

### Operating Budget for NW2050 For The Year 2023

Operating Account		YTD	Projected to	Annual	Proposed Change	
INCOME	Code	30-Sep-22	31-Dec-22	For 2022	For 2023	Explanation
Strata Fees	4010	\$ 455,706.48	\$ 607,607.88	\$ 607,607.88	\$ 664,576.43	
Interest Income	4016	\$ 2,199.34	\$ 2,500.00	\$ 1,500.00	\$ 2,500.00	
Sundry Income	4016-0020	\$ 1,402.00	\$ 2,000.00	\$ 5,000.00	\$ 2,000.00	keys, fobs, remotes, minutes, oil tray
Move-in/Move-out Fees	4022	\$ 800.00	\$ 800.00			
By-Law Fines/Late Fees	4034-3000	\$ 150.00	\$ 150.00	-	\$ -	
Parking Fees	4057	\$ 5,415.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	
Laundry	4057-1000	\$ 287.97	\$ 700.00	\$ 1,000.00	\$ 1,000.00	
Lockers	4058	\$ 6,455.00	\$ 7,920.00	\$ 7,920.00	\$ 7,920.00	
Electrical Vehicle Charging	4059-0000	\$ 540.00	\$ 720.00	\$ -	\$ 720.00	
Miscellaneous		\$ -	\$ -	\$ -	\$ -	
<b>Total Revenues:</b>		<b>\$ 472,955.79</b>	<b>629,897.88</b>	<b>\$ 630,527.88</b>	<b>\$ 686,216.43</b>	

#### EXPENSES

EXTERIOR		YTD	Projected to	Annual	Proposed Change	
MAINTENANCE & REPAIRS	Code	30-Sep-22	31-Dec-22	For 2022	For 2023	Explanation
Gutters, Drains & Sewers	6318-0010	\$ -	\$ 7,153.16	\$ 3,000.00	\$ 2,300.00	Gutters/Out/Inside Drains
Exterior Repairs Mtnc	6319	\$ 23,239.40	\$ 3,500.00	\$ 2,000.00	\$ 3,300.00	
Bldg Envelope Mtnc	6319-0010	\$ -	\$ -	\$ -	\$ -	Professional Inspection/Repairs 2020
Chimney Cleaning	6319-0050	\$ -	\$ 2,200.00	\$ 2,200.00	\$ 2,350.00	
Dryer Vent Cleaning	6319-0100	\$ 1,202.04	\$ 1,500.00	\$ 3,200.00	\$ 2,200.00	
Window/Skylight Mtnc	6319-0150	\$ 2,572.50	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	
Exterior Window Washing	6319-0200	\$ 1,643.25	\$ 1,643.25	\$ 2,000.00	\$ 2,000.00	includes skylights
Parkade & Garage Doors	6319-0250	\$ 3,638.25	\$ 4,000.00	\$ 2,000.00	\$ 4,000.00	
Signage	6319-0300	\$ -	\$ -	\$ -	\$ -	
Painting	6321	\$ -	\$ -	\$ 500.00	\$ 500.00	
Roof Repairs & Mtnc	6323	\$ 12,376.06	\$ 12,376.06	\$ 9,243.00	\$ 10,000.00	See note
<b>Total Ext Mtnc Repairs</b>		<b>\$ 44,671.50</b>	<b>\$ 38,372.47</b>	<b>\$ 30,143.00</b>	<b>\$ 32,650.00</b>	

		YTD	Projected to	Annual	Proposed Change	
LANDSCAPING & GROUNDS	Code	30-Sep-22	31-Dec-22	For 2022	For 2023	Explanation
Landscaping Services	6415	\$ 21,021.00	\$ 26,500.00	\$ 26,500.00	\$ 27,500.00	Monthly Maintenance Service
Ground/Garden Supplies	6430-0025	\$ -	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	
Gardens - Shrubs/Trees	6435	\$ -	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	Arborist, Tree Removal
Landscape Upgrades	6435-0050	\$ -	\$ 2,900.00	\$ 3,000.00	\$ 3,000.00	
Pest Control	6436	\$ 1,954.23	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	
Irrigation System	6440	\$ 1,547.25	\$ 2,000.00	\$ 2,000.00	\$ 2,200.00	
Hydrants	6442	\$ -	\$ 200.00	\$ 300.00	\$ 200.00	Annual Inspection & Maintenance
Parking Lot Mtnc	6446-0050	\$ 1,953.81	\$ 5,500.00	\$ 2,000.00	\$ 2,000.00	Power Wash Pkde
Snow Removal	6455	\$ 1,260.00	\$ 3,200.00	\$ 3,200.00	\$ 3,000.00	
<b>Total Grounds &amp; Gardens:</b>		<b>\$ 27,736.29</b>	<b>\$ 48,300.00</b>	<b>\$ 45,000.00</b>	<b>\$ 45,900.00</b>	

INTERIOR		YTD	Projected to	Annual	Proposed Change	
MAINTENANCE & REPAIRS	Code	30-Sep-22	31-Dec-22	For 2022	For 2023	Explanation
General Interior Repair	6510-0017	\$ 2,843.14	\$ 4,000.00	\$ 4,000.00	\$ 4,500.00	
Doors	6510-0150	\$ 947.75	\$ 2,000.00	\$ 2,000.00	\$ 3,000.00	
Electrical/Lighting	6510-0210	\$ 437.09	\$ 800.00	\$ 800.00	\$ 800.00	
Water Leaks - Buildings	6510-0405	\$ 7,854.21	\$ 7,854.21	\$ 1,200.00	\$ 3,000.00	toilet leak/hose washer to charged back
Plumbing	6510-0410	\$ 7,268.33	\$ 7,268.33	\$ 5,000.00	\$ 6,000.00	
Hytec Water Mgmt.	6510-2025	\$ 10,577.97	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	New budget on 2020
Elevator Maintenance	6510-4001	\$ 5,845.35	\$ 7,000.00	\$ 7,000.00	\$ 8,000.00	
Laundry Machine Repair	6511-0125	\$ -	\$ -	\$ 200.00	\$ 200.00	
Fire Test & Equip Repair	6521-1000	\$ 1,939.78	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	
Carpet Cleaning	6522	\$ -	\$ 200.00	\$ -	\$ 200.00	
Janitorial	6530-1000	\$ 10,550.00	\$ 16,000.00	\$ 16,000.00	\$ 16,700.00	
Locks, Keys & Remotes	6535-2150	\$ 3,973.13	\$ 4,500.00	\$ 4,500.00	\$ 4,500.00	
Light Bulbs	6566	\$ 655.49	\$ 655.49	\$ 150.00	\$ 300.00	
<b>Total Interior Maintenance</b>		<b>\$ 52,892.24</b>	<b>\$ 70,278.03</b>	<b>\$ 60,850.00</b>	<b>\$ 67,200.00</b>	

UTILITIES		YTD	Projected to	Annual	Proposed Change	
	Code	30-Sep-22	31-Dec-22	For 2022	For 2023	Explanation
BC Hydro Electricity	6576	\$ 13,313.73	\$ 23,000.00	\$ 23,000.00	\$ 23,000.00	
Garbage & Recycle	6578-2000	\$ 14,389.88	\$ 18,000.00	\$ 18,000.00	\$ 18,000.00	
BC Hydro Gas	6581	\$ 19,330.47	\$ 22,000.00	\$ 22,000.00	\$ 22,000.00	
<b>Total Utilities:</b>		<b>\$ 47,034.08</b>	<b>\$ 63,000.00</b>	<b>\$ 63,000.00</b>	<b>\$ 63,000.00</b>	

RECREATION CENTER		YTD	Projected to	Annual	Proposed Change	
	Code	30-Sep-22	31-Dec-22	For 2022	For 2023	Explanation
Shared Facility	6710-3000	\$ 5,268.01	\$ 19,165.88	\$ 19,165.88	\$ 19,165.88	Contribution to Woodridge
Shared Facility	6710-4000	\$ 23,545.35	\$ 31,393.82	\$ 31,393.82	\$ 35,253.55	Contribution to Cypress
<b>Total Shared Facilities</b>		<b>\$ 28,813.36</b>	<b>\$ 50,559.70</b>	<b>\$ 50,559.70</b>	<b>\$ 54,419.43</b>	

### Operating Budget for NW2050 For The Year 2023

<b>SALARIES &amp; BENEFITS</b>	<b>Code</b>	<b>YTD</b>	<b>to Dec 31, 2022</b>	<b>For 2022</b>	<b>For 2023</b>	
Wages - Administrator	6870-0050	\$ 22,150.00	\$ 29,000.00	\$ 32,000.00	\$ 32,000.00	
Temp Admin	6870-0060	\$ 3,375.00	\$ 4,000.00	\$ 600.00	\$ 4,000.00	
Payroll - From SF	6875	\$ -6,480.00	\$ -8,640.00	\$ -8,640.00	\$ -8,640.00	
Payroll - Expenses	6875	\$ 2,488.93	\$ 4,000.00	\$ 4,500.00	\$ 4,500.00	
<b>Total Salaries</b>		<b>\$ 21,533.93</b>	<b>\$ 28,360.00</b>	<b>\$ 28,460.00</b>	<b>\$ 31,860.00</b>	

<b>OFFICE EXPENSES</b>		<b>YTD</b>	<b>to Dec 31, 2021</b>	<b>For 2022</b>	<b>For 2023</b>	
Tel / Cell - Office	6921	\$ 2,074.28	\$ 2,765.71	\$ 3,200.10	\$ 3,000.00	Includes High Speed Internet

Use these codes for expenses (Invoices)

Repiping	3402-3996
Exterior Bldg.	3432-0052
Future Remediation	3432-0066

<b>ADMINISTRATION</b>		<b>YTD</b>	<b>to Dec 31, 2022</b>	<b>For 2022</b>	<b>For 2023</b>	
Audit	6965	\$ -	\$ -	\$ -	\$ -	Audit
Meetings & Misc	6970	\$ 224.00	\$ 600.00	\$ 600.00	\$ 600.00	AGM Meeting SGM
Legal	6980	\$ -	\$ -	\$ 200.00	\$ 200.00	
Office Equipment	6983	\$ 107.50	\$ 107.50	\$ 200.00	\$ 200.00	Monitor/key board
Photos/Postage	6984	\$ 409.70	\$ 500.00	\$ 650.00	\$ 600.00	
Office Supplies	6984-0050	\$ 175.46	\$ 500.00	\$ 500.00	\$ 400.00	
Courier	6984-0100	\$ 460.13	\$ 550.00	\$ 400.00	\$ 550.00	
Insurance Decuctible	6985	\$ -	\$ -	\$ -	\$ -	
Appraisals (Suncorp)	6985	\$ -	\$ -	\$ 1,500.00	\$ 1,500.00	
Insurance Expense	6990	\$ 127,009.10	\$ 175,865.63	\$ 161,943.08	\$ 200,750.00	
Professional Fees	6993	\$ 617.40	\$ 617.40	\$ 610.00	\$ 700.00	Accounting Services / Payroll, Others
Dues & Subscriptions	6994	\$ -	\$ -	\$ 500.00	\$ 500.00	CHOA
Worksafe BC	6995-0001	\$ 11.21	\$ 800.00	\$ 800.00	\$ 800.00	
Financial Management Fees	700-0000	\$ 6,342.75	\$ 8,457.00	\$ 8,457.00	\$ 8,457.00	
Bank Admin Fees	7025	\$ 90.00	\$ 125.00	\$ 125.00	\$ 200.00	
Miscellaneous	7050	\$ 40.16	\$ 100.00	\$ 250.00	\$ 150.00	Illness, flowers, cards etc
Statutory Fin Review	7051	\$ 176.40	\$ 176.40	\$ 180.00	\$ 180.00	
<b>Total Admin Expenses:</b>		<b>\$ 135,663.81</b>	<b>\$ 188,398.93</b>	<b>\$ 176,915.08</b>	<b>\$ 215,787.00</b>	
Total Revenue		\$ 472,955.79	\$ 629,897.88	\$ 630,527.88	\$ 686,216.43	
Total Operating Expenses		\$ 360,419.49	\$ 490,034.84	\$ 458,127.88	\$ 513,816.43	
<b>Balance Before Reserves</b>		<b>\$ 112,536.30</b>	<b>\$ 139,863.04</b>	<b>\$ 172,400.00</b>	<b>\$ 172,400.00</b>	
Transf to Contingency Fund	7051-0500	\$ 35,550.00	\$ 47,400.00	\$ 47,400.00	\$ 47,400.00	CRF
Transf to CRF - Repiping	7051-0515	\$ 11,250.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	Re-Piping Project
Transf to CRF - Ext. Bldg	7051-0520	\$ 7,499.97	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	Exterior Building Project
Transf to CRF - Remediation	7051-0525	\$ 74,999.97	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	Elevator Replacement/Roof replacement
<b>Total Reserves</b>		<b>\$ 129,299.94</b>	<b>\$ 172,400.00</b>	<b>\$ 172,400.00</b>	<b>\$ 172,400.00</b>	
<b>NET SURPLUS (DEFICIT)</b>		<b>\$ (16,763.64)</b>	<b>\$ (32,536.96)</b>	<b>\$ -</b>	<b>\$ -</b>	