

COUNCIL MEETING MINUTES**TUESDAY MAY 7, 2013****WEDGEWOOD PARK – NW 307****LOCATION:**

7:00 PM – UNIT #405
1437 Foster Street
White Rock, BC

STRATA COUNCIL
2013

PRESIDENT
Johanne Fort

TREASURER
Karen Lanier

SECRETARY
Janine Hildebrandt

AT LARGE
Erin Wilkinson
Maryann Ten Hoope
Carol McLennan
Lesley Carew

STRATA MANAGER
Oxana Soliar
Direct Phone: 604-595-8635
Fax: 604-592-3922

The Help Centre
www.baywest.ca
(the help centre)

ALL ACCOUNTING INQUIRIES

Toll Free 1-877-585-4411

BAYWEST MANAGEMENT**13468 77TH AVENUE****SURREY, B.C. V3W 6Y3**

24 Hour Line: (604) 591-6060

ATTENDANCE:

Johanne Fort
Karen Lanier
Janine Hildebrandt
Maryann Ten Hoope

REGRETS:

Carol McLennan
Lesley Carew
Erin Wilkinson

Oxana Soliar, Baywest Property Management

(1) CALL TO ORDER

The meeting was called to order at 7:10 p.m., a quorum being present.

(2) ADOPTION OF PREVIOUS MINUTES

Following a review of the Minutes of the Council Meeting held March 12, 2013 it was **MOVED/SECONDED** to adopt the Minutes of the Council Meeting as prepared. **CARRIED**

(3) FINANCIAL REPORT**3.1 FINANCIAL STATEMENTS**

Following review of the Financial Statements, the Treasurer advised that everything appeared to be in order. Therefore it was **MOVED/SECONDED** to adopt the Financial Statements up to March 31, 2013. **CARRIED**

Please note that January, February, March balance sheets and income statements are included with these minutes.

3.2 ACCOUNTS RECEIVABLE

The Strata Manager reported that as of the date of the meeting, the total Account Receivable stands at \$19,178.19.

Owners are reminded that Strata Fees are due and payable on the first day of each and every month. Owners in arrears with strata fees are mailed a statement of outstanding amounts each month.

(4) BUSINESS ARISING FROM PREVIOUS MINUTES**4.1 DIRECTIVES**

The Strata Manager advised she had completed all directives given to her at the last Council Meeting.

4.2 DEPRECIATION REPORT

Council has received four quotes for the preparation of depreciation report to date. After a discussion it was MOVED/SECONDED to approve the quote received from RDH of \$8,500 plus applicable taxes.
CARRIED

4.3 REPAIRS TO CORNER POST #103 AND #203

Pat Stapleton from Patrick's Home Improvement has gotten the permit for the post repair. The City building inspector has informed that deck #103 and #203 must be built to original, unless a prior permit has been issued for the enclosures at unit #103 and #203 and addition built at unit #103. The project is scheduled to start on Tuesday, June 4, 2013 and will take approximately four weeks.

4.4 BUILDING REPAIRS LIST UPDATES

The Strata Council has prepared a building repair list needed to be done and submitted to Patrick's Home Improvements. The Strata Manager will follow up with the contractor about outstanding repairs.

(5) CORRESPONDENCE

1. Brick wall outside patio area repair request. It was MOVED/SECONDED to get a quote from Patrick Homes to repair the wall. CARRIED
2. Mailing address updates. The Owners are advised and encouraged to update their contact information on mybaywest.
3. Garage Door incident – There was a damage noted to the garage and regular door due to vehicle impact. Owners are reminded to report to the Council when the damage to the strata property occurs. After a discussion, it was MOVED/SECONDED to charge back the repairs to the unit Owner that caused damage to the property. CARRIED
4. Patio door repair request – It will be done by Patrick's Home Improvements.
5. Window washing - It was MOVED/SECONDED to get a quote for all windows, plus a quote for inaccessible windows only at the building. CARRIED
6. Concerns about 1424 Martin Street building – The Strata Manager will send a letter to the Council. Karen has volunteered to get the Council's President contact information.

Council will deal with the correspondence received and where deemed necessary, the Strata Manager will be directed to correspond with the various authors. Others will have their concerns addressed in the Minutes or be contacted by a member of Council for a first-hand report.

Owners wishing to contact Council to register a concern must do so by sending an email or a letter to the Strata Manager. In your correspondence, please state your full name, the Strata Plan number (NW307), unit number and building, contact phone number and provide a concise but detailed description of the reasons for your correspondence. If you are reporting a complaint against someone, make sure you provide the following: times, dates, unit number of alleged offender, a detailed description of what you saw and if any action was taken.

Council will continue to check the wedgewoodparksc@gmail.com email; however, Owners are encouraged to direct all correspondence to Baywest.

(6) BUSINESS ARISING FROM PREVIOUS MINUTE

6.1 DISTRIBUTION OF MEETING MINUTES

The Strata Manager has confirmed with the Council that in order to save on the cost of mailing and printing the minutes will need to be posted by Baywest on the Strata website at **nw307.mybaywest.com** and only mail out to absentee Owners and those owners which requested in writing for hard copies of the minutes to be mailed to them. The Council will deliver minutes to the resident Owners at the building that are not registered on MyBaywest, Strata website.

6.2 ELECTRICAL PANEL REPAIRS – ELECTRICAL ROOM

Due to the urgency, it was MOVED/SECONDED by the Council to approve via email prior to this meeting repairs by Higherestate Electrics to the electrical main switch that was seized. CARRIED

It was also recommended by the electrician that the Strata should start considering replacing the circuit breakers in the 3 electrical panels sometime down the road because they are also getting "sticky" and some took a few tries to reset after the shutdown

6.3 CARPET CLEANING

The Council has received two quotes from Watts Carpet and Marathon Cleaning It was MOVED/SECONDED to approve a quote from Watts Carpet in the amount of \$1,879.50. CARRIED

The carpets will be cleaned on Wednesday July 17 and Thursday July 18, 2013.

6.4 UNINSURED VEHICLE

It was MOVED/SECONDED by the Council to direct the Strata Manager to send bylaw notification letters to the Owners that keep uninsured vehicle in the underground parking.

CARRIED

6.5 LOCKERS AND PARKING SPOTS INSPECTION – COMPLIANCE WITH THE BUILDING CODE

It was MOVED/SECONDED by the Council to direct the Strata Manager to send letters to the Owners about fire code violation in regards to lockers and parking spots. CARRIED

6.6 EMERGENCY GENERATOR REPAIRS UPDATES

Simson Maxwell were on site but were not able to repair the generator. According to Simson Maxwell report, the generator has very little life left in it. It is 39 years old, and the company that made it has stopped making parts for it 29 years ago, the few parts they can get now are remanufactured parts from other companies. That supply will not last for long. Simpson Maxwell has provided an additional quote of \$2,355.22 for further repairs required. They also cannot provide guarantee that even after making these last repairs it could break something that cannot be replaced the very next time it starts it is a matter of time and time has caught up to the unit

It was MOVED/SECONDED by the Council to direct the Strata Manager to get alternative opinion from a different company about generator. CARRIED

6.7 LANDSCAPING

The Strata Manager will follow up with the landscaper on getting quotes for top soil for Wedgewood Park.

6.8 FRIDGE REPAIR/REPLACEMENT

It was noted by the Council that the fridge in the Social Room will have to be replaced. It was MOVED/SECONDED that the Council will look into getting a second hand fridge. CARRIED

A Fridge donation from the Owners will be much appreciated.

6.9 GARAGE POWERWASH

After a discussion, it was MOVED/SECONDED by the Council not power wash the parkade this year. CARRIED

6.10 NOISE STRATA BYLAWS REMINDER

Owners are reminded about the following Noise Strata Bylaws:

(10) An owner, tenant or occupant must not:

- (a) use a strata lot for any purpose which involves undue traffic or noise in or about the strata lot or common property between the hours of 10:30 p.m. and 7:00 a.m. or that encourages loitering by persons in or about the strata lot or common property;
- (b) make, cause or produce undue noise, smell, vibration or glare in or about any strata lot or common property or do anything which will interfere unreasonably with any other owner, tenant or occupant;
- (c) use any musical instrument, amplifier, sound reproduction equipment or other device within or about any strata lot, the common property or any limited common property such that it causes a disturbance or interferes with the comfort of any other owner, tenant or occupant;

(7) MYBAYWEST WEB PORTAL

Owners are reminded the strata web portal is up and running and are encouraged to visit **nw307.mybaywest.com** to register (the registration information has been e-mailed and/or mailed by Baywest and access Owner information, view Council meeting minutes, reports, important documents, strata contact info and other. In case you have not received it or lost it, please email info@mybaywest.com for replacement)

*****Please make sure you download and save the minutes to your computer or print a copy for your records as the web site will only contain the minutes for the last six months.*****

(8) TERMINATION

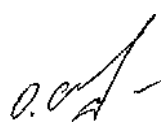
There being no further business, the meeting ended at 9:00 p.m. The next scheduled meeting is scheduled on Tuesday, July 16, 2013.

Please be advised you should retain copies of Council and General Meeting Minutes for a period of 2 years

Balance Sheet
 Wedgewood Park (nw307)
 January 31, 2013

Tuesday, February 19, 2013

	January 2013	December 2012	Change
ASSETS			
CURRENT ASSETS			
Bank - Operating	11,529.10	0.00	11,529.10
Petty Cash	100.00	100.00	0.00
Accounts Receivable	17,637.20	15,678.97	1,958.23
Due from Previous Management	75,622.42	86,221.21	(10,598.79)
TOTAL CURRENT ASSETS	\$ 104,888.72	102,000.18	2,888.54
OTHER ASSETS			
Accrued Interest	8.54	0.00	8.54
Prepaid - Insurance	15,871.79	17,019.75	(1,147.96)
TOTAL OTHER ASSETS	\$ 15,880.33	17,019.75	(1,139.42)
CRF BANK			
CRF Bank - General	629.17	0.00	629.17
TOTAL CRF BANK	\$ 629.17	0.00	629.17
TOTAL ASSETS	\$ 121,398.22	119,019.93	2,378.29
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Accounts Payable	313.41	0.00	313.41
Accrued Liabilities	2,853.39	0.00	2,853.39
TOTAL CURRENT LIABILITIES	\$ 3,166.80	0.00	3,166.80
RESERVES			
Reserve - Irrigation	1,571.71	1,571.71	0.00
Reserve - Social	3,185.31	3,185.31	0.00
TOTAL RESERVES	\$ 4,757.02	4,757.02	0.00
CONTINGENCY RESERVE FUND			
CRF - General	72,251.91	71,622.42	629.49
TOTAL CONTINGENCY RESERVE FUND	\$ 72,251.91	71,622.42	629.49
OPERATING FUND			
Operating Surplus/(Deficit) Current Year	2,936.16	30,787.13	(27,850.97)
Operating Surplus/(Deficit) Prior Years	42,640.49	11,853.36	30,787.13
Prior Year Operating Surplus - Adjustment	(4,354.16)	0.00	(4,354.16)
TOTAL OPERATING SURPLUS/(DEFICIT)	\$ 41,222.49	42,640.49	(1,418.00)
TOTAL LIABILITIES AND EQUITY	\$ 121,398.22	119,019.93	2,378.29



Oxana Soliar, Strata Manager

Feb 21, 2013

Date

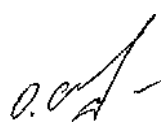
Statement Of Operations

Monday, February 18, 2013

Wedgewood Park (nw307)

For the 1st Month Ending January 31 2013

	Current Actual	Year to Date Actual	Annual Budget	YTD - Budget %
REVENUE				
5285-0000 Interest Income	8.22	8.22	0.00	-
5500-0000 Owners' Contributions	10,403.67	10,403.67	0.00	-
TOTAL REVENUE	\$10,411.89	\$10,411.89	\$0.00	-
OPERATING EXPENSES				
ADMIN EXPENSES				
6028-0000 Bank Charges	23.00	23.00	0.00	-
6080-0000 Insurance Premium	1,547.25	1,547.25	0.00	-
6098-0000 Management Fees	1,193.92	1,193.92	0.00	-
6128-0000 Postage/Copies/Office Exp.	286.92	286.92	0.00	-
TOTAL ADMIN EXPENSES	\$3,051.09	\$3,051.09	\$0.00	-
UTILITY EXPENSES				
6308-0000 Electricity	382.50	382.50	0.00	-
6316-0000 Gas	2,210.00	2,210.00	0.00	-
6336-0000 Water & Sewer	237.89	237.89	0.00	-
TOTAL UTILITY EXPENSES	\$2,830.39	\$2,830.39	\$0.00	-
CONTRACT & BUILDINGS EXPENSES				
7126-0000 Mechanical	514.08	514.08	0.00	-
TOTAL CONTRACT & BLDG EXPENSES	\$514.08	\$514.08	\$0.00	-
REPAIRS & MTCE EXPENSES				
7660-0000 Repairs & Maintenance	390.52	390.52	0.00	-
7740-0000 Miscellaneous	60.48	60.48	0.00	-
TOTAL REPAIRS & MTCE EXPENSES	\$451.00	\$451.00	\$0.00	-
CRF & OTHER BUDGETED RESERVES				
8920-0000 Contingency Reserve Fund	629.17	629.17	0.00	-
TOTAL CRF & BUDGETED RESERVES	\$629.17	\$629.17	\$0.00	-
TOTAL EXPENSES / RESERVES	\$7,475.73	\$7,475.73	\$0.00	-
SURPLUS / (DEFICIT)	\$2,936.16	\$2,936.16	\$0.00	-



Oxana Soliar, Strata Manager

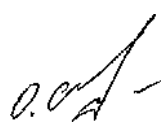
Feb 21, 2013

Date

Balance Sheet
Wedgewood Park (nw307)
February 28, 2013

Thursday, March 7, 2013

	February 2013	January 2013	Change
ASSETS			
CURRENT ASSETS			
Bank - Operating	14,595.83	11,529.10	3,066.73
Petty Cash	100.00	100.00	0.00
Accounts Receivable	16,797.71	17,637.20	(839.49)
Due from Previous Management	75,919.96	75,622.42	297.54
TOTAL CURRENT ASSETS	\$ 107,413.50	104,888.72	2,524.78
OTHER ASSETS			
Accrued Interest	18.96	8.54	10.42
Prepaid - Insurance	14,324.54	15,871.79	(1,547.25)
TOTAL OTHER ASSETS	\$ 14,343.50	15,880.33	(1,536.83)
CRF BANK			
CRF Bank - General	1,258.66	629.17	629.49
TOTAL CRF BANK	\$ 1,258.66	629.17	629.49
TOTAL ASSETS	\$ 123,015.66	121,398.22	1,617.44
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Accounts Payable	337.16	313.41	23.75
Accrued Liabilities	3,013.98	2,853.39	160.59
TOTAL CURRENT LIABILITIES	\$ 3,351.14	3,166.80	184.34
RESERVES			
Reserve - Irrigation	1,571.71	1,571.71	0.00
Reserve - Social	3,185.31	3,185.31	0.00
TOTAL RESERVES	\$ 4,757.02	4,757.02	0.00
CONTINGENCY RESERVE FUND			
CRF - General	73,222.60	72,251.91	970.69
TOTAL CONTINGENCY RESERVE FUND	\$ 73,222.60	72,251.91	970.69
OPERATING FUND			
Operating Surplus/(Deficit) Current Year	4,309.59	2,936.16	1,373.43
Operating Surplus/(Deficit) Prior Years	42,640.49	42,640.49	0.00
Prior Year Operating Surplus - Adjustment	(5,265.18)	(4,354.16)	(911.02)
TOTAL OPERATING SURPLUS/(DEFICIT)	\$ 41,684.90	41,222.49	462.41
TOTAL LIABILITIES AND EQUITY	\$ 123,015.66	121,398.22	1,617.44



Oxana Soliar, Strata Manager

Mar 8, 2013

Date

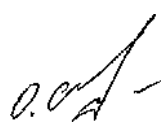
Statement Of Operations

Thursday, March 7, 2013

Wedgewood Park (nw307)

For the 2nd Month Ending February 28 2013

		Current Actual	Year to Date Actual	Annual Budget	YTD - Budget %
REVENUE					
5285-0000	Interest Income	50.98	59.20	0.00	-
5335-0000	Locker Room Rental	80.00	80.00	480.00	17%
5385-0000	MoveIn/Out Fee	0.00	0.00	600.00	0%
5455-0000	Prior Years Surplus	0.00	0.00	20,000.00	0%
5500-0000	Owners' Contributions	10,403.67	20,807.34	137,257.00	15%
TOTAL REVENUE		\$10,534.65	\$20,946.54	\$158,337.00	13%
OPERATING EXPENSES					
ADMIN EXPENSES					
6004-0000	Statutory Review of Trust Accounts	0.00	0.00	336.00	0%
6028-0000	Bank Charges	99.00	122.00	300.00	41%
6050-0000	Depreciation Report	0.00	0.00	9,520.00	0%
6076-0000	Insurance Appraisal	0.00	0.00	300.00	0%
6080-0000	Insurance Premium	1,547.25	3,094.50	18,600.00	17%
6098-0000	Management Fees	1,193.92	2,387.84	14,327.00	17%
6128-0000	Postage/Copies/Office Exp.	337.16	624.08	1,000.00	62%
TOTAL ADMIN EXPENSES		\$3,177.33	\$6,228.42	\$44,383.00	14%
UTILITY EXPENSES					
6308-0000	Electricity	1,364.31	1,746.81	10,000.00	17%
6316-0000	Gas	2,080.88	4,290.88	30,000.00	14%
6336-0000	Water & Sewer	288.65	526.54	3,800.00	14%
TOTAL UTILITY EXPENSES		\$3,733.84	\$6,564.23	\$43,800.00	15%
CONTRACT & BUILDINGS EXPENSES					
7048-0000	Elevator & License	227.36	227.36	3,600.00	6%
7096-0000	Janitorial	448.00	448.00	6,000.00	7%
7100-0000	Landscaping	896.00	896.00	11,421.00	8%
7126-0000	Mechanical	0.00	514.08	3,188.00	16%
TOTAL CONTRACT & BLDG EXPENSES		\$1,571.36	\$2,085.44	\$24,209.00	9%
REPAIRS & MTCE EXPENSES					
7620-0000	Enterphone	49.52	49.52	595.00	8%
7649-0000	Fire & Safety Inspection	0.00	0.00	1,800.00	0%
7660-0000	Repairs & Maintenance	0.00	390.52	10,000.00	4%
7710-0000	Landscaping Improvements	0.00	0.00	1,000.00	0%
7740-0000	Miscellaneous	0.00	60.48	0.00	-
7854-0000	Special Projects	0.00	0.00	24,000.00	0%
7882-0000	Supplies	0.00	0.00	1,000.00	0%
TOTAL REPAIRS & MTCE EXPENSES		\$49.52	\$500.52	\$38,395.00	1%



Oxana Soliar, Strata Manager

Mar 8, 2013

Date

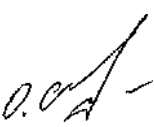
Statement Of Operations

Thursday, March 7, 2013

Wedgewood Park (nw307)

For the 2nd Month Ending February 28 2013

	Current Actual	Year to Date Actual	Annual Budget	YTD - Budget %
CRF & OTHER BUDGETED RESERVES				
8920-0000 Contingency Reserve Fund	629.17	1,258.34	7,550.00	17%
TOTAL CRF & BUDGETED RESERVES	\$629.17	\$1,258.34	\$7,550.00	17%
TOTAL EXPENSES / RESERVES	\$9,161.22	\$16,636.95	\$158,337.00	11%
SURPLUS / (DEFICIT)	\$1,373.43	\$4,309.59	\$0.00	



Oxana Soliar, Strata Manager

Mar 8, 2013

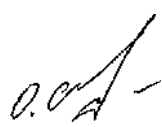
Date

Balance Sheet
Wedgewood Park (nw307)

Tuesday, April 9, 2013

March 31, 2013

	March 2013	February 2013	Change
ASSETS			
CURRENT ASSETS			
Bank - Operating	22,305.16	14,595.83	7,709.33
Petty Cash	100.00	100.00	0.00
Accounts Receivable	19,608.98	16,797.71	2,811.27
Due from Previous Management	0.00	75,919.96	(75,919.96)
TOTAL CURRENT ASSETS	\$ 42,014.14	107,413.50	(65,399.36)
OTHER ASSETS			
Accrued Interest	91.16	18.96	72.20
Prepaid - Insurance	12,777.29	14,324.54	(1,547.25)
TOTAL OTHER ASSETS	\$ 12,868.45	14,343.50	(1,475.05)
RESERVES			
Reserve Bank - Major Project	12,000.00	0.00	12,000.00
TOTAL RESERVES	\$ 12,000.00	0.00	12,000.00
CRF BANK			
CRF Bank - General	61,851.77	1,258.66	60,593.11
TOTAL CRF BANK	\$ 61,851.77	1,258.66	60,593.11
TOTAL ASSETS	\$ 128,734.36	123,015.66	5,718.70
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Accounts Payable	0.00	337.16	(337.16)
Accrued Liabilities	3,069.43	3,013.98	55.45
TOTAL CURRENT LIABILITIES	\$ 3,069.43	3,351.14	(281.71)
RESERVES			
Reserve - Irrigation	1,610.06	1,571.71	38.35
Reserve - Major Project	12,010.27	0.00	12,010.27
Reserve - Social	3,210.31	3,185.31	25.00
TOTAL RESERVES	\$ 16,830.64	4,757.02	12,073.62
CONTINGENCY RESERVE FUND			
CRF - General	61,905.03	73,222.60	(11,317.57)
TOTAL CONTINGENCY RESERVE FUND	\$ 61,905.03	73,222.60	(11,317.57)
OPERATING FUND			
Operating Surplus/(Deficit) Current Year	14,553.92	4,309.59	10,244.33
Operating Surplus/(Deficit) Prior Years	37,640.52	42,640.49	(4,999.97)
Prior Year Operating Surplus - Adjustment	(5,265.18)	(5,265.18)	0.00
TOTAL OPERATING SURPLUS/(DEFICIT)	\$ 46,929.26	41,684.90	5,244.36
TOTAL LIABILITIES AND EQUITY	\$ 128,734.36	123,015.66	5,718.70



Oxana Soliar, Strata Manager

Apr 9, 2013

Date

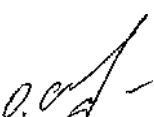
Statement Of Operations

Tuesday, April 9, 2013

Wedgewood Park (nw307)

For the 3rd Month Ending March 31 2013

		Current Actual	Year to Date Actual	Annual Budget	YTD - Budget %
REVENUE					
5285-0000	Interest Income	27.63	86.83	0.00	-
5335-0000	Locker Room Rental	40.00	120.00	480.00	25%
5385-0000	MoveIn/Out Fee	0.00	0.00	600.00	0%
5455-0000	Prior Years Surplus	4,999.97	4,999.97	20,000.00	25%
5500-0000	Owners' Contributions	13,506.93	34,314.27	137,257.00	25%
TOTAL REVENUE		\$18,574.53	\$39,521.07	\$158,337.00	25%
OPERATING EXPENSES					
ADMIN EXPENSES					
6004-0000	Statutory Review of Trust Accounts	0.00	0.00	336.00	0%
6028-0000	Bank Charges	23.00	145.00	300.00	48%
6050-0000	Depreciation Report	0.00	0.00	9,520.00	0%
6076-0000	Insurance Appraisal	0.00	0.00	300.00	0%
6080-0000	Insurance Premium	1,547.25	4,641.75	18,600.00	25%
6098-0000	Management Fees	1,193.92	3,581.76	14,327.00	25%
6128-0000	Postage/Copies/Office Exp.	167.09	791.17	1,000.00	79%
TOTAL ADMIN EXPENSES		\$2,931.26	\$9,159.68	\$44,383.00	21%
UTILITY EXPENSES					
6308-0000	Electricity	981.73	2,728.54	10,000.00	27%
6316-0000	Gas	1,912.56	6,203.44	30,000.00	21%
6336-0000	Water & Sewer	207.59	734.13	3,800.00	19%
TOTAL UTILITY EXPENSES		\$3,101.88	\$9,666.11	\$43,800.00	22%
CONTRACT & BUILDINGS EXPENSES					
7048-0000	Elevator & License	237.44	464.80	3,600.00	13%
7096-0000	Janitorial	448.00	896.00	6,000.00	15%
7100-0000	Landscaping	896.00	1,792.00	11,421.00	16%
7126-0000	Mechanical	0.00	514.08	3,188.00	16%
TOTAL CONTRACT & BLDG EXPENSES		\$1,581.44	\$3,666.88	\$24,209.00	15%
REPAIRS & MTCE EXPENSES					
7620-0000	Enterphone	49.52	99.04	595.00	17%
7649-0000	Fire & Safety Inspection	0.00	0.00	1,800.00	0%
7660-0000	Repairs & Maintenance	0.00	390.52	10,000.00	4%
7710-0000	Landscaping Improvements	0.00	0.00	1,000.00	0%
7740-0000	Miscellaneous	0.00	60.48	0.00	-
7854-0000	Special Projects	0.00	0.00	24,000.00	0%
7882-0000	Supplies	36.93	36.93	1,000.00	4%
TOTAL REPAIRS & MTCE EXPENSES		\$86.45	\$586.97	\$38,395.00	2%



Oxana Soliar, Strata Manager

Apr 9, 2013

Date

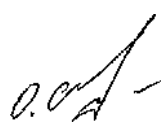
Statement Of Operations

Tuesday, April 9, 2013

Wedgewood Park (nw307)

For the 3rd Month Ending March 31 2013

	Current Actual	Year to Date Actual	Annual Budget	YTD - Budget %
CRF & OTHER BUDGETED RESERVES				
8920-0000 Contingency Reserve Fund	629.17	1,887.51	7,550.00	25%
TOTAL CRF & BUDGETED RESERVES	\$629.17	\$1,887.51	\$7,550.00	25%
TOTAL EXPENSES / RESERVES	\$8,330.20	\$24,967.15	\$158,337.00	16%
SURPLUS / (DEFICIT)	\$10,244.33	\$14,553.92	\$0.00	



Oxana Soliar, Strata Manager

Apr 9, 2013

Date