











Presented by:
Beebe Cline - PREC

Hugh & McKinnon Realty Ltd.
 Phone: 604-531-1909
 www.whiterocklifestyles.com
 bcline@shaw.ca



Active
R2467887
 Board: V
 Apartment/Condo

101 333 WETHERSFIELD DRIVE

Vancouver West
 South Cambie
 V5X 4M9

Residential Attached

\$818,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$818,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 1978
Depth / Size (ft.):	Bedrooms: 2	Age: 42
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: CD-1
Flood Plain: No	Full Baths: 1	Gross Taxes: \$1,525.51
Council Apprv?: No	Half Baths: 0	For Tax Year: 2019
Exposure: Southwest	Maint. Fee: \$364.50	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 005-333-458
Mgmt. Co's Name: WYNFORD GROUP		Tour:
Mgmt. Co's Phone: 604-261-0285		
View: :		
Complex / Subdiv: LANGARA COURT		
Services Connected: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: Corner Unit, Ground Level Unit	Total Parking: 1	Covered Parking: 1	Parking Access: Side
Construction: Frame - Wood	Parking: Garage Underbuilding		
Exterior: Brick, Fibre Cement Board, Mixed			Locker: Y
Foundation: Other	Reno. Year:	Dist. to Public Transit: 1 BLOCK	Dist. to School Bus: 1 BLOCK
Rain Screen:	R.I. Plumbing:	Units in Development: 56	Total Units in Strata: 56
Renovations:		Title to Land: Freehold Strata	
Water Supply: City/Municipal	Metered Water:	Property Disc.: Yes	
Fireplace Fuel:	R.I. Fireplaces: 0	Fixtures Leased: No	
Fuel/Heating: Electric	# of Fireplaces: 0	Fixtures Rmvd: No	
Outdoor Area: Patio(s)		Floor Finish: Wall/Wall/Mixed	
Type of Roof: Torch-On			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Sewer, Water**
 Legal: **STRATA LOT 1 DISTRICT LOT 526 STRATA PLAN VR 519 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Elevator, Garden, In Suite Laundry, Pool; Indoor, Recreation Center, Sauna/Steam Room**

Site Influences: **Adult Oriented, Central Location, Golf Course Nearby, Private Setting, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Intercom**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'6 x 15'3			x			x
Main	Dining Room	12'3 x 8'9			x			x
Main	Master Bedroom	15'0 x 12'8			x			x
Main	Bedroom	14'0 x 10'10			x			x
Main	Foyer	5'0 x 4'0			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 1,091	# of Rooms: 5	# of Kitchens: 0	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): 0	Restricted Age: 19+			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats: No	Dogs: No	3				Pool:
Finished Floor (Total): 1,091 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Age Restrictions, Pets Not Allowed, Rentals Not Allowed			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 1,091 sq. ft.				7				
				8				

Listing Broker(s): **Hugh & McKinnon Realty Ltd.**

"Langara Estates" Resort style living surrounded by nature. Beautiful landscaped gardens and ponds. Adjacent to the Langara golf course and walking distance to Canada line, transit, Langara College, YMCA and Oakridge mall. 2 Bedroom 1100 sq.ft. SW facing ground floor with great patio for BBQ and entertaining, all on one level. Private and Peaceful. Well run building has had major upgrades. Amenities include indoor swimming pool; sauna/steam and lounge. 19 +, No pets or rentals.

#101 - 333 WETHERSFIELD DRIVE
VANCOUVER, B.C.



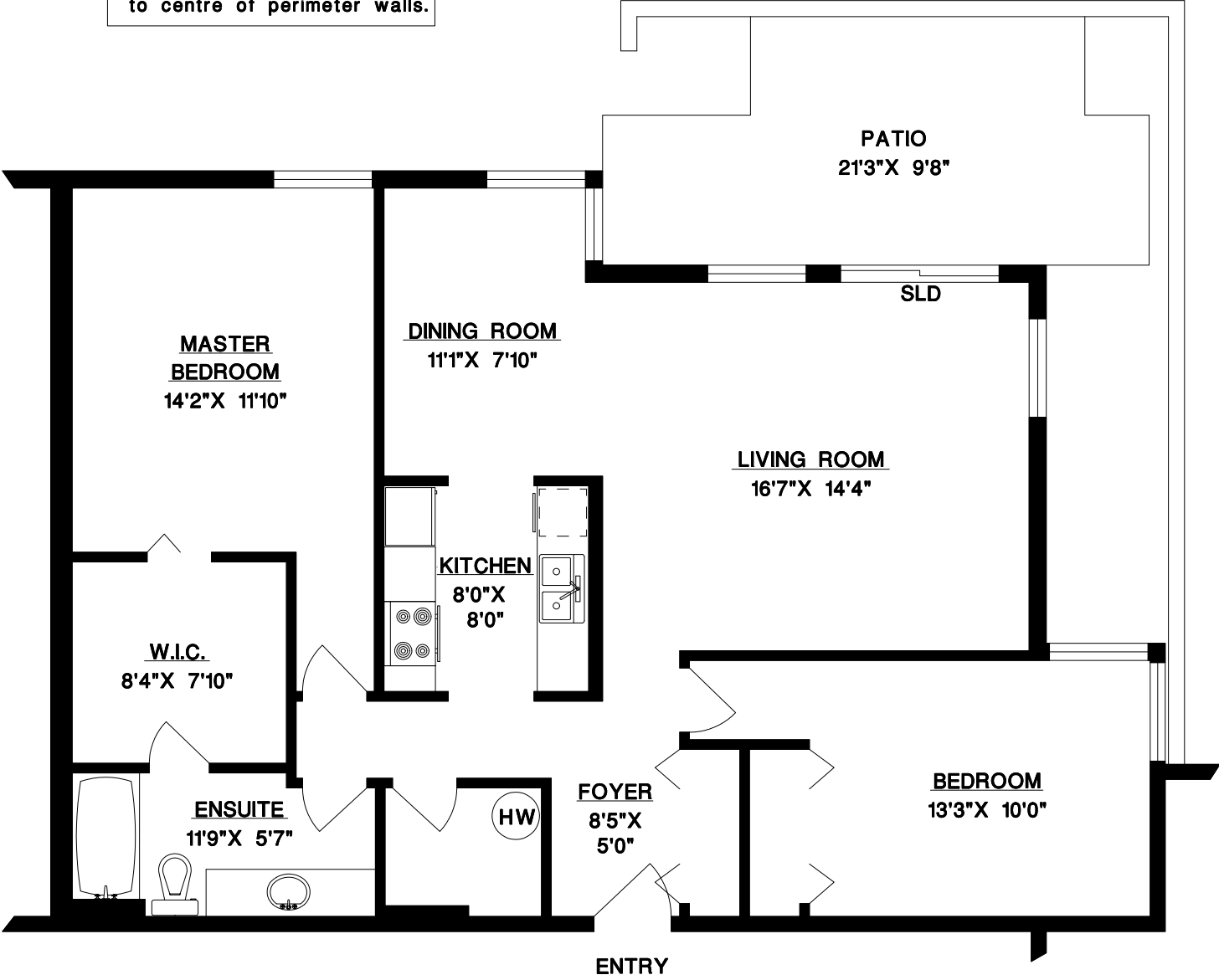
BEEBE CLINE

BUS: 604-531-1909
CEL: 604-830-7458

www.whiterocklifestyles.com

* TOTAL 1085 SQ. FT.
PATIO 181 SQ. FT.

*Area calculations taken to centre of perimeter walls.



SCALE



Strata Property Act

FORM B

INFORMATION CERTIFICATE

(Section 59)

The Owners, Strata Plan **VR 519** certify that the information contained in this certificate with respect to Strata Lot **1** is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above **\$ 364.50**
- (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*) **\$ 0.00**
- (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*)
To the best of our knowledge. The Owner should also be consulted re owner 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 **\$ 0.00**
- (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 **Unknown**
- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund **\$ 263,281.70**
- (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 $\frac{3}{4}$ 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*)
- (h.1) Are there any winding-up resolutions that have been passed?
 no yes (*attach copy of all resolutions*)
- (i) Has notice been given for any resolutions requiring a $\frac{3}{4}$ vote, 80% 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, arbitration or tribunal proceeding, and/or are there any judgements or orders against the strata corporation?
 no yes (*attach details*)
- (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 **3**
(includes family & hardship rentals, if any)

(m) Are there any parking stall(s) allocated to the strata lot?

no yes

(i) If no, complete the following by checking the correct box

- No parking stall is available
 No parking stall is allocated to the strata lot but parking stall(s) within common property might be available

(ii) If yes, complete the following by checking the correct box(es) and indicating the parking stall(s) to which the checked box(es) apply.

- Parking stall(s) number(s) _____ is/are part of the strata lot
 Parking stall(s) number(s) _____ is/are separate strata lot(s) or part(s) of a strata lot _____ [strata lot number(s), if known, for each parking stall that is a separate strata lot or part of a separate strata lot]
 Parking stall(s) number(s) _____ is/are limited common property
 Parking stall(s) number(s) **14** is/are common property

(iii) For each parking stall allocated to the strata lot that is common property, check the correct box and complete the required information.

- Parking stall(s) number(s) **14** is/are allocated with strata council approval*
 Parking stall(s) number(s) _____ is/are allocated with strata council approval and rented at \$ _____ per month*
 Parking stall(s) number(s) _____ may have been allocated by owner developer assignment

Details: [Provide background on the allocation of parking stalls referred to in whichever of the 3 preceding boxes have been selected and attach any applicable documents in the possession of the strata corporation.]

***Note: The allocation of a parking stall that is common property may be limited as short term exclusive use subject to section 76 of the Strata Property Act, or otherwise, and may therefore be subject to change in the future.**

(n) Are there any storage locker(s) allocated to the strata lot?

no yes

(i) If no, complete the following by checking the correct box:

- No storage locker is available
 No storage locker is allocated to the strata lot but storage locker(s) within common property might be available

(ii) If yes, complete the following by checking the correct box(es) and indicating the storage locker(s) to which the checked box(es) apply.

- Storage locker(s) number(s) _____ is/are part of the strata lot
 Storage locker(s) number(s) _____ is/are separate strata lot(s) or part(s) of a separate strata lot _____ [strata lot number(s), if known, for each locker that is a separate strata lot or part of a separate strata lot]
 Storage locker(s) number(s) **52-D** is/are limited common property
 Storage locker(s) number(s) _____ is/are common property

(iii) For each storage locker allocated to the strata lot that is common property, check the correct box and complete the required information.

- Storage locker(s) number(s) _____ is/are allocated with strata council approval*
 Storage locker(s) number(s) _____ is/are allocated with strata council approval and rented at \$ _____ per month*
 Storage locker(s) number(s) _____ may have been allocated by owner developer assignment

Details: [The information provided to us by the Strata Corporation shows that storage lockers are Limited Common Property]

***Note: The allocation of a storage locker that is common property may be limited as short term exclusive use subject to section 76 of the Strata Property Act, or otherwise, and may therefore be subject to change in the future.**

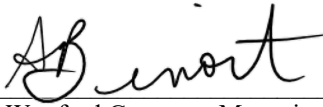
Required Attachments

In addition to attachments mentioned above, section 59(4) of the Strata Property Act requires that copies of the following must be attached to this Information Certificate:

- The rules of the strata corporation;
- The current budget of the strata corporation;
- The owner developer's Rental Disclosure Statement under section 139, if any;
- The most recent depreciation report, if any, obtained by the strata corporation under section 94.

(See covering letter for description of all attachments to this Form B.)

Date: June 25, 2020



The Wynford Group, as Managing Agents
For Strata Plan VR 519, Langara Court

per: Kathleen Gorman
Strata Manager

NB: THIS FORM IS SUBJECT TO PROVISIONS CONTAINED IN THE COVER LETTER ATTACHED HEREWITH.

VR 519, Langara Court (vr519)

Balance Sheet

Period = May 2020

Book = Accrual ; Tree = ysi_bs

		Current Balance
100000	ASSETS	
100500	CURRENT ASSETS	
101010	Bank - CCS Savings Operating	20,033.29
101510	Bank - CCS Savings CRF	234,224.70
103210	Bank - CCS Other Reserve	13,385.63
130000	Accounts Receivable - Operating	865.61
133000	Fines Receivable	100.00
136000	Lien/NSF Charges Receivable	42.00
144000	Insurance Claim Receivable	1,040.85
146000	Petty Cash	500.00
148000	Prepaid - Insurance	29,057.00
171500	Due From Operating - CRF	29,057.00
189000	TOTAL CURRENT ASSETS	328,306.08
190000	FIXED ASSETS	
190200	Caretaker's Suite	75,000.00
199000	TOTAL FIXED ASSETS	75,000.00
199900	TOTAL ASSETS	403,306.08
200000	CURRENT LIABILITIES	
210000	Strata Fees - Prepayment	1,464.60
220500	Refundable Key Deposits	475.00
231000	Accrued Audit Fees	1,933.36
241500	Due to Contingency - Oper	29,057.00
270000	TOTAL CURRENT LIABILITIES	32,929.96
299900	TOTAL LIABILITIES	32,929.96
300000	EQUITY	
310000	Operating Fund - Prior Year	5,591.03
310500	Funds Total Operating/CRF/Sp Levy	289,785.09
359000	Caretaker Suite - Equity	75,000.00
390000	TOTAL EQUITY	370,376.12
399000	TOTAL LIABILITIES & EQUITY	403,306.08

VR 519, Langara Court (vr519)

Budget Comparison

Period = May 2020

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget
400000	REVENUES							
405000	Strata Fees	23,128.29	23,128.25	0.04	185,026.32	185,026.00	0.32	277,539.00
415000	By-Law Fines/Late Fees	0.00	0.00	0.00	100.00	0.00	100.00	0.00
422500	Interest Income - Operating	28.15	45.83	-17.68	661.76	366.68	295.08	550.00
428500	Move-in/Move-out Charges	0.00	0.00	0.00	100.00	0.00	100.00	0.00
429500	Key Revenue	0.00	0.00	0.00	65.00	0.00	65.00	0.00
431500	Lounge Rental	0.00	0.00	0.00	40.00	0.00	40.00	0.00
432500	Caretaker's Suite	650.00	650.00	0.00	5,200.00	5,200.00	0.00	7,800.00
439600	Parking Revenues	100.00	104.17	-4.17	800.00	833.32	-33.32	1,250.00
440600	Door Openers - Transmitters	0.00	0.00	0.00	45.00	0.00	45.00	0.00
443500	Prior Year Operating Surplus	1,397.83	1,397.83	0.00	11,182.68	11,182.68	0.00	16,774.00
499900	TOTAL REVENUES	25,304.27	25,326.08	-21.81	203,220.76	202,608.68	612.08	303,913.00
500000	OPERATING EXPENSES							
510000	ADMINISTRATIVE EXPENSES							
511000	Management Fees	1,806.00	1,806.00	0.00	14,448.00	14,448.00	0.00	21,672.00
511600	Bank Administration Fee	63.00	65.00	2.00	504.00	520.00	16.00	780.00
512000	Audit / Review	241.67	241.67	0.00	1,933.36	1,933.32	-0.04	2,900.00
513000	Duplication/Postage/Courier	87.14	187.50	100.36	1,312.35	1,500.00	187.65	2,250.00
513200	Legal	0.00	41.67	41.67	875.14	333.32	-541.82	500.00
513600	Audit - Real Estate Services Act	0.00	12.08	12.08	86.12	96.68	10.56	145.00
514200	Insurance Expense	4,151.00	3,625.00	-526.00	29,771.01	29,000.00	-771.01	43,500.00
514800	Appraisals	0.00	70.83	70.83	0.00	566.68	566.68	850.00
517600	Wages - Caretakers	4,085.46	4,708.33	622.87	36,321.37	37,666.68	1,345.31	56,500.00
523800	Caretaker Suite Strata Fees	342.14	376.33	34.19	2,737.12	3,010.68	273.56	4,516.00
526400	Meetings & Miscellaneous	78.75	208.33	129.58	565.63	1,666.68	1,101.05	2,500.00
529900	TOTAL ADMINISTRATIVE EXPENSE	10,855.16	11,342.74	487.58	88,554.10	90,742.04	2,187.94	136,113.00
530000	UTILITIES							
531100	BC Hydro / Electricity	5,720.93	2,500.00	-3,220.93	18,785.26	20,000.00	1,214.74	30,000.00
535100	Water/Sewer	0.00	1,666.67	1,666.67	6,601.10	13,333.32	6,732.22	20,000.00
535500	Garbage Disposal	573.17	604.17	31.00	4,513.81	4,833.32	319.51	7,250.00
537500	Enterphone	0.00	75.00	75.00	214.46	600.00	385.54	900.00
537600	Telephone/Pager	200.00	200.00	0.00	1,600.00	1,600.00	0.00	2,400.00

VR 519, Langara Court (vr519)

Budget Comparison

Period = May 2020

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget
539900	TOTAL UTILITIES	6,494.10	5,045.84	-1,448.26	31,714.63	40,366.64	8,652.01	60,550.00
540000	BUILDING MAINTENANCE							
541400	Supplies	712.46	100.00	-612.46	2,566.17	800.00	-1,766.17	1,200.00
541700	Supplies - Cleaning	719.21	166.67	-552.54	2,349.57	1,333.32	-1,016.25	2,000.00
542000	Pest Control	344.40	208.33	-136.07	1,415.40	1,666.68	251.28	2,500.00
543500	Elevator Maintenance	348.60	366.67	18.07	3,220.40	2,933.32	-287.08	4,400.00
544700	Light Bulbs	0.00	104.17	104.17	1,135.84	833.32	-302.52	1,250.00
545000	Plumbing	1,295.70	416.67	-879.03	9,266.78	3,333.32	-5,933.46	5,000.00
547400	Mechanical & Generator	308.92	83.33	-225.59	1,704.50	666.68	-1,037.82	1,000.00
549800	Fire Equipment	109.08	208.33	99.25	4,025.84	1,666.68	-2,359.16	2,500.00
550100	General Interior Repair	0.00	250.00	250.00	1,362.85	2,000.00	637.15	3,000.00
550700	Electrical Repairs	0.00	41.67	41.67	0.00	333.32	333.32	500.00
551900	Dryer Vent Cleaning	0.00	225.00	225.00	2,504.25	1,800.00	-704.25	2,700.00
553700	Carpet Cleaning	0.00	100.00	100.00	0.00	800.00	800.00	1,200.00
556700	Repair & Maint, Building	2,313.66	1,250.00	-1,063.66	9,794.40	10,000.00	205.60	15,000.00
559900	TOTAL BUILDING MAINTENANCE	6,152.03	3,520.84	-2,631.19	39,346.00	28,166.64	-11,179.36	42,250.00
560000	EXTERIOR MAINT & REPAIRS							
560700	Roof Repairs & Maintenance	4,813.29	2,000.00	-2,813.29	7,737.54	16,000.00	8,262.46	24,000.00
561700	Gutters, Drains & Sewers	0.00	250.00	250.00	783.30	2,000.00	1,216.70	3,000.00
562700	Window Cleaning	0.00	375.00	375.00	0.00	3,000.00	3,000.00	4,500.00
563300	Garage Door	0.00	208.33	208.33	1,283.69	1,666.68	382.99	2,500.00
569900	TOTAL EXTERIOR MAINT & REPAIRS	4,813.29	2,833.33	-1,979.96	9,804.53	22,666.68	12,862.15	34,000.00
570000	GROUNDS & GARDENS							
571000	Landscaping Services	1,270.50	1,291.67	21.17	8,783.25	10,333.32	1,550.07	15,500.00
571400	Landscape Improvement	336.00	416.67	80.67	5,250.53	3,333.32	-1,917.21	5,000.00
579900	TOTAL GROUNDS & GARDENS	1,606.50	1,708.34	101.84	14,033.78	13,666.64	-367.14	20,500.00
580000	RECREATION CENTRE							
582200	Pool Maintenance	0.00	150.00	150.00	2,796.25	1,200.00	-1,596.25	1,800.00
582500	Rec Ctr - Gas	309.23	650.00	340.77	3,636.69	5,200.00	1,563.31	7,800.00
584400	Chemicals	217.02	75.00	-142.02	217.02	600.00	382.98	900.00
589900	TOTAL RECREATION CENTRE	526.25	875.00	348.75	6,649.96	7,000.00	350.04	10,500.00

VR 519, Langara Court (vr519)

Budget Comparison

Period = May 2020

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget
599900	TOTAL OPERATING EXPENSES	30,447.33	25,326.09	-5,121.24	190,103.00	202,608.64	12,505.64	303,913.00
600000	BALANCE BEFORE RESERVES & OTHER TRANSFERS	-5,143.06	-0.01	-5,143.05	13,117.76	0.04	13,117.72	0.00
800000	NET OPERATING SURPLUS(DEFICIT)	-5,143.06	-0.01	-5,143.05	13,117.76	0.04	13,117.72	0.00
801100	Revenue - CRF							
801150	Opening CRF Balance	0.00	0.00	0.00	269,380.53	0.00	269,380.53	0.00
802000	Interest Income - CRF	195.58	0.00	195.58	3,901.17	0.00	3,901.17	0.00
850000	Total Revenue - CRF	195.58	0.00	195.58	273,281.70	0.00	273,281.70	0.00
851000	Expenses - CRF							
857860	CRF-Transfer to Other Reserves	0.00	0.00	0.00	10,000.00	0.00	-10,000.00	0.00
890000	TOTAL CONTINGENCY EXPENSES	0.00	0.00	0.00	10,000.00	0.00	-10,000.00	0.00
901000	CRF Balance End of Period	195.58	0.00	195.58	263,281.70	0.00	263,281.70	0.00
911000	Revenue - Other Reserves Funds							
911550	Interest Income - Other Reserves	0.00	0.00	0.00	489.54	0.00	489.54	0.00
912400	Other Reserve - Legal	0.00	0.00	0.00	10,000.00	0.00	10,000.00	0.00
914836	Other Reserve - Depreciation Report	0.00	0.00	0.00	4,200.00	0.00	4,200.00	0.00
914865	Other Reserve - Fire Equipment	0.00	0.00	0.00	15,000.00	0.00	15,000.00	0.00
915000	Total Revenue - Other Reserves Funds	0.00	0.00	0.00	29,689.54	0.00	29,689.54	0.00
915001	Expense - Other Reserves							
916900	Other Reserve Exp - Legal	0.00	0.00	0.00	3,383.66	0.00	-3,383.66	0.00
917436	Other Reserve Exp - Depreciation Report	0.00	0.00	0.00	3,376.80	0.00	-3,376.80	0.00
917565	Other Reserve Exp - Fire Equipment	0.00	0.00	0.00	9,543.45	0.00	-9,543.45	0.00
918000	Total Expenses - Other Reserves	0.00	0.00	0.00	16,303.91	0.00	-16,303.91	0.00
919000	Other Reserve Balance End of Period	0.00	0.00	0.00	13,385.63	0.00	13,385.63	0.00
999900	Total Funds Balance	-4,947.48	-0.01	-4,947.47	289,785.09	0.04	289,785.05	0.00

**Strata Plan VR 519 - Langara Court
Final 2019-2020 Operating Budget
September 30th Year-end**

6-Dec-19

GL Code	Description	Actual to Sept 30, 2019 (Draft)	2018-2019 Budget	Approved 2019-2020 Budget
400000	REVENUES			
405000	Strata Fees	305,249.16	305,250	277,539
415000	Bylaw Fines/Late Fines	-	-	-
422500	Interest Income - Operating	1,165.26	550	550
424000	Interest On Overdue Accounts	-	-	-
424500	NSF & Lien Charges	-	-	-
428500	Move-in/Move-out Charges	-	-	-
429500	Key Revenue	85.00	-	-
431500	Lounge Rental	530.00	-	-
432500	Caretaker's Suite	7,800.00	7,800	7,800
439600	Parking Revenues	1,312.50	1,250	1,250
440600	Door Openers - Transmitters	135.00	-	-
443500	Prior Year Operating Surplus	-	-	16,774
441600	Miscellaneous Revenue	-	-	-
499900	TOTAL REVENUES	316,276.92	314,850	303,913
500000	OPERATING EXPENSES			
510000	ADMINISTRATIVE EXPENSES			
511000	Management Fees	21,672.00	21,672	21,672
511600	Bank Administration Fee	756.00	780	780
512000	Audit / Review	144.96	2,900	2,900
513000	Duplication/Postage/Courier	2,266.26	2,000	2,250
513200	Legal	8,268.61	500	500
513600	Audit - <i>Real Estate Services Act</i>	91.19	145	145
514200	Insurance Expense	33,380.24	34,150	43,500
514800	Insurance Evaluation/Appraisal	-	-	850
514900	Dues & Subscriptions	(11.00)	400	-
517600	Wages - Caretakers	53,211.42	54,000	56,500
523800	Caretaker Suite Strata Fees	4,515.60	4,516	4,516
526400	Meetings & Miscellaneous	3,313.34	1,500	2,500
529900	TOTAL ADMINISTRATIVE EXPENSES	127,608.62	122,563	136,113
530000	UTILITIES			
531100	BC Hydro / Electricity	28,248.75	32,889	30,000
535100	Water / Sewer	18,915.14	21,500	20,000
535500	Garbage Disposal	6,627.38	6,300	7,250
537500	Enterphone	365.84	900	900
537600	Telephone	2,400.00	2,400	2,400
539900	TOTAL UTILITIES	56,557.11	63,989	60,550
540000	BUILDING MAINTENANCE			
541400	Supplies	2,147.84	1,200	1,200
541700	Supplies - Cleaning	2,980.53	1,500	2,000
542000	Pest Control	2,517.53	2,300	2,500
543500	Elevator Maintenance	4,406.35	4,400	4,400

Budget

Strata Plan VR 519 - Langara Court
Final 2019-2020 Operating Budget
September 30th Year-end

6-Dec-19

GL Code	Description	Actual to Sept 30, 2019 (Draft)	2018-2019 Budget	Approved 2019-2020 Budget
544700	Light Bulbs	1,431.69	1,250	1,250
545000	Plumbing	9,592.23	4,000	5,000
547400	Mechanical & Generator	516.60	4,500	1,000
549800	Fire Equipment	2,659.57	4,000	2,500
550100	General Interior Repairs	3,107.50	2,500	3,000
550700	Electrical Repairs	194.25	1,000	500
551900	Dryer Vent Cleaning	-	2,700	2,700
553700	Carpet Cleaning	-	1,200	1,200
556700	Repairs & Maintenance, Building	19,010.22	16,015	15,000
559900	TOTAL BUILDING MAINTENANCE	48,564.31	46,565	42,250
560000	EXTERIOR MAINTENANCE & REPAIRS			
560700	Roof Repairs & Maintenance	18,206.92	24,000	24,000
561700	Gutters, Drains & Sewers	-	4,000	3,000
562700	Window Cleaning	4,536.00	2,400	4,500
563300	Garage Door	-	1,500	2,500
569900	TOTAL EXTERIOR MAINTENANCE & REPAIRS	22,742.92	31,900	34,000
570000	GROUNDS & GARDENS			
571000	Landscaping Services	14,694.75	15,500	15,500
571400	Landscape Improvements	1,449.32	5,000	5,000
579900	TOTAL GROUNDS & GARDENS	16,144.07	20,500	20,500
580000	RECREATION CENTRE			
582200	Pool Maintenance	1,342.01	2,683	1,800
582500	Recreation Centre - Gas	7,925.48	7,500	7,800
584400	Chemicals	618.69	1,150	900
589900	TOTAL RECREATION CENTRE	9,886.18	11,333	10,500
599900	TOTAL OPERATING EXPENSES	281,503.21	296,850	303,913
600000	BALANCE BEFORE RESERVES & OTHER TRANSFERS	34,773.71	18,000	-
700000	TRANSFER TO RESERVES			
700100	Contingency Reserve Fund	18,000.00	18,000	-
705000	TOTAL TRANSFER TO RESERVES	18,000.00	18,000	-
800000	NET OPERATING SURPLUS (DEFICIT)	16,773.71	-	-