



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) 684-1539 • TOLL FREE: 1-877-684-6291

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

WEB PAGE: www.vancondo.com



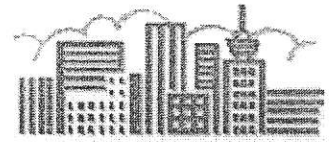
BCS0522 BUDGET COMPARATIVE



Report Criteria

Company Code:	STRATA PLAN BCS0522 (BCS0522)
Report Title:	Operating Statement
Report Date:	For the 3 Month Ended 04/30/09
Divisions:	BCS0522, BCS0522, BCS0522

<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						
43,948.97	43,949.17	6710 STRATA FEES	131,846.91	131,847.51	0.60	527,390.00
--	83.33	6730 FINES	--	249.99	249.99	1,000.00
800.00	783.33	6750 STRATA SUITE'S RENT	2,200.00	2,349.99	149.99	9,400.00
11.78	83.33	6760 INTEREST	52.13	249.99	197.86	1,000.00
100.00	958.33	6775 GUEST SUITE	1,150.00	2,874.99	1,724.99	11,500.00
1,369.58	1,041.67	6780 MISC. (FOBS & MOVE FEE)	2,569.58	3,125.01	555.43	12,500.00
46,230.33	46,899.16	TOTAL REVENUE	137,818.62	140,697.48	2,878.86	562,790.00
EXPENSES						
GENERAL EXPENSES						
4,042.50	3,780.00	7050 MANAGEMENT FEE	11,865.00	11,340.00	(525.00)	45,360.00
4,292.58	4,333.33	7100 INSURANCE	16,282.74	12,999.99	(3,282.75)	52,000.00
--	83.33	7110 INSURANCE APPRAISAL	--	249.99	249.99	1,000.00
4,914.15	5,500.00	7150 CARETAKER WAGES & BENEFITS	10,875.31	16,500.00	5,624.69	66,000.00
207.58	191.67	7250 AUDIT	622.75	575.01	(47.74)	2,300.00
--	83.33	7300 LEGAL	--	249.99	249.99	1,000.00
936.00	936.00	7340 MORTGAGE	2,808.00	2,808.00	--	11,232.00
--	150.00	7350 PROPERTY TAXES (GUEST & STRATA STE)	--	450.00	450.00	1,800.00
1,582.14	666.67	7400 MISCELLANEOUS	4,698.47	2,000.01	(2,698.46)	8,000.00
15,974.95	15,724.33	TOTAL GENERAL EXPENSES	47,152.27	47,172.99	20.72	188,692.00
BUILDING & GROUND EXPENSES						
4,774.94	4,166.67	8010 GAS	17,177.77	12,500.01	(4,677.76)	50,000.00
2,990.00	3,750.00	8020 ELECTRICITY	9,933.66	11,250.00	1,316.34	45,000.00
2,500.00	2,666.67	8030 WATER	22,875.53	8,000.01	(14,875.52)	32,000.00
50.00	1,250.00	8035 SEWER	(3,914.90)	3,750.00	7,664.90	15,000.00
1,917.74	1,916.67	8040 GARBAGE	5,753.22	5,750.01	(3.21)	23,000.00
1,219.05	1,250.00	8060 ELEVATOR	3,998.15	3,750.00	(248.15)	15,000.00
1,180.20	1,750.00	8080 LANDSCAPING	2,856.00	5,250.00	2,394.00	21,000.00
(55.50)	916.67	8130 FIRE EQUIP.MTCE/MONITORING	4,765.48	2,750.01	(2,015.47)	11,000.00
3,564.76	4,000.00	8140 SECURITY	7,822.23	12,000.00	4,177.77	48,000.00
1,680.00	333.33	8145 SECURITY MOVES (RES. ONLY)	2,100.00	999.99	(1,100.01)	4,000.00
3,275.74	458.33	8150 SECURITY LEASE (APRIL 2009)	4,913.61	1,374.99	(3,538.62)	5,500.00
158.31	183.33	8170 TELEPHONE	364.47	549.99	185.52	2,200.00
2,538.79	3,750.00	8240 REPAIRS & MAINTENANCE	17,428.87	11,250.00	(6,178.87)	45,000.00
--	833.33	8250 MECHANICAL MAINTENANCE	1,501.50	2,499.99	998.49	10,000.00



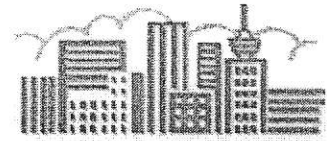
BCS0522 BUDGET COMPARATIVE

Report Criteria

Company Code:	STRATA PLAN BCS0522 (BCS0522)
Report Title:	Operating Statement
Report Date:	For the 3 Month Ended 04/30/09
Divisions:	BCS0522 "00" RESIDENTIAL

<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						
14,929.05	14,929.25	6710 STRATA FEES	44,787.15	44,787.75	0.60	179,151.00
800.00	348.08	6750 STRATA SUITE'S RENT	2,200.00	1,044.24	(1,155.76)	4,177.00
100.00	958.33	6775 GUEST SUITE	1,150.00	2,874.99	1,724.99	11,500.00
1,369.58	1,041.67	6780 MISCELLANEOUS	2,569.58	3,125.01	555.43	12,500.00
17,198.63	17,277.33	TOTAL REVENUE	50,706.73	51,831.99	1,125.26	207,328.00
EXPENSES						
GENERAL EXPENSES						
252.72	252.50	7340 MORTGAGE	758.16	757.50	(0.66)	3,030.00
--	50.00	7350 PROPERTY TAXES (GUEST & STRATA STE)	--	150.00	150.00	600.00
252.72	302.50	TOTAL GENERAL EXPENSES	758.16	907.50	149.34	3,630.00
BUILDING & GROUND EXPENSES						
4,774.94	4,166.67	8010 GAS	17,177.77	12,500.01	(4,677.76)	50,000.00
2,150.00	2,644.08	8020 ELECTRICITY	7,009.99	7,932.24	922.25	31,729.00
1,667.67	1,666.75	8040 GARBAGE	5,003.00	5,000.25	(2.75)	20,001.00
1,219.05	1,250.00	8060 ELEVATOR	3,998.15	3,750.00	(248.15)	15,000.00
1,180.20	1,750.00	8080 LANDSCAPING	2,856.00	5,250.00	2,394.00	21,000.00
1,680.00	333.33	8145 SECURITY MOVES (RES. ONLY)	2,100.00	999.99	(1,100.01)	4,000.00
952.11	1,695.00	8240 REPAIRS & MAINTENANCE	14,350.16	5,085.00	(9,265.16)	20,340.00
--	555.58	8250 MECHANICAL MAINTENANCE	--	1,666.74	1,666.74	6,667.00
--	191.67	8280 CARPET MTNCE.	--	575.01	575.01	2,300.00
--	83.33	8290 INT. PAINTING MTNCE.	--	249.99	249.99	1,000.00
--	1,208.33	8295 DRYER VENT CLEANING (RES. ONLY)	--	3,624.99	3,624.99	14,500.00
--	463.58	8450 WINDOW CLEANING	--	1,390.74	1,390.74	5,563.00
13,623.97	16,008.32	TOTAL BUILDING & GROUND EXPENSES	52,495.07	48,024.96	(4,470.11)	192,100.00
REC. CENTRE EXPENSES						
257.70	--	9200 RECREATION FAC./AMENITY-REP./MTNCE.	492.29	--	(492.29)	--
257.70	--	TOTAL REC. CENTRE EXPENSES	492.29	--	(492.29)	--

BCS0522 BUDGET COMPARATIVE



Report Criteria

Company Code:	STRATA PLAN BCS0522 (BCS0522)
Report Title:	Operating Statement
Report Date:	For the 3 Month Ended 04/30/09
Divisions:	BCS0522 "01" COMMERCIAL

<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						
1,071.50	1,071.50	6710 STRATA FEES	3,214.50	3,214.50	--	12,858.00
1,071.50	1,071.50	TOTAL REVENUE	3,214.50	3,214.50	--	12,858.00
EXPENSES						
BUILDING & GROUND EXPENSES						
90.00	144.42	8020 ELECTRICITY	388.23	433.26	45.03	1,733.00
250.07	249.92	8040 GARBAGE	750.22	749.76	(0.46)	2,999.00
765.58	363.00	8240 REPAIRS & MAINTENANCE	958.04	1,089.00	130.96	4,356.00
--	277.75	8250 MECHANICAL MAINTENANCE	1,501.50	833.25	(668.25)	3,333.00
--	36.42	8450 WINDOW CLEANING	--	109.26	109.26	437.00
1,105.65	1,071.51	TOTAL BUILDING & GROUND EXPENSES	3,597.99	3,214.53	(383.46)	12,858.00
1,105.65	1,071.51	TOTAL EXPENSES	3,597.99	3,214.53	(383.46)	12,858.00
(34.15)	(0.01)	NET CASH FLOW	(383.49)	(0.03)	383.46	--

Prepared by: CT

Reference: fr/FinRowX-r.p
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<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>
		REC. CENTRE EXPENSES				
--	500.00	9200 RECREATION FAC./AMENITY-REP./MTCE.	138.57	1,500.00	1,361.43	6,000.00
--	500.00	TOTAL REC. CENTRE EXPENSES	138.57	1,500.00	1,361.43	6,000.00
26,786.64	28,550.33	TOTAL EXPENSES	88,015.21	85,650.99	(2,364.22)	342,604.00
1,173.56	--	NET CASH FLOW	(4,117.82)	--	4,117.82	--

Prepared by: CT

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Year to Date**MEMBER'S EQUITY****FUNDS**

TOTAL CONTINGENCY RESI. FUND	54,159.35
TOTAL CONTINGENCY COMM. FUND	4,737.45
TOTAL CONTINGENCY JNT. FUND	90,147.90

TOTAL FUNDS**149,044.70****FIXED ASSETS CONTRA**

4850 EQUITY IN STRATA SUITE	55,117.15
4855 EQUITY IN GUEST SUITE	21,058.64

TOTAL FIXED ASSETS CONTRA**76,175.79****OPERATING FUND****RES. ONLY – OPERATING FUND**

4860 OPER. FUND RES., OPENING BAL.	33,331.54
4863 OPER. FUND RES. ADJ. TO OPEN. BAL.	3,237.38
4870 CURRENT SURPLUS RES. (DEFICIT)	(5,938.29)

TOTAL OPERATING FUND RES. ONLY**30,630.63****COMM. ONLY – OPERATING FUND**

4865 OPER. FUND COMM., OPEN. BAL.	2,573.29
4871 CURRENT SURPLUS COMM. (DEFICIT)	(383.49)

TOTAL OPERATING FUND COMM. ONLY**2,189.80****JOINT – OPERATING FUND**

4867 OPER. FUND JOINT, OPEN. BAL.	(33,681.34)
4872 CURRENT SURPLUS JOINT (DEFICIT)	(4,117.82)

TOTAL OPERATING FUND JOINT**(37,799.16)****TOTAL OPERATING FUND****71,197.06****TOTAL MEMBER'S EQUITY****220,241.76****TOTAL LIABILITIES & EQUITY****429,605.20**

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: CT

Reference: fr/FinRowX-r.p

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