

STRATA CORPORATION LMS 375  
Abbotsford Place  
Approved Budget  
August 1st 2022 - July 31st 2023

	Actual 2022-2023	Approved Budget 2023-2024	APPROVED Budget 2022-2023
<b>INCOME</b>	\$ 688,611.58	660,442.56	669,608.5
Strata Fees	\$ 585,661.76	\$ 618,292.56	\$ 585,729.60
<b>SPECIAL LEVIES</b>		\$ -	
Laundry Income	\$ 11,117.95	\$ 6,500.00	\$ 6,500.00
Parking Rental Income	\$ 12,780.00	\$ 7,500.00	\$ 7,500.00
Storage Locker Income	\$ 775.00	\$ 1,000.00	\$ -
key fob income	\$ 455.00		
Unit #132 Suite	\$ 11,985.99	\$ 12,750.00	\$ 12,750.00
Unit #130 Suite	\$ 13,721.85	\$ 14,400.00	\$ 14,400.00
Interest	\$ 4,845.07	\$ -	\$ -
Move In Fees	\$ 1,900.00	\$ -	\$ -
Bylaw Fines Income	\$ 2,600.00		
Surplus From Retainings	\$ 42,768.96		\$ 42,728.96
Previous Year's Surplus			
liens ' legal charge backs			
total additional income	\$ 102,949.82	\$ 42,150.00	\$ 41,150.00
AR Charge Backs			
<b>TOTALS</b>	\$ 688,611.58		\$ 649,608.50
<b>PROPOSED DISPERSEMENTS</b>			
<b>Office and Management</b>			
<b>INSURANCE</b>	\$ 94,840.50	\$ 105,000.00	\$ 100,000.00
Strata Management Fees	\$ 37,800.00	\$ 39,060.00	\$ 37,800.00
Power Strata	\$ 3,024.00	\$ 3,050.00	\$ 3,050.00
Rental Management Fees		\$ 3,000.00	\$ 3,000.00
Administration	\$ 1,211.29	\$ 2,200.00	\$ 3,000.00
Bank Services Charges	\$ 178.50	\$ 165.00	\$ 165.00
Strata Review Fee	\$ 367.50	\$ 367.50	\$ 367.50
Records Storage Fee	\$ -		\$ 126.00
Legal Fees		\$ 1,500.00	\$ 1,375.00
Telephone ( rental office )	\$ 3,344.62	\$ 3,500.00	\$ 2,500.00
<b>Total Expense</b>	\$ 140,766.41	\$ 157,842.50	\$ 151,383.50
<b>Utilities and Services</b>			
Electricity	\$ 23,508.34	\$ 32,500.00	\$ 32,500.00
<b>Natural Gas</b>	\$ 69,927.72	\$ 75,000.00	\$ 80,000.00
Water	\$ 31,285.05	\$ 31,000.00	\$ 36,000.00
Sewer	\$ 24,956.56	\$ 27,500.00	\$ 30,000.00
<b>Total Expense</b>	\$ 149,677.67	\$ 166,000.00	\$ 178,500.00

<b>Building Expenses</b>			
Refuse and Recycling	\$ 35,579.08	\$ 25,000.00	\$ 27,000.00
Elevator and Licence	\$ 13,639.20	\$ 13,500.00	\$ 13,500.00
Building Supervisor	\$ 33,027.75	\$ 30,000.00	\$ 30,000.00
Night Supervisor	\$ 5,725.00	\$ 6,000.00	\$ 6,000.00
Janitorial	\$ 25,798.50	\$ 25,000.00	\$ 26,000.00
Landscape Contract	\$ 33,566.40	\$ 35,100.00	\$ 35,100.00
Landscape Improvements	\$ 402.52	\$ 500.00	\$ 500.00
Snow Removal	\$ 20,191.50	\$ 15,000.00	\$ 15,000.00
Power Washing Parkade		\$ 1,500.00	\$ 1,500.00
Depreciation Report	\$ -		\$ -
Repairs & Maintenance	\$ 116,644.36	\$ 60,000.00	\$ 60,000.00
Upgrades aand Replacements	\$ 47,315.15	\$ 60,000.00	\$ 60,000.00
building expenses other			
Total Expenses	\$ 331,889.46	\$ 271,600.00	\$ 274,600.00

<b>Total Expenses</b>	\$ 622,333.54	\$ 595,442.50	\$ 604,483.50
<b>Contingency Fund Allocation</b>	\$ 65,000.00	\$ 65,000.00	\$ 65,000.00
Regular CRF Fund		\$ 35,000.00	\$ 35,000.00
elevator replacements sub account in CRF		\$ 30,000.00	\$ 30,000.00
<b>Total Proposed Disbursements</b>	<b>\$ 687,333.54</b>	<b>\$ 660,442.50</b>	<b>\$ 669,483.50</b>

**AGM 2023 Approved BUDGET ENTITLEMENT**

Unit No.	Lot No.	Entitlemnt	Total Annual income	Annual Opp Fund	Annual CRF	Monthly Opp Fund Fees	Monthly CRF Fees	Total Monthly Strata Fees
101	1	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
102	2	106	\$6,647.70	\$5,569.17	\$654.27	\$464.10	\$54.52	\$518.62
103	12	84	\$5,267.99	\$4,413.30	\$518.48	\$367.78	\$43.21	\$410.98
104	3	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
106	4	108	\$6,773.13	\$5,674.25	\$666.61	\$472.85	\$55.55	\$528.40
107	5	113	\$7,086.70	\$5,936.94	\$697.48	\$494.75	\$58.12	\$552.87
108	6	86	\$5,393.42	\$4,518.38	\$530.82	\$376.53	\$44.24	\$420.77
109	11	86	\$5,393.42	\$4,518.38	\$530.82	\$376.53	\$44.24	\$420.77
110	7	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
111	10	83	\$5,205.27	\$4,360.76	\$512.30	\$363.40	\$42.69	\$406.09
112	8	88	\$5,518.84	\$4,623.46	\$543.17	\$385.29	\$45.26	\$430.55
113	9	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
114	40	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
115	39	72	\$4,515.42	\$3,782.83	\$444.41	\$315.24	\$37.03	\$352.27
116	41	72	\$4,515.42	\$3,782.83	\$444.41	\$315.24	\$37.03	\$352.27
117	54	70	\$4,389.99	\$3,677.75	\$432.06	\$306.48	\$36.01	\$342.48
118	42	74	\$4,640.85	\$3,887.91	\$456.75	\$323.99	\$38.06	\$362.06
119	53	73	\$4,578.13	\$3,835.37	\$450.58	\$319.61	\$37.55	\$357.16
120	43	73	\$4,578.13	\$3,835.37	\$450.58	\$319.61	\$37.55	\$357.16
121	44	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
122	45	94	\$5,895.13	\$4,938.70	\$580.20	\$411.56	\$48.35	\$459.91
123	46	86	\$5,393.42	\$4,518.38	\$530.82	\$376.53	\$44.24	\$420.77
124	47	86	\$5,393.42	\$4,518.38	\$530.82	\$376.53	\$44.24	\$420.77
125	52	86	\$5,393.42	\$4,518.38	\$530.82	\$376.53	\$44.24	\$420.77
126	48	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
127	51	83	\$5,205.27	\$4,360.76	\$512.30	\$363.40	\$42.69	\$406.09
128	49	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
129	50	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
131	87	96	\$6,020.56	\$5,043.77	\$592.55	\$420.31	\$49.38	\$469.69
133	88	86	\$5,393.42	\$4,518.38	\$530.82	\$376.53	\$44.24	\$420.77
134	94	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
135	89	86	\$5,393.42	\$4,518.38	\$530.82	\$376.53	\$44.24	\$420.77
136	93	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
137	90	96	\$6,020.56	\$5,043.77	\$592.55	\$420.31	\$49.38	\$469.69
138	92	96	\$6,020.56	\$5,043.77	\$592.55	\$420.31	\$49.38	\$469.69
139	91	113	\$7,086.70	\$5,936.94	\$697.48	\$494.75	\$58.12	\$552.87
201	13	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
202	14	106	\$6,647.70	\$5,569.17	\$654.27	\$464.10	\$54.52	\$518.62
203	25	86	\$5,393.42	\$4,518.38	\$530.82	\$376.53	\$44.24	\$420.77
204	15	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
205	24	87	\$5,456.13	\$4,570.92	\$536.99	\$380.91	\$44.75	\$425.66
206	16	108	\$6,773.13	\$5,674.25	\$666.61	\$472.85	\$55.55	\$528.40
207	17	113	\$7,086.70	\$5,936.94	\$697.48	\$494.75	\$58.12	\$552.87
208	18	86	\$5,393.42	\$4,518.38	\$530.82	\$376.53	\$44.24	\$420.77
209	23	86	\$5,393.42	\$4,518.38	\$530.82	\$376.53	\$44.24	\$420.77
210	19	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
211	22	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87

212	20	88	\$5,518.84	\$4,623.46	\$543.17	\$385.29	\$45.26	\$430.55
213	21	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
214	56	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
215	55	72	\$4,515.42	\$3,782.83	\$444.41	\$315.24	\$37.03	\$352.27
216	57	72	\$4,515.42	\$3,782.83	\$444.41	\$315.24	\$37.03	\$352.27
217	70	72	\$4,515.42	\$3,782.83	\$444.41	\$315.24	\$37.03	\$352.27
218	58	74	\$4,640.85	\$3,887.91	\$456.75	\$323.99	\$38.06	\$362.06
219	69	73	\$4,578.13	\$3,835.37	\$450.58	\$319.61	\$37.55	\$357.16
220	59	73	\$4,578.13	\$3,835.37	\$450.58	\$319.61	\$37.55	\$357.16
221	60	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
222	61	94	\$5,895.13	\$4,938.70	\$580.20	\$411.56	\$48.35	\$459.91
223	62	86	\$5,393.42	\$4,518.38	\$530.82	\$376.53	\$44.24	\$420.77
224	63	86	\$5,393.42	\$4,518.38	\$530.82	\$376.53	\$44.24	\$420.77
225	68	86	\$5,393.42	\$4,518.38	\$530.82	\$376.53	\$44.24	\$420.77
226	64	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
227	67	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
228	65	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
229	66	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
231	95	96	\$6,020.56	\$5,043.77	\$592.55	\$420.31	\$49.38	\$469.69
232	96	86	\$5,393.42	\$4,518.38	\$530.82	\$376.53	\$44.24	\$420.77
233	97	86	\$5,393.42	\$4,518.38	\$530.82	\$376.53	\$44.24	\$420.77
234	103	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
235	98	86	\$5,393.42	\$4,518.38	\$530.82	\$376.53	\$44.24	\$420.77
236	102	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
237	99	97	\$6,083.27	\$5,096.31	\$598.72	\$424.69	\$49.89	\$474.59
238	101	96	\$6,020.56	\$5,043.77	\$592.55	\$420.31	\$49.38	\$469.69
239	100	113	\$7,086.70	\$5,936.94	\$697.48	\$494.75	\$58.12	\$552.87
301	26	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
302	27	106	\$6,647.70	\$5,569.17	\$654.27	\$464.10	\$54.52	\$518.62
303	38	86	\$5,393.42	\$4,518.38	\$530.82	\$376.53	\$44.24	\$420.77
304	28	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
305	37	87	\$5,456.13	\$4,570.92	\$536.99	\$380.91	\$44.75	\$425.66
306	29	108	\$6,773.13	\$5,674.25	\$666.61	\$472.85	\$55.55	\$528.40
307	30	113	\$7,086.70	\$5,936.94	\$697.48	\$494.75	\$58.12	\$552.87
308	31	86	\$5,393.42	\$4,518.38	\$530.82	\$376.53	\$44.24	\$420.77
309	36	86	\$5,393.42	\$4,518.38	\$530.82	\$376.53	\$44.24	\$420.77
310	32	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
311	35	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
312	33	88	\$5,518.84	\$4,623.46	\$543.17	\$385.29	\$45.26	\$430.55
313	34	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
314	72	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
315	71	72	\$4,515.42	\$3,782.83	\$444.41	\$315.24	\$37.03	\$352.27
316	73	72	\$4,515.42	\$3,782.83	\$444.41	\$315.24	\$37.03	\$352.27
317	86	72	\$4,515.42	\$3,782.83	\$444.41	\$315.24	\$37.03	\$352.27
318	74	74	\$4,640.85	\$3,887.91	\$456.75	\$323.99	\$38.06	\$362.06
319	85	73	\$4,578.13	\$3,835.37	\$450.58	\$319.61	\$37.55	\$357.16
320	75	73	\$4,578.13	\$3,835.37	\$450.58	\$319.61	\$37.55	\$357.16
321	76	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
322	77	94	\$5,895.13	\$4,938.70	\$580.20	\$411.56	\$48.35	\$459.91
323	78	86	\$5,393.42	\$4,518.38	\$530.82	\$376.53	\$44.24	\$420.77
324	79	86	\$5,393.42	\$4,518.38	\$530.82	\$376.53	\$44.24	\$420.77
325	84	86	\$5,393.42	\$4,518.38	\$530.82	\$376.53	\$44.24	\$420.77
326	80	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
327	83	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
328	81	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87

<b>329</b>	82	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
<b>331</b>	104	96	\$6,020.56	\$5,043.77	\$592.55	\$420.31	\$49.38	\$469.69
<b>332</b>	105	86	\$5,393.42	\$4,518.38	\$530.82	\$376.53	\$44.24	\$420.77
<b>333</b>	106	86	\$5,393.42	\$4,518.38	\$530.82	\$376.53	\$44.24	\$420.77
<b>334</b>	112	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
<b>335</b>	107	86	\$5,393.42	\$4,518.38	\$530.82	\$376.53	\$44.24	\$420.77
<b>336</b>	111	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
<b>337</b>	108	97	\$6,083.27	\$5,096.31	\$598.72	\$424.69	\$49.89	\$474.59
<b>338</b>	110	96	\$6,020.56	\$5,043.77	\$592.55	\$420.31	\$49.38	\$469.69
<b>339</b>	109	113	\$7,086.70	\$5,936.94	\$697.48	\$494.75	\$58.12	\$552.87
<b>431</b>	113	121	\$7,588.41	\$6,357.26	\$746.85	\$529.77	\$62.24	\$592.01
<b>432</b>	114	86	\$5,393.42	\$4,518.38	\$530.82	\$376.53	\$44.24	\$420.77
<b>433</b>	120	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
<b>434</b>	115	86	\$5,393.42	\$4,518.38	\$530.82	\$376.53	\$44.24	\$420.77
<b>435</b>	119	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
<b>436</b>	116	97	\$6,083.27	\$5,096.31	\$598.72	\$424.69	\$49.89	\$474.59
<b>437</b>	118	96	\$6,020.56	\$5,043.77	\$592.55	\$420.31	\$49.38	\$469.69
<b>438</b>	117	118	\$7,400.27	\$6,199.64	\$728.34	\$516.64	\$60.69	\$577.33
		<b>10531</b>	<b>\$660,442.50</b>	<b>\$553,291.50</b>	<b>\$65,001.00</b>	<b>\$46,107.63</b>	<b>\$5,416.67</b>	<b>\$51,524.38</b>