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 Tel: 604 684-6291
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VR0329 BUDGET COMPARATIVE

Report Criteria

Company Code:	**STRATA PLAN VR0329 (VR0329)**
Report Title:	**Operating Statement**
Report Date:	**For the 2 Month Ended 02/29/12**
Divisions:	**VR0329**

Curr Month Actual	Curr Month Budget	A/C Description	YTD Actual	YTD Budget	YTD Variance	Total Budget
		Summary Divisions				
		REVENUE				
41,583.06	41,583.33	6710 STRATA FEES	83,166.12	83,166.66	0.54	499,000.00
100.00	58.33	6730 FINES	150.00	116.66	(33.34)	700.00
65.17	33.33	6760 INTEREST	90.92	66.66	(24.26)	400.00
1,766.67	1,766.67	6790 SURPLUS FORWARD	3,533.34	3,533.34	--	21,200.00
43,514.90	**43,441.66**	**TOTAL REVENUE**	**86,940.38**	**86,883.32**	**(57.06)**	**521,300.00**
		EXPENSES				
		GENERAL EXPENSES				
2,882.88	2,916.67	7050 MANAGEMENT FEE	5,877.76	5,833.34	(44.42)	35,000.00
4,798.17	5,000.00	7100 INSURANCE	9,596.34	10,000.00	403.66	60,000.00
--	66.67	7110 APPRAISAL	--	133.34	133.34	800.00
--	333.33	7250 AUDIT	--	666.66	666.66	4,000.00
--	41.67	7300 LEGAL	--	83.34	83.34	500.00
1,124.28	583.33	7400 MISCELLANEOUS	1,455.82	1,166.66	(289.16)	7,000.00
8,805.33	**8,941.67**	**TOTAL GENERAL EXPENSES**	**16,929.92**	**17,883.34**	**953.42**	**107,300.00**
		BUILDING & GROUND EXPENSES				
--	750.00	8020 ELECTRICITY	1,070.68	1,500.00	429.32	9,000.00
--	5,500.00	8030 WATER	16,366.13	11,000.00	(5,366.13)	66,000.00
1,461.84	1,333.33	8040 GARBAGE REMOVAL	2,839.52	2,666.66	(172.86)	16,000.00
3,268.00	5,416.67	8080 GROUNDS	3,268.00	10,833.34	7,565.34	65,000.00
586.26	20,000.00	8240 REPAIRS & MAINTENANCE	7,842.04	40,000.00	32,157.96	240,000.00
3,083.25	--	8300 REHABILITATION PROJECT	3,203.03	--	(3,203.03)	--
8,399.35	**33,000.00**	**TOTAL BUILDING & GROUND EXPENSES**	**34,589.40**	**66,000.00**	**31,410.60**	**396,000.00**
		REC. CENTRE EXPENSES				
282.20	1,500.00	9300 REC. FACILITIES	489.40	3,000.00	2,510.60	18,000.00
282.20	**1,500.00**	**TOTAL REC. CENTRE EXPENSES**	**489.40**	**3,000.00**	**2,510.60**	**18,000.00**
17,486.88	**43,441.67**	**TOTAL EXPENSES**	**52,008.72**	**86,883.34**	**34,874.62**	**521,300.00**
26,028.02	**(0.01)**	**NET CASH FLOW**	**34,931.66**	**(0.02)**	**(34,931.68)**	**--**

Prepared by: CT

Reference: fr/FinRowX-r.p

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VR0329 BALANCE SHEET

Report Criteria

Company Code:	**STRATA PLAN VR0329 (VR0329)**
Report Title:	**BALANCE SHEET**
Report Date:	**As at February 29, 2012**
Divisions:	**VR0329**

	Year to Date
Summary Divisions	
ASSETS	
CURRENT ASSETS	
TOTAL CASH SCHEDULE	205,817.11
1200 STRATA FEES RECEIVABLE	8,371.13
1400 PREPAID INSURANCE	47,981.66
TOTAL CURRENT ASSETS	**262,169.90**
TOTAL ASSETS	**262,169.90**
LIABILITIES & EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
3235 INSURANCE PAYABLE	19,192.66
TOTAL CURRENT LIABILITIES	**19,192.66**
TOTAL LIABILITIES	**19,192.66**
MEMBER'S EQUITY	
FUNDS	
TOTAL CONTINGENCY FUND	161,036.88
TOTAL FUNDS	**161,036.88**
OPERATING FUND	
4860 OPERATING FUND, OPENING BAL.	50,542.04
4863 OPER. FUND, ADJUSTMENT TO OP.BAL.	(3,533.34)
4870 CURRENT SURPLUS (DEFICIT)	34,931.66
TOTAL OPERATING FUND	**81,940.36**

	Year to Date
TOTAL MEMBER'S EQUITY	**242,977.24**
TOTAL LIABILITIES & EQUITY	**262,169.90**

Notice to Reader

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Prepared by: CT

Reference: fr/FinRowX–r.p

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VR0329 SCHEDULE

Report Criteria

Company Code:	**STRATA PLAN VR0329 (VR0329)**
Report Title:	**SCHEDULE REPORT**
Report Date:	**As at February 29, 2012**
Divisions:	**VR0329**

	Year to Date
Summary Divisions	
CASH	
1045 RBCDS - CRF INVESTMENT	140,000.00
1100 VANCITY OP ACCT	44,780.23
1105 VANCITY CRF ACCT	21,036.88
TOTAL CASH	**205,817.11**
CRF	
4300 CONTINGENCY FUND, OP. BAL.	160,871.35
4330 CONTINGENCY FUND, INTEREST	165.53
TOTAL CRF	**161,036.88**

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