

**VR 2540-PACIFIC POINT (PH I)**  
**JOINT USE**  
**Approved Budget**  
**Apr 01, 2009 to Mar 31, 2010**

**INCOME**

**FEES**

Operating Fund Contribution	424,908
<b>TOTAL FEES</b>	<b><u>424,908</u></b>
<b>TOTAL INCOME</b>	<b><u>424,908</u></b>

**EXPENSES**

**OPERATING EXPENSES**

Audit	315
Administrator/Caretaker Fees	105,000
Cleaning & Janitorial Supplies	4,500
Communications	3,600
Electricity	43,000
Fire Equip Mtce/Monitoring	4,300
Garbage Removal	17,000
Insurance	47,832
Management Fees	32,237
Miscellaneous	3,000
Relief Caretaker	16,000
Repair & Maintenance	75,200
Snow Removal	3,000
Water/Sewer	31,000
Water Management System	9,500
<b>TOTAL OPERATING EXPENSES</b>	<b><u>395,484</u></b>
Reserve-Fire Safety	40,000
<b>TOTAL EXPENSES</b>	<b><u>435,484</u></b>
<b>CURRENT YEAR SURPLUS/(DEFICIT)</b>	<b><u>(10,576)</u></b>
Operating Surplus (Deficit) B/F	10,576
<b>ENDING OP SURPLUS/(DEFICIT)</b>	<b><u><u>0</u></u></b>

**VR 2540-PACIFIC POINT (PH I)**  
**RESIDENTIAL**  
**Approved Budget**  
**Apr 01, 2009 to Mar 31, 2010**

**INCOME**

**FEES**

Res-Operating Fund Contribution	130,807
<b>TOTAL FEES</b>	<b><u>130,807</u></b>
Res-Bylaw/Late Pymt Fine	6,000
Res-Common Room/Guest Suite Income	10,000
Res-Gas-Assessment	4,896
Res-Miscellaneous Income	3,500
Res-Move In/Out Fee Revenue	4,000
Res-Parking	14,000
Res-Rental-Strata's Suite	16,500
<b>TOTAL INCOME</b>	<b><u>189,703</u></b>

**EXPENSES**

**OPERATING EXPENSES**

Res-Administration	5,000
Res-Strata's Suite-Mortgage Payment	5,036
Res-Strata's Suite-Property Taxes	1,500
Res-Strata's Suite-Strata Fee	2,824
Res-Common Room/Guest Suite Maintenance	4,000
Res-Elevator Maintenance	30,000
Res-Gas	50,000
Res-Grounds-Maintenance	18,000
Res-Irrigation System	3,000
Res-Legal fees	1,000
Res-Mechanical Maintenance	5,000
Res-Plumbing Repairs	14,000
Res-Recreation Facilities	8,000
Res-Repair & Maintenance	47,000
Res-Security Services	3,000
Res-Window Cleaning	8,000
<b>TOTAL OPERATING EXPENSES</b>	<b><u>205,360</u></b>
<b>TOTAL EXPENSES</b>	<b><u>205,360</u></b>
<b>CURRENT YEAR SURPLUS/(DEFICIT)</b>	<b><u>(15,657)</u></b>
Res-Operating Surplus (Deficit) B/F	15,657
<b>ENDING OP SURPLUS/(DEFICIT)</b>	<b><u><u>0</u></u></b>

**VR 2540-PACIFIC POINT (PH I)**  
**COMMERCIAL**  
**Approved Budget**  
**Apr 01, 2009 to Mar 31, 2010**

**INCOME**

**FEES**

Comm-Operating Fund Contribution	8,697
<b>TOTAL FEES</b>	<b><u>8,697</u></b>
<b>TOTAL INCOME</b>	<b><u>8,697</u></b>

**EXPENSES**

**OPERATING EXPENSES**

Comm-Grounds-Maintenance	5,000
Comm-Mechanical Maintenance	3,200
Comm-Repair & Maintenance	2,000
Comm-Window Cleaning	2,000
<b>TOTAL OPERATING EXPENSES</b>	<b><u>12,200</u></b>
<b>TOTAL EXPENSES</b>	<b><u>12,200</u></b>
<b>CURRENT YEAR SURPLUS/(DEFICIT)</b>	<b><u>(3,503)</u></b>
Comm-Operating Surplus (Deficit) B/F	7,303
<b>ENDING OP SURPLUS/(DEFICIT)</b>	<b><u><u>3,800</u></u></b>

**PACIFIC POINT – PHASE I  
PARTY ROOM RULES AND REGULATIONS**

The Party Room/Atrium may be booked under the following conditions:

1. The rental rate of \$75.00 per day/evening must be paid prior to use. In the event the reservation is cancelled with less than seven (7) days notice, the rental rate will be forfeited.
2. A damage deposit of \$250.00 and a cleaning deposit of \$75.00 are required prior to use, both will be refundable in full if the rooms and contents are left in a clean and undamaged condition. Cost of repairs and building fines will be deducted if necessary.
3. Party Room and Atrium are available for private functions between the hours of 9.00 AM. and 1.00 AM.
4. Use of the Party Room/Atrium is for guests of residents only, and the resident must be in attendance at the function.
5. Music may be used in the Party Room only, but **must terminate at midnight.**
6. Food, refreshments and alcoholic beverages may be served at private functions.
7. No animals are permitted in the Party Room/Atrium.
8. **NO SMOKING** is allowed in the Party Room/Atrium or common areas of Pacific Point.
9. Residents breaching the rules and regulations are subject to a fine in accordance with the Strata Corporation bylaws and/or removal of the privilege of using the facility. Residents will be held responsible for the actions of their guests.
10. Persons using the facility do so at their own risk, and release and indemnify the Strata Corporation and the managing agent from any and all claims arising from the use of such.
11. Furniture may be moved around within the rooms, but must be moved back into place before the rooms are vacated.
12. The Atrium and Party Room should be given a cursory cleaning the night of the party, but must be thoroughly cleaned, together with surrounding areas by noon the following day, or the Building Manager will clean the facilities and the cleaning deposit will be retained.
13. CLEANING REQUIREMENTS:
  - 1a) Clean both bathrooms, toilets, sinks, mirrors & floors. Empty garbage cans.
  - 2a) Clean bar area, fridge, sinks, empty garbage can & wipe down counter tops.
  - 3a) Wipe down table tops.
  - 4a) If you should move furniture please return it to the original position.
  - 5a) Vacuum.
14. **NO BOOKING IS CONFIRMED UNTIL ALL RENTAL FEES AND DEPOSITS ARE RECEIVED.**

**INVENTORY:**

3 sofas, 6 cushions, 4 wing back chairs, 2 side chairs, 2 coffee tables, 6 end tables, 4 table lamps, 1 standard lamp, 1 sofa table, two meeting tables, 8 chairs, garden table and 4 chairs. Also available are 2 card tables, 8 folding chairs, 1 - 6' folding table and 1 coat rack.

## Guest Suite – Rules and Regulations/Inventory

The Guest Suite may be booked under the conditions described below:

1. A rental rate of \$40.00 per day will be required prior to occupancy. **(Up to a maximum of three nights.)** In the event the reservation is cancelled with less than seven days notice the rental will be forfeited.
2. A damage deposit of \$250.00 & a cleaning deposit of \$40.00 is required prior to occupancy, both will be refunded if the room & contents are left clean & undamaged. Costs of repairs & building fines will be deducted if necessary.
3. Residents & their guests breaching the rules & regulation of Pacific Point are subject to a fine in accordance with the Strata Corporation Bylaws and/or removal of privilege of using this facility
4. Persons using this facility do so at their own risk, and release & indemnify the Strata Corporation and the managing agent from any and all claims arising from the use of this facility.
5. Use of the Guest Suite is for residents and their guests only.
6. **No animals are permitted in the Guest Suite.**
7. **No smoking is allowed in the Guest Suite or common areas inside the building.**
8. **OCCUPANTS/RESIDENTS are required to**  
**Turn off lights, fans, taps, close windows etc.**  
**To clean the bathroom floor, counters, sink, mirror, faucets and bath/shower area.**  
**To empty garbage can and remove all rubbish from the Suite.**  
**To dust tops of furniture.**  
**To wash all towels, bedding & bath mat, return to Caretakers within 24 hours.**  
**When checking out of the Guest Suite DO NOT REMAKE THE BEDS WITH CLEAN SHEETS. The caretaker will do that after checking the room for cleanliness.**  
**To report any damage or problems to the Caretakers.**

**YOUR CO-OPERATION IS REQUESTED TO MAINTAIN THE GUEST SUITE IN AN IMACULATE CONDITION FOR THE ENJOYMENT OF ALL RESIDENTS.**

### INVENTORY – FURNITURE

2 twin bed - mattresses, bases & frames  
1 dressing table with mirror  
1 armoire  
1 round table with glass top  
4 white leather & metal chairs  
1 green standard lamp  
1 stainless steel & glass standard lamp  
1 stainless steel & glass table lamps  
1 TV stand & 1 14" color TV

### ACCESSORIES

1 stainless steel alarm clock  
1 burgundy telephone  
1 dark green ceramic tray  
2 green ceramic dishes  
1 glass vase with wooden tulips  
1 green vase with curly willow & green buds  
1 pink frame with no smoking sign  
1 plastic frame with rules and regulations  
1 sage green tablecloth  
1 wicker garbage container with lid

### PICTURES

2 Tony Onely prints over bed  
1 tulip photograph in the solarium  
5 Vancouver photographs by the TV  
1 large print on entry wall  
1 view shot of Vancouver harbor

### BEDDING

2 double green & blue comforters  
2 twin green & blue bed skirts  
2 standard green & blue pillow shams  
2 twin fitted dark blue or burgundy sheets  
2 twin flat dark blue or burgundy sheets  
2 standard dark blue or burgundy pillowcases  
6 pillows  
6 pillow covers  
2 mattress covers

### BATHROOM ACCESSORIES

2 dark blue or burgundy bath towels  
2 dark blue or burgundy hand towels  
1 dark blue bath mat  
1 white rubber bathtub mat  
white shower curtain rings  
3 green glass bottles  
1 dark blue soap dish  
1 white garbage container  
24 coat hangers

## PARTY ROOM RULES AND REGULATIONS

The Party Room/Atrium may be booked under the conditions described below:

1. The rental rate of \$75.00 will be required prior to use. In the event the reservation is cancelled with less than seven (7) days notice, the rental rate will be forfeited.
2. A damage deposit of \$250.00 is required prior to use, which will be refunded in full if the rooms and contents are left in a clean and undamaged condition. Costs of repairs and building fines will be deducted from the damage deposit if necessary.
3. Party Room/Atrium is available for private functions between the hours of 9:00 am and 11:30 pm. The room to be closed at midnight.
4. The number of persons allowed in the Party Room and Atrium combined shall be limited to sixty (60) people.
5. The Party Room/Atrium may not be used for commercial purposes.
6. The Residential Executive Committee (Phase One) reserves the right to limit or restrict the use of the Party Room/Atrium facilities.
7. Use of the Party Room/Atrium is for guests of residents only, and the resident must be in attendance at the function.
8. Music may be used in the Party Room only, and must be turned off by 11:00 pm.
9. Food, refreshments and alcoholic beverages may be served at private functions.
10. No animals are permitted in the Party Room/Atrium.
11. **NO SMOKING** is allowed in the Party Room or the Atrium or common areas of Pacific Point.
12. Residents breaching the rules and regulations are subject to a fine in accordance with the Strata Corporation bylaws and/or removal of the privilege of using the facility. Residents will be held responsible for the actions of their guests.
13. Persons using this facility do so at their own risk, and release and indemnify the Strata Corporation and the managing agent from any and all claims arising from the use of this facility.
14. Residents noticing any breach of the rules and regulations or any damage or abuse in the Party Room or other related areas should immediately report the incident to the Resident Caretaker.
15. Furniture may be moved around within the rooms, but must be moved back into place before rooms are vacated.
16. The Atrium has to be cleaned and returned to its original condition by midnight, and the Party Room should be given a cursory cleaning the night of the party, but must be thoroughly cleaned, together with surrounding areas by noon the following day.
17. No booking is confirmed until all rental fees and damage deposit are paid.

**STRATA PLAN VR 2540 - PACIFIC POINT PHASE I**

**GUEST SUITE RULES**

OCCUPTION OF THE GUEST SUITE IS SUBJECT TO THE FOLLOWING RULES:

1. THE TOTAL RENTAL FEE OF \$35.00 PER DAY MUST BE PAID PRIOR TO OCCUPANCY (UP TO A MAXIMUM OF THREE (3) DAYS).
2. A DAMAGE/CLEANING DEPOSIT OF \$40.00 IS TO BE PAID PRIOR TO OCCUPANCY.
3. USE OF THE GUEST SUITE IS FOR RESIDENTS OF PACIFIC POINT AND THEIR GUESTS ONLY.
4. PERSONS USING THE FACILITY DO SO AT THEIR OWN RISK AND RELEASE AND INDEMNIFY THE STRATA CORPORATION AND THE MANAGING AGENT FROM ANY AND ALL CLAIMS ARISING FROM THE USE OF THIS FACILITY.
5. NO ANIMALS ARE PERMITTED IN THE GUEST SUITE.
6. NO SMOKING IS ALLOWED IN THE GUEST SUITE NOR IN COMMON AREAS OF PACIFIC POINT.
7. GUESTS ARE PERMITTED TO USE RECREATION FACILITIES ONLY WHEN ACCOMPANIED BY RESIDENTS OF PACIFIC POINT.
8. BREACH OF RULES ARE, IN ACCORDANCE WITH THE STRATA CORPORATION BYLAWS, SUBJECT TO A FINE AND/OR REMOVAL OF THE PRIVILEGE OF USING THE GUEST SUITE.

**STRATA PLAN VR 2540 - PACIFIC POINT  
APPLICATION & AGREEMENT FOR USE OF PARTY ROOM**

Resident's Name: \_\_\_\_\_ Suite #: \_\_\_\_\_

Address: \_\_\_\_\_

Tel: Residence \_\_\_\_\_ Business \_\_\_\_\_

BOOKING DATE: (available between 9:00 am and 11:30 pm)

From: Date \_\_\_\_\_ To: Date \_\_\_\_\_ am/pm

Two separate cheques for Damage Deposit and Rental Rate to be received prior to use and made out to Strata Plan VR 2540 - Pacific Point. Rental rate to be forfeited if less than seven days notice given for cancellation.

**RENTAL RATES (\$75.00 per booking):**

Amount received - \$75.00                      Date received \_\_\_\_\_

Damage Deposit - \$250.00                      Date received \_\_\_\_\_

**Inspection Prior to Use of Party Room:**

1: \_\_\_\_\_

2: \_\_\_\_\_

3: \_\_\_\_\_

4: \_\_\_\_\_

Damage Deposit refundable upon inspection of Party Room and surrounding areas when vacated, subject to the following deductions and/or fines (if any):

1: \_\_\_\_\_ \$ \_\_\_\_\_

2: \_\_\_\_\_ \$ \_\_\_\_\_

Amount refunded \$ \_\_\_\_\_ Date refunded \_\_\_\_\_

I/We agree to take responsibility for the conduct of my guest(s), to ensure they observe the bylaws, rules and regulations of the building and Party Room (as attached) and to compensate Strata Plan VR 2540 for any damage caused during the private function.

\_\_\_\_\_  
Resident's Signature

\_\_\_\_\_  
Date

Acknowledgement of monies received shown above;

\_\_\_\_\_  
Resident Caretaker

\_\_\_\_\_  
Date

Acknowledgement of deposit monies returned as shown above;

\_\_\_\_\_  
Resident's Signature

\_\_\_\_\_  
Date



STRATA PLAN VR 2540 - PACIFIC POINT PHASE I

GUEST SUITE RENTAL AGREEMENT

RESIDENT'S NAME: \_\_\_\_\_

SUITE #: \_\_\_\_\_ PHONE #: \_\_\_\_\_

ARRIVAL DATE: \_\_\_\_\_ DEPARTURE DATE: \_\_\_\_\_

CHECK IN TIME: 2:00 PM CHECK OUT TIME: 12 NOON

Maximum stay three (3) days (extendable day by day when not pre-booked by other residents).

NAME OF OCCUPANT: \_\_\_\_\_

NAME OF OCCUPANT: \_\_\_\_\_

Maximum two (2) persons

NO BOOKING IS CONFIRMED UNTIL THIS AGREEMENT HAS BEEN SIGNED AND RENT AND DEPOSIT CHEQUES HAVE BEEN RECEIVED.

RENT PAYMENT: \$35.00 PER NIGHT - DAMAGE/CLEANING DEPOSIT \$40.00

Two separate cheques made out to Strata Plan VR 2540.

\_\_\_\_\_ DAYS AT \$35.00 TOTAL: \_\_\_\_\_

Rental rate to be forfeited if less than seven days notice is given for cancellation.

I/We agree to take full responsibility for the conduct of my/our guest and will ensure that they observe all bylaws and rules of the building and the guest suite. I/We agree to compensate Strata Plan VR 2540 for any damage caused by my/our guest(s) during their stay at Pacific Point. Rules for the guest suite page 2.

I/We are aware that we must supply our own bed linen ie: top and bottom sheets and pillowcases.

I/We understand that unless the suite is left clean and orderly by 12 Noon on the date of departure, my/our deposit will be forfeited.

\_\_\_\_\_  
Resident's signature Date

\_\_\_\_\_  
Resident Manager Date

EXHIBIT "E"

Condominium Act

(Section 31(2))

RENTAL DISCLOSURE STATEMENT

1. The strata plan in respect of which this statement is made is described as a proposed Strata Plan subdivision of:

City of Vancouver

Parcel Identifier No. 006-854-133

Lot 108

False Creek

Plan 20124

and contains 152 residential strata lots in Phase I and approximately 185 residential strata lots in Phase II.

2. The residential Strata Lots described below are under lease as of the date of this statement and the owner-developer intends to lease each strata lot until the date set out opposite its description.

Description of Strata Lots    Date Lease Period Ends

No strata lots have been leased by the Developer as of the date of this statement.

3. In addition to the number of residential strata lots described in paragraph 2:

(a) the owner-developer intends to rent all residential strata lots in Phase I of the development (being Strata Lots 1 to 152 inclusive) until the transfer of title of each strata lot to its purchaser;



## **DRIVEWAY**

THE LANE WAY ADJACENT TO PACIFIC POINT HAS NOW BEEN PROPERLY LEVELED TO ACCOMMODATE PROPER USE OF OUR DRIVEWAY SYSTEM, FOR ENTERING AND EXITING THE PARKADES.

TO ALLOW THE CORRECT FLOW OF TRAFFIC IN OUR DRIVEWAY, PLEASE NOTE THE CORRECT ENTRY/EXIT PATTERN.

### **RESIDENTS AT 1331 HOMER STREET.**

**ENTER** - SOUTH DRIVEWAY ENTRANCE OFF HOMER STREET

**EXIT** - LEFT TO THE LANE WAY (RIGHT OR LEFT TURN)

### **RESIDENTS AT 1323 HOMER STREET.**

**ENTER** - NORTH DRIVEWAY ENTRANCE OFF HOMER STREET

**EXIT** - RIGHT TO THE LANE WAY (RIGHT OR LEFT TURN)

THE DRIVEWAYS HAVE THE CORRECT SIGNAGE (ARROWS LINES ETC.) INDICATING THE PROPER USE OF THE DRIVEWAYS, FOR THE SAFETY AND CONVENIENCE OF ALL RESIDENTS.

YOUR RESPECT AND COOPERATION TO THIS SYSTEM IS REQUESTED.

**DO NOT ENTER YOUR PARKADE FROM THE LANE WAY, THIS IS VERY DANGEROUS, THERE ARE PEDESTRIANS AND CYCLISTS USING THE DRIVEWAYS.**

THANK YOU

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(b) the owner-developer intends to rent all residential strata lots in Phase II of the development indefinitely.

4. There is no bylaw of the strata corporation which limits the number of strata lots that may be leased by the owners.

DATED this 23rd day of August, 1989.

Owner/Developer:

PACIFIC POINT DEVELOPMENT CORPORATION

Per: 

President/Authorized Signatory

June 21, 1993

**STRATA PLAN VR 2540 - PACIFIC POINT  
PARKING AND LOCKER ALLOCATION**

<u>Suite #</u>	<u>Strata Lot #</u>	<u>Stall #</u>	<u>Locker #</u>
<u>Tower A</u>			
201	11	106	2
202	12	105	3
203	13	189	4
204	14	60	5
205	15	55	6
206	16	56	7
207	17	141	8
208	18	152/153	9
301	29	83	10
302	-	198	- Guest Suite
303	30	85	12
304	31	104	13
305	32	103	14
306	33	149/150	15
307	34	135/136	16
308	35	57/58	17
309	36	61	18
310	37	62/63	19
401	48	99	20
402	49	100	21
403	50	87	22
404	51	88	23
405	52	101/102	24
501	64	89	25
502	65	98	26
503	66	90	27
504	67	50	28
505	68	96/97	29
601	78	46	30
602	79	49	31
603	80	42	32
604	81	43	33
605	82	91/92	34
701	91	41	35
702	92	35	36
703	93	36	37
704	94	33/34	38
801	102	44/45	39
802	103	47/48	40

June 21, 1993

**STRATA PLAN VR2540 - PACIFIC POINT  
ADDITIONAL PARKING STALLS  
HELD BY PHASE I RESIDENTIAL**

Stall Number

31  
32  
51  
52  
53  
54  
66  
67  
86  
93  
94  
124  
125  
132  
133  
134  
140  
184  
186  
187  
188  
191  
192  
193  
194  
195  
199  
200  
222  
224  
227  
228  
231  
232  
233  
234  
236  
244

Strata Lot #

Stall #

Locker #

Tower B

501	76	172	-
502	75	173	69
503	74	174	70
504	73	175	71
505	77	176	-
506	72	177	-
507	71	228	72
508	70	229	73
509	69	159/160	41
601	89	178	-
602	88	179	74
603	87	180	75
604	86	203	76
605	90	204	-
606	85	205	-
607	84	161	77
608	83	128/129	52
701	100	206	-
702	99	211	78
703	98	210	79
704	97	209	80
705	101	208	-
706	96	207	-
707	95	121/122	81
801	108	235	-
802	107	237	82
803	106	238	83
804	105	239	84
805	109	240	-
806	104	126/127	98
901	114	241	-
902	113	242	85
903	112	221	86
904	111	220	87
905	115	219	-
906	110	243	109
1001	120	226	-
1002	119	225	90
1003	118	223	91
1004	117	108	92
1005	121	107	-
1006	116	68	-

**Balance Sheet (Accrual)**  
**VR 2540-PACIFIC POINT (PH I) - (vr2540)**  
**Months: Nov 2009**

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**Assets**

**Current Assets**

**Cash**

Petty Cash	200.00
Bank - Operating Account	93,785.09
Bank - Contingency Reserve	50,740.60
Bank - Fire Safety Reserve	26,674.98
Bank - Maintenance/Other Reserves	45,629.42
Bank - Other Reserves	10,917.12
Bank - Term Deposit	<u>100,000.00</u>

**Total Cash** 327,947.21

Accounts Receivable 27,516.23

Prepaid Insurance 15,740.40

**Total Current Assets** 371,203.84

**Fixed Assets**

Caretaker's Suite 135,000.00

**Total Fixed Asset** 135,000.00

**Total Assets** 506,203.84

**Liabilities & Equity**

**Liabilities**

Accounts Payable 37,837.47

Accrued Payable 16,556.48

Prepayment - Revenue 4,358.34

Security Deposit Received 1,375.00

**Total Liabilities** 60,127.29

**Equity**

Caretaker's Suite Equity 135,000.00

Operating Surplus(Deficit) 51,988.51

Contingency Fund Balance 150,740.60

Reserve-Elevator 36,000.00

Reserve-Fire Safety 26,674.98

Reserve-Common Area Upgrade 45,672.46

**Total Equity** 446,076.55

**Total Liabilities & Equity** 506,203.84



# SCHEDULE OF RESERVES

VR 2540-PACIFIC POINT (PH I)

Reporting Period Nov 2009

Period Ending 8

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## YTD Actual

### CONTINGENCY RESERVE SCHEDULE

Res-Balance Forward-Prior Yr	134,587.36
Comm-Balance Forward-Prior Yr	16,097.17
Interest	76.07

Total Income	<u>150,740.60</u>
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Contingency Fund Balance	<u><u>150,740.60</u></u>
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### MTCE RESERVE SCHEDULE / SP. LEVY FUND

Mtce Reserve / Special Levy Balance	<u><u>0.00</u></u>
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**Statement of Income & Expenses - Residential**  
 VR 2540-PACIFIC POINT (PH I)  
 Reporting Period Nov 2009  
 Period Ending 8

Description	MTD Actual	YTD Actual	YTD Budget	Variance	Annual Budget
<b>INCOME</b>					
<b>STRATA FEES</b>					
Res-Operating Fund Contribution	10,901	87,204	87,208	-4	130,807
<b>TOTAL STRATA FEES</b>	<b>10,901</b>	<b>87,204</b>	<b>87,208</b>	<b>-4</b>	<b>130,807</b>
Res-Bylaw/Late Pymt Fine	0	269	4,000	-3,732	6,000
Res-Common Room/Guest Suite Income	0	5,095	6,664	-1,569	10,000
Res-Gas-Assessment	408	3,264	3,264	0	4,896
Res-Miscellaneous Income	270	3,425	2,336	1,089	3,500
Res-Move In/Out Fee Revenue	-100	4,200	2,664	1,536	4,000
Res-Parking	1,200	10,500	9,336	1,164	14,000
Res-Rental-Strata's Suite	1,375	11,000	11,000	0	16,500
<b>TOTAL INCOME</b>	<b>14,054</b>	<b>124,957</b>	<b>126,472</b>	<b>-1,515</b>	<b>189,703</b>
<b>EXPENSES</b>					
<b>OPERATING EXPENSES</b>					
Res-Administration	1,008	6,602	3,336	-3,266	5,000
Res-Strata's Suite-Mortgage Payment	0	5,036	5,036	0	5,036
Res-Strata's Suite-Property Taxes	0	599	1,000	411	1,500
Res-Strata's Suite-Strata Fee	245	1,833	1,880	47	2,824
Res-Common Room/Guest Suite Maintenance	158	158	2,664	2,507	4,000
Res-Elevator Maintenance	2,504	19,814	20,000	386	30,000
Res-Gas	4,263	24,346	33,336	8,990	50,000
Res-Grounds-Maintenance	68	9,700	12,000	2,300	18,000
Res-Irrigation System	0	101	2,000	1,899	3,000
Res-Legal fees	0	-156	664	820	1,000
Res-Mechanical Maintenance	1,042	3,479	3,336	-143	5,000
Res-Plumbing Repairs	1,872	7,533	9,336	1,803	14,000
Res-Recreation Facilities	1,244	10,501	5,336	-5,165	8,000
Res-Repair & Maintenance	7,361	37,303	31,336	-5,967	47,000
Res-Security Services	309	2,587	2,000	-587	3,000
Res-Window Cleaning	0	2,988	5,336	2,349	8,000
<b>TOTAL OPERATING EXPENSES</b>	<b>20,074</b>	<b>132,215</b>	<b>138,596</b>	<b>6,381</b>	<b>205,360</b>
<b>TOTAL EXPENSES</b>	<b>20,074</b>	<b>132,215</b>	<b>138,596</b>	<b>6,381</b>	<b>205,360</b>
<b>CURRENT YR NET SURPLUS/(DEFICIT)</b>	<b>-6,020</b>	<b>-7,258</b>	<b>-12,124</b>	<b>4,866</b>	<b>-15,657</b>
Res-Operating Surplus (Deficit) B/F	0	15,657	15,657	0	15,657
<b>ENDING OP SURPLUS/(DEFICIT)</b>	<b>-6,020</b>	<b>8,399</b>	<b>3,533</b>	<b>4,866</b>	<b>0</b>

**Statement of Income & Expenses - Commercial**  
 VR 2540-PACIFIC POINT (PH I)  
 Reporting Period Nov 2009  
 Period Ending 8

Description	MTD Actual	YTD Actual	YTD Budget	Variance	Annual Budget
<b>INCOME</b>					
<b>STRATA FEES</b>					
Comm-Operating Fund Contribution	725	5,798	5,800	-2	8,697
<b>TOTAL STRATA FEES</b>	<b>725</b>	<b>5,798</b>	<b>5,800</b>	<b>-2</b>	<b>8,697</b>
<b>TOTAL INCOME</b>	<b>725</b>	<b>5,798</b>	<b>5,800</b>	<b>-2</b>	<b>8,697</b>
<b>EXPENSES</b>					
<b>OPERATING EXPENSES</b>					
Comm-Grounds-Maintenance	290	4,246	3,336	-910	5,000
Comm-Mechanical Maintenance	0	0	2,136	2,136	3,200
Comm-Repair & Maintenance	0	651	1,336	685	2,000
Comm-Window Cleaning	0	2,000	1,336	-664	2,000
<b>TOTAL OPERATING EXPENSES</b>	<b>290</b>	<b>6,897</b>	<b>8,144</b>	<b>1,247</b>	<b>12,200</b>
<b>TOTAL EXPENSES</b>	<b>290</b>	<b>6,897</b>	<b>8,144</b>	<b>1,247</b>	<b>12,200</b>
<b>CURRENT YR NET SURPLUS/(DEFICI</b>	<b>435</b>	<b>-1,099</b>	<b>-2,344</b>	<b>1,245</b>	<b>-3,503</b>
Comm-Operating Surplus (Deficit) B/F	0	7,303	7,303	0	7,303
<b>ENDING OP SURPLUS/(DEFICIT)</b>	<b>435</b>	<b>6,204</b>	<b>4,959</b>	<b>1,245</b>	<b>3,800</b>

# Statement of Income & Expenses - Joint Use

VR 2540-PACIFIC POINT (PH I)

Reporting Period Nov 2009

Period Ending 8

Description	MTD Actual	YTD Actual	YTD Budget	Variance	Annual Budget
<b>INCOME</b>					
<b>STRATA FEES</b>					
Operating Fund Contribution	35,409	283,272	283,272	0	424,908
<b>TOTAL STRATA FEES</b>	<b>35,409</b>	<b>283,272</b>	<b>283,272</b>	<b>0</b>	<b>424,908</b>
Interest Income	14	138	0	138	0
<b>TOTAL INCOME</b>	<b>35,423</b>	<b>283,410</b>	<b>283,272</b>	<b>138</b>	<b>424,908</b>
<b>EXPENSES</b>					
<b>OPERATING EXPENSES</b>					
Audit	0	0	208	208	315
Administrator/Caretaker Fees	3,473	63,034	70,000	6,966	105,000
Cleaning & Janitorial Supplies	3,717	5,590	3,000	-2,590	4,500
Communications	725	2,088	2,400	312	3,600
Electricity	3,444	24,156	28,664	4,508	43,000
Fire Equip Mtce/Monitoring	394	2,812	2,864	52	4,300
Garbage Removal	945	9,285	11,336	2,051	17,000
Insurance	3,935	32,481	31,888	-593	47,832
Management Fees	2,686	21,491	21,488	-3	32,237
Miscellaneous	16	1,225	2,000	775	3,000
Relief Caretaker	1,487	11,091	10,664	-427	16,000
Repair & Maintenance	8,297	29,172	50,136	20,964	75,200
Snow Removal	0	0	2,000	2,000	3,000
Water/Sewer	7,659	24,350	20,664	-3,686	31,000
Water Management System	1,053	3,158	6,336	3,178	9,500
<b>TOTAL OPERATING EXPENSES</b>	<b>37,831</b>	<b>229,934</b>	<b>263,648</b>	<b>33,714</b>	<b>395,484</b>
Reserve-Fire Safety	3,333	26,667	26,664	-3	40,000
<b>TOTAL EXPENSES</b>	<b>41,164</b>	<b>256,600</b>	<b>290,312</b>	<b>33,712</b>	<b>435,484</b>
<b>CURRENT YR NET SURPLUS/(DEFICIT)</b>	<b>-5,741</b>	<b>26,810</b>	<b>-7,040</b>	<b>33,850</b>	<b>-10,576</b>
Operating Surplus (Deficit) B/F	0	10,576	10,576	0	10,576
<b>ENDING OP SURPLUS/(DEFICIT)</b>	<b>-5,741</b>	<b>37,386</b>	<b>3,536</b>	<b>33,850</b>	<b>0</b>