

APPROVED 2007 OPERATING BUDGET (INCOME STATEMENT)
 STRATA CORPORATION LMS 1872
 183 KEEFER PLACE/555 ABBOTT STREET
 (Year ending December 31)

		Current Budget 2006	Audited Dec. 31/06	Proposed Budget 2007
8140	Plumbing	6,000.00	3,070.00	3,500.00
8145	Security Equip. R & M	0.00	0.00	0.00
8150	Parkade Maintenance	800.00	2,819.00	3,000.00
Sub Total		145,679.54	\$143,031.62	141,805.19

BUILDING EXTERIOR				
8520	R.&M. General	61,000.00	70,297.00	30,000.00
8521	Henderson's Share of R.&M.	(3,000.00)	0.00	0.00
8550	Window Cleaning	3,800.00	3,762.00	4,500.00
8570	Henderson's Share of Ground	0.00	-242.69	0.00
Sub Total		61,800.00	\$73,816.31	34,500.00

GROUNDS				
9030	Irrigation	1,500.00	1,707.00	1,600.00
9035	Keefer Steps Allocation	4,000.00	6,385.84	6,000.00
9040	Landscaping	7,000.00	8,857.81	7,500.00
9045	Landscape Supplies	1,000.00	0.00	1,000.00
Sub Total		13,500.00	\$16,950.65	16,100.00

RECREATION CENTRE				
9310	Chemicals	2,000.00	2,635.00	3,000.00
9320	R.&M. Equipment	8,000.00	10,181.05	9,000.00
9324	Meeting Room Improvements	500.00	0.00	500.00
9325	Gym Improvements	7,500.00	5,007.02	6,500.00
Sub Total		18,000.00	\$17,823.07	19,000.00

UTILITIES				
9410	Electricity	28,000.00	29,205.00	31,000.00
9411	Parkade Electricity	13,000.00	13,890.00	14,000.00
9420	Enterphone	2,000.00	1,714.00	1,700.00
9430	Garbage Disposal/Recycling	7,800.00	8,330.00	9,000.00
9435	City Of Van-recycling	2,600.00	2,901.00	2,600.00
9440	Gas	33,000.00	33,243.00	34,000.00
9457	Steam Heat	215,000.00	210,767.00	215,000.00
9458	Steam Heat - Henderson Share	(65,367.08)	(64,693.00)	(65,992.28)
9460	Strata Teleph/Pager	3,900.00	4,007.00	3,900.00
9461	Henderson Share-Telephone	(922.63)	(916.00)	(891.54)
9470	Water/Sewer	74,000.00	83,220.00	75,000.00
9471	Henderson Share -Water/Sewer	(27,983.70)	(28,857.00)	(28,005.67)
Sub Total		\$285,026.58	\$292,811.00	\$293,309.51

TOTAL EXPENSES	\$722,608.21	\$752,378.51	\$717,344.97
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NET INCOME (LOSS)	(\$49,036.79)	(\$75,418.51)	(\$25,550.69)
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Bank Account (at Jan. 1, 2007)

Cash \$32,102

Bank Accounts (at Jan. 31, 2007)

Cash \$11,773
 Contingency Reserve Fund \$300,635 42% of

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		Current Budget 2006	Audited Dec. 31/06	Proposed Budget 2007
INCOME				
5030	Fines	0.00	100.00	0.00
5060	Late Payment Charges	0.00	900.00	0.00
5080	Maintenance Fees	618,071.42	617,612.00	642,794.28
5090	Move In/Out Fees	8,000.00	9,500.00	8,000.00
5120	Other Income	25,000.00	23,878.00	18,000.00
5124	Key / FOB Income	1,500.00	2,430.00	2,000.00
5140	Parking	10,000.00	10,570.00	9,000.00
5190	Storage Lockers	11,000.00	11,970.00	12,000.00
5480	Surplus Carried Forward	0.00	0.00	0.00
TOTAL INCOME		\$673,571.42	\$676,960.00	\$691,794.28

OPERATING EXPENSES				
ADMINISTRATION				
6024	Key / FOB Expense	1,500.00	1,398.79	1,500.00
6036	Audit	2,100.00	2,173.00	2,100.00
6110	Insurance	37,640.00	44,060.23	38,000.00
6116	Insurance Deductible			6,000.00
6115	Insurance Appraisal	0.00	0.00	0.00
6140	Licences & Permits	2,000.00	1,945.00	2,000.00
6150	Miscellaneous	5,000.00	8,075.00	7,000.00
6160	Management Fees	26,180.00	26,090.00	25,500.00
6180	Strata Post/Copies	5,000.00	3,864.00	4,000.00
6190	Legal	0.00	39.16	0.00
6230	Security	73,000.00	72,721.99	73,000.00
6235	D D C Controls	0.00	0.00	0.00
6245	Transfer to C.R.F.	0.00	0.00	0.00
6246	Depreciation Report	0.00	0.00	5,000.00
6250	Wages	45,000.00	45,855.39	46,772.50
6251	Wages Benefits/costs	1,182.09	1,723.30	1,757.77
Sub Total		198,602.09	\$207,945.86	212,630.26

BUILDING INTERIOR				
8013	Carpet Cleaning	600.00	799.80	800.00
8020	Cleaning Staff	33,000.00	34,138.04	34,800.00
8025	Cleaning Supplies	1,500.00	1,882.00	2,200.00
8030	R.&M. Electrical	7,500.00	8,264.03	4,000.00
8031	Henderson's Share of R.&M.	0.00	(2,184.44)	0.00
8035	Electrical Supplies	3,000.00	2,441.30	3,000.00
8040	Elevator	30,000.00	27,702.00	30,000.00
8050	Fire/Life Safety Systems	9,000.00	18,849.00	9,000.00
8051	Henderson's share of fire/life	(735.06)	(3,659.53)	(1,747.35)
8065	R.&M. General	16,000.00	12,585.00	10,000.00
8066	Henderson's share of R & M	(638.64)	(84.43)	(67.09)
8070	HVAC	25,000.00	30,924.00	30,000.00
8071	Henderson's share of HVAC	0.00	(1,872.00)	(1,816.07)
8072	D D C Controls	3,000.00	0.00	1,500.00
8080	Improvements	8,000.00	0.00	11,000.00
8081	Henderson's share of Improv	-2,446.77	0.00	(5,364.30)
8120	Door, Locks & Keys	5,000.00	5,490.00	5,000.00
8130	Pest Control	1,100.00	867.85	1,000.00