 7,500.00 1,914.45 7,500.00 1,914.45 7,500.00 1,914.45 7,500.00 1,500.00 1,500.00 1,203.84 74,050.00 1,203.84 74,050.00	3,500.00 5,000.00 6,000.00 955,615.00 30,000.00 6,500.00 172,000.00 (69,000.00 23,700.00
Interest Earned	5,409.61 600.00 5,443.35 5,500.00 7,276.88 28,000.00 8,016.18 3,800.00 1,797.56) (76,400.00) 1,674.68 23,700.00 1,797.66 500.00 1,797.65 13,500.00 1,797.65 13,500.00 1,797.66 13,500.00 1,797.66 13,500.00 1,797.66 13,500.00 1,149.75 1,800.00 1,149.75 1,800.00 1,149.75 1,800.00 1,149.75 1,800.00 1,149.75 1,800.00 1,149.75 1,800.00 1,149.75 1,800.00 1,149.75 1,800.00 1,149.75 1,800.00 1,149.75 1,800.00 1,149.75 1,800.00 1,149.75 1,800.00 1,149.75 1,800.00 1,149.76 4,500.00 1,149.77 5,000.00 1,149.78 1,900.00 1,149.79 1,900.00 1,914.45 700,200.00 1,956.80 3,500.00 1,914.45 700,200.00 1,914.45 700,200.00 1,914.45 700,200.00 1,203.84 74,050.00 1,203.84 74,050.00 1,203.84 74,050.00 1,203.84 74,050.00 1,203.84 74,050.00	5,000.00 6,000.00 955,615.00 30,000.00 6,500.00 172,000.00 (69,000.00 23,700.00
Other Income OTAL INCOME DEFEATING EXPENSES Building Common Areas Hydro Utilities - Administration and Invoicing Utilities Recovery (Consumption) Water System Maintenance Garbage & Recycling Security Fire Alarm Servicing/Monitoring Elevator Maintenance Electrical Plumbing & HVAC Repairs Janitorial Carpet & Floor Cleaning Building Maintenance - General Parking Lot & Garage Sun Shade Maintenance Lock Repairs & Maintenance Sun Shade Maintenance Equipment - General Window Cleaning Gutter Cleaning/Roof Maintenance Equipment - General Mechanical Maintenance Equipment - General Mindow Cleaning Gutter Cleaning Gutter Cleaning Gutter Cleaning Gutter Cleaning Gutter Up and Winterization Snow Removal Insurance DGVS Contribution Telephone DGVS Contribution Telephone DGVS Contribution Telephone Toxac Security Miscellaneous Subtotal - Building Common Areas Miscellaneous Subtotal - Administration Toxac Security Toxac Secur	5,443.35 5,500.00 2,063.88 933,054.12 7,276.88 28,000.00 3,016.18 3,800.00 3,379.87 165,000.00 3,179.56 (76,400.00) 3,674.68 23,700.00 4,0013.24 30,700.00 7,534.55 1,500.00 4,503.13 2,500.00 3,045.49 10,000.00 3,012.50 58,600.00 7,970.65 13,500.00 3,647.80 5,000.00 4,173.75 4,000.00 4,149.75 1,800.00 6,5552.00 6,600.00 4,193.70 3,800.00 3,511.77 5,000.00 1,684.57 2,500.00 2,074.00 246,100.00 3,836.40 95,000.00 3,836.40 95,000.00 3,956.80 3,500.00 7,914.45 700,200.00 3,000.00 3,000.00 3,000.00 3,000.00 3,000.00 3,500.00 3,000.00	6,000.00 955,615.00 30,000.00 6,500.00 172,000.00 (69,000.00 23,700.00
STOTAL INCOME 932,063.8 STOTAL INCOME 932,063.8 STOTAL INCOME STOT	2,063.88 933,054.12 7,276.88 28,000.00 3,016.18 3,800.00 3,379.87 165,000.00 3,179.56 (76,400.00) 3,674.68 23,700.00 3,678.65 500.00 0,534.55 1,500.00 1,503.13 2,500.00 3,045.49 10,000.00 3,012.50 58,600.00 7,970.65 13,500.00 3,647.80 5,000.00 4,173.75 4,000.00 4,193.70 3,800.00 3,5511.77 5,000.00 4,193.70 3,800.00 3,5511.77 5,000.00 1,684.57 2,500.00 6,074.00 246,100.00 3,836.40 95,000.00 3,836.40 95,000.00 3,599.97 58,300.00 2,9915.04 2,950.00 6,777.56 6,000.00 3,411.27 5,000.00 3,411.27 5,000.00 3,4118.29 774,250.00	30,000.00 6,500.00 172,000.00 (69,000.00 23,700.00
Deficiency Strains (Common Areas) Hydro 27, 276.8 Utilities - Administration and Invoicing 3, 016.1 Utilities 166, 379.8 Utilities Pecovery (Consumption) (79,179.5 Water System Maintenance 23,674.6 Garbage & Recycling 21,013.2 Security 767.8 Fire Alarm Servicing/Monitoring 10,534.5 Elevator Maintenance 37,490.2 Electrical 1,503.1 Plumbing & HVAC Repairs 8,045.4 Janitorial 58,012.5 Carpet & Floor Cleaning 7,329.0 Building Maintenance - General 7,970.6 Parking Lot & Garage 8,647.8 Sun Shade Maintenance 4,173.7 Lock Repairs & Maintenance 6,197.9 Pest Control 1,149.7 Window Cleaning 6,552.0 Gutter Cleaning/Roof Maintenance 4,193.7 Equipment - General 3,511.7 Mechanical Maintenance Contract 3,137.4 Grounds Maintenance 16,084.2 Irrigation Start Up and Winterization 1,684.5 Snow Removal 7,179.6 Junuarance 246,074.0 DGVS Contribution 93,836.4 Administration Property Management Fees 58,299.9 Taxes on Property Management Fees 58,299.9 Taxes on Property Management Fees 58,299.9 Taxes on Property Management Fees 9,14.11.2 Miscellaneous 500.0 Professional Fees 1,411.2 Miscellaneous 500.0 Frofessional Fees 1,411.2 Miscellaneous 500.0 Subtotal - Administration 70,203.8 Total Operating Expenses 768,118.2 NET CASH FLOW - SURPLUS/(DEFICIT) 7,945.5	7,276.88 28,000.00 8,016.18 3,800.00 9,179.56) (76,400.00) 8,674.68 23,700.00 7,67.86 500.00 0,534.55 1,500.00 1,503.13 2,500.00 1,503.13 2,500.00 1,3045.49 10,000.00 1,3045.49 10,000.00 1,329.00 4,400.00 1,329.00 4,400.00 1,329.00 4,400.00 1,4173.75 4,000.00 1,4193.70 3,800.00 1,4193.70 3,800.00 1,4193.70 3,800.00 1,4193.70 3,800.00 1,4193.70 3,800.00 1,4193.70 3,800.00 1,4193.70 3,800.00 1,4193.70 3,800.00 1,4193.70 3,800.00 1,4193.70 3,800.00 1,4193.70 3,800.00 1,4193.70 3,800.00 1,919.66 4,500.00 1,919.66 4,500.00 1,919.66 4,500.00 1,919.66 4,500.00 1,919.66 4,500.00 1,919.66 4,500.00 1,919.66 4,500.00 1,919.66 4,500.00 1,919.66 4,500.00 1,919.66 4,500.00 1,919.66 4,500.00 1,919.67 7,71.56 6,000.00 1,919.68 3,500.00 1,919.77 5,000.00 1,914.77 5,000.00 1,914.77 5,000.00 1,914.77 5,000.00 1,918.77 5,000.00	30,000.00 6,500.00 172,000.00 (69,000.00 23,700.00
Hydro	3,016.18 3,800.00 5,379.87 165,000.00 6,379.87 165,000.00 9,179.56 (76,400.00) 3,674.68 23,700.00 7,67.86 500.00 0,534.55 1,500.00 1,503.13 2,500.00 3,045.49 10,000.00 3,045.49 10,000.00 7,329.00 4,400.00 7,970.65 13,500.00 3,197.96 4,500.00 4,193.70 3,800.00 3,137.40 3,100.00 5,084.20 15,000.00 1,684.57 2,500.00 6,074.00 246,100.00 3,836.40 95,000.00 1,956.80 3,500.00 7,914.45 700,200.00 3,299.97 58,300.00 3,00.00 300.00 3,00.00 300.00 3,411.27 5,000.00 1,500.00 1,500.00	6,500.00 172,000.00 (69,000.00 23,700.00
Hydro 27,276.8 Utilities - Administration and Invoicing 3,016.1 Utilities 166,379.8 Utilities Recovery (Consumption) (79,179.5 Water System Maintenance 23,674.6 Garbage & Recycling 21,013.2 Security 767.8 Fire Alarm Servicing/Monitoring 10,534.5 Elevator Maintenance 37,190.2 Electrical 1,503.1 Plumbing & HVAC Repairs 8,045.4 Janitorial 58,012.5 Carpet & Floor Cleaning 7,329.0 Building Maintenance - General 7,970.6 Parking Lot & Garage 8,647.8 Sun Shade Maintenance 4,173.7 Lock Repairs & Maintenance 4,173.7 Lock Repairs & Maintenance 4,173.7 Lock Repairs & Maintenance 4,179.7 Equipment - General 3,511.7 Window Cleaning 6,552.0 Gutter Cleaning/Roof Maintenance 4,193.7 Equipment - General 3,511.7 Grounds Maintenance Contract 3,137.4 Grounds Maintenance 16,084.2 Irrigation Start Up and Winterization 1,684.5 Snow Removal 7,179.6 Insurance 246,074.0 DGVS Contribution 93,836.4 Telephone 1,956.8 DGVS Contribution 93,836.4 Administration Property Management Fees 58,299.9 Taxes on Property Management Fees 58,299.9 Taxes on Property Management Fees 7,915.0 Administration Property Management Fees 3,000.0 Professional Fees 1,411.2 Miscellaneous 500.0 Subtotal - Administration 70,203.8 Total OPERATING EXPENSES 768,118.2 NET CASH FLOW - SURPLUS/(DEFICIT) 7,945.5	3,016.18 3,800.00 5,379.87 165,000.00 6,379.87 165,000.00 9,179.56 (76,400.00) 3,674.68 23,700.00 7,67.86 500.00 0,534.55 1,500.00 1,503.13 2,500.00 3,045.49 10,000.00 3,045.49 10,000.00 7,329.00 4,400.00 7,970.65 13,500.00 3,197.96 4,500.00 4,193.70 3,800.00 3,137.40 3,100.00 5,084.20 15,000.00 1,684.57 2,500.00 6,074.00 246,100.00 3,836.40 95,000.00 1,956.80 3,500.00 7,914.45 700,200.00 3,299.97 58,300.00 3,00.00 300.00 3,00.00 300.00 3,411.27 5,000.00 1,500.00 1,500.00	6,500.00 172,000.00 (69,000.00 23,700.00
Utilities - Administration and Invoicing Utilities Utilities 166,379.8 Utilities Recovery (Consumption) Water System Maintenance Garbage & Recycling Security 767.8 Fire Alarm Servicing/Monitoring Elevator Maintenance 37,190.2 Electrical Plumbing & HVAC Repairs Janitorial Carpet & Floor Cleaning Building Maintenance - General Parking Lot & Garage Sun Shade Maintenance Lock Repairs & Maintenance Lo	3,016.18 3,800.00 5,379.87 165,000.00 6,379.87 165,000.00 9,179.56 (76,400.00) 3,674.68 23,700.00 7,67.86 500.00 0,534.55 1,500.00 1,503.13 2,500.00 3,045.49 10,000.00 3,045.49 10,000.00 7,329.00 4,400.00 7,970.65 13,500.00 3,197.96 4,500.00 4,193.70 3,800.00 3,137.40 3,100.00 5,084.20 15,000.00 1,684.57 2,500.00 6,074.00 246,100.00 3,836.40 95,000.00 1,956.80 3,500.00 7,914.45 700,200.00 3,299.97 58,300.00 3,00.00 300.00 3,00.00 300.00 3,411.27 5,000.00 1,500.00 1,500.00	6,500.00 172,000.00 (69,000.00 23,700.00
Utilities 166,379.8 Utilities Recovery (Consumption) (79,179.5 Water System Maintenance 23,674,6 Garbage & Recycling 21,013,2 Security 767.8 Fire Alarm Servicing/Monitoring 10,534,5 Elevator Maintenance 37,490.2 Electrical 1,503.1 Plumbing & HVAC Repairs 8,045.4 Janitorial 58,012.5 Carpet & Floor Cleaning 7,329.0 Building Maintenance - General 7,970.6 Parking Lot & Garage 8,647.8 Sun Shade Maintenance 6,197.9 Pest Control 1,149.7 Window Cleaning 6,552.0 Gutter Cleaning/Roof Maintenance 4,193.7 Equipment - General 3,511.7 Mechanical Maintenance 16,084.2 Irrigation Start Up and Winterization 1,684.5 Snow Removal 7,179.6 Insurance 246,074.0 DGVS Contribution 93,836.4 Telephone 1,956.8 Subtotal - Building Common Areas 697,914.4<	5,379.87 165,000.00 6,379.87 165,000.00 9,179.56 (76,400.00) 3,674.68 23,700.00 1,013.24 30,700.00 767.86 500.00 2,534.55 1,500.00 1,503.13 2,500.00 3,045.49 10,000.00 3,012.50 58,600.00 7,329.00 4,400.00 7,970.65 13,500.00 3,647.80 5,000.00 4,173.75 4,000.00 5,197.96 4,500.00 4,193.70 3,800.00 3,5511.77 5,000.00 4,500.00 15,000.00 1,684.57 2,500.00 6,074.00 246,100.00 3,836.40 95,000.00 1,956.80 3,500.00 7,914.45 700,200.00 3,777.56 6,000.00 3,00.00 300.00 1,411.27 5,000.00 1,500.00 1,500.00 1,203.84 74,050.00 1,203.84	172,000.00 (69,000.00 23,700.00
Utilities Recovery (Consumption) (79,179.5 Water System Maintenance 23,674.6 Garbage & Recycling 21,013.2 Security 767.8 Fire Alarm Servicing/Monitoring 10,534.5 Elevator Maintenance 37,190.2 Elevator Maintenance 1,503.1 Plumbing & HVAC Repairs 8,045.4 Janitorial 58,012.5 Carpet & Floor Cleaning 7,329.0 Building Maintenance - General 7,970.6 Parking Lot & Garage 8,647.8 Sun Shade Maintenance 4,173.7 Lock Repairs & Maintenance 6,197.9 Pest Control 1,149.7 Window Cleaning 6,552.0 Gutter Cleaning/Roof Maintenance 4,193.7 Equipment - General 3,511.7 Mechanical Maintenance 16,084.2 Irrigation Start Up and Winterization 1,684.5 Snow Removal 7,179.6 Insurance 246,074.0 DGVS Contribution 93,836.4 Telephone 1,956.8 Subtotal - Building Common Areas <td>3,179.56) (76,400.00) 3,674.68 23,700.00 1,013.24 30,700.00 767.86 500.00 2,534.55 1,500.00 7,190.22 34,000.00 3,5045.49 10,000.00 3,012.50 58,600.00 7,329.00 4,400.00 3,647.80 5,000.00 3,173.75 4,000.00 4,193.70 3,800.00 3,552.00 6,600.00 4,193.70 3,800.00 3,511.77 5,000.00 5,084.20 15,000.00 1,684.57 2,500.00 7,179.66 4,500.00 3,836.40 95,000.00 3,836.40 95,000.00 3,956.80 3,500.00 7,914.45 700,200.00 3,6777.56 6,000.00 3,00.00 300.00 3,411.27 5,000.00 1,500.00 1,500.00</td> <td>(69,000.00 23,700.00</td>	3,179.56) (76,400.00) 3,674.68 23,700.00 1,013.24 30,700.00 767.86 500.00 2,534.55 1,500.00 7,190.22 34,000.00 3,5045.49 10,000.00 3,012.50 58,600.00 7,329.00 4,400.00 3,647.80 5,000.00 3,173.75 4,000.00 4,193.70 3,800.00 3,552.00 6,600.00 4,193.70 3,800.00 3,511.77 5,000.00 5,084.20 15,000.00 1,684.57 2,500.00 7,179.66 4,500.00 3,836.40 95,000.00 3,836.40 95,000.00 3,956.80 3,500.00 7,914.45 700,200.00 3,6777.56 6,000.00 3,00.00 300.00 3,411.27 5,000.00 1,500.00 1,500.00	(69,000.00 23,700.00
Water System Maintenance 23,674,6 Garbage & Recycling 21,013,2 Security 767,8 Fire Alarm Servicing/Monitoring 10,534,5 Elevator Maintenance 37,190,2 Elevator Maintenance 37,190,2 Electrical 1,503,1 Plumbing & HVAC Repairs 8,045,4 Janitorial 58,012,5 Carpet & Floor Cleaning 7,329,0 Building Maintenance - General 7,970,6 Parking Lot & Garage 8,647,8 Sun Shade Maintenance 4,173,7 Lock Repairs & Maintenance 6,197,9 Pest Control 1,149,7 Window Cleaning 6,552,0 Gutter Cleaning/Roof Maintenance 4,193,7 Equipment - General 3,511,7 Mechanical Maintenance Contract 3,137,4 Grounds Maintenance 16,084,2 Irrigation Start Up and Winterization 1,684,5 Snow Removal 7,179,6 Insurance 246,074,0 DGVS Contribution 93,836,4 Telephone 1,956,8 Subtotal - Building Common Areas 697,914,4 <td>3,674.68 23,700.00 1,013.24 30,700.00 767.86 500.00 2,534.55 1,500.00 7,190.22 34,000.00 3,045.49 10,000.00 3,045.49 10,000.00 3,045.49 13,500.00 7,329.00 4,400.00 7,970.65 13,500.00 3,647.80 5,000.00 4,173.75 4,000.00 5,197.96 4,500.00 4,193.70 3,800.00 3,5511.77 5,000.00 4,500.00 15,000.00 1,684.57 2,500.00 6,074.00 246,100.00 3,836.40 95,000.00 1,956.80 3,500.00 7,914.45 700,200.00 3,777.56 6,000.00 3,00.00 300.00 1,411.27 5,000.00 1,500.00 1,500.00 1,500.00 1,500.00</td> <td>23,700.00</td>	3,674.68 23,700.00 1,013.24 30,700.00 767.86 500.00 2,534.55 1,500.00 7,190.22 34,000.00 3,045.49 10,000.00 3,045.49 10,000.00 3,045.49 13,500.00 7,329.00 4,400.00 7,970.65 13,500.00 3,647.80 5,000.00 4,173.75 4,000.00 5,197.96 4,500.00 4,193.70 3,800.00 3,5511.77 5,000.00 4,500.00 15,000.00 1,684.57 2,500.00 6,074.00 246,100.00 3,836.40 95,000.00 1,956.80 3,500.00 7,914.45 700,200.00 3,777.56 6,000.00 3,00.00 300.00 1,411.27 5,000.00 1,500.00 1,500.00 1,500.00 1,500.00	23,700.00
Garbage & Recycling 21,013,2 Security 767,8 Fire Alarm Servicing/Monitoring 10,534,5 Elevator Maintenance 37,490,2 Electrical 1,503,1 Plumbing & HVAC Repairs 8,045,4 Janitorial 58,012,5 Carpet & Floor Cleaning 7,329,0 Building Maintenance - General 7,970,6 Parking Lot & Garage 8,647,8 Sun Shade Maintenance 4,173,7 Lock Repairs & Maintenance 6,197,9 Pest Control 1,149,7 Window Cleaning 6,552,0 Gutter Cleaning/Roof Maintenance 4,193,7 Equipment - General 3,511,7 Mechanical Maintenance Contract 3,137,4 Grounds Maintenance 16,084,2 Irrigation Start Up and Winterization 1,684,5 Snow Removal 7,179,6 Insurance 246,074,0 DGVS Contribution 93,836,4 Telephone 1,956,8 Subtotal - Building Common Areas 697,914,4 Administration 7,020,8 Property Management Fees 2,915,0 <	1,013,24 30,700.00 767,86 500.00 767,86 500.00 7,190.22 34,000.00 1,503.13 2,500.00 3,045.49 10,000.00 3,012.50 58,600.00 7,329.00 4,400.00 3,647.80 5,000.00 4,173.75 4,000.00 5,197.96 4,500.00 4,193.70 3,800.00 3,5511.77 5,000.00 4,500.00 15,000.00 1,684.57 2,500.00 6,074.00 246,100.00 3,836.40 95,000.00 1,956.80 3,500.00 7,914.45 700,200.00 3,299.97 58,300.00 2,915.04 2,950.00 3,777.56 6,000.00 3,00.00 300.00 3,411.27 5,000.00 1,500.00 1,500.00	
Security 767.8	767.86 500.00 0,534.55 1,500.00 1,593.13 2,500.00 3,045.49 10,000.00 3,012.50 58,600.00 7,329.00 4,400.00 3,647.80 5,000.00 4,173.75 4,000.00 4,193.70 3,800.00 4,193.70 3,800.00 3,511.77 5,000.00 4,684.57 2,500.00 6,084.20 15,000.00 1,684.57 2,500.00 6,074.00 246,100.00 3,836.40 95,000.00 3,836.40 95,000.00 2,951.04 2,950.00 3,777.56 6,000.00 3,411.27 5,000.00 1,411.27 5,000.00 1,500.00 1,500.00	20,000.00
Fire Alarm Servicing/Monitoring 10,534.5	0,534.55 1,500.00 7,190.22 34,000.00 1,503.13 2,500.00 3,045.49 10,000.00 3,012.50 58,600.00 7,329.00 4,400.00 7,970.65 13,500.00 3,647.80 5,000.00 4,173.75 4,000.00 1,149.75 1,800.00 3,552.00 6,600.00 4,193.70 3,800.00 3,511.77 5,000.00 1,684.57 2,500.00 6,084.20 15,000.00 1,684.57 2,500.00 6,074.00 246,100.00 3,836.40 95,000.00 3,836.40 95,000.00 2,950.00 2,950.00 6,777.56 6,000.00 300.00 300.00 3,411.27 5,000.00 1,500.00 1,500.00	1,000.00
Elevator Maintenance 37,490.2 Electrical 1,503.1 Plumbing & HVAC Repairs 8,045.4 Janitorial 58,012.5 Carpet & Floor Cleaning 7,329.0 Building Maintenance - General 7,970.6 Parking Lot & Garage 8,647.8 Sun Shade Maintenance 4,173.7 Lock Repairs & Maintenance 6,197.9 Pest Control 1,149.7 Window Cleaning 6,552.0 Gutter Cleaning/Roof Maintenance 4,193.7 Equipment - General 3,511.7 Mechanical Maintenance Contract 3,137.4 Grounds Maintenance 16,084.2 Irrigation Start Up and Winterization 1,684.5 Snow Removal 7,179.6 Insurance 246,074.0 DGVS Contribution 93,836.4 Telephone 1,956.8 Subtotal - Building Common Areas 697,914.4 Administration 7,795.6 Professional Fees 3,2915.0 Interest/Bank Charges 300.0 Professional Fees 1,411.2 Miscellaneous 500.0	7,190.22 34,000.00 1,503.13 2,500.00 3,045.49 10,000.00 3,012.50 58,600.00 7,329.00 4,400.00 7,970.65 13,500.00 3,647.80 5,000.00 4,173.75 4,000.00 4,193.70 3,800.00 3,5511.77 5,000.00 4,500.00 15,000.00 1,684.57 2,500.00 2,684.20 15,000.00 1,684.57 2,500.00 3,836.40 95,000.00 3,836.40 95,000.00 3,836.40 95,000.00 3,599.97 58,300.00 2,915.04 2,950.00 5,777.56 6,000.00 300.00 300.00 1,411.27 5,000.00 1,203.84 74,050.00 3,118.29 774,250.00	11,000.00
Electrical	1,503.13 2,500.00 3,045.49 10,000.00 3,012.50 58,600.00 7,329.00 4,400.00 7,970.65 13,500.00 3,647.80 5,000.00 4,173.75 4,000.00 5,197.96 4,500.00 1,149.75 1,800.00 3,552.00 6,600.00 4,193.70 3,800.00 3,511.77 5,000.00 5,084.20 15,000.00 1,684.57 2,500.00 7,179.66 4,500.00 3,836.40 95,000.00 3,836.40 95,000.00 3,959.97 58,300.00 2,915.04 2,950.00 5,777.56 6,000.00 300.00 300.00 1,411.27 5,000.00 1,500.00 1,500.00 1,203.84 74,050.00 3,118.29 774,250.00	
Plumbing & HVAC Repairs 3,045.4 Janitorial 58,012.5 Carpet & Floor Cleaning 7,329.0 Building Maintenance - General 7,970.6 Parking Lot & Garage 8,647.8 Sun Shade Maintenance 4,173.7 Lock Repairs & Maintenance 6,197.9 Pest Control 1,149.7 Window Cleaning 6,552.0 Gutter Cleaning/Roof Maintenance 4,193.7 Equipment - General 3,511.7 Mechanical Maintenance 16,084.2 Irrigation Start Up and Winterization 1,684.5 Snow Removal 7,179.6 Insurance 246,074.0 DGVS Contribution 93,836.4 Telephone 1,956.8 Gutter Cleaning Common Areas 697,914.4 Administration Property Management Fees 5,8299.9 Taxes on Property Management Fees 2,915.0 Administration & Postage 6,777.5 Interest/Bank Charges 300.0 Professional Fees 1,411.2 Miscellaneous 500.0 Gutter Cleaning Common Areas 7,0203.8 Formal Common Areas 7,0203.8 Fo	3,045.49 10,000.00 3,012.50 58,600.00 7,329.00 4,400.00 7,970.65 13,500.00 3,647.80 5,000.00 4,173.75 4,000.00 5,197.96 4,500.00 1,149.75 1,800.00 3,552.00 6,600.00 3,193.70 3,800.00 3,137.40 3,100.00 5,084.20 15,000.00 1,684.57 2,500.00 6,074.00 246,100.00 3,836.40 95,000.00 1,956.80 3,500.00 7,914.45 700,200.00 3,299.97 58,300.00 2,950.00 300.00 3,00.00 300.00 3,411.27 5,000.00 1,500.00 1,500.00 1,203.84 74,050.00 3,118.29 774,250.00	39,000.00
Janitorial 58,012.5 Carpet & Floor Cleaning 7,329.0 Building Maintenance - General 7,970.6 Parking Lot & Garage 8,647.8 Sun Shade Maintenance 4,173.7 Lock Repairs & Maintenance 6,197.9 Pest Control 1,149.7 Window Cleaning 6,552.0 Gutter Cleaning/Roof Maintenance 4,193.7 Equipment - General 3,511.7 Mechanical Maintenance Contract 3,137.4 Grounds Maintenance 16,084.2 Irrigation Start Up and Winterization 1,684.5 Snow Removal 7,179.6 Insurance 246,074.0 DGVS Contribution 93,836.4 Telephone 1,956.8 Subtotal - Building Common Areas 697,914.4 Administration Property Management Fees 58,299.9 Taxes on Property Management Fees 2,915.0 Administration & Postage 6,777.5 Interest/Bank Charges 300.0 Professional Fees 1,411.2 Miscellaneous 500.0 Subtotal - Administration 70,203.8 <td< td=""><td>3,012.50 58,600.00 7,329.00 4,400.00 7,970.65 13,500.00 3,647.80 5,000.00 4,173.75 4,000.00 5,197.96 4,500.00 1,149.75 1,800.00 3,551.77 5,000.00 3,137.40 3,100.00 5,084.20 15,000.00 1,684.57 2,500.00 3,836.40 95,000.00 3,836.40 95,000.00 3,999.97 58,300.00 2,915.04 2,950.00 5,777.56 6,000.00 300.00 300.00 1,411.27 5,000.00 1,203.84 74,050.00 3,118.29 774,250.00</td><td>2,500.00</td></td<>	3,012.50 58,600.00 7,329.00 4,400.00 7,970.65 13,500.00 3,647.80 5,000.00 4,173.75 4,000.00 5,197.96 4,500.00 1,149.75 1,800.00 3,551.77 5,000.00 3,137.40 3,100.00 5,084.20 15,000.00 1,684.57 2,500.00 3,836.40 95,000.00 3,836.40 95,000.00 3,999.97 58,300.00 2,915.04 2,950.00 5,777.56 6,000.00 300.00 300.00 1,411.27 5,000.00 1,203.84 74,050.00 3,118.29 774,250.00	2,500.00
Carpet & Floor Cleaning 7,329.0 Building Maintenance - General 7,970.6 Parking Lot & Garage 8,647.8 Sun Shade Maintenance 4,173.7 Lock Repairs & Maintenance 6,197.9 Pest Control 1,149.7 Window Cleaning 6,552.0 Gutter Cleaning/Roof Maintenance 4,193.7 Equipment - General 3,511.7 Mechanical Maintenance Contract 3,137.4 Grounds Maintenance 16,084.2 Irrigation Start Up and Winterization 1,684.5 Snow Removal 7,179.6 Insurance 246,074.0 DGVS Contribution 93,836.4 Telephone 1,956.8 Subtotal - Building Common Areas 697,914.4 Administration 7,945.8 Property Management Fees 58,299.9 Taxes on Property Management Fees 2,915.0 Administration & Postage 6,777.5 Interest/Bank Charges 300.0 Professional Fees 1,411.2 Miscellaneous 500.0 Subtotal - Administration 70,203.8 TOTAL OPERATING EXPENSES </td <td>7,329.00 4,400.00 7,970.65 13,500.00 8,647.80 5,000.00 4,173.75 4,000.00 1,149.75 1,800.00 1,149.75 1,800.00 1,193.70 3,800.00 1,3137.40 3,100.00 1,684.57 2,500.00 1,684.57 2,500.00 1,684.57 2,500.00 1,684.57 2,500.00 1,684.57 2,500.00 1,956.80 3,500.00</td> <td>10,000.00</td>	7,329.00 4,400.00 7,970.65 13,500.00 8,647.80 5,000.00 4,173.75 4,000.00 1,149.75 1,800.00 1,149.75 1,800.00 1,193.70 3,800.00 1,3137.40 3,100.00 1,684.57 2,500.00 1,684.57 2,500.00 1,684.57 2,500.00 1,684.57 2,500.00 1,684.57 2,500.00 1,956.80 3,500.00	10,000.00
Equipment - General 3,511.7 Mechanical Maintenance Contract 3,137.4 Grounds Maintenance 16,084.2 Irrigation Start Up and Winterization 1,684.5 Snow Removal 7,179.6 Insurance 246,074.0 DGVS Contribution 93,836.4 Telephone 1,956.8 Subtotal - Building Common Areas 697,914.4 Administration 70 Property Management Fees 2,915.0 Administration & Postage 6,777.5 Interest/Bank Charges 300.0 Professional Fees 1,411.2 Miscellaneous 500.0 GOTAL OPERATING EXPENSES 768,118.2 Transfer to Reserve 156,000.0 OTAL EXPENDITURES 924,118.2 VIET CASH FLOW - SURPLUS/(DEFICIT) 7,945.5	7,970.65 13,500.00 3,647.80 5,000.00 4,173.75 4,000.00 5,197.96 4,500.00 1,149.75 1,800.00 5,552.00 6,600.00 4,193.70 3,800.00 3,511.77 5,000.00 3,684.20 15,000.00 1,684.57 2,500.00 6,074.00 246,100.00 3,836.40 95,000.00 3,950.00 3,500.00 7,914.45 700,200.00 3,299.97 58,300.00 2,950.00 300.00 3,00.00 300.00 3,411.27 5,000.00 3,203.84 74,050.00	58,600.00
Equipment - General 3,511.7 Mechanical Maintenance Contract 3,137.4 Grounds Maintenance 16,084.2 Irrigation Start Up and Winterization 1,684.5 Snow Removal 7,179.6 Insurance 246,074.0 DGVS Contribution 93,836.4 Telephone 1,956.8 Subtotal - Building Common Areas 697,914.4 Administration 70 Property Management Fees 2,915.0 Administration & Postage 6,777.5 Interest/Bank Charges 300.0 Professional Fees 1,411.2 Miscellaneous 500.0 GOTAL OPERATING EXPENSES 768,118.2 Transfer to Reserve 156,000.0 OTAL EXPENDITURES 924,118.2 VIET CASH FLOW - SURPLUS/(DEFICIT) 7,945.5	3,647.80 5,000.00 4,173.75 4,000.00 5,197.96 4,500.00 1,149.75 1,800.00 6,552.00 6,600.00 4,193.70 3,800.00 3,511.77 5,000.00 3,137.40 3,100.00 1,684.57 2,500.00 4,500.00 246,100.00 3,836.40 95,000.00 1,956.80 3,500.00 7,914.45 700,200.00 3,299.97 58,300.00 2,915.04 2,950.00 5,777.56 6,000.00 300.00 300.00 1,411.27 5,000.00 1,500.00 1,500.00 1,203.84 74,050.00	7,000.00
Equipment - General 3,511.7 Mechanical Maintenance Contract 3,137.4 Grounds Maintenance 16,084.2 Irrigation Start Up and Winterization 1,684.5 Snow Removal 7,179.6 Insurance 246,074.0 DGVS Contribution 93,836.4 Telephone 1,956.8 Subtotal - Building Common Areas 697,914.4 Administration 70 Property Management Fees 2,915.0 Administration & Postage 6,777.5 Interest/Bank Charges 300.0 Professional Fees 1,411.2 Miscellaneous 500.0 GOTAL OPERATING EXPENSES 768,118.2 Transfer to Reserve 156,000.0 OTAL EXPENDITURES 924,118.2 VIET CASH FLOW - SURPLUS/(DEFICIT) 7,945.5	4,173.75 4,000.00 5,197.96 4,500.00 1,149.75 1,800.00 1,149.75 1,800.00 6,5552.00 6,600.00 4,193.70 3,800.00 3,511.77 5,000.00 3,137.40 3,100.00 1,684.57 2,500.00 7,179.66 4,500.00 3,836.40 95,000.00 1,956.80 3,500.00 7,914.45 700,200.00 3,299.97 58,300.00 2,915.04 2,950.00 5,777.56 6,000.00 300.00 300.00 1,411.27 5,000.00 500.00 1,500.00 1,203.84 74,050.00 3,118.29 774,250.00	12,000.00
Equipment - General 3,511.7 Mechanical Maintenance Contract 3,137.4 Grounds Maintenance 16,084.2 Irrigation Start Up and Winterization 1,684.5 Snow Removal 7,179.6 Insurance 246,074.0 DGVS Contribution 93,836.4 Telephone 1,956.8 Subtotal - Building Common Areas 697,914.4 Administration 70 Property Management Fees 2,915.0 Administration & Postage 6,777.5 Interest/Bank Charges 300.0 Professional Fees 1,411.2 Miscellaneous 500.0 GOTAL OPERATING EXPENSES 768,118.2 Transfer to Reserve 156,000.0 OTAL EXPENDITURES 924,118.2 VIET CASH FLOW - SURPLUS/(DEFICIT) 7,945.5	5,197.96 4,500.00 1,149.75 1,800.00 5,552.00 6,600.00 4,193.70 3,800.00 3,511.77 5,000.00 3,137.40 3,100.00 5,084.20 15,000.00 1,684.57 2,500.00 6,074.00 246,100.00 3,836.40 95,000.00 1,956.80 3,500.00 7,914.45 700,200.00 3,299.97 58,300.00 2,915.04 2,950.00 5,777.56 6,000.00 300.00 300.00 1,411.27 5,000.00 1,500.00 1,500.00 1,203.84 74,050.00 3,118.29 774,250.00	7,000.00
Equipment - General 3,511.7 Mechanical Maintenance Contract 3,137.4 Grounds Maintenance 16,084.2 Irrigation Start Up and Winterization 1,684.5 Snow Removal 7,179.6 Insurance 246,074.0 DGVS Contribution 93,836.4 Telephone 1,956.8 Subtotal - Building Common Areas 697,914.4 Administration Property Management Fees 58,299.9 Taxes on Property Management Fees 2,915.0 Administration & Postage 6,777.5 Interest/Bank Charges 300.0 Professional Fees 1,411.2 Miscellaneous 500.0 Gotal - Administration 70,203.8 Total Operating Expenses 768,118.2 Transfer to Reserve 156,000.0 TOTAL EXPENDITURES 924,118.2 NET CASH FLOW - SURPLUS/(DEFICIT) 7,945.5	1,149.75 1,800.00 5,552.00 6,600.00 4,193.70 3,800.00 3,511.77 5,000.00 3,137.40 3,100.00 5,084.20 15,000.00 1,684.57 2,500.00 6,074.00 246,100.00 3,836.40 95,000.00 1,956.80 3,500.00 7,914.45 700,200.00 3,299.97 58,300.00 2,915.04 2,950.00 5,777.56 6,000.00 300.00 300.00 1,411.27 5,000.00 1,500.00 1,500.00 1,203.84 74,050.00 3,118.29 774,250.00	4,500.00
Equipment - General 3,511.7 Mechanical Maintenance Contract 3,137.4 Grounds Maintenance 16,084.2 Irrigation Start Up and Winterization 1,684.5 Snow Removal 7,179.6 Insurance 246,074.0 DGVS Contribution 93,836.4 Telephone 1,956.8 Subtotal - Building Common Areas 697,914.4 Administration Property Management Fees 58,299.9 Taxes on Property Management Fees 2,915.0 Administration & Postage 6,777.5 Interest/Bank Charges 300.0 Professional Fees 1,411.2 Miscellaneous 500.0 Gotal - Administration 70,203.8 Total Operating Expenses 768,118.2 Transfer to Reserve 156,000.0 TOTAL EXPENDITURES 924,118.2 NET CASH FLOW - SURPLUS/(DEFICIT) 7,945.5	5,552.00 6,600.00 4,193.70 3,800.00 3,511.77 5,000.00 3,137.40 3,100.00 5,084.20 15,000.00 1,684.57 2,500.00 6,074.00 246,100.00 3,836.40 95,000.00 1,956.80 3,500.00 7,914.45 700,200.00 3,299.97 58,300.00 2,915.04 2,950.00 6,777.56 6,000.00 300.00 300.00 1,411.27 5,000.00 500.00 1,500.00 3,203.84 74,050.00 3,118.29 774,250.00	6,500.00
Equipment - General 3,511.7 Mechanical Maintenance Contract 3,137.4 Grounds Maintenance 16,084.2 Irrigation Start Up and Winterization 1,684.5 Snow Removal 7,179.6 Insurance 246,074.0 DGVS Contribution 93,836.4 Telephone 1,956.8 Subtotal - Building Common Areas 697,914.4 Administration Property Management Fees 58,299.9 Taxes on Property Management Fees 2,915.0 Administration & Postage 6,777.5 Interest/Bank Charges 300.0 Professional Fees 1,411.2 Miscellaneous 500.0 Gotal - Administration 70,203.8 Total Operating Expenses 768,118.2 Transfer to Reserve 156,000.0 TOTAL EXPENDITURES 924,118.2 NET CASH FLOW - SURPLUS/(DEFICIT) 7,945.5	3,193.70 3,800.00 3,511.77 5,000.00 3,137.40 3,100.00 5,084.20 15,000.00 1,684.57 2,500.00 7,179.66 4,500.00 3,836.40 95,000.00 1,956.80 3,500.00 7,914.45 700,200.00 3,299.97 58,300.00 2,915.04 2,950.00 5,777.56 6,000.00 3,00.00 300.00 1,411.27 5,000.00 5,003.84 74,050.00 3,118.29 774,250.00	1,800.00
Equipment - General 3,511.7 Mechanical Maintenance Contract 3,137.4 Grounds Maintenance 16,084.2 Irrigation Start Up and Winterization 1,684.5 Snow Removal 7,179.6 Insurance 246,074.0 DGVS Contribution 93,836.4 Telephone 1,956.8 Subtotal - Building Common Areas 697,914.4 Administration Property Management Fees 58,299.9 Taxes on Property Management Fees 2,915.0 Administration & Postage 6,777.5 Interest/Bank Charges 300.0 Professional Fees 1,411.2 Miscellaneous 500.0 Gotal - Administration 70,203.8 Total Operating Expenses 768,118.2 Transfer to Reserve 156,000.0 TOTAL EXPENDITURES 924,118.2 NET CASH FLOW - SURPLUS/(DEFICIT) 7,945.5	3,511.77 5,000.00 3,137.40 3,100.00 5,084.20 15,000.00 1,684.57 2,500.00 7,179.66 4,500.00 5,074.00 246,100.00 3,836.40 95,000.00 1,956.80 3,500.00 7,914.45 700,200.00 3,299.97 58,300.00 2,915.04 2,950.00 5,777.56 6,000.00 300.00 300.00 1,411.27 5,000.00 50,203.84 74,050.00 3,118.29 774,250.00	7,000.00
Mechanical Maintenance Contract Grounds Maintenance Irrigation Start Up and Winterization Snow Removal Insurance DGVS Contribution Telephone Telephone Taxes on Property Management Fees Administration Professional Fees Interest/Bank Charges Miscellaneous Total OPERATING EXPENSES Transfer to Reserve TOTAL EXPENDITURES Info DAM	3,137.40 3,100.00 5,084.20 15,000.00 1,684.57 2,500.00 7,179.66 4,500.00 5,074.00 246,100.00 3,836.40 95,000.00 1,956.80 3,500.00 7,914.45 700,200.00 3,299.97 58,300.00 2,915.04 2,950.00 5,777.56 6,000.00 3,00.00 300.00 1,411.27 5,000.00 1,500.00 1,500.00 1,203.84 74,050.00 3,118.29 774,250.00	4,500.00
Grounds Maintenance 16,084.2 Irrigation Start Up and Winterization 1,684.5 Snow Removal 7,179.6 Insurance 246,074.0 DGVS Contribution 93,836.4 Telephone 1,956.8 Subtotal - Building Common Areas 697,914.4 Administration Property Management Fees 58,299.9 Taxes on Property Management Fees 2,915.0 Administration & Postage 6,777.5 Interest/Bank Charges 300.0 Professional Fees 1,411.2 Miscellaneous 500.0 Subtotal - Administration 70,203.8 FOTAL OPERATING EXPENSES 768,118.2 Foransfer to Reserve 156,000.0 FOTAL EXPENDITURES 924,118.2 NET CASH FLOW - SURPLUS/(DEFICIT) 7,945.5	5,084.20 15,000.00 1,684.57 2,500.00 7,179.66 4,500.00 5,074.00 246,100.00 3,836.40 95,000.00 1,956.80 3,500.00 7,914.45 700,200.00 2,915.04 2,950.00 3,777.56 6,000.00 3,00.00 300.00 1,411.27 5,000.00 500.00 1,500.00 0,203.84 74,050.00 3,118.29 774,250.00	4,000.00
Irrigation Start Up and Winterization Snow Removal Insurance DGVS Contribution Telephone Telephone Property Management Fees Taxes on Property Management Fees Administration Professional Fees Interest/Bank Charges Miscellaneous Subtotal - Administration Professional Fees Total Operating Expenses Total Operating Expenses Total Operating Expenses Total Expenditures Total Expenditures Total Expenditures Total Flow - Surpulus/(DEFICIT) Total Tot	1,684.57 2,500.00 7,179.66 4,500.00 5,074.00 246,100.00 3,836.40 95,000.00 1,956.80 3,500.00 7,914.45 700,200.00 3,299.97 58,300.00 2,915.04 2,950.00 5,777.56 6,000.00 300.00 300.00 1,411.27 5,000.00 500.00 1,500.00 0,203.84 74,050.00 3,118.29 774,250.00	3,200.00
Snow Removal 7,179.6	7,179.66 4,500.00 5,074.00 246,100.00 3,836.40 95,000.00 1,956.80 3,500.00 7,914.45 700,200.00 3,299.97 58,300.00 2,915.04 2,950.00 5,777.56 6,000.00 300.00 300.00 1,411.27 5,000.00 1,500.00 1,500.00 1,203.84 74,050.00 3,118.29 774,250.00	18,000.00
Insurance 246,074.0 DGVS Contribution 93,836.4 Telephone 1,956.8 Subtotal - Building Common Areas 697,914.4 Administration Property Management Fees 58,299.9 Taxes on Property Management Fees 2,915.0 Administration & Postage 6,777.5 Interest/Bank Charges 300.0 Professional Fees 1,411.2 Miscellaneous 500.0 Subtotal - Administration 70,203.8 FOTAL OPERATING EXPENSES 768,118.2 Fransfer to Reserve 156,000.0 FOTAL EXPENDITURES 924,118.2 NET CASH FLOW - SURPLUS/(DEFICIT) 7,945.5	5,074.00 246,100.00 3,836.40 95,000.00 1,956.80 3,500.00 7,914.45 700,200.00 3,299.97 58,300.00 2,915.04 2,950.00 5,777.56 6,000.00 300.00 300.00 1,411.27 5,000.00 1,500.00 1,500.00 1,203.84 74,050.00 3,118.29 774,250.00	1,500.00
DGVS Contribution 93,836.4 Telephone 1,956.8 Subtotal - Building Common Areas 697,914.4 Administration Property Management Fees 58,299.9 Taxes on Property Management Fees 2,915.0 Administration & Postage 6,777.5 Interest/Bank Charges 300.0 Professional Fees 1,411.2 Miscellaneous 500.0 Subtotal - Administration 70,203.8 FOTAL OPERATING EXPENSES 768,118.2 Fransfer to Reserve 156,000.0 FOTAL EXPENDITURES 924,118.2 NET CASH FLOW - SURPLUS/(DEFICIT) 7,945.5	3,836.40 95,000.00 1,956.80 3,500.00 7,914.45 700,200.00 3,299.97 58,300.00 2,915.04 2,950.00 5,777.56 6,000.00 300.00 300.00 1,411.27 5,000.00 500.00 1,500.00 0,203.84 74,050.00 3,118.29 774,250.00	6,000.00
Telephone 1,956.8 Subtotal - Building Common Areas 697,914.4 Administration Property Management Fees 58,299.9 Taxes on Property Management Fees 2,915.0 Administration & Postage 6,777.5 Interest/Bank Charges 300.0 Professional Fees 1,411.2 Miscellaneous 500.0 Subtotal - Administration 70,203.8 FOTAL OPERATING EXPENSES 768,118.2 FOTAL EXPENDITURES 924,118.2 NET CASH FLOW - SURPLUS/(DEFICIT) 7,945.5	1,956.80 3,500.00 7,914.45 700,200.00 3,299.97 58,300.00 2,915.04 2,950.00 5,777.56 6,000.00 300.00 300.00 1,411.27 5,000.00 500.00 1,500.00 0,203.84 74,050.00 3,118.29 774,250.00	218,000.00
Subtotal - Building Common Areas Administration Property Management Fees Taxes on Property Management Fees Administration & Postage Interest/Bank Charges Professional Fees Miscellaneous Subtotal - Administration TOTAL OPERATING EXPENSES TOTAL EXPENDITURES NET CASH FLOW - SURPLUS/(DEFICIT) 697,914.4 697,914.4 78,291.5 78,299.9 1,915.0 7,915.0 7,915.0 7,915.0	7,914.45 700,200.00 3,299.97 58,300.00 2,915.04 2,950.00 5,777.56 6,000.00 300.00 300.00 1,411.27 5,000.00 5,000.00 1,500.00 1,203.84 74,050.00 3,118.29 774,250.00	100,000.00
Administration Property Management Fees 58,299.9 Taxes on Property Management Fees 2,915.0 Administration & Postage 6,777.5 Interest/Bank Charges 300.0 Professional Fees 1,411.2 Miscellaneous 500.0 Subtotal - Administration 70,203.8 FOTAL OPERATING EXPENSES 768,118.2 Fransfer to Reserve 156,000.0 FOTAL EXPENDITURES 924,118.2 NET CASH FLOW - SURPLUS/(DEFICIT) 7,945.5	3,299.97 58,300.00 2,915.04 2,950.00 5,777.56 6,000.00 300.00 300.00 1,411.27 5,000.00 500.00 1,500.00 0,203.84 74,050.00 3,118.29 774,250.00	2,200.00
Property Management Fees 58,299.9 Taxes on Property Management Fees 2,915.0 Administration & Postage 6,777.5 Interest/Bank Charges 300.0 Professional Fees 1,411.2 Miscellaneous 500.0 Subtotal - Administration 70,203.8 TOTAL OPERATING EXPENSES 768,118.2 Transfer to Reserve 156,000.0 TOTAL EXPENDITURES 924,118.2 NET CASH FLOW - SURPLUS/(DEFICIT) 7,945.5	2,915.04 2,950.00 5,777.56 6,000.00 300.00 300.00 1,411.27 5,000.00 500.00 1,500.00 0,203.84 74,050.00 3,118.29 774,250.00	708,500.00
Taxes on Property Management Fees 2,915.0 Administration & Postage 6,777.5 Interest/Bank Charges 300.0 Professional Fees 1,411.2 Miscellaneous 500.0 Subtotal - Administration 70,203.8 TOTAL OPERATING EXPENSES 768,118.2 Transfer to Reserve 156,000.0 TOTAL EXPENDITURES 924,118.2 NET CASH FLOW - SURPLUS/(DEFICIT) 7,945.5	2,915.04 2,950.00 5,777.56 6,000.00 300.00 300.00 1,411.27 5,000.00 500.00 1,500.00 0,203.84 74,050.00 3,118.29 774,250.00	
Administration & Postage 6,777.5 Interest/Bank Charges 300.0 Professional Fees 1,411.2 Miscellaneous 500.0 Subtotal - Administration 70,203.8 FOTAL OPERATING EXPENSES 768,118.2 Transfer to Reserve 156,000.0 FOTAL EXPENDITURES 924,118.2 NET CASH FLOW - SURPLUS/(DEFICIT) 7,945.5	5,777.56 6,000.00 300.00 300.00 1,411.27 5,000.00 500.00 1,500.00 0,203.84 74,050.00 3,118.29 774,250.00	60,300.00
Interest/Bank Charges 300.0 Professional Fees 1,411.2 Miscellaneous 500.0 Subtotal - Administration 70,203.8 FOTAL OPERATING EXPENSES 768,118.2 Fransfer to Reserve 156,000.0 FOTAL EXPENDITURES 924,118.2 NET CASH FLOW - SURPLUS/(DEFICIT) 7,945.5	300.00 300.00 1,411.27 5,000.00 500.00 1,500.00 0,203.84 74,050.00 3,118.29 774,250.00	3,015.00
Professional Fees 1,411.2 Miscellaneous 500.0 Subtotal - Administration 70,203.8 FOTAL OPERATING EXPENSES 768,118.2 Fransfer to Reserve 156,000.0 FOTAL EXPENDITURES 924,118.2 NET CASH FLOW - SURPLUS/(DEFICIT) 7,945.5	1,411.27 5,000.00 500.00 1,500.00 0,203.84 74,050.00 3,118.29 774,250.00	6,000.00
Miscellaneous 500.0 Subtotal - Administration 70,203.8 TOTAL OPERATING EXPENSES 768,118.2 Transfer to Reserve 156,000.0 TOTAL EXPENDITURES 924,118.2 NET CASH FLOW - SURPLUS/(DEFICIT) 7,945.5	500.00 1,500.00 0,203.84 74,050.00 3,118.29 774,250.00	300.00
Subtotal - Administration70,203.8TOTAL OPERATING EXPENSES768,118.2Transfer to Reserve156,000.0TOTAL EXPENDITURES924,118.2NET CASH FLOW - SURPLUS/(DEFICIT)7,945.5	0,203.84 74,050.00 3,118.29 774,250.00	8,500.00
TOTAL OPERATING EXPENSES768,118.2Transfer to Reserve156,000.0TOTAL EXPENDITURES924,118.2NET CASH FLOW - SURPLUS/(DEFICIT)7,945.5	3,118.29 774,250.00	1,000.00
Transfer to Reserve 156,000.0 TOTAL EXPENDITURES 924,118.2 NET CASH FLOW - SURPLUS/(DEFICIT) 7,945.5		79,115.00
TOTAL EXPENDITURES 924,118.2 NET CASH FLOW - SURPLUS/(DEFICIT) 7,945.5	5,000,00 156,000,00	787,615.00
NET CASH FLOW - SURPLUS/(DEFICIT) 7,945.5	130,000.00	168,000.00
	1,118.29 930,250.00	955,615.00
OPENING BALANCE, OPERATING FUND 102.781.0	7,945.59 2,804.12	-
202), 0210	2,781.08 102,781.08	110,726.67
Transfer to Reserve - Surplus Operating -	-	
CLOSING BALANCE, OPERATING FUND 110,726.6		110,726.67
	930,250.00 930,250.00 2,804.12	8,500 1,000 79,115 787,615 168,000 955,615

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

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Ordered By: Tom Fraser of Royal LePage Coast Capital - Oak Bay on 2024/04/10 Document Uploaded and Verified: 2023/07/27

			APPROVED
	FISCAL 2023	FISCAL 2023	FISCAL 2024
	ACTUAL	BUDGET	BUDGET
CONTRIBUTIONS			
Monthly Assessments	156,000.00	156,000.00	168,000.00
Interest Income	19,757.65	5,000.00	18,000.00
Total Contributions	175,757.65	161,000.00	186,000.00
EXPENSES			
Previous Years	\wedge		
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)	-	-
,5	V		
2024 Projects	•		
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
	-	-	-
Total Expenses	322,229.25	492,945.41	179,595.15
NET INCREASE/(DECREASE) IN FUND	(146,471.60)	(331,945.41)	6,404.85
OPENING FUND BALANCE	835,986.29	835,986.29	689,514.69
CLOSING FUND BALANCE	689,514.69	504,040.88	695,919.54
2,0			
2 0			