

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

Year End April 30th

STATEMENT OF RECEIPTS & DISBURSEMENTS
STRATA CORPORATION LMS 428

Month of: APRIL 2011

RECEIPTS	APRIL	ACTUAL Year to Date	BUDGET Year to Date (12 Months)	BUDGET 2010 – 11
101 Owners' Contributions	12,864.06	157,480.42	157,037.00	157,037.00
103 Interest Income	69.49	621.02	200.00	200.00
105 Sundry Income		270.00		
107 Late Payment Fines				
108 Operating Surplus		29,422.00	29,422.00	29,422.00
TOTAL RECEIPTS	12,933.55	187,793.44	186,659.00	186,659.00
DISBURSEMENTS				
300 Gas	3,240.73	29,195.62	40,000.00	40,000.00
310 Electricity	2,524.89	16,025.52	20,000.00	20,000.00
320 Management Fees	1,288.00	15,446.55	15,295.00	15,295.00
322 Statutory Review of Books		224.00	214.00	214.00
330 Insurance		24,761.00	30,000.00	30,000.00
340 Janitorial Maintenance	856.80	10,285.32	12,000.00	12,000.00
360 Audit			1,500.00	1,500.00
370 Legal			1,100.00	1,100.00
380 Appraisal			750.00	750.00
395 Sundry	81.98	1,821.72	3,000.00	3,000.00
415 Scavenging		885.36	1,100.00	1,100.00
425 Equipment/Supplies		1,329.42	700.00	700.00
432 Plumbing/Mechanical		4,540.94	6,500.00	6,500.00
435 Repairs/Maintenance	1,437.31	20,805.58	25,000.00	25,000.00
436 Elevator/Alarm Monitoring	525.85	1,649.80	1,700.00	1,700.00
445 Landscaping		7,218.75	13,000.00	13,000.00
465 Enterphone	135.32	1,613.62	1,800.00	1,800.00
475 Elevator	2,352.00	14,172.65	11,500.00	11,500.00
710 Contingency Reserve	125.00	1,500.00	1,500.00	1,500.00
TOTAL DISBURSEMENTS	12,567.88	151,475.85	186,659.00	186,659.00
Surplus (Deficit)	365.67	36,317.59		
106 Transfer of Account(In)				
113 Surplus Transfer		(29,422.00)		
730 Transfer (Out)				
Adj Surplus (Deficit)	365.67	6,895.59		
Previous Balance	61,231.78	54,701.86		
ACCOUNT BALANCE	61,597.45	61,597.45		

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Accrual Basis

LMS428

Detail of Disbursement

April 2011

Name	Memo	Account	Amount
300 Gas			
FortisBC-Natural Gas	Service: Feb 24 - Mar 25/11	300 ...	3,240.73
Total 300 Gas			3,240.73
310 Electricity			
BC Hydro	Service: Jan 27 - Mar 25/11	310 ...	2,524.89
Total 310 Electricity			2,524.89
320 Management Fee			
Bayside Property Services Ltd.	Management Fee	320 ...	1,288.00
Total 320 Management Fee			1,288.00
340 Janitorial			
Cleantech Janitorial Management	Janitorial Service: Apr/11	340 J...	856.80
Total 340 Janitorial			856.80
395 Sundry			
Bayside Property Services Ltd.	Postage/Copying: Mar/11	395 ...	16.98
Lynda Creamer	Reimbursement: filing fee	395 ...	50.00
	Service Charge	395 ...	15.00
Total 395 Sundry			81.98
435 Repair/Maintenance			
Pest Free Industries	Service: Mar/11	435 ...	106.40
Jelena Mucovic	Reimbursement: Cost of ceiling repairs in #201	435 ...	308.00
P & P Safety Services	Monthly fire safety inspection: Mar/11	435 ...	134.40
David Reich	Re & re door closer from P2 bldg to parkade door	435 ...	281.26
Coastal Irrigation Inc.	Spring start up of the sprinkler system	435 ...	500.85
Pest Free Industries	Service: Apr/11	435 ...	106.40
Total 435 Repair/Maintenance			1,437.31
436 Elevator/Alarm Monito			
Paladin Security Systems Ltd	Front door not secure	436 ...	151.20
Acme Protective Systems Limited	Qtrly monitoring (elevator phones): Apr 1 - June 30/11	436 ...	374.65
Total 436 Elevator/Alarm Monito			525.85
465 Telephone			
Viscount Systems Inc.	Service: Apr/11	465 ...	73.36
Telus	Service: Apr 3 - May 2/11	465 ...	61.96
Total 465 Telephone			135.32
475 Elevator			
Schindler Elevator Corporation	Service: Apr 1 - June 30/11	475 ...	2,352.00
Total 475 Elevator			2,352.00
710 Contingency Reserve			
Strata Plan LMS428	CRF Transfer	710 ...	125.00
Total 710 Contingency Reserve			125.00
TOTAL			12,567.88

STRATA CORPORATION LMS 428
FISCAL YEAR END April
FUND INFORMATION SHEET

DATE	TOTAL FUNDS	Operating	Contingency
FWD.	201,154.25	54,701.86	146,452.39
2010			Service Charge (5.00) Contribution 125.00 Interest Earned 62.25
May	179,355.33	32,720.69	146,634.64
June	182,458.32	35,614.22	Service Charge (5.00) Contribution 125.00 Interest Earned 89.46 146,844.10
July	189,447.12	42,378.33	Service Charge (5.00) Contribution 125.00 Interest Earned 104.69 147,068.79
August	189,883.54	42,569.74	Service Charge (5.00) Contribution 125.00 Interest Earned 125.01 147,313.80
September	198,698.59	51,121.39	Service Charge (5.00) Contribution 125.00 Interest Earned 143.40 147,577.20
October	203,071.22	55,217.21	Service Charge (5.00) Contribution 125.00 Interest Earned 156.81 147,854.01
November	207,302.13	59,176.09	Service Charge (5.00) Contribution 125.00 Interest Earned 152.03 148,126.04
December	205,060.13	56,656.70	Service Charge (5.00) Contribution 125.00 Interest Earned 157.39 148,403.43
2011 January	200,747.92	52,066.81	Service Charge (5.00) Contribution 125.00 Interest Earned 157.68 148,681.11
February	203,760.52	54,816.72	Service Charge (5.00) Contribution 125.00 Interest Earned 142.69 148,943.80
March	210,443.84	61,231.78	Service Charge (15.00) Contribution 125.00 Interest Earned 158.26 149,212.06
April	211,072.94	61,597.45	Service Charge (15.00) Contribution 125.00 Interest Earned 153.43 149,475.49

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**STRATA CORPORATION LMS 428 – BUILDING REPAIR
STATEMENT OF RECEIPTS & DISBURSEMENTS**

RECEIPTS	April 2011	ACTUAL Year to Date	BUDGET Year to Date	BUDGET
101 Repair Levy		3,700,000.46	3,700,000.00	3,700,000.00
101 Legal Levy		238,000.36	238,000.00	238,000.00
102 Remaining 2003/04 Levy/CRF Funds		115.58		
103 Interest Income	26.77	100,198.76		
104 Late Payment Fine		6,100.00		
105 PST Rebate		80,108.20		
106 Transfer In/Out		2,193.00		
TOTAL RECEIPTS	26.77	4,126,716.36	3,938,000.00	3,938,000.00
DISBURSEMENTS			3,938,000.00	3,938,000.00
395 Sundry	15.00	12,244.69		
370 Legal		238,000.00		
455 Building Repair		3,423,063.78		
730 Repayment to CRF		10,000.00		
TOTAL DISBURSEMENTS	15.00	3,683,308.47		
Surplus (Deficit)	11.77	443,407.89		
101 Refund to Owner(s)		(424,493.28)		
106 Transfer In Holdback Acct		7,149.62		
Previous Balance	26,052.46			
ACCOUNT BALANCE	26,064.23	26,064.23		