



Montecito 2000

"THE OWNERS STRATA PLAN NW 90"

"A Project Managed by Strataco Management Ltd."

March 5, 2009

The Owners
Strata Plan NW 90
Montecito 2000 Phase II

BUDGET NEWS

Re: 2009 operating budget and strata fees

Dear Owners:

Attached please find a copy of the 2009 operating budget approved by the ownership at the recent General Meeting.

Attached please find a copy of the 2009 operating budget approved by the ownership at the recent General Meeting. ***There will be no increase in your strata fees in the upcoming year.***

The owners also approved a special levy in the amount of \$102,000.00 to enhance funding of the contingency reserve fund. Each owner's share of the special levy shall be paid in 12 equal monthly installments of \$113.33 commencing May 1, 2009 and ending April 1, 2010. The special levy shall be due and payable by all owners of record as at February 19, 2009.

If you are on the pre-authorized payment plan the special levy will be withdrawn along with your strata fees on the 1st day of each month, unless you notify us to the contrary by April 15, 2009.

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.

NW 90 Owners
March 5, 2009

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 1st 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.



Allan Grandy,
Strata Manager

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attachments

STRATA PLAN NW 90 - MONTECITO 2000 II

2009 OPERATING BUDGET

INCOME

Fines/penalties	\$ 50.00
Interest - operating fund	300.00
Strata fees	194,200.00
Parking	2,600.00
Special levy - reserves	102,000.00
Reserve transfer - capital repairs	<u>116,400.00</u>
TOTAL INCOME	\$ 415,550.00

EXPENDITURES

General

Audit	\$ 1,600.00
Insurance	17,900.00
Management fees	17,640.00
Janitorial contract	8,268.00
Security services	10,000.00
Legal	100.00
Council administration	300.00
Records	125.00
Duplicating/postage	2,200.00
Deficit recovery	3,000.00
Moving charges	200.00
RECBC account review	200.00
Bank charges	<u>325.00</u>
Sub-total General	\$ 61,858.00

Building

Pest control	\$ 950.00
General maintenance	4,400.00
Capital Plan repairs	113,400.00
Telephone/pager	350.00
Repairs - exterior	11,000.00
Roof repairs/maintenance	3,000.00
Interior repairs	3,000.00
Refuse removal	1,250.00
Supplies	800.00
Insurance claims	<u>5,000.00</u>
Sub-total Building	\$ 143,150.00

Grounds

Electricity	\$	1,900.00
Improvements		3,000.00
Landscaping		22,000.00
Repairs		3,000.00
Tree maintenance		3,000.00
Road/sewer maintenance		800.00
Snow removal		1,000.00

Sub-total Grounds \$ 37,700.00

Cabana/pool expenses \$ 25,200.00

Contingency fund \$ 147,642.00

Deficit \$ 3,000.00

TOTAL BUDGET \$ 415,550.00