

Exhibit D –Budget of the Strata Corporation

\*\*\*\* - 60 Strata Lots

**BUDGET OF ANTICIPATED COMMON EXPENSES**

(For the twelve month period commencing on the first day of the month following the month in which the first conveyance of a strata lot to a purchaser occurs)

ANTICIPATED COMMON EXPENSE ITEMS	EST. MONTHLY COST TO STRATA CORPORATION	EST. ANNUAL COST TO STRATA CORPORATION
Road Maintenance	\$1,200.00	\$14,400.00
Common property snow removal.	\$300.00	\$3,600.00
Landscape Maintenance	\$250.00	\$3,000.00
Electricity – common property	\$200.00	\$2,400.00
Fire and Liability Insurance premiums providing fire and extended endorsement coverage on common property and assets together with liability insurance providing coverage of \$2,000,000.00 per occurrence.	\$500.00	\$6,000.00
Water – common property	\$100.00	\$1,200.00
Septic – common property	\$333.00	\$4,000.00
Common property maintenance	\$250.00	\$3,000.00
Strata management including accounting	\$1,000.00	\$12,000.00
Garbage pickup	\$500.00	\$6,000.00
Contingency fund.	\$500.00	\$6,000.00
<b>Operating Budget Totals</b>	<b>\$5,133.00</b>	<b>\$61,600.00</b>
Sinking Funds		
Roads	\$600.00	\$7,200.00
Total Sinking Funds	\$600.00	\$7,200.00
<b>TOTAL ANTICIPATED COMMON EXPENSES OF STRATA CORPORATION FOR TWELVE (12) MONTHS OF OPERATION.</b>	<b>\$5,733.00</b>	<b>\$68,800.00</b>

**Estimated monthly Strata Fees per Strata Lot = \$100.00** (based on equal unit entitlements for 60 strata lots and rounded to nearest dollar).

The following strata lot expenses are not included in common expenses and are payable by owners in addition to Strata Fees:

- Property taxes;
- Water charges payable to the Columbia Shuswap Regional District;
- Utility costs – electricity, natural gas, telephone and cablevision;