

BAYSIDE PROPERTY SERVICES LTD.
 Suite #100-6400 Roberts Street
 Burnaby, B.C. V5G 4C9 (604)432-7774

Year End December 31st

MONTH OF: JANUARY 2010

STRATA CORPORATION VR 178
 STATEMENT OF RECEIPTS & DISBURSEMENTS

RECEIPTS	JANUARY	ACTUAL Year to Date	BUDGET Year to Date (1 Month)	BUDGET 2009
101 Owners' Contributions	22,268.94	22,268.94	22,227.75	266,733.00
102 Parking Income	2,430.00	2,430.00	2,400.00	28,800.00
103 Interest Income	47.72	47.72	200.00	2,400.00
104 Laundry Income	978.13	978.13	458.33	5,500.00
105 Caretaker's Suite Rental	1,000.00	1,000.00	1,000.00	12,000.00
107 Sundry Income	360.00	360.00		
108 Late Payment Fines				
110 Transfer Prior Year Surplus			1,705.58	20,467.00
TOTAL RECEIPTS	27,084.79	27,084.79	27,991.67	335,900.00
DISBURSEMENTS				
300 Gas	7,343.31	7,343.31	5,000.00	60,000.00
310 Electricity	1,803.50	1,803.50	1,166.67	14,000.00
320 Management Fees	1,995.00	1,995.00	2,083.33	25,000.00
321 Special Levy Admin Fee	239.40	239.40		
330 Insurance			1,500.00	18,000.00
340 Caretakers Wages	4,632.22	4,632.22	4,750.00	57,000.00
341 Caretaker - Relief	1,120.00	1,120.00	533.33	6,400.00
360 Audit			200.00	2,400.00
370 Legal/Consulting Fees			50.00	600.00
380 Appraisal				
390 Taxes			125.00	1,500.00
395 Sundry	993.30	993.30	541.67	6,500.00
405 Water/Sewer			1,666.67	20,000.00
415 Garbage/Recycling	958.46	958.46	833.33	10,000.00
425 Equipment/Supplies	83.30	83.30	166.67	2,000.00
435 Repairs/Maintenance	14,666.31	14,666.31	5,000.00	60,000.00
445 Landscaping	1,086.16	1,086.16	166.67	2,000.00
455 Building Improvements			833.33	10,000.00
475 Elevator	2,665.14	2,665.14	875.00	10,500.00
710 Contingency Reserve			2,500.00	30,000.00
TOTAL DISBURSEMENTS	37,586.10	37,586.10	27,991.67	335,900.00
Surplus (Deficit)	(10,501.31)	(10,501.31)		
106 Transfer of Account				
111 Special Levy	58,689.25	58,689.25		
115 Surplus Transfer				
729 Transfer to Special Levy	(58,689.25)	(58,689.25)		
730 Transfer of Account (Out)	(46,139.74)	(46,139.74)		
Adj Surplus (Deficit)	(56,641.05)	(56,641.05)		
Previous Balance	64,982.21	64,982.21		
ACCOUNT BALANCE	8,341.16	8,341.16		

4:15 PM
02/04/10
Accrual Basis

VR178
Detail Report
January 2010

Name	Memo	Account	Amount
300 Gas			
Terasen Gas	Gas from Nov 27 - Dec 30	300 ...	7,343.31
Total 300 Gas			<u>7,343.31</u>
310 Electricity			
BC Hydro	Electricity from Nov 27 - Dec 30	310 ...	1,903.50
	Reimbursement re: electricity	310 ...	-100.00
Total 310 Electricity			<u>1,803.50</u>
320 Management Fee			
Bayside Property Services Ltd.	Management Fee	320 ...	1,995.00
Total 320 Management Fee			<u>1,995.00</u>
321 Administration Fee			
Bayside Property Services Ltd.	Administration Fee for sp levy for Jan/10	321 ...	239.40
Total 321 Administration Fee			<u>239.40</u>
340 Janitorial			
Scott Bodnar	Re: Rental	340 ...	1,000.00
Scott Bodnar	Wages for Jan 15/10	340 ...	1,149.58
Receiver General	Remittance for Jan 31/10	340 ...	1,333.06
Scott Bodnar	Wages for Jan 31/10	340 ...	1,149.58
Total 340 Janitorial			<u>4,632.22</u>
341 Cartaker Relief			
Kona K Zhu	Relief caretaker Oct - Dec/09	341 ...	1,120.00
Total 341 Cartaker Relief			<u>1,120.00</u>
395 Sundry			
VanCity	Reversal of stop payment fee	395 ...	-5.00
Cascadia Hotel & Suites	Balance owing for room rental Jan 13/10	395 ...	16.25
Bayside Property Services Ltd.	Postage and copies for Dec/09	395 ...	474.32
VanCity	Service Charge	395 ...	5.00
Bayside Property Services Ltd.	Postage and copies for Jan 11-30/10	395 ...	384.12
Bayside Property Services Ltd.	Postage and copies for Jan 1-11/10	395 ...	118.61
Total 395 Sundry			<u>993.30</u>
415 Scavenging/Recycling			
BFI Canada	Waste removal for Jan	415 ...	958.46
Total 415 Scavenging/Recycling			<u>958.46</u>
425 Equipment/Supplies			
Scott Bodnar	Reimburse re: paper towels/lights etc	425 ...	83.30
Total 425 Equipment/Supplies			<u>83.30</u>
435 Repair/Maintenance			
Telus	Service from Dec 19 - Jan 18	435 ...	134.98
Artisan Plumbing & Heating Ltd.	Replace defective piping on 6th floor	435 ...	1,634.85
Artisan Plumbing & Heating Ltd.	Call for broken MJ clamps/Replace drainage pipe	435 ...	2,196.60
Dependable Lock & Security Ltd.	S/I door closer	435 ...	231.50
James Neill and Associates Ltd.	Swimming pool assessment	435 ...	2,558.77
The Restoration Shop	Carpet cleaning for common halls/lobby/office/runners/mats	435 ...	703.50
Houle Electric Ltd.	Trouble shoot suana not working	435 ...	132.30
McCuaig and Associates Enginee...	Pipe Assessment	435 ...	4,725.00
South Coast Mechanical Ltd.	Jan/10 PPM inspection	435 ...	210.00
Dependable Lock & Security Ltd.	Repair roof lock/closer	435 ...	267.14
South Coast Mechanical Ltd.	#502 heating/wiring problem	435 ...	186.38
Artisan Plumbing & Heating Ltd.	Call for cracked 4" cast pipe	435 ...	1,328.25
Telus	Service from Jan 19 - Feb 18	435 ...	134.65
Nikis "One Call" Property Service	Service call on garage gate/test safety devices	435 ...	222.39
Total 435 Repair/Maintenance			<u>14,666.31</u>
445 Landscaping			
West Coast Horticultural Services...	Lampighter entrance beds/winterize irrigation	445 ...	1,086.16
Total 445 Landscaping			<u>1,086.16</u>
475 Elevator			
Fujitec Canda Inc.	Elevator mntc for Jan	475 ...	828.57

4:15 PM

02/04/10

Accrual Basis

VR178
Detail Report
January 2010

<u>Name</u>	<u>Memo</u>	<u>Account</u>	<u>Amount</u>
Fujitec Canda Inc.	Annual brake testing	475 ...	1,008.00
Fujitec Canda Inc.	Elevator for Feb	475 ...	828.57
Total 475 Elevator			2,665.14
729 Tsf of Special Levy			
Strata Plan VR 178 SL	Tsf of Special Levy	729 ...	58,689.25
Total 729 Tsf of Special Levy			58,689.25
730 Transfer (Out)			
Strata Plan VR 178	Transfer operating funds	730 ...	14,353.37
Strata Plan VR 178	Transfer operating funds	730 ...	31,786.37
Total 730 Transfer (Out)			46,139.74
TOTAL			142,415.09

STRATA CORPORATION VR 178
 FISCAL YEAR END December 31st
 FUND INFORMATION SHEET

DATE	TOTAL FUNDS	Operating	Sp Levy 2010	Sp Levy Parkade	Sp Levy Lobby	CRF Term	Contingency
FWD	295,729.95	80,371.47		5,317.30	(0.00)	97,717.00	112,324.18
2009 January	289,065.71	72,910.83		5,317.30	646.10	97,717.00	(5.00) 155.30 112,474.48
February	287,498.73	71,235.28		5,317.30	646.10	97,717.00	(5.00) 113.57 112,583.05
March	293,948.79	65,991.38		5,317.30	646.10	GIC 2.5% Due 10/28/09 4,114.00 101,831.00	7,500.00 (5.00) 84.96 120,163.01
April	298,730.83	68,207.06		5,317.30	646.10	GIC 2.5% Due 10/28/09 101,831.00	2,500.00 (5.00) 71.36 122,729.37
May	300,273.74	72,999.44		5,317.30	646.10	GIC 2.5% Due 10/28/09 101,831.00	(5,800.18) 2,500.00 (5.00) 55.71 119,479.90
June	302,483.57	72,661.05		5,317.30	646.10	GIC 2.5% Due 10/28/09 101,831.00	2,500.00 (5.00) 53.22 122,028.12
July	309,652.51	77,279.58		5,317.30	646.10	GIC 2.5% Due 10/28/09 101,831.00	2,500.00 (5.00) 55.41 124,578.53
August	295,844.00	60,919.57		5,317.30	646.10	GIC 2.5% Due 10/28/09 101,831.00	2,500.00 (5.00) 56.50 127,130.03
September	300,032.12	66,001.11		5,317.30	646.10	GIC 2.5% Due 10/28/09 101,831.00	(3,443.77) 2,500.00 (5.00) 55.35 126,236.61
October	310,347.94	73,764.73		5,317.30	646.10	GIC 2.5% Due 10/28/09 101,831.00	2,500.00 (5.00) 57.20 128,788.81
November	311,760.77	75,624.39		5,317.30	646.10	GIC 2.5% Due 10/28/09 101,831.00	(2,997.99) 2,500.00 (5.00) 56.16 128,341.98
December	333,810.92	64,982.21	30,135.94 3.29 30,139.23	5,317.30	646.10	GIC 2.5% Due 10/28/09 101,831.00	2,500.00 (5.00) 58.10 130,895.08
2010 January	8,421.78	8,341.16	Tsf to VanCondo Contribution Service Charge Interest Earned 27.50 27.50	(120,193.46) 90,054.23 0.00	(5,317.30) (646.10) (0.00)	(101,831.00) GIC 2.5% Due 10/28/09 0.00	(130,895.08) (5.00) 58.12 53.12

4:17 PM

02/01/10

Accrual Basis

VR178 CRF
Detail Report
January 2010

Name	Memo	Account	Amount
395 Sundry			
VanCity	Service Charge	395 ...	5.00
Total 395 Sundry			5.00
710 Contingency Reserve			
Strata Plan VR178 CRF	Transfer CRF funds	710 ...	130,895.08
Total 710 Contingency Reserve			130,895.08
730 Transfer (Out)			
Strata Plan VR178 Lobby	Transfer lobby funds	730 ...	646.10
Strata Plan VR178 Parkade	Transfer Parkade levy funds	730 ...	5,317.30
Total 730 Transfer (Out)			5,963.40
TOTAL			136,863.48

4:17 PM
02/01/10
Accrual Basis

VR178 SL
Detail Report
January 2010

Name	Memo	Account	Amount
730 Transfer (Out) Strata Plan VR178 SL	Transfer special levy funds	730 ...	120,193.46
Total 730 Transfer (Out)			120,193.46
TOTAL			120,193.46