

# **Strata Plan VR1591**

December 31, 2023

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## COMPILATION ENGAGEMENT REPORT

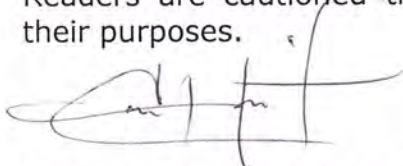
On the basis of information provided by the management we have compiled the statement of financial position of Strata Plan VR1591 as at December 31, 2023 and the statement of operations and changes in fund balances for the year then ended, and Note 2 which describes the basis of accounting applied in the preparation of the financial information.

Management is responsible for the accompanying financial information, including the accuracy and completeness of the underlying information used to compile it.

We have performed this engagement in accordance with Canadian Standard on Related Services (CSRS) 4200, Compilation Engagements, which requires us to comply with relevant ethical requirements. Our responsibility is to assist management in the preparation and presentation of the financial information of the entity.

We did not perform an audit or a review engagement nor were we required to perform procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an audit opinion or a review conclusion, or provided any form of assurance on the financial information.

Readers are cautioned that these statements may not be appropriate for their purposes.



Mananquil and Company, CPA Corp.

New Westminster, B.C.  
January 17, 2024

# THE OWNERS STRATA PLAN VR1591

## STATEMENT OF OPERATIONS AND CHANGES IN FUND BALANCES

(Unaudited - See Notice to Reader)

For The Year Ending December 31, 2023

Statement 1

	2023	2022
REVENUES:		
Strata Fees	\$ 60,499	\$ 59,796
Coinamatic	1,416	733
Special assessment	14,781	215
Interest income	429	104
	\$ 77,125	\$ 60,848
EXPENDITURES		
General		
Accounting fee	\$ 2,400	\$ 2,400
Appraisal	604	-
Bank charges	154	50
Insurance	15,724	14,698
Office supplies	417	504
Permit and licenses	145	93
Web-hosting	248	-
	19,692	17,745
Buildings and Grounds		
Boiler inspection	1,020	1,740
Electricity	923	2,162
Fire inspection	545	1,625
Garbage and Recycling	6,802	5,404
Gas	9,700	6,773
Ground maintenance	1,559	835
Janitorial	5,700	5,675
Repair and maintenance	37,626	37,383
Supplies	489	771
Water-meter	4,619	3,594
	68,983	65,963
	88,675	83,708
EXCESS OF REVENUE OVER EXPENDITURES	(11,550)	(22,860)
FUND BALANCES BEGINNING OF THE YEAR	36,419	59,279
FUND BALANCES END OF THE YEAR	\$ 24,869	\$ 36,419

The attached notes are an integral part of these financial statements



# THE OWNERS STRATA PLAN VR1591

## STATEMENT OF FINANCIAL POSITION

(Unaudited - See Compilation Engagement Report)

December 31, 2023

Statement 2

	2023	2022
<b>ASSETS</b>		
Current Assets		
Cash in bank	\$ 10,872	\$ 20,592
Contingency reserve (Note 4)	13,997	24,559
Accounts receivable	-	1,033
	\$ 24,869	\$ 46,184
<b>LIABILITIES</b>		
Current liabilities		
Account payable and accruals	\$ -	\$ 9,765
	-	9,765
<b>FUND BALANCES</b>		
UNRESTRICTED	24,869	36,419
RESTRICTED	-	-
	24,869	36,419
	\$ 24,869	\$ 46,184

Approved on behalf of  
The Owners, Strata Plan VR1591

The attached notes are an integral part of these financial statements

STRATA VR1591  
DRAFT STATEMENT OF OPERATIONS WITH BUDGET COMPARISON  
FOR THE YEAR ENDED DECEMBER 31, 2023

	2024	2023		2023	2022	VARIANCE
	BUDGET	BUDGET	INCREASE (DECREASE)	ACTUAL	ACTUAL	INCREASE (DECREASE)
REVENUES:						
Coinamatic	1,200	1,000	200	1,416	733	683
Strata fee	69,200	62,296	6,904	60,590	59,796	794
Interest Income	150	150	-	429	104	325
Special assessment	-	-	-	14,781	-	14,781
Miscellaneous fees	150	150	-	-	215	(215)
<b>TOTAL</b>	<b>70,700</b>	<b>63,596</b>	<b>7,104</b>	<b>77,216</b>	<b>60,848</b>	<b>16,367</b>
OPERATING EXPENSES:						
Accounting	2,400	2,400	-	2,400	2,400	-
Appraisal fee	200	200	-	604		604
Bank charges	125	100	25	154	50	104
Office supplies	350	300	50	416	504	(88)
Permit and licenses	150	100	50	145	93	52
Web-hosting/Administration	250	175	75	248		248
Building repair and maintenance						
Janitorial	5,700	5,700	-	5,700	5,675	25
Building repair & maintenance	6,000	6,000	-	37,626	37,384	242
Building supplies	500	600	(100)	489	771	(282)
Ground maintenance	1,000	1,000	-	1,559	835	724
Annual Fire inspection	600	600	-	545	1,625	(1,080)
Annual Boiler Inspection	1,500	1,500	-	1,020	1,740	(720)
Insurance	17,205	15,000	2,205	15,724	14,698	1,026
Utilities						
Electricity	1,500	3,100	(1,600)	923	2,162	(1,239)
Garbage and Recycling	7,000	5,500	1,500	6,802	5,404	1,398
Gas	10,000	7,000	3,000	9,700	6,773	2,927
Water Sewer	6,000	4,000	2,000	5,743	3,594	2,149
<b>TOTAL OPERATING EXPENSES</b>	<b>60,480</b>	<b>53,275</b>	<b>7,205</b>	<b>89,798</b>	<b>83,708</b>	<b>6,089</b>
<b>EXCESS (DEFICIT) OF REVENUE OVER EXPENDITURES</b>	<b>\$ 10,220</b>	<b>\$ 10,321</b>	<b>\$ (101)</b>	<b>\$ (12,582)</b>	<b>\$ (22,860)</b>	<b>\$ 10,278</b>

Contributions to the CRF are approved in the annual budget by a majority vote of the owners and collected through the strata fees.

Contingency to be applied for 2023 \$2664.00  
Contingency to be applied for 2024 \$6048.00



THE OWNERS, STRATA PLAN VR1591  
NOTES TO FINANCIAL STATEMENTS  
(Unaudited)  
December 31, 2023

1. PURPOSE OF THE STRATA CORPORATION

The Strata Corporation has been established and is responsible for managing and maintaining the common property and common assets of the Strata Corporation for the benefit for the owners in accordance with the Strata Property Act of British Columbia.

2. DISCLOSED BASIS OF ACCOUNTING

The basis of accounting to be applied in the preparation of the financial information is on the historical cost basis, reflecting cash transactions with the addition of:

- fund balances

3. SIGNIFICANT ACCOUNTING POLICIES

Restricted Fund Method of Accounting

These financial statements have been prepared following the restricted fund method of accounting, where revenues are recorded in the period in which they were assessed or earned and expenditures are recorded in the period in which they become obligation.

- i. Operating Fund  
The Operating Fund accounts for administrative activities and routine maintenance. This fund reports unrestricted resources.
- ii. Contingency Reserve Fund  
The Contingency Reserve Fund reports restricted resources used for non-annual repair, maintenance and replacement of common property, common facilities and other assets.

4. CONTINGENCY RESERVE FUND (invested in GICs)	2023	2022
	\$13,997	\$24,559

CRF Contribution 2023: \$2,664 and CRF Contribution \$6,048

The Annual contribution to the Contingency Reserve Fund for the fiscal year following the first annual general meeting must be determined as follows:

If the amount of money in the Contingency Reserve Fund at the time of the first annual general meeting is less than 25% of the total amount budgeted for the contribution to the operating fund for the fiscal year that just ended, the annual contribution to the Contingency Reserve Fund for the current fiscal year must be at least the lesser of:

- (1) 10% of the total amount budgeted for the Contribution to the operating fund for the current fiscal year, and
- (2) The amount required to bring the Contingency Reserve Fund to at least 25% of the total amount budgeted for the contribution to the operating fund for the current fiscal year.

Additional contributions may be made as part of the annual budget giving consideration to upcoming major expenditures or as the result of findings contained in a depreciation report.

## CURRENT CHANGES TO STRATA LEGISLATION IN BC

As of November 24, 2022 no strata corporation or section is allowed to have a residential rental-restriction bylaw. All strata rental-restriction bylaws are invalid. (Note: no strata bylaw changes are required as provincial legislation changed). Short-term rental strata bylaws are allowed and a strata corporation or section may have, or create, a bylaw banning or limiting short-term rentals.

Other new legislations enacted in 2023 are as follows;

### Minimum 10% annual contribution to the contingency reserve fund

Effective November 1, 2023, when approving budgets at the annual general meeting, strata corporations and sections will be legally required to contribute a minimum of 10% of the annual operating fund to the contingency reserve fund (CRF)

### Electric vehicle charging in strata corporations (May 11, 2023)

B.C. made changes to the Strata Property Act to make it easier for strata corporations and owners to install electric vehicle (EV) charging infrastructure in strata properties, including allowing a strata corporation to approve some EV charging decisions by majority vote instead of by a  $\frac{3}{4}$  vote. Other changes will be brought into force at a later date by regulation. These regulations will specify criteria and requirements relating to electrical planning reports and requests for and/or approval of installation of EV charging.

### Form B insurance summary

Effective April 1, 2023, strata corporations and sections will have to provide a summary of their insurance coverage on the Form B: Information Certificate. The Form B is a provincially prescribed form and the current version must be used