

STRATA PLAN VR1428

FINANCIAL STATEMENTS

For the Eleven Month Period Ending July 31, 2009

(Unaudited)

CAUTION TO READER (Owner, Realtor, etc):

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.

8089 STRATA PLAN VRI428
 Period Ending 07/31/2009
 Total Company Budget Code: 1
 STRATA BALANCE SHEET

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Description	Year to Date
ASSETS	
CURRENT ASSETS	
1400 Operating Bank Account	440.26
1402 Contingency Bank Account	84,321.51
1410 Accounts Receivable	25.00
1440 Prepaid Insurance	14,856.25
1455 Prepaid Recycling	264.55
TOTAL CURRENT ASSETS	100,007.58
TOTAL ASSETS	100,007.58
LIABILITIES & MEMBERSHIP FUNDS	
LIABILITIES	
CURRENT LIABILITIES	
3010 Accounts Payable	9,341.35
3011 Accrued Liabilities	5,296.01
TOTAL CURRENT LIABILITIES	14,637.36
TOTAL LIABILITIES	14,637.36
MEMBERSHIP FUNDS	
Contingency Fund	84,321.51
3999 Current Surplus (Deficit)	1,068.69
TOTAL MEMBERSHIP FUNDS	85,410.19
TOTAL LIABILITIES & MEMBERSHIP FUNDS	100,007.58

End of Financial Statement

5069 STRATA PLAN VR1421
Period Ending 07/31/2009
Total Company Budget Code: 1
STRATA S.SHEET SCHEDULE

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Description	Year to Date
CONTINGENCY FUND	
5600 Contingency Fund - Opening Balance	55,940.43
5610 Contingency Fund - Current Yr Cont	27,569.54
5630 Contingency Fund - Current Yr Int.	811.54
TOTAL CONTINGENCY FUND	84,321.51

8049 STRATA PLAN VR1428
 Period Ending 07/31/2009
 Total Company Budget Code: 1
 STRATA INCOME STATEMENT

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Curr Mth Actual	Curr Mth Budget	Description	YTD Actual	YTD Budget	Total Orig. Budget
		REVENUE			
11,344	11,344	8100 Strata Fees	124,784	124,784	136,128
0	13	8265 Late Payment/Bylaw Fines	0	138	150
0	33	8268 Miscellaneous Income	361	367	400
11,344	11,390	TOTAL REVENUE	125,645	125,289	136,678
		OPERATING EXPENSES			
1,517	1,083	7800 Insurance	11,881	11,817	13,000
8,405	625	7885 Building Envelope Maintenance	6,405	6,875	7,500
6,378	5,086	Maintenance	83,748	55,848	61,034
1,212	1,212	7810 Management Fees	13,332	13,332	14,544
130	208	7820 Administration	2,713	2,282	2,500
0	25	7890 Sundry Expense	715	275	300
1,690	2,150	Utilities	24,743	23,650	25,800
17,323	10,390	TOTAL OPERATING EXPENSES	133,536	114,289	124,678
1,000	1,000	7880 Contingency Fund Transfer	11,000	11,000	12,000
18,323	11,390	TOTAL EXPENSES AND TRANSFERS	124,536	125,289	136,678
(6,979)	0	SURPLUS (DEFICIT)	1,089	0	0

End of Financial Statement

5069 STRATA PLAN VR1426
 Period Ending 07/31/2009
 Total Company Budget Code: 1
 STRATA INCOME STATEMENT SCHEDULE

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Curr Mth Actual	Curr Mth Budget	Description	YTD Actual	YTD Budget	Total Orig. Budget
MAINTENANCE					
394	167	7710 Exterior Building R & M	6,428	1,833	2,000
0	42	7716 Doors & Keys	50	458	500
188	167	7718 Window Cleaning	945	1,833	2,000
517	417	7719 Landscaping	5,048	4,593	5,000
50	70	7721 Pest Control	700	765	834
323	333	7725 Interior R & M	1,315	3,857	4,000
0	75	7740 Carpet Cleaning & Repairs	0	825	900
0	50	7745 Electrical R & M	0	550	600
229	208	7751 HVAC R & M	2,371	2,292	2,500
188	208	7755 Elevator	2,239	2,292	2,500
1,393	282	7770 Fire & Safety Equipment R & M	1,393	3,208	3,500
163	42	7776 Supplies	555	458	500
2,398	2,417	7785 Common Area Cleaning	25,799	25,383	29,000
202	200	7788 Waste Removal	2,085	2,200	2,400
158	108	7789 Recycling Expense	1,148	1,182	1,300
189	252	7791 Whirlpool R & M	2,664	3,208	3,500
6,379	5,086	TOTAL MAINTENANCE	53,746	55,948	61,034
UTILITIES					
608	500	7916 Hydro Expense	6,707	5,800	6,000
546	1,000	7917 Gas Expense	11,941	11,000	12,000
536	583	7920 Sewer & Water	5,935	6,417	7,000
0	87	7925 Internet & Phone Line	150	733	800
1,690	2,150	TOTAL UTILITIES	24,733	23,650	25,800

End of Financial Statement

Strata Property Act

FORM B

INFORMATION CERTIFICATE

(Section 59)

The Owners, Strata Plan VR1428 certify that the information contained in this certificate with respect to Strata Lot 51 is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above \$ 206.38
- (b) Any amount owing to the strata corporation by the owner of the strata lot described above (other than an amount paid into court, or to the strata corporation in trust under section 114 of the *Strata Property Act*) \$ 0.00
- (c) Are there any agreements under which the owner of the strata lot described above takes responsibility for expenses relating to alterations to the strata lot, the common property or the common assets?
 no yes *[attach copy of all agreements]*
- (d) Any amount that the owner of the strata lot described above is obligated to pay in the future for a special levy that has already been approved \$ 0.00
 The payment is to be made by:
- (e) Any amount by which the expenses of the strata corporation for the current fiscal year are expected to exceed the expenses budgeted for the fiscal year \$ 0.00
- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund \$ 88,372.85
- (g) Are there any amendments to the bylaws that are not yet filed in the land title office?
 no yes *[attach copy of all amendments]*
- (h) Are there any resolutions passed by a 3/4 vote or unanimous vote that are required to be filed in the land title office but that have not yet been filed in the land title office?
 no yes *[attach copy of all resolutions]*
- (i) Has notice been given for any resolutions, requiring a 3/4 vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on?
 no yes *[attach copy of all notices]*

(j) Is the strata corporation party to any court proceeding or arbitration, and/or are there any judgments or orders against the strata corporation?
 no yes *[attach details]*

(k) Have any notices or work orders been received by the strata corporation that remain outstanding for the strata lot, the common property or the common assets?
 no yes *[attach copies of all notices or work orders]*

(l) Number of strata lots in the strata plan that are rented *Approx. 22*

Date: December 3, 2009

 Signature of Council Member

 Signature of Second Council Member
 (not required if council consists of only one member)

OR

ME: Mike Elliott

 Signature of Strata Manager, Mike Elliott
 if authorized by Strata Corporation