

STRATA PLAN BCS 1559 - THE TAYLOR
APPROVED 2009 / 2010 OPERATING BUDGET

Fiscal Year: February 1st, 2009 to January 31st, 2010

Chart Codes	Description	Nov/08 Preliminary	Projected Year-end	Current 2008 / 2009 Budget	Townhouse Strata Lots 1 - 19	Podium Strata Lots 20 - 52	Tower Strata Lots 53 - 251	Shared	Approved 2009 / 2010 Budget (2% Increase)
	REVENUE								
405000	Owner's Contributions	582,926	699,511	699,508	14,325	14,221	214,299	470,802	713,498
415000	Bylaw Penalties	3,975	4,710	2,000	-	-	-	2,000	2,000
422500	Interest Income	8,348	10,018	2,000	-	-	-	8,000	8,000
428500	Move In / Out Fee	4,350	5,040	7,500	-	-	-	4,500	4,500
429500	Keys / Remotes	-	-	3,500	-	-	-	-	-
439600	Parking Income	-	-	600	-	-	-	-	-
440600	Door Openers - Transmitters	1,035	1,230	-	-	-	-	500	500
441600	Miscellaneous	1,169	1,402	-	-	-	-	-	-
444000	Owner Charge Back	(490)	-	-	-	-	-	-	-
	TOTAL REVENUE	601,313	721,911	715,108	14,325	14,221	214,299	485,802	728,498
	ADMINISTRATIVE EXPENSES								
511000	Property Management	42,000	50,880	50,880	-	-	-	52,152	52,152
511600	Bank Charges	250	300	300	-	-	-	300	300
513000	Postage / Copies / Office Expenses	5,621	7,350	6,500	-	-	-	7,500	7,500
513200	Legal Fees	134	134	2,500	-	-	-	2,500	2,500
513600	RESA Audit	535	535	530	-	-	-	545	545
514200	Insurance Premium	46,496	55,279	58,500	-	-	-	64,000	64,000
514400	Insurance Deductibles / Claims	-	-	10,400	-	-	-	-	-
517600	Wages Caretaker	32,944	40,775	44,588	-	-	-	48,500	48,500
517700	Wages Assistant Caretaker	23,985	2,250	38,000	-	-	-	40,664	40,664
518600	Security System	(1,367)	-	-	-	-	-	-	-
518800	Security Guard	68,260	91,980	100,000	4,500	2,250	83,250	-	90,000
519000	Alarm Monitoring	-	950	1,500	-	-	-	1,000	1,000
520600	Relief Caretaker	1,050	1,050	-	-	-	-	1,050	1,050
521200	Miscellaneous	155	1,200	1,200	100	200	900	-	1,200
528400	Telephone / Pager	2,121	2,545	1,800	130	354	2,116	-	2,600
	TOTAL ADMINISTRATIVE EXPENSES	222,184	255,228	316,698	4,730	2,804	86,266	218,211	312,011
	UTILITIES								
531100	Electricity	34,822	41,786	40,000	-	3,654	32,886	5,460	42,000
532700	Gas	52,006	64,407	62,000	-	-	-	66,000	66,000
535100	Water & Sewer Tax	24,637	24,637	24,000	-	-	-	25,600	25,600
535500	Garbage Collection	16,383	23,250	25,500	-	-	-	25,500	25,500
537500	Enterphone	262	3,250	5,000	-	80	720	1,200	2,000
	TOTAL UTILITIES	128,110	157,330	156,500	-	3,734	33,606	123,760	161,100
	BUILDING MAINTENANCE								
540800	Janitorial	23,071	27,685	12,000	-	-	16,905	4,095	21,000
541400	Supplies	7,762	9,314	4,400	-	437	3,885	5,178	9,500
542000	Pest Control	945	1,265	1,500	-	-	-	1,500	1,500
542600	Security	1,335	18,000	18,000	-	-	-	12,000	12,000
543500	Elevator & License	10,258	12,310	18,000	2,880	2,880	10,240	-	16,000
547400	Mechanical	25,781	30,937	30,000	-	-	-	32,000	32,000
549800	Fire Protection	8,400	8,500	8,500	-	-	-	8,850	8,850
554500	Cosmetic Upgrades	10,000	10,000	10,000	-	-	-	2,737	2,737
556700	General Repairs & Maintenance	37,789	45,347	39,000	4,738	1,723	32,305	4,307	43,073
	TOTAL BUILDING MAINTENANCE	125,341	163,358	141,400	7,618	5,040	63,335	70,667	146,660
	EXTERIOR MAINTENANCE & REPAIRS								
562700	Window Cleaning	6,804	13,608	9,000	675	1,350	11,610	-	13,500
563300	Garage Door	6,856	8,227	3,500	-	-	-	5,000	5,000
	TOTAL EXTERIOR MAINTENANCE & REPAIRS	13,660	21,835	12,500	675	1,350	11,610	5,000	18,500
	GROUNDS & GARDENS								
571000	Landscaping	12,402	14,882	15,000	-	-	-	15,000	15,000
571400	Landscaping Improvements	2,772	2,772	3,000	-	-	-	3,000	3,000
572200	Rooftop Garden Maintenance	4,454	4,454	4,500	-	-	-	4,500	4,500
	TOTAL GROUNDS & GARDENS	19,628	22,108	22,500	-	-	-	22,500	22,500
	RECREATION CENTRE								
580900	Recreation Centre Maintenance	1,224	1,469	500	-	-	-	1,500	1,500
	TOTAL RECREATION CENTRE	1,224	1,469	500	-	-	-	1,500	1,500
	TOTAL EXPENSES	510,147	621,328	650,098	13,023	12,928	194,817	441,638	662,271
	TRANSFER TO RESERVES								
700100	Contingency Reserve Fund - 10%	54,175	65,010	65,010	1,302	1,293	19,482	44,164	66,227
	TOTAL TRANSFER TO RESERVES								
	TOTAL EXPENSES & RESERVES	564,322	686,338	715,108	14,325	14,221	214,299	485,802	728,498
	SURPLUS / (DEFICIT)	36,991	35,573	0	(0)	0	0	0	(0)

Balance Sheet

Period = Jul 2009

Book = Accrual

		Current Balance
100000	ASSETS	
100500	CURRENT ASSETS	
101000	Bank - Vancity Savings Operating	6,861.15
101500	Bank - Vancity Savings CRF	243,268.48
130000	Accounts Receivable - Operating	25,507.44
133000	Fines Receivable	3,428.81
135500	Move-in/Move-out Receivable	1,485.63
136000	Lien/NSF Charges Receivable	1,411.59
136500	Chargeback Receivable	4,836.32
137500	Other Receivables	1,755.39
140000	Due From Developer	5,620.41
146000	Petty Cash	1,300.00
148000	Prepaid - Insurance	15,108.75
171500	Due From Operating - CRF	28,900.00
189000	TOTAL CURRENT ASSETS	339,483.97
199900	TOTAL ASSETS	339,483.97
200000	CURRENT LIABILITIES	
210000	Strata Fees - Prepayment	2,428.58
220500	Refundable Key Deposits	140.00
241500	Due to Contingency - Oper	28,900.00
270000	TOTAL CURRENT LIABILITIES	31,468.58
299900	TOTAL LIABILITIES	31,468.58
300000	EQUITY	
310000	Operating Fund - Prior Years	13,788.90
310500	Funds Total Operating/CRF/Sp Levy	294,226.49
390000	TOTAL EQUITY	308,015.39
399000	TOTAL LIABILITIES & EQUITY	339,483.97

Budget Comparison

Period = Jul 2009

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
400000 REVENUES									
405000 Strata Fees	59,663.13	59,458.17	204.96	0.34	357,016.71	356,749.02	267.69	0.07	713,498.00
415000 By-Law Fines/Late Fees	1,200.00	166.67	1,033.33	619.98	2,450.00	1,000.02	1,449.98	144.99	2,000.00
422500 Interest Income-Oper	13.29	666.67	-653.38	-98.00	121.39	4,000.02	-3,878.63	-96.96	8,000.00
428500 Move-in/Move-out Charges	1,900.00	375.00	1,525.00	406.66	3,400.00	2,250.00	1,150.00	51.11	4,500.00
440600 Door Openers - Transmitters	0.00	41.67	-41.67	-100.00	0.00	250.02	-250.02	-100.00	500.00
499900 TOTAL REVENUES	62,776.42	60,708.18	2,068.24	3.40	362,988.10	364,249.08	-1,260.98	-0.34	728,498.00
500000 OPERATING EXPENSES									
510000 ADMINISTRATIVE EXPENSES									
511000 Management Fees	4,305.00	4,346.00	41.00	0.94	25,830.00	26,076.00	246.00	0.94	52,152.00
511600 Bank Administration Fee	25.00	25.00	0.00	0.00	150.00	150.00	0.00	0.00	300.00
513000 Photos/Postage/Courier	477.49	625.00	147.51	23.60	4,088.71	3,750.00	338.71	9.03	7,500.00
513200 Legal	0.00	208.33	208.33	100.00	54.93	1,249.98	1,195.05	95.60	2,500.00
514200 Audit - Real Estate Services Act	0.00	45.42	45.42	100.00	582.45	272.52	-309.93	-113.72	545.00
513600 Insurance Expense	5,036.25	5,333.33	297.08	5.57	30,217.50	31,999.98	1,782.48	5.57	64,000.00
517600 Wages - Caretakers	6,286.94	4,041.67	2,245.27	-55.55	36,567.98	24,250.02	12,317.96	-50.79	48,500.00
517700 Wages - Assistant Caretaker	0.00	3,388.67	3,388.67	100.00	7,176.00	20,332.02	13,156.02	64.70	40,664.00
518800 Security Guard	6,653.43	7,500.00	846.57	11.28	46,173.90	45,000.00	1,173.90	-2.60	90,000.00
519000 Alarm Monitoring	0.00	83.33	83.33	100.00	0.00	499.98	499.98	100.00	1,000.00
520600 Relief Caretaker	0.00	87.50	87.50	100.00	0.00	525.00	525.00	100.00	1,000.00
521200 Miscellaneous Expense	105.00	100.00	-5.00	-5.00	372.35	600.00	227.65	37.94	1,200.00
528400 Telephone	229.58	216.67	-12.91	-5.95	1,653.64	1,300.02	-353.62	-27.20	2,600.00
529900 TOTAL ADMINISTRATIVE EXP	23,118.69	26,000.92	2,882.23	11.08	152,867.46	156,005.52	3,138.06	2.01	312,011.00
530000 UTILITIES									
531100 BC Hydro Electricity	1,326.57	3,500.00	2,173.43	62.09	18,258.57	21,000.00	2,741.43	13.05	42,000.00
532700 Gas	4,134.18	5,500.00	1,365.82	24.83	30,522.23	33,000.00	2,477.77	7.50	66,000.00
535100 Water/Sewer	0.00	2,133.33	2,133.33	100.00	15,010.10	12,799.98	-2,210.12	-17.26	25,600.00
535500 Garbage Disposal	1,276.05	2,125.00	848.95	39.95	11,872.53	12,750.00	877.47	6.88	25,500.00
537500 Entephone	0.00	166.67	166.67	100.00	0.00	1,000.02	1,000.02	100.00	2,000.00
539900 TOTAL UTILITIES	6,736.80	13,425.00	6,688.20	49.81	75,663.43	80,550.00	4,886.57	6.06	161,100.00
540000 BUILDING MAINTENANCE									
540800 Janitorial	1,650.00	1,750.00	100.00	5.71	2,640.00	10,500.00	7,860.00	74.85	21,000.00
541400 Supplies	1,566.31	791.67	-774.64	-97.84	3,980.99	4,750.02	769.03	16.19	9,500.00
542000 Pest Control	132.30	125.00	-7.30	-5.84	680.40	750.00	69.60	9.28	1,500.00
542600 Security & Alarm System	0.00	1,000.00	1,000.00	100.00	1,973.65	6,000.00	4,026.35	67.10	12,000.00
543500 Elevator Maintenance	1,063.14	1,333.33	270.19	20.26	7,407.45	7,999.98	592.53	7.40	16,000.00
547400 Mechanical & Generator	748.66	2,666.67	1,918.01	71.92	17,495.30	16,000.02	-1,495.28	-9.34	32,000.00
549800 Fire Equipment	1,385.79	737.50	-648.29	-87.90	3,131.21	4,425.00	1,293.79	29.23	8,850.00
554500 Cosmetic Upgrades	403.20	228.08	-175.12	-76.78	1,954.37	1,368.48	-585.89	-42.81	2,737.00
556700 Repair & Maint, Building	2,812.90	3,589.42	776.52	21.63	23,706.25	21,536.52	-2,169.73	-10.07	43,073.00
559900 TOTAL BUILDING MAINT	9,762.30	12,221.67	2,459.37	20.12	62,969.62	73,330.02	10,360.40	14.12	146,660.00
560000 EXTERIOR MAINT & REPAIRS									
562700 Window Cleaning	6,804.00	1,125.00	-5,679.00	-504.80	6,804.00	6,750.00	-54.00	-0.80	13,500.00

Budget Comparison

Period = Jul 2009

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
563300 Garage Door	0.00	416.67	416.67	100.00	2,874.65	2,500.02	-374.63	-14.98	5,000.00
563500 Entry Gate	220.70	0.00	-220.70	0.00	220.70	0.00	-220.70	0.00	0.00
569900 TOTAL EXTERIOR M & R	7,024.70	1,541.67	-5,483.03	-355.65	9,898.35	9,250.02	-648.33	-7.01	18,500.00
570000 GROUNDS & GARDENS									
571000 Landscaping Services	989.63	1,250.00	260.37	20.82	3,142.31	7,500.00	4,357.69	58.10	15,000.00
571400 Landscape Improvement	75.29	250.00	174.71	69.88	1,998.29	1,500.00	-498.29	-33.21	3,000.00
572200 Rooflop Garden Maintenance	525.00	375.00	-150.00	-40.00	548.15	2,250.00	1,701.85	75.63	4,500.00
579900 TOTAL GROUNDS & GARDENS	1,589.92	1,875.00	285.08	15.20	5,688.75	11,250.00	5,561.25	49.43	22,500.00
580000 RECREATION CENTRE									
580900 Recreation Ctr Maint	0.00	125.00	125.00	100.00	728.00	750.00	22.00	2.93	1,500.00
589900 TOTAL RECREATION CENTRE	0.00	125.00	125.00	100.00	728.00	750.00	22.00	2.93	1,500.00
599900 TOTAL OPERATING EXPENSES	48,232.41	55,189.26	6,956.85	12.60	307,818.61	331,135.56	23,318.95	7.04	662,271.00
600000 BALANCE BEFORE RESERVES & OTHER TRANSFERS	14,544.01	5,518.92	9,025.09	163.53	55,171.49	33,113.52	22,057.97	66.61	66,227.00
700000 TRANSFERS TO RESERVE FUND									
700100 Contingency Reserves	5,518.92	5,518.92	0.00	0.00	33,113.48	33,113.52	0.04	0.00	66,227.00
705000 TOTAL TRANSFERS TO CRF	5,518.92	5,518.92	0.00	0.00	33,113.48	33,113.52	0.04	0.00	66,227.00
800000 NET SURPLUS/(DEFICIT)	9,025.09	0.00	9,025.09	0.00	22,058.01	0.00	22,058.01	0.00	0.00
801100 Revenue - CRF									
801150 Opening CRF Balance	0.00	0.00	0.00	0.00	241,479.19	0.00	241,479.19	0.00	0.00
801500 Transfer from Operating Fund	5,518.92	0.00	5,518.92	0.00	33,113.48	0.00	33,113.48	0.00	0.00
802000 Interest Income - CRF	115.30	0.00	115.30	0.00	978.11	0.00	978.11	0.00	0.00
850000 Total Revenue - CRF	5,634.22	0.00	5,634.22	0.00	275,570.78	0.00	275,570.78	0.00	0.00
851000 Expenses - CRF									
857000 CRF-Emergency Expense	3,402.30	0.00	-3,402.30	0.00	3,402.30	0.00	-3,402.30	0.00	0.00
890000 TOTAL CONTINGENCY EXPENSES	3,402.30	0.00	-3,402.30	0.00	3,402.30	0.00	-3,402.30	0.00	0.00
900000 NET CONTINGENCY BALANCE	2,231.92	0.00	2,231.92	0.00	272,168.48	0.00	272,168.48	0.00	0.00
901000 CRF Balance End of Period	2,231.92	0.00	2,231.92	0.00	272,168.48	0.00	272,168.48	0.00	0.00
999900 NET SURPLUS/(DEFICIT)	11,257.01	0.00	11,257.01	0.00	294,226.49	0.00	294,226.49	0.00	0.00

Balance Sheet

Period = Jan 2009

Book = Accrual

		Current Balance
100000	ASSETS	
100500	CURRENT ASSETS	
101000	Bank - Vancity Savings Operating	40.74
101500	Bank - Vancity Savings CRF	185,001.44
130000	Accounts Receivable - Operating	22,767.48
133000	Fines Receivable	3,275.60
135500	Move-in/Move-out Receivable	3,067.83
136000	Lien/NSF Charges Receivable	1,976.11
136500	Chargeback Receivable	3,589.09
137500	Other Receivables	1,805.39
140000	Due From Developer	5,620.41
144500	Miscellaneous Receivable	4,457.84
146000	Petty Cash	1,300.00
148000	Prepaid - Insurance	45,326.25
171500	Due From Operating - CRF	51,200.00
189000	TOTAL CURRENT ASSETS	329,428.18
199900	TOTAL ASSETS	329,428.18
200000	CURRENT LIABILITIES	
210000	Strata Fees - Prepayment	6,518.96
220500	Refundable Key Deposits	140.00
225000	Accounts Payable - Operating	21,578.88
225500	Accounts Payable - CRF	10,022.25
241500	Due to Contingency - Oper	51,200.00
270000	TOTAL CURRENT LIABILITIES	89,460.09
299900	TOTAL LIABILITIES	89,460.09
300000	EQUITY	
310000	Operating Fund - Prior Years	-13,319.29
310500	Funds Total Operating/CRF/Sp Levy	253,287.38
390000	TOTAL EQUITY	239,968.09
399000	TOTAL LIABILITIES & EQUITY	329,428.18

Budget Comparison

Period = Jan 2009

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
400000 REVENUES									
405000 Strata Fees	58,292.57	58,292.37	0.20	0.00	699,510.84	699,508.00	2.84	0.00	699,508.00
415000 By-Law Fines/Late Fees	-650.00	166.63	-816.63	-490.08	3,325.00	2,000.00	1,325.00	66.25	2,000.00
422500 Interest Income-Oper	70.65	166.63	-95.98	-57.60	8,497.41	2,000.00	6,497.41	324.87	2,000.00
428500 Move-in/Move-out Charges	1,500.00	625.00	875.00	140.00	6,100.00	7,500.00	-1,400.00	-18.66	7,500.00
429500 Key Revenue	80.00	0.00	80.00	0.00	80.00	0.00	80.00	0.00	0.00
439600 Parking Revenues	0.00	50.00	-50.00	-100.00	0.00	600.00	-600.00	-100.00	600.00
440600 Door Openers - Transmitters	1,950.00	291.63	1,658.37	568.65	2,985.00	3,500.00	-515.00	-14.71	3,500.00
441600 Miscellaneous Revenue	600.00	0.00	600.00	0.00	1,769.11	0.00	1,769.11	0.00	0.00
444000 Owner Chargeback	-442.25	0.00	-442.25	0.00	0.00	0.00	0.00	0.00	0.00
499900 TOTAL REVENUES	61,400.97	- 59,592.26	1,808.71	3.03	722,267.36	715,108.00	7,159.36	1.00	715,108.00
500000 OPERATING EXPENSES									
510000 ADMINISTRATIVE EXPENSES									
511000 Management Fees	4,200.00	4,240.00	40.00	0.94	50,400.00	50,880.00	480.00	0.94	50,880.00
511600 Bank Administration Fee	25.00	25.00	0.00	0.00	300.00	300.00	0.00	0.00	300.00
513000 Photos/Postage/Courier	1,633.39	541.63	-1,291.76	-238.49	7,740.56	6,500.00	1,240.56	-19.08	6,500.00
513200 Legal	0.00	208.37	-208.37	100.00	133.88	2,500.00	2,366.12	94.64	2,500.00
513600 Audit - Real Estate Services Act	0.00	44.13	-44.13	100.00	535.01	530.00	5.01	-0.94	530.00
514200 Insurance Expense	5,036.25	4,875.00	-161.25	-3.30	56,568.75	58,500.00	1,931.25	3.30	58,500.00
514400 Insurance Claims Deductible	0.00	866.63	-866.63	100.00	0.00	10,400.00	10,400.00	100.00	10,400.00
517600 Wages - Caretakers	7,924.97	3,715.63	-4,209.34	-113.28	45,064.91	44,588.00	476.91	-1.06	44,588.00
517700 Wages - Assistant Caretaker	0.00	3,166.63	-3,166.63	100.00	27,475.93	38,000.00	10,524.07	27.69	38,000.00
518600 Security System	0.00	0.00	0.00	0.00	-1,367.10	0.00	1,367.10	0.00	0.00
518800 Security Guard	7,245.00	8,333.37	-1,088.37	13.06	86,231.25	100,000.00	13,768.75	13.76	100,000.00
519000 Alarm Monitoring	0.00	125.00	-125.00	100.00	208.69	1,500.00	1,291.31	86.08	1,500.00
520600 Relief Caretaker	0.00	0.00	0.00	0.00	1,050.00	0.00	-1,050.00	0.00	0.00
521200 Miscellaneous Expense	-642.25	100.00	-742.25	742.25	218.47	1,200.00	-981.53	81.79	1,200.00
528400 Telephone	221.70	150.00	-71.70	-47.80	2,612.17	1,800.00	812.17	-45.12	1,800.00
529900 TOTAL ADMINISTRATIVE EXP	25,844.06	26,391.39	547.33	2.07	277,172.52	316,898.00	39,525.48	12.48	316,898.00
530000 UTILITIES									
531100 BC Hydro Electricity	3,456.85	3,333.37	-123.48	-3.70	41,841.16	40,000.00	1,841.16	-4.60	40,000.00
532700 Gas	11,904.73	5,166.63	-6,738.10	-130.41	68,021.66	62,000.00	6,021.66	-9.71	62,000.00
535100 Water/Sewer	0.00	2,000.00	-2,000.00	100.00	24,637.06	24,000.00	637.06	-2.65	24,000.00
535500 Garbage Disposal	1,163.56	2,125.00	-961.42	45.24	20,196.32	25,500.00	5,303.68	20.79	25,500.00
537500 Entelphone	0.00	416.63	-416.63	100.00	367.13	5,000.00	4,632.87	92.85	5,000.00
539900 TOTAL UTILITIES	16,525.16	13,041.63	-3,483.53	-26.71	155,063.33	156,500.00	1,436.67	0.91	156,500.00
540000 BUILDING MAINTENANCE									
540800 Janitorial	0.00	1,000.00	-1,000.00	100.00	24,670.95	12,000.00	12,670.95	-105.59	12,000.00
541400 Supplies	201.60	366.63	-165.03	45.01	10,510.43	4,400.00	6,110.43	-138.87	4,400.00
542000 Pest Control	94.50	125.00	-30.50	24.40	1,134.00	1,500.00	366.00	24.40	1,500.00
542600 Security & Alarm System	2,394.98	1,500.00	-894.98	-59.66	3,729.77	18,000.00	14,270.23	79.27	18,000.00
543500 Elevator Maintenance	2,164.86	1,500.00	-664.86	-44.32	13,339.47	18,000.00	4,660.53	25.89	18,000.00
547400 Mechanical & Generator	7,118.28	2,500.00	-4,618.28	-184.73	36,437.06	30,000.00	6,437.06	-21.45	30,000.00
549800 Fire Equipment	0.00	708.37	-708.37	100.00	8,870.20	8,500.00	370.20	-4.35	8,500.00

Wednesday, August 26, 2009
10:46 AM

Budget Comparison

Period = Jan 2009

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
554500									
556700									
559900									
	0.00	833.37	833.37	100.00	10,000.00	10,000.00	0.00	0.00	10,000.00
	14,790.78	3,250.00	-11,540.78	-355.10	53,341.94	39,000.00	-14,341.94	-36.77	39,000.00
TOTAL BUILDING MAINT	26,765.00	11,783.37	-14,981.63	-127.14	162,033.82	141,400.00	-20,633.82	-14.59	141,400.00
EXTERIOR MAINT & REPAIRS									
560000									
562700									
563300									
569900									
	0.00	750.00	750.00	100.00	6,804.00	9,000.00	2,196.00	24.40	9,000.00
	0.00	291.63	291.63	100.00	7,339.61	3,500.00	-3,839.61	-109.70	3,500.00
TOTAL EXTERIOR M & R	0.00	1,041.63	1,041.63	100.00	14,143.61	12,500.00	-1,643.61	-13.14	12,500.00
GROUNDS & GARDENS									
570000									
571000									
571400									
572000									
579900									
	46.93	1,250.00	1,203.07	96.24	13,053.37	15,000.00	1,946.63	12.97	15,000.00
	0.00	250.00	250.00	100.00	2,771.58	3,000.00	228.42	7.61	3,000.00
	0.00	375.00	375.00	100.00	4,454.10	4,500.00	45.90	1.02	4,500.00
TOTAL GROUND & GARDENS	46.93	1,875.00	1,828.07	97.49	20,279.05	22,500.00	2,220.95	9.87	22,500.00
RECREATION CENTRE									
580000									
580900									
589900									
	0.00	41.63	41.63	100.00	1,456.84	500.00	-956.84	-191.36	500.00
TOTAL RECREATION CENTRE	0.00	41.63	41.63	100.00	1,456.84	500.00	-956.84	-191.36	500.00
TOTAL OPERATING EXPENSES	69,181.15	54,174.65	-15,006.50	-27.70	630,149.17	650,098.00	19,948.83	3.06	650,098.00
600000	-7,780.18	5,417.61	-13,197.79	-243.60	92,116.19	65,010.00	27,106.19	41.89	65,010.00
TRANSFERS TO RESERVE FUND									
700000									
700100									
705000									
	5,417.50	5,417.50	0.00	0.00	65,010.00	65,010.00	0.00	0.00	65,010.00
Contingency Reserves	5,417.50	5,417.50	0.00	0.00	65,010.00	65,010.00	0.00	0.00	65,010.00
TOTAL TRANSFERS TO CRF	5,417.50	5,417.50	0.00	0.00	65,010.00	65,010.00	0.00	0.00	65,010.00
NET SURPLUS/(DEFICIT)	-13,167.68	0.11	-13,167.79	-11,987,980.90	27,108.19	0.00	27,108.19	0.00	0.00
Revenue - CRF									
801100									
801150									
801500									
802000									
850000									
	0.00	0.00	0.00	0.00	171,159.85	0.00	171,159.85	0.00	0.00
	5,417.50	0.00	5,417.50	0.00	65,010.00	0.00	65,010.00	0.00	0.00
	313.83	0.00	313.83	0.00	4,975.28	0.00	4,975.28	0.00	0.00
Total Revenue - CRF	5,731.33	0.00	5,731.33	0.00	241,145.13	0.00	241,145.13	0.00	0.00
Expenses - CRF									
851000									
851400									
855450									
890000									
	0.00	0.00	0.00	0.00	4,943.69	0.00	-4,943.69	0.00	0.00
	10,022.25	0.00	-10,022.25	0.00	10,022.25	0.00	-10,022.25	0.00	0.00
TOTAL CONTINGENCY EXPENSES	10,022.25	0.00	-10,022.25	0.00	14,965.94	0.00	-14,965.94	0.00	0.00
NET CONTINGENCY BALANCE	-4,290.92	0.00	-4,290.92	0.00	226,179.19	0.00	226,179.19	0.00	0.00
CRF Balance End of Period	-4,290.92	0.00	-4,290.92	0.00	226,179.19	0.00	226,179.19	0.00	0.00
NET SURPLUS/(DEFICIT)	-17,488.60	0.11	-17,488.71	-15,898,827.27	253,287.38	0.00	253,287.38	0.00	0.00

BCS 1559 – THE TAYLOR

RULES

The following Rules are created in accordance with Part 7 of the *Strata Property Act* and the Registered Bylaws of Strata Plan BCS 1559. Together with the Bylaws already in effect these additional regulations apply to The Taylor and must be complied with at all times.

1. **Communication:**

Complaints and / or concerns must be submitted in writing to Council. Anonymous complaints and / or concerns will not be addressed.

Request to attend a monthly Council Meeting to present a complaint and / or concern must be submitted in writing to Council a minimum of one week in advance.

2. **Hazards:**

No items shall be thrown from window or balcony or any other part of the Strata Lot or Common Property.

3. **Fitness Room:**

Hours of Operation:

24 hours per day.

Age Restriction:

At least 16 years old without adult supervision.

Persons 13 to 15 years old are not permitted in the fitness room.

An adult is defined as a person at least 18 years old.

General:

Use by Residents of The Taylor only and their Guests.

No smoking allowed.

No animals allowed.

Headphones must be used when listening to music.

4. **Moving In / Out:**

When moving in or out, an Owner, Tenant, Occupant, or Resident must:

- a) Conform and ensure that any Tenants conform to the Move In / Out Rules established by Council from time to time.
- b) Provide notice to the Resident Manager of all moving arrangements at least 48 hours before the moving date.
- c) Maximum booked moving times is 2 hours.

- d) Ensure that:
 - Protective pads are installed in elevator.
 - Elevator service key is used to control the elevator and that the elevator doors are not propped open in any manner. Owner, Tenant, Occupant, or Resident will be responsible for any costs pertaining to a mechanical problem caused by improper elevator use.
 - Lobby or any other exterior doors are not left open or unattended and that furniture is not left piled in the lobby area.
 - All common areas are left damage free.
 - Clean all hallways and lobby areas immediately upon completion of move.
- e) Pay a moving damage deposit of \$200. Any refundable portion of the deposit will be returned within seven days of the date of the move.
- f) *** Pay a move-in fee of \$250 for the Tower Residents at the time of booking the move. Townhome Residents must pay \$50 if the move does not take place through the Townhome patio door and requires access into the building via the elevator.*
- g) An additional move charge in the amount of \$1,000 will be charged to the Owner's account for any unbooked moves. An unbooked move will not be permitted unless it complies with all other Rules and it is a convenient time (i.e. no other moves, security available).

5. Use of Property:

No Owner shall use or install, or permit any occupant of their Strata Lot to use or install, in or about the Strata Lot any shades, awnings, window or balcony guards or window screens or window foil, ventilators, supplementary heating or air conditioning devices, except those installations approved in writing by the Strata Council.

6. Vehicles & Parking:

Visitors Parking:

- No Resident parking at anytime.
- Vehicle must be insured.
- Vehicle must not be dripping any oil or fluids. Vehicle Owner will be responsible for any associated cleaning costs.
- Valid Visitor's Parking Pass must be visibly displayed.
- Visitor Parking is limited to a 12 hour period without prior registration with Resident Manager.
- Visitor Parking is limited to 2 days of consecutive daily parking, not greater than 4 hours daily without Council approval.
- Vehicle Owners park at their own risk.
- Storage of any sort is prohibited.
- A minimum of \$1,000,000 liability insurance is required on vehicles not insured for the road.

NOTE: Also applies to Residential Parking.

Visitors Parking Pass:

- Visitor parking passes will be \$50 (no exceptions).
- The unit number must be clearly displayed on the visitors parking pass.
- Only one visitors parking pass will be issued per unit.
- Harmony House passes will be numbered 1 to 5.

7. **Security:**

Entering or Exiting Building:

Parkade

Ensure no one whom you don't know has followed you into parkade. Just wait an extra few seconds for a parkade gate to close behind you.

** Owners / Residents are prohibited from leaving their building access fobs in their vehicles.*

Entrances

Ensure no one whom you don't know has followed you into the building.

8. **Garbage:**

The following must **not** be placed in the garbage containers or garbage room:

- appliances, furniture, mattresses, flooring remnants / carpeting, light fixtures, paint, PCBS, wood.

Residents are solely responsible for disposal of such items and any extra charges associated if special disposal is required.

Garbage is not allowed to be left in hallways, stairwells or any other common areas other than proper disposal in the garbage room.

9. **Storage:**

No personal items shall be left or stored in hallways, stairwells or any other common areas.

10. **Christmas Trees:**

No cut Christmas Trees are allowed to be transported in any part of the common area, including lobbies, stairwells, elevators and hallways.

Christmas lights are permitted on the exterior of an Owner's unit only between November 1st and the last day of February each year.

11. **Pets:**

Registration:

All Pet Owners are required to register their pets by completing a Pet Registration Form and forwarding it to the Resident Manager.

Dogs:

- Are to be kept on a leash at all times while on common property.
- Are not allowed to defecate anywhere on common property.
- Are not allowed on the courtyard grass.

12. Barbeques:

Only gas, propane and electric barbeques are allowed and must be operated on outside patios. Open flame barbeques are strictly prohibited.

13. Elevators:

Stealing of a locked-off elevator will result in a \$50 fine.

- Rules ratified at March 6, 2007 AGM
- Rule #4 e) added – May 7, 2007 Council Meeting – ratified as amended at January 15, 2008 AGM
- Rule #4 b) amended – June 4, 2007 Council Meeting – ratified January 15, 2008 AGM
- Rule #4 g) added – June 4, 2007 Council Meeting – ratified as amended at January 15, 2008 AGM
- Rule #13 added – September 4, 2007 Council Meeting – ratified January 15, 2008 AGM
- Rule #6 added – October 2, 2007 Council Meeting – ratified at January 15, 2008 AGM
- Rule #4 c) amended – ratified at February 10, 2009 AGM
- Rule #4 e) amended – ratified at February 10, 2009 AGM
- Rule #6 added – January 8, 2008 Council Meeting – ratified at February 10, 2009 AGM
- Rule #10 added – April 10, 2008 Council Meeting – ratified at February 10, 2009 AGM
- * Rule #7 amended – passed at April 7, 2009 Council Meeting – to be ratified at next AGM
- ** Rule #4 f) amended – passed at June 11, 2009 Council Meeting – to be ratified at next AGM