

Balance Sheet (Accrual)
Strata Plan NW 3194 - Tri City Bus Centre - (3194)
December 2008

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Prepared For:
Strata Plan LMS3194 - Tri City
c/o Pacific Dawn Management
Level 2, 1311 Howe Street
Vancouver, BC V6Z 2P3

Prepared By:
PACIFIC DAWN ASSET &
SUITE 301
609 WEST HASTINGS
VANCOUVER, BC V6B 4W4

ASSETS

CURRENT ASSETS

Bank-TD	37,598.25
TD-CRF	100,646.74
Accounts Receivable	8,301.34
Prepaid Insurance	1,974.39
TOTAL CURRENT ASSETS	<u>148,520.72</u>

TOTAL ASSETS

148,520.72

LIABILITIES & EQUITY

LIABILITIES

Prepaid Strata Fees	624.51
Accounts Payable Other	-288.40
GST Collected	-3,377.37
GST - Input Tax Credits	-1,590.27
GST Owing (Refund)	1,787.10
Suspense	545.65
TOTAL LIABILITIES	<u>2,668.86</u>

EQUITY

Prior Retained Equity	36,192.11
YTD - Retained Equity	9,013.01
TOTAL EQUITY	<u>45,205.12</u>

CONTINGENCY FUNDS

Contingency Reserve-Prior	88,523.21
Contingency Reserve (Current Year)	8,034.10
CRF - Interest	4,089.43
TOTAL CONTINGENCY FUNDS	<u>100,646.74</u>

TOTAL EQUITY & CONTINGENCY

145,851.86

TOTAL LIABILITIES, EQUITY & CONTINGENCY

148,520.72

Budget Comparison (Accrual)
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	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
REVENUE									
Parking	0.00	0.00	0.00	0	761.90	0.00	761.90	0	0.00
Commercial Strata Fees	7,420.45	7,450.00	-29.55	-0.40	74,204.50	74,500.00	-295.50	-0.40	89,400.00
TOTAL RENT	7,420.45	7,450.00	-29.55	-0.40	74,966.40	74,500.00	466.40	0.63	89,400.00
OTHER INCOME									
Misc Revenue	0.00	0.00	0.00	0	0.00	600.00	-600.00	-100.0	600.00
TOTAL OTHER INCOME	0.00	0.00	0.00	0	0.00	600.00	-600.00	-100.0	600.00
TOTAL REVENUE	7,420.45	7,450.00	-29.55	-0.40	74,966.40	75,100.00	-133.60	-0.18	90,000.00
EXPENSES									
COMMERCIAL OPERATING EXPE									
CLEANING									
Pest Control	0.00	0.00	0.00	0	130.00	0.00	-130.00	0	0.00
Glass/Awning Cleaning	0.00	0.00	0.00	0	187.25	0.00	-187.25	0	0.00
TOTAL CLEANING	0.00	0.00	0.00	0	317.25	0.00	-317.25	0	0.00
ENERGY & UTILITIES									
Utilities - Electricity	367.64	416.67	49.03	11.77	3,059.21	4,166.70	1,107.49	26.58	5,000.00
Utilities - Gas	0.00	0.00	0.00	0	67.00	0.00	-67.00	0	0.00
Water	0.00	0.00	0.00	0	0.00	8,000.00	8,000.00	100.0	8,000.00
Sewer	0.00	0.00	0.00	0	9,378.18	8,000.00	-1,378.18	-17.23	8,000.00
TOTAL ENERGY & UTILITIES	367.64	416.67	49.03	11.77	12,504.39	20,166.70	7,662.31	37.99	21,000.00
BLDG. REPAIRS/MAINT.									
General Supplies	0.00	0.00	0.00	0	13.38	0.00	-13.38	0	0.00
Roof Repair	0.00	225.00	225.00	100.0	0.00	2,250.00	2,250.00	100.0	2,700.00
Repairs and Maintenance	364.10	875.00	510.90	58.39	3,864.10	8,750.00	4,885.90	55.84	10,500.00
Signs & Displays	0.00	14.58	14.58	100.0	0.00	145.80	145.80	100.0	175.00
TOTAL BLDG. REPAIRS/MAINT.	364.10	1,114.58	750.48	67.33	3,877.48	11,145.80	7,268.32	65.21	13,375.00
LANDSCAPING & GRDS MAINT.									
Snow Removal	0.00	750.00	750.00	100.0	1,154.00	1,250.00	96.00	7.68	2,500.00
Landscape Maintenance	780.00	791.67	11.67	1.47	10,805.00	7,916.70	-2,888.30	-36.48	9,500.00
TOTAL LANDSCAPING & GRDS.	780.00	1,541.67	761.67	49.41	11,959.00	9,166.70	-2,792.30	-30.46	12,000.00
SECURITY & FIRE SAFETY									
Fire Equipment Contract	288.75	0.00	-288.75	0	826.45	0.00	-826.45	0	0.00
Fire & Bldg Security	49.47	150.00	100.53	67.02	398.72	1,500.00	1,101.28	73.42	1,800.00
TOTAL SECURITY & FIRE SAFET	338.22	150.00	-188.22	-125.4	1,225.17	1,500.00	274.83	18.32	1,800.00
INSURANCE									
Insurance	1,141.67	1,141.67	0.00	0.00	11,416.70	11,416.70	0.00	0.00	13,700.00
TOTAL INSURANCE	1,141.67	1,141.67	0.00	0.00	11,416.70	11,416.70	0.00	0.00	13,700.00
MANAGEMENT FEES									
Management Fees	1,436.17	1,436.17	0.00	0.00	14,420.62	14,361.70	-58.92	-0.41	17,234.00
TOTAL MANAGEMENT FEES	1,436.17	1,436.17	0.00	0.00	14,420.62	14,361.70	-58.92	-0.41	17,234.00
GENERAL & ADMINISTRATION									
Audit/Legal	0.00	0.00	0.00	0	446.75	0.00	-446.75	0	0.00
Petty Cash	0.00	0.00	0.00	0	65.23	0.00	-65.23	0	0.00
Telephone/Long Distance/Pager	0.00	0.00	0.00	0	507.15	0.00	-507.15	0	0.00
Bank Charges/Office Services	0.00	45.83	45.83	100.0	399.05	458.30	59.25	12.93	550.00
Photocopies, faxes & postage	41.67	41.67	0.00	0.00	416.70	416.70	0.00	0.00	500.00
TOTAL GENERAL & ADMINISTRATION	41.67	87.50	45.83	52.38	1,834.88	875.00	-959.88	-109.7	1,050.00

Budget Comparison (Accrual)
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	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
ELECTRICAL									
Elec-Tubes & Ballast	0.00	0.00	0.00	0	363.80	0.00	-363.80	0	0.00
TOTAL ELECTRICAL	0.00	0.00	0.00	0	363.80	0.00	-363.80	0	0.00
PARKING LOT									
Parking Lot Repairs/Maint.	0.00	16.67	16.67	100.0	0.00	166.70	166.70	100.0	200.00
TOTAL PARKING LOT	0.00	16.67	16.67	100.0	0.00	166.70	166.70	100.0	200.00
TOTAL COMMERCIAL OPERATIN	4,469.47	5,904.93	1,435.46	24.31	57,919.29	68,799.30	10,880.01	15.81	80,359.00
OTHER EXPENSES									
Contingency Reserve	803.41	803.42	0.01	0.00	8,034.10	8,034.20	0.10	0.00	9,641.00
TOTAL RESIDENTIAL EXPENSES	803.41	803.42	0.01	0.00	8,034.10	8,034.20	0.10	0.00	9,641.00
TOTAL EXPENSES	5,272.88	6,708.35	1,435.47	21.40	65,953.39	76,833.50	10,880.11	14.16	90,000.00
NET INCOME	2,147.57	741.65	1,405.92	189.5	9,013.01	-1,733.50	10,746.51	-619.9	0.00

Tri City Business Park - Strata Corp NW3194
Proposed Budget
March 1, 2008 - February 28, 2009

		Mar 1/08 to Feb 28/09 Proposed Budget	Mar 1/07 to Feb 28/08 "ACTUAL" Costs	Mar 1/07 to Feb 28/08 Approved Budget	NOTES TO 2008 - 2009 BUDGET
REVENUE					
4000	Maintenance Fees	89,400.00	89,088.07	89,400.00	No Increase over last year
4010	Misc. Revenue		9,587.99		
4035	Omnex Ground Rent	600.00		600.00	
4040	Directory Rev				
4095	Late Charges & Bylaw Fines		1,400.00		
TOTAL REVENUE		90,000.00	100,076.06	90,000.00	
EXPENSES:					
5000	Bank Charges/Audit	1,450.00	1,424.72	550.00	2 bank accounts, auto withdrawal, audit
5040	Insurance	12,461.00	14,698.00	13,700.00	Rates stabilized
5055	Landscape Contract	11,500.00	11,269.82	9,500.00	maintenance, improvements & pallets
5060	Management Fees	17,600.00	17,403.24	17,234.00	2% increase.
5075	Pcopy/Postage/Office	1,200.00	1,047.46	500.00	Minutes/Financial Statements/Correspondence
5600	R & M General	9,789.00	3,997.42	10,500.00	Various repairs & electrical bulbs, ballasts
5710	Fire & Security	1,700.00	1,544.71	1,800.00	Monitoring, repairs & maintenance
5720	Snow Removal	6,000.00	14,509.60	2,500.00	Large snow fall; we will find new group.
5780	Parking Lot Repairs	4,000.00	-	200.00	
5820	Utilities - Hydro	4,000.00	3,694.44	5,000.00	Exterior lighting
5830	Utilities - W&S	7,500.00	6,351.79	16,000.00	Water & Sewer for all tenants
5065	Signs & Displays	500.00	187.25	175.00	Repairs & cleaning
5620	Roof Repairs	2,500.00	1,080.00	2,700.00	Roof repairs as required
6000	Contingency Reserve Fund	9,800.00	9,640.92	9,641.00	
TOTAL EXPENSES		90,000.00	86,849.37	90,000.00	
NET INCOME FOR THE YEAR			3,049.99		

Tri City Business Park - Strata Corp NW3194

Strata Fees

March 1, 2008 - February 28, 2009

Unit #	Strata Lot #	Unit Entitlement	Strata Fees	GST	Total	Unit #	Strata Lot #	Unit Entitlement	Strata Fees	GST	Total
1	1	139	119.81	5.99	125.80	43	43	91	78.44	3.92	82.36
2	2	144	124.12	6.21	130.33	44	42	91	78.44	3.92	82.36
3	3	136	117.23	5.86	123.09	45	41	91	78.44	3.92	82.36
4	4	144	124.12	6.21	130.33	46	40	92	79.30	3.97	83.27
5	5	144	124.12	6.21	130.33	47	24	76	65.51	3.28	68.79
6	6	144	124.12	6.21	130.33	48	23	93	80.16	4.01	84.17
7	7	144	124.12	6.21	130.33	49	22	93	80.16	4.01	84.17
8	8	144	124.12	6.21	130.33	50	21	91	78.44	3.92	82.36
9	9	144	124.12	6.21	130.33	51	20	91	78.44	3.92	82.36
10	10	144	124.12	6.21	130.33	52	19	91	78.44	3.92	82.36
11	11	150	129.30	6.46	135.76	53	18	101	87.06	4.35	91.41
12	12	150	129.30	6.46	135.76	54	25	106	91.37	4.57	95.94
13	13	150	129.30	6.46	135.76	55	26	91	78.44	3.92	82.36
14	14	150	129.30	6.46	135.76	56	27	91	78.44	3.92	82.36
15	15	150	129.30	6.46	135.76	57	28	91	78.44	3.92	82.36
16	16	149	128.43	6.42	134.86	58	29	93	80.16	4.01	84.17
17	17	136	117.23	5.86	123.09	59	30	93	80.16	4.01	84.17
18	32	149	128.43	6.42	134.86	60	31	92	79.30	3.97	83.27
19	33	151	130.16	6.51	136.67	61	46	92	79.30	3.97	83.27
20	34	151	130.16	6.51	136.67	62	47	91	78.44	3.92	82.36
21	35	151	130.16	6.51	136.67	63	48	91	78.44	3.92	82.36
22	36	151	130.16	6.51	136.67	64	49	91	78.44	3.92	82.36
23	37	151	130.16	6.51	136.67	65	50	91	78.44	3.92	82.36
24	38	151	130.16	6.51	136.67	66	51	94	81.03	4.05	85.08
25	39	147	126.71	6.34	133.04	67	60	157	135.33	6.77	142.10
26	52	150	129.30	6.46	135.76	68	61	157	135.33	6.77	142.10
27	53	150	129.30	6.46	135.76	69	62	157	135.33	6.77	142.10
28	54	151	130.16	6.51	136.67	70	63	157	135.33	6.77	142.10
29	55	151	130.16	6.51	136.67	71	64	157	135.33	6.77	142.10
30	56	151	130.16	6.51	136.67	72	65	157	135.33	6.77	142.10
31	57	151	130.16	6.51	136.67	73	66	219	188.77	9.44	198.21
32	58	151	130.16	6.51	136.67	74	67	219	188.77	9.44	198.21
33	59	149	128.43	6.42	134.86						
41	45	96	82.75	4.14	86.89						
42	44	91	78.44	3.92	82.36						

Cheques should be made payable to: **STRATA PLAN NW3194**, or complete the attached Pre-Authorized Payment Form.

mail to:
PACIFIC DAWN MANAGEMENT,
Level 2 - 1311 Howe Street, Vancouver, B.C. V6Z 2P3

If you are presently registered for Pre-authorized payments there is no need to re-register.