

LILLOOET LAKE ESTATES LTD.

Financial Statements
December 31, 2010
Unaudited - See Notice to Reader

LILLOOET LAKE ESTATES LTD.

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December 31, 2010

Notice to Reader

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CERTIFIED GENERAL ACCOUNTANTS
A PARTNERSHIP OF INCORPORATED PROFESSIONALS
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NOTICE TO READER

On the basis of information provided by management, we have compiled the balance sheet of Lillooet Lake Estates Ltd. as at December 31, 2010 and the statements of changes in net assets and operations for the year then ended.

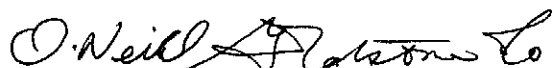
We have not performed an audit or a review engagement in respect of these financial statements and, accordingly we express no assurance thereon.

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

Prior to compiling the financial statements of Lillooet Lake Estates Ltd., this accounting firm performed accounting services, which included the preparation of entries that have a significant effect on these financial statements.

North Vancouver, BC

February 3, 2011



LILLOOET LAKE ESTATES LTD.

Statement of Financial Position
as at December 31, 2010
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	<u>2010</u>	<u>2009</u>
<u>ASSETS</u>		
CURRENT:		
Cash - chequing account	\$ 58,641	\$ 67,053
Cash - savings account	45,350	-
Short-term investments held as security	3,328	3,313
Assessments due from members	76,379	56,972
	<u>183,698</u>	<u>127,338</u>
CAPITAL ACQUISITIONS: (Note 1)	<u>1,119,828</u>	<u>1,111,723</u>
	<u>\$ 1,303,526</u>	<u>\$ 1,239,061</u>
<u>LIABILITIES</u>		
CURRENT:		
Accounts payable	\$ 46,273	\$ 47,093
Assessments prepaid by members	17,347	26,406
Current portion of long-term debt	8,570	32,250
	<u>72,190</u>	<u>105,749</u>
LONG-TERM DEBT:		
Due to Bobcat Country	-	8,570
	<u>72,190</u>	<u>114,319</u>
<u>SHAREHOLDERS' EQUITY</u>		
SHARE CAPITAL:		
Shares issued	<u>152</u>	<u>152</u>
NET ASSETS - Statement II		
Net Assets from operations	66,177	53,687
Net Assets invested in water system	936,253	909,525
Net Assets invested in Lot 93	55,000	55,000
Net Assets invested in maintenance building	82,967	82,967
Net Assets invested in tool cat	37,037	23,411
Net Assets in restricted fund	53,750	-
	<u>1,231,184</u>	<u>1,124,590</u>
	<u>1,231,336</u>	<u>1,124,742</u>
	<u>\$ 1,303,526</u>	<u>\$ 1,239,061</u>

See accompanying notes to financial statements

Approved by the Directors

Statement II

LILLOOET LAKE ESTATES LTD.

Statement of Changes in Net Assets
for the year ended December 31, 2010
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	<u>2010</u>	<u>2009</u>
NET ASSETS FROM OPERATIONS:		
Surplus - beginning of year	\$ 53,687	\$ 99,990
Operating surplus - Statement III	31,048	51,462
Transfer amortization to capital fund	13,693	15,672
Transfer amount to water system	(11,036)	(92,222)
Transfer amount to tool cat	(21,215)	(21,215)
Surplus - end of year	<u>\$ 66,177</u>	<u>\$ 53,687</u>
NET ASSETS INVESTED IN WATER SYSTEM:		
Balance - beginning of year	\$ 909,525	\$ 770,383
Transfer amortization from operating fund	(6,104)	(6,104)
Amount invested during the year from Restricted Funds	21,796	53,024
Amount invested during the year from Operating Funds	11,036	92,222
Balance - end of year	<u>\$ 936,253</u>	<u>\$ 909,525</u>
NET ASSETS INVESTED IN LOT 93:		
Balance - beginning of year	\$ 55,000	\$ 55,000
Amount invested during the year from Restricted Funds	-	-
Balance - end of year	<u>\$ 55,000</u>	<u>\$ 55,000</u>
NET ASSETS INVESTED IN MAINTENANCE BUILDING:		
Balance - beginning of year	\$ 82,967	\$ 40,266
Amount invested during the year from Restricted Funds	-	42,701
Balance - end of year	<u>\$ 82,967</u>	<u>\$ 82,967</u>
NET ASSETS INVESTED IN TOOL CAT:		
Balance - beginning of year	\$ 23,411	\$ 11,764
Transfer amortization from operating fund	(7,589)	(9,568)
Amount invested during the year from Operating Fund	21,215	21,215
Balance - end of year	<u>\$ 37,037</u>	<u>\$ 23,411</u>
NET ASSETS IN RESTRICTED FUNDS:		
Balance - beginning of year	\$ -	\$ 95,725
Special assessment and interest earned during the year	75,546	-
Amount invested in source to tap survey	(17,695)	-
Amount invested in water system	(4,101)	(53,024)
Amount invested in maintenance building	-	(42,701)
Balance - end of year	<u>\$ 53,750</u>	<u>\$ -</u>

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LILLOOET LAKE ESTATES LTD.

Statement of Operations
for the year ended December 31, 2010
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	<u>2010</u>	<u>2009</u>
ASSESSMENTS:		
Maintenance fund	\$ 199,725	\$ 199,091
Interest charged to owners	7,844	7,750
Collection fees	1,797	10,502
	<u>209,366</u>	<u>217,343</u>
EXPENDITURES:		
Accounting	7,551	10,454
Amortization	13,693	15,672
Banking	471	343
Communication	3,239	1,777
Director's expenses	1,131	2,817
Insurance and WCB	7,099	7,467
Legal - annual filings, opinions and fees	3,001	8,714
Legal - collections	1,797	10,502
Legal - contingencies	6,481	10,647
Local improvements	5,523	10,142
Maintenance - common property	22,003	4,033
Property taxes	43,604	41,910
Waterworks operations	41,786	41,403
Catalina Creek disaster fund	20,939	-
	<u>178,318</u>	<u>165,881</u>
EXCESS ASSESSMENT OVER EXPENDITURES:	<u>\$ 31,048</u>	<u>\$ 51,462</u>

See accompanying notes to financial statements

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Notes to Financial Statements
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Note 1 - CAPITAL ACQUISITIONS:

	<u>Cost</u>	<u>Accumulated Amortization</u>	<u>Net Book Value</u>	
			<u>2010</u>	<u>2009</u>
Water System	\$ 875,214	\$ -	\$ 875,214	\$ 853,416
Water System - old	122,080	61,040	61,040	67,144
Lot 93	55,000	-	55,000	55,000
Tool Cat	68,375	22,768	45,607	53,196
Maintenance Building	82,967	-	82,967	82,967
	<u>\$ 1,203,636</u>	<u>\$ 83,808</u>	<u>\$ 1,119,828</u>	<u>\$ 1,111,723</u>

Note 2 - WATER SYSTEM:

Additions to the water systems are as follows:

	<u>2010</u>	<u>2009</u>
Engineering and permits	\$ -	\$ 6,631
Materials and supplies	-	2,737
Labour	4,101	8,294
Legal fees	-	35,293
Source to tap survey	17,695	80,715
	<u>\$ 21,796</u>	<u>\$ 133,670</u>