

**Strata Plan VR 192  
Income Statement  
For the Ten Months Ending 31 March 2009**

	Month Actual	Y-T-D Actual	Y-T-D Budget	2008/09 Budget
<b>INCOME:</b>				
Owner Contributions	\$ 10,325.05	\$ 103,250.36	\$ 103,250.00	\$ 123,900.00
Fines & Penalties	0.00	350.00	83.30	100.00
Interest	45.64	660.23	1,300.00	1,560.00
Move fee/Miscellaneous Revenue	0.00	680.00	250.00	300.00
Laundry Revenue	0.00	5,530.00	5,300.00	6,360.00
Parking Revenue	75.00	780.00	750.00	900.00
Locker Income	60.00	530.00	450.00	540.00
<b>TOTAL INCOME</b>	<b>10,505.69</b>	<b>111,780.59</b>	<b>111,383.30</b>	<b>133,660.00</b>
<b>GENERAL EXPENSES</b>				
Administration	105.57	1,184.62	750.00	900.00
Audit	0.00	0.00	833.30	1,000.00
Caretaker	550.00	5,500.00	5,500.00	6,600.00
Insurance/Appraisal	1,062.17	10,621.66	10,666.70	12,800.00
Legal/Consulting	0.00	514.05	0.00	0.00
Management	997.50	9,975.00	9,975.00	11,970.00
<b>Total General Expenses</b>	<b>2,715.24</b>	<b>27,795.33</b>	<b>27,725.00</b>	<b>33,270.00</b>
<b>BUILDING EXPENSES</b>				
Elevator maintenance	211.05	2,263.85	2,333.30	2,800.00
Enterphone	49.73	497.30	466.70	560.00
Fire protection	0.00	974.75	1,000.00	1,200.00
Garbage collection	190.10	2,517.28	2,250.00	2,700.00
Gas	3,992.00	46,479.51	37,500.00	45,000.00
Hydro	495.00	4,956.92	5,083.30	6,100.00
Laundry room	330.30	3,254.56	3,250.00	3,900.00
Miscellaneous	0.00	466.08	416.70	500.00
Plumbing/Mechanical	191.27	6,674.52	2,916.70	3,500.00
Repairs and Maintenance	2,654.86	12,098.45	10,766.70	12,920.00
Supplies	0.00	808.72	425.00	510.00
Water and Sewer	1,840.80	8,003.90	8,250.00	9,900.00
<b>Total Building Expenses</b>	<b>9,955.11</b>	<b>88,995.84</b>	<b>74,658.40</b>	<b>89,590.00</b>
<b>GROUNDS EXPENSES</b>				
Irrigation	0.00	204.75	666.70	800.00
Landscaping Maintenance	551.25	5,846.25	5,833.30	7,000.00
<b>Total Grounds Expenses</b>	<b>551.25</b>	<b>6,051.00</b>	<b>6,500.00</b>	<b>7,800.00</b>
<b>TOTAL EXPENSES</b>	<b>13,221.60</b>	<b>122,842.17</b>	<b>108,883.40</b>	<b>130,660.00</b>
<b>Income Before Adjustments</b>	<b>(2,715.91)</b>	<b>(11,061.58)</b>	<b>2,499.90</b>	<b>3,000.00</b>
Contingency Reserve Alloc't'n	250.00	2,500.00	2,500.00	3,000.00
<b>SURPLUS/(DEFICIT)</b>	<b>\$ (2,965.91)</b>	<b>\$ (13,561.58)</b>	<b>\$ (0.10)</b>	<b>\$ 0.00</b>

*prepared by:*

**Condex Property Management Ltd.**

Strata Plan VR 192

Balance Sheet  
31 March 2009

ASSETS

Prime Investment Acct.	\$	13,821.29	
Prime Investment Acct. - CRF		63,454.15	
Accounts Rec' - Maintenance		439.27	
Prepaid Insurance		2,124.34	
Share Account		353.66	
<b>Total Assets</b>			<b>\$ 80,192.71</b>

LIABILITIES AND OWNER'S EQUITY

Operating Fund Account

Balance at Beginning of Year	\$	30,300.14	
Surplus/(Deficit) Y.T.D.		(13,561.58)	
			<b>16,738.56</b>

Contingency Reserve Fund Account

Balance at Beginning of Year		87,187.68	
Allocation Y.T.D.		2,500.00	
Add - Contingency Interest		1,769.15	
Add - Sp Assmnt - Int. Redecor		25,000.00	
Less - Interior Redecoration		(53,002.68)	
			<b>63,454.15</b>

<b>Total Equity</b>			<b>\$ 80,192.71</b>
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