

BCS4115 -Winchester
January 1, 2017 - December 31, 2017 Approved Operating Budget

| REVENUE | 2016 Approved Budget | 2016 Year-End | 2017 Proposed Budget |
|------------------------------------|-----------------------------|----------------------|-----------------------------|
| Strata Fees | 217,522 | 217,522 | 223,034 |
| Late Fees | 0 | 1000 | 0 |
| Interest Income | 0 | 492 | 0 |
| Miscellaneous Income | 0 | 0 | 0 |
| TOTAL REVENUE | 217,522 | 219,014 | 223,034 |
| OPERATING EXPENSES | | | |
| ADMINISTRATIVE EXPENSES | | | |
| Property Management | 19,744 | 14,249 | 19,744 |
| Bank Charges | 300 | 215 | 300 |
| Sundry, Postage & Photo Copies | 650 | 841 | 750 |
| Professional - Accounting | 500 | 525 | 500 |
| Professional - Audit | 392 | 735 | 735 |
| Professional - Engineering | 4,500 | 2,745 | 0 |
| Professional - Legal | 500 | 210 | 500 |
| Insurance | 36,000 | 33,904 | 36000 |
| TOTAL ADMIN. EXPENSES | 62,586 | 53,424 | 58,529 |
| UTILITIES | | | |
| Utilities - Electricity | 2,241 | 1,804 | 2250 |
| TOTAL UTILITIES | 2,241 | 1,804 | 2250 |
| BUILDING MAINTENANCE | | | |
| Garbage Disposal and Recycling | 12,500 | 13,636 | 18,000 |
| General Repairs and Maintenance | 2,000 | 1759 | 5,000 |
| Fire & Alarm Maintenance | 3,500 | 3159 | 3,500 |
| Gutters & Eaves | 3,045 | 3,045 | 3,255 |
| Dryer Vent Cleaning | 1,600 | 1,286.00 | 0 |
| TOTAL BUILDING MAINTENANCE | 22,645 | 22,885 | 29,755 |
| GROUNDS MAINTENANCE | | | |
| Landscaping Services | 28,500 | 27,143 | 28,500 |
| Landscaping Improvement & Upgrade | 2,500 | 0 | 2,500 |
| Irrigation | 500 | 318 | 500 |
| Snow Removal | 1,050 | 3,150 | 3,500 |
| TOTAL GROUNDS MAINTENANCE | 32,550 | 30,611 | 35,000 |
| TOTAL OPERATING EXPENDITURE | 120,022 | 108,724 | 125,534 |
| TRANSFER TO RESERVES | | | |
| Transfer to Contingency Fund | 97,500 | 97,500 | 97,500 |
| TOTAL TRANSFER TO RESERVES | 97,500 | 97,500 | 97,500 |
| NET SURPLUS (DEFICIT) | 0 | 12,790 | 0 |

BCS 4115 - WINCHESTER

Strata Fee Schedule for the Period January 1, 2017 - December 31, 2017

| Unit # | Strata Lot | Unit Entitlement | Proposed Operating Fund Contribution | Proposed CRF Contribution | Prior Year Strata Fee Contribution | Proposed Strata Fee Contribution |
|--------|------------|------------------|--------------------------------------|---------------------------|------------------------------------|----------------------------------|
| 1 | 1 | 124 | \$ 137.44 | \$ 106.75 | \$ 238.16 | \$ 244.19 |
| 2 | 2 | 119 | \$ 131.90 | \$ 102.44 | \$ 228.55 | \$ 234.35 |
| 3 | 3 | 119 | \$ 131.90 | \$ 102.44 | \$ 228.55 | \$ 234.35 |
| 4 | 4 | 119 | \$ 131.90 | \$ 102.44 | \$ 228.55 | \$ 234.35 |
| 5 | 5 | 119 | \$ 131.90 | \$ 102.44 | \$ 228.55 | \$ 234.35 |
| 6 | 6 | 124 | \$ 137.44 | \$ 106.75 | \$ 238.16 | \$ 244.19 |
| 7 | 7 | 133 | \$ 147.42 | \$ 114.50 | \$ 255.44 | \$ 261.92 |
| 8 | 8 | 127 | \$ 140.77 | \$ 109.33 | \$ 243.92 | \$ 250.10 |
| 9 | 9 | 128 | \$ 141.88 | \$ 110.19 | \$ 245.84 | \$ 252.07 |
| 10 | 10 | 127 | \$ 140.77 | \$ 109.33 | \$ 243.92 | \$ 250.10 |
| 11 | 11 | 128 | \$ 141.88 | \$ 110.19 | \$ 245.84 | \$ 252.07 |
| 12 | 12 | 133 | \$ 147.42 | \$ 114.50 | \$ 255.44 | \$ 261.92 |
| 13 | 13 | 133 | \$ 147.42 | \$ 114.50 | \$ 255.44 | \$ 261.92 |
| 14 | 14 | 127 | \$ 140.77 | \$ 109.33 | \$ 243.92 | \$ 250.10 |
| 15 | 15 | 128 | \$ 141.88 | \$ 110.19 | \$ 245.84 | \$ 252.07 |
| 16 | 16 | 127 | \$ 140.77 | \$ 109.33 | \$ 243.92 | \$ 250.10 |
| 17 | 17 | 128 | \$ 141.88 | \$ 110.19 | \$ 245.84 | \$ 252.07 |
| 18 | 18 | 133 | \$ 147.42 | \$ 114.50 | \$ 255.44 | \$ 261.92 |
| 19 | 19 | 126 | \$ 139.66 | \$ 108.47 | \$ 242.00 | \$ 248.13 |
| 20 | 20 | 120 | \$ 133.01 | \$ 103.31 | \$ 230.47 | \$ 236.31 |
| 21 | 21 | 122 | \$ 135.23 | \$ 105.03 | \$ 234.32 | \$ 240.25 |
| 22 | 22 | 120 | \$ 133.01 | \$ 103.31 | \$ 230.47 | \$ 236.31 |
| 23 | 23 | 124 | \$ 137.44 | \$ 106.75 | \$ 238.16 | \$ 244.19 |
| 24 | 24 | 201 | \$ 222.79 | \$ 173.04 | \$ 386.05 | \$ 395.83 |
| 25 | 25 | 212 | \$ 234.98 | \$ 182.51 | \$ 407.17 | \$ 417.49 |
| 26 | 26 | 201 | \$ 222.79 | \$ 173.04 | \$ 386.05 | \$ 395.83 |
| 27 | 27 | 126 | \$ 139.66 | \$ 108.47 | \$ 242.00 | \$ 248.13 |
| 28 | 28 | 120 | \$ 133.01 | \$ 103.31 | \$ 230.47 | \$ 236.31 |
| 29 | 29 | 123 | \$ 136.33 | \$ 105.89 | \$ 236.24 | \$ 242.22 |
| 30 | 30 | 121 | \$ 134.12 | \$ 104.17 | \$ 232.40 | \$ 238.28 |
| 31 | 31 | 123 | \$ 136.33 | \$ 105.89 | \$ 236.24 | \$ 242.22 |
| 32 | 32 | 126 | \$ 139.66 | \$ 108.47 | \$ 242.00 | \$ 248.13 |
| 33 | 33 | 198 | \$ 219.47 | \$ 170.45 | \$ 380.20 | \$ 389.92 |
| 34 | 34 | 206 | \$ 228.33 | \$ 177.34 | \$ 395.65 | \$ 405.67 |
| 35 | 35 | 200 | \$ 221.68 | \$ 172.18 | \$ 384.12 | \$ 393.86 |
| 36 | 36 | 200 | \$ 221.68 | \$ 172.18 | \$ 384.12 | \$ 393.86 |
| 37 | 37 | 199 | \$ 220.57 | \$ 171.32 | \$ 382.20 | \$ 391.89 |
| 38 | 38 | 123 | \$ 136.33 | \$ 105.89 | \$ 236.24 | \$ 242.22 |
| 39 | 39 | 122 | \$ 135.23 | \$ 105.03 | \$ 234.32 | \$ 240.25 |
| 40 | 40 | 120 | \$ 133.01 | \$ 103.31 | \$ 230.47 | \$ 236.31 |
| 41 | 41 | 122 | \$ 135.23 | \$ 105.03 | \$ 234.32 | \$ 240.25 |
| 42 | 42 | 126 | \$ 139.66 | \$ 108.47 | \$ 242.00 | \$ 248.13 |
| 43 | 47 | 126 | \$ 139.66 | \$ 108.47 | \$ 242.00 | \$ 248.13 |
| 44 | 48 | 120 | \$ 133.01 | \$ 103.31 | \$ 230.47 | \$ 236.31 |

| | | | | | | |
|---------------------|----|------|-------------------|------------------|-------------------|-------------------|
| 45 | 49 | 122 | \$ 135.23 | \$ 105.03 | \$ 234.32 | \$ 240.25 |
| 46 | 50 | 120 | \$ 133.01 | \$ 103.31 | \$ 230.47 | \$ 236.31 |
| 47 | 51 | 124 | \$ 137.44 | \$ 106.75 | \$ 238.16 | \$ 244.19 |
| 48 | 52 | 126 | \$ 139.66 | \$ 108.47 | \$ 242.00 | \$ 248.13 |
| 49 | 53 | 121 | \$ 134.12 | \$ 104.17 | \$ 232.40 | \$ 238.28 |
| 50 | 54 | 122 | \$ 135.23 | \$ 105.03 | \$ 234.32 | \$ 240.25 |
| 51 | 55 | 126 | \$ 139.66 | \$ 108.47 | \$ 242.00 | \$ 248.13 |
| 52 | 56 | 124 | \$ 137.44 | \$ 106.75 | \$ 238.16 | \$ 244.19 |
| 53 | 57 | 120 | \$ 133.01 | \$ 103.31 | \$ 230.47 | \$ 236.31 |
| 54 | 58 | 122 | \$ 135.23 | \$ 105.03 | \$ 234.32 | \$ 240.25 |
| 55 | 59 | 120 | \$ 133.01 | \$ 103.31 | \$ 230.47 | \$ 236.31 |
| 56 | 60 | 148 | \$ 164.04 | \$ 127.41 | \$ 284.25 | \$ 291.46 |
| 57 | 61 | 149 | \$ 165.15 | \$ 128.27 | \$ 286.17 | \$ 293.42 |
| 58 | 62 | 148 | \$ 164.04 | \$ 127.41 | \$ 284.25 | \$ 291.46 |
| 59 | 68 | 123 | \$ 136.33 | \$ 105.89 | \$ 236.24 | \$ 242.22 |
| 60 | 69 | 122 | \$ 135.23 | \$ 105.03 | \$ 234.32 | \$ 240.25 |
| 61 | 70 | 148 | \$ 164.04 | \$ 127.41 | \$ 284.25 | \$ 291.46 |
| 62 | 63 | 148 | \$ 164.04 | \$ 127.41 | \$ 284.25 | \$ 291.46 |
| 63 | 64 | 128 | \$ 141.88 | \$ 110.19 | \$ 245.84 | \$ 252.07 |
| 64 | 65 | 128 | \$ 141.88 | \$ 110.19 | \$ 245.84 | \$ 252.07 |
| 65 | 66 | 128 | \$ 141.88 | \$ 110.19 | \$ 245.84 | \$ 252.07 |
| 66 | 67 | 130 | \$ 144.09 | \$ 111.91 | \$ 249.68 | \$ 256.01 |
| 67 | 43 | 124 | \$ 137.44 | \$ 106.75 | \$ 238.16 | \$ 244.19 |
| 68 | 44 | 120 | \$ 133.01 | \$ 103.31 | \$ 230.47 | \$ 236.31 |
| 69 | 45 | 120 | \$ 133.01 | \$ 103.31 | \$ 230.47 | \$ 236.31 |
| 70 | 46 | 124 | \$ 137.44 | \$ 106.75 | \$ 238.16 | \$ 244.19 |
| TOTAL | | 9438 | \$ 10,461.17 | \$ 8,125.00 | \$ 18,126.75 | \$ 18,586.17 |
| | | | | | | |
| ANNUAL TOTAL | | | \$ 125,534 | \$ 97,500 | \$ 217,522 | \$ 223,034 |