

STRATA PLAN VAS 2893
FINANCIAL STATEMENTS

Unaudited - See Notice to Reader

April 30, 2011

NOTICE TO READER

On the basis of information provided by management, I have compiled the balance sheet of **Strata Plan VAS 2893** as at April 30, 2011 and the statements of income and changes in fund balances for the 13 months then ended.

I have not performed an audit or a review engagement in respect of these financial statements and, accordingly, I express no assurance thereon.

Readers are cautioned that these statements may not be appropriate for their purposes.

Gibsons, BC
July 14, 2011

Esplen & Co.
Esplen & Co. CGA

STRATA PLAN VAS 2893

INCOME STATEMENT

For the 13 months ended April 30, 2011

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	Operating Fund	Contingency Reserve Fund	April 2011 Total	March 2010 Total
Revenue				
Strata fees - residential	36,970	-	36,970	30,306
Form revenue	-	-	-	194
Interest income	-	1,493	1,493	940
Total revenue	36,970	1,493	38,463	31,440
Expenses				
Administration	95	-	95	269
Bank charges	87	-	87	113
Building maintenance	8,251	-	8,251	2,032
Common ground maintenance	15,827	-	15,827	20,699
Insurance	7,789	-	7,789	7,181
Licences and dues	154	-	154	155
Miscellaneous	119	-	119	-
Professional fees	838	-	838	200
Printing	249	-	249	-
Utilities	315	-	315	231
WCB	17	-	17	22
Total expenses	33,741	-	33,741	30,902
Net income	3,229	1,493	4,722	538

The accompanying notes are an integral part of these financial statements.

STRATA PLAN VAS 2893

STATEMENT OF CHANGES IN FUND BALANCES

For the 13 months ended April 30, 2011

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	Operating Fund	Contingency Reserve Fund	April 2011 Total	March 2010 Total
Balance, beginning of year	9,688	44,216	53,904	53,366
Net income	3,229	1,493	4,722	538
Transfer from Operating to Contingency	(2,500)	2,500	-	-
Balance, end of year	10,417	48,209	58,626	53,904

The accompanying notes are an integral part of these financial statements.

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ESPLEN & Co.

STRATA PLAN VAS 2893

BALANCE SHEET

As at April 30, 2011

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	Operating Fund	Contingency Reserve Fund	April 2011 Total	March 2010 Total
ASSETS				
Current				
Cash	3,874	4,763	8,637	12,479
Term deposits	-	43,446	43,446	42,093
Prepaid insurance	6,795	-	6,795	-
	10,669	48,209	58,878	54,572
LIABILITIES AND FUND BALANCES				
Current liabilities				
Accounts payable	252	-	252	200
Prepaid strata fees	-	-	-	468
Fund balances	10,417	48,209	58,626	53,904
	10,669	48,209	58,878	54,572

Approved by:

The accompanying notes are an integral part of these financial statements.