

**Peninsula Village - LMS 133 (pen0133)**  
**15273 - 24th Avenue/2500 - 152nd Street Surrey BC**  
**Budget Comparison**

Period From May 2019 - January 2020  
Books = Accrual

	PTD Actual	YTD Actual	YTD Budget	Annual Budget
<b>REVENUE</b>				
Operating Revenue				
Strata Fees	33,780.72	304,026.50	304,025.22	405,367.00
Key/Fob Purchases	0.00	70.00	0.00	0.00
Interest Penalties	0.00	27.74	0.00	0.00
Transfer from Contingency Reserve Fund	0.00	150,000.00	0.00	0.00
Interest Income - Operating	195.89	1,920.33	524.97	700.00
Total Operating Revenue	<u>33,976.61</u>	<u>456,044.57</u>	<u>304,550.19</u>	<u>406,067.00</u>
<b>TOTAL REVENUE</b>	<b>33,976.61</b>	<b>456,044.57</b>	<b>304,550.19</b>	<b>406,067.00</b>
<b>DISBURSEMENTS</b>				
Utilities				
Electricity	368.53	1,630.81	1,874.97	2,500.00
Gas	62.69	461.10	375.03	500.00
Refuse Pick-up	2,084.78	17,973.42	17,761.50	23,682.00
Total Utilities	<u>2,516.00</u>	<u>20,065.33</u>	<u>20,011.50</u>	<u>26,682.00</u>
Repairs & Maintenance				
Repairs & Maintenance - General	856.00	35,564.50	15,000.03	20,000.00
Roof Maintenance	0.00	0.00	11,250.00	15,000.00
Enterphone / Phone Lines	381.45	993.21	375.03	500.00
Supplies	169.90	866.10	74.97	100.00
Total Repairs and Maintenance	<u>1,407.35</u>	<u>37,423.81</u>	<u>26,700.03</u>	<u>35,600.00</u>
Grounds				
Roadways/Walkways	210.00	210.00	5,249.97	7,000.00
Sewers/Drains	0.00	1,039.92	749.97	1,000.00
Landscape Maintenance	6,728.40	54,645.15	52,499.97	70,000.00
Landscape Improvements	0.00	12,132.75	11,250.00	15,000.00
Pest Control	333.21	3,101.44	2,999.97	4,000.00
Entrance Gates	0.00	3,817.81	1,500.03	2,000.00
Total Grounds	<u>7,271.61</u>	<u>74,947.07</u>	<u>74,249.91</u>	<u>99,000.00</u>
Administration				
Insurance	7,089.50	63,805.50	63,805.50	85,074.00
Insurance Valuation	0.00	0.00	180.00	240.00
Strata Management - Fees	2,094.75	18,852.75	18,852.75	25,137.00
Sundry Items	994.41	2,148.96	2,999.97	4,000.00
Transfer to Contingency Reserve Fund	10,861.17	97,750.49	97,750.53	130,334.00
Total Administration	<u>21,039.83</u>	<u>182,557.70</u>	<u>183,588.75</u>	<u>244,785.00</u>
Projects				
Roofing Project	0.00	46,305.00	0.00	0.00
Driveway Project	0.00	20,037.15	0.00	0.00
Fence Project	0.00	64,449.00	0.00	0.00
Lighting Project	0.00	1,144.50	0.00	0.00
Total Projects	<u>0.00</u>	<u>131,935.65</u>	<u>0.00</u>	<u>0.00</u>
<b>TOTAL DISBURSEMENTS</b>	<b>32,234.79</b>	<b>446,929.56</b>	<b>304,550.19</b>	<b>406,067.00</b>
<b>SURPLUS DEFICIT</b>	<b><u>1,741.82</u></b>	<b><u>9,115.01</u></b>	<b><u>0.00</u></b>	<b><u>0.00</u></b>

**Peninsula Village - LMS 133 (pen0133)**  
**15273 - 24th Avenue/2500 - 152nd Street, Surrey, BC,**  
**Balance Sheet**  
 Period= January 2020  
 Book= Accrual

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<b>ASSETS</b>	
Current Assets	
Cash	
Petty Cash	1,500.00
Bank - Operating	97,348.73
Contingency Reserve Fund	
Bank - Contingency Reserve Fund	574,971.45
Total Contingency Reserve Fund	<u>574,971.45</u>
Total Cash	673,820.18
Prepaid Insurance	14,179.00
Accounts Receivable	360.56
Total Current Assets	<u>688,359.74</u>
<b>TOTAL ASSETS</b>	<u><b>688,359.74</b></u>
<b>LIABILITIES AND EQUITY AND FUND BALANCES</b>	
<b>LIABILITIES</b>	
Current Liabilities	
Strata Fees Received in Advance	353.84
Total Current Liabilities	<u>353.84</u>
<b>TOTAL LIABILITIES</b>	<u><b>353.84</b></u>
<b>EQUITY AND FUND BALANCES</b>	
Contingency Reserve Fund	
CRF Current Year Opening Balance	619,816.07
CRF Current Year Contributions	97,750.49
CRF Current Year Interest	7,404.89
CRF Current Year Disbursements	-150,000.00
Total Contingency Reserve Fund	<u>574,971.45</u>
Retained Earnings	
Retained Earnings - Opening Balance	103,919.44
Current Earnings	9,115.01
Total Retained Earnings	<u>113,034.45</u>
<b>TOTAL EQUITY AND FUND BALANCES</b>	<u><b>688,005.90</b></u>
<b>TOTAL LIABILITIES AND EQUITY AND FUND BALANCES</b>	<u><b>688,359.74</b></u>

\* Amounts in cad

**Peninsula Village - LMS 133 (pen0133)**  
**General Ledger**

Period = Jan 2020

Book = Accrual

Sort On = Date

Property	Person/Description	Debit	Credit	Balance	Remarks
<b>501000</b>	<b>Electricity</b>			<b>1,262.28</b>	<b>= Beginning Balance =</b>
pen0133	BC Hydro (v0000004)	58.15	0.00	1,320.43	Acct 5216 081 - Oct 30-Dec 30/19
pen0133	BC Hydro (v0000004)	310.38	0.00	1,630.81	Acct 1875 644 - Oct 30-Dec 30/19
	<b>Net Change=368.53</b>	<b>368.53</b>	<b>0.00</b>	<b>1,630.81</b>	<b>= Ending Balance =</b>
<b>501500</b>	<b>Gas</b>			<b>398.41</b>	<b>= Beginning Balance =</b>
pen0133	FortisBC - Natural Gas (v0000003)	62.69	0.00	461.10	Acct 862749 - Nov 28-Dec 31/19
	<b>Net Change=62.69</b>	<b>62.69</b>	<b>0.00</b>	<b>461.10</b>	<b>= Ending Balance =</b>
<b>503000</b>	<b>Refuse Pick-up</b>			<b>15,888.64</b>	<b>= Beginning Balance =</b>
pen0133	AJM Disposal Services Ltd. (v0000141)	2,084.78	0.00	17,973.42	Refuse pickup - Jan 1-31/2020
	<b>Net Change=2,084.78</b>	<b>2,084.78</b>	<b>0.00</b>	<b>17,973.42</b>	<b>= Ending Balance =</b>
<b>510000</b>	<b>Repairs and Maintenance - General</b>			<b>34,708.50</b>	<b>= Beginning Balance =</b>
pen0133	Myrna Cohen (v0002777)	856.00	0.00	35,564.50	Petty cash reimbursement
	<b>Net Change=856.00</b>	<b>856.00</b>	<b>0.00</b>	<b>35,564.50</b>	<b>= Ending Balance =</b>
<b>513000</b>	<b>Enterphone / Phone Lines</b>			<b>611.76</b>	<b>= Beginning Balance =</b>
pen0133	DoorKing Inc. (v0002778)	284.94	0.00	896.70	Gate enterphone system
pen0133	Myrna Cohen (v0002777)	13.45	0.00	910.15	Petty cash reimbursement
pen0133	Telus (v0000038)	41.53	0.00	951.68	Acct 2387425829 - Jan 4-Feb 3/20
pen0133	Telus (v0000038)	41.53	0.00	993.21	Acct 2387425838 - Jan 4-Feb 3/20
	<b>Net Change=381.45</b>	<b>381.45</b>	<b>0.00</b>	<b>993.21</b>	<b>= Ending Balance =</b>
<b>521000</b>	<b>Supplies</b>			<b>696.20</b>	<b>= Beginning Balance =</b>
pen0133	Myrna Cohen (v0002777)	169.90	0.00	866.10	Petty cash reimbursement
	<b>Net Change=169.90</b>	<b>169.90</b>	<b>0.00</b>	<b>866.10</b>	<b>= Ending Balance =</b>
<b>530500</b>	<b>Roadways/Walkways</b>			<b>0.00</b>	<b>= Beginning Balance =</b>
pen0133	Diamond Shovel Contracting (v0000639)	210.00	0.00	210.00	Salting services - Nov 25 + Dec 23/19
	<b>Net Change=210.00</b>	<b>210.00</b>	<b>0.00</b>	<b>210.00</b>	<b>= Ending Balance =</b>
<b>532500</b>	<b>Sewers/Drains</b>			<b>1,039.92</b>	<b>= Beginning Balance =</b>
	<b>Net Change=0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,039.92</b>	<b>= Ending Balance =</b>
<b>533000</b>	<b>Landscape Maintenance</b>			<b>47,916.75</b>	<b>= Beginning Balance =</b>
pen0133	Kyler's Lawn Care Plus Inc. (v0000790)	6,720.00	0.00	54,636.75	Landscape maintenance - Jan 2020
pen0133	Myrna Cohen (v0002777)	8.40	0.00	54,645.15	Petty cash reimbursement
	<b>Net Change=6,728.40</b>	<b>6,728.40</b>	<b>0.00</b>	<b>54,645.15</b>	<b>= Ending Balance =</b>
<b>533500</b>	<b>Landscape Improvements</b>			<b>12,132.75</b>	<b>= Beginning Balance =</b>
	<b>Net Change=0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>12,132.75</b>	<b>= Ending Balance =</b>

\* Amounts in cad

**Peninsula Village - LMS 133 (pen0133)**  
**General Ledger**

Period = Jan 2020

Book = Accrual

Sort On = Date

Property	Person/Description	Debit	Credit	Balance	Remarks
<b>535500</b>	<b>Pest Control</b>			<b>2,768.23</b>	<b>= Beginning Balance =</b>
pen0133	Abell Pest Control Inc. (v0000344)	333.21	0.00	3,101.44	Pest control - Jan 2020
	<b>Net Change=333.21</b>	<b>333.21</b>	<b>0.00</b>	<b>3,101.44</b>	<b>= Ending Balance =</b>
<b>536000</b>	<b>Entrance Gates</b>			<b>3,817.81</b>	<b>= Beginning Balance =</b>
	<b>Net Change=0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3,817.81</b>	<b>= Ending Balance =</b>
<b>550500</b>	<b>Insurance</b>			<b>56,716.00</b>	<b>= Beginning Balance =</b>
pen0133	:PostRecurring Insurance expense	7,089.50	0.00	63,805.50	Insurance expense
	<b>Net Change=7,089.50</b>	<b>7,089.50</b>	<b>0.00</b>	<b>63,805.50</b>	<b>= Ending Balance =</b>
<b>552000</b>	<b>Strata Management - Fees</b>			<b>16,758.00</b>	<b>= Beginning Balance =</b>
pen0133	Leonis Management & Consultants Ltd. (v0000005)	2,094.75	0.00	18,852.75	Strata management fees
	<b>Net Change=2,094.75</b>	<b>2,094.75</b>	<b>0.00</b>	<b>18,852.75</b>	<b>= Ending Balance =</b>
<b>559000</b>	<b>Sundry Items</b>			<b>1,154.55</b>	<b>= Beginning Balance =</b>
pen0133	Leonis Management & Consultants Ltd. (v0000005)	134.86	0.00	1,289.41	Photocopies, faxes & mailings
pen0133	Condominium Home Owners' Association (v0000150)	522.50	0.00	1,811.91	Membership renewal - 2020
pen0133	Myrna Cohen (v0002777)	312.05	0.00	2,123.96	Petty cash reimbursement
pen0133	:PostRecurring Bank Service Charge	25.00	0.00	2,148.96	Bank Service Charge
	<b>Net Change=994.41</b>	<b>994.41</b>	<b>0.00</b>	<b>2,148.96</b>	<b>= Ending Balance =</b>
<b>561000</b>	<b>Transfer to Contingency Reserve Fund</b>			<b>86,889.32</b>	<b>= Beginning Balance =</b>
pen0133	:PostRecurring Monthly CRF contribution	10,861.17	0.00	97,750.49	Monthly CRF contribution
	<b>Net Change=10,861.17</b>	<b>10,861.17</b>	<b>0.00</b>	<b>97,750.49</b>	<b>= Ending Balance =</b>
<b>802000</b>	<b>Roofing Project</b>			<b>46,305.00</b>	<b>= Beginning Balance =</b>
	<b>Net Change=0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>46,305.00</b>	<b>= Ending Balance =</b>
<b>802200</b>	<b>Driveway Project</b>			<b>20,037.15</b>	<b>= Beginning Balance =</b>
	<b>Net Change=0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>20,037.15</b>	<b>= Ending Balance =</b>
<b>803000</b>	<b>Fence Project</b>			<b>64,449.00</b>	<b>= Beginning Balance =</b>
	<b>Net Change=0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>64,449.00</b>	<b>= Ending Balance =</b>
<b>805700</b>	<b>Lighting Project</b>			<b>1,144.50</b>	<b>= Beginning Balance =</b>
	<b>Net Change=0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,144.50</b>	<b>= Ending Balance =</b>
		<b>32,234.79</b>	<b>0.00</b>		

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Approved 

**PENINSULA VILLAGE, STRATA PLAN LMS 133  
ESTIMATED ANNUAL OPERATING AND CONTINGENCY BUDGET  
FOR THE PERIOD MAY 1, 2019 TO APRIL 30, 2020**

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

		<u>2019/2020</u> <u>Approved</u> <u>Budget</u>
<b>UTILITIES:</b>	Electricity for Common Areas	\$ 2,500.00
	Gas for Recreation Centre Fireplace	500.00
<b>INSURANCE:</b>		85,074.00
<b>INSURANCE VALUATION APPRAISAL PROGRAM: (Year 1 of 3)</b>		240.00
<b>DEPRECIATION REPORT (Year 1 of 3)/CONSULTING :</b>		-
<b>MAINTENANCE &amp; REPAIRS:</b>		
	- Supplies	100.00
	- Roadways (Incl. Pavement Repairs)	7,000.00
	- Landscape Maintenance Contract	70,000.00
	- Landscape Improvements (Incl. Tree Maintenance)	15,000.00
	- Entrance Gates	2,000.00
	- Enterphone	500.00
	- Pest Control	4,000.00
	- Repairs and Maintenance - General	20,000.00
	- Sewers/Drains	1,000.00
	- Roof Maintenance, Eaves, etc.	15,000.00
<b>STRATA CORPORATION ADMINISTRATION - AGENTS FEES:</b>		25,137.00
<b>REFUSE PICK-UP:</b>	(Including Recycling Service)	23,682.00
<b>SUNDRY ITEMS:</b>		4,000.00
<b>TOTAL OPERATING BUDGET:</b>		<b>\$ 275,733.00</b>
<b>LESS OPERATING INCOME:</b>		
	Interest Income	(700.00)
<b>NET OPERATING BUDGET:</b>		<b>\$ 275,033.00</b>
<b>CONTINGENCY ALLOCATIONS:</b>		
	- Contingency Reserve Fund	130,334.00
<b>TOTAL OWNERS STRATA FEES:</b>		<b>\$ 405,367.00</b>
<b>TOTAL BUDGET:</b>		<b>\$ 405,367.00</b>

**Effective May 1, 2019**

PENINSULA VILLAGE, STRATA PLAN LMS 133

**SUMMARY OF BUDGETED FUNDING REQUIRED BY THE OWNERS  
FOR THE YEAR MAY 1, 2019 - APRIL 30, 2020**

	<b>BUDGET 2019/2020</b>	<b>BUDGET 2018/2019</b>	<b>INCREASE/ (DECREASE)</b>
Total Estimated Operating Budget	\$ 275,733.00	\$ 271,267.00	\$ 4,466.00
Operating Interest Income	(700.00)	(700.00)	-
<b>NET OPERATING FUND TOTAL:</b>	<b>\$ 275,033.00</b>	<b>\$ 270,567.00</b>	<b>\$ 4,466.00</b>
Contingency Allocations	130,334.00	134,800.00	(4,466.00)
Contingency Reserve Interest Income	-	-	-
<b>TOTAL BUDGET:</b>	<b>\$ 405,367.00</b>	<b>\$ 405,367.00</b>	<b>\$ -</b>

**ESTIMATED STATUS OF THE CONTINGENCY RESERVE FUND:**

Contingency Reserve Fund on Hand as at May 1, 2019	\$ 611,550.00
Add: Owners Strata Fees Interest Income	130,334.00 -
Estimated Contingency Reserve Funds on Hand as at April 30, 2020	<b><u>\$ 741,884.00</u></b>

**PENINSULA VILLAGE, STRATA PLAN LMS 133**  
**SCHEDULE OF OWNERS MONTHLY STRATA FEES**

**MAY 1, 2019 TO APRIL 30, 2020**

UNIT NO.	S.L. NO.	UNIT ENTITLEMENT	CURRENT STRATA FEE	MONTHLY OPERATING FUND FEE	MONTHLY CONTINGENCY ALLOCATION FUND FEE	TOTAL MONTHLY STRATA FEE
1	1	152	\$ 340.41	\$ 230.96	\$ 109.45	\$ 340.41
2	2	155	347.12	235.52	111.61	347.13
3	3	155	347.12	235.52	111.61	347.13
4	4	152	340.41	230.96	109.45	340.41
5	5	152	340.41	230.96	109.45	340.41
6	.6	155	347.12	235.52	111.61	347.13
7	7	155	347.12	235.52	111.61	347.13
8	8	152	340.41	230.96	109.45	340.41
9	9	152	340.41	230.96	109.45	340.41
10	10	155	347.12	235.52	111.61	347.13
11	11	155	347.12	235.52	111.61	347.13
12	12	152	340.41	230.96	109.45	340.41
13	13	152	340.41	230.96	109.45	340.41
14	14	175	391.92	265.90	126.01	391.91
15	15	151	338.17	229.44	108.73	338.17
16	16	151	338.17	229.44	108.73	338.17
17	17	175	391.92	265.90	126.01	391.91
18	18	152	340.41	230.96	109.45	340.41
19	19	152	340.41	230.96	109.45	340.41
20	20	175	391.92	265.90	126.01	391.91
21	21	152	340.41	230.96	109.45	340.41
22	22	152	340.41	230.96	109.45	340.41
23	23	155	347.12	235.52	111.61	347.13
24	24	155	347.12	235.52	111.61	347.13
25	25	152	340.41	230.96	109.45	340.41
26	32	159	356.08	241.59	114.49	356.08
27	33	176	394.15	267.42	126.73	394.15
28	34	152	340.41	230.96	109.45	340.41
29	29	152	340.41	230.96	109.45	340.41
30	30	175	391.92	265.90	126.01	391.91
31	31	152	340.41	230.96	109.45	340.41

UNIT NO.	S.L. NO.	UNIT ENTITLEMENT	CURRENT STRATA FEE	MONTHLY OPERATING FUND FEE	MONTHLY CONTINGENCY ALLOCATION FUND FEE	TOTAL MONTHLY STRATA FEE
32	28	151	\$ 338.17	\$ 229.44	\$ 108.73	\$ 338.17
33	27	175	391.92	265.90	126.01	391.91
34	26	152	340.41	230.96	109.45	340.41
35	35	158	353.84	240.07	113.77	353.84
36	36	163	365.04	247.67	117.37	365.04
37	37	163	365.04	247.67	117.37	365.04
38	38	158	353.84	240.07	113.77	353.84
39	39	159	356.08	241.59	114.49	356.08
40	40	176	394.15	267.42	126.73	394.15
41	41	157	351.60	238.55	113.05	351.60
42	42	156	349.36	237.03	112.33	349.36
43	43	161	360.56	244.63	115.93	360.56
44	44	161	360.56	244.63	115.93	360.56
45	45	156	349.36	237.03	112.33	349.36
46	50	156	349.36	237.03	112.33	349.36
47	51	161	360.56	244.63	115.93	360.56
48	52	161	360.56	244.63	115.93	360.56
49	53	156	349.36	237.03	112.33	349.36
50	46	158	353.84	240.07	113.77	353.84
51	47	161	360.56	244.63	115.93	360.56
52	48	161	360.56	244.63	115.93	360.56
53	49	158	353.84	240.07	113.77	353.84
54	54	158	353.84	240.07	113.77	353.84
55	55	161	360.56	244.63	115.93	360.56
56	56	161	360.56	244.63	115.93	360.56
57	57	156	349.36	237.03	112.33	349.36
58	58	157	351.60	238.55	113.05	351.60
59	59	173	387.43	262.87	124.57	387.44
60	60	156	349.36	237.03	112.33	349.36
61	61	156	349.36	237.03	112.33	349.36
62	62	161	360.56	244.63	115.93	360.56
63	63	161	360.56	244.63	115.93	360.56
64	64	156	349.36	237.03	112.33	349.36



UNIT NO.	S.L. NO.	UNIT ENTITLEMENT	CURRENT STRATA FEE	MONTHLY OPERATING FUND FEE	MONTHLY CONTINGENCY ALLOCATION FUND FEE	TOTAL MONTHLY STRATA FEE
65	65	159	\$ 356.08	\$ 241.59	\$ 114.49	\$ 356.08
66	66	161	360.56	244.63	115.93	360.56
67	67	161	360.56	244.63	115.93	360.56
68	68	158	353.84	240.07	113.77	353.84
69	69	156	349.36	237.03	112.33	349.36
70	70	174	389.68	264.38	125.29	389.67
71	71	156	349.36	237.03	112.33	349.36
72	72	159	356.08	241.59	114.49	356.08
73	73	161	360.56	244.63	115.93	360.56
74	74	160	358.32	243.11	115.21	358.32
75	75	158	353.84	240.07	113.77	353.84
76	76	159	356.08	241.59	114.49	356.08
77	77	162	362.80	246.15	116.65	362.80
78	78	162	362.80	246.15	116.65	362.80
79	79	156	349.37	237.03	112.33	349.36
80	84	156	349.36	237.03	112.33	349.36
81	85	161	360.56	244.63	115.93	360.56
82	86	161	360.56	244.63	115.93	360.56
83	87	159	356.08	241.59	114.49	356.08
84	80	159	356.08	241.59	114.49	356.08
85	81	161	360.56	244.63	115.93	360.56
86	82	161	360.56	244.63	115.93	360.56
87	83	159	356.08	241.59	114.49	356.08
88	88	156	349.36	237.03	112.33	349.36
89	89	161	360.56	244.63	115.93	360.56
90	90	161	360.56	244.63	115.93	360.56
91	91	156	349.36	237.03	112.33	349.36
92	92	159	356.08	241.59	114.49	356.08
93	93	161	360.56	244.63	115.93	360.56
94	94	161	360.56	244.63	115.93	360.56
95	95	159	356.08	241.59	114.49	356.08
		15,084	\$ 33,780.73	\$ 22,919.32	\$ 10,861.43	\$ 33,780.75
			X12	X12	X12	X12
			<b>\$ 405,368.76</b>	<b>\$ 275,031.84</b>	<b>\$ 130,337.16</b>	<b>\$ 405,369.00</b>

Effective: May 1, 2019