

# **STRATA PLAN BCS4213**

## **FINANCIAL STATEMENTS**

For the Twelve Month Period Ending November 30, 2012

(Unaudited)

**CAUTION TO READER (Owner, Realtor, etc):**

This financial statement is intended for use by the strata council to monitor details of its disbursements and its cash flow requirements. Readers other than the Strata Council are cautioned that this statement may not necessarily be appropriate for their use.  
PREPARED WITHOUT AUDIT.

Description	Year to Date
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ASSETS	
CURRENT ASSETS	
1400 Operating Bank Account	40,126.95
1402 Contingency Bank Account	116,200.31
1410 Accounts Receivable	11,711.21
1440 Prepaid Insurance	65,870.52
1455 Prepaid Recycling	466.70
TOTAL CURRENT ASSETS	234,375.69
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TOTAL ASSETS	234,375.69
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LIABILITIES & MEMBERSHIP FUNDS	
LIABILITIES	
CURRENT LIABILITIES	
3811 Accrued Liabilities	80,750.18
3850 Unearned Revenue	1,901.26
TOTAL CURRENT LIABILITIES	82,651.44
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TOTAL LIABILITIES	82,651.44
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MEMBERSHIP FUNDS	
Contingency Fund	116,200.31
5999 Current Surplus (Deficit)	35,523.94
TOTAL MEMBERSHIP FUNDS	151,724.25
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TOTAL LIABILITIES & MEMBERSHIP FUNDS	234,375.69
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5253 STRATA PLAN BCS4213  
Period Ending 11/30/2012  
Total Company Budget Code: 1  
STRATA B.SHEET SCHEDULE

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Description	Year to Date
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CONTINGENCY FUND	
5600 Contingency Fund - Opening Balance	53,020.53
5610 Contingency Fund - Current Yr Cont	62,542.92
5630 Contingency Fund - Current Yr Int.	636.86
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TOTAL CONTINGENCY FUND	116,200.31
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Curr Mth Actual	Curr Mth Budget	Description	YTD Actual	YTD Budget	Total Orig. Budget
<b>REVENUE</b>					
57,331	57,331	6100 Strata Fees	687,976	687,973	687,973
732	0	6255 Late Payment/Bylaw Fines	2,432	0	0
33	0	6267 Move In/Out Fees	1,789	0	0
2,350	0	6268 Miscellaneous Income	4,499	0	0
130	0	6273 Access CardsTransmitters	2,605	0	0
(360)	0	6275 Interest Income	0	0	0
60,216	57,331	<b>TOTAL REVENUE</b>	<b>699,301</b>	<b>687,973</b>	<b>687,973</b>
<b>OPERATING EXPENSES</b>					
5,019	5,833	Contractor/Payroll	78,011	70,000	70,000
6,561	5,417	7500 Insurance	67,657	65,000	65,000
0	125	Grounds Maintenance	0	1,500	1,500
33,401	20,983	Maintenance	257,191	251,800	251,800
5,062	5,219	7810 Management Fees	60,749	62,630	62,630
370	667	7820 Administration	5,420	8,000	8,000
375	375	7825 Audit Fees	4,500	4,500	4,500
0	83	7835 Permits & Licenses	0	1,000	1,000
5	42	7890 Sundry Expense	192	500	500
10,812	13,375	Utilities	127,514	160,500	160,500
61,606	52,119	<b>TOTAL OPERATING EXPENSES</b>	<b>601,235</b>	<b>625,430</b>	<b>625,430</b>
5,212	5,212	7860 Contingency Fund Transfer	62,543	62,543	62,543
66,818	57,331	<b>TOTAL EXPENSES AND TRANSFERS</b>	<b>663,777</b>	<b>687,973</b>	<b>687,973</b>
(6,602)	0	<b>SURPLUS (DEFICIT)</b>	<b>35,524</b>	<b>0</b>	<b>0</b>

Curr Mth Actual	Curr Mth Budget	Description	YTD Actual	YTD Budget	Total Orig. Budget
<b>CONTRACTOR/PAYROLL</b>					
3,580	5,833	7427 Building Supervisor	65,199	70,000	70,000
1,440	0	7429 Security Patrol	12,812	0	0
5,019	5,833	<b>TOTAL CONTRACTOR/PAYROLL</b>	<b>78,011</b>	<b>70,000</b>	<b>70,000</b>
<b>GROUPS MAINTENANCE</b>					
0	125	7650 Irrigation Project	0	1,500	1,500
0	125	<b>TOTAL GROUPS MAINTENANCE</b>	<b>0</b>	<b>1,500</b>	<b>1,500</b>
<b>MAINTENANCE</b>					
965	2,000	7711 General Building R & M	33,620	24,000	24,000
0	458	7717 Garage Door	3,444	5,500	5,500
0	1,167	7718 Window Cleaning	12,611	14,000	14,000
4,337	1,833	7719 Landscaping	20,716	22,000	22,000
140	250	7721 Pest Control	1,932	3,000	3,000
0	333	7729 Emergency Generator	1,268	4,000	4,000
0	792	7736 Dryer Vent R & M	0	9,500	9,500
1,683	833	7751 HVAC R & M	10,711	10,000	10,000
6,136	2,500	7755 Elevator	19,800	30,000	30,000
8,620	667	7770 Fire & Safety Equipment R & M	10,101	8,000	8,000
1,551	0	7774 Security System Costs	28,717	0	0
2,232	2,233	7780 Enterphone Lease	24,554	26,800	26,800
5,374	5,417	7785 Common Area Cleaning	64,435	65,000	65,000
2,363	2,500	7788 Waste Removal	25,282	30,000	30,000
33,401	20,983	<b>TOTAL MAINTENANCE</b>	<b>257,191</b>	<b>251,800</b>	<b>251,800</b>
<b>UTILITIES</b>					
4,300	4,583	7915 Hydro Expense	40,058	55,000	55,000
5,294	5,167	7917 Gas Expense	53,199	62,000	62,000
845	3,333	7920 Sewer & Water	28,460	40,000	40,000
373	292	7925 Intercom & Phone Line	5,797	3,500	3,500
10,812	13,375	<b>TOTAL UTILITIES</b>	<b>127,514</b>	<b>160,500</b>	<b>160,500</b>

STRATA CORPORATION BCS4213  
**"RICHARDS"**  
 PROPOSED 2012/2013 OPERATING BUDGET

	2011/2012 BUDGET	2011/2012 ACTUAL	2012/2013 PROPOSED BUDGET	CONTRACT
<b>INCOME</b>			2.9% Increase	
6100 STRATA FEES	687,973	687,976	707,670	
6255 LATE PAYMENT/BYLAWS FINES	-	2,432	1,200	
6267 MOVING IN/OUT FEES	-	1,789	1,200	
6268 MISCELLANEOUS INCOME	-	4,499	1,200	
6273 ACCESS FOBS	-	2,605	1,200	
6275 INTEREST INCOME	-	-	-	
<b>TOTAL INCOME</b>	<b>\$ 687,973</b>	<b>\$ 699,301</b>	<b>\$ 712,470</b>	
<b>OPERATING EXPENSES</b>				
CONTRACTOR/PAYROLL	70,000	78,011	66,000	
7500 INSURANCE	65,000	67,657	79,000	BFL
IRRIGATION MAINTENANCE	1,500	-	-	
MAINTENANCE	251,800	257,192	282,300	
7810 MANAGEMENT FEES	62,630	60,749	58,300	Rancho
7820 ADMINISTRATION	8,000	5,420	4,000	
7825 AUDIT	4,500	4,500	4,500	
7835 PERMITS & LICENSES	1,000	-	-	
7844 AGM/EGM EXPENSE	-	-	2,600	
NEW DEPRECIATION REPORT (over 3 years)	-	-	4,000	
7890 SUNDRY EXPENSE	500	192	500	
UTILITIES	160,500	127,514	146,500	
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 625,430</b>	<b>\$ 601,235</b>	<b>\$ 647,700</b>	
7860 CONTINGENCY FUND TRANSFER	62,543	62,543	64,770	
<b>TOTAL EXPENSES AND TRANSFERS</b>	<b>\$ 687,973</b>	<b>\$ 663,778</b>	<b>\$ 712,470</b>	
<b>SURPLUS (DEFICIT)</b>	<b>-</b>	<b>\$35,523</b>	<b>0</b>	

Note: This budget assumes that the 2011/12 Operating Surplus will be added to the Contingency Account

	2011/2012 BUDGET	2011/2012 ACTUAL	2012/2013 PROPOSED BUDGET	CONTRACT
<b>CONTRACTOR/PAYROLL</b>				
7427 BUILDING SUPERVISOR	70,000	65,199	48,000	Allbright
7428 CONCEIRGE-24 HOURS	-	-	-	
7429 BIKE PATROL	-	12,812	18,000	CMI
<b>TOTAL CONTRACTOR/PAYROLL</b>	<b>\$ 70,000</b>	<b>\$ 78,011</b>	<b>\$ 66,000</b>	
<b>GENERAL MAINTENANCE</b>				
7711 GENERAL BUILDING R&M	24,000	33,620	30,000	
7717 GARAGE DOORS	5,500	3,444	5,500	
7718 WINDOW CLEANING	14,000	12,611	14,000	Pacific Heights
7719 LANDSCAPING	22,000	20,716	22,000	Paraspace
7721 PEST CONTROL	3,000	1,932	2,400	PCO
7729 EMERGENCY GENERATOR	4,000	1,268	4,000	
7736 DRYER VENT CLEANING	9,500	-	6,000	
7740 CARPET CLEANING	-	-	3,000	
7751 HVAC R & M	10,000	10,711	15,000	Lathams
7755 ELEVATOR	30,000	19,800	38,000	Thyssen
7770 FIRE & SAFETY EQUIPMENT R & M	8,000	10,101	12,000	GE
7774 SECURITY SYSTEM COSTS	-	28,717	2,400	
7776 SUPPLIES	-	-	3,000	
7777 LIGHTS & BALLASTS	-	-	2,000	
7780 ENTERPHONE LEASE	26,800	24,554	25,000	
7785 COMMON AREA CLEANING	65,000	64,436	65,000	5 Star
7715 POWERWASHING	-	-	-	
7788 WASTE REMOVAL	30,000	25,282	33,000	Smithrite
<b>TOTAL GENERAL MAINTENANCE</b>	<b>\$ 251,800</b>	<b>\$ 257,192</b>	<b>\$ 282,300</b>	
<b>UTILITIES</b>				
7915 HYDRO EXPENSE	55,000	40,058	44,000	BC Hydro
7917 GAS EXPENSE	62,000	53,199	62,000	Terresan
7920 SEWER & WATER	40,000	28,460	34,000	City of Van
7925 INTERCOM & PHONE LINE	3,500	5,797	6,500	Telus
<b>TOTAL UTILITIES</b>	<b>\$ 160,500</b>	<b>\$ 127,514</b>	<b>\$ 146,500</b>	

**RICHARDS LIVING  
STRATA PLAN BCS4213  
2012/2013 PROPOSED STRATA FEE SCHEDULE**

*Effective - December 1<sup>st</sup>, 2012*

SUITE NO.	STRATA LOT	UNIT ENTITLE.	OPER FUND CONTRIBUTION	CRF FUND CONTRIBUTION	MONTHLY STRATA FEE
101	1	84	\$ 301.16	\$ 30.34	\$ 331.51
102	2	51	\$ 182.85	\$ 18.42	\$ 201.27
1090 Richards	3	82	\$ 293.99	\$ 29.62	\$ 323.61
1070 Richards	4	109	\$ 390.80	\$ 39.37	\$ 430.17
1068 Richards	5	110	\$ 394.38	\$ 39.73	\$ 434.11
1060 Richards	6	108	\$ 387.21	\$ 39.01	\$ 426.22
1058 Richards	7	108	\$ 387.21	\$ 39.01	\$ 426.22
1050 Richards	8	108	\$ 387.21	\$ 39.01	\$ 426.22
1048 Richards	9	108	\$ 387.21	\$ 39.01	\$ 426.22
1040 Richards	10	115	\$ 412.31	\$ 41.54	\$ 453.85
1038 Richards	11	96	\$ 344.19	\$ 34.68	\$ 378.86
103	12	82	\$ 293.99	\$ 29.62	\$ 323.61
104	13	48	\$ 172.09	\$ 17.34	\$ 189.43
105	14	69	\$ 247.39	\$ 24.92	\$ 272.31
106	15	63	\$ 225.87	\$ 22.76	\$ 248.63
107	16	58	\$ 207.95	\$ 20.95	\$ 228.90
108	17	78	\$ 279.65	\$ 28.17	\$ 307.83
109	18	61	\$ 218.70	\$ 22.03	\$ 240.74
201	19	81	\$ 290.41	\$ 29.26	\$ 319.67
202	20	52	\$ 186.44	\$ 18.78	\$ 205.22
203	21	82	\$ 293.99	\$ 29.62	\$ 323.61
204	22	52	\$ 186.44	\$ 18.78	\$ 205.22
205	23	52	\$ 186.44	\$ 18.78	\$ 205.22
206	24	60	\$ 215.12	\$ 21.67	\$ 236.79
207	25	69	\$ 247.39	\$ 24.92	\$ 272.31
208	26	63	\$ 225.87	\$ 22.76	\$ 248.63
209	27	58	\$ 207.95	\$ 20.95	\$ 228.90
210	28	78	\$ 279.65	\$ 28.17	\$ 307.83
211	29	61	\$ 218.70	\$ 22.03	\$ 240.74
212	30	65	\$ 233.04	\$ 23.48	\$ 256.52
213	31	57	\$ 204.36	\$ 20.59	\$ 224.95
301	32	81	\$ 290.41	\$ 29.26	\$ 319.67
302	33	52	\$ 186.44	\$ 18.78	\$ 205.22
303	34	81	\$ 290.41	\$ 29.26	\$ 319.67
304	35	53	\$ 190.02	\$ 19.14	\$ 209.16
305	36	52	\$ 186.44	\$ 18.78	\$ 205.22
306	37	56	\$ 200.78	\$ 20.23	\$ 221.00
307	38	56	\$ 200.78	\$ 20.23	\$ 221.00
308	39	55	\$ 197.19	\$ 19.87	\$ 217.06
309	40	55	\$ 197.19	\$ 19.87	\$ 217.06
310	41	55	\$ 197.19	\$ 19.87	\$ 217.06
311	42	55	\$ 197.19	\$ 19.87	\$ 217.06
312	43	62	\$ 222.29	\$ 22.39	\$ 244.68
313	44	61	\$ 218.70	\$ 22.03	\$ 240.74
314	45	69	\$ 247.39	\$ 24.92	\$ 272.31
315	46	63	\$ 225.87	\$ 22.76	\$ 248.63
316	47	58	\$ 207.95	\$ 20.95	\$ 228.90
317	48	78	\$ 279.65	\$ 28.17	\$ 307.83
318	49	61	\$ 218.70	\$ 22.03	\$ 240.74
319	50	65	\$ 233.04	\$ 23.48	\$ 256.52
320	51	54	\$ 193.61	\$ 19.51	\$ 213.11
401	52	81	\$ 290.41	\$ 29.26	\$ 319.67
402	53	52	\$ 186.44	\$ 18.78	\$ 205.22
403	54	81	\$ 290.41	\$ 29.26	\$ 319.67
404	55	53	\$ 190.02	\$ 19.14	\$ 209.16
405	56	52	\$ 186.44	\$ 18.78	\$ 205.22
406	57	51	\$ 182.85	\$ 18.42	\$ 201.27
407	58	54	\$ 193.61	\$ 19.51	\$ 213.11
408	59	54	\$ 193.61	\$ 19.51	\$ 213.11

**RICHARDS LIVING**  
**STRATA PLAN BCS4213**  
**2012/2013 PROPOSED STRATA FEE SCHEDULE**  
*Effective - December 1<sup>st</sup>, 2012*

SUITE NO.	STRATA LOT	UNIT ENTITLE.	OPER FUND CONTRIBUTION	CRF FUND CONTRIBUTION	MONTHLY STRATA FEE
409	60	54	\$ 193.61	\$ 19.51	\$ 213.11
410	61	54	\$ 193.61	\$ 19.51	\$ 213.11
411	62	54	\$ 193.61	\$ 19.51	\$ 213.11
412	63	58	\$ 207.95	\$ 20.95	\$ 228.90
413	64	61	\$ 218.70	\$ 22.03	\$ 240.74
414	65	69	\$ 247.39	\$ 24.92	\$ 272.31
415	66	63	\$ 225.87	\$ 22.76	\$ 248.63
416	67	58	\$ 207.95	\$ 20.95	\$ 228.90
417	68	78	\$ 279.65	\$ 28.17	\$ 307.83
418	69	61	\$ 218.70	\$ 22.03	\$ 240.74
419	70	65	\$ 233.04	\$ 23.48	\$ 256.52
420	71	54	\$ 193.61	\$ 19.51	\$ 213.11
501	72	81	\$ 290.41	\$ 29.26	\$ 319.67
502	73	52	\$ 186.44	\$ 18.78	\$ 205.22
503	74	81	\$ 290.41	\$ 29.26	\$ 319.67
504	75	53	\$ 190.02	\$ 19.14	\$ 209.16
505	76	52	\$ 186.44	\$ 18.78	\$ 205.22
506	77	51	\$ 182.85	\$ 18.42	\$ 201.27
507	78	54	\$ 193.61	\$ 19.51	\$ 213.11
508	79	54	\$ 193.61	\$ 19.51	\$ 213.11
509	80	54	\$ 193.61	\$ 19.51	\$ 213.11
510	81	54	\$ 193.61	\$ 19.51	\$ 213.11
511	82	54	\$ 193.61	\$ 19.51	\$ 213.11
512	83	58	\$ 207.95	\$ 20.95	\$ 228.90
513	84	61	\$ 218.70	\$ 22.03	\$ 240.74
514	85	69	\$ 247.39	\$ 24.92	\$ 272.31
515	86	63	\$ 225.87	\$ 22.76	\$ 248.63
516	87	58	\$ 207.95	\$ 20.95	\$ 228.90
517	88	78	\$ 279.65	\$ 28.17	\$ 307.83
518	89	61	\$ 218.70	\$ 22.03	\$ 240.74
519	90	65	\$ 233.04	\$ 23.48	\$ 256.52
520	91	54	\$ 193.61	\$ 19.51	\$ 213.11
601	92	81	\$ 290.41	\$ 29.26	\$ 319.67
602	93	52	\$ 186.44	\$ 18.78	\$ 205.22
603	94	81	\$ 290.41	\$ 29.26	\$ 319.67
604	95	53	\$ 190.02	\$ 19.14	\$ 209.16
605	96	52	\$ 186.44	\$ 18.78	\$ 205.22
606	97	51	\$ 182.85	\$ 18.42	\$ 201.27
607	98	54	\$ 193.61	\$ 19.51	\$ 213.11
608	99	54	\$ 193.61	\$ 19.51	\$ 213.11
609	100	54	\$ 193.61	\$ 19.51	\$ 213.11
610	101	54	\$ 193.61	\$ 19.51	\$ 213.11
611	102	54	\$ 193.61	\$ 19.51	\$ 213.11
612	103	58	\$ 207.95	\$ 20.95	\$ 228.90
613	104	61	\$ 218.70	\$ 22.03	\$ 240.74
614	105	69	\$ 247.39	\$ 24.92	\$ 272.31
615	106	63	\$ 225.87	\$ 22.76	\$ 248.63
616	107	58	\$ 207.95	\$ 20.95	\$ 228.90
617	108	78	\$ 279.65	\$ 28.17	\$ 307.83
618	109	61	\$ 218.70	\$ 22.03	\$ 240.74
619	110	65	\$ 233.04	\$ 23.48	\$ 256.52
620	111	54	\$ 193.61	\$ 19.51	\$ 213.11
701	112	81	\$ 290.41	\$ 29.26	\$ 319.67
702	113	52	\$ 186.44	\$ 18.78	\$ 205.22
703	114	81	\$ 290.41	\$ 29.26	\$ 319.67
704	115	53	\$ 190.02	\$ 19.14	\$ 209.16
705	116	52	\$ 186.44	\$ 18.78	\$ 205.22
706	117	51	\$ 182.85	\$ 18.42	\$ 201.27
707	118	51	\$ 182.85	\$ 18.42	\$ 201.27



**RICHARDS LIVING**  
**STRATA PLAN BCS4213**  
**2012/2013 PROPOSED STRATA FEE SCHEDULE**  
*Effective - December 1<sup>st</sup>, 2012*

SUITE NO.	STRATA LOT	UNIT ENTITLE.	OPER FUND CONTRIBUTION	CRF FUND CONTRIBUTION	MONTHLY STRATA FEE
708	119	51	\$ 182.85	\$ 18.42	\$ 201.27
709	120	51	\$ 182.85	\$ 18.42	\$ 201.27
710	121	51	\$ 182.85	\$ 18.42	\$ 201.27
711	122	53	\$ 190.02	\$ 19.14	\$ 209.16
712	123	72	\$ 258.14	\$ 26.01	\$ 284.15
713	124	63	\$ 225.87	\$ 22.76	\$ 248.63
714	125	58	\$ 207.95	\$ 20.95	\$ 228.90
715	126	78	\$ 279.65	\$ 28.17	\$ 307.83
716	127	61	\$ 218.70	\$ 22.03	\$ 240.74
717	128	65	\$ 233.04	\$ 23.48	\$ 256.52
718	129	54	\$ 193.61	\$ 19.51	\$ 213.11
801	130	81	\$ 290.41	\$ 29.26	\$ 319.67
802	131	52	\$ 186.44	\$ 18.78	\$ 205.22
803	132	81	\$ 290.41	\$ 29.26	\$ 319.67
804	133	53	\$ 190.02	\$ 19.14	\$ 209.16
805	134	52	\$ 186.44	\$ 18.78	\$ 205.22
806	135	51	\$ 182.85	\$ 18.42	\$ 201.27
807	136	51	\$ 182.85	\$ 18.42	\$ 201.27
808	137	51	\$ 182.85	\$ 18.42	\$ 201.27
809	138	51	\$ 182.85	\$ 18.42	\$ 201.27
810	139	51	\$ 182.85	\$ 18.42	\$ 201.27
811	140	53	\$ 190.02	\$ 19.14	\$ 209.16
812	141	72	\$ 258.14	\$ 26.01	\$ 284.15
813	142	63	\$ 225.87	\$ 22.76	\$ 248.63
814	143	58	\$ 207.95	\$ 20.95	\$ 228.90
815	144	78	\$ 279.65	\$ 28.17	\$ 307.83
816	145	61	\$ 218.70	\$ 22.03	\$ 240.74
817	146	65	\$ 233.04	\$ 23.48	\$ 256.52
818	147	54	\$ 193.61	\$ 19.51	\$ 213.11
901	148	81	\$ 290.41	\$ 29.26	\$ 319.67
902	149	52	\$ 186.44	\$ 18.78	\$ 205.22
903	150	81	\$ 290.41	\$ 29.26	\$ 319.67
904	151	53	\$ 190.02	\$ 19.14	\$ 209.16
905	152	52	\$ 186.44	\$ 18.78	\$ 205.22
906	153	64	\$ 229.46	\$ 23.12	\$ 252.58
907	154	65	\$ 233.04	\$ 23.48	\$ 256.52
908	155	54	\$ 193.61	\$ 19.51	\$ 213.11
1001	156	81	\$ 290.41	\$ 29.26	\$ 319.67
1002	157	52	\$ 186.44	\$ 18.78	\$ 205.22
1003	158	81	\$ 290.41	\$ 29.26	\$ 319.67
1004	159	53	\$ 190.02	\$ 19.14	\$ 209.16
1005	160	52	\$ 186.44	\$ 18.78	\$ 205.22
1006	161	68	\$ 243.80	\$ 24.56	\$ 268.36
1007	162	50	\$ 179.26	\$ 18.06	\$ 197.32
1008	163	65	\$ 233.04	\$ 23.48	\$ 256.52
1009	164	54	\$ 193.61	\$ 19.51	\$ 213.11
1101	165	81	\$ 290.41	\$ 29.26	\$ 319.67
1102	166	52	\$ 186.44	\$ 18.78	\$ 205.22
1103	167	81	\$ 290.41	\$ 29.26	\$ 319.67
1104	168	53	\$ 190.02	\$ 19.14	\$ 209.16
1105	169	52	\$ 186.44	\$ 18.78	\$ 205.22
1106	170	68	\$ 243.80	\$ 24.56	\$ 268.36
1107	171	50	\$ 179.26	\$ 18.06	\$ 197.32
1108	172	65	\$ 233.04	\$ 23.48	\$ 256.52
1109	173	54	\$ 193.61	\$ 19.51	\$ 213.11
1201	174	81	\$ 290.41	\$ 29.26	\$ 319.67
1202	175	52	\$ 186.44	\$ 18.78	\$ 205.22
1203	176	81	\$ 290.41	\$ 29.26	\$ 319.67
1204	177	53	\$ 190.02	\$ 19.14	\$ 209.16

**RICHARDS LIVING**  
**STRATA PLAN BCS4213**  
**2012/2013 PROPOSED STRATA FEE SCHEDULE**  
*Effective - December 1<sup>st</sup>, 2012*

SUITE NO.	STRATA LOT	UNIT ENTITLE.	OPER FUND CONTRIBUTION	CRF FUND CONTRIBUTION	MONTHLY STRATA FEE
1205	178	52	\$ 186.44	\$ 18.78	\$ 205.22
1206	179	68	\$ 243.80	\$ 24.56	\$ 268.36
1207	180	50	\$ 179.26	\$ 18.06	\$ 197.32
1208	181	65	\$ 233.04	\$ 23.48	\$ 256.52
1209	182	54	\$ 193.61	\$ 19.51	\$ 213.11
1401	183	81	\$ 290.41	\$ 29.26	\$ 319.67
1402	184	52	\$ 186.44	\$ 18.78	\$ 205.22
1403	185	81	\$ 290.41	\$ 29.26	\$ 319.67
1404	186	53	\$ 190.02	\$ 19.14	\$ 209.16
1405	187	52	\$ 186.44	\$ 18.78	\$ 205.22
1406	188	68	\$ 243.80	\$ 24.56	\$ 268.36
1407	189	50	\$ 179.26	\$ 18.06	\$ 197.32
1408	190	65	\$ 233.04	\$ 23.48	\$ 256.52
1409	191	54	\$ 193.61	\$ 19.51	\$ 213.11
1501	192	81	\$ 290.41	\$ 29.26	\$ 319.67
1502	193	52	\$ 186.44	\$ 18.78	\$ 205.22
1503	194	81	\$ 290.41	\$ 29.26	\$ 319.67
1504	195	53	\$ 190.02	\$ 19.14	\$ 209.16
1505	196	52	\$ 186.44	\$ 18.78	\$ 205.22
1506	197	68	\$ 243.80	\$ 24.56	\$ 268.36
1507	198	50	\$ 179.26	\$ 18.06	\$ 197.32
1508	199	65	\$ 233.04	\$ 23.48	\$ 256.52
1509	200	54	\$ 193.61	\$ 19.51	\$ 213.11
1601	201	81	\$ 290.41	\$ 29.26	\$ 319.67
1602	202	52	\$ 186.44	\$ 18.78	\$ 205.22
1603	203	81	\$ 290.41	\$ 29.26	\$ 319.67
1604	204	53	\$ 190.02	\$ 19.14	\$ 209.16
1605	205	110	\$ 394.38	\$ 39.73	\$ 434.11
1606	206	50	\$ 179.26	\$ 18.06	\$ 197.32
1607	207	65	\$ 233.04	\$ 23.48	\$ 256.52
1608	208	54	\$ 193.61	\$ 19.51	\$ 213.11
1701	209	81	\$ 290.41	\$ 29.26	\$ 319.67
1702	210	52	\$ 186.44	\$ 18.78	\$ 205.22
1703	211	81	\$ 290.41	\$ 29.26	\$ 319.67
1704	212	53	\$ 190.02	\$ 19.14	\$ 209.16
1705	213	102	\$ 365.70	\$ 36.84	\$ 402.54
1706	214	50	\$ 179.26	\$ 18.06	\$ 197.32
1707	215	65	\$ 233.04	\$ 23.48	\$ 256.52
1708	216	54	\$ 193.61	\$ 19.51	\$ 213.11
1801	217	81	\$ 290.41	\$ 29.26	\$ 319.67
1802	218	55	\$ 197.19	\$ 19.87	\$ 217.06
1803	219	73	\$ 261.73	\$ 26.37	\$ 288.09
1804	220	57	\$ 204.36	\$ 20.59	\$ 224.95
1805	221	49	\$ 175.68	\$ 17.70	\$ 193.38
1806	222	51	\$ 182.85	\$ 18.42	\$ 201.27
1807	223	65	\$ 233.04	\$ 23.48	\$ 256.52
1808	224	52	\$ 186.44	\$ 18.78	\$ 205.22
1901	225	66	\$ 236.63	\$ 23.84	\$ 260.47
1902	226	55	\$ 197.19	\$ 19.87	\$ 217.06
1903	227	73	\$ 261.73	\$ 26.37	\$ 288.09
1904	228	57	\$ 204.36	\$ 20.59	\$ 224.95
1905	229	50	\$ 179.26	\$ 18.06	\$ 197.32
1906	230	59	\$ 211.53	\$ 21.31	\$ 232.84
1907	231	69	\$ 247.39	\$ 24.92	\$ 272.31
487 Helmcken	232	161	\$ 577.23	\$ 58.15	\$ 635.39
477 Helmcken	233	137	\$ 491.18	\$ 49.49	\$ 540.67
		<b>14943</b>	<b>\$ 53,575.00</b>	<b>\$ 5,397.50</b>	<b>\$ 58,972.50</b>

Strata Corporation: BCS4213

Pursuant to Regulation 6.6 of Section 103 of the Strata Property Act of British Columbia, the following information is provided in support of the annual budget for the above noted strata corporation. Pursuant to Regulation 6.7, the financial statement of the Strata Corporation is attached hereto.

Fiscal Year Start: December 1, 2012                      Fiscal Year End: November 30, 2013

	Operating Fund	Contingency Reserve Fund
(a) Opening Balance	<u>\$40,126.95</u>	<u>\$116,200.31</u>
(b) Estimated Income Excluding Strata Fees (details attached):	<u>\$4,800.00</u>	<u>\$1,394.40</u>
(c) Estimated Expenses (details attached):	<u>\$647,700.00</u>	<u>\$0.00</u>
(d) Contributions to Operating Fund:	<u>\$642,900.00</u>	N/A
(e) Contributions to Contingency Reserve Fund:	N/A	<u>\$100,293.00</u>
(f) Each Strata Lot's Monthly contribution to the Operating Fund:	SEE ATTACHED	N/A
(g) Each Strata Lot's Monthly contribution to the Contingency Reserve Fund:	N/A	SEE ATTACHED
(h) Estimated Balance at End of Fiscal Year:	<u>\$40,126.95</u>	N/A
(i) Estimated Balance at End of Fiscal Year: (CRF)	N/A	<u>\$217,887.71</u>