

Operating Category	Budget	Actual Expense	Notes	
AGM room rental	\$100	\$0		
Audit	\$2,500	\$1,776.01		
Backflow testing	\$100	\$78.75		
Building repairs and maintenance	\$5,000	\$5,927.02	See detailed explanation below	
ENMAX (water/sewer/electricity)	\$1,700	\$2,396.44	All three were separate in budget but I combined for ease of interpretation	
Hydrant test	\$115	\$288.75		
Insurance	\$24,000	\$24,085.00		
Insurance deductible (contingency)	\$5,000	\$0		
Irrigation – blowout and start-up	\$500	\$2,047.50		
Irrigation – sprinkler heads and maintenance	\$2,000	\$1,732.50		
Landscaping and snow removal contract	\$23,500	\$23,770.00		
Landscaping extras	\$3,000	\$0		
Landscaping reclamations	\$2,000	\$0		
Legal (contingency)	\$5,000	\$496.34		
Office (stationary, copying etc.)	\$200	\$12.56		
Pest control	\$5,000	\$3,251.28		
Recycling fees (waste and organics)	\$3,800	\$3,026.28	Waste and recycling fees were separate in budget, but I've combined for ease of interpretation	
Solid waste removal	\$2,000	\$1,245.17		
Window washing	\$2,000	\$1,811.50		
Bank fees	\$0	\$228.30		
Land titles filing	\$0	20.00		
Owner payment adjustment	\$0	\$13.24		
Condo purchasing fees EFT	\$0	\$423.63		
Management fees	\$0	\$1,712.00		
TOTAL OPERATING EXPENSES	\$87, 515.00	\$74,342.27		

Building repairs and maintenance included locksmith, replacing light post in lane, traffic chevrons for lane, hiring a company to replace handrails on B Units after fixing garage pads, fixing inside of shed due to water damage from December 2020, and numerous small repairs requested by owners.

The Board did not transfer extra funds from the Operating Account into the Reserve Fund. As indicated in previous email messages, the city installed a new water gauge so the cost of water for sprinklers has gone from around \$100/month to around \$1,100/month. This came to the attention of the Board after the budget and condo fees were sent out to all owners. Instead, the cast will be used to fill the gap in the budget for this upcoming year.

You will notice that the last five rows in the above table weren't budgeted for. We had one month with FSR (hence management fees). Also, we've eliminated the EFT fees.