

## CROSBY PROPERTY MANAGEMENT LTD.

Suite 600 - 777 Hornby Street, Vancouver, B.C. V6Z 1S4 Tel# 604-683-8900; Fax# 604-689-4829

**ORDER FORM FOR STRATA CORPORATION DOCUMENTS FOR REALTORS / OWNERS / MORTGAGE BROKERS**

Requests submitted after 12 noon will be dealt with the next business day. All cancellation or amended requests must be submitted within the same day of the date ordered; otherwise, full charges will be applied.

\* indicates required field

Order Date: July 16, 2010

**\* CERTIFICATION:**☒ I'm a Realtor and hereby declare that I have obtained proper owner authorization for the following order. ☐ I'm an Owner ☐ I'm a Mortgage Broker

\* Requestor's Name: Jodie Graham Real Estate Company (if agent): RE/MAX Crest Realty (Westside)

\* Requestor's Address: 1428 West 7th Ave. Vancouver BC

\* Tel: (604) 727-5150 Cell: (604) 727-5150 Fax: (888) 723-7172 \* E-Mail: jodie@jodiegraham.com

\* Method of delivery: ☐ Pickup (person picking up MUST PROVIDE Strata Plan / Lot Number) ☐ Fax (less than 30 pages) ☐ Mail ☒ E-Mail

\* DATE REQUIRED (documents will be released after 2:30pm on this day): Jul 23, 2010. If you require the documents earlier than 7 days, there will be an additional fee for Priority Fees for Expedited Service. Please refer to the schedule below.

**Priority Fees for Expedited Service:** (per order and applicable to request earlier than 7 days)☐ Same Day: \$150.00 + HST ☐ 2 Days: \$100 + HST ☐ 3 Days: \$80.00 + HST ☐ 4 to 6 Days: \$60.00 + HST

\* Strata Plan No.: BCS1882 \* Strata Lot No.: 101 \* Current Owner's Name: Jess Kube

\* Civic Address of Unit: 1008-328 East 11th Ave. Vancouver, BC

**Documents Requested:**

MINUTES (\$0.25 per page + HST)

84 ☒ Strata Council Meeting(s): from 07 / 08 to 07 / 10  
MM / YY MM / YY

28 ☒ Annual General Meeting(s): from 07 / 08 to 07 / 10  
MM / YY MM / YY

none ☒ Special General Meeting(s): from 07 / 08 to 07 / 10  
MM / YY MM / YY

☒ Form B: \$35.00 + \$0.25/page + HST☒ Email: \$5.00 + HST☒ Current Financial Statement: @ \$0.25/page + HST - FS☐ Fax: \$5.00 + HST☒ Current Bylaws: @ \$0.25/page + HST☐ Postage: \$5.00 + HST☒ Engineering Report(s): @ \$0.25/page + HST☐ Others, specify: \_\_\_\_\_**Payment must be made by Visa/MasterCard only. Please complete below to authorize charge:**

\* Visa/Master Card #

\* Expiry. Date: 14 / MM / YY

\* Card Holder's Name: Jodie Ryan Graham

**Cardholder's Authorization:**

I agree to pay the charges in full upon placement of the order and understand this order is Non-Refundable. I agree that documents not picked up after 3 weeks will be destroyed.

**For Internal Use Only:****CHARGES:**

NO. OF PAGES 187 X \$0.25/page

FORM B

PRIORITY CHARGES

EMAIL/FAX CHARGES

POSTAGE

SUB-TOTAL:

12% HST: (HST #R101209567)

TOTAL DUE:

\$

The personal information requested and subsequently provided is for the purposes of identification, processing payments, ensuring the orderly management of the strata corporation and complying legal requirements. The strata corporation is authorized to collect, use and disclose the personal information for these purposes.

Please review your order before clicking submit.

**Strata Property Act**  
**FORM B**  
**INFORMATION CERTIFICATE**  
(Section 59)

The Owners, Strata Plan BCS 1882 certify that the information contained in this certificate with respect to Strata Lot 101 is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above is: \$ 222.05
- (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*): \$ Nil
- (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

(Since records may be unavailable or incomplete, purchaser should request the seller to disclose any applicable 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:

Any special levy that has been approved is due and payable now by the current owner.

- (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: Final Expenses Are Undetermined

- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund:

\$ 147,418.27 as of July 20, 2010. (The amount of the Contingency Reserve Fund may not be supported by cash and may not include emergency expenditures approved by Council.)

- (g) Are there any amendments to the bylaws that are not yet filed in the Land Title Office?

☒ No

☐ Yes

- (h) Are there any resolutions passed by a 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

- (i) Has notice been given for any resolutions, requiring a 3/4 vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on?

☒ No

☐ Yes

- (j) Is the strata corporation party to any court proceeding or arbitration, and/or are there any judgments or orders against the strata corporation?

☒ No

☐ Yes

(The above may not include notices that were served directly to the Council or foreclosure proceedings against individual strata lots)

- (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

- (l) Number of strata lots in the strata plan that are rented:

To the best of our knowledge and as reported to us is 26 as of July 10, 2010.

Date: July 20, 2010

  
\_\_\_\_\_  
Signature of Strata Manager, if authorized by strata corporation

**BCS 1882 - UNO**  
**JOINT USE**  
**Approved Budget**  
**Sep 01, 2009 to Aug 31, 2010**

**INCOME**

**FEES**

Operating Fund Contribution	166,573
Contingency Fund Contribution	16,657
<b>TOTAL FEES</b>	<b>183,230</b>

Interest Income	500
Recycling Income	1,000
<b>TOTAL INCOME</b>	<b>184,730</b>

**EXPENSES**

**OPERATING EXPENSES**

Alarm Monitoring	5,000
Audit	315
Bank Charges/Interest	160
Building Envelope Maintenance	7,000
Cleaning & Janitorial Supplies	5,700
Electricity	13,500
Fire Equip Mtce/Monitoring	5,000
Fountain Repair	200
Garbage Removal	11,150
Generator Maintenance	1,750
Insurance	39,570
Legal Fees	250
Landscape-Maintenance	4,000
Management Fees	24,533
Mechanical Maintenance	3,000
Miscellaneous	6,500
Parkade Gate	2,000
Repair & Maintenance	23,500
Security Upgrades	4,000
Snow Removal	2,500
Water/Sewer	16,000
Window Cleaning	6,100
<b>TOTAL OPERATING EXPENSES</b>	<b>181,728</b>

Reserve-Contingency Fund	16,657
<b>TOTAL EXPENSES</b>	<b>198,385</b>

**CURRENT YEAR SURPLUS/(DEFICIT)** **(13,655)**

Operating Surplus (Deficit) B/F 13,655

**ENDING OP SURPLUS/(DEFICIT)** **0**

**BCS 1882 - UNO  
RESIDENTIAL  
Approved Budget  
Sep 01, 2009 to Aug 31, 2010**

**INCOME**

**FEES**

Res-Operating Fund Contribution	79,150
Res-Contingency Fund Contribution	<u>7,915</u>
<b>TOTAL FEES</b>	<b><u>87,065</u></b>

Res-Move In/Out Fee Revenue	<u>1,500</u>
<b>TOTAL INCOME</b>	<b><u>88,565</u></b>

**EXPENSES**

**OPERATING EXPENSES**

Res-Cleaning & Janitorial Supplies	1,650
Res-Dryer Duct Cleaning	5,800
Res-Electricity	2,400
Res-Equipment Lease	5,500
Res-Enterphone Lease	13,500
Res-Gas (Domestic Hot Water)	25,000
Res-Gutter	1,000
Res-Landscape-Maintenance	10,000
Res-Mechanical Maintenance	1,800
Res-Miscellaneous	1,500
Res-Parkade Gate	3,000
Res-Painting & Caulking	3,000
Res-Recreation Facilities	500
Res-Repair & Maintenance	<u>11,000</u>
<b>TOTAL OPERATING EXPENSES</b>	<b><u>85,650</u></b>

Res-Reserve-Contingency Fund	<u>7,915</u>
<b>TOTAL EXPENSES</b>	<b><u>93,565</u></b>

<b>CURRENT YEAR SURPLUS/(DEFICIT)</b>	<b><u>(5,000)</u></b>
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Res-Operating Surplus (Deficit) B/F	25,405
<b>ENDING OP SURPLUS/(DEFICIT)</b>	<b><u><u>20,405</u></u></b>

**BCS 1882 - UNO  
APARTMENT  
Approved Budget  
Sep 01, 2009 to Aug 31, 2010**

**INCOME**

**FEES**

Apt-Operating Fund Contribution	74,650
Apt-Contingency Fund Contribution	7,465
<b>TOTAL FEES</b>	<b>82,115</b>
<b>TOTAL INCOME</b>	<b>82,115</b>

**EXPENSES**

**OPERATING EXPENSES**

Apt-Cleaning & Janitorial Supplies	19,800
Apt-Electricity	12,000
Apt-Elevator Maintenance	13,000
Apt-Enterphone Lease	1,800
Apt-Gas	18,000
Apt-Mechanical Maintenance	800
Apt-Miscellaneous	250
Apt-Repair & Maintenance	9,000
<b>TOTAL OPERATING EXPENSES</b>	<b>74,650</b>

Apt-Reserve-Contingency Fund	7,465
<b>TOTAL EXPENSES</b>	<b>82,115</b>

<b>CURRENT YEAR SURPLUS/(DEFICIT)</b>	<b>0</b>
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Apt-Operating Surplus (Deficit) B/F	14,615
<b>ENDING OP SURPLUS/(DEFICIT)</b>	<b>14,615</b>

**BCS 1882 - UNO  
TOWNHOUSE  
Approved Budget  
Sep 01, 2009 to Aug 31, 2010**

**INCOME**

**FEES**

T/H-Operating Fund Contribution	3,650
T/H-Contingency Fund Contribution	365
<b>TOTAL FEES</b>	<b><u>4,015</u></b>
<b>TOTAL INCOME</b>	<b><u>4,015</u></b>

**EXPENSES**

**OPERATING EXPENSES**

T/H-Enterphone Lease	1,800
T/H-Miscellaneous	350
T/H-Repair & Maintenance	1,500
<b>TOTAL OPERATING EXPENSES</b>	<b><u>3,650</u></b>

T/H-Reserve-Contingency Fund	365
<b>TOTAL EXPENSES</b>	<b><u>4,015</u></b>

<b>CURRENT YEAR SURPLUS/(DEFICIT)</b>	<b><u>0</u></b>
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T/H-Operating Surplus(Deficit) B/F	1,888
<b>ENDING OP SURPLUS/(DEFICIT)</b>	<b><u><u>1,888</u></u></b>

**BCS 1882 - UNO**  
**OUTDOOR GAS FIRE PITS**  
**Approved Budget**  
**Sep 01, 2009 to Aug 31, 2010**

**INCOME**

**FEES**

Outdoor-Operating Fund Contribution	700
<b>TOTAL FEES</b>	<b><u>700</u></b>
<b>TOTAL INCOME</b>	<b><u>700</u></b>

**EXPENSES**

**OPERATING EXPENSES**

Outdoor-Gas (Fireplace)	700
<b>TOTAL OPERATING EXPENSES</b>	<b><u>700</u></b>
<b>TOTAL EXPENSES</b>	<b><u>700</u></b>
<b>CURRENT YEAR SURPLUS/(DEFICIT)</b>	<b><u>0</u></b>

Outdoor-Operating Surplus (Deficit) B/F	4,193
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<b>ENDING OP SURPLUS/(DEFICIT)</b>	<b><u><u>4,193</u></u></b>
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**BCS 1882 - UNO  
COMMERCIAL  
Approved Budget  
Sep 01, 2009 to Aug 31, 2010**

**INCOME**

**FEES**

Comm-Operating Fund Contribution	5,150
Comm-Contingency Fund Contribution	515
<b>TOTAL FEES</b>	<b><u>5,665</u></b>
<b>TOTAL INCOME</b>	<b><u>5,665</u></b>

**EXPENSES**

**OPERATING EXPENSES**

Comm-Cleaning & Janitorial Supplies	2,850
Comm-Miscellaneous	500
Comm-Repair & Maintenance	1,800
<b>TOTAL OPERATING EXPENSES</b>	<b><u>5,150</u></b>

Comm-Reserve-Contingency Fund	515
<b>TOTAL EXPENSES</b>	<b><u>5,665</u></b>

<b>CURRENT YEAR SURPLUS/(DEFICIT)</b>	<b><u>0</u></b>
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Comm-Operating Surplus (Deficit) B/F	2,871
<b>ENDING OP SURPLUS/(DEFICIT)</b>	<b><u><u>2,871</u></u></b>



**ADOPTED  
R U L E S  
for Strata Plan BCS 1882 - UNO  
Ratified October 23/07**

The enclosed Rules and policies have been adopted by your Strata Council to better enable residents to live in harmony using common sense and consideration for others. As a resident, it is extremely important that you read, understand and comply with the Rules and Bylaws of the Strata Corporation. In addition, residents are also responsible for their guests and visitors, and must ensure that they also adhere to the Rules and Bylaws of the Strata Corporation.

**DISCLAIMER**

- Use of all common areas and amenities implies agreement with the rules governing its usage.
- The Strata Council or building management reserves the right to deny use of the facilities to any individual at any time for non-compliance with these rules.
- The Strata Corporation shall not be held responsible for any actions, claims, demands, liabilities, loss, damage, injury or expense of any kind, including legal fees, which may result of use of the meeting room and amenities by any reason.

**RULES OF THE LOUNGE**

- Hours of operation: 8 a.m. to midnight
- Use of the lounge is for residents of UNO only, with a maximum of six (6) guests without reservation. Guests of residents using the lounge must at all times be accompanied by the resident.
- For exclusive use of the lounge and or exceeding six (6) guests, a formal request to the Property Manager is required to book the Lounge.
- For exclusive use, or for guests over six (6), a formal reservation is required 7 days in advance of the requested date and a refundable deposit of \$200.00 is payable by cheque to BCS 1882 UNO, and must be received by the Property Manager in advance of the function and will be returned upon confirmation the lounge has no damage and the area is clean. Any additional costs related to the clean up and/or repair of the lounge in excess of the \$200.00 deposit will be billed directly to the individual's strata unit.
- The lounge can be booked in a six (6) hour block only, up to a maximum of two (2) times a month per resident. Exceptions apply to last minute bookings on availability for same day.
- No animals are allowed in the meeting room.
- Absolutely no smoking within the lounge, outside any exterior doors or courtyards.
- Report any damages to the Property Manager immediately.

### **RULES OF THE FITNESS AREA**

- Hours of operation: 5:00 a.m. to midnight
- Use of the fitness area is for residents of UNO, and a maximum of one (1) guest, only. Guests of residents using the fitness area must at all times be accompanied by the resident.
- No persons under the age of fourteen (14) are permitted in the fitness area, unless accompanied by an adult nineteen (19) years or older. For safety reasons, no children under the age of ten (10) are allowed on the gym equipment.
- No animals are allowed in the fitness area.
- Proper footwear must be worn at all times.
- Wipe down and return equipment to its proper location after use.
- No equipment may be removed from the fitness area.
- Personal audio devices only. No stereos permitted.
- Report any fitness equipment malfunctions and/or damage to the Property Manager immediately.

### **RULES OF THE GARBAGE & RECYCLING ROOMS**

- Hours of operation: 24 hours
- Use of the disposal area is for residents of UNO and their personal waste only.
- Only materials designated as "recyclable" are to be deposited in the recycling bins. Please ensure that all materials are sorted properly.
- Garbage for disposal must be securely bagged.
- No construction materials are allowed to be placed within the common areas or garbage room.
- Cardboard boxes are to be flattened and put in the container marked for their disposal.
- Larger items, such as personal furnishing, are not to be left in the disposal area or common areas of the building.

### **RULES OF THE LOCKER ROOMS**

- Fire regulations prohibit the storage of items within two (2) feet of a sprinkler.
- Do not store perishable, volatile, or valuable items in your locker.
- All items must be stored within your storage locker. Any items found stored outside of the enclosed storage locker will be removed and disposed of immediately.
- Report any theft and/or suspicious activity to the Police, or damage to the Resident Manager immediately.

**SECURITY**

- Do not let strangers into the building, including parkade.
- Residents must use their own fob when entering or exiting the parkade.
- Pause after entering or exiting the parkade until the gate closes fully.
- Lost keys and/or fobs should be reported to the Property Manager immediately.
- Suspicious activities should be reported to the Police.

**ACCESS FOBS**

- Outside of what was originally provided by the developer to the first purchaser, additional or replacements fobs cost \$75.00 per fob and are non refundable.
- The maximum number of fobs allowed to be assigned to any individual unit is limited to three (3) only for studios and one-bedroom units, and four (4) only for two-bedroom units.
- Owners wishing to apply for additional fobs must do so in writing.
- Any fobs authorized in excess of the amounts above will be charged at \$150.00 each.
- Access fobs are non refundable.

**SMOKING**

- Smoking is not permitted in any common areas including the lounge, parkades, common hallways, the exterior doors of the lounge and or courtyard, stairwells or outside of any common area doors including the front door.

**GENERAL**

- Appliances, such as dishwashers, washers and dryers, vacuum cleaners and/or garburators, shall be used at reasonable hours, so as not to disturb other Strata unit owners.
- Appliances must not be left running when residents are not at home.
- No mats or other items are to be placed or left in common area hallways.

**CITY OF VANCOUVER NOISE BYLAW**

- City of Vancouver bylaw requires minimum noise disruption between the hours of 10:00 p.m. and 7:00 a.m. Monday to Saturday and 10:00 p.m. and 10:00 a.m. Sundays and holidays.
- Call 911 for Police for violations. Strata Bylaw fines apply for violations to the City of Vancouver Noise Bylaw.

### **HOLIDAY DECORATIONS**

- Cut Christmas trees are not permitted in the building whatsoever.
- Holiday lights in windows and/or on balconies, decorations and/or wreaths on common area doors of suites, are permitted only between December 1 and January 15, and must not detract from the overall aesthetics of the building. All lights, decorations and/or wreaths must be removed no later than January 15. The above excludes religious holidays.

### **Parking Stall #30**

- Parking Stall #30 will be controlled and maintained by the Strata Corporation for visiting trade parking and/or if Council wished, for possible rental to a resident owner of the building at a cost of \$50.00 per month for a minimum term of 1 year, prepaid in advance. CARRIED.

### **Insurance Rule**

- An owner shall indemnify and save harmless the Strata Corporation from the expense of any maintenance, repair or replacement rendered necessary to the common property, limited common property, common assets or to any strata lot by the owner's act, omission, negligence or carelessness or by that of an owner's visitors, occupants, guest, employees, agents, tenants or a member of the owner's family, but only to the extent that such expense is not reimbursed from the proceeds received by operation of any insurance policy. In such circumstances, and for the purposes of bylaws 2.8 and 2.9, any insurance deductible paid or payable by the Strata Corporation shall be considered an expense not covered by the proceeds received by the Strata Corporation as insurance coverage and will be charged to the owner.

## EXHIBIT H

## UNO

## Strata Property Act

**Form J**  
**RENTAL DISCLOSURE STATEMENT**  
**(Section 139)**

**Re:** Strata Plan BCS \_\_\_\_\_, being a strata plan of certain lands and premises located in Vancouver, B.C. and legally described as Parcel Identifier: 028-840-843, Lot A, Block 116, District Lot 301, Group 1, New Westminster District, Plan BCP8906

1. The development described above includes 110 residential strata lots.
2. The residential strata lots described below are rented out by the owner developer as of the date of this statement and the owner developer intends to rent out each strata lot until the date set out opposite its description:

Description of Strata Lot [strata lot number as shown on strata plan]	Date Rental Period Expires [month day, year]
Nil	N/A

3. In addition to the number of residential strata lots rented out by the owner developer as of the date of this statement, the owner developer reserves the right to rent out a further 110 residential strata lots, as described below, until the date set out opposite each strata lot's description.

*[Describe all strata lots intended to be rented out by the owner developer.]*

Description of Strata Lot [strata lot number as shown on strata plan]	Date Rental Period Expires [month day, year]
Strata Lots 2-111	Dec 31, 2104

4. There is no bylaw of the strata corporation that restricts the rental of strata lots.

**Date:** March 25, 2004

**INTRACORP UNO DEVELOPMENT LTD.** by its authorized signatory:

**Per:**

  
Don Forsgren

**676457 B.C. LTD.** by its authorized signatory:

**Per:**

  
Don Forsgren



**Balance Sheet (Accrual)**  
**BCS 1882 - UNO - (bcs1882)**  
**Months: Jun 2010**

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**Assets**

**Current Assets**

**Cash**

Bank - Operating Account	51,785.83
Bank - Contingency Reserve	93,640.37
Bank - Building Improvement/Maintenance Reser	12,000.00
Bank - Other Reserves	17,000.00
Bank - Term Deposit	51,000.00

**Total Cash** 225,426.20

Accounts Receivable 8,538.51

Accounts Receivable-Others 162.75

**Total Current Assets** 234,127.46

**Total Assets** 234,127.46

**Liabilities & Equity**

**Liabilities**

Accounts Payable 18.72

Accrued Payable 11,849.00

Prepayment - Revenue 2,382.21

**Total Liabilities** 14,249.93

**Equity**

Operating Surplus(Deficit) 46,237.16

Contingency Fund Balance 144,640.37

Reserve-Building Improvement/Mtnce 12,000.00

Reserve - Lobby Maintenance/Upgrades 17,000.00

**Total Equity** 219,877.53

**Total Liabilities & Equity** 234,127.46

**SCHEDULE OF RESERVES**

BCS 1882 - UNO

Reporting Period Jun 2010

Period Ending 10

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01:26 PMYTD Actual**CONTINGENCY RESERVE SCHEDULE**

Balance Forward-Prior Year	44,458.28
Res-Balance Forward-Prior Yr	26,469.16
Apt-Balance Forward-Prior Year	26,299.30
T/H-Balance Forward-Prior Year	1,358.24
Outdoor-Balance Forward-Prior Year	792.06
Comm-Balance Forward-Prior Yr	1,744.15
Current Yr Contribution-Contingency	13,880.80
Res-Current Yr Contribution-Contingency	6,595.80
Apt-Current Yr Contribution-Contingency	6,220.80
T/H-Current Yr Contribution-Contingency	304.20
Comm-Current Yr Contribution Contingency	429.20
Interest	1,115.66
Res-Trf From Operating Surplus	20,405.21
Apt-Trf From Operating Surplus	14,614.78
T/H-Trf From Operating Surplus	1,888.35
Outdoor - Trf from Operating Surplus	4,193.03
Comm-Trf From Operating Surplus	2,871.35
Total Income	<u>173,640.37</u>
Res-Trf To Other Reserve	29,000.00
Total Expenditures	<u>29,000.00</u>
Contingency Fund Balance	<u><u>144,640.37</u></u>

**MTCE RESERVE SCHEDULE / SP. LEVY FUND**

Mtce Reserve / Special Levy Balance	<u><u>0.00</u></u>
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**Statement of Income & Expenses**

Joint Use Commercial &amp; Residential

BCS 1882 - UNO

Reporting Period Jun 2010

Period Ending 10

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Description	MTD Actual	YTD Actual	YTD Budget	Variance	Annual Budget
<b>INCOME</b>					
<b>STRATA FEES</b>					
Operating Fund Contribution	13,881	138,810	138,810	0	166,573
Contingency Fund Contribution	1,388	13,881	13,880	1	16,657
<b>TOTAL STRATA FEES</b>	<b>15,269</b>	<b>152,691</b>	<b>152,690</b>	<b>1</b>	<b>183,230</b>
Bylaw/Late Pymt Fine	55	1,871	0	1,871	0
Interest Income	8	60	420	-360	500
Recycling Income	0	491	830	-339	1,000
<b>TOTAL INCOME</b>	<b>15,332</b>	<b>155,113</b>	<b>153,940</b>	<b>1,173</b>	<b>184,730</b>
<b>EXPENSES</b>					
<b>OPERATING EXPENSES</b>					
Alarm Monitoring	281	3,832	4,170	338	5,000
Audit	0	315	260	-55	315
Bank Charges/Interest	13	118	130	12	160
Building Envelope Maintenance	0	0	5,830	5,830	7,000
Cleaning & Janitorial Supplies	475	5,073	4,750	-323	5,700
Electricity	1,011	10,859	11,250	391	13,500
Fire Equip Mtce/Monitoring	0	3,820	4,170	350	5,000
Fountain Repair	0	0	170	170	200
Garbage Removal	731	7,272	9,290	2,018	11,150
Generator Maintenance	0	1,405	1,460	55	1,750
Insurance	3,025	28,548	32,980	4,432	39,570
Legal Fees	16	158	210	53	250
Landscape-Maintenance	170	2,601	3,330	729	4,000
Management Fees	2,281	20,916	20,440	-476	24,533
Mechanical Maintenance	0	3,373	2,500	-873	3,000
Miscellaneous	870	5,774	5,420	-354	6,500
Parkade Gate	0	500	1,670	1,170	2,000
Repair & Maintenance	1,461	9,829	19,580	9,751	23,500
Security Upgrades	0	0	3,330	3,330	4,000
Snow Removal	0	955	2,080	1,125	2,500
Water/Sewer	1,812	14,595	13,330	-1,265	16,000
Window Cleaning	0	0	5,080	5,080	6,100
<b>TOTAL OPERATING EXPENSES</b>	<b>12,144</b>	<b>119,943</b>	<b>151,430</b>	<b>31,487</b>	<b>181,728</b>
Reserve-Contingency Fund	1,388	13,881	13,880	-1	16,657
<b>TOTAL EXPENSES</b>	<b>13,532</b>	<b>133,824</b>	<b>165,310</b>	<b>31,486</b>	<b>198,385</b>
<b>CURRENT YR NET SURPLUS/(DEFICIT)</b>	<b>1,800</b>	<b>21,289</b>	<b>-11,370</b>	<b>32,659</b>	<b>-13,655</b>
Operating Surplus (Deficit) B/F	0	13,655	13,655	0	13,655
<b>ENDING OP SURPLUS/(DEFICIT)</b>	<b>1,800</b>	<b>34,944</b>	<b>2,285</b>	<b>32,659</b>	<b>0</b>



**Statement of Income & Expenses**  
Joint Use Residential (Apartments, Townhomes & Outdoor)  
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Description	MTD Actual	YTD Actual	YTD Budget	Variance	Annual Budget
<b>INCOME</b>					
<b>STRATA FEES</b>					
Res-Operating Fund Contribution	6,596	65,959	65,960	-1	79,150
Res-Contingency Fund Contribution	660	6,596	6,600	-4	7,915
<b>TOTAL STRATA FEES</b>	<b>7,255</b>	<b>72,555</b>	<b>72,560</b>	<b>-6</b>	<b>87,065</b>
Res-Miscellaneous Income	270	2,270	0	2,270	0
Res-Move In/Out Fee Revenue	600	4,297	1,250	3,047	1,500
<b>TOTAL INCOME</b>	<b>8,125</b>	<b>79,122</b>	<b>73,810</b>	<b>5,312</b>	<b>88,565</b>
<b>EXPENSES</b>					
<b>OPERATING EXPENSES</b>					
Res-Cleaning & Janitorial Supplies	137	1,457	1,380	-77	1,650
Res-Dryer Duct Cleaning	5,770	5,770	4,830	-940	5,800
Res-Electricity	180	1,915	2,000	85	2,400
Res-Equipment Lease	443	4,432	4,580	148	5,500
Res-Enterphone Lease	1,090	10,900	11,250	351	13,500
Res-Gas (Domestic Hot Water)	2,245	22,836	20,830	-2,006	25,000
Res-Gutter	0	0	830	830	1,000
Res-Landscape-Maintenance	680	5,492	8,330	2,838	10,000
Res-Mechanical Maintenance	0	1,525	1,500	-25	1,800
Res-Miscellaneous	0	0	1,250	1,250	1,500
Res-Parkade Gate	0	5,104	2,500	-2,604	3,000
Res-Painting & Caulking	0	0	2,500	2,500	3,000
Res-Recreation Facilities	0	1,532	420	-1,112	500
Res-Repair & Maintenance	3,117	7,724	9,170	1,446	11,000
<b>TOTAL OPERATING EXPENSES</b>	<b>13,662</b>	<b>68,687</b>	<b>71,370</b>	<b>2,683</b>	<b>85,650</b>
Res-Reserve-Contingency Fund	660	6,596	6,600	4	7,915
<b>TOTAL EXPENSES</b>	<b>14,322</b>	<b>75,283</b>	<b>77,970</b>	<b>2,687</b>	<b>93,565</b>
<b>CURRENT YR NET SURPLUS/(DEFICIT)</b>	<b>-6,196</b>	<b>3,839</b>	<b>-4,160</b>	<b>7,999</b>	<b>-5,000</b>
Res-Operating Surplus (Deficit) B/F	0	5,000	25,405	-20,405	25,405
<b>ENDING OP SURPLUS/(DEFICIT)</b>	<b>-6,196</b>	<b>8,839</b>	<b>21,245</b>	<b>-12,406</b>	<b>20,405</b>

**Statement of Income & Expenses - Apartment**

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Description	MTD Actual	YTD Actual	YTD Budget	Variance	Annual Budget
<b>INCOME</b>					
<b>STRATA FEES</b>					
Apt-Operating Fund Contribution	6,221	62,209	62,210	-1	74,650
Apt-Contingency Fund Contribution	622	6,221	6,220	1	7,465
<b>TOTAL STRATA FEES</b>	<b>6,843</b>	<b>68,430</b>	<b>68,430</b>	<b>0</b>	<b>82,115</b>
<b>TOTAL INCOME</b>	<b>6,843</b>	<b>68,430</b>	<b>68,430</b>	<b>0</b>	<b>82,115</b>
<b>EXPENSES</b>					
<b>OPERATING EXPENSES</b>					
Apt-Cleaning & Janitorial Supplies	1,649	19,428	16,500	-2,928	19,800
Apt-Electricity	1,027	9,253	10,000	747	12,000
Apt-Elevator Maintenance	1,010	10,631	10,830	199	13,000
Apt-Enterphone Lease	147	1,470	1,500	30	1,800
Apt-Gas	1,005	14,630	15,000	370	18,000
Apt-Mechanical Maintenance	0	1,705	670	-1,035	800
Apt-Miscellaneous	0	0	210	210	250
Apt-Repair & Maintenance	0	3,356	7,500	4,144	9,000
<b>TOTAL OPERATING EXPENSES</b>	<b>4,838</b>	<b>60,471</b>	<b>62,210</b>	<b>1,739</b>	<b>74,650</b>
Apt-Reserve-Contingency Fund	622	6,221	6,220	-1	7,465
<b>TOTAL EXPENSES</b>	<b>5,460</b>	<b>66,692</b>	<b>68,430</b>	<b>1,738</b>	<b>82,115</b>
<b>CURRENT YR NET SURPLUS/(DEFICIT)</b>	<b>1,383</b>	<b>1,738</b>	<b>0</b>	<b>1,738</b>	<b>0</b>
Apt-Operating Surplus (Deficit) B/F	0	0	14,615	-14,615	14,615
<b>ENDING OP SURPLUS/(DEFICIT)</b>	<b>1,383</b>	<b>1,738</b>	<b>14,615</b>	<b>-12,877</b>	<b>14,615</b>

**Statement of Income & Expenses - Townhome**

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Description	MTD Actual	YTD Actual	YTD Budget	Variance	Annual Budget
<b>INCOME</b>					
<b>STRATA FEES</b>					
T/H-Operating Fund Contribution	304	3,042	3,040	2	3,650
T/H-Contingency Fund Contribution	30	304	300	4	365
<b>TOTAL STRATA FEES</b>	<b>335</b>	<b>3,346</b>	<b>3,340</b>	<b>6</b>	<b>4,015</b>
<b>TOTAL INCOME</b>	<b>335</b>	<b>3,346</b>	<b>3,340</b>	<b>6</b>	<b>4,015</b>
<b>EXPENSES</b>					
<b>OPERATING EXPENSES</b>					
T/H-Enterphone Lease	147	1,470	1,500	30	1,800
T/H-Miscellaneous	0	0	290	290	350
T/H-Repair & Maintenance	0	0	1,250	1,250	1,500
<b>TOTAL OPERATING EXPENSES</b>	<b>147</b>	<b>1,470</b>	<b>3,040</b>	<b>1,570</b>	<b>3,650</b>
T/H-Reserve-Contingency Fund	30	304	300	-4	365
<b>TOTAL EXPENSES</b>	<b>177</b>	<b>1,774</b>	<b>3,340</b>	<b>1,566</b>	<b>4,015</b>
<b>CURRENT YR NET SURPLUS/(DEFICI</b>	<b>157</b>	<b>1,572</b>	<b>0</b>	<b>1,572</b>	<b>0</b>
T/H-Operating Surplus(Deficit) B/F	0	0	1,888	-1,888	1,888
<b>ENDING OP SURPLUS/(DEFICIT)</b>	<b>157</b>	<b>1,572</b>	<b>1,888</b>	<b>-316</b>	<b>1,888</b>

**Statement of Income & Expenses - Outdoor Gas Fire Pits**

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Description	MTD Actual	YTD Actual	YTD Budget	Variance	Annual Budget
<b>INCOME</b>					
<b>STRATA FEES</b>					
Outdoor-Operating Fund Contribution	58	584	580	4	700
<b>TOTAL STRATA FEES</b>	<b>58</b>	<b>584</b>	<b>580</b>	<b>4</b>	<b>700</b>
<b>TOTAL INCOME</b>	<b>58</b>	<b>584</b>	<b>580</b>	<b>4</b>	<b>700</b>
<b>EXPENSES</b>					
<b>OPERATING EXPENSES</b>					
Outdoor-Gas (Fireplace)	92	443	580	137	700
<b>TOTAL OPERATING EXPENSES</b>	<b>92</b>	<b>443</b>	<b>580</b>	<b>137</b>	<b>700</b>
<b>TOTAL EXPENSES</b>	<b>92</b>	<b>443</b>	<b>580</b>	<b>137</b>	<b>700</b>
<b>CURRENT YR NET SURPLUS/(DEFICI</b>	<b>-34</b>	<b>141</b>	<b>0</b>	<b>141</b>	<b>0</b>
Outdoor-Operating Surplus (Deficit) B/F	0	0	4,193	-4,193	4,193
<b>ENDING OP SURPLUS/(DEFICIT)</b>	<b>-34</b>	<b>141</b>	<b>4,193</b>	<b>-4,052</b>	<b>4,193</b>

**Statement of Income & Expenses - Commercial**

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Description	MTD Actual	YTD Actual	YTD Budget	Variance	Annual Budget
<b>INCOME</b>					
<b>STRATA FEES</b>					
Comm-Operating Fund Contribution	429	4,292	4,290	2	5,150
Comm-Contingency Fund Contribution	43	429	430	-1	515
<b>TOTAL STRATA FEES</b>	<b>472</b>	<b>4,721</b>	<b>4,720</b>	<b>1</b>	<b>5,665</b>
<b>TOTAL INCOME</b>	<b>472</b>	<b>4,721</b>	<b>4,720</b>	<b>1</b>	<b>5,665</b>
<b>EXPENSES</b>					
<b>OPERATING EXPENSES</b>					
Comm-Cleaning & Janitorial Supplies	237	2,468	2,380	-88	2,850
Comm-Miscellaneous	0	0	420	420	500
Comm-Repair & Maintenance	47	2,820	1,500	-1,320	1,800
<b>TOTAL OPERATING EXPENSES</b>	<b>285</b>	<b>5,288</b>	<b>4,300</b>	<b>-988</b>	<b>5,150</b>
Comm-Reserve-Contingency Fund	43	429	430	1	515
<b>TOTAL EXPENSES</b>	<b>327</b>	<b>5,717</b>	<b>4,730</b>	<b>-987</b>	<b>5,665</b>
<b>CURRENT YR NET SURPLUS/(DEFICI</b>	<b>145</b>	<b>-996</b>	<b>-10</b>	<b>-986</b>	<b>0</b>
Comm-Operating Surplus (Deficit) B/F	0	0	2,871	-2,871	2,871
<b>ENDING OP SURPLUS/(DEFICIT)</b>	<b>145</b>	<b>-996</b>	<b>2,861</b>	<b>-3,857</b>	<b>2,871</b>