



Strata Plan LMS 621 - the Westerlund

Budget

For the Period from July 1, 2024 to June 30, 2025

	Actual 12 months 2023-07-01 to 2024-06-30	Approved Budget 2023 / 2024	Approved Budget 2024 / 2025
REVENUE			
4200 Strata Fees	64,223.76	64,224	66,186
4205 Contingency Fund Contribution	3,910.06	3,910	7,400
4210 S.L Deficit Recovery	<u>7,865.01</u>	<u>7,865</u>	<u>13,508</u>
TOTAL REVENUE	<u>75,998.83</u>	<u>75,999</u>	<u>87,094</u>
EXPENSE			
5640 Postage & Copies	886.92	900	900
5670 Bank Charges	531.55	400	550
5685 Insurance	13,889.75	12,078	14,000
5725 Management Fees	11,896.56	11,896	12,253
5755 Statutory Review and Trust Account	420.00	420	420
5765 Repair & Maintenance	5,126.37	6,000	6,035
5788 Water & Sewer	8,581.06	7,400	9,000
5790 Electricity/Gas	7,749.17	8,000	8,000
5805 Caretaking/ Janitorial	5,985.00	5,100	6,000
5820 Alarm Monitoring	271.50	1,200	1,200
5825 Landscaping	584.48	800	800
5830 Elevator	5,869.90	4,500	5,800
5835 Fire Protection	4,916.90	1,000	3,000
5840 Garbage	<u>6,214.91</u>	<u>5,349</u>	<u>6,200</u>
Total Expenses	<u>72,924.07</u>	<u>62,213</u>	<u>74,158</u>
5960 Transferred CRF	<u>3,909.96</u>	<u>3,910</u>	<u>7,400</u>
Total Transfers to CRF and Projects	<u>3,909.96</u>	<u>3,910</u>	<u>7,400</u>
TOTAL EXPENSE & Transfer to CRF	<u>76,834.03</u>	<u>66,123</u>	<u>81,558</u>

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3600 Current Year Surplus / (Deficit)	<u>-835.20</u>	<u>7,527</u>	<u>5,536</u>
3600 Operating Surplus (Deficit) Balance Forward	-4,700.40	-6,723	-5,536
Ending Operating Surplus / (Deficit)	<u><u>-5,535.60</u></u>	<u><u>804</u></u>	<u><u>0</u></u>