

Trinity Place

"THE OWNERS STRATA PLAN LMS 2833"

101 - 4126 Norland Avenue
Burnaby, BC
V5G 3S8
Phone: 604-294-4141
Fax: 604-294-8956

August 2, 2011

The Owners
Strata Plan LMS 2833
Trinity Place



Re: 2011/2012 operating budget and strata fees

Dear Owners:

Attached please find a copy of the 2011/2012 operating budget approved by the ownership at the recent General Meeting.

Your monthly strata fee, retroactive to July 1, 2011, is shown on the attached schedule.

- a) If you have paid by cheque for July and August in the old amount, you will have to add the difference to your September 1, 2011 payment.*

b) Owners on the pre-authorized payment plan are asked to note that the September 1, 2011 withdrawal will include the difference for July and August, and commencing October 1, 2011 the monthly withdrawal will be reduced to the amount shown on the attached schedule for the remainder of the fiscal year.

To ensure your account is current at all times, please consider one of the following payment options:

1. **Pre-Authorized Payment:**

The pre-authorized payment plan provides for an automatic transfer from your account to that of the Strata Corporation. If you wish to enroll on this plan, please contact our Accounting Department and an application form will be sent to you.

LMS 2833 Owners
August 2, 2011

2. **Post-Dated Cheques:**

We would be pleased to accept a series of post-dated cheques for the upcoming fiscal year.

Should you choose to pay by cheque, your cheque should be made payable to your strata plan (the strata plan number appears at the top of this notice) and your strata lot and unit number written on the cheque. This will ensure proper credit to your account.

Please remember that all strata fees are due and payable on the 1st day of the month, in advance, and if not paid in a timely manner your account will be subject to late payment charges pursuant to the Strata Corporation's bylaws.

Thank you for keeping your account current, and should you have any questions or require further information please do not hesitate to contact our office.

Sincerely yours,

STRATACO MANAGEMENT LTD.



Carey Grandy,
Strata Manager

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attachments

STRATA PLAN LMS 2833 – TRINITY PLACE

2011/2012 OPERATING BUDGET

INCOME

Interest charges	\$	50.00
Move in/out fees		250.00
Interest current account		250.00
CRF interest plan 24		300.00
Strata fees		109,146.00
Rental – common facilities		500.00
Parking		750.00
Transmitter sales		80.00
Rental centre fees		2,500.00

TOTAL INCOME \$ **113,826.00**

EXPENDITURES

General

Insurance	\$	9,300.00
Management fees		13,776.00
Janitorial contract		4,000.00
Legal		500.00
Consulting fees		500.00
Council administration		200.00
Records storage		125.00
Duplicating/postage		1,800.00
Corporate tax return		210.00
Moving charges		100.00
Bank charges		215.00
Real Estate Council review		200.00

Sub-total General \$ 30,926.00

Building

Fire protection	\$	3,750.00
Fire panel monitoring		1,450.00
Plumbing repairs/flushing		2,500.00
Boiler & mechanical		4,000.00
Elevators/licenses		3,000.00
Electricity		6,750.00
Extermination		300.00
Garage door		1,000.00
General maintenance		2,000.00
Carpet cleaning		500.00
Heating fuel		14,500.00
Security system upgrade		500.00
Telephone/pager		650.00

Locks & keys	1,300.00
Repairs – exterior	3,000.00
Roof repair/replacement	1,000.00
Repairs – interior	1,500.00
Refuse removal	3,500.00
Enterphone	300.00
Supplies	400.00
Water/sewer	6,500.00
Window cleaning	800.00
Insurance claims	500.00
Sub-total Building	\$ 59,700.00
<u>Grounds</u>	
Improvements	\$ 500.00
Irrigation	600.00
Landscaping	4,000.00
Repairs	500.00
Supplies (topsoil)	800.00
Power washing	1,500.00
Snow removal	1,000.00
Sub-total Grounds	\$ 8,900.00
<u>Reserves</u>	
Interest	\$ 300.00
Contingency fund	14,000.00
Sub-total Reserves	\$ 14,300.00
TOTAL INCOME	\$ 113,826.00

TRINITY PLACE

STRATA PLAN LMS 2833

\$ 109,146.00

2011/2012 SCHEDULE OF STRATA FEES

2011/2012 ANNUAL STRATA FEES \$ 95,146.00 \$ 14,000.00

STRATA LOT #	UNIT NO.	UNIT ENTITLEMENTS	YEARLY STRATA FEES	MONTHLY OPERATING CONTRIBUTIONS	MONTHLY RESERVE CONTRIBUTIONS	TOTAL MONTHLY STRATA FEES
1	101	31	\$ 3,383.53	\$ 245.79	\$ 36.17	\$ 281.96
2	102	40	\$ 4,365.84	\$ 317.15	\$ 46.67	\$ 363.82
3	103	36	\$ 3,929.26	\$ 285.44	\$ 42.00	\$ 327.44
4	104	35	\$ 3,820.11	\$ 277.51	\$ 40.83	\$ 318.34
5	105	35	\$ 3,820.11	\$ 277.51	\$ 40.83	\$ 318.34
6	106	26	\$ 2,837.80	\$ 206.15	\$ 30.33	\$ 236.48
7	107	37	\$ 4,038.40	\$ 293.37	\$ 43.17	\$ 336.53
8	108	31	\$ 3,383.53	\$ 245.79	\$ 36.17	\$ 281.96
9	201	29	\$ 3,165.23	\$ 229.94	\$ 33.83	\$ 263.77
10	202	40	\$ 4,365.84	\$ 317.15	\$ 46.67	\$ 363.82
11	203	35	\$ 3,820.11	\$ 277.51	\$ 40.83	\$ 318.34
12	204	36	\$ 3,929.26	\$ 285.44	\$ 42.00	\$ 327.44
13	205	36	\$ 3,929.26	\$ 285.44	\$ 42.00	\$ 327.44
14	206	26	\$ 2,837.80	\$ 206.15	\$ 30.33	\$ 236.48
15	207	31	\$ 3,383.53	\$ 245.79	\$ 36.17	\$ 281.96
16	208	29	\$ 3,165.23	\$ 229.94	\$ 33.83	\$ 263.77
17	301	29	\$ 3,165.23	\$ 229.94	\$ 33.83	\$ 263.77
18	302	40	\$ 4,365.84	\$ 317.15	\$ 46.67	\$ 363.82
19	303	35	\$ 3,820.11	\$ 277.51	\$ 40.83	\$ 318.34
20	304	36	\$ 3,929.26	\$ 285.44	\$ 42.00	\$ 327.44
21	305	36	\$ 3,929.26	\$ 285.44	\$ 42.00	\$ 327.44
22	306	27	\$ 2,946.94	\$ 214.08	\$ 31.50	\$ 245.58
23	307	30	\$ 3,274.38	\$ 237.87	\$ 35.00	\$ 272.87
24	308	29	\$ 3,165.23	\$ 229.94	\$ 33.83	\$ 263.77
25	401	29	\$ 3,165.23	\$ 229.94	\$ 33.83	\$ 263.77
26	402	51	\$ 5,566.45	\$ 404.37	\$ 59.50	\$ 463.87
27	403	27	\$ 2,946.94	\$ 214.08	\$ 31.50	\$ 245.58
28	404	37	\$ 4,038.40	\$ 293.37	\$ 43.17	\$ 336.53
29	405	32	\$ 3,492.67	\$ 253.72	\$ 37.33	\$ 291.06
30	406	29	\$ 3,165.23	\$ 229.94	\$ 33.83	\$ 263.77
1000			\$ 109,146.00	\$ 7,928.83	\$ 1,166.67	\$ 9,095.50