

November 28, 2023

All Owners
London Condominium Corporation No. 22
990 - 1024 Kipps Lane, London, ON, N5Y 4S5

Dear Owners,

2024 BUDGET NOTICE
The 2024 Common Element Fee is \$487.00
Special Assessment continuation for repayment of bank loan for roof
replacement is \$1980.00 per unit per year.

Setting the Budget

When the Board sets the budget, it takes into account all of the expected operating costs for the coming year which include insurance, administration, landscape services, general repairs, auditing, environmental tax and hydro, maintenance contracts and services. It also considers the required contribution to reserves set out under the reserve fund study plan as well as the ongoing Special Assessment for repayment of the bank loan which was secured to complete the roof replacement project.

Influences on Condominium Finances

The Board continues to deal with costs created by government legislation including costs related to operating the Condominium Authority of Ontario and costs to comply with regulations. The government will continue to pass new regulations in the next months and years that will need to be evaluated for their impact on operations and costs.

Costs for insurance are increasing and there are more questions being asked about risks related to older buildings like ours. We have included for an increase for next year and hope that it will be adequate to meet costs on renewal.

Decreasing water consumption must remain a priority for unit owners. Please ensure all water apparatuses are not leaking or running when not in use. This is a large expense line for the Corporation and can be controlled by unit owners and residents.

Following a full review of the finances, the Board determined a fee of \$487.00 / unit / month would be required to meet operating costs and to fund the increased required contributions to reserve fund.

Rate

The new rate of \$487.00 will take effect January 1, 2024. If you pay by automatic debit, the changes will take place automatically. If there are any changes in payment method, these need to be made with the office by the 20th of the month prior. A \$25 charge applies to late or NSF payments.

SPECIAL ASSESSMENT - \$1980.00 PER UNIT PER YEAR. PAYABLE VIA MONTHLY PAYMENTS OF \$165.00 COMMENCING JANUARY 1, 2024.

As you are aware, the Corporation had to secure a bank loan for the recent replacement of the roof. The repayment of the bank loan is accounted for in the current Reserve Fund Study. The repayment plan is for owners to pay, in addition to regular common element fees: \$165 per month for 2024-2025 and \$95 month in 2026.

If you pay your condo fees by automatic debit, the new condo fees and special assessment charges will take effect on **January 1, 2024**. If you pay your condo fees and special assessment charges via cheque, please issue a new set of monthly cheques and send to Thorne Property Management offices prior to January 1, 2024.

If you would like to change your electronic, pre-authorized payment instructions, or switch to automatic pre-authorized monthly payments, please contact sarah@thorneproperty.com prior to December 15, 2023.

Upcoming Property Project

The Corporation will be replacing the eavestroughs, downspouts, soffits and fascia as weather permits / as soon as possible. We thank unit owners for their accommodations and understanding while this project is completed. Specific start dates will communicated as they become available.

Issues and/or Concerns?

Your contact for condo related issues is Thorne Property Management. You can reach the office Monday-Friday 9am to 5pm, or by email to paul@thorneproperty.com.

The Board continues to be appreciative of the support of owners for the continuing work in the property.

Sincerely,

LONDON CONDOMINIUM CORPORATION NO. 22



Per:
Paul Baxter, OLCM, RCM, LCCI
Senior Condominium Manager
paul@thorneproperty.com



Cassandra Clause, OLCM
Condominium Manager
cassandra@thorneproperty.com

London Condominium Corporation No. 22
OPERATING FUND & RESERVE FUND BUDGETS
For the Year ending December 31, 2024
Based on 022 VDP Engineering, August 16, 2021

	YE 2023 BUDGET	YE 2024 BUDGET
<u>Operating Revenue</u>		
Common Element Fees	99,360	105,192
Homeowner Assessment	35,640	35,640
Total Operating Revenue	135,000	140,832
<u>Operating Expenses</u>		
Admin - Audit Fees	1,980	2,027
Admin - Bank Charges	480	480
Admin - General	216	216
Admin - Insurance	9,000	9,518
Admin - Management Fees	10,322	10,683
Admin - Meetings, Office & General	1,350	1,350
Maint - General Repairs	4,500	4,500
Maint - Landscape Contract Annual	14,853	15,598
Maint - Landscaping Fuel Surcharge	-	320
Maint - Swimming Pool	2,850	2,850
Admin - Management - Bill 106 Compliance	1,695	1,695
Utilities- Phone & Cable	651	651
Utilities - Hydro	800	800
Utilities - Water	9,000	9,000
Total Operating Expenses	57,697	59,689
Net Revenue before Transfer(s)	77,303	81,143
Transfer to Reserve	40,445	44,522
Misc. - Extra Transfer to Reserve	35,640	35,640
Net Revenue	1,218	981
General Fund at Beginning of Year	14,123	14,957
General Fund at End of Year	15,341	15,938

	YE 2023 BUDGET	YE 2024 BUDGET
<u>Reserve Revenue</u>		
Transfer From Operating	40,445	44,522
Interest Income	116	45
Homeowner Assessment (Reserve)	35,640	35,640
Total Reserve Revenue	76,201	115,847
<u>Reserve Expenses</u>		
Misc - Reserve Fund Study		2,850
Misc - Insurance Deductible		
Misc. - Transfer To Special Projects Fund	25,715	24,605
Misc. - Inflation On Expenses		6,749
Site Services - Porch & Concrete Step Replacement		14,125
Site Services - Fencing: Privacy Panel Replacement		39,000
Structural - Caulking		7,200
Structural - Eavestrough Replacement	27,000	
Total Reserve Expenses	52,715	94,529
Increase for Period	23,486	21,318
Reserve Fund at End of Year	53,567	102,206
	77,053	123,524