

Strata Plan EPS-2712
Contingency Reserve Fund Statement
As of May 31, 2024

	ACTUAL 2023-2024	BUDGET 2023-2024	ACTUAL 2022-2023	BUDGET 2022-2023
CRF Balance at the the Beginning of the Year	\$ 38,881.77	\$ 38,881.77	\$ 32,870.63	\$ 32,861.35
Transfer of Prior Year's Surplus	\$ -	\$ -	\$ 2,000.00	\$ 2,000.00
Transfer of Strata Fees for the Current Year	\$ 3,000.00	\$ 6,000.00	\$ 3,000.00	\$ 3,000.00
Interest Income	\$ 1,709.32	\$ 500.00	\$ 1,011.14	\$ 200.00
CRF Balance at the End of the Year	<u>\$ 43,591.09</u>	<u>\$ 45,381.77</u>	<u>\$ 38,881.77</u>	<u>\$ 38,061.35</u>

Strata Plan EPS-2712
Operating Statement
For the Year Ended May 31, 2024

	ACTUAL 2023-2024	BUDGET 2023-2024	ACTUAL 2022-2023	BUDGET 2022-2023
Revenues:				
Strata Fees	\$ 57,472.88	\$ 57,472.80	\$ 57,473.06	\$ 57,472.80
Administrative fees	\$ -	\$ -	\$ 35.00	\$ -
Interest income	\$ 2,289.93	\$ 600.00	\$ 1,327.77	\$ 100.00
Fines and Penalties	\$ 50.00	-	\$ 5,250.00	-
Total Revenue	<u>\$ 59,812.81</u>	<u>\$ 58,072.80</u>	<u>\$ 64,085.83</u>	<u>\$ 57,572.80</u>
Expenses:				
Administration				
Accounting and Bookkeeping	\$ -	\$ 500.00	\$ -	\$ 500.00
Bank Charges	\$ -	\$ 100.00	\$ 249.61	\$ 100.00
Legal	\$ -	-	\$ 96.12	-
Management Fees	\$ 6,000.00	\$ 6,000.00	\$ 4,800.00	\$ 4,800.00
Miscellaneous	\$ 27.60	\$ 1,000.00	\$ -	\$ 500.00
	<u>\$ 6,027.60</u>	<u>\$ 7,600.00</u>	<u>\$ 5,145.73</u>	<u>\$ 5,900.00</u>
Property Costs				
Insurance Premiums	\$ 12,297.88	\$ 12,000.00	\$ 14,575.62	\$ 18,000.00
Insurance Appraisals	\$ -	\$ -	\$ -	\$ -
Insurance Deductibles	-	-	-	-
	<u>\$ 12,297.88</u>	<u>\$ 12,000.00</u>	<u>\$ 14,575.62</u>	<u>\$ 18,000.00</u>
Repairs and Maintenance				
Fence and Gate Repairs	\$ -	\$ -	\$ -	\$ -
Fire and Security Monitoring	\$ 2,605.08	\$ 3,000.00	\$ 6,456.62	\$ 2,200.00
Landscaping and Irrigation	\$ 12,278.38	\$ 9,000.00	\$ 9,622.52	\$ 8,000.00
Miscellaneous Repairs and Maintenance	\$ 2,696.12	\$ 1,000.00	\$ 2,192.29	\$ 1,000.00
Plumbing Repairs	\$ -	\$ 2,000.00	\$ -	\$ 2,000.00
Window Cleaning	\$ -	\$ 1,000.00	\$ -	\$ 1,200.00
Waste Disposal	\$ 4,279.62	\$ 3,000.00	\$ -	\$ -
Snow Removal	\$ 5,875.20	\$ 5,000.00	\$ 11,091.60	\$ 5,000.00
	<u>\$ 27,734.40</u>	<u>\$ 24,000.00</u>	<u>\$ 29,363.03</u>	<u>\$ 19,400.00</u>
Utilities				
Electricity	\$ 2,339.62	\$ 3,100.00	\$ 2,636.86	\$ 3,100.00
Telus	\$ 2,393.42	\$ 2,500.00	\$ 2,303.24	\$ 2,500.00
Water and Sewer	\$ 8,806.56	\$ 5,000.00	\$ 4,911.55	\$ 5,000.00
	<u>\$ 13,539.60</u>	<u>\$ 10,600.00</u>	<u>\$ 9,851.65</u>	<u>\$ 10,600.00</u>
Total Operating Expenses	<u>\$ 59,599.48</u>	<u>\$ 54,200.00</u>	<u>\$ 58,936.03</u>	<u>\$ 53,900.00</u>
Surplus (Defecit)	<u>\$ 213.33</u>	<u>\$ 3,872.80</u>	<u>\$ 5,149.80</u>	<u>\$ 3,672.80</u>

Strata Plan EPS-2712

Balance Sheet

As of May 31, 2024

**ACTUAL
2023-2024**

Assets

Cash - Operating Fund	\$ 3,270.37
Cash - Contingency Fund	\$ 43,591.09
Accounts Receivable	\$ 9,031.96
Prepaid Expenses	\$ -

Total Assets **\$ 55,893.42**

Liabilities

Accounts Payable	\$ 4,511.50
GST Payable	\$ 3,713.76
Accrued Expenses	\$ -

Total Liabilities **\$ 8,225.26**

Equity

Opening Balance Equity	\$ 42,582.58
Retained Earnings	\$ 4,872.06
Net income	\$ 213.52

Total Equity **\$ 47,668.16**

Total Liabilities and Equity **\$ 55,893.42**

Strata Plan EPS-2712
PROPOSED BUDGET - Contingency Reserve Fund
2024-2025 Fiscal year

	BUDGET 2024-2025
CRF Balance at the the Beginning of the Year	\$ 43,591.09
Transfer of Prior Year's Surplus	\$ -
Transfer of Strata Fees for the Current Year	\$ 6,600.00
Interest Income	\$ 1,000.00
CRF Balance at the End of the Year	<u>\$ 51,191.09</u>

Strata Plan EPS-2712
PROPOSED OPERATING BUDGET
2024-2025 Fiscal Year

	BUDGET 2024-2025
Revenues:	
Strata Fees	\$ 68,967.46
Interest income	\$ 2,000.00
Fines and Penalties	\$ -
Total Revenue	<u>\$ 70,967.46</u>
Expenses:	
Administration	
Accounting and Bookkeeping	\$ 500.00
Bank Charges	\$ 100.00
Legal	\$ -
Management Fees	\$ 6,000.00
Miscellaneous	\$ 1,000.00
	<u>\$ 7,600.00</u>
Property Costs	
Insurance Premiums	\$ 13,000.00
Insurance Appraisals	\$ 1,500.00
Insurance Deductibles	\$ -
	<u>\$ 14,500.00</u>
Repairs and Maintenance	
Fence and Gate Repairs	\$ -
Fire and Security Monitoring	\$ 3,000.00
Landscaping and Irrigation	\$ 13,000.00
Miscellaneous Repairs and Maintenance	\$ 3,000.00
Plumbing Repairs (Backflow Valve Certification Due)	\$ 2,000.00
Window Cleaning	\$ 1,000.00
Waste Disposal	\$ 4,500.00
Snow Removal	\$ 7,000.00
	<u>\$ 33,500.00</u>
Utilities	
Electricity	\$ 2,700.00
Telus	\$ 2,500.00
Water and Sewer	\$ 5,000.00
	<u>\$ 10,200.00</u>
Total Operating Expenses	<u>\$ 65,800.00</u>
Surplus (Defecit)	<u><u>\$ 5,167.46</u></u>