

DATE SUBMITTED: 9/15/2009 3:12:44 PM

Below is the result of an order from your website:

REQUESTORS NAME: Sam Wyatt
REQUESTORS ADDRESS: 410-650 West 41st Avenue
REAL ESTATE COMPANY NAME: RE/MAX Real Estate Services
TELEPHONE: 604-722-3734
CELL:
FAX:
EMAIL: sam@samwyatt.com

METHOD OF DELIVERY: Email

DATE REQUIRED MM: 09 DD: 22 YYYY: 2009

STRATA PLAN NO: BCS 966 BCS 2667
STRATA LOT NO: 26
CIVIC ADDRESS OF UNIT: #316-2268 Broadway
CURRENT OWNERS NAME: Graeme and Erin Moore

5 STRATA COUNCIL MEETINGS FROM 03 2009 To: 03 2009 3/11/09
14 ANNUAL GENERAL MEETINGS FROM : 01 2009 To 09 2009
None SPECIAL GENERAL MEETINGS FROM : 01 2009 To: 09 2009

12 REPORTS REQUESTED:
3 Current Bylaws
14 Current Financial Statement - JC
10 Engineering Report(s)
10 Form B - Information certificate

OTHER REPORTS REQUESTED:

RUSH: No Priority Charges
AUTHORIZATION: I AM: AN AGENT

END OF FORM POST

CC NUMBER
CC EXPIRY DATE : 11/12
CC NAME: Samuel Nirabadhi Wyatt

CHARGES: # OF PAGES 190 X \$0.25/PAGE = 47.50

FORM B: 35.-

RUSH CHARGES: -

EMAIL/FAX CHARGES: 5.-

POSTAGE: -

SUB-TOTAL: 87.50

5% GST: 4.38
(GST #R101209567)

TOTAL DUE: \$ 91.88



Strata Property Act
FORM B
INFORMATION CERTIFICATE
(Section 59)

The Owners, Strata Plan BCS 2667 certify that the information contained in this certificate with respect to Strata Lot 26 is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above is: \$ 225.84
- (b) Any amount owing to the strata corporation by the owner of the strata lot described above (other than an amount paid into court, or to the strata corporation in trust under section 114 of the *Strata Property Act*): \$ Nil
- (c) Are there any agreements under which the owner of the strata lot described above takes responsibility for expenses relating to alterations to the strata lot, the common property or the common assets?

☒ No

☐ Yes

(Since records may be unavailable or incomplete, purchaser should request the seller to disclose any applicable agreements.)

- (d) Any amount that the owner of the strata lot described above is obligated to pay in the future for a special levy that has already been approved:

Any special levy that has been approved is due and payable now by the current owner.

- (e) Any amount by which the expenses of the strata corporation for the current fiscal year are expected to exceed the expenses budgeted for the fiscal year: **Final Expenses Are Undetermined**

- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund:

\$ 76,859.47 as of September 22, 2009. (The amount of the Contingency Reserve Fund may not be supported by cash and may not include emergency expenditures approved by Council.)

- (g) Are there any amendments to the bylaws that are not yet filed in the Land Title Office?

☒ No

☐ Yes

- (h) Are there any resolutions passed by a 3/4 vote or unanimous vote that are required to be filed in the Land Title Office but that have not yet been filed in the Land Title Office?

☒ No

☐ Yes

- (i) Has notice been given for any resolutions, requiring a 3/4 vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on?

☒ No

☐ Yes

- (j) Is the strata corporation party to any court proceeding or arbitration, and/or are there any judgments or orders against the strata corporation?

☒ No

☐ Yes

(The above may not include notices that were served directly to the Council or foreclosure proceedings against individual strata lots)

- (k) Have any notices or work orders been received by the strata corporation that remain outstanding for the strata lot, the common property or the common assets?

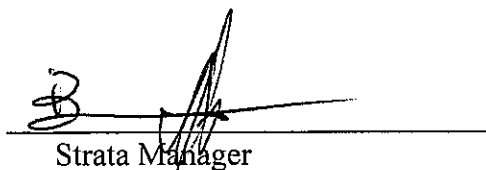
☒ No

☐ Yes

- (l) Number of strata lots in the strata plan that are rented:

To the best of our knowledge and as reported to us is 44 as of September 12, 2009.

Date: September 22, 2009


Strata Manager

BCS 2667 - THE VINE
Approved Budget
Mar 01, 2009 to Feb 28, 2010

INCOME

FEES

Operating Fund Contribution	356,465
Contingency Fund Contribution	35,647
TOTAL FEES	392,112

Prior Yr Surplus/(Deficit)	(8,151)
TOTAL INCOME	383,961

EXPENSES

OPERATING EXPENSES

Administration	2,500
Alarm Monitoring	1,805
Audit	315
Bank Charges/Interest	120
Building Envelope Inspection	10,000
Cleaning & Janitorial Supplies	45,000
Electricity	30,000
Elevator Maintenance	14,320
Enterphone	1,410
Fire Equip Mtce/Monitoring	4,000
Garbage Removal	12,965
Gas	40,000
Insurance	39,000
Legal Fees	500
Landscape-Maintenance	20,610
Management Fees	28,274
Mechanical Maintenance	12,000
Miscellaneous	750
Recreation Facilities	8,810
Repair & Maintenance	35,000
Security Services	8,500
Water/Sewer	23,435
Window Cleaning	9,000
TOTAL OPERATING EXPENSES	348,314

Reserve-Contingency Fund	35,647
TOTAL EXPENSES	383,961

CURRENT YEAR SURPLUS/(DEFICIT)	0
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ENDING OP SURPLUS/(DEFICIT)	0
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BCS 2667 – RULES

MOVE IN & MOVE OUT RULE

- 1.1** A resident must provide at least 48 hours/ notice to the resident manager or caretaker of all moving arrangements. The hours for the move in/out activities are: Monday-Friday 9:00 a.m. - 7:00 p.m. and Saturday & Sunday 9:00 a.m. - 5:00 p.m.

An owner/resident must pay a non-refundable assessment of \$100.00 to the strata corporation prior to any move-in or move-out. Please contact Five Star Maintenance 604-435-0515 to book a move in date and time.

This assessment is intended to defray the costs to repair and maintain common property generally, not merely repair and maintenance that results directly from any particular move in or out.

- 1.3** Owners and tenants are not allowed to use the elevators for move ins or move outs, unless the elevators have protective pads installed before commencing a move. Elevators must be properly locked off by the attending resident manager or their representative.
- 1.4** Owners or tenants are not to leave the building entrance doors propped open or unattended.
- 1.5** Residents are to pay due care and attention to the elevators, surrounding walls, carpets and doors when moving furniture. Any damage and related expenses will be the responsibility of the resident.

KEYS/FOBS RULE

- 2.1** All 1 bedroom strata lots are permitted to own up to and not exceeding 3 Fobs and 3 keys. Any amount exceeding the approved amount, must be requested in writing to the strata council and must be approved by the strata council prior to purchase.
- 2.2** All 2 bedroom strata lots are permitted to own up to and not exceeding 5 Fobs and 5 keys. Any amount exceeding the approved amount, must be requested in writing to the strata council and must be approved by the strata council prior to purchase.

Fobs can be ordered from Five Star Janitorial at \$60.00 each and Keys at \$25.00 each. The phone number to contact is (604) 435 – 0515. All cheques and received funds are payable to the Strata Corporation Strata Plan BCS 2667.

GYM RULES

- 3.1** Use at own risk
- 3.2** Children under 16 years of age are not permitted to use the equipment.
- 3.3** Closed toe shoes must be worn at all times when near the machines or free

- weights.
- 3.4 No pets allowed.
- 3.5 Please bring a towel to wipe down equipment immediately after use.
- 3.6 Limit your time on each piece of equipment to 20 minutes when others are using the gym.
- 3.7 Appropriate clothing must be worn at all times.
- 3.8 Put your weights away after use.
- 3.9 Limit music to a reasonable volume.
- 3.10 A maximum of 2 guests per suite are allowed, and must be accompanied by a resident.
- 3.11 Smoking is prohibited.
- 3.12 If you notice a problem with any piece of equipment, please leave a note on the equipment and contact us via the information posted in the lobbies of each tower.
- 3.13 If you are the last to leave the gym please turn off the lights, air conditioning, and treadmills. Light switches are inside the fitness centre on the left side of the door. Air conditioning is controlled via the panel on the East side of the room (to your right). It will make a bunch of noise for a few minutes and then turn off.



WILLIS LOUIE LTD. INSURANCE BROKERS

Cover Note Number

11220

#304-1033 DAVIE ST., VANCOUVER, B.C. V6E 1A
PHONE (604) 688 1491 FAX (604) 688 187

NEW SUBSCRIPTION
POLICY NO. TBA

DATED: DECEMBER 07, 2007

INSURED WITH:

AVIVA INSURANCE
COMPANY OF CANADA

46% of Item 1
100% of Item 2 & 3

SOVEREIGN GENERAL
INSURANCE COMPANY

33% of Item 1

AXA PACIFIC INSURANCE CO.

21% of Item 1
100% of item 4

TO: OWNERS OF STRATA PLAN BCS 2667
C/O CROSBY PROPERTY MANAGEMENT LTD.
SUITE 600 - 777 HORNBY STREET
VANCOUVER, B.C. V6Z 1S4

ATTENTION: JUDY SCHUMAN

We wish to advise that we have arranged the following Insurance for:

NAMED INSURED: OWNERS OF STRATA PLAN BCS 2667

1. \$ 33,125,000.00 on "ALL PROPERTY" - Stated Amount Clause
2. \$ 10,000,000.00 on COMMERCIAL GENERAL LIABILITY including Medical Payments, Personal Injury, Non Owned Auto, etc. Subject to \$1,000.00 Bodily Injury/Property Damage Deductible. Exclusions: Data, Terrorism, Fungi & Asbestos
Additional Insured: Crosby Property Management Ltd.
Address: Suite 600 - 777 Hornby Street, Vancouver, B.C. V6Z
3. \$ 2,000,000.00 on DIRECTOR'S & OFFICERS' LIABILITY subject to \$1,000.00 deductible per loss.
4. \$ 33,125,000.00 any one "Accident" COMPREHENSIVE BOILER & MACHINERY BREAKDOWN, including Air Conditioning, subject to \$2,500.00 deductible

LOCATION: 2228, 2268 AND 2288 WEST BROADWAY
VANCOUVER, B.C.

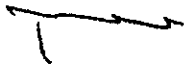
POLICY TERM: DECEMBER 07, 2007 - DECEMBER 07, 2008

LOSS PAYABLE: Strata Lot Owners &/or any Mortgagee as their interest may appear and as shown in the Land Title Office applicable to the said Property

REMARKS: Item 1 insured against "All Risk" Perils subject to \$1,000.00 deductible. Replacement Cost, Blanket ByLaws, Earthquake Damage - 10%/\$25,000.00 minimum deductible, Flood Damage - \$10,000.00 deductible, Sewer Backup/ Water Damage - \$2,500.00 deductible, Comprehensive Extension Endorsement subject to \$1,000.00 deductible. Exclusions: Data, Terrorism, Fungi, and Asbestos

Cover is on Underwriters standard terms for the class of cover. Immediate notice must be given if any changes are required.

WILLIS LOUIE LTD.

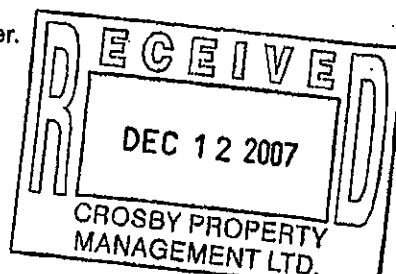
Per: 
BRIAN LOUIE

cc: London Drugs Ltd.
Attn: Robert Bagatella

cc: McLean Courtenay Development
Associates Ltd.
Attn: Jim McLean

Policy contains a clause that may
amount payable"

E.&O.E.
lc



**STRATA PLAN BCS 2667, The Vine
OPERATING BUDGET NOTES
PROPOSED MARCH 1, 2008 – FEBRUARY 28, 2009**

Strata BCS 2667, The Vine consists of 133 residential apartments in three towers at 2228, 2268 and 2288 West Broadway, Vancouver, BC, as well as one parking level on P3. Each tower has an elevator and there is also an elevator from P3 to P1 to be used by dog owners and bike users. The commercial stores and the P1 and P2 levels are not part of the Strata Corporation. The Operating statements are maintained on a day to day basis and finances are recorded by the Property Manager to the accounts.

The Proposed First Annual Budget has been changed from the Budget Proposed in the Disclosure Statement to better reflect information that is presently available. Accounts for administration, audit and bank charges were added to the miscellaneous account. The funds in the enter phone lease account were moved to the recreational facility account. An account for security was added to reflect the need for security patrols and upgrades.

INCOME

Strata Fees

The Strata fees are derived from the Operating Budget and allocated proportionately to each strata lot in accordance with their unit entitlement. For owners' information, units that have more square footage and larger share of limited common property, in turn will have a greater unit entitlement respectively and pay more monthly maintenance payments pursuant to the Strata Property Act of British Columbia.

**Contingency Reserve
Contribution**

The Strata Property Act requires that the Strata Corporation contribute 10% of the total operating budget to the Contingency Reserve Fund annually.

The sum of the Strata Fees and Contingency Reserve Fund forms the total requirement for the maintenance and/or strata fees.

Interest Income

Interest income is generated from operating or cash surplus. Depending on the fluctuations of the dollar amount and interest rates, this may or may not form part of the income for the new budget year. Interest earned on Reserve funds is credited to the respective funds.

The Management Company offers a term deposit-pooling program whereby the Strata Corporation can enjoy higher interest rates, which equate to what the bank normally offers to the public only for term deposits equaling \$100,000.

EXPENSES

Administration

This covers miscellaneous office supplies, rentals of facilities or equipment for general meetings, courier costs and other administrative expenses as directed by the Strata Council. It also covers copying and postage costs for Notices and Minutes of Meetings, etc.

Alarm Monitoring	This account records expenses related to the monitoring of all the fire safety equipment that call the response emergency services as signalled.
Audit	This account is for fees due for the yearly audit of the financial statements of the Strata Corporation.
Bank Charges	Crosby Property Management Ltd has been able to work out a special arrangement with our Bank due to our large volume of business. The Strata Corporation is charged a flat fee of \$10 per month for all bank service charges. The Management Company also absorbs the service charges for providing Pre-authorized withdrawal as well as the printing costs of cheques.
Building Envelope	This account services all building envelope maintenance work that is required to be done quarterly, semi annually and/or annually. This work will be specified by the Developer and the warranty providers.
Cleaning & Janitorial	This account records expenses related to the daily cleaning of the building common areas for the three towers and the P3 level of the parkade.
Electricity	This is electrical consumption for the common areas the building, such as the mechanical rooms and all outer lighting. All lighting within the building is energy efficient. All of the lighting is on at all times for security purposes. Other items are the operation of the garage doors and the mechanical system. The budget is an estimate.
Elevator	<p>The Strata Corporation has an annual contract with Richmond Elevator for full service maintenance for the elevators. This contract covers all parts, labor and any amendments and/or adjustments that are required to the elevators on an annual basis, which will ensure proper maintenance and repairs for any unforeseen damage or general maintenance as required. The account also includes the cost of the dedicated telephone line in the elevators for emergency use.</p> <p>For safety and health reasons this contract ensures the stability and general maintenance of the elevator itself. Permits and such non-contract items such as load testing are recorded to this account. A note to all owners this account does not cover vandalism or damage to the elevator, or items, which are not listed in the full service maintenance contract respectively.</p>
Enterphone	The enterphone was purchased outright by the Developer, so there are no lease costs. This account reflects costs for maintaining the enterphone and programming the fobs.
Fire Equipment Maintenance and Monitoring	Pursuant to the British Columbia Fire Code, it is the responsibility of the Strata Corporation to have all fire safety equipment inspected annually. In this account funding has been provided to adequately cover all requirements as noted above, and any repairs and/or additions which are required on an annual basis or any repairs which may come up from time to time including the in suite devices. This account also includes the phone lines to the fire safety panels in the lobbies of the three towers.

Garbage/Recycling

This amount covers the contract for bins plus the annual recycling fees. This includes the cost of moving the bins from the P3 level to the lane and back.

Gas

This account is for the building consumption with reference to the common area gas usage and the supply of gas for the mechanical equipment and systems within the building. This amount is an estimate only.

Insurance and Appraisal

In accordance with the Strata Property Act, the Strata Corporation is required to maintain full replacement value coverage for the building and may require added additional coverage for liability, Council errors and/or omissions, etc.

Individual insurance coverage is strongly recommended. Owners are reminded that content/liability insurance is the responsibility of individual owners. It is essential that owners carry "betterment's and improvements" insurance to cover any upgrades that they have made to their units.

Owners should be aware if in the course of a fire, flood or some other incident, and a resident's possessions are damaged. That person must make a claim for compensation to his/her own insurance. This is **NOT** covered by the building insurance policy. None-residents should be sure that their tenants clearly understand this.

Legal Fees

The Strata is included in a legal retainer program with Clark Wilson that allows initial consultations at no cost. Within the Strata Corporation there are certain costs from time to time for legal clarification, interpretation of the Strata Property Act, along with other matters that need to be dealt with and this program enables the Corporation to obtain this basic advice without incurring hourly fees. The cost for this service remains relatively the same for the year.

Landscape & Maintenance

The landscape maintenance will consist of a general clean up of the patio levels mid winter and a weekly maintenance program from April to November. The maintenance of the irrigation system is also included in this account. The green roofs are designed to require very little maintenance.

Management Fees

Crosby Property Management Ltd. has an Agency Agreement with the Strata Corporation.

The Management Company relieves the Strata Council of all the day-to-day operations of the Strata Corporation. This includes full accounting services, provisions of management staff, supervision of on-site staff, attendance at Strata Council meetings and General meetings, preparation of minutes, providing 24 hour emergency support etc. The services also include assisting the Strata Council in establishing and enforcing bylaws, rules and regulations and preparing the operating budget on behalf of the

owners, collecting arrears and making recommendations regarding operations and administration such as improvements, reserve requirements, liability protection etc.

Mechanical Maintenance

The mechanical system is maintained on a contract basis. The mechanical maintenance includes HVAC systems in the parkade and water flow maintenance, CO2 monitors & generator maintenance. Logs are maintained by the contractor to ensure all aspects of the mechanical system are checked in the appropriate order of frequency.

Miscellaneous

This account is used for miscellaneous purchases and costs that are not accounted for in other accounts. Examples would be purchases for the meeting room, Xmas gifts, garbage pails.

Repair and Maintenance

This account covers exterior/interior repairs and maintenance that do not have specific account allocations. Major expenses such as plumbing/mechanical, electrical repairs, cleaning, supplies, painting, glass breakage, upgrades of security locks, break and enter repairs, graffiti removal and many other general maintenance items. Each year this account budget should be increased.

Recreational Facility

This account is an allowance for the Strata Corporation to lease and maintain equipment for the gym. It is recommended that a committee of knowledgeable Owners be formed to decide on the equipment that will satisfy the Residents.

Security

This account covers the cost of two security patrols of the perimeter, stairwells and P3 areas (\$7,500/year) and other security issues in the building, including locks, astragals, signage, and vandalism repairs (\$2,500).

Water & Sewer

Water & Sewer for the building is charged to the Strata by the City of Vancouver. This is an estimate only.

Window Cleaning

This allowance is made for two cleanings per year. Only Inaccessible windows that cannot be safely reached by a resident are cleaned.



BCS2667-THE VINE CONTACT INFORMATION

For strata fees and other accounting questions contact:
Accounts Receivable (604) 689-6988

For Move in/elevator booking, contact: Dominic at Five Star Janitorial , Monday-Friday 8:30 am - 4:30 pm (604) 435-0515.

Fobs, Common area keys, enterphone programming, contact: Dominic at Five Star Janitorial, Monday-Friday 8:30 am - 4:30 pm (604) 435-05156. \$60.00 for fobs, \$20.00 keys.

In-suite deficiencies: PLEASE REFER TO YOUR HOMEOWNER'S MANUAL - contact Scott Construction at servicedepartment@scottconstructiongroup.com or 604-874-8224.

Building Emergencies Monday-Friday 8:30 am - 4:30 pm, contact Five Star Janitorial Dominic, Monday-Friday 8:30-4:30 p.m. (604) 435-0515

Noise complaints or other property related concerns, suggestions or matters that do not need immediate attention, please address **in writing to the strata council** via Crosby Property Management-Attention:

Senior Property Manager, Marianna Pandy, Crosby Property Management (604) 689-6946 or mpandy@crobypm.com

After hours and weekend emergency calls only: (604) 659-2931

EXHIBIT F

Strata Property Act

FORM J

RENTAL DISCLOSURE STATEMENT
(Section 139)

Re: Strata plan to be filed with respect to lands legally described as:
Parcel Identifier 007-615-060, Lot A, Block 343, District Lot 526, Plan 15807

1. The development described above includes 133 residential strata lots.
2. The residential strata lots described below are rented out by the owner developer as of the date of this statement and the owner developer intends to rent out each strata lot until the date set out opposite its description.

Nil.

3. In addition to the number of residential strata lots rented out by the owner developer as of the date of this statement, the owner developer reserves the right to rent out a further 133 residential strata lots for 99 years.

4. There is no bylaw of the strata corporation that restricts the rental of strata lots.

Date: May ____, 2005

KITSILANO VINE CENTRE LIMITED

Per: _____
G. Wynne Powell
Authorized Signatory

Per: _____
Laird M. Miller
Authorized Signatory

Balance Sheet (Accrual)
BCS 2667 - The Vine - (bcs2667)
Months: Aug 2009

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Assets

Current Assets

Cash

Bank - Operating Account 4,102.30

Bank - Contingency Reserve 73,880.42

Total Cash 77,982.72

Accounts Receivable 4,424.77

Accounts Receivable-Others 334.45

Prepaid Lease 567.85

Total Current Assets 83,309.79

Total Assets 83,309.79

Liabilities & Equity

Liabilities

Accounts Payable 6,932.84

Prepayment - Revenue 4,839.78

Total Liabilities 11,772.62

Equity

Operating Surplus(Deficit) -2,343.25

Contingency Fund Balance 73,880.42

Total Equity 71,537.17

Total Liabilities & Equity 83,309.79

SCHEDULE OF RESERVES

BCS 2667 - The Vine
Reporting Period Aug 2009
Period Ending 6

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YTD Actual

CONTINGENCY RESERVE SCHEDULE

Balance Forward-Prior Year	55,961.12
Current Yr Contribution-Contingency	17,823.48
Interest	95.82

Total Income	<u>73,880.42</u>
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Contingency Fund Balance	<u><u>73,880.42</u></u>
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MTCE RESERVE SCHEDULE / SP. LEVY FUND

Mtce Reserve / Special Levy Balance	<u><u>0.00</u></u>
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Statement of Income & Expenses

BCS 2667 - The Vine
Reporting Period Aug 2009
Period Ending 6

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Description	MTD Actual	YTD Actual	YTD Budget	Variance	Annual Budget
INCOME					
STRATA FEES					
Operating Fund Contribution	29,705	178,232	178,233	-1	356,465
Contingency Fund Contribution	2,971	17,823	17,823	0	35,647
TOTAL STRATA FEES	32,676	196,055	196,056	-1	392,112
Bylaw/Late Pymt Fine	300	1,300	0	1,300	0
Interest Income	1	37	0	37	0
Move In/Out Fee Revenue	400	4,350	0	4,350	0
Remote Transmitters	170	1,380	0	1,380	0
Prior Yr Surplus/(Deficit)	0	-8,151	-8,151	0	-8,151
TOTAL INCOME	33,546	194,971	187,905	7,066	383,961
EXPENSES					
OPERATING EXPENSES					
Administration	157	2,249	1,250	-999	2,500
Alarm Monitoring	145	1,039	903	-136	1,805
Audit	0	0	158	158	315
Bank Charges/Interest	10	60	60	0	120
Building Envelope Inspection	0	0	5,000	5,000	10,000
Cleaning & Janitorial Supplies	3,032	22,384	22,500	116	45,000
Electricity	2,358	10,484	15,000	4,516	30,000
Elevator Maintenance	1,113	6,865	7,160	295	14,320
Enterphone	118	706	705	-1	1,410
Fire Equip Mtce/Monitoring	0	5,209	2,000	-3,209	4,000
Garbage Removal	0	11,029	6,483	-4,546	12,965
Gas	1,861	16,869	20,000	3,131	40,000
Insurance	3,165	18,990	19,500	510	39,000
Legal Fees	16	95	250	156	500
Landscape-Maintenance	1,439	9,454	10,305	851	20,610
Management Fees	2,356	14,137	14,137	0	28,274
Mechanical Maintenance	0	6,553	6,000	-553	12,000
Miscellaneous	0	169	375	206	750
Recreation Facilities	596	4,299	4,405	106	8,810
Repair & Maintenance	943	31,893	17,500	-14,393	35,000
Security Services	0	7,123	4,250	-2,873	8,500
Water/Sewer	0	3,539	11,718	8,179	23,435
Window Cleaning	0	6,347	4,500	-1,847	9,000
TOTAL OPERATING EXPENSES	17,309	179,490	174,157	-5,333	348,314
Reserve-Contingency Fund	2,971	17,823	17,823	0	35,647
TOTAL EXPENSES	20,279	197,314	191,981	-5,333	383,961
CURRENT YR NET SURPLUS/(DEFICIT)	13,267	-2,343	-4,076	1,732	0
ENDING OP SURPLUS/(DEFICIT)	13,267	-2,343	-4,076	1,732	0