

APPROVED

**THE OWNERS, STRATA PLAN VIS 6115
THE WAVE
OPERATING BUDGET FOR THE FISCAL YEAR**

1.04% residential

DECEMBER 1, 2024 to NOVEMBER 30, 2025

<u>INCOME</u>	<u>2024/25 BUDGET</u>
4001-1000 Strata Fee	\$621,964
4001-3000 Bottle Deposit Refunds	\$0
4002-0000 Interest Income	\$10,000
4002-3000 Move In Fee	\$1,500
4002-4000 Other Revenue	\$2,000
4002-6000 Prior Year Surplus	\$7,459
TOTAL INCOME	\$642,923
<u>EXPENSE</u>	
OPERATING COSTS	
FOR ALL STRATA LOTS	
GENERAL & ADMINISTRATIVE	
6100-1000 Administrative & Postage	\$2,000
6100-2000 Audit Fees	\$1,000
6100-4000 Insurance	\$140,000 - #107.68/m
6100-9000 Professional Fees	\$3,000
6200-0000 Property Management Fee	\$38,003 - #31.43
6200-1000 Strata Council Operating	\$2,000
SUB-TOTAL GENERAL & ADMINISTRATIVE	\$186,003
MAINTENANCE	
6400-5000 Caretaker	\$16,261 - #13.45
6410-7000 Elevator	\$18,500 - #15.30
6410-8000 Elevator Permits & Monitoring	\$800
6420-3000 Fire Systems	\$5,000
6420-8000 Garage Door Repair	\$1,300
6430-0000 General Repairs	\$35,000 - #28.94
6430-2000 HVAC/Boiler	\$4,000
6430-4000 Janitorial Services	\$8,823
6430-5000 Janitorial Supplies	\$500
6430-8000 Landscaping Services	\$5,500
6440-3000 Pest Control	\$1,000
6440-7000 Security - Locks & Enterphone	\$1,500
6450-0000 Snow & Ice Removal	\$7,000
6450-1050 Telephone/Internet	\$3,000
6450-2000 Window Cleaning Services	\$10,000 - #8.26
SUB-TOTAL COMMON MAINTENANCE	\$118,184
COSTS UNIQUE - RESIDENTIAL LOTS	
6699-0001 Janitorial	\$8,823
6699-0002 Caretaker	\$2,873
6699-0010 Carpet & Floors	\$6,000
6699-0013 General Repairs	\$15,000 - #13.00
6699-0018 Janitorial Supplies	\$300
6699-1000 Natural Gas	\$30,000 - #26.00
SUB-TOTAL COSTS UNIQUE - RESIDENTIAL LOTS	\$62,996
SUB-TOTAL MAINTENANCE	\$181,180
UTILITY SERVICES	
6700-1000 Hydro	\$32,000 - #26.46
6700-4000 Water & Sewer	\$65,000 - #57.75
6700-5000 Garbage & Recycling	\$16,500 - #13.64
SUB-TOTAL UTILITY SERVICES	\$113,500
TOTAL OPERATING COSTS	\$480,683
6900-1000 Contingency (CRF) Contribution	\$162,240 - #134.16
6900-5000 Prior Years Deficit Recovery	\$0
TOTAL EXPENSE	\$642,923
NET INCOME	\$0

Residential
only**APPROVED CONTINGENCY FUND RESOLUTIONS**

Prior Years'

Courtyard Pond to Rock garden conversion - 3850.09

Electronic Portion of Fire protection system replacement - 3850.10

Glass canopy panel repair/replacement - 3850.11

Interior common area hallway painting FI 5, 6 & 7 - 3850.12

Approved in Current Year