

# *Tradewinds at the Quay*

"THE OWNERS STRATA PLAN LMS 3025"

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January 14, 2021

The Owners  
Strata Plan LMS 3025  
Tradewinds at The Quay



**Re: 2020/2021 Operating Budget & Strata Fees**

Dear Owners:

Attached please find a copy of the 2020/2021 operating budget approved by the ownership at the recent General Meeting.

Your monthly strata fee, retroactive to July 1, 2020 is shown on the attached schedule.

- a) If you have paid by cheque for July, August, September, October, November, December 2020, and January 2021 in the old amount, payments will be split over February 1, March 1, April 1, May 1 and June 1, 2021.*
- b) Owners on the pre-authorized payment plan are asked to note that the February, March, April, May and June 2021 withdrawal will include the difference for July, August, September, October, November, December 2020, and January 2021.*

To ensure your account is current at all times, please consider one of the following payment options:

1. **Pre-Authorized Payment:**

The pre-authorized payment plan provides for an automatic transfer from your account to that of the Strata Corporation. If you wish to enroll on this plan, please contact our Accounting Department and an application form will be sent to you.

2. **Post-Dated Cheques:**

We would be pleased to accept a series of post-dated cheques for the upcoming fiscal year.

LMS 3025 Owners  
January 14, 2021

*Should you choose to pay by cheque, your cheque should be made payable to your strata plan (the strata plan number appears at the top of this notice) and your strata lot and unit number written on the cheque. This will ensure proper credit to your account.*

Please remember that all strata fees are due and payable on the 1<sup>st</sup> day of the month, in advance, and if not paid in a timely manner your account will be subject to late payment charges pursuant to the Strata Corporation's bylaws.

Thank you for keeping your account current, and should you have any questions or require further information please do not hesitate to contact our office.

Sincerely yours,

**STRATACO MANAGEMENT LTD.**



Carey Grandy,  
Strata Manager

/sg

attachments

**STRATA PLAN LMS 3025 – TRADEWINDS AT THE QUAY**  
**2020/2021 OPERATING BUDGET**

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**INCOME**

Chequing Account Interest	\$ 200.00
CRF Account Interest	1,400.00
Strata Fees	<u>347,128.00</u>

**TOTAL INCOME** **\$ 348,728.00**

**EXPENDITURES**

General

General Meeting	\$ 100.00
Insurance	62,000.00
Appraisals	750.00
Management Fees	17,640.00
Janitorial Contract	15,000.00
Legal	2,000.00
Council Administration	1,600.00
Records Storage	158.00
Postage and Photocopy Charges	2,500.00
Corporate Tax Return	230.00
Form F and B Charges	150.00
Bank Charges	300.00
Real Estate Council Review	<u>400.00</u>

Sub-total General \$ 102,828.00

Building

Fire Protection	\$ 5,000.00
Plumbing Repairs	2,500.00
Boiler and Mechanical	2,000.00
Electrical Maintenance	500.00
Elevator/Licenses	4,100.00
Electricity	19,000.00
Extermination	2,500.00
General Maintenance	4,500.00
Heating Fuel	23,000.00
Telephone	500.00
Cablevision	2,100.00
Locks and Keys	500.00
Repairs - Exterior	1,500.00
Roof Repairs	500.00
Repairs - Interior	4,600.00
Refuse Removal	22,400.00
Enterphone	2,500.00

Supplies	100.00
Water/Sewer	30,000.00
Window Cleaning	1,350.00
Dryer Vent Cleaning	500.00
Entrance Gate	<u>1,500.00</u>
Sub-total Building	\$ 131,150.00
<u>Grounds</u>	
Improvements	\$ 2,500.00
Waterscaping	800.00
Landscape Maintenance	1,700.00
Repairs	500.00
Site Clean-up	200.00
Snow Removal	<u>200.00</u>
Sub-total Grounds	\$ 5,900.00
<u>Recreation Facilities</u>	
Equipment	\$ 850.00
Supplies	<u>300.00</u>
Sub-total Reserves	\$ 1,150.00
<u>Debt</u>	
Debt Services	<u>50,000.00</u>
Sub-total Reserves	\$ 50,000.00
<u>Reserves</u>	
Interest Reserve	\$ 1,400.00
Contingency Fund	<u>56,300.00</u>
Sub-total Reserves	\$ 57,700.00
<b>TOTAL BUDGET</b>	<b>\$ 348,728.00</b>

TRADEWINDS AT THE QUAY

STRATA PLAN LMS 3025

\$298,530.08

2020/2021 SCHEDULE OF STRATA FEES

2020/2021 ANNUAL STRATA FEES \$ 250,112.08 \$ 48,418.00  
RESIDENTIAL

STRATA LOT #	UNIT NO.	UNIT ENTITLEMENTS	YEARLY STRATA FEES	MONTHLY STRATA FEES CONTRIBUTION	MONTHLY RESERVE CONTRIBUTION	TOTAL MONTHLY STRATA FEES
11	107	53	\$ 3,637.26	\$ 253.95	\$ 49.16	\$ 303.11
12	108	54	\$ 3,705.89	\$ 258.74	\$ 50.09	\$ 308.82
13	109	54	\$ 3,705.89	\$ 258.74	\$ 50.09	\$ 308.82
14	110	54	\$ 3,705.89	\$ 258.74	\$ 50.09	\$ 308.82
15	111	75	\$ 5,147.07	\$ 359.36	\$ 69.57	\$ 428.92
16	112	75	\$ 5,147.07	\$ 359.36	\$ 69.57	\$ 428.92
17	113	75	\$ 5,147.07	\$ 359.36	\$ 69.57	\$ 428.92
18	114	75	\$ 5,147.07	\$ 359.36	\$ 69.57	\$ 428.92
19	115	109	\$ 7,480.41	\$ 522.26	\$ 101.10	\$ 623.37
20	101	96	\$ 6,588.25	\$ 459.98	\$ 89.04	\$ 549.02
21	102	106	\$ 7,274.53	\$ 507.89	\$ 98.32	\$ 606.21
22	103	93	\$ 6,382.37	\$ 445.60	\$ 86.26	\$ 531.86
23	104	89	\$ 6,107.86	\$ 426.44	\$ 82.55	\$ 508.99
24	105	89	\$ 6,107.86	\$ 426.44	\$ 82.55	\$ 508.99
25	206	89	\$ 6,107.86	\$ 426.44	\$ 82.55	\$ 508.99
26	207	89	\$ 6,107.86	\$ 426.44	\$ 82.55	\$ 508.99
27	208	78	\$ 5,352.95	\$ 373.73	\$ 72.35	\$ 446.08
28	209	94	\$ 6,450.99	\$ 450.39	\$ 87.19	\$ 537.58
29	210	74	\$ 5,078.44	\$ 354.57	\$ 68.64	\$ 423.20
30	211	83	\$ 5,696.09	\$ 397.69	\$ 76.99	\$ 474.67
31	212	85	\$ 5,833.35	\$ 407.27	\$ 78.84	\$ 486.11
32	213	86	\$ 5,901.97	\$ 412.06	\$ 79.77	\$ 491.83
33	214	86	\$ 5,901.97	\$ 412.06	\$ 79.77	\$ 491.83
34	215	116	\$ 7,960.80	\$ 555.80	\$ 107.60	\$ 663.40
35	216	95	\$ 6,519.62	\$ 455.18	\$ 88.12	\$ 543.30
36	203	100	\$ 6,862.76	\$ 479.14	\$ 92.75	\$ 571.90
37	204	89	\$ 6,107.86	\$ 426.44	\$ 82.55	\$ 508.99
38	205	89	\$ 6,107.86	\$ 426.44	\$ 82.55	\$ 508.99
39	306	89	\$ 6,107.86	\$ 426.44	\$ 82.55	\$ 508.99
40	307	89	\$ 6,107.86	\$ 426.44	\$ 82.55	\$ 508.99
41	308	78	\$ 5,352.95	\$ 373.73	\$ 72.35	\$ 446.08
42	309	94	\$ 6,450.99	\$ 450.39	\$ 87.19	\$ 537.58
43	310	74	\$ 5,078.44	\$ 354.57	\$ 68.64	\$ 423.20
44	311	83	\$ 5,696.09	\$ 397.69	\$ 76.99	\$ 474.67
45	312	85	\$ 5,833.35	\$ 407.27	\$ 78.84	\$ 486.11
46	313	86	\$ 5,901.97	\$ 412.06	\$ 79.77	\$ 491.83
47	314	86	\$ 5,901.97	\$ 412.06	\$ 79.77	\$ 491.83
48	315	111	\$ 7,617.66	\$ 531.85	\$ 102.96	\$ 634.81
49	316	95	\$ 6,519.62	\$ 455.18	\$ 88.12	\$ 543.30
50	303	100	\$ 6,862.76	\$ 479.14	\$ 92.75	\$ 571.90
51	304	84	\$ 5,764.72	\$ 402.48	\$ 77.91	\$ 480.39

TRADEWINDS AT THE QUAY

STRATA PLAN LMS 3025

\$298,530.08

2020/2021 SCHEDULE OF STRATA FEES

2020/2021 ANNUAL STRATA FEES \$ 250,112.08 \$ 48,418.00  
RESIDENTIAL

STRATA LOT #	UNIT NO.	UNIT ENTITLEMENTS	YEARLY STRATA FEES	MONTHLY STRATA FEES CONTRIBUTION	MONTHLY RESERVE CONTRIBUTION	TOTAL MONTHLY STRATA FEES
52	305	84	\$ 5,764.72	\$ 402.48	\$ 77.91	\$ 480.39
53	406	97	\$ 6,656.88	\$ 464.77	\$ 89.97	\$ 554.74
54	407	84	\$ 5,764.72	\$ 402.48	\$ 77.91	\$ 480.39
55	408	73	\$ 5,009.82	\$ 349.77	\$ 67.71	\$ 417.48
56	409	94	\$ 6,450.99	\$ 450.39	\$ 87.19	\$ 537.58
57	410	74	\$ 5,078.44	\$ 354.57	\$ 68.64	\$ 423.20
58	411	83	\$ 5,696.09	\$ 397.69	\$ 76.99	\$ 474.67
59	412	85	\$ 5,833.35	\$ 407.27	\$ 78.84	\$ 486.11
60	413	86	\$ 5,901.97	\$ 412.06	\$ 79.77	\$ 491.83
61	414	86	\$ 5,901.97	\$ 412.06	\$ 79.77	\$ 491.83
		4350	\$298,530.08	\$20,842.67		\$24,877.51

TRADEWINDS AT THE QUAY

STRATA PLAN LMS 3025

\$48,597.92

2020/2021 SCHEDULE OF STRATA FEES

2020/2021 ANNUAL STRATA FEES COMMERCIAL      \$40,715.92      7,882.00

STRATA LOT #	UNIT NO.	UNIT ENTITLEMENTS	YEARLY STRATA FEES	MONTHLY STRATA FEES CONTRIBUTION	MONTHLY RESERVE CONTRIBUTION	TOTAL MONTHLY STRATA FEES
1	114	99	\$5,167.77	\$360.80	\$69.85	\$430.65
2	110	82	\$4,280.38	\$298.85	\$57.85	\$356.70
3	106	61	\$3,184.18	\$222.31	\$43.04	\$265.35
4	104	71	\$3,706.18	\$258.76	\$50.09	\$308.85
5	51	198	\$10,335.54	\$721.60	\$139.69	\$861.30
6	57	87	\$4,541.37	\$317.07	\$61.38	\$378.45
7	61	113	\$5,898.57	\$411.82	\$79.72	\$491.55
8	63	71	\$3,706.18	\$258.76	\$50.09	\$308.85
9	65	74	\$3,862.78	\$269.69	\$52.21	\$321.90
10	67	75	\$3,914.98	\$273.33	\$52.91	\$326.25
		931	\$48,597.92			\$4,049.83