

**STRATA PLAN, VR-1595, 'Monte Carlo'**  
**FOR THE FISCAL YEAR**  
**ENDING January 31, 2008**

	ACTUAL	APPROVED		PROPOSED
	YEAR TO DATE	BUDGET		BUDGET
	DECEMBER	FEB. 07- JAN. 08		FEB. 08- JAN. 09
<b>REVENUE</b>				
Strata Fees	\$52,719.15	\$57,512.00		\$57,512.00
Prior years surplus(loss)	-1,647.77	(\$1,648.00)		\$6,000.00
Misc Revenue	3.26	\$0.00		\$0.00
Interest	161.36	\$0.00		\$0.00
<b>Total Revenue</b>	<b>\$51,236.00</b>	<b>\$55,864.00</b>		<b>\$63,512.00</b>
<b>EXPENSES</b>				
<b>OPERATING EXPENSES:</b>				
Appraisals	\$556.50	700.00		700.00
Bank Charges	126.80	150.00		150.00
Contingency Contributions	4,950.00	5,400.00		5,500.00
Insurance	3,634.35	4,000.00		4,171.00
Management Fees	6,405.58	7,062.00		7,497.00
Administration	753.15	750.00		800.00
<b>TOTAL</b>	<b>\$16,426.38</b>	<b>\$18,062.00</b>		<b>\$18,818.00</b>
<b>UTILITIES:</b>				
Water & Sewer	\$3,037.92	\$3,000.00		\$3,500.00
Electricity & Gas	10,274.30	12,302.00		12,500.00
Waste Removal	1,190.29	1,600.00		1,800.00
<b>TOTAL</b>	<b>\$14,502.51</b>	<b>\$16,902.00</b>		<b>\$17,800.00</b>
<b>REPAIRS AND MAINTENANCE:</b>				
Janitorial	3,253.95	\$4,200.00		\$4,500.00
Fire Protection Services	1,117.74	1,000.00		1,300.00
Landscaping	1,584.95	1,750.00		1,829.00
R & M Building	2,569.87	10,000.00		10,000.00
R&M Elevator	2,545.43	3,350.00		3,350.00
Supplies General	178.88	100.00		250.00
Snow Removal	0.00	500.00		500.00
Sundry and Misc.	0.00	0.00		165.00
<b>TOTAL</b>	<b>\$11,250.82</b>	<b>\$20,900.00</b>		<b>\$21,894.00</b>
Building Improvements				\$5,000.00
<b>TOTAL EXPENSES</b>	<b>\$42,179.71</b>	<b>\$55,864.00</b>		<b>\$63,512.00</b>
<b>Surplus (Deficit)</b>	<b>\$9,056.29</b>	<b>\$0.00</b>		<b>\$0.00</b>

**STRATA PLAN VR-1595****Strata Fee Schedule****For the 2008-2009 Fiscal Year, NO CHANGE**

UNIT #	UNIT ENTITLEMENT	STRATA FEES	
		Feb 2008 - Jan 2009	
101	581	\$301.06	
102	581	301.06	
103	583	302.10	
104	563	291.74	
201	581	301.06	
202	581	301.06	
203	583	302.10	
204	563	291.74	
301	581	301.06	
302	581	301.06	
303	583	302.10	
304	563	291.74	
401	581	301.06	
402	581	301.06	
403	600	310.91	
404	563	291.74	
9249		\$4,792.65	

**MONTE CARLO VR 1595  
FISCAL YEAR 2008 / 2009  
BUDGET NOTES**

**Introduction:**

The fiscal year 2007 ended with an operating surplus of \$6,000.00.

In spite of the projected increase in the operating expenses, by carrying forward the surplus to the new fiscal year as part of the operating funds, no increase in maintenance fees will be required to balance the proposed budget.

**REVENUE**

Strata Fees – No increase required

Prior Year Surplus (Deficit) – \$6,000.00 of the 2007 surplus to be carried over in the operating budget

Miscellaneous Income – Revenue from bylaw fines, parking, late fees etc.

Bank Interest – Estimated income from the operating account

**OPERATING EXPENSES**

Appraisal – Regular appraisal for the property

Bank Charges – Regular bank statements or NSF administration charge.

Contingency Contributions – The strata corporation has reached the minimum amount of 25% of the annual contribution to the operating funds.

Insurance – Estimated insurance premium

Management Fees – Increase of 5% for 2008, last increase was in 2003.

Administration – Office services, fax, postage, photocopies, etc.

**MONTE CARLO VR 1595  
FISCAL YEAR 2008 / 2009  
BUDGET NOTES**

**UTILITIES**

Water and Sewer – Estimate based on actual figures \*12.

Electric and Gas – Estimate based on actual figures from previous year \*12.

Waste Removal – Based on actual figures plus allowance for extra pick-ups

**REPAIRS AND MAINTENANCE**

Caretaking & Janitorial– Based on actual figures

Fire Protection – For annual fire inspection of fire safety equipments. Based on actual figures.

Landscaping –Landscaping improvements

R & M Building Maintenance – Common area repairs and maintenance.

R & M Elevator – Repair and maintenance to elevator plus charges for service calls outside of maintenance contract

R & M Supplies General – Strata expenses and other unforeseen expenses

Snow Removal – Prior year budget figure

Sundry & Miscellaneous – Expenses not budgeted for

Building Improvements – Building Upgrades