

**2012 BUDGET WORKING PAPER
STRATA PLAN VR-406**

8-Nov-11

7

YEAR END: DECEMBER 31

CATEGORY CODE	NAME	2011 BUDGET	2011 PROBABLE	2012 PROPOSED
REVENUE				
6710	STRATA FEES	\$ 72,541	\$ 72,541	\$ 79,795
6740	LAUNDRY	6,000	5,515	6,000
6760	INTEREST	75	300	300
6780	MISCELLANEOUS	-	200	-
6790	SURPLUS FORWARD	2,032	2,032	-
	TOTAL REVENUE	\$ 80,648	\$ 80,588	\$ 86,095
EXPENSES				
7050	MANAGEMENT FEE	\$ 6,048	\$ 6,048	\$ 6,048
7100	INSURANCE*	10,500 *	10,500 *	11,000 *
7110	APPRAISAL (Due May 12)	-	-	900
7150	JANITORIAL	5,900	6,500	6,500
7250	AUDIT	-	-	-
7400	MISCELLANEOUS	1,200	2,300	1,900
8010	GAS	13,000	9,500	10,500
8020	ELECTRICITY	11,500	11,000	11,500
8030	WATER*	5,100 *	5,000 *	5,000 *
8035	SEWER*	2,000 *	2,000 *	2,000 *
8040	GARBAGE	2,400	2,500	2,500
8050	ENTERPHONE	600	600	600
8060	ELEVATOR (PERMIT \$182)	2,900	2,700	2,700
8070	LAUNDRY EQUIP. REP.	500	-	500
8080	GROUNDS (9 MOS.)	3,000	3,000	3,000
8240	REPAIRS & MAINTENANCE	13,000	20,000	14,500
8870	ENVELOPE REVIEW	-	-	-
9998	DEFICIT RECOVERY	-	-	3,947
	TOTAL OPERATING EXPENSES	\$ 77,648	\$ 81,648	\$ 83,095
9999	CONTINGENCY	\$ 3,000	\$ 3,000	\$ 3,000
	TOTAL EXPENSES	\$ 80,648	\$ 84,648	\$ 86,095
	SURPLUS / (DEFICIT)	\$ -	\$ (4,060)	\$ -

HST is included in all categories except as denoted * which is exempt.

Any owner who would like further information or specific details is invited to call the management company prior to the Annual General Meeting.

STRATA PLAN VR-406
Strata Fees Schedule

14-Nov-11
 YEAR END: DECEMBER 31

PASSED ON:

UNIT	S.L.	U/E	OPER. FUND CONTRIBUTION	CRF FUND CONTRIBUTION	TOTAL STRATA FEES DUE
101	2	655	\$230.83	\$9.02	\$239.85
102	3	897	\$316.12	\$12.35	\$328.47
103	4	484	\$170.57	\$6.66	\$177.23
104	1	922	\$324.93	\$12.69	\$337.62
201	6	647	\$228.01	\$8.91	\$236.92
202	7	634	\$223.43	\$8.73	\$232.16
203	8	625	\$220.27	\$8.60	\$228.87
204	9	615	\$216.73	\$8.47	\$225.20
205	10	922	\$324.93	\$12.69	\$337.62
206	11	702	\$247.40	\$9.66	\$257.06
207	5	922	\$324.93	\$12.69	\$337.62
301	13	647	\$228.01	\$8.91	\$236.92
302	14	634	\$223.43	\$8.73	\$232.16
303	15	625	\$220.27	\$8.60	\$228.87
304	16	615	\$216.73	\$8.47	\$225.20
305	17	922	\$324.93	\$12.69	\$337.62
306	18	702	\$247.40	\$9.66	\$257.06
307	12	922	\$324.93	\$12.69	\$337.62
401	20	647	\$228.01	\$8.91	\$236.92
402	21	634	\$223.43	\$8.73	\$232.16
403	22	625	\$220.27	\$8.60	\$228.87
404	23	615	\$216.73	\$8.47	\$225.20
405	24	965	\$340.08	\$13.29	\$353.37
406	25	659	\$232.25	\$9.07	\$241.32
407	19	922	\$324.93	\$12.69	\$337.62
TOTAL U/E		18159	\$6,399.55	\$249.98	\$6,649.53
			X12	X12	X12
			\$76,794.60	\$2,999.76	\$79,794.36

\$79,795.00
2012 BUDGET



VR0406 BUDGET COMPARATIVE

Report Criteria

Company Code:	STRATA PLAN VR0406 (VR0406)
Report Title:	Operating Statement
Report Date:	For the 10 Month Ended 10/31/11
Divisions:	VR0406

<u>Curr Month</u> <u>Actual</u>	<u>Curr Month</u> <u>Budget</u>	<u>A/C Description</u>	<u>YTD</u> <u>Actual</u>	<u>YTD</u> <u>Budget</u>	<u>YTD</u> <u>Variance</u>	<u>Total</u> <u>Budget</u>
Summary Divisions						
REVENUE						
6,045.06	6,045.08	6710 STRATA FEES	60,450.60	60,450.80	0.20	72,541.00
925.00	500.00	6740 LAUNDRY	4,600.00	5,000.00	400.00	6,000.00
29.34	6.25	6760 INTEREST	272.42	62.50	(209.92)	75.00
---	---	6780 MISCELLANEOUS	200.00	---	(200.00)	---
169.33	169.33	6790 SURPLUS FORWARD	1,693.30	1,693.30	---	2,032.00
7,168.73	6,720.66	TOTAL REVENUE	67,216.32	67,206.60	(9.72)	80,648.00
EXPENSES						
GENERAL EXPENSES						
504.00	504.00	7050 MANAGEMENT FEE	5,040.00	5,040.00	---	6,048.00
739.58	875.00	7100 INSURANCE	7,678.80	8,750.00	1,071.20	10,500.00
616.00	491.67	7150 JANITORIAL	5,456.94	4,916.70	(540.24)	5,900.00
70.66	100.00	7400 MISCELLANEOUS	1,925.43	1,000.00	(925.43)	1,200.00
1,930.24	1,970.67	TOTAL GENERAL EXPENSES	20,101.17	19,706.70	(394.47)	23,648.00
BUILDING & GROUND EXPENSES						
346.94	1,083.33	8010 GAS	6,559.95	10,833.30	4,273.35	13,000.00
936.05	958.33	8020 ELECTRICITY	8,852.98	9,583.30	730.32	11,500.00
---	425.00	8030 WATER	2,766.40	4,250.00	1,483.60	5,100.00
---	166.67	8035 SEWER	1,325.00	1,666.70	341.70	2,000.00
79.66	200.00	8040 GARBAGE	2,086.48	2,000.00	(86.48)	2,400.00
47.52	50.00	8050 ENTERPHONE	475.20	500.00	24.80	600.00
210.25	241.67	8060 ELEVATOR	2,259.14	2,416.70	157.56	2,900.00
---	41.67	8070 LAUNDRY EQUIPMENT REP.	---	416.70	416.70	500.00
---	250.00	8080 GROUNDS	---	2,500.00	2,500.00	3,000.00
745.90	1,083.33	8240 REPAIRS & MAINTENANCE	17,287.88	10,833.30	(6,454.58)	13,000.00
2,366.32	4,500.00	TOTAL BUILDING & GROUND EXPENSES	41,613.03	45,000.00	3,386.97	54,000.00
250.00	250.00	9999 TRANSFER TO CONTINGENCY	2,500.00	2,500.00	---	3,000.00
4,546.56	6,720.67	TOTAL EXPENSES	64,214.20	67,206.70	2,992.50	80,648.00
2,622.17	(0.01)	NET CASH FLOW	3,002.12	(0.10)	(3,002.22)	---

Prepared by: FY

Reference: fr/FinRowX-r.p

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VR0406 BALANCE SHEET

Report Criteria

Company Code:	STRATA PLAN VR0406 (VR0406)
Report Title:	BALANCE SHEET
Report Date:	As at October 31, 2011
Divisions:	VR0406

Year to Date

Summary Divisions

ASSETS

CURRENT ASSETS

TOTAL CASH SCHEDULE	72,214.48
1200 STRATA FEES RECEIVABLE	126.10
1400 PREPAID INSURANCE	1,479.20

TOTAL CURRENT ASSETS

73,819.78

TOTAL ASSETS

73,819.78

LIABILITIES & EQUITY

MEMBER'S EQUITY

FUNDS

TOTAL CONTINGENCY FUND	37,770.05
TOTAL DECK REPAIRS (C)	1,241.61

TOTAL FUNDS

39,011.66

OPERATING FUND

4860 OPERATING FUND, OPENING BAL.	27,925.81
4863 OPER. FUND, ADJUSTMENT TO OP.BAL.	3,880.19
4870 CURRENT SURPLUS (DEFICIT)	3,002.12

TOTAL OPERATING FUND

34,808.12

TOTAL MEMBER'S EQUITY

73,819.78

TOTAL LIABILITIES & EQUITY

73,819.78

Notice to Reader

CAUTION TO READER – This financial statement is intended for use by the strata council to monitor details of its disbursements and its cash flow requirements. Readers other than the strata council are cautioned that this statement may not necessarily be appropriate for their use. PREPARED WITHOUT AUDIT

Prepared by: FY

Reference: fr/FinRowX-r.p

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Strata Corporation: VR-406

Pursuant to Regulation 6.6 and Section 103 of the Strata Property Act of British Columbia, the following information is provided in support of the annual budget for the above-noted strata corporation. Pursuant to Regulation 6.7, the financial statement of the strata corporation is attached hereto.

Fiscal Year Start:	<u>January 1, 2012</u>	Fiscal Year End:	<u>December 31, 2012</u>
	Operating Fund		Contingency Reserve Fund
(a) Opening Balance:	<u>\$ 27,407</u>		<u>\$ 38,270</u>
(b) Estimated Income Excluding Strata Fees (details attached):	<u>\$ 6,300</u>		<u>\$ 383</u> (Interest)
(c) Estimated Expenses (details attached):	<u>\$ 79,148</u>		<u>\$ -</u>
(d) Contributions to Operating Fund:	<u>\$ 76,795</u>		N/A
(e) Contributions to Contingency Reserve Fund:	N/A		<u>\$ 3,000</u>
(f) Each Strata Lot's Monthly contribution to the Operating Fund:	SEE ATTACHED		N/A
(g) Each Strata Lot's Monthly contribution to the Contingency Reserve Fund:	N/A		SEE ATTACHED
(h) Estimated Balance at End of Fiscal Year: (OF)	<u>\$ 31,354</u>		N/A
(i) Estimated Balance at End of Fiscal Year: (CRF)	N/A		<u>\$ 41,653</u>