

2008/2009 BUDGET WORKING PAPER
STRATA PLAN BCS0622

10-Apr-08
YEAR END: JANUARY 31

CATEGORY CODE NAME	2007/2008 BUDGET	2007/2008 DRAFT AUDIT	2008/2009 FINAL
REVENUE			
6710 STRATA FEES	\$ 457,570	\$ 457,567	\$ 494,035
6730 FINES	1,000	2,400	1,000
6750 STRATA SUITE'S RENT	6,000	6,000	9,000
6760 INTEREST	2,500	2,853	1,500
6775 GUEST SUITE	6,000	11,260	10,000
6780 MISCELLANEOUS (FOBS/MOVE FEE)	10,000	13,837	11,000
6790 SURPLUS FORWARD	12,741	12,741	-
TOTAL REVENUE	\$ 495,811	\$ 506,658	\$ 526,535
EXPENSES			
7050 MANAGEMENT FEE	\$ 43,248	\$ 42,621	\$ 45,792
7100 INSURANCE*	44,000 *	43,981 *	45,000 *
7110 INSURANCE APPRAISAL (DUE DEC.2009)	- *	- *	- *
7150 CARETAKER WAGES & BENEFITS	46,000	43,273	72,000
7160 JANITORIAL	21,522	24,148	-
7250 AUDIT	2,300	2,519	2,300
7300 LEGAL	1,000	-	1,000
7340 MORTGAGE	11,000	11,119	11,232
7350 PROPERTY TAXES*(FOR GUEST & STRATA SUITE)	2,000 *	200 *	2,000 *
7400 MISCELLANEOUS	10,500	9,962	10,500
8010 GAS	58,000	46,572	50,000
8020 ELECTRICITY	41,000	37,957	39,000
8030 WATER*	23,000 *	31,621 *	32,000 *
8035 SEWER*	12,000 *	15,817 *	16,500 *
8040 GARBAGE	20,000	22,117	23,000
8060 ELEVATOR	14,000	14,310	15,000
8080 LANDSCAPING	16,000	14,976	16,000
8130 FIRE EQUIP MTCE / MONITORING	10,000	12,127	11,000
8140 SECURITY	29,000	33,945	20,000
8150 SECURITY LEASE(APRIL 2009)	20,500	16,610	20,500
8170 TELEPHONE	-	-	2,000
8240 REPAIRS & MAINTENANCE	2,000	1,846	45,000
8250 MECHANICAL MAINTENANCE	40,741	71,193	8,000
8280 CARPET MAINTENANCE	8,000	12,070	2,000
8290 INTERIOR PAINTING MAINTENANCE	2,000	2,093	2,500
8450 WINDOW CLEANING	3,000	-	6,000
8870 BUILDING ENVELOPE INSPECTION	6,000	2,698	10,000
9998 DEFICIT RECOVERY	5,000	2,971	14,211
9200 RECREATION FACILITIES / AMENITY - REPAIRS / MTCE	4,000	4,225	4,000
TOTAL OPERATING EXPENSES	\$ 495,811	\$ 520,869	\$ 526,535
9999 CONTINGENCY	\$ -	\$ -	\$ -
TOTAL EXPENSES	\$ 495,811	\$ 520,869	\$ 526,535
SURPLUS / (DEFICIT)	\$ -	\$ (14,211)	\$ -

GST Included in all categories except as denoted * which is exempt.

Any owner who would like further information or specific details is invited to call the management company prior to the Annual General Meeting.

FINAL

2008/2009 BUDGET WORKING PAPER
STRATA PLAN BCS0522

10-Apr-08
YEAR END: JANUARY 31

CATEGORY CODE	NAME	2008/2009			
		PROPOSED	RESIDENTIAL ONLY (00)	COMMERCIAL ONLY (01)	JOINT USE (02)
REVENUE					
6710	STRATA FEES	\$ 494,035	\$ 157,933	\$ 11,960	\$ 324,142
6730	FINES	1,000	-	-	1,000
6750	STRATA SUITE'S RENT	9,000	4,000	-	5,000
6760	INTEREST	1,500	-	-	1,500
6775	GUEST SUITE	10,000	10,000	-	-
6780	MISCELLANEOUS (FOBS/MOVE FEE)	11,000	-	-	11,000
6790	SURPLUS FORWARD	-	-	-	-
	TOTAL REVENUE	\$ 526,535	\$ 171,933	\$ 11,960	\$ 342,642
EXPENSES					
7050	MANAGEMENT FEE	\$ 45,792	\$ -	\$ -	\$ 45,792
7100	INSURANCE*	45,000 *	- *	- *	45,000 *
7110	INSURANCE APPRAISAL (DUE DEC/2009)	-	-	-	-
7150	CARETAKER WAGES & BENEFITS	72,000	-	-	72,000
7160	JANITORIAL	-	-	-	-
7250	AUDIT	2,300	-	-	2,300
7300	LEGAL	1,000	-	-	1,000
7340	MORTGAGE	11,232	3,030	-	8,202
7350	PROPERTY TAXES*(FOR GUEST & STRATA SUITE)	2,000 *	667 *	- *	1,333 *
7400	MISCELLANEOUS	10,500	-	-	10,500
8010	GAS	50,000	50,000	-	-
8020	ELECTRICITY	39,000	27,498	1,502	10,000
8030	WATER*	32,000 *	- *	- *	32,000 *
8035	SEWER*	16,500 *	- *	- *	16,500 *
8040	GARBAGE	23,000	20,001	2,999	-
8060	ELEVATOR	15,000	15,000	-	-
8080	LANDSCAPING	16,000	16,000	-	-
8130	FIRE EQUIP MTCE / MONITORING	11,000	-	-	11,000
8140	SECURITY	20,000	-	-	20,000
8150	SECURITY LEASE(MAY 2008)	20,500	-	-	20,500
8170	TELEPHONE	2,000	-	-	2,000
8240	REPAIRS & MAINTENANCE	45,000	20,340	4,356	20,304
8250	MECHANICAL MAINTENANCE	8,000	5,334	2,666	-
8280	CARPET MAINTENANCE	2,000	2,000	-	-
8290	INTERIOR PAINTING MAINTENANCE	2,500	2,500	-	-
8450	WINDOW CLEANING	6,000	5,563	437	-
8870	BUILDING ENVELOPE INSPECTION	10,000	-	-	10,000
9998	DEFICIT RECOVERY	14,211	-	-	14,211
9200	RECREATION FACILITIES / AMENITY - REPAIRS / MTC	4,000	4,000	-	-
	TOTAL OPERATING EXPENSES	\$ 526,535	\$ 171,933	\$ 11,960	\$ 342,642
9999	CONTINGENCY	\$ -	\$ -	\$ -	\$ -
	TOTAL EXPENSES	\$ 526,535	\$ 171,933	\$ 11,960	\$ 342,642
	SURPLUS / (DEFICIT)	\$ -	\$ -	\$ -	\$ -

GST included in all categories except as denoted * which is exempt.

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YEAR END: JANUARY 31

CATEGORY CODE	NAME	2007/2008		2007/2008		2007/2008	
		DRAFT	AUDIT	RESIDENTIAL ONLY (00)	COMMERCIAL ONLY (01)	JOINT USE (02)	
REVENUE							
6710	STRATA FEES	\$	457,567	\$	-	\$	457,567
6730	FINES		2,400		-		2,400
6750	STRATA SUITE'S RENT		6,000		-		6,000
6760	INTEREST		2,853		-		2,853
6775	GUEST SUITE		11,260		-		11,260
6780	MISCELLANEOUS (FOBS/MOVE FEE)		13,837		-		13,837
6790	SURPLUS FORWARD		12,741		-		12,741
	TOTAL REVENUE	\$	506,658	\$	-	\$	506,658
EXPENSES							
7050	MANAGEMENT FEE	\$	42,621	\$	-	\$	42,621
7100	INSURANCE*		43,981 *		-		43,981 *
7110	INSURANCE APPRAISAL (DUE DEC/2009)		-		-		-
7150	CARETAKER WAGES & BENEFITS		43,273		-		43,273
7160	JANITORIAL		24,148		-		24,148
7250	AUDIT		2,519		-		2,519
7300	LEGAL		-		-		-
7340	MORTGAGE		11,119		-		11,119
7350	PROPERTY TAXES*(FOR GUEST & STRATA SUITE)		200 *		-		200 *
7400	MISCELLANEOUS		9,962		-		9,962
8010	GAS		46,572		-		46,572
8020	ELECTRICITY		37,957		-		37,957
8030	WATER*		31,621 *		-		31,621 *
8035	SEWER*		15,817 *		-		15,817 *
8040	GARBAGE		22,117		-		22,117
8060	ELEVATOR		14,310		-		14,310
8080	LANDSCAPING		14,976		-		14,976
8130	FIRE EQUIP MTCE / MONITORING		12,127		-		12,127
8140	SECURITY		33,945		-		33,945
8150	SECURITY LEASE(APRIL 2009)		16,510		-		16,510
8170	TELEPHONE		-		-		-
8240	REPAIRS & MAINTENANCE		1,846		-		1,846
8250	MECHANICAL MAINTENANCE		71,193		-		71,193
8280	CARPET MAINTENANCE		12,070		-		12,070
8290	INTERIOR PAINTING MAINTENANCE		2,093		-		2,093
8450	WINDOW CLEANING		-		-		-
8870	BUILDING ENVELOPE INSPECTION		2,696		-		2,696
9998	DEFICIT RECOVERY		2,971		-		2,971
9200	RECREATION FACILITIES / AMENITY - REPAIRS / MTC		4,225		-		4,225
	TOTAL OPERATING EXPENSES	\$	520,869	\$	-	\$	517,898
9999	CONTINGENCY	\$	-	\$	-	\$	-
	TOTAL EXPENSES	\$	520,869	\$	-	\$	517,898
	SURPLUS / (DEFICIT)	\$	(14,211)	\$	-	\$	(11,240)

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FINAL

Rules for Strata Plan BCS-0522

#	Rule Description	Date Approved?	Date Ratified?
	WINDOW COVERINGS	Jul-11-2007	
	Approved at the May 28, 2008 council meeting		
	Except for townhouse access doors which have horizontal blinds, all window coverings must be vertical and cream or off white in colour as per the original colour installed by the developer to maintain continuity of the exterior look of the building.		
