



VANCOUVER CONDOMINIUM SERVICES LTD.

400 - 1281 W. GEORGIA STREET, VANCOUVER, B.C. V6E 3J7

MEMO TO: Realtors

FROM: Vancouver Condominium Services Ltd.

Enclosed please find the current financial statement for the strata plan as recently requested by you.

Please review it and feel free to call the strata agent with any questions that you may have.

NOTICE

The attached financial statement is sent to you on a "without prejudice" basis. This financial statement is intended for use by the strata council to monitor details of its disbursements and its cash flow requirements. Readers other than the strata council are cautioned that this statement may not necessarily be appropriate for their use.

Please note that this statement discloses the current financial position of the strata corporation as of the date of the statement. The statement does not necessarily report accrued accounts payable or contingent liabilities.

If you require further information concerning the financial status of this particular strata corporation please contact the appropriate strata agent at Vancouver Condominium Services Ltd. during regular business hours.

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Encl.

MAIN OFFICE TEL: (604) 684-6291 • FAX: (604) 684-4539 • TOLL FREE: 1-877-684-6291

ACCOUNTING OFFICE TEL: (604) 684-5329 • FAX: (604) 687-0537

WEB PAGE: www.vancondo.com





LMS4050 BUDGET COMPARATIVE

Report Criteria

Company Code:	STRATA PLAN LMS4050 (LMS4050)
Report Title:	Operating Statement
Report Date:	For the 12 Month Ended 01/31/10
Divisions:	LMS4050, LMS4050

<u>Curr Month</u> <u>Actual</u>	<u>Curr Month</u> <u>Budget</u>	<u>A/C Description</u>	<u>YTD</u> <u>Actual</u>	<u>YTD</u> <u>Budget</u>	<u>YTD</u> <u>Variance</u>	<u>Total</u> <u>Budget</u>
Summary Divisions						
REVENUE						
71,524.73	71,524.75	6710 STRATA FEES	858,296.76	858,297.00	0.24	858,297.00
100.00	--	6730 FINES	6,800.00	--	(6,800.00)	--
1,577.00	2,500.00	6750 RENTAL (CARETAKER SUITE)	23,230.00	30,000.00	6,770.00	30,000.00
23.61	208.26	6760 INTEREST	388.54	2,500.00	2,111.46	2,500.00
600.84	1,416.63	6780 MISCELLANEOUS	12,243.85	17,000.00	4,756.15	17,000.00
3,024.83	3,024.87	6790 SURPLUS FORWARD	36,297.96	36,298.00	0.04	36,298.00
76,851.01	78,674.51	TOTAL REVENUE	937,257.11	944,095.00	6,837.89	944,095.00
EXPENSES						
GENERAL EXPENSES						
5,885.25	5,941.25	7050 MANAGEMENT FEE	73,038.00	71,295.00	(1,743.00)	71,295.00
4,580.42	5,000.00	7100 INSURANCE	55,899.08	60,000.00	4,100.92	60,000.00
--	66.63	7110 INSURANCE APPRAISAL	--	800.00	800.00	800.00
1,070.70	833.26	7120 PROPERTY TAX / MORTGAGE	8,272.57	10,000.00	1,727.43	10,000.00
--	4,583.26	7150 BUILDING MANAGER	54,305.18	55,000.00	694.82	55,000.00
--	416.74	7250 AUDIT	--	5,000.00	5,000.00	5,000.00
--	500.00	7300 LEGAL	65.08	6,000.00	5,934.92	6,000.00
(869.54)	1,416.63	7400 MISCELLANEOUS	20,792.57	17,000.00	(3,792.57)	17,000.00
10,666.83	18,757.77	TOTAL GENERAL EXPENSES	212,372.48	225,095.00	12,722.52	225,095.00
BUILDING & GROUND EXPENSES						
26,930.20	11,666.63	8010 GAS	116,995.84	140,000.00	23,004.16	140,000.00
5,512.73	4,833.37	8020 ELECTRICITY	48,516.78	58,000.00	9,483.22	58,000.00
--	2,916.74	8030 WATER & SEWER	25,509.37	35,000.00	9,490.63	35,000.00
1,670.08	2,250.00	8040 WASTE REMOVAL	28,819.51	27,000.00	(1,819.51)	27,000.00
3,885.00	4,166.63	8055 CONTRACT CLEANING	46,929.62	50,000.00	3,070.38	50,000.00
1,464.86	2,000.00	8060 ELEVATOR	20,954.19	24,000.00	3,045.81	24,000.00
2,068.41	2,083.26	8080 LANDSCAPING	20,496.36	25,000.00	4,503.64	25,000.00
459.66	1,250.00	8130 LIFE SAFETY	14,264.87	15,000.00	735.13	15,000.00
6,056.40	6,666.63	8140 SECURITY	70,016.10	80,000.00	9,983.90	80,000.00
--	1,250.00	8150 MTCE PAINT PRG	3,150.00	15,000.00	11,850.00	15,000.00
1,089.90	2,250.00	8190 PLUMBING & HEATING	8,193.29	27,000.00	18,806.71	27,000.00
715.81	7,083.26	8240 REPAIRS & MAINTENANCE	77,432.67	85,000.00	7,567.33	85,000.00
--	833.37	8250 ELECTRICAL & MECHANICAL	8,185.95	10,000.00	1,814.05	10,000.00
1,473.06	500.00	8260 MAINTENANCE SUPPLIES	9,218.77	6,000.00	(3,218.77)	6,000.00
--	1,166.63	8450 WINDOW CLEANING	--	14,000.00	14,000.00	14,000.00
--	833.37	8490 COMMON AREA UPGRADES	1,034.30	10,000.00	8,965.70	10,000.00
51,326.11	51,749.89	TOTAL BUILDING & GROUND EXPENSES	499,717.62	621,000.00	121,282.38	621,000.00

<u>Curr Month</u> <u>Actual</u>	<u>Curr Month</u> <u>Budget</u>	<u>A/C Description</u>	<u>YTD</u> <u>Actual</u>	<u>YTD</u> <u>Budget</u>	<u>YTD</u> <u>Variance</u>	<u>Total</u> <u>Budget</u>
3,071.38	1,250.00	REC. CENTRE EXPENSES	8,280.53	15,000.00	6,719.47	15,000.00
		9010 RECREATION AREA				
3,071.38	1,250.00	TOTAL REC. CENTRE EXPENSES	8,280.53	15,000.00	6,719.47	15,000.00
6,916.66	6,916.74	9999 TRANSFER TO CONTINGENCY	82,999.92	83,000.00	0.08	83,000.00
71,980.98	78,674.40	TOTAL EXPENSES	803,370.55	944,095.00	140,724.45	944,095.00
4,870.03	0.11	NET CASH FLOW	133,886.56	—	(133,886.56)	—

Prepared by: RS

Reference: fr/FinRowX-r.p

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LMS4050 BALANCE SHEET

Report Criteria

Company Code:	STRATA PLAN LMS4050 (LMS4050)
Report Title:	BALANCE SHEET
Report Date:	As at January 31, 2010
Divisions:	LMS4050, LMS4050

Year to Date

Summary Divisions

ASSETS

CURRENT ASSETS

TOTAL CASH SCHEDULE	856,515.31
1200 STRATA FEES RECEIVABLE	208,136.79
1210 CRF - RECEIVABLE FROM OP.	2,000.00
1235 OPER. RES. - REC. FROM CRF RES.	28,000.00
1250 OP.RES. - REC. FROM PAVING PROJECT	8,000.00
1255 CRF-RES - REC. FROM SWIMMING POOL	2,000.00
1400 PREPAID INSURANCE	36,643.32

TOTAL CURRENT ASSETS

1,141,295.42

FIXED ASSETS

2250 STRATA SUITE	123,662.00
2260 EQUIPMENT	6,997.76
2265 EQUIPMENT - ACCUM. AMORT.	(697.78)

TOTAL FIXED ASSETS

129,961.98

TOTAL ASSETS

1,271,257.40

LIABILITIES & EQUITY

LIABILITIES

CURRENT LIABILITIES

3217 CRF RES - PAYABLE TO OPER. RES.	28,000.00
3220 OP. - PAYABLE TO CRF	2,000.00
3227 PAVING PROJECT - PAY'LE TO OP.RES.	8,000.00
3229 CCS H/B PROSTAR PAINTING	60,847.71
3275 SWIMMING POOL - PAY'LE TO CRF-RES	2,000.00
3400 DEPOSIT - VINCET LI	987.80

TOTAL CURRENT LIABILITIES

101,835.51

LONG TERM LIABILITIES

4100 MORTGAGE PAYABLE	65,938.61
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TOTAL LONG TERM LIABILITIES

65,938.61

TOTAL LIABILITIES

167,774.12

Year to Date

MEMBER'S EQUITY	
FUNDS	
TOTAL CONTINGENCY FUND	312,233.83
TOTAL PAVING PROJECT	0.25
TOTAL EXT. MTNCE PRJCT ALL OWNERS (SL)	567,014.45
TOTAL 2 AC CONDENCERS (C)	859.42
TOTAL DRYER VENT BOOSTER FANS (C)	596.40
TOTAL SWIMMING POOL MTCE. REP. (SL)	3,478.70
TOTAL FUNDS	884,183.05
FIXED ASSETS	
4850 FIXED ASSETS, OWNERS EQUITY	57,723.39
4855 EQUITY - EQUIPMENT	6,299.98
TOTAL FIXED ASSETS	64,023.37
OPERATING FUND	
4860 OPERATING FUND, OPENING BAL.	59,896.76
4863 OPER. FUND, ADJUSTMENT TO OP.BAL.	(38,506.46)
4870 CURRENT SURPLUS (DEFICIT)	133,886.56
TOTAL OPERATING FUND	155,276.86
TOTAL MEMBER'S EQUITY	1,103,483.28
TOTAL LIABILITIES & EQUITY	1,271,257.40

Notice to Reader

CAUTION TO READER – This financial statement is intended for use by the strata council to monitor details of its disbursements and its cash flow requirements. Readers other than the strata council are cautioned that this statement may not necessarily be appropriate for their use. **PREPARED WITHOUT AUDIT**

Prepared by: RS

Reference: fr/FinRowX-r.p

02/01/2010 8:46AM

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LMS4050 SCHEDULE

Report Criteria

Company Code:	STRATA PLAN LMS4050 (LMS4050)
Report Title:	SCHEDULE REPORT
Report Date:	As at January 31, 2010
Divisions:	LMS4050, LMS4050

Year to Date

Summary Divisions

CASH

1007 CCS - PAVING PROJECT	64.75
1023 CCS - 2 AC CONDENSERS	859.42
1024 CCS - DRYER VENT BOOSTER FANS	596.40
1026 CCS - SWIMMING POOL MTCE. REP.	474.33
1036 CCS H/B PROSTAR PAINTING	60,847.71
1050 CCS SEC. DEP. - VINCENT LI	987.80
1055 CCS - EXT. MNTCE. PRJCT.	363,473.80
1060 COAST CAPITAL SAVINGS ACCT.	92,541.77
1063 COAST CAPITAL SAVINGS CRF ACCT.	336,169.33
1080 PETTY CASH - K. COSTEA	500.00

TOTAL CASH

856,515.31

CRF

4300 CONTINGENCY FUND, OP. BAL.	279,085.19
4305 CRF, ADJUSTMENT TO OPEN. BAL.	(947.35)
4310 CONTINGENCY FUND, CURR. APPR.	82,999.92
4320 CONTINGENCY FUND, LESS EXP.	(50,282.65)
4330 CONTINGENCY FUND, INTEREST	1,378.72

TOTAL CRF

312,233.83

PAVING PROJECT

4460 PAVING PROJECT, INTEREST	0.25
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TOTAL PAVING PROJECT

0.25

EXT. MNTCE PRJCT ALL OWNERS (SL)

4810 EXT. MNTCE. PRJCT., OPEN. BAL.	1,385,709.21
4820 EXT. MNTCE. PRJCT., LESS EXP.	(821,508.24)
4825 EXT. MNTCE. PRJCT., INTEREST	2,813.48

TOTAL EXT. MNTCE PRJCT. ALL OWNERS (SL)

567,014.45

2 AC CONDENSERS (C)

4585 2 AC CONDENSERS, CURR. APPR.	20,000.00
4590 2 AC CONDENSERS, LESS EXP.	(19,153.05)
4595 2 AC CONDENSERS, INTEREST	12.47

TOTAL 2 AC CONDENSERS (C)

859.42

Year to Date

DRYER VENT BOOSTER FANS (C)	
4610 DRYER VENT BOOSTER FANS, CURR. APPR	18,000.00
4620 DRYER VENT BOOSTER FANS, LESS EXP.	(17,416.56)
4630 DRYER VENT BOOSTER FANS, INTEREST	12.96
TOTAL DRYER VENT BOOSTER FANS (C)	596.40
SWIMMING POOL MTCE. REP. (SL)	
4650 SWIMMING POOL MTCE. REP., CURR. APP	20,000.07
4660 SWIMMING POOL MTCE. REP., LESS EXP.	(16,538.00)
4665 SWIMMING POOL MTCE. REP., INTEREST	16.63
TOTAL SWIMMING POOL MTCE. REP. (SL)	3,478.70

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Prepared by: RS

Reference: fr/FinRowX-r.p

02/01/2010 8:47AM

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Inc.



LMS4050 BUDGET COMPARATIVE RESI.

Report Criteria

Company Code:	STRATA PLAN LMS4050 (LMS4050)
Report Title:	Operating Statement
Report Date:	For the 12 Month Ended 01/31/10
Divisions:	LMS4050 RESI. 00

<u>Curr Month</u> <u>Actual</u>	<u>Curr Month</u> <u>Budget</u>	<u>A/C Description</u>	<u>YTD</u> <u>Actual</u>	<u>YTD</u> <u>Budget</u>	<u>YTD</u> <u>Variance</u>	<u>Total</u> <u>Budget</u>
Summary Divisions						
REVENUE						
68,073.98	68,074.00	6710 STRATA FEES	816,887.76	816,888.00	0.24	816,888.00
100.00	--	6730 FINES	6,800.00	--	(6,800.00)	--
1,577.00	2,500.00	6750 RENTAL (CARETAKER SUITE)	23,230.00	30,000.00	6,770.00	30,000.00
22.32	200.63	6760 INTEREST	358.96	2,408.00	2,049.04	2,408.00
600.84	1,395.63	6780 MISCELLANEOUS	12,243.85	16,748.00	4,504.15	16,748.00
2,873.58	2,873.62	6790 SURPLUS FORWARD	34,482.96	34,483.00	0.04	34,483.00
73,247.72	75,043.88	TOTAL REVENUE	894,003.53	900,527.00	6,523.47	900,527.00
EXPENSES						
GENERAL EXPENSES						
5,668.68	5,722.62	7050 MANAGEMENT FEE	70,350.28	68,671.00	(1,679.28)	68,671.00
4,397.20	4,816.00	7100 INSURANCE	53,759.00	57,792.00	4,033.00	57,792.00
--	64.25	7110 INSURANCE APPRAISAL	--	771.00	771.00	771.00
1,029.42	802.63	7120 PROPERTY TAX / MORTGAGE	7,944.70	9,632.00	1,687.30	9,632.00
--	4,414.63	7150 BUILDING MANAGER	51,961.21	52,976.00	1,014.79	52,976.00
--	401.37	7250 AUDIT	0.73	4,816.00	4,815.27	4,816.00
--	481.62	7300 LEGAL	(7.09)	5,779.00	5,786.09	5,779.00
(905.40)	1,364.50	7400 MISCELLANEOUS	19,801.71	16,374.00	(3,427.71)	16,374.00
10,189.90	18,067.62	TOTAL GENERAL EXPENSES	203,810.54	216,811.00	13,000.46	216,811.00
BUILDING & GROUND EXPENSES						
25,939.16	11,237.25	8010 GAS	112,690.37	134,847.00	22,156.63	134,847.00
5,309.86	4,655.50	8020 ELECTRICITY	46,731.37	55,866.00	9,134.63	55,866.00
--	2,809.37	8030 WATER & SEWER	23,582.62	33,712.00	10,129.38	33,712.00
1,546.10	2,083.12	8040 WASTE REMOVAL	24,201.30	24,997.00	795.70	24,997.00
3,596.73	3,604.13	8055 CONTRACT CLEANING	41,523.87	43,250.00	1,726.13	43,250.00
1,464.86	2,000.00	8060 ELEVATOR	20,954.19	24,000.00	3,045.81	24,000.00
1,966.70	2,006.63	8080 LANDSCAPING	19,716.45	24,080.00	4,363.55	24,080.00
459.66	1,204.00	8130 LIFE SAFETY	13,768.44	14,448.00	679.56	14,448.00
5,833.52	6,421.25	8140 SECURITY	67,437.62	77,055.00	9,617.38	77,055.00
--	1,250.00	8150 MTCE PAINT PRG	3,150.00	15,000.00	11,850.00	15,000.00
1,070.82	2,210.50	8190 PLUMBING & HEATING	8,050.27	26,526.00	18,475.73	26,526.00
695.06	6,822.63	8240 REPAIRS & MAINTENANCE	75,741.90	81,872.00	6,130.10	81,872.00
--	736.50	8250 ELECTRICAL & MECHANICAL	6,945.07	8,838.00	1,892.93	8,838.00
1,262.23	380.12	8260 MAINTENANCE SUPPLIES	8,103.71	4,561.00	(3,542.71)	4,561.00
--	886.88	8450 WINDOW CLEANING	--	10,643.00	10,643.00	10,643.00
--	833.37	8490 COMMON AREA UPGRADES	1,034.30	10,000.00	8,965.70	10,000.00
49,144.70	49,141.25	TOTAL BUILDING & GROUND EXPENSES	473,631.48	589,695.00	116,063.52	589,695.00