

BC Strata Corp 2943 - Annual Budget - Sept 1/12 - August 31/13						
Account	Detail	Proposed Annual Budget	Monthly Budget	Notes		
Hydro	Hydro common meter - heat & common areas	2,100.00	175.00			
City of Vancouver	Water, sewer & meter charge	600.00	50.00			
City of Vancouver	Annual garbage, recycling, fire line	820.00	68.33			
Insurance	Insurance - annual building & liability package	2,850.00	237.50			
Landscaping, lawn care, irrigation system	Landscaping, lawncare, irrigation system	4,000.00	333.33			
Groundlink Systems	Annual heating system inspection/maintenance	150.00	12.50			
Maintenance and Repairs	Annual window cleaning, gutters, dryer vents	750.00	62.50			
Misc. Expenses	Exterior light bulbs, stamps, etc.	167.16	13.93			
Vancity	Bank Charges/Admin Fees	0.00	0.00			
Sub Total		11,437.16	953.10			
contingency reserve for major repairs		1,715.57	142.96			
Total		13,152.74	1,096.06			
	unit entitlement per Strata Plan	Annual	Monthly			
SL1 - 1925 West 15th Ave	42%	5,524.20	460.35	\$230.18 / \$230.17 per month		
SL2 - 1927 West 15th Ave	33%	4,340.42	361.70			
SL3 - 1929 West 15th Ave	25%	3,288.12	274.01			
	100%	13,152.74	1,096.06	10% increase over 2011-2012 fees		
Contingency Reserve as of August 31/12		\$228.22				
Contingency Reserve as of August 31/13		\$1,943.79				

BC Strata 2943 - Total Revenues and Final Costs - Period: Sept 1/11 - August 31 /12 - FINAL

FINAL COSTS

Account	Detail	Annual Budget	Final Costs	Over(Under)	Notes
BC Hydro	Hydro common meter - heat & common areas	2,100.00	2019.75	-80.25	charges from Oct 07/11 through August 7/12
City of Vancouver	Water & Sewer & meter charge	550.00	583.40	33.40	charges from August 1/11 through July 31/12
City of Vancouver	Annual garbage & recycling, fireline	800.00	818.50	18.50	
Insurance	Insurance - annual building & liability package	2,850.00	2,824.00	-26.00	
Landscaping, lawn care, irrigation system	Landscaping, Lawncare, irrigation system	3,100.00	5,108.64	2,008.64	Anderson Garden Services and LIZ Graf = \$4034.24 Neighbourhood Lawncare = \$816.20 Aqua Flow (turn on/off irrigation system and parts) = 258.20
Groundlink Systems	Annual heating system inspection/maintenance	150.00	0.00	-150.00	
Maintenance and Repairs	Annual window cleaning & gutters	650.00	336.00	-314.00	
Misc. Expenses	Exterior light bulbs, stamps, etc.	197.43	0.00	-197.43	
	Bird Wire on knee braces (lab & mat)	0.00	448.00	448.00	
	Replace leaking water valve (H2O Fire System)	0.00	448.00	448.00	
Vancity	Bank Charges/Admin Fees	0.00	0.00	0.00	
Sub Total		10,397.43	12,586.29	-2,188.86	
contingency for major repairs		1,359.61	0.00	-1,359.61	
Total		11,957.04	12,586.29	-629.25	

TOTAL REVENUES

	unit entitlement per Strata Plan	Annual	Total Revenues
SL1 - 1925 West 15th Ave	42%	5,022.00	5,022.00
SL2 - 1927 West 15th Ave	33%	3,945.84	3,945.84
SL3 - 1929 West 15th Ave	25%	2,989.20	2,989.20
	100%	11,957.04	11,957.04
Bank Account Interest			1.76
Contribution from Contingency Reserve			627.49
Total Revenues			12,586.29

Contingency Reserve as at August 31/11 \$855.71
Contingency Reserve as at August 31/12 \$228.22

BC Strata Corp 2943 - Annual Budget - Sept 1/11 - August 31/12

Account	Detail	Proposed Annual Budget	Monthly Budget	Notes
Hydro	Hydro common meter - heat & common areas	2,100.00	175.00	
City of Vancouver	Water, sewer & meter charge	550.00	45.83	
City of Vancouver	Annual garbage, recycling, fire line	800.00	66.67	
Insurance	Insurance - annual building & liability package	2,850.00	237.50	
Landscaping, lawn care, irrigation system	Landscaping, lawncare, irrigation system	3,100.00	258.33	
Groundlink Systems	Annual heating system inspection/maintenance	150.00	12.50	
Maintenance and Repairs	Annual window cleaning & gutters	650.00	54.17	gutter reconfig - NW corner - 1927 West 15th Ave.
Misc. Expenses	Exterior light bulbs, stamps, etc.	197.43	16.45	includes push lawn mower reimbursement
Vancity	Bank Charges/Admin Fees	0.00	0.00	
Sub Total		10,397.43	866.45	
contingency for major repairs		1,559.61	129.97	
Total		11,957.04	996.42	
	unit entitlement per Strata Plan	Annual	Monthly	
SL1 - 1925 West 15th Ave	42%	5,022.00	418.50	
SL2 - 1927 West 15th Ave	33%	3,945.84	328.82	
SL3 - 1929 West 15th Ave	25%	2,989.20	249.10	
	100%	11,957.04	996.42	0% increase over 2010-2011 fees
Contingency Reserve as of August 31/11		\$855.71		
Contingency Reserve as of August 31/12		\$2,415.32		

BC Strata 2943 - Total Revenues and Final Costs - Period: Sept 1/10 - August 31/11 - FINAL						
FINAL COSTS						
	Account	Detail	Annual Budget	Final Costs	Over/(Under)	Notes
BC Hydro		Hydro common meter - heat & common areas	1,700.00	2088.02	388.02	charges from August 10/10 through August 9/11
City of Vancouver		Water & Sewer & meter charge	550.00	506.77	-43.23	charges from August 1/10 through July 31/11
City of Vancouver		Annual garbage & recycling, fireline	830.00	775.50	-54.50	
Insurance		Insurance - annual building & liability package	2,700.00	2,824.00	124.00	
Landscaping, lawn care, irrigation system		Landscaping, Lawncare, irrigation system	4,500.00	8,452.31	3,952.31	Anderson Garden Services = \$6,682.04 Neighbourhood Lawncare = \$1,062.88 Aqua Flow (turn on/off irrigation system) = \$67.20 x 2 = \$134.40 Garden Pots = \$572.99
Groundlink Systems		Annual heating system inspection/maintenance	150.00	109.76	-40.24	
Maintenance and Repairs		Annual window cleaning & gutters	400.00	0.00	-400.00	
Misc. Expenses		Exterior light bulbs, stamps, etc.	30.00	6.38	-23.62	
		Fence Door Latches	0.00	99.77	99.77	
		Pest Control	0.00	168.00	168.00	
Vancity		Bank Charges/Admin Fees	10.00	0.00	-10.00	
Sub Total			10,870.00	15,030.51	-4,160.51	
contingency for major repairs			1,087.00	0.00		
Total			11,957.00	15,030.51	-3,073.51	
TOTAL REVENUES						
	unit entitlement per Strata Plan	Annual	Total Revenues			
SL1 - 1925 West 15th Ave	42%	5,022.00	5,522.00			Includes Special Assessment: \$500
SL2 - 1927 West 15th Ave	33%	3,945.84	5,166.84			Includes Special Assessment: \$1,221
SL3 - 1929 West 15th Ave	25%	2,989.20	3,914.20			Includes Special Assessment: \$925
	100%	11,957.04	14,603.04			
Bank Account Interest			2.10			
Contribution from Contingency Reserve			425.37			
Total Revenues			15,030.51			
Contingency Reserve as at August 31/10				\$1,281.08		
Contingency Reserve as at August 31/11				\$855.71		

BC Strata Corp 2943 - Proposed Annual Budget - Sept 1/10 - August 31 /11				
Account	Detail	Proposed Annual Budget	Monthly Budget	Notes
Hydro	Hydro common meter - heat & common areas	1,700.00	141.67	
City of Vancouver	Water & Sewer & meter charge	550.00	45.83	
City of Vancouver	Annual fireline charge - sprinklers	230.00	19.17	
City of Vancouver	Garbage & recycling	600.00	50.00	
Insurance	Insurance - annual building & liability package	2,700.00	225.00	
Landscaping, lawn care, irrigation system	Landscaping, Lawncare, irrigation system	4,500.00	375.00	carry forward Anderson Garden Services invoice outstanding = \$1,393.50 + HST
Groundlink Systems	Annual heating system inspection/maintenance	150.00	12.50	
Maintenance and Repairs	Annual window cleaning & gutters	400.00	33.33	
Misc. Expenses	Exterior light bulbs, stamps, etc.	30.00	2.50	
Vancity	Bank Charges/Admin Fees	10.00	0.83	
Sub Total		10,870.00	905.83	
contingency for major repairs		1,087.00	90.58	
Total		11,957.00	996.42	
	unit entitlement per Strata Plan	Annual	Monthly	
SL1 - 1925 West 15th Ave	42%	5,021.94	418.50	
SL2 - 1927 West 15th Ave	33%	3,945.81	328.82	
SL3 - 1929 West 15th Ave	25%	2,989.25	249.10	
	100%	11,957.00	996.42	proposed 20% increase over 2009-2010 fees
Contingency Reserve as of August 31/10		\$1,281.08		
Contingency Reserve as of August 31/11		\$2,368.08		

BC Strata Corp 2943 - Revenues and Expenses - Sept 1 /09 - August 31 /10						
Account	Detail	Annual Budget	Final Cost	Over/Under	Notes	
Hydro	Hydro common meter - heat & common areas	1,700.00	1,698.66	1.34		
City of Vancouver	Water & Sewer & meter charge	600.00	535.91	64.09	charges up to and including August 9/10 - includes \$564 security deposit refund	
City of Vancouver	Annual fireline charge - sprinklers	217.50	224.50	-7.00	charges up to and including July 31/10	
City of Vancouver	Garbage & recycling	479.00	567.73	-88.73		
Insurance	Insurance - annual building & liability package	2,964.00	2,516.00	448.00		
Landscaping, lawn care, irrigation system	Landscaping, Lawn care, irrigation system	2,400.00	6,618.81	-4,218.81	Anderson Garden Services = \$4,390.58 Neighbourhood Lawncare = \$2,102.23	
Garden Supplies	Garden hose, nozzle, hose reel	0.00	135.49	-135.49	Aqua Flow (turn on/off irrigation system) = \$63.00 x 2 = \$126.00	
Groundlink Systems	annual heating system inspection/maintenance	150.00	0.00	150.00		
Maintenance and Repairs	Annual window cleaning & gutters	400.00	383.25	16.75		
Postage and Supplies	Postage	0.00	10.69	-10.69		
Equipment, Tools, Light Bulbs, etc.	Snow shovel	0.00	33.59	-33.59	receipt missing	
Vancity	Bank charges/Admin Fees	150.00	5.00	145.00		
Sub Total		9,060.50	12,729.63			
contingency for major repairs		906.05	828.05	78.00		
Total		9,966.55	13,557.68			
SL 1 - 1925 West 15th Ave	unit entitlement per Strata Plan	Annual	Total Revenues			
	42%	4,185.95				
SL2 - 1927 West 15th Ave	33%	3,288.96				
SL3 - 1929 West 15th Ave	25%	2,491.64				
	100%	9,966.55	13,557.68		Includes Special Assessment (landscaping) \$3,490.58	
Contingency Reserve as of August 31/09			\$453.03			
Contingency Reserve as of August 31/10			\$1,261.08			

BC Strata Corp 2943 - proposed Annual Budget - Sept 1/09 -August 31 /10						
Payee	Detail	Annual Budget	monthly		note	
BC Hydro	Hydro common meter - heat & common areas	1,700.00	141.67		estimate based on 2008-09 NB \$564 deposit on account	
City of Vancouver	Water & Sewer & meter charge	600.00	50.00		estimate based on 2008-09	
City of Vancouver	Annual fireline charge - sprinklers	217.50	18.13		2009 paid	
City of Vancouver	Garbage & recycling	479.00	39.92		2009 paid	
Don Russell Insurance	Annual building & liability package	2,964.00	247.00		current policy expires July 17, 2010	
Various	Gardens, lawn & irrigation system maintenance	2,400.00	200.00		Neighbourhood Lawn Care, Aquaflo Irrigation - no contract	
Groundlink Systems	annual heating system inspection/maintenance	150.00	12.50		to be scheduled each fall	
TBA	Annual window cleaning & gutters	400.00	33.33		allowance	
Vancity, misc	Bank charges, administrative, etc	150.00	12.50		allowance	
Sub Total		9,060.50	755.04			
contingency for major repairs		906.05	75.50		plus 5% to be seeded by developer ie \$453.03	
Total		9,966.55	830.55			
	unit entitlement per Strata Plan	Annual	Monthly			
SL1 - 1925 West 15th Ave	42%	4,185.95	348.83		1st month with adjustment for \$564 deposit on account BC Hydro	
SL2 - 1927 West 15th Ave	33%	3,288.96	274.08		\$111.95	
SL3 - 1929 West 15th Ave	25%	2,491.64	207.64		\$87.98 plus \$186.12 to Small Favours Pictures Ltd	
	100%	9,966.55	830.55		\$66.64	
Contingency Reserve as of August 31/09					\$453.03	
Contingency Reserve as of October 1/09					\$604.04	