

**2009/2010 BUDGET WORKING PAPER
STRATA PLAN BCS0522**

12-Mar-09
YEAR END: JANUARY 31

CATEGORY CODE NAME	2008/2009 BUDGET	2008/2009 PROBABLE	2009/2010 FINAL
REVENUE			
6710 STRATA FEES	\$ 494,035	\$ 494,035	\$ 527,390
6730 FINES	1,000	1,200	1,000
6750 STRATA SUITE'S RENT	9,000	7,950	9,400
6760 INTEREST	1,500	1,300	1,000
6775 GUEST SUITE	10,000	11,000	11,500
6780 MISCELLANEOUS (FOBS / MOVE FEE)	11,000	12,500	12,500
TOTAL REVENUE	\$ 526,535	\$ 527,985	\$ 562,790
EXPENSES			
7050 MANAGEMENT FEE	\$ 45,792	\$ 46,410	\$ 45,360
7100 INSURANCE*	45,000 *	49,369 *	52,000 *
7110 INSURANCE APPRAISAL (DUE DEC.2009)	- *	- *	1,000 *
7150 CARETAKER WAGES & BENEFITS	72,000	75,120	66,000
7250 AUDIT	2,300	3,000	2,300
7300 LEGAL	1,000	-	1,000
7340 MORTGAGE	11,232	11,232	11,232
7350 PROPERTY TAXES*(FOR GUEST & STRATA SUITE)	2,000 *	1,362 *	1,800 *
7400 MISCELLANEOUS	10,500	12,500	8,000
8010 GAS	50,000	47,000	50,000
8020 ELECTRICITY	39,000	42,000	45,000
8030 WATER*	32,000 *	30,000 *	32,000 *
8035 SEWER*	16,500 *	14,500 *	15,000 *
8040 GARBAGE	23,000	22,836	23,000
8060 ELEVATOR	15,000	14,747	15,000
8080 LANDSCAPING	16,000	13,500	21,000
8130 FIRE EQUIP MTCE / MONITORING	11,000	10,000	11,000
8140 SECURITY / PATROLS	20,000	34,000	48,000
8145 SECURITY MOVES (RESIDENTIAL ONLY)	-	-	4,000
8150 SECURITY LEASE(APRIL 2009)	20,500	19,700	5,500
8170 TELEPHONE	2,000	2,200	2,200
8240 REPAIRS & MAINTENANCE	45,000	32,000	45,000
8250 MECHANICAL MAINTENANCE	8,000	11,000	10,000
8280 CARPET MAINTENANCE	2,000	1,083	2,300
8290 INTERIOR PAINTING MAINTENANCE	2,500	2,400	1,000
8295 DRYER VENT CLEANING (RES. ONLY)	-	-	14,500
8450 WINDOW CLEANING	6,000	5,393	6,000
8870 BUILDING ENVELOPE INSPECTION/MAINT.	10,000	10,520	6,000
9200 RECREATION FACILITIES / AMENITY - REPAIRS / MTCE	4,000	13,500	6,000
9998 DEFICIT RECOVERY	14,211	14,211	11,598
TOTAL OPERATING EXPENSES	\$ 526,535	\$ 539,583	\$ 562,790
9999 CONTINGENCY	\$ -	\$ -	\$ -
TOTAL EXPENSES	\$ 526,535	\$ 539,583	\$ 562,790
SURPLUS / (DEFICIT)	\$ -	\$ (11,598)	\$ -

GST 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.

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12-Mar-09
YEAR END: JANUARY 31

CATEGORY		2009/2010		2009/2010	2009/2010	2009/2010
CODE	NAME	FINAL	RESIDENTIAL	ONLY	COMMERCIAL	JOINT
			(00)	(01)	(02)	USE
<u>REVENUE</u>						
6710	STRATA FEES	\$ 527,390	\$ 179,151	\$ 12,858	\$ 335,381	
6730	FINES	1,000	-	-	1,000	
6750	STRATA SUITE'S RENT	9,400	4,177	-	5,223	
6760	INTEREST	1,000	-	-	1,000	
6775	GUEST SUITE	11,500	11,500	-	-	
6780	MISCELLANEOUS (FOBS / MOVE FEE)	12,500	12,500	-	-	
	TOTAL REVENUE	\$ 562,790	\$ 207,328	\$ 12,858	\$ 342,604	
<u>EXPENSES</u>						
7050	MANAGEMENT FEE	\$ 45,360	\$ -	\$ -	\$ 45,360	
7100	INSURANCE*	52,000 *	- *	- *	52,000 *	
7110	INSURANCE APPRAISAL (DUE DEC/2009)	1,000	-	-	1,000	
7150	CARETAKER WAGES & BENEFITS	66,000	-	-	66,000	
7250	AUDIT	2,300	-	-	2,300	
7300	LEGAL	1,000	-	-	1,000	
7340	MORTGAGE	11,232	3,030	-	8,202	
7350	PROPERTY TAXES*(FOR GUEST & STRATA SUITE	1,800 *	600 *	- *	1,200 *	
7400	MISCELLANEOUS	8,000	-	-	8,000	
8010	GAS	50,000	50,000	-	-	
8020	ELECTRICITY	45,000	31,729	1,733	11,538	
8030	WATER*	32,000 *	- *	- *	32,000 *	
8035	SEWER*	15,000 *	- *	- *	15,000 *	
8040	GARBAGE	23,000	20,001	2,999	-	
8060	ELEVATOR	15,000	15,000	-	-	
8080	LANDSCAPING	21,000	21,000	-	-	
8130	FIRE EQUIP MTCE / MONITORING	11,000	-	-	11,000	
8140	SECURITY	48,000	-	-	48,000	
8145	SECURITY MOVES (RESIDENTIAL ONLY)	4,000	4,000	-	-	
8150	SECURITY LEASE(APRIL 2009)	5,500	-	-	5,500	
8170	TELEPHONE	2,200	-	-	2,200	
8240	REPAIRS & MAINTENANCE	45,000	20,340	4,356	20,304	
8250	MECHANICAL MAINTENANCE	10,000	6,667	3,333	-	
8280	CARPET MAINTENANCE	2,300	2,300	-	-	
8290	INTERIOR PAINTING MAINTENANCE	1,000	1,000	-	-	
8295	DRYER VENT CLEANING (RES. ONLY)	14,500	14,500	-	-	
8450	WINDOW CLEANING	6,000	5,563	437	-	
8870	BUILDING ENVELOPE INSPECTION	6,000	-	-	6,000	
9200	RECREATION FACILITIES / AMENITY - REPAIRS / I	6,000	-	-	6,000	
9998	DEFICIT RECOVERY	11,598	11,598	-	-	
	TOTAL OPERATING EXPENSES	\$ 562,790	\$ 207,328	\$ 12,858	\$ 342,604	
9999	CONTINGENCY	\$ -	\$ -	\$ -	\$ -	
	TOTAL EXPENSES	\$ 562,790	\$ 207,328	\$ 12,858	\$ 342,604	
	SURPLUS / (DEFICIT)	\$ -	\$ -	\$ -	\$ -	

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

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CODE	NAME	PROBABLE	RESIDENTIAL	ONLY	COMMERCIAL	JOINT
			(00)	(01)	(02)	USE
REVENUE						
6710	STRATA FEES	\$ 494,035	\$ -	\$ -	\$ -	494,035
6730	FINES	1,200	-	-	-	1,200
6750	STRATA SUITE'S RENT	7,950	-	-	-	7,950
6760	INTEREST	1,300	-	-	-	1,300
6775	GUEST SUITE	11,000	-	-	-	11,000
6780	MISCELLANEOUS (FOBS / MOVE FEE)	12,500	-	-	-	12,500
6790	SURPLUS FORWARD	-	-	-	-	-
	TOTAL REVENUE	\$ 527,985	\$ -	\$ -	\$ -	527,985
EXPENSES						
7050	MANAGEMENT FEE	\$ 46,410	\$ -	\$ -	\$ -	46,410
7100	INSURANCE*	49,369 *	-	-	*	49,369 *
7110	INSURANCE APPRAISAL (DUE DEC/2009)	-	-	-	-	-
7150	CARETAKER WAGES & BENEFITS	75,120	-	-	-	75,120
7250	AUDIT	3,000	-	-	-	3,000
7300	LEGAL	-	-	-	-	-
7340	MORTGAGE	11,232	-	-	-	11,232
7350	PROPERTY TAXES*(FOR GUEST & STRATA SUITE	1,362 *	-	-	*	1,362 *
7400	MISCELLANEOUS	12,500	-	-	-	12,500
8010	GAS	47,000	-	-	-	47,000
8020	ELECTRICITY	42,000	-	-	-	42,000
8030	WATER*	30,000 *	-	-	*	30,000 *
8035	SEWER*	14,500 *	-	-	*	14,500 *
8040	GARBAGE	22,836	-	-	-	22,836
8060	ELEVATOR	14,747	-	-	-	14,747
8080	LANDSCAPING	13,500	-	-	-	13,500
8130	FIRE EQUIP MTCE / MONITORING	10,000	-	-	-	10,000
8140	SECURITY	34,000	-	-	-	34,000
8145	SECURITY MOVES (RESIDENTIAL ONLY)	-	-	-	-	-
8150	SECURITY LEASE (APRIL 2009)	19,700	-	-	-	19,700
8170	TELEPHONE	2,200	-	-	-	2,200
8240	REPAIRS & MAINTENANCE	32,000	-	-	-	32,000
8250	MECHANICAL MAINTENANCE	11,000	-	-	-	11,000
8280	CARPET MAINTENANCE	1,083	-	-	-	1,083
8290	INTERIOR PAINTING MAINTENANCE	2,400	-	-	-	2,400
8295	DRYER VENT CLEANING (RES. ONLY)	-	-	-	-	-
8450	WINDOW CLEANING	5,393	-	-	-	5,393
8870	BUILDING ENVELOPE INSPECTION	10,520	-	-	-	10,520
9200	RECREATION FACILITIES / AMENITY - REPAIRS / I	13,500	-	-	-	13,500
9998	DEFICIT RECOVERY	14,211	-	-	-	14,211
	TOTAL OPERATING EXPENSES	\$ 539,583	\$ -	\$ -	\$ -	539,583
9999	CONTINGENCY	\$ -	\$ -	\$ -	\$ -	-
	TOTAL EXPENSES	\$ 539,583	\$ -	\$ -	\$ -	539,583
	SURPLUS / (DEFICIT)	\$ (11,598)	\$ -	\$ -	\$ -	(11,598)

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

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EXHIBIT "L"

STRATA PROPERTY ACT
(section 139)

RENTAL DISCLOSURE STATEMENT

1. The strata plan in respect of which this statement is made will be filed in respect of that property described as

Parcel Identifier Legal Description

015-474-445	Lot 30 Block 104 District Lot 541 Plan 210
013-736-396	Lot 31 Block 104 District Lot 541 Plan 210
013-736-434	The South 1/2 of Lot 32 Block 104 District Lot 541 Plan 210
013-378-015	Amended Lot 33 (See 442694L) Block 104 District Lot 541 Plan 210
013-378-031	Lot 34 Block 104 District Lot 541 Plan 210
014-685-213	The North 1/2 of Lot 35 Block 104 District Lot 541 Plan 210
013-378-058	The South 1/2 of Lot 35 Block 104 District Lot 541 Plan 210
014-685-183	Lot 36 Block 104 District Lot 541 Plan 210
014-685-272	Lot 37 Block 104 District Lot 541 Plan 210

014-685-248 Lot 38 Block 104 District Lot 541 Plan 210 in the Disclosure Statement of Bosa Ventures (1200) Inc. dated September 7, 2001 and will contain one hundred eighty-two (182) strata lots.

2. The strata lots described below are under lease or rental as of the date of this statement and the owner-developer intends to lease or rent each strata lot until the date set out opposite its description.

Description of Strata Lot	Date Lease Period Ends
Nil	Nil

3. In addition to the number of strata lots described in paragraph 2, the owner-developer intends to lease all of the strata lots indefinitely.

4. There is no bylaw in the proposed bylaws of the Strata Corporation which limits the number of strata lots that may be leased by the owners.

DATED this 7th day of September 2001.

BOSA VENTURES (1200) INC.

Per: 