PROPOSED ANNUAL OPERATING BUDGET
EPS 11393 - 3816 COLUMBIA VALLEY ROAD, CHILLIWACK BC
Prepared March 2025

		Proposed Operating Budget
INCOME		
Maintenance Fees	$	277,443.10
EV Income		-
Interest Income		-
Bylaws, Late Fines		-
TOTAL INCOME	**$**	**277,443.10**
GENERAL EXPENSES		
Insurance	$	45,000.00
Insurance Appraisal		900.00
Management		25,715.00
Admininistration		2,500.00
Legal fees/Professional Fees		1,500.00
T2 Tax Filing		450.00
Bank Charges		156.00
TOTAL GENERAL EXPENSES	**$**	**76,221.00**
BUILDING EXPENSES		
Repairs and Maintenance	$	12,000.00
Elevator Maintenance and Licenses		9,000.00
Fire Equipment Inspection		3,000.00
HVAC / Mechanical		6,500.00
Janitorial		15,000.00
Gate Maintenance		1,500.00
Pest Control		1,000.00
Caretaker (Part-time)		32,000.00
Amenties		5,000.00
TOTAL BUILDING EXPENSES	**$**	**85,000.00**
GROUNDS EXPENSES		
Landscaping	$	8,500.00
Snow Removal		2,500.00
Irrigation		3,000.00
TOTAL GROUNDS EXPENSES	**$**	**14,000.00**
UTILITY EXPENSES		
Garbage/Organic	$	12,000.00
Electricity		20,000.00
Gas		18,000.00
Security/Fire Monitoring		2,500.00
Phone Lines/Internet		2,500.00
Water & Sewer		22,000.00
TOTAL UTILITY EXPENSES	**$**	**77,000.00**
TOTAL OPERATING EXPENSES	$	252,221.00
RESERVE FUNDS		
Contingency Reserve Fund		25,222.10
TOTAL RESERVE FUNDS	**$**	**25,222.10**
TOTAL EXPENSES & RESERVES	**$**	**277,443.10**
SURPLUS / (DEFICIT)	**$**	**-**

Prepared by HomeLife Advantage Realty Ltd

For Strata Corporations established on or after July 1, 2027, the Developer will provide funding towards the first Depreciation Report in accordance with the Strata Property Act, being an amount equal to $5,000, plus $200 per strata lot, up to a maximum of $30,000, by the payment of such amount into the contingency reserve fund. This amount must be paid into the Strata Contingency Reserve Fund no later than the date of the Strata Corporation's first Annual General Meeting.

EPS 11393 - 3816 COLUMBIA VALLEY ROAD, CHILLIWACK BC
PROPOSED STRATA FEE SCHEDULE
* subject to change once Unit Entitlement Registered

Strata Lot	*Unit Entitlement	Annual Contingency Reserve Fund	Annual Operating Fund	Total Annual Strata Fees	Monthly Strata Fees
1	57	$354.98	$3,549.78	$3,904.75	$325.40
2	57	$354.98	$3,549.78	$3,904.75	$325.40
3	57	$354.98	$3,549.78	$3,904.75	$325.40
4	56	$348.75	$3,487.50	$3,836.25	$319.69
5	54	$336.29	$3,362.95	$3,699.24	$308.27
6	54	$336.29	$3,362.95	$3,699.24	$308.27
7	56	$348.75	$3,487.50	$3,836.25	$319.69
8	57	$354.98	$3,549.78	$3,904.75	$325.40
9	57	$354.98	$3,549.78	$3,904.75	$325.40
10	57	$354.98	$3,549.78	$3,904.75	$325.40
11	57	$354.98	$3,549.78	$3,904.75	$325.40
12	57	$354.98	$3,549.78	$3,904.75	$325.40
13	57	$354.98	$3,549.78	$3,904.75	$325.40
14	56	$348.75	$3,487.50	$3,836.25	$319.69
15	55	$342.52	$3,425.22	$3,767.75	$313.98
16	55	$342.52	$3,425.22	$3,767.75	$313.98
17	57	$354.98	$3,549.78	$3,904.75	$325.40
18	57	$354.98	$3,549.78	$3,904.75	$325.40
19	57	$354.98	$3,549.78	$3,904.75	$325.40
20	74	$460.85	$4,608.48	$5,069.33	$422.44
21	30	$186.83	$1,868.30	$2,055.13	$171.26
22	73	$454.62	$4,546.21	$5,000.83	$416.74
23	73	$454.62	$4,546.21	$5,000.83	$416.74
24	30	$186.83	$1,868.30	$2,055.13	$171.26
25	30	$186.83	$1,868.30	$2,055.13	$171.26
26	73	$454.62	$4,546.21	$5,000.83	$416.74
27	30	$186.83	$1,868.30	$2,055.13	$171.26
28	73	$454.62	$4,546.21	$5,000.83	$416.74
29	30	$186.83	$1,868.30	$2,055.13	$171.26
30	30	$186.83	$1,868.30	$2,055.13	$171.26
31	73	$454.62	$4,546.21	$5,000.83	$416.74
32	73	$454.62	$4,546.21	$5,000.83	$416.74
33	30	$186.83	$1,868.30	$2,055.13	$171.26
34	30	$186.83	$1,868.30	$2,055.13	$171.26
35	73	$454.62	$4,546.21	$5,000.83	$416.74
36	74	$460.85	$4,608.48	$5,069.33	$422.44
37	57	$354.98	$3,549.78	$3,904.75	$325.40
38	57	$354.98	$3,549.78	$3,904.75	$325.40
39	57	$354.98	$3,549.78	$3,904.75	$325.40
40	56	$348.75	$3,487.50	$3,836.25	$319.69

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PROPOSED STRATA FEE SCHEDULE
* subject to change once Unit Entitlement Registered

Strata Lot	*Unit Entitlement	Annual Contingency Reserve Fund	Annual Operating Fund	Total Annual Strata Fees	Monthly Strata Fees
41	54	$336.29	$3,362.95	$3,699.24	$308.27
42	54	$336.29	$3,362.95	$3,699.24	$308.27
43	56	$348.75	$3,487.50	$3,836.25	$319.69
44	57	$354.98	$3,549.78	$3,904.75	$325.40
45	57	$354.98	$3,549.78	$3,904.75	$325.40
46	57	$354.98	$3,549.78	$3,904.75	$325.40
47	57	$354.98	$3,549.78	$3,904.75	$325.40
48	57	$354.98	$3,549.78	$3,904.75	$325.40
49	57	$354.98	$3,549.78	$3,904.75	$325.40
50	56	$348.75	$3,487.50	$3,836.25	$319.69
51	55	$342.52	$3,425.22	$3,767.75	$313.98
52	55	$342.52	$3,425.22	$3,767.75	$313.98
53	56	$348.75	$3,487.50	$3,836.25	$319.69
54	57	$354.98	$3,549.78	$3,904.75	$325.40
55	57	$354.98	$3,549.78	$3,904.75	$325.40
56	79	$491.99	$4,919.87	$5,411.85	$450.99
57	30	$186.83	$1,868.30	$2,055.13	$171.26
58	73	$454.62	$4,546.21	$5,000.83	$416.74
59	73	$454.62	$4,546.21	$5,000.83	$416.74
60	30	$186.83	$1,868.30	$2,055.13	$171.26
61	30	$186.83	$1,868.30	$2,055.13	$171.26
62	73	$454.62	$4,546.21	$5,000.83	$416.74
63	73	$454.62	$4,546.21	$5,000.83	$416.74
64	30	$186.83	$1,868.30	$2,055.13	$171.26
65	30	$186.83	$1,868.30	$2,055.13	$171.26
66	73	$454.62	$4,546.21	$5,000.83	$416.74
67	30	$186.83	$1,868.30	$2,055.13	$171.26
68	30	$186.83	$1,868.30	$2,055.13	$171.26
69	73	$454.62	$4,546.21	$5,000.83	$416.74
70	73	$454.62	$4,546.21	$5,000.83	$416.74
71	30	$186.83	$1,868.30	$2,055.13	$171.26
72	30	$186.83	$1,868.30	$2,055.13	$171.26
73	73	$454.62	$4,546.21	$5,000.83	$416.74
74	79	$491.99	$4,919.87	$5,411.85	$450.99
	4050	**$25,222.10**	**$252,221.00**	**$277,443.10**	**$23,120.26**