

The Advanti
Strata Corporation LMS3853
(Unaudited)

Balance Sheet - Reserve Funds
As at March 31, 2009

ASSETS

	<u>2008</u>
Current Assets	
Bank - Coast Capital Contingency	\$ 11,211.14
Bank - CRF -GIC	104,261.65
CRF Due from Operating Fund	52,622.72
Total Current Assets	<u>\$ 168,095.51</u>

RESERVE FUNDS

Reserve Funds:	
Balance beginning of year	\$ 166,394.93
Add: Transfer from Operating Funds	1,689.50
Interest - Bank	11.08
Total Contingency & Assessmnet Funds	<u>\$ 168,095.51</u>

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Balance Sheet - Operating Fund
As at March 31, 2009

ASSETS

	<u>2008</u>
Current Assets	
Bank - Coast Capital - Chequing	\$ 27,140.51
Accounts Receivable - Members	2,400.22
Prepaid Insurance	0.00
Total Current Assets	<u>\$ 29,540.73</u>

LIABILITIES AND STRATA MEMBERS' EQUITY

Current Liabilities	
Accounts Payable	\$ 0.00
Operations Due to CRF Fund	52,622.72
Total Current Liabilities	<u>52,622.72</u>
Strata Members' Equity	
Retained Earnings - Previous Year	-27,604.36
Current Earnings	4,522.37
Total Retained Earnings	<u>-23,081.99</u>
Total Strata Members' Equity	<u>\$ 29,540.73</u>

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Income Statement
For the 1 Period ended March 31, 2009

	Month <u>Actual</u>	Y-T-D <u>Actual</u>	Y-T-D <u>Budget</u>	Budget <u>Variance</u>	Budget <u>Remaining</u>
Revenue					
Strata Fees	\$ 14,271.81	\$ 14,271.81	\$ 14,271.83	\$ -0.02	\$ 156,992.19
Bylaw / Late Payment Fines	0.00	0.00	0.00	0.00	0.00
Bank Interest	5.19	5.19	100.00	-94.81	1,194.81
Move-In / Move-Out	400.00	400.00	0.00	400.00	-400.00
Late Charge	75.00	75.00	0.00	75.00	-75.00
Interest Income-Over Due A/C	4.90	4.90	0.00	4.90	-4.90
Contingency Funds Contribution	0.00	0.00	0.00	0.00	0.00
Miscellaneous Income	190.70	190.70	50.00	140.70	409.30
	<u>14,947.60</u>	<u>14,947.60</u>	<u>14,421.83</u>	<u>525.77</u>	<u>158,116.40</u>
Interest Income-Over Due A/C					
Expenses					
Accounting/Audit	0.00	0.00	40.00	40.00	480.00
Bank Charges	14.14	14.14	20.00	5.86	225.86
HVAC Contract	0.00	0.00	240.00	240.00	2,880.00
HVAC Repairs	0.00	0.00	40.00	40.00	480.00
Management Fee	1,380.00	1,380.00	1,380.00	0.00	15,180.00
Maintenance - Elevator	194.11	194.11	180.00	-14.11	1,965.89
Maintenance - Janitorial	0.00	0.00	590.00	590.00	7,080.00
Maintenance - Landscaping	1,378.65	1,378.65	1,084.00	-294.65	11,629.35
Maintenance - Electrical	0.00	0.00	90.00	90.00	1,080.00
Maintenance - Snow Removal	0.00	0.00	50.00	50.00	600.00
Maintenance - Window Cleaning	0.00	0.00	62.50	62.50	750.00
Maintenance - Exterior	1,396.50	1,396.50	2,916.00	1,519.50	33,595.50
Maintenance - Plumbing	402.45	402.45	40.00	-362.45	77.55
Misc. Building Maint. & Supplies	0.00	0.00	180.00	180.00	2,160.00
Office Expense	8.91	8.91	60.00	51.09	711.09
Trash Removal	363.07	363.07	400.00	36.93	4,436.93
Security - Alarm	0.00	0.00	120.00	120.00	1,440.00
Fire & Life Safety System	0.00	0.00	400.00	400.00	4,800.00
Enterphone	101.98	101.98	50.00	-51.98	498.02
Insurance	491.89	491.89	1,350.00	858.11	15,708.11
Utilities - Electricity	0.00	0.00	590.00	590.00	7,080.00
Utilities - Gas	3,004.03	3,004.03	2,100.00	-904.03	22,195.97
Water & Sewer	0.00	0.00	750.00	750.00	9,000.00
	<u>8,735.73</u>	<u>8,735.73</u>	<u>12,732.50</u>	<u>3,996.77</u>	<u>144,054.27</u>
Contingency	1,689.50	1,689.50	1,689.50	0.00	18,584.50
Total of Expenses	<u>10,425.23</u>	<u>10,425.23</u>	<u>14,422.00</u>	<u>3,996.77</u>	<u>162,638.77</u>
Net Operating Income (-Deficit)	\$ <u>4,522.37</u>	\$ <u>4,522.37</u>	\$ <u>-0.17</u>	\$ <u>4,522.54</u>	\$ <u>4,522.37</u>

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STRATA CORPORATION LMS3853 - The Avanti

FINANCIAL STATEMENTS

(Unaudited)

March 31, 2009

Prepared by:

Kyle Properties Ltd.