











Presented by:
Beebe Cline - PREC

Hugh & McKinnon Realty Ltd.
Phone: 604-830-7458
www.beebecline.com
bcline@shaw.ca



Active
R2673539

Board: F
Apartment/Condo

303 1160 OXFORD STREET

South Surrey White Rock
White Rock
V4B 0B3

Residential Attached

\$1,550,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,550,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2017
Frontage(feet):	Bathrooms: 2	Age: 5
Frontage(metres):	Full Baths: 2	Zoning: CD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$4,552.95
Sq. Footage: 0.00		For Tax Year: 2021
Flood Plain:	P.I.D.: 030-081-955	Tax Inc. Utilities?: No
View: Yes : Ocean Views		Tour:
Complex / Subdiv: Newport at West Beach		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Corner Unit, Upper Unit**
Construction: **Frame - Wood**
Exterior: **Glass, Stucco, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric, Natural Gas**
Outdoor Area: **Balcony(s)**
Type of Roof: **Torch-On**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**
Parking: **Garage; Underground**
Dist. to Public Transit: **1/2 Blk** Dist. to School Bus: **1 Blk**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Tile, Carpet**

Legal: **STRATA LOT 34, PLAN EPS3957, SECTION 10, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Bike Room, Elevator, Garden, In Suite Laundry, Storage, Wheelchair Access**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Intercom, Microwave, Security System, Wine Cooler**

Finished Floor (Main): **1,434**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,434 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,434 sq. ft.**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: **# of Levels: 1**
of Kitchens: **1** # of Rooms: **7**

Units in Development: **67**
Exposure: **Southwest**
Mgmt. Co's Name: **Dwell Property Management**
Maint Fee: **\$466.42**
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Management, Sewer, Snow removal**

Tot Units in Strata: **60** Locker: **Yes**
Storeys in Building: **4**
Mgmt. Co's #: **604-821-2999**
Council/Park Apprv?: **No**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age: **# of Pets: 2**
or % of Rentals Allowed: **100%**
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	6'9 x 6'0			x	1	Main	5	Yes
Main	Kitchen	22'8 x 11'9			x	2	Main	4	No
Main	Dining Room	17'6 x 9'3			x	3			No
Main	Living Room	19'11 x 12'3			x	4			No
Main	Master Bedroom	14'7 x 12'2			x	5			No
Main	Bedroom	12'2 x 10'2			x	6			No
Main	Office	7'8 x 5'7			x	7			No
		x			x	8			No

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

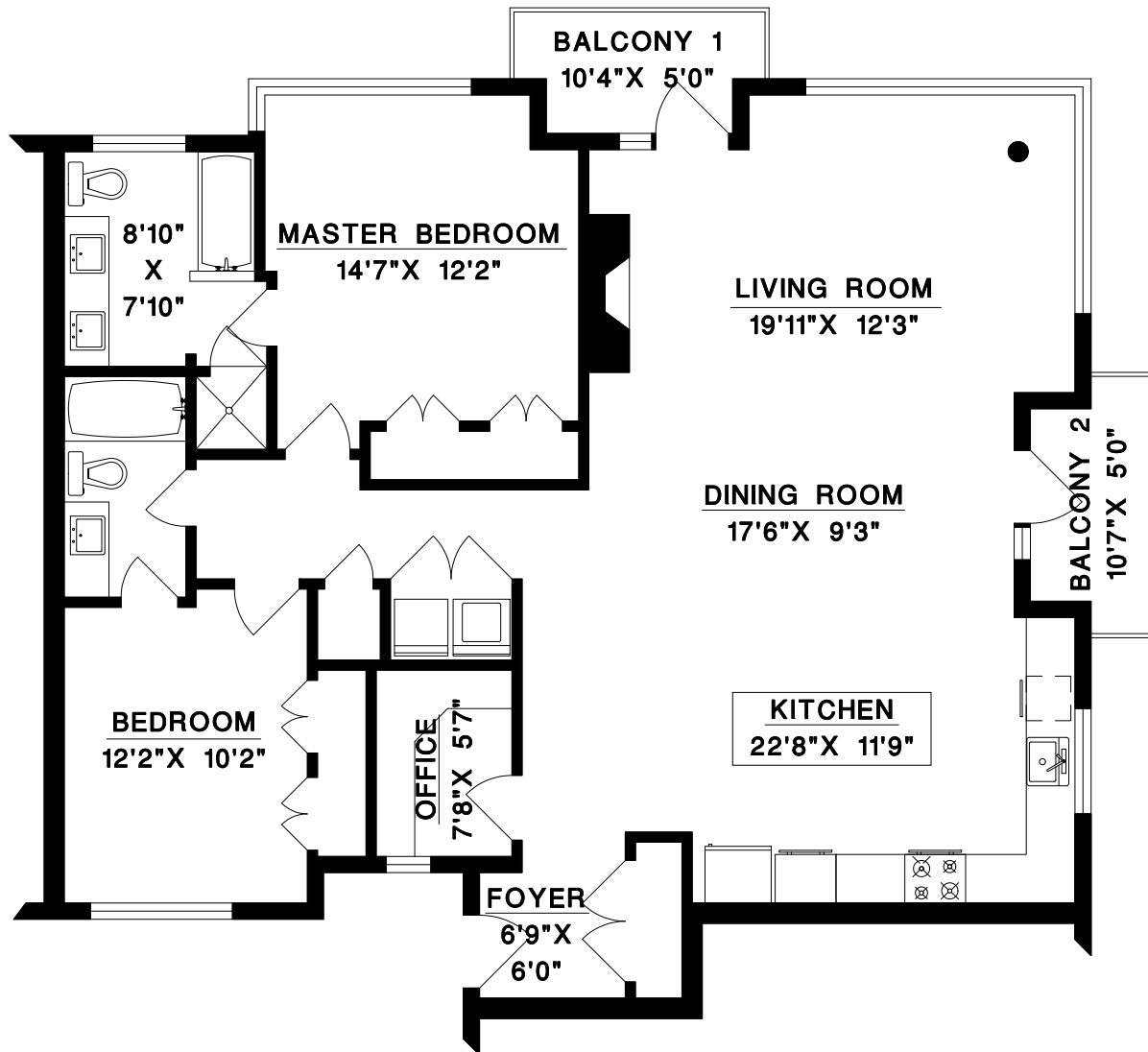
NEWPORT AT WEST BEACH! Ocean View West. Luxurious 1,402 sqft corner unit with open concept floor plan and two balconies. Amazing sunsets and western exposed ocean views. 2 bedrooms/2 full bath + den/office. Entertainers style kitchen with a massive island. Natural gas fireplace, cooktop and gas outlet for the BBQ. Custom remote blinds and draperies. Outstanding lighting fixtures. Two secure underground parking stalls plus storage locker and bike storage area. Centre courtyard common area. Located at White Rock beach with many shops, services & restaurants and transit. Building allows rentals & 2 pets. Strata fee \$374.84 per month.

BEEBE CLINE

BUS: 604-531-1909

CEL: 604-830-7458

www.whiterocklifestyles.com



MAIN FLOOR	1402 SQ. FT.
FINISHED AREA	1402 SQ. FT.

BALCONY 1	48 SQ. FT.
BALCONY 2	49 SQ. FT.

*Area measurements taken to center of all walls.



1' 3'
SCALE

DRAWN BY: CN
DATE: MARCH 2022
REVISED:

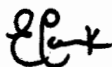
MEASURE MASTERS
SURREY/WHITE ROCK
(604) 539-0285
surrey@measuremasters.ca

Strata Property Act
Form B
INFORMATION CERTIFICATE
 (Section 59)

The Owners, Strata Plan EPS3957 (Residential Section) certify that the information contained in this certificate with respect to Strata Lot 34 (303 –1160 Oxford Street, White Rock, BC) is correct as of the date of this certificate.

(a) Monthly strata fees payable by the owner of the strata lot described above Residential section only.	\$139.28	
(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? If Yes, copy of all agreements attached.	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>
(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 The payment is to be made by _____	\$	
(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.	N/A	
(f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund.	\$37,754.57 01/31/2022	
(g) Are there any amendments to the bylaws that are not yet filed in the land title office? If Yes, copy of all amendments attached.	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>
(h) Are there any resolutions passed by a ¾ 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? If yes, copy of all resolutions attached.	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>
(h.1) Are there any winding-up resolutions that have been passed? If yes, copy of resolutions attached.	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>
(i) Has notice been given for any resolutions, requiring a ¾ vote, 80% vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on? If yes, copy of all notices attached.	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>
(j) Is the strata corporation party to any court proceedings, arbitration or tribunal proceeding, and/or are there any judgments or orders against the strata corporation? If yes, copy of details attached.	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>
(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? If yes, copy of all notices or work orders attached.	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>
(l) Number of strata lots in the strata plan that are rented. <i>*(There may be strata lots rented that the Strata Corporation is not aware of. There may be applications from owners for permission to rent which have not yet been considered by council)</i>	*	

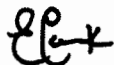
Date: April 6, 2022



Signature of Strata Manager, Erica Comack
 On behalf of the Owners, Strata Plan EPS3957

(m)	Are there any parking stall(s) allocated to the Strata Lot?	No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/>
<p>(i) if no, complete the following by checking the box</p> <p><input type="checkbox"/> No parking stall is available</p> <p><input type="checkbox"/> No parking stall is allocated to the strata lot but parking stall(s) within common property maybe available</p>			
<p>(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.</p> <p><input type="checkbox"/> Parking stall(s) number(s) _____ is/are part of the Strata Lot</p> <p><input type="checkbox"/> Parking stall(s) number(s) _____ is/are separate strata lot(s) or parts 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)</p> <p><input checked="" type="checkbox"/> Parking stall(s) number(s) __ 82,83 __ is/are limited common property</p> <p><input type="checkbox"/> Parking stall(s) number(s) _____ is/are common property</p>			
<p>(iii) For each parking stall allocated to the strata lot that is common property, check the correct box and complete the required information.</p> <p><input type="checkbox"/> Parking stall(s) number(s) _____ is/are allocated with the Strata Council approval*</p> <p><input type="checkbox"/> Parking stall(s) number(s) _____ is/are allocated with the Strata Council approval and rented at \$ _____ per month*</p> <p><input type="checkbox"/> Parking stall(s) number(s) _____ may have been allocated by owner developer assignment</p> <p>Details: _____</p> <p>*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.</p>			

Date: April 6, 2022



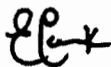
Signature of Strata Manager, Erica Comack
On behalf of the Owners, Strata Plan EPS3957

(n)	Are there any storage locker(s) allocated to the Strata Lot?	No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/>
(i)	if no, complete the following by checking the box		
	<input type="checkbox"/> No storage locker is available <input type="checkbox"/> No storage locker is allocated to the strata lot but storage lockers within common property maybe available		
(ii)	if yes, complete the following by checking the correct box(es) and indicating the storage lockers(s) to which the checked box(es) apply.		
	<input type="checkbox"/> Storage locker (s) number(s) _____ is/are part of the Strata Lot <input type="checkbox"/> Storage locker (s) number(s) _____ is/are separate strata lot(s) or parts of a Strata Lot _____ (strata lot number(s), if known, for each storage locker that is a separate strata lot or part of a separate strata lot) <input checked="" type="checkbox"/> Storage locker (s) number(s) ___27 -Room A___ is/are limited common property <input type="checkbox"/> 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.		
	<input type="checkbox"/> Storage locker (s) number(s) _____ is/are allocated with the Strata Council approval* <input type="checkbox"/> Storage locker (s) number(s) _____ is/are allocated with the Strata Council approval and rented at \$_____ per month* <input type="checkbox"/> Storage locker (s) number(s) _____ may have been allocated by owner developer assignment Details: _____ *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 the 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; and
- ☐ The most recent depreciation report, if any, obtained by the strata corporation under section 94

Date: April 6, 2022



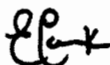
Signature of Strata Manager, Erica Comack
On behalf of the Owners, Strata Plan EPS3957

Strata Property Act
Form B
INFORMATION CERTIFICATE
 (Section 59)

The Owners, Strata Plan EPS3957 certify that the information contained in this certificate with respect to Strata Lot 34 (303 – 1160 Oxford Street, White Rock, BC) is correct as of the date of this certificate.

(a) Monthly strata fees payable by the owner of the strata lot described above	\$ 336.47	
(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? If Yes, copy of all agreements attached.	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>
(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 The payment is to be made by _____	\$	
(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.	N/A	
(f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund.	\$66,185.24 01/31/2022	
(g) Are there any amendments to the bylaws that are not yet filed in the land title office? If Yes, copy of all amendments attached.	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>
(h) Are there any resolutions passed by a ¾ 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? If yes, copy of all resolutions attached.	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>
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(i) Has notice been given for any resolutions, requiring a ¾ vote, 80% vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on? If yes, copy of all notices attached.	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>
(j) Is the strata corporation party to any court proceedings, arbitration or tribunal proceeding, and/or are there any judgments or orders against the strata corporation? If yes, copy of details attached.	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>
(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? If yes, copy of all notices or work orders attached.	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>
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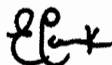
Date: April 6, 2022



Signature of Strata Manager, Erica Comack
 On behalf of the Owners, Strata Plan EPS3957

(m)	Are there any parking stall(s) allocated to the Strata Lot?	No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/>
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Date: April 6, 2022



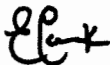
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- ☒ The rules of the Strata Corporation;
- ☒ The current budget of the Strata Corporation;
- ☒ The owner developer's Rental Disclosure Statement under section 139, if any; and
- ☐ The most recent depreciation report, if any, obtained by the strata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

Date: April 6, 2022



Signature of Strata Manager, Erica Comack
On behalf of the Owners, Strata Plan EPS3957


**Strata
PROTECT**
STRATA Protect Insurance Renewal Proposal

Policy # BFL04EPS3957

Named Insured: The Owners, Strata Plan EPS3957, and The Owners, Residential Section of Strata Plan EPS3957 (Excluding Coverage Sections II, IV & IX), and The Owners, Commercial Section of Strata Plan EPS3957 (Excluding Coverage Sections II, IV & IX), acting on their own behalf or as a Strata Corporation &/or as Trustees or Agents on behalf of all Registered Unit Owners
Property Manager: 482258 BC Ltd dba Dwell Property Management
Policy Period: July 28, 2021 to July 28, 2022
Project Name: NEWPORT AT WEST BEACH
Insured Location(s): 14820 Buena Vista Avenue, White Rock, BC V4B 0B3
 1120, 1130, 1150, 1160 Oxford Street, White Rock, BC V4B 0B3
 14807, 14811, 14815, 14819, 14823 Marine Drive, White Rock, BC V4B 1C1

Policy # BFL04EPS3957

INSURING AGREEMENT

PROPERTY

All Property, Stated Amount Co-Insurance, Replacement Cost, Blanket By-Laws.		\$24,681,000
	DEDUCTIBLE	LIMIT
Primary Limit of Liability:		\$20,000,000
Excess Limit of Liability:		\$4,681,000
Property Extensions - Annually Aggregated		\$5,000,000
Lock & Key	\$2,500	Included
Additional Living Expenses - \$50,000 Per Unit		Included
All Risks	\$25,000	
Sewer Backup	\$100,000	
Water Damage	\$100,000	
Earthquake (Annual Aggregate)	15% (minimum \$250,000)	As Per Limit of Liability
Flood (Annual Aggregate)	\$100,000	As Per Limit of Liability
Gross Rentals, 100% Co-Insurance, Indemnity Period (Months) : N/A	N/A	Not Covered


CRIME

	DEDUCTIBLE	LIMIT
Employee Dishonesty - Including Property Manager and Elected Officer	Nil	\$1,000,000
Theft	Nil	\$1,000,000
Broad Form Money and Securities	Nil	\$10,000


COMMERCIAL GENERAL LIABILITY

	DEDUCTIBLE	LIMIT
Bodily Injury & Property Damage	\$1,000	\$30,000,000
Non-Owned Automobile	\$1,000	\$30,000,000
Infectious Agent or Communicable Disease Exclusion – With Limited Exceptions(Form ZC 20038 U-ZGP (06/2020))		
Total Pollution Exclusion(Form ZC 20018 U (10/2011))		


CONDOMINIUM DIRECTORS & OFFICERS LIABILITY

	DEDUCTIBLE	LIMIT
Claims Made Form - Including Property Manager	Nil	\$20,000,000
Privacy Event Expenses	Nil	\$100,000
Cyber Liability	Nil	\$100,000

INSURING AGREEMENT



BLANKET GLASS - Includes Lobby Glass

	DEDUCTIBLE	LIMIT
Residential	\$100	Blanket
Commercial	\$250	
Canopy	\$1,000	



EQUIPMENT BREAKDOWN

	DEDUCTIBLE	LIMIT
Standard Comprehensive Form including Production Machines and Electronic Equipment	\$1,000	\$24,681,000
- Deductible Waiver Endorsement with respect to losses exceeding \$25,000 (for losses in excess of \$25,000)		
Extra Expense – 100% available in first month	24 Hour Waiting Period	\$1,000,000
- Additional Living Expenses Endorsement - Per Unit		\$25,000
Loss of Profits – Rents, Indemnity Period (Months): N/A	N/A	Not Covered



POLLUTION LIABILITY

	DEDUCTIBLE	LIMIT
Each Event	\$25,000	\$1,000,000
Aggregate Policy Limit		\$5,000,000



VOLUNTEER ACCIDENT

	DEDUCTIBLE	LIMIT
Maximum Limit of Loss	See Policy Wordings	\$1,000,000



LEGAL EXPENSES

	DEDUCTIBLE	LIMIT
Each Event	Nil	\$1,000,000
Annual Aggregate.		\$5,000,000



TERRORISM

	DEDUCTIBLE	LIMIT
Per Occurrence.	\$1,000	\$350,000
Annual Aggregate		\$350,000

PREMIUM PAYABLE

TOTAL	\$80,764.00
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TOTAL INSURABLE VALUE:

Appraisal Date: July 28, 2021

 All Property \$24,681,000

 Gross Rentals, 100% Co-Insurance, Indemnity Period (Months) Not Covered

This is a generalized summary of proposed coverages. In all cases the terms and conditions of the policy in effect are the determining documents.

E. & O.E.



Balance Sheet

January 31, 2022

Fiscal Year End: September

ASSETS

CURRENT ASSETS

1110-0000 Bank - Operating Account	44,720.68
1120-0000 Bank - Contingency Fund	81,185.24
1200-0000 Prepaid Insurance	6,950.92
1300-0000 Accounts Receivable	161.94
1340-0000 Receivable - Other	3,479.17

TOTAL CURRENT ASSETS

136,497.95

TOTAL ASSETS

136,497.95

LIABILITIES & OWNERS EQUITY

LIABILITIES

CURRENT LIABILITIES

2020-0000 Prepaid Strata Fees	12.68
2100-0000 Accounts Payable	14,546.58

TOTAL CURRENT LIABILITIES

14,559.26

TOTAL LIABILITIES

14,559.26

OWNERS EQUITY

3005-0000 Operating Fund - Prior Years	43,054.04
3010-0000 Operating Fund - Current Year	-2,300.59
3020-1110 Contingency Fund - Opening Balance	-63,221.42
3020-1120 Contingency Fund - Current Year	129,269.28
3020-1130 Contingency Fund - Interest	137.38
3020-8000 CRF - Project Reserves	15,000.00

TOTAL OWNERS EQUITY

121,938.69

TOTAL LIABILITIES & OWNERS EQUITY

136,497.95

ELK



Budget Comparison

January 1, 2022 - January 31, 2022

Fiscal Year End: September

	MTD Actual	MTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE							
4100-0000 Strata Fees	18,729.99	18,730.00	-0.01	74,920.02	74,920.00	0.02	224,760.00
4580-0000 Interest Income	27.30	16.67	10.63	103.65	66.68	36.97	200.00
TRANSFER FROM RESERVES							
4940-0000 Prior Year Brought Forward	2,131.25	2,131.25	0.00	8,525.00	8,525.00	0.00	25,575.00
TOTAL TRANSFER FROM RESERVES	2,131.25	2,131.25	0.00	8,525.00	8,525.00	0.00	25,575.00
TOTAL REVENUE	20,888.54	20,877.92	10.62	83,548.67	83,511.68	36.99	250,535.00
OPERATING EXPENSES							
ADMINISTRATIVE EXPENSES							
5020-0000 Property Management	1,259.87	1,190.00	-69.87	4,759.52	4,760.00	0.48	14,280.00
5030-0000 Bank Charges	57.75	58.33	0.58	231.00	233.32	2.32	700.00
5040-0000 Sundry, Postage & Copies	891.02	125.00	-766.02	1,572.87	500.00	-1,072.87	1,500.00
5050-0000 Professional - Accounting	0.00	47.92	47.92	0.00	191.68	191.68	575.00
5052-0000 Professional - Audit	0.00	62.50	62.50	525.00	250.00	-275.00	750.00
5060-0000 Professional - Legal	47.25	333.33	286.08	189.00	1,333.32	1,144.32	4,000.00
5100-0000 Insurance	6,931.67	7,083.33	151.66	27,726.73	28,333.32	606.59	85,000.00
5110-0000 Insurance Appraisal	0.00	83.33	83.33	0.00	333.32	333.32	1,000.00
TOTAL ADMIN. EXPENSES	9,187.56	8,983.74	-203.82	35,004.12	35,934.96	930.84	107,805.00
UTILITIES							
5520-0000 Utilities - Electricity	1,758.00	1,833.33	75.33	6,958.37	7,333.32	374.95	22,000.00
TOTAL UTILITIES	1,758.00	1,833.33	75.33	6,958.37	7,333.32	374.95	22,000.00
BUILDING MAINTENANCE							
6020-0000 Janitorial Services	1,704.94	1,750.00	45.06	6,856.01	7,000.00	143.99	21,000.00
6040-0000 Pest Control	0.00	100.00	100.00	0.00	400.00	400.00	1,200.00
6100-0000 General Repairs & Maintenance	12,032.71	1,333.33	-10,699.38	15,089.95	5,333.32	-9,756.63	16,000.00
6160-0000 Elevator Maintenance	391.65	0.00	-391.65	391.65	0.00	-391.65	0.00
6170-0000 Mechanical Maintenance	270.38	677.33	406.95	1,362.76	2,709.32	1,346.56	8,128.00
6175-0000 Garage Door Maintenance	0.00	62.50	62.50	0.00	250.00	250.00	750.00
6180-0000 Fire & Alarm Maintenance	0.00	391.67	391.67	1,355.55	1,566.68	211.13	4,700.00
6190-0000 Security Service & Cameras	0.00	833.33	833.33	0.00	3,333.32	3,333.32	10,000.00
6260-0000 Roof Repairs & Maint.	0.00	250.00	250.00	0.00	1,000.00	1,000.00	3,000.00
6278-0000 Solar Shade Maintenance	0.00	333.33	333.33	0.00	1,333.32	1,333.32	4,000.00
6330-0000 Building Improvements	0.00	250.00	250.00	0.00	1,000.00	1,000.00	3,000.00
TOTAL BUILDING MAINTENANCE	14,399.68	5,981.49	-8,418.19	25,055.92	23,925.96	-1,129.96	71,778.00
GROUNDS MAINTENANCE							
7010-0000 Landscaping Services	0.00	916.67	916.67	2,189.68	3,666.68	1,477.00	11,000.00
7020-0000 Landscaping Improvement & Upgrades	0.00	250.00	250.00	157.35	1,000.00	842.65	3,000.00
7075-0000 Parking Lot Maintenance	0.00	500.00	500.00	0.00	2,000.00	2,000.00	6,000.00
7080-0000 Snow Removal	2,173.50	583.33	-1,590.17	9,166.50	2,333.32	-6,833.18	7,000.00
TOTAL GROUNDS MAINTENANCE	2,173.50	2,250.00	76.50	11,513.53	9,000.00	-2,513.53	27,000.00
TOTAL OPERATING EXPENSES	27,518.74	19,048.56	-8,470.18	78,531.94	76,194.24	-2,337.70	228,583.00
TRANSFER TO RESERVES							
9510-0000 Transfer to Contingency Fund	1,829.33	1,829.33	0.00	7,317.32	7,317.32	0.00	21,952.00

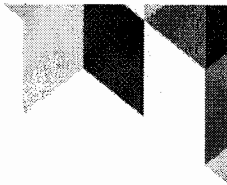


Budget Comparison (Continued)

January 1, 2022 - January 31, 2022

Fiscal Year End: September

	MTD Actual	MTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget
TOTAL TRANSFER TO RESERVES	1,829.33	1,829.33	0.00	7,317.32	7,317.32	0.00	21,952.00
NET SURPLUS (DEFICIT)	-8,459.53	0.03	-8,459.56	-2,300.59	0.12	-2,300.71	0.00



Balance Sheet

January 31, 2022

Fiscal Year End: September

ASSETS

CURRENT ASSETS

1110-0000 Bank - Operating Account	57,185.96
1120-0000 Bank - Contingency Fund	37,765.28
1200-0000 Prepaid Insurance	412.50
1300-0000 Accounts Receivable	3,439.40
1375-0000 Various Chargeback	72.80
1440-0000 Interfund Loan - Operating Fund	10.50

TOTAL CURRENT ASSETS

98,886.44

TOTAL ASSETS

98,886.44

LIABILITIES & OWNERS EQUITY

LIABILITIES

CURRENT LIABILITIES

2020-0000 Prepaid Strata Fees	799.67
2100-0000 Accounts Payable	-35.50
2150-0000 Interfund Loan - Contingency Fund	10.50

TOTAL CURRENT LIABILITIES

774.67

TOTAL LIABILITIES

774.67

OWNERS EQUITY

3005-0000 Operating Fund - Prior Years	45,100.56
3010-0000 Operating Fund - Current Year	15,256.43
3020-1110 Contingency Fund - Opening Balance	32,683.21
3020-1120 Contingency Fund - Current Year	5,000.00
3020-1130 Contingency Fund - Interest	71.57

TOTAL OWNERS EQUITY

98,111.77

TOTAL LIABILITIES & OWNERS EQUITY

98,886.44



Budget Comparison

January 1, 2022 - January 31, 2022

Fiscal Year End: September

	MTD Actual	MTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE							
4100-0000 Strata Fees	7,035.86	7,035.83	0.03	28,143.38	28,143.32	0.06	84,430.00
4515-0000 Keys, Fobs, Access Cards	200.00	0.00	200.00	400.00	0.00	400.00	0.00
4520-0000 Move In/Out Charges	200.00	41.67	158.33	800.00	166.68	633.32	500.00
4550-0000 Bylaw Fines	0.00	0.00	0.00	400.00	0.00	400.00	0.00
4580-0000 Interest Income	24.88	15.00	9.88	93.62	60.00	33.62	180.00
TRANSFER FROM RESERVES							
4940-0000 Prior Year Brought Forward	1,271.92	1,271.92	0.00	5,087.68	5,087.68	0.00	15,263.00
TOTAL TRANSFER FROM RESERVES	1,271.92	1,271.92	0.00	5,087.68	5,087.68	0.00	15,263.00
TOTAL REVENUE	8,732.66	8,364.42	368.24	34,924.68	33,457.68	1,467.00	100,373.00
OPERATING EXPENSES							
ADMINISTRATIVE EXPENSES							
5020-0000 Property Management	1,259.87	1,190.00	-69.87	4,759.52	4,760.00	0.48	14,280.00
5030-0000 Bank Charges	57.75	58.33	0.58	231.00	233.32	2.32	700.00
5040-0000 Sundry, Postage & Copies	161.44	125.00	-36.44	545.48	500.00	-45.48	1,500.00
5050-0000 Professional - Accounting	0.00	47.92	47.92	0.00	191.68	191.68	575.00
5052-0000 Professional - Audit	0.00	30.67	30.67	525.00	122.68	-402.32	368.00
5060-0000 Professional - Legal	0.00	208.33	208.33	0.00	833.32	833.32	2,500.00
5100-0000 Insurance	68.75	70.83	2.08	275.00	283.32	8.32	850.00
5230-0000 Telephone	166.42	175.00	8.58	665.83	700.00	34.17	2,100.00
TOTAL ADMIN. EXPENSES	1,714.23	1,906.08	191.85	7,001.83	7,624.32	622.49	22,873.00
UTILITIES							
5530-0000 Utilities - Natural Gas	0.00	33.33	33.33	101.18	133.32	32.14	400.00
5540-0000 Sewer & Water Charges	0.00	1,625.00	1,625.00	0.00	6,500.00	6,500.00	19,500.00
TOTAL UTILITIES	0.00	1,658.33	1,658.33	101.18	6,633.32	6,532.14	19,900.00
BUILDING MAINTENANCE							
6010-0000 Garbage Disposal & Recycling	0.00	1,250.00	1,250.00	3,534.30	5,000.00	1,465.70	15,000.00
6020-0000 Janitorial Services	568.31	612.50	44.19	2,273.24	2,450.00	176.76	7,350.00
6100-0000 General Repairs & Maintenance	0.00	583.33	583.33	0.00	2,333.32	2,333.32	7,000.00
6160-0000 Elevator Maintenance	0.00	583.33	583.33	1,757.70	2,333.32	575.62	7,000.00
6175-0000 Garage Door Maintenance	0.00	62.50	62.50	0.00	250.00	250.00	750.00
6276-0000 Dryer Vent Cleaning	0.00	125.00	125.00	0.00	500.00	500.00	1,500.00
6330-0000 Building Improvements	0.00	333.33	333.33	0.00	1,333.32	1,333.32	4,000.00
TOTAL BUILDING MAINTENANCE	568.31	3,549.99	2,981.68	7,565.24	14,199.96	6,634.72	42,600.00
TOTAL OPERATING EXPENSES	2,282.54	7,114.40	4,831.86	14,668.25	28,457.60	13,789.35	85,373.00
TRANSFER TO RESERVES							
9510-0000 Transfer to Contingency Fund	1,250.00	1,250.00	0.00	5,000.00	5,000.00	0.00	15,000.00
TOTAL TRANSFER TO RESERVES	1,250.00	1,250.00	0.00	5,000.00	5,000.00	0.00	15,000.00
NET SURPLUS (DEFICIT)	5,200.12	0.02	5,200.10	15,256.43	0.08	15,256.35	0.00

LOCATION AND DIMENSION PLAN

THIS SHEET SHOWS DIMENSIONS TO EXTERIOR OF CONCRETE FOUNDATION WALLS
AND EXTERIOR STUD WALLS OR GLAZING IN THE ABSENCE OF AN EXTERIOR STUD WALL

SHEET 2 OF 8 SHEETS

STRATA PLAN EPS 3957

0 2 5 10 15

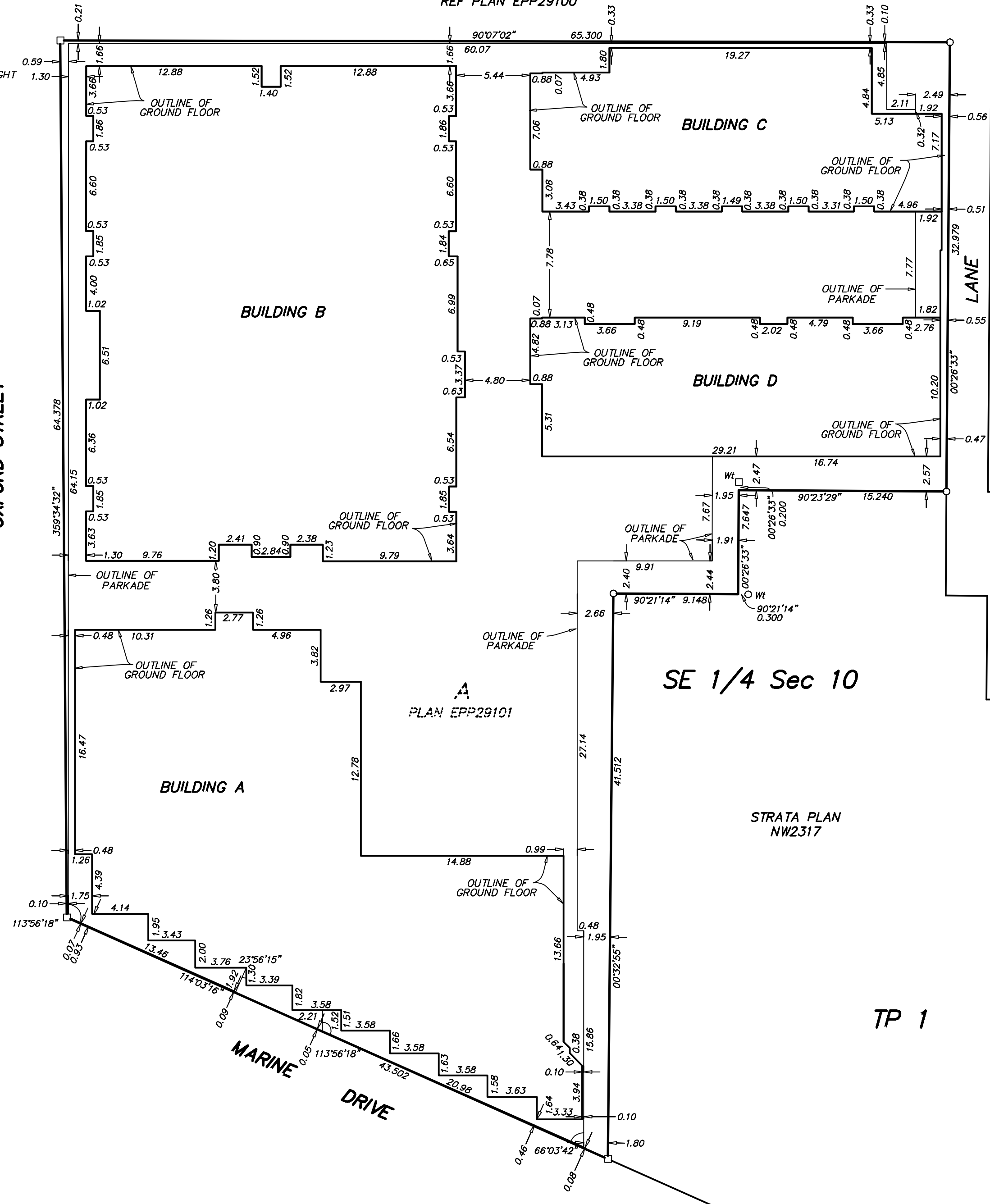
DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 432mm IN HEIGHT
(C SIZE) WHEN PLOTTED AT A SCALE OF 1:250

OXFORD STREET

BUENA VISTA AVENUE

REF PLAN EPP29100



BEACH VIEW AVENUE

13
PLAN 4270

THE BUILDINGS INCLUDED IN THIS STRATA PLAN
HAVE NOT BEEN PREVIOUSLY OCCUPIED.

THE BUILDINGS SHOWN HEREON ARE WITHIN THE
EXTERNAL BOUNDARIES OF THE LAND THAT IS THE
SUBJECT OF THE STRATA PLAN.

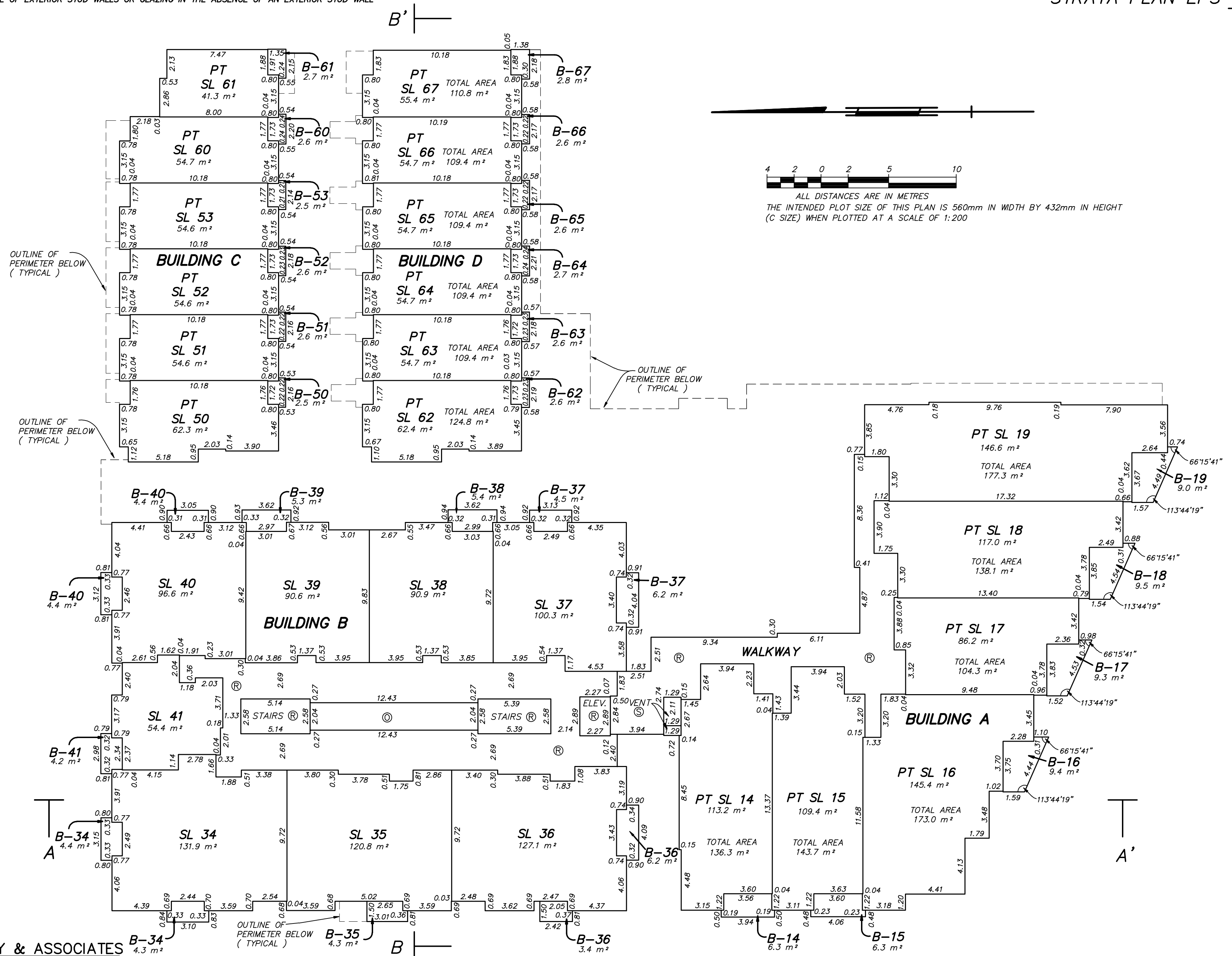
MURRAY & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

201-12448 82nd AVENUE
SURREY, BC V3W 3E9
(604) 597-9189

GREGORY MARSTON, BCLS 794
3rd MARCH, 2017
FILE 9663 Final Location

THIS SHEET SHOWS DIMENSIONS TO THE CENTRE LINE OF PARTY WALLS AND CORRIDOR WALLS
AND TO THE OUTSIDE OF EXTERIOR STUD WALLS OR GLAZING IN THE ABSENCE OF AN EXTERIOR STUD WALL

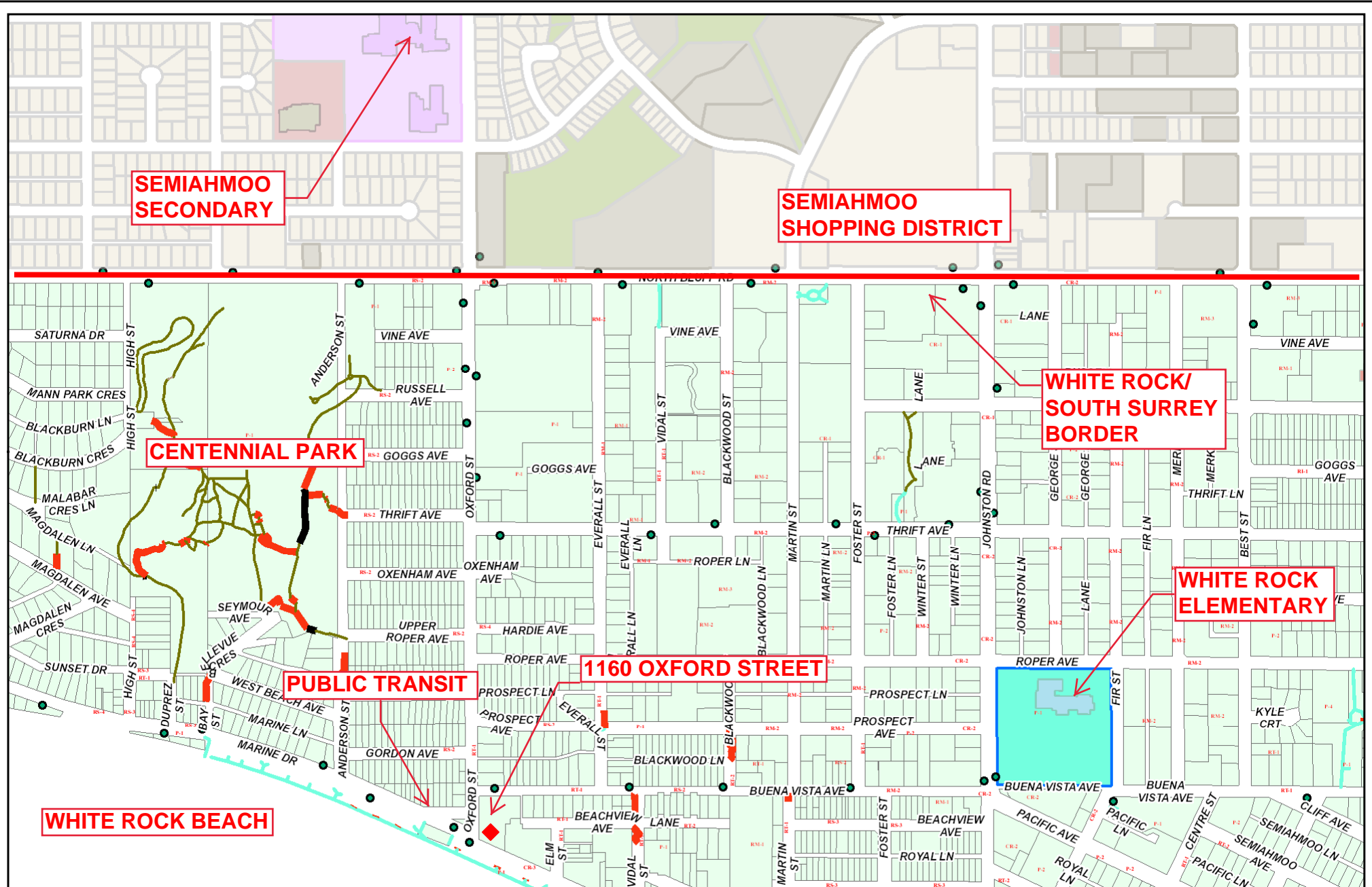
STRATA PLAN EPS 3957



MURRAY & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

201-12448 82nd AVENUE
SURREY, BC V3W 3E9
(604) 597-9189

GREGORY MARSTON, BCLS 794
3rd MARCH, 2017
FILE 9663 Final bldgs



1160 Oxford Street

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca

Scale: 1:8,000

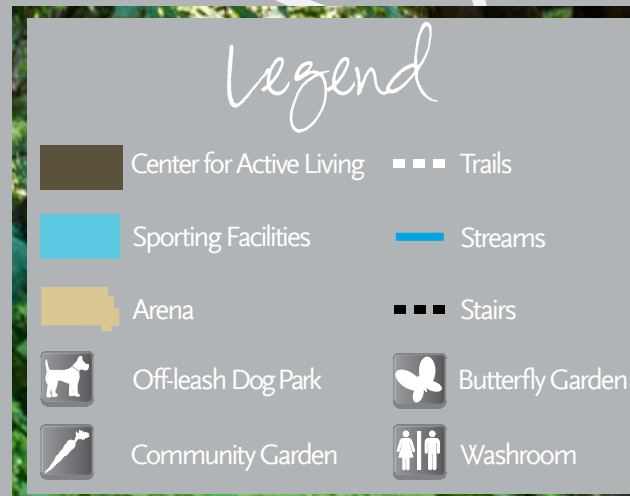
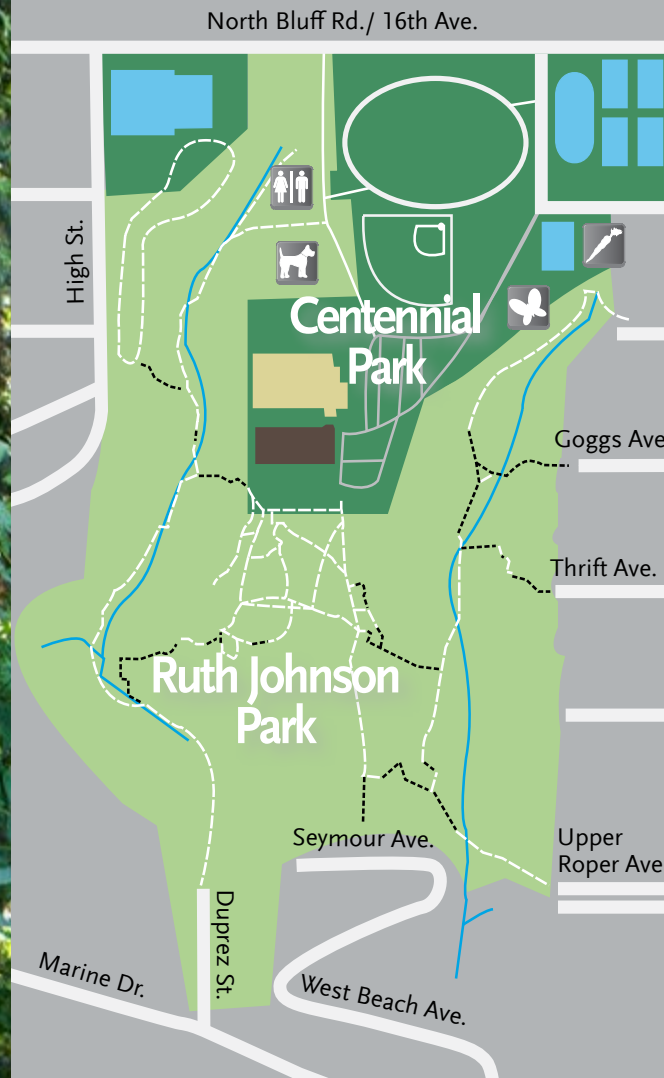


Map created on: 2018-09-19

City Parks

All parks are open from dawn to dusk

- 1 **Barge Park**
13689 Malabar Avenue
- 2 **Bayview Park**
14586 Marine Drive
- 3 **Bryant Park**
15150 Russell Avenue
- 4 **Centennial/Ruth Johnson Park**
14600 North Bluff Road
- 5 **Coldicutt Park**
14064 Marine Drive
- 6 **Davey Park**
1131 Finlay Street
- 7 **Dr. R.J. Allan Hogg Rotary Park**
15479 Buena Vista Avenue
- 8 **Emerson Park**
15707/15725 Columbia Avenue
- 9 **Gage Park**
15100 Columbia Avenue
- 10 **Goggs Park**
15497 Goggs Avenue
- 11 **Hodgson Park**
15050 North Bluff Road
- 12 **Maccaud Park**
1475 Kent Street
- 13 **Memorial Park**
15300 Block Marine Drive
- 14 **Stager Park**
15200 Columbia Avenue
- 15 **Totem Park**
15400 Block Marine Drive



City of White Rock Map

PARKS AND TRAILS

WHITE ROCK
City by the Sea!

WHITE ROCK BEACHES

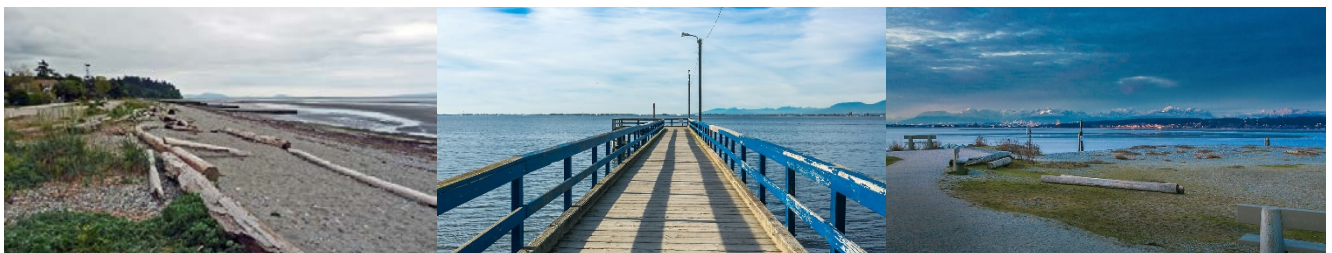
White Rock Beach is located just two miles north of the US border and only 35 minutes south of the City of Vancouver, BC. White Rock is known for its sandy beaches, stunning sunsets and fair weather. The 1,500 ft. long White Rock pier is a favorite destination spot for tourists and residents, and the 2.5km long beach promenade promises strollers a refreshing walk and connects west beach and east beach at the ocean's side. West Beach is the hip and trendy Laguna Beach of the lower mainland, with ocean view bistros, fine restaurants, live music waterfront musicians, artists and fabulous shopping that extend along Marine Drive.



East Beach is the closest White Rock Beach to the US border with both the Semiahmoo Park and Reserve as its neighbors. East Beach is the quieter side of White Rock and has a familial ambiance that appeals to the young and old alike. You may enjoy fish & chips on the beach, visit Marine Drive shops and galleries or dine in at one of many White Rock restaurants.



Crescent Beach in nearby South Surrey, is located at the end of Crescent Road near the northern end of Semiahmoo Bay and the mouth of the Nicomekl River'. This beach has a more rustic, natural feel with a graveled seaside promenade, quaint ocean side homes, and a variety of bistros that will please most every palate. **Crescent Rock Naturist Beach** is just South of Crescent Beach. You walk past the 101 steps metal staircase (West end of 24th Ave) until you get to the Crescent Rock Boulder. It's like the White Rock, but a little smaller, only 120 tonnes! Just past this point and for the next 200m is Crescent Rock Naturist Beach.



RESIDENT PAY PARKING DECALS

Resident parking decals are available for sale to full time residents of the City of White Rock. With the parking decal residents can park for up to four hours per day at any of the City of White Rock's pay parking areas, unless posted otherwise (Marine Drive, Centennial Arena, and the City of White Rock meters around the Hospital).

Please note that all pay parking in the City of White Rock's (City owned or leased) pay parking areas is free for up to four hours for all vehicles bearing Veteran licence plates - no parking decal is required!

Purchase Requirements

In order to purchase a City of White Rock Pay Parking Decal, provide your:

- British Columbia valid driver's licence
- Current Owner's certificate of Insurance and Vehicle Licence

Both documents must show your current White Rock address. Please note, parking decals are non-refundable.

Where to Place the Decal

The City of White Rock Pay Parking Decal must be affixed to the lower inside corner of the driver's side of the windshield. The decal number is registered to your licence plate number. If you change licence plates you must register your new plates to match the decal. Contact the Finance Department to update your vehicle licence plate information finance@whiterockcity.ca or 604-541-2100.

What You Can't Do with the Decal

With the decal you are:

- Not entitled to park on streets posted as 'Permit Parking Only'
- Not valid at the "Limited Time Parking" meters at the Arena, posted as 1/2 hour short term
- Not valid in the Hospital's private parking lots
- Not valid to park on the south side of Marine Drive between Finlay Street and Stayte Road (Surrey meters)

How Long It's Valid

The decal is valid for a calendar year, January to December and is not prorated. The parking decal is \$48.00, plus GST (price as of 2020).