

Strata Property Act
FORM B
INFORMATION CERTIFICATE
(Section 59)

The Owners, Strata Plan BCS 2704 certifies that the information contained in this certificate with respect to Strata Lot 40 is correct as of the date of this certificate.

(a) Monthly strata fees payable by the owner of the strata lot described above.....\$386.07

(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 [*attach copy of all agreements*] SEE ATTACHED

(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\$NIL

The payment is to be made by(month, day, year)

(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.....\$NIL

(f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund \$65,810.20

(g) Are there any amendments to the bylaws that are not yet filed in the land title office?

☒ no ☐ yes [*attach copy of all amendments*]

(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 [*attach copy of all resolutions*]

(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 [*attach copy of all notices*]

- (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

- (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 *[attach copies of all notices or work orders]*

- (l) Number of strata lots in the strata plan that are rented To the best of our knowledge, the number is Nine (9) (Grandfathered).

Date: July 27, 2011.

Manu Ferreira
.....

Signature of Strata Manager, if authorized by strata corporation

This Information Certificate has been prepared relying on information received and recorded by and from various sources. Every effort has been made to ensure accuracy and completeness of the material, however, Leonis Management & Consultants Ltd. does not guarantee the legal accuracy of the information and does not accept responsibility for loss and inconvenience suffered by users as a result of inaccuracies.

VINTERRA

Strata Plan BCS 2704

Vinterra Strata Plan BCS 2704

Use of Amenity Buildings and Facilities

Guest Suite Accommodation

1. The guest suite is for the temporary use of guests, at your convenience. The fee is \$50.00/night, with a 5-night maximum stay, re-bookable as long as there is no other demand for accommodation. The damage deposit on booking is \$200.00. Any damage in excess of this amount will be charged to you as owner. All payments are due in advance to Vinterra, Strata Plan BCS 2704. A council member will return the damage deposit cheque following your use of the facilities and inspection.
2. Arrangements for booking and keys have to be made with Reissa Spier, Unit #64, home phone 778-294-1436, email gspier@shaw.ca.
3. The suite is fully furnished and ready to move in. Personal bedding, towels, and toiletries are recommended. The unit will be professionally cleaned after every use, and, after every 5 days of continual use.
4. Maximum occupancy is four people (there is one double bed and two couches).
5. No pets are allowed and no smoking permitted.
6. Garbage (properly sealed), and recyclables may be left behind for disposal by the cleaners, or disposed of by you as owner.

Vinterra Room

1. The Vinterra Room is similarly available for private functions for similar fees. The accommodation is restricted to single day (24-hour) use, again re-bookable as long as there is no other demand – on a first-come, first-served basis.
2. Owners will be expected to clean the facility on completion, dispose of garbage, and return the unit in as 'as-found' condition.
3. Again no pets and no smoking are permitted.
4. Arrangements for booking and keys can be made once again with Reissa Spier, Unit #64, home phone 778-294-1436, email gspier@shaw.ca.

Gymnasium

1. The Gymnasium is an 'adults-only' facility, excepting that minors below the age of 18 and children can use the equipment with adult supervision. The equipment can be dangerous if improperly handled and the Strata assumes no responsibility for careless use or injury due to use.
2. Please bring a towel and wipe down the equipment after use.
3. Please replace weights, etc on leaving the gym (in other words leave it as you would expect to find it).
4. All enquiries or issues concerning the gym can be directed to Grant Raeburn (retrogrp@telus.net).

VINTERRA, THE OWNERS STRATA PLAN BCS 2704
ESTIMATED ANNUAL OPERATING & CONTINGENCY BUDGET
FOR THE PERIOD JUNE 1, 2011 TO MAY 31, 2012
PHASES 1 TO 7

Individual strata fees are based on the estimated costs listed below:

<u>General:</u>	<u>2011/2012</u> <u>Budget</u>
Insurance - \$37,885,000 All Risk Replacement including, Earthquake, Blanket Glass and \$10,000,000 General Liability Directors and Officers	\$ 77,700.00
Insurance Appraisal	750.00
B.C. Hydro - Electricity for common areas	8,000.00
Water and Sewer	25,550.00
Sundry Items	3,200.00
Strata Corporation Administration-Agents Fees	19,505.00
Refuse and Recycling Pickup	12,800.00
Professional Fees	4,000.00
<u>Buildings:</u>	
General Repairs & Maintenance	12,500.00
Windows/Gutter Cleaning	6,400.00
Dryer Vent Cleaning	2,200.00
Fire Protection Services	750.00
<u>Grounds:</u>	
Landscape Maintenance (Contract)	57,660.00
Landscape Improvements (Incl. Lighting Improvements)	20,250.00
Roadways (Paving Improvements to Visitor Parking)	10,000.00
Snow Clearing	5,000.00
Irrigation System	4,000.00
<u>Amenity Building:</u>	
Cablevision and Internet	1,000.00
Janitorial/Supplies	4,000.00
Recreation Centre Maintenance & Repairs	1,500.00
Fitness Equipment Maintenance, Repairs and Replacements	15,000.00
TOTAL OPERATING BUDGET:	\$ 291,765.00
LESS OPERATING INCOME:	
Retained Surplus Carried Fwd.	(10,000.00)
Operating Account interest	(200.00)
Rec. of Fines, Interest and Penalties	-
Amenity Building Income	(1,500.00)
Developer Contribution to Amenity Building	(2,641.00)
NET OPERATING BUDGET:	\$ 277,424.00
CONTINGENCY ALLOCATIONS:	
Contingency Reserve Fund	27,742.00
TOTAL OWNERS STRATA FEES:	\$ 305,166.00
INTEREST INCOME TO RESERVE FUND:	500.00
TOTAL BUDGET:	\$ 305,666.00

Effective: June 1, 2011

VINTERRA, THE OWNERS, STRATA PLAN BCS 2704
SCHEDULE OF OWNERS MONTHLY STRATA FEES
PHASES 1 TO 7
FOR THE PERIOD JUNE 01, 2011 TO MAY 31, 2012

UNIT NO.	STRATA LOT NO.	UNIT ENTITLEMENT	MONTHLY OPERATING FUND FEE	MONTHLY CONTINGENCY ALLOCATION FUND FEE	TOTAL MONTHLY STRATA FEE
<i>Phase 1</i>					
1	13	347	\$ 349.96	\$ 35.00	\$ 384.96
2	14	347	349.96	35.00	384.96
62	8	330	332.82	33.28	366.10
63	7	329	331.81	33.18	364.99
64	6	331	333.83	33.38	367.21
65	5	331	333.83	33.38	367.21
66	4	330	332.82	33.28	366.10
67	3	330	332.82	33.28	366.10
68	2	330	332.82	33.28	366.10
69	1	330	332.82	33.28	366.10
98	9	347	349.96	35.00	384.96
99	10	347	349.96	35.00	384.96
100	11	347	349.96	35.00	384.96
101	12	347	349.96	35.00	384.96
<i>Phase 2</i>					
3	15	347	349.96	35.00	384.96
4	16	347	349.96	35.00	384.96
5	17	348	350.97	35.10	386.07
6	18	348	350.97	35.10	386.07
7	19	348	350.97	35.10	386.07
8	20	348	350.97	35.10	386.07
9	21	348	350.97	35.10	386.07
10	22	348	350.97	35.10	386.07
57	23	279	281.38	28.14	309.52
58	24	279	281.38	28.14	309.52
59	25	278	280.37	28.04	308.41
60	26	281	283.40	28.34	311.74
61	27	278	280.37	28.04	308.41
<i>Phase 3</i>					
11	28	347	349.96	35.00	384.96
12	29	347	349.96	35.00	384.96
13	30	348	350.97	35.10	386.07
14	31	348	350.97	35.10	386.07
15	32	347	349.96	35.00	384.96
16	33	347	349.96	35.00	384.96
53	34	278	280.37	28.04	308.41
54	35	278	280.37	28.04	308.41
55	36	278	280.37	28.04	308.41
56	37	278	280.37	28.04	308.41

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PHASES 1 TO 7
FOR THE PERIOD JUNE 01, 2011 TO MAY 31, 2012

UNIT NO.	STRATA LOT NO.	UNIT ENTITLEMENT
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MONTHLY OPERATING FUND FEE	MONTHLY CONTINGENCY ALLOCATION FUND FEE	TOTAL MONTHLY STRATA FEE
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Phase 4

17	38	348	350.97	35.10	386.07
18	39	348	350.97	35.10	386.07
19	40	348	350.97	35.10	386.07
20	41	347	349.96	35.00	384.96
21	42	331	333.83	33.38	367.21
22	43	331	333.83	33.38	367.21
23	44	330	332.82	33.28	366.10
24	45	330	332.82	33.28	366.10
49	46	278	280.37	28.04	308.41
50	47	278	280.37	28.04	308.41
51	48	279	281.38	28.14	309.52
52	49	279	281.38	28.14	309.52

Phase 5

42	50	278	280.37	28.04	308.41
43	51	281	283.40	28.34	311.74
44	52	278	280.37	28.04	308.41
45	53	278	280.37	28.04	308.41
46	54	278	280.37	28.04	308.41
47	55	278	280.37	28.04	308.41
48	56	278	280.37	28.04	308.41

Phase 6

34	57	279	281.38	28.14	309.52
35	58	279	281.38	28.14	309.52
36	59	279	281.38	28.14	309.52
37	60	279	281.38	28.14	309.52
38	61	278	280.37	28.04	308.41
39	62	278	280.37	28.04	308.41
40	63	278	280.37	28.04	308.41
41	64	278	280.37	28.04	308.41

Phase 7

25	65	331	333.83	33.38	367.21
26	66	331	333.83	33.38	367.21
27	67	331	333.83	33.38	367.21
28	68	331	333.83	33.38	367.21
29	69	331	333.83	33.38	367.21
30	70	331	333.83	33.38	367.21
31	71	278	280.37	28.04	308.41
32	72	281	283.40	28.34	311.74
33	73	278	280.37	28.04	308.41

22923

\$ 23,118.64	\$ 2,311.98	\$ 25,430.62
x12	x12	x12
<u>\$ 277,423.68</u>	<u>\$ 27,743.76</u>	<u>\$ 305,167.44</u>

Effective: June 1, 2011

Strata Property Act
FORM J
RENTAL DISCLOSURE STATEMENT
(Section 139)

Re: Development to be constructed on the following lands:

Parcel Identifier: 026-992-817

Lot 11 Section 24 Township 1 New Westminster District Plan BCP28679

1. The development described above includes 101 strata lots.
2. The 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.

[Describe all strata lots rented out by owner developer as of the date of this statement.]

Description of Strata Lot	Date Rental Period Expires
N/A	N/A

3. In addition to the number of 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 101 strata lots, as described below, until the date set out opposite each strata lot's description.

[Describe all strata lots intended to be rented out by the owner developer.]

Description of Strata Lots	Date Rental Period Expires
1 - 101	October 31, 2107

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

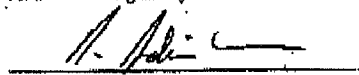
Date: February 28, 2007.

0741340 B.C. LTD.

Per:


Authorized Signatory

Per:


Authorized Signatory

MINUTES OF THE ANNUAL GENERAL MEETING OF VINTERRA, THE OWNERS STRATA PLAN BCS 2704, held June 28th, 2011 at the Peace Portal Alliance Church, 15128 – 27B Avenue, Surrey.

The meeting was called to order at 7:10 p.m. by John Lehman of Leonis Management & Consultants Ltd. Mr. Lehman welcomed Owners to the Annual General Meeting and thanked them for taking the time to participate in the administration of their Strata Corporation. He then introduced Strata Council Members.

A quorum of forty-eight (48) Owners present, either in person or by proxy, was confirmed.

Proof of Notice of Meeting was filed.

MINUTES:

A correction to the Minutes of the General Meeting held June 14, 2010 was requested by an Owner to reflect that all monthly Financial Reports be circulated irrespective of when Council meets. The 2010 Minutes note that Council and Owners agreed that the most recent Financial Report was sufficient. It was moved by William Symons, seconded by Grant Raeburn, that the Minutes of the General Meeting held June 14th, 2010 be accepted as circulated, carried.

COMMITTEE REPORTS:

Landscape Maintenance and Installation and Remediation:

Strata Council Member and Landscape Maintenance Liaison, Doug Louvier presented his report. The soil remediation, sprinkler repairs, drainage and top dressing to Units #1 - #49 has been completed based on the report produced by independent landscape consultant Bruce McTavish. Replacement of hedging, shrubs and perennials are in progress and will be ongoing. Sprinkler repairs are nearly complete, with some adjustments still necessary.

The vineyard work is ongoing under the guidance of vineyard consultant Gorgi Petkov. Council has engaged the services of Mr. Petkov on a contract basis at a rate of \$200.00 per month. Two disease resistant varieties of vines, a Pinot Gris and a Pinot Noir have been planted as recommended by the consultant. The rose border around the vineyard will be replaced and the Developer will contribute \$1,000.00 toward the replacement costs. The Developer will be responsible for the Phase V & VI portion of the vineyard.

Council noted that volunteers have planted the vines and roses and new volunteers are welcome. The vineyard consultant will be available to provide education on the ongoing maintenance of the vineyard. Council also asks that Owners please water the plants and shrubs surrounding their units. It was also noted that a weed control treatment would be done after two or three consecutive days of dry weather.

The Owners discussed amongst themselves, various aspects of the landscape problems still requiring attention at Vinterra. Council will address the need for additional soil remediation

work and plant replacement. Cedar Crest Landscaping is still on site to deal with the remaining soil remediation and irrigation system repairs on behalf of the Developer.

Council has discussed the curb replacement with the contractor and reports that after the final phase is complete, damaged curbs will be replaced in conjunction with the second lift of pavement and completion of the roadways.

Buildings:

Strata Council Treasurer Grant Raeburn reported that in discussion with the Developer there are 3 unsold units remaining and construction completion of February or March 2012 is anticipated.

Council engaged the services of a building envelope consultant to assess the exteriors of buildings in Phases V and VI. The report on the condition of the reviewed buildings was favourable with no major problems indicated. There are still deficiencies with regard to the exteriors that Council will address with the Developer when all units are sold.

Mr. Raeburn discussed the ongoing problem with the fitness equipment. Council will look at replacement of the treadmills. Council also asks Owners for suggestions for uses of The Vinterra Room and guest suite. The rooms are currently under-utilized.

Projects for the upcoming year are front entrance lighting, mulching to Phases V – VII as well as paving to the front area of the mail kiosk and the visitors' parking area by the amenity room. Ongoing deficiency problems relating to remedial painting and irrigation were discussed. Council requests that Owners with specific problems submit their concerns in writing to Council so they may be considered.

REPORT OF CURRENT INSURANCE COVERAGES:

Mr. Lehman advised that a Summary of Insurance Coverages was circulated to all Owners with Notice of Meeting for their review. The coverage is placed through Coastal Insurance Services Ltd. The Owners were advised that the Strata Corporation is obligated to maintain replacement value insurance on the buildings and improvements on the land in accordance with the *Strata Property Act*. The annual Strata Corporation insurance cost is funded through Owners monthly strata fees.

The Summary of Coverages was reviewed. The coverage placed by the Strata Corporation includes "all property" coverage which responds to damage caused by fire, theft, vandalism, impact by cars or trucks, impact by trees, impact by aircraft etc. The Strata Corporation is also insured against damage resulting from earthquake as well as flooding from natural sources. The coverage also includes water damage and sewer backup coverage. It was confirmed the insurance is placed on an "all risk" replacement value basis with no deduction for depreciation.

Other coverages include third party general liability, which protects the Strata Corporation against claims made by either members of the Strata Corporation or by third parties that come onto the property or who do business with the Strata Corporation. The Strata Corporation also

carries directors and officers errors and omissions insurance, pollution and remediation legal liability and accidental glass breakage insurance.

Mr. Lehman advised that essentially the Strata Corporation is responsible to carry replacement value insurance on all of the buildings, which covers the buildings both inside and out, including all original fixtures and fittings supplied and installed by the developing company at time of original construction and offering for sale.

As strata lot Owners and residents, Owners were advised that they should insure all of their personal belongings that they bring into their homes against loss, i.e. furniture, clothing, artwork, jewellery, electronics, appliances, etc. on their personal insurance policies. Owners should also insure any betterments or improvements that have been made to the strata lot over and above original construction. Additionally, Owners should carry "contingent liability" coverage which would provide coverage in the event an Owner is held responsible for either reimbursement of a deductible to the Strata Corporation in the event of claim, or should an incident occur that results in repair costs below the Strata Corporation's insurance deductible for that particular incident.

Copy of the current Summary of Coverages over all buildings of Phases I through VII as well as the Amenity Centre is attached to these Minutes for Owners' reference as well as that of their insurers should that be required.

FINANCIAL REPORT:

Mr. Lehman reviewed with the Owners copy of the May 2011 Financial Report, which represented the final financial activity for the current fiscal year, June 1, 2010 to May 31, 2011. Following review of the Report it was noted that the financial position of the Strata Corporation to fiscal year end May 31, 2011 is as follows:

Operating Account	-	\$ 34,970.31
Contingency Reserve Fund	-	63,448.39
Prepaid Insurance	-	26,425.92
Accounts Receivable	-	<u>16,783.47</u>

TOTAL CURRENT ASSETS	-	<u>\$141,628.09</u>
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The Owners also discussed the Accounts Receivable, which is made up of some arrears of strata lot Owners and also monies owed to the Strata Corporation by the developing company. There was further discussion regarding the Contingency Reserve Fund, the *Strata Property Act* requirements for contributions to the CRF and the implication of Bill 8 that deals with the amortization of repair costs in relation to the CRF.

Following further review, it was moved by Bill Symons, seconded by Shirley Wong, that the Financial Report of the Strata Corporation to May 31st, 2011 be accepted as circulated and reviewed, carried.

PROPOSED OPERATING AND CONTINGENCY BUDGET:

Copy of the proposed Operating and Contingency Budget was circulated to all Owners together with Notice of Meeting for their review. It was confirmed that a draft Proposed Operating and Contingency Budget was prepared by Leonis Management and circulated to the Strata Council for their review. Subsequently, Leonis Management met with the Strata Council to discuss the budget at which time any changes felt necessary by the Council were made and the budget ultimately approved for recommendation to the Owners at the Annual General Meeting.

There was discussion amongst the Owners regarding the need for additional landscaping and the possibility of an increase to the landscape maintenance budget. It was agreed to revisit these needs once the Developer is off site. John Lehman suggested that the preparation of specifications for quotation would assist with the cost analysis and budget requirements necessary.

There was general discussion regarding the merits of buying versus leasing fitness equipment, Developer responsibility for the Amenity Room through strata fees only, the amount of usage of fitness equipment now and in the future as well as the value of equipment warranties. There was also discussion regarding the difficulties in budgeting for phased developments. The circulation of Financial Reports monthly was discussed. Currently, the most recent Financial Report is circulated with the Minutes of Council Meetings.

Following further discussion, it was moved by Shirley Wong, seconded by Bill Symons, that the Proposed Operating and Contingency Budget be accepted as presented, carried.

Mr. Lehman confirmed that with the approval of the Annual Operating and Contingency Budget, strata fees are now set for the next year retroactive to **June 1st, 2011**. Owners currently utilizing the pre-authorized method of payment for their strata fees will not have to make any changes as these will be done automatically for you. Owners paying by way of monthly or post-dated cheque for their strata fees may continue to do so. Please make cheques payable to your Strata Corporation, **Vinterra, BCS 2704** and forward to the office of Leonis Management on or before due dates. Post-dated cheques through to and including May 2012 would be appreciated. Owners were also reminded that strata fees are due the first of each month for that month in accordance with the *Strata Property Act*.

ALL OTHER STRATA CORPORATION BUSINESS:

Owner's Information Booklet:

The Owners briefly discussed the information booklet and agreed that it be circulated as a 'quick guide' to all residents.

ELECTION OF A STRATA COUNCIL:

Owners were advised that as of the adjournment of each Annual General Meeting the Strata Council is deemed to resign or retire although members of the current Council can let their name

stand for nomination and election to the incoming Council. Those Owners nominated and accepting their nomination were:

Grant Raeburn	-	Unit #63
Doug Louvier	-	Unit #21
Phil Hall	-	Unit # 2
Randy Koob	-	Unit # 9
Bill Symons	-	Unit #30
Marlene Ritcey	-	Unit #13
Shirley Wong	-	Unit #11
Robin Burns	-	Unit #48
Aaron Smith	-	Unit #10
Lawrence Parisotto	-	Unit #40

Following three (3) times of asking, there being no further nominations, nominations were declared closed. It was noted that there were ten (10) Owners nominated for a maximum of seven (7) Council positions under the Strata Corporation Bylaws and the *Strata Property Act*. It then became necessary to conduct a secret ballot vote to elect from the ten (10) Owners nominated a maximum of seven (7) Council members.

Scrutineers were appointed and the secret ballot vote resulted in the following Owners being elected to the Strata Council:

Grant Raeburn	-	Unit #63
Doug Louvier	-	Unit #21
Phil Hall	-	Unit # 2
Randy Koob	-	Unit # 9
Aaron Smith	-	Unit #10
Bill Symons	-	Unit #30
Shirley Wong	-	Unit #11

Mr. Lehman confirmed that the Council Members elect will meet shortly to elect from amongst themselves the Officers of the Strata Council, President, Vice-President and Secretary/Treasurer. Council will also appoint the bank-signing Officers.

There being no further business, the meeting adjourned at 10:45 p.m.

ADDENDUM TO THE MINUTES:

Immediately following the Annual General Meeting, the Strata Council Members elect met very briefly to consider the election of Officers and the appointment of bank signing Officers.

Following discussion, it was agreed the Council would meet the week of July 04, 2011 to elect Officers and appoint bank-signing Officers.

There being no further business, the meeting adjourned at 10:50 p.m.

Council Positions and Signing Officers:

Further to the Council Meeting being held, the following positions were decided:

Phil Hall	-	President
Shirley Wong	-	Vice-President
Bill Symons	-	Treasurer
Grant Raeburn	-	Secretary/Buildings
Doug Louvier	-	Landscaping
Randy Koob	-	Member
Aaron Smith	-	Member

It was also agreed the bank signing Officers would be:

Bill Symons	-	Primary
Phil Hall		
Grant Raeburn		

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67	3	330	332.82	33.28	366.10
68	2	330	332.82	33.28	366.10
69	1	330	332.82	33.28	366.10
98	9	347	349.96	35.00	384.96
99	10	347	349.96	35.00	384.96
100	11	347	349.96	35.00	384.96
101	12	347	349.96	35.00	384.96
<i>Phase 2</i>					
3	15	347	349.96	35.00	384.96
4	16	347	349.96	35.00	384.96
5	17	348	350.97	35.10	386.07
6	18	348	350.97	35.10	386.07
7	19	348	350.97	35.10	386.07
8	20	348	350.97	35.10	386.07
9	21	348	350.97	35.10	386.07
10	22	348	350.97	35.10	386.07
57	23	279	281.38	28.14	309.52
58	24	279	281.38	28.14	309.52
59	25	278	280.37	28.04	308.41
60	26	281	283.40	28.34	311.74
61	27	278	280.37	28.04	308.41
<i>Phase 3</i>					
11	28	347	349.96	35.00	384.96
12	29	347	349.96	35.00	384.96
13	30	348	350.97	35.10	386.07
14	31	348	350.97	35.10	386.07
15	32	347	349.96	35.00	384.96
16	33	347	349.96	35.00	384.96
53	34	278	280.37	28.04	308.41
54	35	278	280.37	28.04	308.41
55	36	278	280.37	28.04	308.41
56	37	278	280.37	28.04	308.41

VINTERRA, THE OWNERS, STRATA PLAN BCS 2704
SCHEDULE OF OWNERS MONTHLY STRATA FEES
PHASES 1 TO 7
FOR THE PERIOD JUNE 01, 2011 TO MAY 31, 2012

UNIT NO.	STRATA LOT NO.	UNIT ENTITLEMENT	MONTHLY OPERATING FUND FEE	MONTHLY CONTINGENCY ALLOCATION FUND FEE	TOTAL MONTHLY STRATA FEE
<i>Phase 4</i>					
17	38	348	350.97	35.10	386.07
18	39	348	350.97	35.10	386.07
19	40	348	350.97	35.10	386.07
20	41	347	349.96	35.00	384.96
21	42	331	333.83	33.38	367.21
22	43	331	333.83	33.38	367.21
23	44	330	332.82	33.28	366.10
24	45	330	332.82	33.28	366.10
49	46	278	280.37	28.04	308.41
50	47	278	280.37	28.04	308.41
51	48	279	281.38	28.14	309.52
52	49	279	281.38	28.14	309.52
<i>Phase 5</i>					
42	50	278	280.37	28.04	308.41
43	51	281	283.40	28.34	311.74
44	52	278	280.37	28.04	308.41
45	53	278	280.37	28.04	308.41
46	54	278	280.37	28.04	308.41
47	55	278	280.37	28.04	308.41
48	56	278	280.37	28.04	308.41
<i>Phase 6</i>					
34	57	279	281.38	28.14	309.52
35	58	279	281.38	28.14	309.52
36	59	279	281.38	28.14	309.52
37	60	279	281.38	28.14	309.52
38	61	278	280.37	28.04	308.41
39	62	278	280.37	28.04	308.41
40	63	278	280.37	28.04	308.41
41	64	278	280.37	28.04	308.41
<i>Phase 7</i>					
25	65	331	333.83	33.38	367.21
26	66	331	333.83	33.38	367.21
27	67	331	333.83	33.38	367.21
28	68	331	333.83	33.38	367.21
29	69	331	333.83	33.38	367.21
30	70	331	333.83	33.38	367.21
31	71	278	280.37	28.04	308.41
32	72	281	283.40	28.34	311.74
33	73	278	280.37	28.04	308.41
22923			\$ 23,118.64	\$ 2,311.98	\$ 25,430.62
			x12	x12	x12
			<u>\$ 277,423.68</u>	<u>\$ 27,743.76</u>	<u>\$ 305,167.44</u>

Effective: June 1, 2011