

LMS 3187 - The "Ave"

Ammended Operating Budget

For the Year Ending

April 30 2026

GL	REVENUE	Approved Budget 4/30/2025	Actual 4/30/2025	Proposed 4/30/2026	Ammended 4/30/2026	Difference	Notes
4100	Strata Fees	350,760.40	350,759.85	369,303.49	350,760.40	-18,543.09	No Increase in Strata Fee
4211	Guest Suite Rental		1,050.00			0.00	
4217	Amenity Room/Guest Suite Rental	2,500.00	800.00	2,500.00	2,500.00	0.00	
4221	Bike Room Income		20.00	20.00	20.00	0.00	
4310	Bank account interest	2,000.00	2,307.07	2,000.00	2,000.00	0.00	
4380	Parking	3,325.00	4,385.00	3,325.00	4,385.00	1,060.00	Use Actual Revenue for Parking
4381	EV Charging Station Income		161.68	600.00	600.00	0.00	
4500	Late payment interest					0.00	
4510	NSF Charges					0.00	
4520	Fines (By-law/Rules Infraction)		125.00			0.00	
4530	Move in / out charges	2,000.00	1,650.00	2,000.00	2,000.00	0.00	
4540	Transmitter (Fob) / Elevator Keys	800.00	700.00	800.00	800.00	0.00	
4600	Miscellaneous Income	1,500.00	790.01	1,500.00	1,500.00	0.00	
4900	Surplus Carryover	58,405.95	58,405.95	20,385.67	20,385.67	0.00	
	TOTAL REVENUE	421,291.35	421,154.56	402,434.16	384,951.07	-17,483.09	
	CONTRACT MAINTENANCE						
5100	Elevator Maintenance	13,000.00	16,020.60	13,000.00	13,000.00	0.00	
5115	Mechanical Maintenance (Plumbing)	2,400.00	4,522.48	5,000.00	2,500.00	-2,500.00	Contract only.
5130	Janitorial	17,000.00	18,035.95	18,000.00	18,000.00	0.00	
5140	Landscaping	18,000.00	20,320.66	18,000.00	18,000.00	0.00	
5160	Pest Control	1,600.00	1,827.00	1,600.00	1,600.00	0.00	
	REPAIRS AND REPLACEMENTS						
6050	Property Improvements (Amenity room)	1,000.00		1,000.00	500.00	-500.00	Never utilized.
6080	Locks, keys and doors					0.00	
6090	Dryer Vent Cleaning	2,750.00		2,750.00	2,750.00	0.00	

6140	Garage Door	2,200.00	7,059.37	4,000.00	4,000.00	0.00	
6230	Repairs & Maintenance	55,000.00	20,512.10	25,000.00	27,500.00	2,500.00	Up for Mechanical Service calls
6270	Supplies	500.00	376.03	500.00	566.91	66.91	Increase to balance budget
	SAFETY AND SECURITY						
6530	Enterphone	450.00	439.67	450.00	450.00	0.00	
6550	Fire Alarm and Elevator Monitoring	1,200.00	1,071.00	1,200.00	1,200.00	0.00	
6580	Fire Safety - Non-Scheduled	7,000.00	9,674.78	7,000.00	7,000.00	0.00	
	UTILITIES						
7100	Electricity	24,000.00	27,561.66	25,000.00	25,000.00	0.00	
7250	Garbage Removal	12,500.00	12,580.90	12,500.00	12,500.00	0.00	
7400	Gas	55,000.00	55,732.42	55,000.00	45,000.00	-10,000.00	Carbon Tax is gone. 18% to 20%
	PROFESSIONAL FEES						
9110	Accounting & Audit	2,250.00	1,522.50	2,250.00	1,600.00	-650.00	Fixed rate per unit.
9140	Leasing Fees (Water treatment)	10,700.00	10,684.80	10,700.00	10,700.00	0.00	
9150	Legal	500.00	802.39	500.00	500.00	0.00	
9170	Management Fees	39,832.00	39,831.94	41,026.96	41,026.96	0.00	
9175	Management Fees - non-scheduled	1,000.00		1,000.00	600.00	-400.00	Rarely utilized.
	ADMINISTRATIVE EXPENSES						
9210	Bad Debt Expenses					0.00	
9240	Volunteer/Council Remuneration	6,000.00	6,000.00	8,000.00	2,000.00	-6,000.00	Decreased from 8000.
9260	Insurance	75,500.00	74,014.06	72,000.00	72,000.00	0.00	
9310	Miscellaneous Expense		0.09			0.00	
9350	Postage/Copies/Office	4,000.00	4,269.14	4,000.00	4,000.00	0.00	
	TOTAL OPERATING EXPENSES	353,382.00	332,859.54	329,476.96	311,993.87	-17,483.09	
	RESERVE FUNDS						
9920	Funding to Contingency Reserve	67,909.35	67,909.35	72,957.20	72,957.20	0.00	
	TOTAL EXPENSES	421,291.35	400,768.89	402,434.16	384,951.07	-17,483.09	
	Projected Surplus / (Deficit)		20,385.67	0.00	0.00	0.00	