

**Ocean Park Grove - NW 2502 (opg2502)**  
**12901 - 12981 17th Avenue Surrey BC**  
**Budget Comparison**

Period From January 2020 - January 2020  
Books = Accrual

	<b>MTD Actual</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Annual Budget</b>
<b>REVENUE</b>				
Operating Revenue				
Strata Fees	23,620.76	23,620.76	0.00	0.00
Cable Water/Sewer & Waste	5,765.20	5,765.20	0.00	0.00
Interest Income - Operating	42.32	42.32	0.00	0.00
Total Operating Revenue	<u>29,428.28</u>	<u>29,428.28</u>	0.00	0.00
<b>TOTAL REVENUE</b>	<b>29,428.28</b>	<b>29,428.28</b>	<b>0.00</b>	<b>0.00</b>
<b>DISBURSEMENTS</b>				
Utilities				
Electricity	205.00	205.00	0.00	0.00
Refuse Pick-up	1,251.60	1,251.60	0.00	0.00
Cablevision	3,079.84	3,079.84	0.00	0.00
Total Utilities	<u>4,536.44</u>	<u>4,536.44</u>	0.00	0.00
Grounds				
Snow and Ice Removal	682.50	682.50	0.00	0.00
Landscape Maintenance	5,540.85	5,540.85	0.00	0.00
Pest Control	97.13	97.13	0.00	0.00
Total Grounds	<u>6,320.48</u>	<u>6,320.48</u>	0.00	0.00
Administration				
Insurance	4,986.42	4,986.42	0.00	0.00
Strata Management - Fees	1,405.99	1,405.99	0.00	0.00
Sundry Items	408.66	408.66	0.00	0.00
Transfer to Contingency Reserve Fund	5,000.00	5,000.00	0.00	0.00
Prior Year Invoices	4,635.75	4,635.75	0.00	0.00
Total Administration	<u>16,436.82</u>	<u>16,436.82</u>	0.00	0.00
Amenity Facilities				
Gas	40.00	40.00	0.00	0.00
Total Amenity Facilities	<u>40.00</u>	<u>40.00</u>	0.00	0.00
<b>TOTAL DISBURSEMENTS</b>	<b>27,333.74</b>	<b>27,333.74</b>	<b>0.00</b>	<b>0.00</b>
<b>SURPLUS DEFICIT</b>	<b><u>2,094.54</u></b>	<b><u>2,094.54</u></b>	<b><u>0.00</u></b>	<b><u>0.00</u></b>

**Ocean Park Grove - NW 2502 (opg2502)**  
**12901 - 12981 17th Avenue, Surrey, BC,**  
**Balance Sheet**

Period= January 2020

Book= Accrual

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<b>ASSETS</b>	
Current Assets	
Cash	
Petty Cash	400.00
Bank - Operating	13,433.15
Contingency Reserve Fund	
Bank - Contingency Reserve Fund	390,878.80
Investment Certificates - CRF	50,000.00
Total Contingency Reserve Fund	440,878.80
Total Cash	454,711.95
Prepaid Insurance	19,945.64
Accounts Receivable	300.00
Total Current Assets	474,957.59
<b>TOTAL ASSETS</b>	<b>474,957.59</b>
<b>LIABILITIES AND EQUITY AND FUND BALANCES</b>	
<b>EQUITY AND FUND BALANCES</b>	
Contingency Reserve Fund	
CRF Current Year Opening Balance	435,264.32
CRF Current Year Contributions	5,000.00
CRF Current Year Interest	614.48
Total Contingency Reserve Fund	440,878.80
Retained Earnings	
Retained Earnings - Opening Balance	31,984.25
Current Earnings	2,094.54
Total Retained Earnings	34,078.79
<b>TOTAL EQUITY AND FUND BALANCES</b>	<b>474,957.59</b>
<b>TOTAL LIABILITIES AND EQUITY AND FUND BALANCES</b>	<b>474,957.59</b>

\* Amounts in cad

**Ocean Park Grove - NW 2502 (opg2502)**  
**General Ledger**

Period = Jan 2020

Book = Accrual

Sort On = Date

Property	Period	Person/Description	Debit	Credit	Balance	Remarks
<b>501000</b>		<b>Electricity</b>			<b>2,866.31 = Beginning Balance =</b>	
opg2502	01-2020	BC Hydro (v0000004)	205.00	0.00	3,071.31	Dec 3/19-Jan 2/20 acct# 20672713002
		<b>Net Change=205.00</b>	<b>205.00</b>	<b>0.00</b>	<b>3,071.31 = Ending Balance =</b>	
<b>502500</b>		<b>Water/Sewer</b>			<b>21,866.76 = Beginning Balance =</b>	
		<b>Net Change=0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>21,866.76 = Ending Balance =</b>	
<b>503000</b>		<b>Refuse Pick-up</b>			<b>14,301.00 = Beginning Balance =</b>	
opg2502	01-2020	AJM Disposal Services Ltd. (v0000141)	1,251.60	0.00	15,552.60	Jan 2020 waste removal
		<b>Net Change=1,251.60</b>	<b>1,251.60</b>	<b>0.00</b>	<b>15,552.60 = Ending Balance =</b>	
<b>504500</b>		<b>Cablevision</b>			<b>34,415.88 = Beginning Balance =</b>	
opg2502	01-2020	Shaw Cable (v0000152)	3,079.84	0.00	37,495.72	Jan 2020 acct# 01301306761
		<b>Net Change=3,079.84</b>	<b>3,079.84</b>	<b>0.00</b>	<b>37,495.72 = Ending Balance =</b>	
<b>510000</b>		<b>Repairs and Maintenance - General</b>			<b>34,873.35 = Beginning Balance =</b>	
		<b>Net Change=0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>34,873.35 = Ending Balance =</b>	
<b>517000</b>		<b>Gutter Cleaning</b>			<b>2,976.75 = Beginning Balance =</b>	
		<b>Net Change=0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,976.75 = Ending Balance =</b>	
<b>517200</b>		<b>Drain Cleaning</b>			<b>3,365.99 = Beginning Balance =</b>	
		<b>Net Change=0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3,365.99 = Ending Balance =</b>	
<b>519500</b>		<b>Deck Maintenance</b>			<b>2,826.60 = Beginning Balance =</b>	
		<b>Net Change=0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,826.60 = Ending Balance =</b>	
<b>522500</b>		<b>Fire Protection</b>			<b>411.29 = Beginning Balance =</b>	
		<b>Net Change=0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>411.29 = Ending Balance =</b>	
<b>531000</b>		<b>Snow and Ice Removal</b>			<b>6,415.50 = Beginning Balance =</b>	
opg2502	01-2020	Diamond Shovel Contracting (v0000639)	682.50	0.00	7,098.00	Salting service (Nov 25 & Dec 23/19)
		<b>Net Change=682.50</b>	<b>682.50</b>	<b>0.00</b>	<b>7,098.00 = Ending Balance =</b>	
<b>532000</b>		<b>Street Lights</b>			<b>2,755.98 = Beginning Balance =</b>	
		<b>Net Change=0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,755.98 = Ending Balance =</b>	
<b>533000</b>		<b>Landscape Maintenance</b>			<b>64,842.21 = Beginning Balance =</b>	
opg2502	01-2020	Morgan & Rock Landscape Service Inc. (v0000072)	5,540.85	0.00	70,383.06	Jan 2020 landscaping
		<b>Net Change=5,540.85</b>	<b>5,540.85</b>	<b>0.00</b>	<b>70,383.06 = Ending Balance =</b>	
<b>533500</b>		<b>Landscape Improvements</b>			<b>24,960.71 = Beginning Balance =</b>	
		<b>Net Change=0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>24,960.71 = Ending Balance =</b>	
<b>534500</b>		<b>Irrigation System</b>			<b>8,498.81 = Beginning Balance =</b>	
		<b>Net Change=0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>8,498.81 = Ending Balance =</b>	
<b>535500</b>		<b>Pest Control</b>			<b>1,329.26 = Beginning Balance =</b>	
opg2502	01-2020	Terminix Canada (v0000087)	97.13	0.00	1,426.39	Dec 12/19 exterior pest control
		<b>Net Change=97.13</b>	<b>97.13</b>	<b>0.00</b>	<b>1,426.39 = Ending Balance =</b>	
<b>550500</b>		<b>Insurance</b>			<b>54,428.69 = Beginning Balance =</b>	
opg2502	01-2020	:PostRecurring Monthly Insurance expense	4,986.42	0.00	59,415.11	Prepaid insurance
		<b>Net Change=4,986.42</b>	<b>4,986.42</b>	<b>0.00</b>	<b>59,415.11 = Ending Balance =</b>	

\* Amounts in cad

**Ocean Park Grove - NW 2502 (opg2502)**  
**General Ledger**

Period = Jan 2020

Book = Accrual

Sort On = Date

Property	Period	Person/Description	Debit	Credit	Balance	Remarks
<b>552000</b>		<b>Strata Management - Fees</b>			<b>16,871.88</b>	<b>= Beginning Balance =</b>
opg2502	01-2020	Leonis Management & Consultants Ltd. (v0000005)	1,405.99	0.00	18,277.87	Jan 2020 strata management fees
		<b>Net Change=1,405.99</b>	<b>1,405.99</b>	<b>0.00</b>	<b>18,277.87</b>	<b>= Ending Balance =</b>
<b>557000</b>		<b>Legal</b>			<b>3,808.08</b>	<b>= Beginning Balance =</b>
		<b>Net Change=0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3,808.08</b>	<b>= Ending Balance =</b>
<b>559000</b>		<b>Sundry Items</b>			<b>2,901.35</b>	<b>= Beginning Balance =</b>
opg2502	01-2020	Leonis Management & Consultants Ltd. (v0000005)	214.59	0.00	3,115.94	Photocopies
opg2502	01-2020	Leonis Management & Consultants Ltd. (v0000005)	169.07	0.00	3,285.01	Postage & faxes
opg2502	01-2020	:PostRecurring Bank Service Charge	25.00	0.00	3,310.01	Bank Service Charge
		<b>Net Change=408.66</b>	<b>408.66</b>	<b>0.00</b>	<b>3,310.01</b>	<b>= Ending Balance =</b>
<b>561000</b>		<b>Transfer to Contingency Reserve Fund</b>			<b>60,000.00</b>	<b>= Beginning Balance =</b>
opg2502	01-2020	:PostRecurring Monthly CRF transfer	5,000.00	0.00	65,000.00	Monthly CRF contribution
		<b>Net Change=5,000.00</b>	<b>5,000.00</b>	<b>0.00</b>	<b>65,000.00</b>	<b>= Ending Balance =</b>
<b>569800</b>		<b>Prior Year Invoices</b>			<b>0.00</b>	<b>= Beginning Balance =</b>
opg2502	01-2020	Roaron Construction Limited (v0002225)	4,635.75	0.00	4,635.75	Crawl space floor vapour sealing
		<b>Net Change=4,635.75</b>	<b>4,635.75</b>	<b>0.00</b>	<b>4,635.75</b>	<b>= Ending Balance =</b>
<b>707000</b>		<b>Gas</b>			<b>464.26</b>	<b>= Beginning Balance =</b>
opg2502	01-2020	FortIsBC - Natural Gas (v0000003)	40.00	0.00	504.26	Dec 2/19-Jan 3/20 acct# 856826
		<b>Net Change=40.00</b>	<b>40.00</b>	<b>0.00</b>	<b>504.26</b>	<b>= Ending Balance =</b>
<b>708500</b>		<b>Janitorial</b>			<b>600.00</b>	<b>= Beginning Balance =</b>
		<b>Net Change=0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>600.00</b>	<b>= Ending Balance =</b>
<b>709000</b>		<b>Supplies</b>			<b>26.85</b>	<b>= Beginning Balance =</b>
		<b>Net Change=0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>26.85</b>	<b>= Ending Balance =</b>
			<b>27,333.74</b>	<b>0.00</b>		

**OCEAN PARK GROVE, STRATA PLAN NW 2502**  
**ESTIMATED ANNUAL OPERATING AND CONTINGENCY BUDGET**  
**FOR THE PERIOD JANUARY 1, 2020 TO DECEMBER 31, 2020**

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

	<b>APPROVED Budget 2020</b>
<b>REVENUES:</b>	
Owner's Monthly Strata Fees	\$ 300,561.00
Cable, Water/Sewer & Waste & Recycling Removal	75,564.00
Rec. Centre Rental	
Recovery of Fines/Interest Penalties	
TRF Retained Surplus	8,000.00
Interest Income - Operating	600.00
<b>TOTAL RECEIPTS:</b>	<b>\$ 384,725.00</b>
<b>EXPENSES:</b>	
<b>GENERAL:</b>	
Insurance	\$ 59,337.00
Insurance Appraisal (year 2 of 3)	900.00
Sundry Items (Incl. General Meetings and CHOA Dues)	2,500.00
Strata Corporation Administration-Agents Fees	17,539.00
WCB Coverage	100.00
Legal Fees/Depreciation Report Fees (year 2 of 3)	5,500.00
Cablevision	36,960.00
Water & Sewer	24,300.00
Waste and Recycling Removal	14,304.00
<b>BUILDINGS:</b>	
General Repairs & Maintenance	16,750.00
Pest Control	1,500.00
Gutter Cleaning	6,000.00
Crawl Space/Drainage & Improvements	10,000.00
Dryer Vent Cleaning (2020)	1,500.00
<b>GROUNDS:</b>	
Landscaping Maintenance (Contract)	65,060.00
Landscape Improvements	25,000.00
Hydro	3,000.00
Irrigation & Catch Basin Maintenance (add irrigation zone) sump pumps	12,000.00
Street Lighting	500.00
Patio Repairs & Pressure Wash Entry Walls	3,500.00
Roadways/Curbs/Line Painting	5,000.00
Fire Hydrants	1,000.00
Fence Repairs & Replacement	2,000.00
Snow Clearing	8,000.00
<b>RECREATION FACILITY:</b>	
Heating Fuel/Gas	500.00
Cleaning	500.00
Fire Safety Equipment	175.00
Supplies/Social	1,300.00
Transfer to Contingency Reserve Fund	\$ 60,000.00
<b>TOTAL DISBURSEMENTS:</b>	<b>\$ 384,725.00</b>
<b>SURPLUS/SHORTAGE FOR PERIOD</b>	<b>\$0.00</b>

OCEAN PARK GROVE, STRATA PLAN NW 2502

**SUMMARY OF BUDGETED FUNDING REQUIRED BY THE OWNERS  
FOR THE PERIOD JANUARY 1, 2020 - DECEMBER 31, 2020**

	BUDGET 2020	BUDGET 2019	INCREASE/ (DECREASE)
Total Estimated Operating Budget	\$ 316,725.00	\$ 293,030.00	\$ 8,060.00
Retained Surplus	8,000.00	8,000.00	(8,000.00)
<b>OPERATING FUND TOTAL:</b>	<b>\$ 324,725.00</b>	<b>\$ 301,030.00</b>	<b>\$ 60.00</b>
Contingency Reserve Fund	60,000.00	60,000.00	Nil
<b>TOTAL BUDGET:</b>	<b>\$ 384,725.00</b>	<b>\$ 361,030.00</b>	<b>\$ 60.00</b>

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

Contingency Reserve Fund on Hand as at January 1, 2020	\$ 435,250.00
Add: Owners Strata Fees	60,000.00
Interest Income	4,000.00
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Estimated Contingency Reserve Fund on Hand as at December 31, 2020	<b>\$ 499,250.00</b>

**REVISED**

**OCEAN PARK GROVE, STRATA PLAN NW 2502  
SCHEDULE OF STRATA FEES FOR 2020**

UNIT NUMBER	STRATA LOT	UNIT ENTITLED	JAN/20 - FEB/20 TOTAL	CABLE & TAX	WATER & SEWER	WASTE REMOVAL	MONTHLY OPERATING	MONTHLY CRF	MAR/20 - DEC/20 TOTAL
12901-1	33	201	\$ 534.26	\$ 54.56	\$ 34.91	\$ 20.92	\$ 374.31	\$ 92.05	\$ 576.75
12901-2	34	162	449.88	54.56	34.91	20.92	301.68	74.19	486.26
12901-3	35	162	449.88	54.56	34.91	20.92	301.68	74.19	486.26
12901-4	36	201	534.26	54.56	34.91	20.92	374.31	92.05	576.75
12903-1	37	172	471.52	54.56	34.91	20.92	320.31	78.77	509.47
12903-2	38	177	482.33	54.56	34.91	20.92	329.62	81.06	521.07
12905-1	39	177	482.33	54.56	34.91	20.92	329.62	81.06	521.07
12905-2	40	172	471.52	54.56	34.91	20.92	320.31	78.77	509.47
12909-1	41	172	471.52	54.56	34.91	20.92	320.31	78.77	509.47
12909-2	42	177	482.33	54.56	34.91	20.92	329.62	81.06	521.07
12911-1	43	177	482.33	54.56	34.91	20.92	329.62	81.06	521.07
12911-2	44	172	471.52	54.56	34.91	20.92	320.31	78.77	509.47
12917-1	45	172	471.52	54.56	34.91	20.92	320.31	78.77	509.47
12917-2	46	177	482.33	54.56	34.91	20.92	329.62	81.06	521.07
12919-1	47	177	482.33	54.56	34.91	20.92	329.62	81.06	521.07
12919-2	48	172	471.52	54.56	34.91	20.92	320.31	78.77	509.47
12923-1	49	201	534.26	54.56	34.91	20.92	374.31	92.05	576.75
12923-2	50	162	449.88	54.56	34.91	20.92	301.68	74.19	486.26
12923-3	51	163	452.05	54.56	34.91	20.92	303.55	74.65	488.59
12925-1	52	163	452.05	54.56	34.91	20.92	303.55	74.65	488.59
12925-2	53	162	449.88	54.56	34.91	20.92	301.68	74.19	486.26
12925-3	54	201	534.26	54.56	34.91	20.92	374.31	92.05	576.75
12927-1	55	201	534.26	54.56	34.91	20.92	374.31	92.05	576.75
12927-2	56	163	452.05	54.56	34.91	20.92	303.55	74.65	488.59
12937-1	1	154	432.58	54.56	34.91	20.92	286.79	70.53	467.71
12937-2	2	230	597.00	54.56	34.91	20.92	428.32	105.33	644.04
12937-3	3	230	597.00	54.56	34.91	20.92	428.32	105.33	644.04
12937-4	4	154	432.58	54.56	34.91	20.92	286.79	70.53	467.71
12941-1	57	201	534.26	54.56	34.91	20.92	374.31	92.05	576.75
12941-2	58	163	452.05	54.56	34.91	20.92	303.55	74.65	488.59
12945-1	5	175	478.00	54.56	34.91	20.92	325.89	80.14	516.42
12945-2	6	230	597.00	54.56	34.91	20.92	428.32	105.33	644.04
12945-3	7	230	597.00	54.56	34.91	20.92	428.32	105.33	644.04
12945-4	8	175	478.00	54.56	34.91	20.92	325.89	80.14	516.42
12951-1	9	171	469.35	54.56	34.91	20.92	318.44	78.31	507.14
12951-2	10	224	584.01	54.56	34.91	20.92	417.14	102.58	630.11
12951-3	11	224	584.01	54.56	34.91	20.92	417.14	102.58	630.11
12951-4	12	171	469.35	54.56	34.91	20.92	318.44	78.31	507.14
12957-1	13	177	482.33	54.56	34.91	20.92	329.62	81.06	521.07
12957-2	14	230	597.00	54.56	34.91	20.92	428.32	105.33	644.04
12957-3	15	230	597.00	54.56	34.91	20.92	428.32	105.33	644.04
12957-4	16	177	482.33	54.56	34.91	20.92	329.62	81.06	521.07
12963-1	17	175	478.00	54.56	34.91	20.92	325.89	80.14	516.42
12963-2	18	230	597.00	54.56	34.91	20.92	428.32	105.33	644.04
12963-3	19	230	597.00	54.56	34.91	20.92	428.32	105.33	644.04
12963-4	20	175	478.00	54.56	34.91	20.92	325.89	80.14	516.42
12969-1	21	171	469.35	54.56	34.91	20.92	318.44	78.31	507.14
12969-2	22	224	584.01	54.56	34.91	20.92	417.14	102.58	630.11
12969-3	23	224	584.01	54.56	34.91	20.92	417.14	102.58	630.11
12969-4	24	171	469.35	54.56	34.91	20.92	318.44	78.31	507.14
12975-1	25	154	432.58	54.56	34.91	20.92	286.79	70.53	467.71
12975-2	26	230	597.00	54.56	34.91	20.92	428.32	105.33	644.04
12975-3	27	230	597.00	54.56	34.91	20.92	428.32	105.33	644.04
12975-4	28	154	432.58	54.56	34.91	20.92	286.79	70.53	467.71
12981-1	29	154	432.58	54.56	34.91	20.92	286.79	70.53	467.71
12981-2	30	230	597.00	54.56	34.91	20.92	428.32	105.33	644.04
12981-3	31	230	597.00	54.56	34.91	20.92	428.32	105.33	644.04
12981-4	32	154	432.58	54.56	34.91	20.92	286.79	70.53	467.71
		10918	\$ 29,385.96	\$ 3,164.48	\$ 2,024.78	\$ 1,213.36	\$ 20,332.06	\$ 5,000.02	\$ 31,734.70
				x 10	x 10	x 10	x 10	x 10	x 10
			\$31,644.80	\$20,247.80	\$12,133.60	\$ 203,320.60	\$50,000.20	\$ 317,347.00	
			5,312.80	4,049.56	2,168.04	37,241.48	10,000.04	58,771.92	
			\$36,957.60	\$24,297.36	\$14,301.64	\$ 240,562.08	\$60,000.24	\$ 376,118.92	