

NEW PRICE



DENISE BROWN
YOUR REAL ESTATE GOALS. MY EXPERTISE. SIMPLE.



#249 BLACKCOMB SPRINGS SUITES

1 bed, 1 bath, 588 sf Slopeside Suite

Offered at ~~\$575,000~~ **\$530,000**

<https://www.whistler-realestate.ca/blackcomb-springs-suites-for-sale>



All information deemed reliable, but not guaranteed.











\$575,000

1 Bed 1 Bath 588 sf Phase 2 nightly rental zoning

Located slopeside on Blackcomb Mountain and next to the Gondola, this fully furnished studio suite offers a tranquil and serene environment. Suite 440 features a fully equipped kitchen, dining/living area, gas fireplace, modern bathroom with a combination shower and soaker tub, and a king bed with a queen sofa bed. Additionally, the private balcony provides stunning northern exposure views. This spot is highly sought-after by both owners and guests alike. Managed by Clique Hotels, Blackcomb Springs Suites offers a comfortable lobby lounge, exercise room, heated outdoor pool, two hot tubs, an on-site family BBQ area, WIFI, convenience store, pet-friendly accommodations, ski lockers, and secure bike storage. This location is ideal for walking or catching the free ski shuttle to Whistler Village, which is just a 5-minute ride away. The suite falls under Phase 2 nightly zoning.



Denise Brown
604-902-2033
Denise@Whistler-RealEstate.ca
RE/MAX Sea to Sky Real Estate



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Status:	Active	Type:	Condominium
List Date:	03/13/2023	List Price:	\$530,000
City:	Whistler	Org Price:	\$600,000
Area:	Blackcomb	Sold Price:	*
Complex:	Blackcomb Springs Suites	DOM:	56
Total Beds:	1.0	Size:	588
Main Beds:	1.0	Land Size:	
Bathrooms:	1.00	Stories:	1
Built:	1996	Park Spcs:	1
Park Type:	Underground	Fireplaces:	1
FP Type:	Gas	Basement:	None
Suite:	N	Tax:	\$2,057
Suite Brm:		Tax Yr:	2022
Suite Rent:		IUD:	420.00
TW Fee:	\$1,164	TW Freq:	Annually
GST Exmt:	No	List Co:	RE/MAX

Slopeside view, oversized 1 bed, 1 bath 588 sf suite in the Blackcomb Springs Suites by Clique Hotels. A rare listing to find for sale. This suite's large balcony overlooks the ski slope and is close to the pool and hot tub areas. Watch the Blackcomb Gondola and skiers pass by. Enjoy the fully equipped kitchen, dining & living area with queen sofa bed, gas fireplace, modern bathroom with a combination shower and bedroom also with views of the ski slope that has a king bed. Explore the suite in a 3D Matterport tour available at <https://rem.ax/249springs> This spot is ideal for families due to its proximity to the pool and ski slope - watch everyone enjoying themselves from the deck. Managed by Clique Hotels, Blackcomb Springs Suites offers a comfortable lobby lounge, exercise room, heated outdoor pool, two hot tubs, an on-site family BBQ area, WIFI, convenience store, pet-friendly accommodations, ski lockers, and secure bike storage. This location is ideal for walking or catching the free ski shuttle to Whistler Village, which is just a 5-minute ride away. The suite falls under Phase 2 nightly zoning.

Additional Property Information

List # :	W052310	Front:		Roofing:	Metal	Septic:	N
Rent Cov:	Phase II	Cnstrct:	Frame	Heating:	Electric/Forced Air	Water:	Municipal
R. Mgnt Co:		ExtFinish:	Log	Plumbing:	Mixed	Electricity:	Y
R. Mgnt Ph:		Flooring:	Mixed	Sewer:	Y	Ntr Gas:	Y
C. Feat:	Bike/Ski Locker, Elevator, Exercise Room, Fro..			Depth:			

Condominium Features

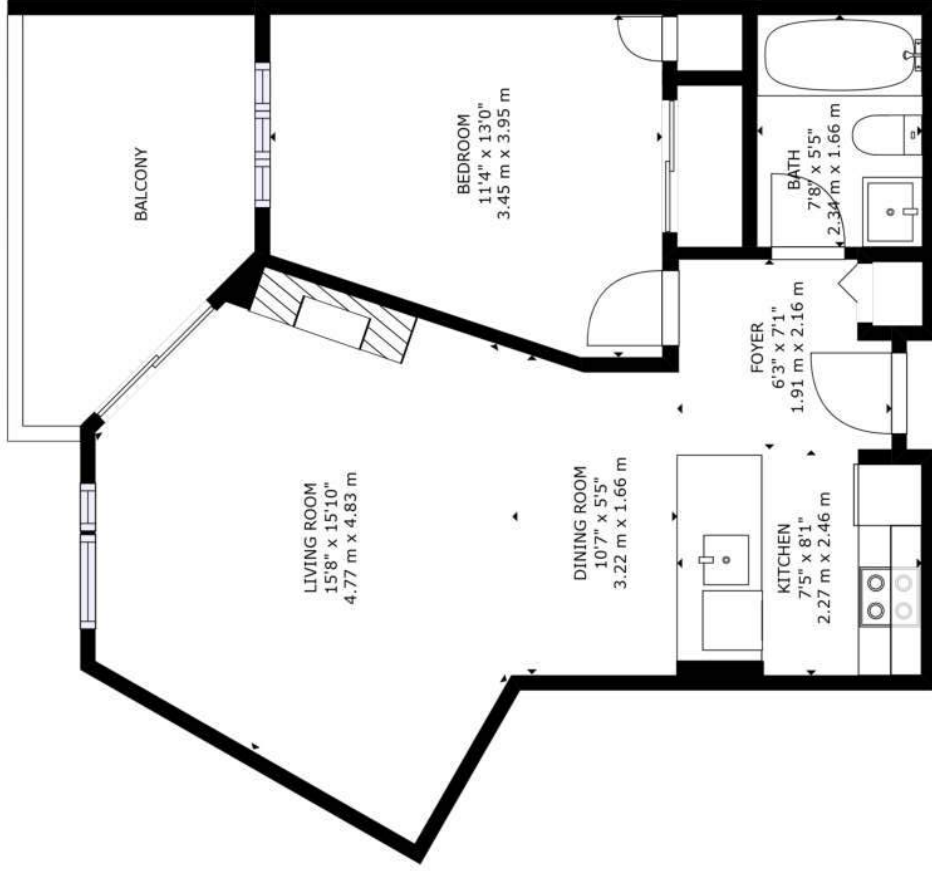
Microwave:	Y	Garburator:	N	Stove:	Y	Washer:	Y	Wind Cov:	Y	Sauna:	N	Central Vac:	N
D. Washer:	Y	Compactor:	N	Fridge:	Y	Cable:	Y	Security:	N	Hot Tub:	Y	Furnishings:	Y
Dryer:	Y	AC:	N	Stm Rm:	N	Pool:	Y						

Strata Information

Strata Mgnt:	Whistler Resort Mgmt.	S Fees:	\$481
S. Mgnt Ph:	604-932-2972	Freq:	Monthly
SM Addrss:			

Legal Information

PID:	023-394-846	Plan:	LMS2364	Folio:	502364018	Lot:	18
Title:	Freehold	DisLot:	3903	Block:			
Zoning:	LUC - Land Use Contract to the Zoning						
Print Date:	05/08/2023						



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 565 sq. ft./52 m², EXCLUDED AREAS:
 BALCONY: 88 sq. ft./8 m²
 TOTAL: 565 sq. ft./52 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

BLACKCOMB SPRINGS SUITES--Owner Distribution					Unit 249				
	Unit	Unit	Daily	Total	Daily	Daily Room	Unit Room	Potential/	
May-23	Entitlement	Factor	Entitlement	Entitlement	Factor	Revenue	Revenue	Lost Revenue	
1	1	420	420	73958	0.0057	\$6,106.45	\$34.68		
2	1	420	420	73958	0.0057	\$5,892.44	\$33.46		
3	1	420	420	73958	0.0057	\$5,581.13	\$31.69		
4	1	420	420	74760	0.0056	\$4,567.35	\$25.66		
5	1	420	420	73162	0.0057	\$13,621.58	\$78.20		
6	1	420	420	73464	0.0057	\$30,519.64	\$174.48		
7	1	420	420	75652	0.0056	\$6,157.21	\$34.18		
8	1	420	420	75946	0.0055	\$3,727.18	\$20.61		
9	1	420	420	75946	0.0055	\$3,616.12	\$20.00		
10	1	420	420	75946	0.0055	\$4,241.80	\$23.46		
11	1	420	420	75640	0.0056	\$4,806.98	\$26.69		
12	1	420	420	73540	0.0057	\$17,162.34	\$98.02		
13	1	420	420	73838	0.0057	\$33,435.41	\$190.18		
14	1	420	420	75334	0.0056	\$8,201.29	\$45.72		
15	1	420	420	75662	0.0056	\$3,318.10	\$18.42		
16	1	420	420	75372	0.0056	\$6,563.47	\$36.57		
17	1	420	420	74802	0.0056	\$6,498.10	\$36.49		
18	1	420	420	74652	0.0056	\$15,650.13	\$88.05		
19	1	420	420	72556	0.0058	\$41,494.93	\$240.20		
20	1	420	420	72598	0.0058	\$53,434.58	\$309.13		
21	1	420	420	72304	0.0058	\$42,897.05	\$249.18		
22	1	420	420	75946	0.0055	\$7,038.03	\$38.92		
23	1	420	420	75946	0.0055	\$5,050.15	\$27.93		
24	1	420	420	75946	0.0055	\$6,651.12	\$36.78		
25	1	420	420	75562	0.0056	\$5,974.71	\$33.21		
26	1	420	420	72972	0.0058	\$21,867.45	\$125.86		
27	1	420	420	72478	0.0058	\$40,748.04	\$236.13		
28	1	420	420	72700	0.0058	\$14,265.24	\$82.41		
29	1	420	420	75552	0.0056	\$8,056.98	\$44.79		
30	1	420	420	75552	0.0056	\$7,465.67	\$41.50		
31	1	420	420	75222	0.0056	\$8,158.94	\$45.56		
Total	31					\$442,769.61	\$2,528.18	0.00	
			Unit	Total	Monthly	Other	Unit Other		
			Factor	Entitlement	Factor	Revenue	Revenue		
			420	75946	0.00553025	\$96,002.33	\$530.92		
			Unit	Total	Monthly	Monthly	Unit		
			Factor	Entitlement	Factor	Expenses	Expenses		
			420	75946	0.00553025	\$478,267.98	\$2,644.94		
			Unit	Total	Monthly	Refurbishment	Unit Refurb		
			Factor	Entitlement	Factor	Fund	Holdback		
			420	75946	0.00553025	\$0.00	\$0.00		
Total Unit Income							\$414.15		

August 29, 2023

Dear Owner,

Re: Blackcomb Springs Suites Rental Pool

Please find enclosed:

- July 2023 owner's statement for your unit(s)
- Deposit slip for July 2023 distributions*



Reviews from
millions of Tripadvisor
travellers place this
hotel in the top 10%
worldwide.

July's occupancy finished 6% ahead of budget with owner distribution on average per unit exceeding \$2300. August revenues are very close to budget despite the warm weather that caused some cancellations and refunds. September's revenues are currently on pace to achieve budget.

The rental pool's 2022-2023 fiscal year ended on July 31, 2023, with annual revenues 16% ahead of our approved budget and total owner distributions ahead by 23%. Total annual owner distributions increased 43% when compared to 2022-2023. Our office has provided your external auditor at Oak Tree Accounting with the files to begin the financial audit with the goal of completing their work in time for the Annual General Meeting scheduled for October 14, 2023.

If you have positive net income for July 2023, you will receive your distributions on August 31, 2023, by direct deposit or by cheque. *

Should you have any questions, please do not hesitate to contact either myself at edward@clique.ca or Owner Relations at ownerrelations@clique.ca or 403-609-3000.

In Hospitality,



Edward Keenan
Summit Resort MPM Inc.

*Owners with personal usage or other deductions may not receive income.

BLACKCOMB SPRINGS SUITES--Owner Distribution					Unit 249				
	Unit	Unit	Daily	Total	Daily	Daily Room	Unit Room	Potential/	
Jul-23	Entitlement	Factor	Entitlement	Entitlement	Factor	Revenue	Revenue	Lost Revenue	
1	1	420	420	71646	0.0059	\$56,235.44	\$329.66		
2	1	420	420	72860	0.0058	\$49,579.57	\$285.80		
3	1	420	420	73878	0.0057	\$33,007.70	\$187.65		
4	1	420	420	75090	0.0056	\$30,964.10	\$173.19		
5	1	420	420	74660	0.0056	\$29,167.58	\$164.08		
6	1	420	420	75612	0.0056	\$33,838.35	\$187.96		
7	1	420	420	74704	0.0056	\$42,738.86	\$240.29		
8	1	420	420	74408	0.0056	\$45,678.87	\$257.84		
9	1	420	420	74448	0.0056	\$24,464.89	\$138.02		
10	1	420	420	74764	0.0056	\$21,791.69	\$122.42		
11	1	420	420	73870	0.0057	\$24,488.38	\$139.23		
12	1	420	420	74730	0.0056	\$23,221.78	\$130.51		
13	1	420	420	74012	0.0057	\$21,846.25	\$123.97		
14	1	420	420	72324	0.0058	\$35,208.31	\$204.46		
15	1	420	420	72278	0.0058	\$49,242.88	\$286.15		
16	1	420	420	72900	0.0058	\$26,236.77	\$151.16		
17	1	420	420	73934	0.0057	\$27,015.76	\$153.47		
18	1	420	420	74370	0.0056	\$26,322.15	\$148.65		
19	1	420	420	73158	0.0057	\$29,693.11	\$170.47		
20	1	420	420	72894	0.0058	\$33,281.77	\$191.76		
21	1	420	420	69226	0.0061	\$44,302.32	\$268.79		
22	1	420	420	70800	0.0059	\$52,300.19	\$310.26		
23	1	420	420	71566	0.0059	\$33,041.80	\$193.91		
24	1	420	420	73720	0.0057	\$31,568.67	\$179.85		
25	1	420	420	73722	0.0057	\$29,211.23	\$166.42		
26	1	420	420	74016	0.0057	\$33,861.44	\$192.15		
27	1	420	420	74380	0.0056	\$35,456.59	\$200.21		
28	1	420	420	72318	0.0058	\$54,318.79	\$315.47		
29	1	420	420	69820	0.0060	\$56,835.62	\$341.89		
30	1	420	420	72526	0.0058	\$30,721.86	\$177.91		
31	1	420	420	72060	0.0058	\$28,736.51	\$167.49		
Total	31					\$1,094,379.23	\$6,301.09	0.00	
			Unit	Total	Monthly	Other	Unit Other		
			Factor	Entitlement	Factor	Revenue	Revenue		
			420	75946	0.00553025	\$181,006.56	\$1,001.01		
			Unit	Total	Monthly	Monthly	Unit		
			Factor	Entitlement	Factor	Expenses	Expenses		
			420	75946	0.00553025	\$763,149.17	\$4,220.40		
			Unit	Total	Monthly	Refurbishment	Unit Refurb		
			Factor	Entitlement	Factor	Fund	Holdback		
			420	75946	0.00553025	\$76,606.54	\$423.65		
Total Unit Income							\$2,658.04		

BLACKCOMB SPRINGS SUITES--Owner Distribution					Unit 249				
	Unit	Unit	Daily	Total	Daily	Daily Room	Unit Room	Potential/	
Apr-23	Entitlement	Factor	Entitlement	Entitlement	Factor	Revenue	Revenue	Lost Revenue	
1	1	420	420	69116	0.0061	\$52,160.48	\$316.97		
2	1	420	420	70992	0.0059	\$28,843.04	\$170.64		
3	1	420	420	71832	0.0058	\$30,754.22	\$179.82		
4	1	420	420	70820	0.0059	\$33,164.65	\$196.68		
5	1	420	420	71014	0.0059	\$29,605.00	\$175.09		
6	1	420	420	67352	0.0062	\$41,273.22	\$257.38		
7	1	420	420	63280	0.0066	\$64,289.67	\$426.70		
8	1	420	420	62700	0.0067	\$62,361.43	\$417.73		
9	1	420	420	65288	0.0064	\$47,023.43	\$302.50		
10	1	420	420	69928	0.0060	\$31,281.07	\$187.88		
11	1	420	420	69400	0.0061	\$33,722.20	\$204.08		
12	1	420	420	69912	0.0060	\$32,620.10	\$195.97		
13	1	420	420	71626	0.0059	\$31,445.16	\$184.39		
14	1	420	420	70658	0.0059	\$41,671.52	\$247.70		
15	1	420	420	69374	0.0061	\$44,526.17	\$269.57		
16	1	420	420	74062	0.0057	\$16,854.08	\$95.58		
17	1	420	420	73932	0.0057	\$9,001.07	\$51.13		
18	1	420	420	73680	0.0057	\$6,965.56	\$39.71		
19	1	420	420	73426	0.0057	\$6,731.99	\$38.51		
20	1	420	420	74488	0.0056	\$7,934.80	\$44.74		
21	1	420	420	72542	0.0058	\$13,132.85	\$76.04		
22	1	420	420	72298	0.0058	\$25,417.08	\$147.66		
23	1	420	420	74068	0.0057	\$8,267.60	\$46.88		
24	1	420	420	73490	0.0057	\$7,341.82	\$41.96		
25	1	420	420	73754	0.0057	\$5,925.34	\$33.74		
26	1	420	420	73698	0.0057	\$5,440.91	\$31.01		
27	1	420	420	73306	0.0057	\$9,550.31	\$54.72		
28	1	420	420	70832	0.0059	\$18,574.22	\$110.14		
29	1	420	420	71608	0.0059	\$29,534.87	\$173.23		
30	1	420	420	74378	0.0056	\$7,744.14	\$43.73		
31	1	420	420	75946	0.0055	\$0.00	\$0.00		
Total	31					\$783,158.00	\$4,761.86	0.00	
			Unit	Total	Monthly	Other	Unit Other		
			Factor	Entitlement	Factor	Revenue	Revenue		
			420	75946	0.00553025	\$123,311.70	\$681.94		
			Unit	Total	Monthly	Monthly	Unit		
			Factor	Entitlement	Factor	Expenses	Expenses		
			420	75946	0.00553025	\$565,072.76	\$3,124.99		
			Unit	Total	Monthly	Refurbishment	Unit Refurb		
			Factor	Entitlement	Factor	Fund	Holdback		
			420	75946	0.00553025	\$54,821.06	\$303.17		
Total Unit Income							\$2,015.64		

BLACKCOMB SPRINGS SUITES--Owner Distribution					Unit 249				
Mar-23	Unit Entitlement	Unit Factor	Daily Entitlement	Total Entitlement	Daily Factor	Daily Room Revenue	Unit Room Revenue	Potential/ Lost Revenue	
1	1	420	420	71496	0.0059	\$56,876.25	\$334.12		
2	1	420	420	71676	0.0059	\$67,692.66	\$396.66		
3	1	420	420	68420	0.0061	\$80,182.12	\$492.20		
4	1	420	420	67598	0.0062	\$76,782.01	\$477.06		
5	1	420	420	70274	0.0060	\$51,589.73	\$308.33		
6	1	420	420	71540	0.0059	\$39,907.87	\$234.29		
7	0	420	0	69690	0.0000	\$34,136.63	\$0.00	205.73	
8	0	420	0	71244	0.0000	\$41,320.66	\$0.00	243.59	
9	0	420	0	71584	0.0000	\$50,296.77	\$0.00	295.10	
10	0	420	0	69276	0.0000	\$60,676.38	\$0.00	367.86	
11	0	420	0	68280	0.0000	\$77,390.51	\$0.00	476.04	
12	0	420	0	71188	0.0000	\$75,889.92	\$0.00	447.74	
13	1	420	420	70604	0.0059	\$77,188.48	\$459.17		
14	1	420	420	69196	0.0061	\$73,438.28	\$445.75		
15	1	420	420	69268	0.0061	\$75,859.84	\$459.97		
16	1	420	420	69036	0.0061	\$77,611.04	\$472.17		
17	1	420	420	68692	0.0061	\$81,573.87	\$498.76		
18	1	420	420	69076	0.0061	\$76,502.86	\$465.16		
19	1	420	420	70442	0.0060	\$58,336.29	\$347.82		
20	1	420	420	71452	0.0059	\$53,855.59	\$316.57		
21	1	420	420	71352	0.0059	\$55,752.42	\$328.18		
22	1	420	420	70990	0.0059	\$52,158.08	\$308.58		
23	1	420	420	71694	0.0059	\$55,005.56	\$322.24		
24	1	420	420	69660	0.0060	\$57,601.14	\$347.29		
25	1	420	420	68446	0.0061	\$57,768.90	\$354.48		
26	1	420	420	72526	0.0058	\$25,688.30	\$148.76		
27	1	420	420	72558	0.0058	\$25,245.48	\$146.13		
28	1	420	420	72074	0.0058	\$27,653.67	\$161.15		
29	1	420	420	71832	0.0058	\$23,826.75	\$139.31		
30	1	420	420	72300	0.0058	\$26,184.71	\$152.11		
31	1	420	420	70954	0.0059	\$38,066.13	\$225.33		
Total	25					\$1,732,058.90	\$8,341.59	2036.07	
			Unit Factor	Total Entitlement	Monthly Factor	Other Revenue	Unit Other Revenue		
			420	75946	0.00553025	\$207,335.75	\$1,146.62		
			Unit Factor	Total Entitlement	Monthly Factor	Monthly Expenses	Unit Expenses		
			420	75946	0.00553025	\$848,843.63	\$4,694.31		
			Unit Factor	Total Entitlement	Monthly Factor	Refurbishment Fund	Unit Refurb Holdback		
			420	75946	0.00553025	\$121,244.00	\$670.51		
Total Unit Income							\$4,123.39		

BLACKCOMB SPRINGS SUITES--Owner Distribution					Unit 249				
	Unit	Unit	Daily	Total	Daily	Daily Room	Unit Room	Potential/	
Feb-23	Entitlement	Factor	Entitlement	Entitlement	Factor	Revenue	Revenue	Lost Revenue	
1	0	420	0	71350	0.0000	\$42,137.70	\$0.00	248.04	
2	0	420	0	71516	0.0000	\$54,292.08	\$0.00	318.85	
3	0	420	0	68488	0.0000	\$80,576.53	\$0.00	494.13	
4	0	420	0	68116	0.0000	\$78,056.31	\$0.00	481.29	
5	0	420	0	70898	0.0000	\$58,261.63	\$0.00	345.14	
6	0	420	0	71190	0.0000	\$54,655.78	\$0.00	322.45	
7	0	420	0	70996	0.0000	\$53,251.21	\$0.00	315.02	
8	0	420	0	70842	0.0000	\$57,987.53	\$0.00	343.79	
9	0	420	0	68428	0.0000	\$66,974.51	\$0.00	411.08	
10	0	420	0	67340	0.0000	\$87,895.84	\$0.00	548.21	
11	0	420	0	68274	0.0000	\$81,374.20	\$0.00	500.59	
12	1	420	420	70296	0.0060	\$46,996.94	\$280.79		
13	1	420	420	70066	0.0060	\$39,613.00	\$237.45		
14	1	420	420	70232	0.0060	\$37,743.33	\$225.71		
15	1	420	420	69832	0.0060	\$42,545.39	\$255.89		
16	1	420	420	66876	0.0063	\$64,999.53	\$408.22		
17	1	420	420	67924	0.0062	\$92,966.43	\$574.85		
18	1	420	420	69518	0.0060	\$116,434.75	\$703.45		
19	1	420	420	70946	0.0059	\$116,437.74	\$689.31		
20	0	420	0	72158	0.0000	\$103,632.62	\$0.00	603.20	
21	0	420	0	73408	0.0000	\$105,333.98	\$0.00	602.66	
22	0	420	0	72246	0.0000	\$118,288.26	\$0.00	687.67	
23	0	420	0	69924	0.0000	\$114,547.36	\$0.00	688.03	
24	0	420	0	66466	0.0000	\$103,086.01	\$0.00	651.40	
25	0	420	0	67226	0.0000	\$84,595.37	\$0.00	528.52	
26	1	420	420	70588	0.0060	\$56,693.57	\$337.33		
27	1	420	420	70496	0.0060	\$53,410.34	\$318.21		
28	1	420	420	71246	0.0059	\$51,629.48	\$304.36		
29	1	420	420	75946	0.0055	\$0.00	\$0.00		
30	1	420	420	75946	0.0055	\$0.00	\$0.00		
31	1	420	420	75946	0.0055	\$0.00	\$0.00		
Total	14					\$2,064,417.42	\$4,335.57	8090.08	
			Unit	Total	Monthly	Other	Unit Other		
			Factor	Entitlement	Factor	Revenue	Revenue		
			420	75946	0.00553025	\$239,509.61	\$1,324.55		
			Unit	Total	Monthly	Monthly	Unit		
			Factor	Entitlement	Factor	Expenses	Expenses		
			420	75946	0.00553025	\$824,540.49	\$4,559.91		
			Unit	Total	Monthly	Refurbishment	Unit Refurb		
			Factor	Entitlement	Factor	Fund	Holdback		
			420	75946	0.00553025	\$144,509.00	\$799.17		
Total Unit Income							\$301.03		

Clique Hotels estimated lost income due to owner personal use of approximately \$8000 for February

BLACKCOMB SPRINGS SUITES--Owner Distribution					Unit 249				
	Unit	Unit	Daily	Total	Daily	Daily Room	Unit Room	Potential/	
Jan-23	Entitlement	Factor	Entitlement	Entitlement	Factor	Revenue	Revenue	Lost Revenue	
1	1	420	420	69618	0.0060	\$89,513.30	\$540.03		
2	1	420	420	69490	0.0060	\$63,705.34	\$385.04		
3	1	420	420	69076	0.0061	\$65,582.95	\$398.76		
4	1	420	420	69774	0.0060	\$63,748.68	\$383.73		
5	1	420	420	68462	0.0061	\$72,788.07	\$446.54		
6	1	420	420	66696	0.0063	\$73,316.73	\$461.69		
7	1	420	420	67454	0.0062	\$69,051.98	\$429.95		
8	1	420	420	69394	0.0061	\$44,919.47	\$271.87		
9	1	420	420	70096	0.0060	\$42,508.55	\$254.70		
10	1	420	420	68826	0.0061	\$43,905.11	\$267.92		
11	1	420	420	70048	0.0060	\$44,505.98	\$266.85		
12	1	420	420	70386	0.0060	\$45,103.59	\$269.14		
13	1	420	420	70256	0.0060	\$69,968.59	\$418.28		
14	1	420	420	69372	0.0061	\$83,702.34	\$506.76		
15	1	420	420	69302	0.0061	\$67,543.81	\$409.34		
16	1	420	420	71530	0.0059	\$37,384.96	\$219.51		
17	1	420	420	70130	0.0060	\$34,710.63	\$207.88		
18	0	420	0	71094	0.0000	\$38,914.64	\$0.00	229.89	
19	0	420	0	71250	0.0000	\$46,424.77	\$0.00	273.66	
20	0	420	0	67856	0.0000	\$70,122.87	\$0.00	434.03	
21	0	420	0	67962	0.0000	\$87,874.59	\$0.00	543.06	
22	1	420	420	69964	0.0060	\$89,378.99	\$536.55		
23	1	420	420	70972	0.0059	\$77,496.33	\$458.61		
24	1	420	420	70302	0.0060	\$49,311.92	\$294.60		
25	1	420	420	69592	0.0060	\$45,954.95	\$277.35		
26	1	420	420	71082	0.0059	\$60,801.63	\$359.26		
27	1	420	420	68030	0.0062	\$86,335.20	\$533.01		
28	1	420	420	68132	0.0062	\$86,750.08	\$534.77		
29	1	420	420	72506	0.0058	\$52,651.76	\$304.99		
30	1	420	420	73664	0.0057	\$47,906.09	\$273.14		
31	1	420	420	74100	0.0057	\$36,673.38	\$207.87		
Total	27					\$1,888,557.28	\$9,918.14	1480.65	
			Unit	Total	Monthly	Other	Unit Other		
			Factor	Entitlement	Factor	Revenue	Revenue		
			420	75946	0.00553025	\$196,777.34	\$1,088.23		
			Unit	Total	Monthly	Monthly	Unit		
			Factor	Entitlement	Factor	Expenses	Expenses		
			420	75946	0.00553025	\$821,251.91	\$4,541.72		
			Unit	Total	Monthly	Refurbishment	Unit Refurb		
			Factor	Entitlement	Factor	Fund	Holdback		
			420	75946	0.00553025	\$132,199.00	\$731.09		
Total Unit Income							\$5,733.55		

2022 revenue
249 Blackcomb Springs Suites

Unit 249	Room Revenue	Other Revenue	Monthly Expenses	Net Income
Jan	6385.69	668.04	3442.95	3610.78
Feb	3576.81	793.66	3832.39	538.08
Mar	3302.94	870.40	4462.14	-288.80
Apr	3112.79	527.80	2117.80	1522.79
May	1709.06	342.16	2033.19	18.03
Jun	2433.95	407.71	2487.98	353.68
Jul	4348.73	799.50	3542.15	1606.08
				7360.64
Aug	5642.78	902.54	4237.05	2308.27
Sep	3127.44	516.99	2820.64	823.79
Oct	1389.77	270.31	1984.61	-324.53
Nov	1494.08	318.32	1874.32	-61.92
Dec	8234.73	892.68	4887.59	4239.82
				6,982.43

Total net to the owner \$14,343.07

Total net to the owner	\$14,343.07
Less property taxes	-\$2,057
Less strata fees	-\$5776.68
Less Tourism Whistler fees	<u>-\$1,164</u>
Net after expenses	\$5,345.39

ROI = net/list price \$5345.39/600,000 = .89%

Estimated net revenue without any owner personal use \$20,483.68

RESORT QUEST
WHISTLER
By Wynoham Vacation Rentals

BS249
249 - 4899 Painted Cliff Road
Blackcomb Springs Suites
Whistler V0N 1B4

Statement period: December 1,2019 to December 31,2019

TRANSACTION DESCRIPTION	REFERENCE	INCOME	EXPENSE	YTD
<u>Opening Balance</u>				
		-	-	-
<u>INCOME</u>				
Gross Lodging Revenue				
Owner Revenue		177.56	-	24,521.81
Parking Revenue		18.46	-	1,534.73
Forfeited deposit		2.85	-	300.67
		198.87	-	26,357.21
CC/TA Fees				
Credit Card Fee		-	2.16	(313.48)
GST		-	0.73	
Travel Agent Fee		-	12.47	(1,592.52)
		-	15.36	(1,906.00)
Management Fee				
Management Fee P		-	7.75	
Management Fee P		-	1.20	(11,070.03)
Management Fee P		-	74.58	
		-	83.53	(11,070.03)
		-	4.18	-
	SUBTOTAL	-	83.53	(11,070.03)
	GST on Management Fee	-	4.18	-
	ADJUSTED GROSS INCOME	95.80		13,381.18
<u>OWNER EXPENSE</u>				
Owner Expenses				
Owner Misc Pymt		-	-	(38.49)
Accounting Fee		-	44.62	(85.80)
	KPMG - 2019			
Cable Fee		-	17.80	(213.60)
Phone Fee		-	8.24	(208.88)
Suite Care		-	22.10	(560.33)
		-	92.76	(1,107.10)
	SUBTOTAL	-	92.76	(1,107.10)
	GST on Owner Expenses	-	4.64	(283.49)
Maintenance				
Refurbishment-Parts		-	-	229.08
		-	-	229.08
	SUBTOTAL	-	-	229.08
	PST on Maintenance	-	-	16.04
Housekeeping				
A/R Transfers		-	-	(297.35)
		-	-	(297.35)
FF&E Contribution				
FF&E		-	3.55	(490.42)
		-	3.55	(490.42)
	TOTAL EXPENSE		100.95	(1,933.24)

Karen Easton & David Kuehn
6819 Coach Ridge Rd SW
Calgary, AB T3H 1J6

BS249
249 - 4899 Painted Cliff Road
Blackcomb Springs Suites
Whistler V0N 1B4

Statement period: December 1,2019 to December 31,2019

TRANSACTION DESCRIPTION	REFERENCE	INCOME	EXPENSE	YTD		
<u>PAYMENTS/CREDITS/TRANSFER</u>						
Adj-Pymt to Owner	Nov2019 Hold back RMA Termination	142.75	-	255.61		
		142.75	-	255.61		
		142.75		255.61		
<u>SUBTOTAL</u>						
		146.42	-	11,971.00		
<u>TAXES SUMMARY</u>						
GST		-	9.55	(283.49)		
Hotel Room Tax		-	-			
PST		-	-	16.04		
<u>TOTAL</u>						
		137.60	-	11,703.55		
<u>PAYMENT TO/FROM OWNER</u>						
Amount to Owner		137.60	-	11,703.55		
<u>WORKING BALANCE</u>						
Required Working Balance		-	-			
Opening Balance		-	-			
Closing Balance		-	-			
Payment due from owner		-	-			
<u>STATISTICS</u>						
	PAID	OWNER	O/GUEST	OTHER	TOTAL	OCC %
Occupancy Nights	0	0		4	4	12.90
Year to Date	117	46		75	238	65.21

RESORT QUEST WHISTLER

By Wyndham Vacation Rentals®

BS249
249 - 4899 Painted Cliff Road
Blackcomb Springs Suites
Whistler V0N 1B4

Statement period: December 1, 2018 to December 31, 2018

TRANSACTION DESCRIPTION	REFERENCE	INCOME	EXPENSE	YTD
Opening Balance				
		-	-	-
INCOME				
Gross Lodging Revenue				
Owner Revenue		4,832.47	-	13,505.66
Parking Revenue		112.43	-	958.40
Forfeited deposit		105.12	-	169.74
		5,050.02	-	14,633.80
CC/TA Fees				
Credit Card Fee		-	55.35	(177.79)
Travel Agent Fee		-	292.87	(883.34)
		-	348.22	(1,061.13)
Management Fee				
Management Fee P		-	47.22	
Management Fee P		-	44.15	(6,146.21)
Management Fee P		-	2,029.64	
		-	2,121.01	(6,146.21)
	ADJUSTED GROSS INCOME	2,580.79		7,426.46
OWNER EXPENSE				
Owner Expenses				
Refurbishment Project		-	-	(3,790.29)
Phone Fee		-	18.24	(127.68)
Suite Care		-	48.93	(342.51)
Cable Fee		-	17.80	(124.60)
	SUBTOTAL	-	84.97	(4,385.08)
	GST on Owner Expenses	-	4.25	(42.55)
Housekeeping				
A/R Transfers		-	-	(255.46)
		-	-	(255.46)
FF&E Contribution				
FF&E		-	96.65	(270.13)
		-	96.65	(270.13)
	TOTAL EXPENSE		185.87	(4,953.22)
SUBTOTAL				
		2,399.17	-	2,515.79
TAXES SUMMARY				
GST		-	4.25	(42.55)
Hotel Room Tax	2018 net revenue put towards refurbishment	-	-	

Karen Easton & David Kuehn
 6819 Coach Ridge Rd SW
 Calgary, AB T3H 1J6

BS249
 249 - 4899 Painted Cliff Road
 Blackcomb Springs Suites
 Whistler V0N 1B4

Statement period: December 1,2018 to December 31,2018

TRANSACTION DESCRIPTION	REFERENCE	INCOME	EXPENSE	YTD
TOTAL		2,394.92	-	2,473.24
PAYMENT TO/FROM OWNER				
Amount to Owner		2,394.92	-	2,473.24
WORKING BALANCE				
Required Working Balance		-	-	
Opening Balance		-	-	
Closing Balance		-	-	
Payment due from owner		-	-	
SUMMARY				
Owner Expenses		-	84.97	(4,385.08)
Gross Lodging Revenue		5,050.02	-	14,633.80
FF&E Contribution		-	96.65	(270.13)
CC/TA Fees		-	348.22	(1,061.13)
Management Fee		-	2,121.01	(6,146.21)
Housekeeping		-	-	(255.46)
GST		-	4.25	(42.55)
		2,394.92		2,473.24

STATISTICS

	PAID	OWNER	O/GUEST	OTHER	TOTAL	OCC %
Occupancy Nights	14	0		0	14	45.16
Year to Date	55	28		73	156	42.74

2018 net revenue put towards refurbishment

Blackcomb Spring Suites - A Joint Venture

4899 Painted Cliff Road

Whistler, BC

V8E 1E2

July 31, 2020

Statement of 2020 Income for Income Tax Purposes

Entire Property	Room Revenue	Other Revenue	Monthly Expenses	Net Income	
Aug	0.00	0.00	0.00	0.00)
Sep	0.00	0.00	0.00	0.00)
Oct	0.00	0.00	0.00	0.00)
Nov	0.00	0.00	0.00	0.00) 2020
Dec	435758.34	43329.37	343908.08	135179.63)
Jan	763605.75	88205.89	512597.86	339213.78)
Feb	1055700.48	124393.73	731185.17	448909.04)
Mar	363421.89	48094.53	436536.83	-25020.41)
Apr	-4445.71	2156.14	40769.02	-43058.59) 2021
May	-3637.88	10331.63	68312.85	-61619.10)
Jun	53383.38	16518.71	102128.49	-32226.40)
Jul	366885.88	77119.02	298558.24	145446.66)
Distributed Net Income	3030672.13	410149.02	2533996.54	906824.61)
Year-End Adjustments	0.00	0.00	24239.61	-24239.61)
Net Income per Financial Statements	3030672.13	410149.02	2558236.15	882585.00)
Add back amortization			-26865.00	26865.00)
				0.00)
Income for Income Tax Purposes	3030672.13	410149.02	2531371.15	909450.00)

Unit 249

Aug				0.00)
Sep				0.00)
Oct				0.00)
Nov				0.00) 2020
Dec	2667.32	240.22	2296.65	610.89)
Jan	4706.13	489.02	3231.89	1963.26)
Feb	4390.01	689.65	4480.32	599.34)
Mar	357.42	266.64	2420.61	-1796.55)
Apr	-24.65	11.95	226.03	-238.73) 2021
May	-20.17	57.28	378.73	-341.62)
Jun	304.04	91.58	566.21	-170.59)
Jul	2144.01	427.56	1655.24	916.33)
Unit Share of Distributed Net Income	14524.11	2273.90	15255.68	1542.33)
Unit share of year-end adjustments			134.05	-134.05)
Add back unit share of Capital Holdback			-1203.49	1203.49)
Unit Net Income per Financial Statements	14524.11	2273.90	14186.24	2611.77)
Add back unit share of amortization			-148.57	148.57)
Unit Income for Income Tax Purposes	14524.11	2273.90	14037.67	2760.34)

#1

#1 - For units owned personally, report this amount on line 8230 of Form T2125 - Statement of Business Activities, with the description "share of income from joint venture". Include this statement with your return and a copy of year end financial statements.

For units owned by corporations, please provide this statement and a copy of year end financial statements to your company's accountant.

Blackcomb Spring Suites - A Joint Venture

4899 Painted Cliff Road

Whistler, BC

V8E 1E2

Schedule of Capital Cost Allowance Additions

For Year Ended July 31, 2020

Unit 249	Entire Joint Venture	Your Unit Share
Class 8 - Equipment	24648.98	136.31
Class 8 - Furniture & Fixtures	27131.39	150.04
Class 50 - Computer Hardware	46388.35	256.54
Class 50 - Computer Software	26153.60	144.64
Class 13 - Leasehold improvements (5year straightline)	17374.75	96.09
	<u>141697.07</u>	<u>783.62</u>

#2

#2 - For units owned personally, report these amounts under the "cost of additions in the year" column of Area A - cost of capital cost allowance, on Form 2125 - Statement of Business Activities.

For units owned by corporations, please provide this statement to your company's accountant. The additions noted above must be reported on schedule 8 of the company's T2 corporate tax return.

Blackcomb Springs Suites - A Joint Venture
4899 Painted Cliff Road
Whistler, BC
V8E 1E2

August 2021 to July 2022

July 31, 2022

Statement of 2022 Income for Income Tax Purposes

Entire Property	Room Revenue	Other Revenue	Monthly Expenses	Net Income
Aug	897981.90	151356.85	532184.52	517154.23
Sep	413269.59	81031.97	397437.85	96863.71
Oct	178989.28	38860.94	300810.79	-82960.57
Nov	220904.79	48607.15	334581.03	-65069.09
Dec	1128999.76	140451.11	688380.71	581070.16
Jan	1052394.20	120797.68	622567.14	550624.74
Feb	1337238.79	143513.40	693529.65	787222.54
Mar	1380590.75	157389.63	802827.43	735152.95
Apr	530999.82	95438.11	381404.84	245033.09
May	298190.67	61871.50	367648.62	-7586.45
Jun	428096.07	73722.84	449886.51	51932.40
Jul	876970.84	144569.29	640506.28	381033.85
Distributed Net Income	8744626.46	1257610.47	6211765.37	3790471.56
Year-End Adjustments	96809.54	33409.53	-135670.37	265889.44
Net Income per Financial Statements	8841436.00	1291020.00	6076095.00	4056361.00
Add back amortization			-25830.00	25830.00

Income for Income Tax Purposes **8841436.00** **1291020.00** **6050265.00** **4082191.00**

Unit 249

Aug	4569.48	837.04	2943.11	2463.41
Sep	2307.37	448.13	2200.33	555.17
Oct	574.65	214.91	1663.56	-874.00
Nov	1077.41	268.81	1850.32	-504.10
Dec	6827.23	776.73	3808.89	3795.07
Jan	6385.69	668.04	3442.95	3610.78
Feb	3576.81	793.66	3832.39	538.08
Mar	3302.94	870.40	4462.14	-288.80
Apr	3112.79	527.80	2117.80	1522.79
May	1709.06	342.16	2033.19	18.03
Jun	2433.95	407.71	2487.98	353.68
Jul	4348.73	799.50	3542.15	1606.08
Unit Share of Distributed Net Income	40226.11	6954.89	34384.81	12796.19
Add back unit share of Capital Holdback			-8.54	8.54
Unit share of year-end adjustments	535.38	184.76	-750.29	1470.43
Unit Net Income per Financial Statements	40761.49	7139.65	33625.98	14275.16
Add back unit share of amortization			-142.85	142.85

Unit Income for Income Tax Purposes **40761.49** **7139.65** **33483.13** **14418.01**
 (note 1)

Actual

2463
555

2416
-3610
-432
-1234
371
1606

-106

So only
106 Diff

Blackcomb Spring Suites - A Joint Venture
 4899 Painted Cliff Road
 Whistler, BC
 V8E 1E2

August 2020 to July 2021

July 31, 2021

Statement of 2021 Income for Income Tax Purposes

Entire Property	Room Revenue	Other Revenue	Monthly Expenses	Net Income
Aug	582366.64	121202.90	359745.95	343823.59
Sep	227729.35	55060.25	276513.12	6276.48
Oct	179864.72	42576.63	249818.61	-27377.26
Nov	73635.25	18134.61	119320.48	-27550.62
Dec	394688.40	68963.68	323389.73	140262.35
Jan	306158.66	52515.70	253535.23	105139.13
Feb	322649.12	57891.78	260184.22	120356.68
Mar	528377.03	100950.28	425557.38	203769.93
Apr	43583.11	7017.27	145703.55	-95103.17
May	18992.49	4768.52	112525.67	-88764.66
Jun	102934.90	21243.88	145740.50	-21561.72
Jul	558537.57	108692.40	358720.75	308509.22
Distributed Net Income	3339517.24	659017.90	3030755.19	967779.95
Year-End Adjustments	0.00	0.00	13683.98	-13683.98
Net Income per Financial Statements	3339517.24	659017.90	3044439.17	954095.97
Add back amortization			-42155.00	42155.00
Add back 50% of meals and entertainment			-444.03	444.03
Income for Income Tax Purposes	3339517.24	659017.90	3001840.14	996695.00
Unit 249				
Aug 2020	3400.78	671.96	1996.77	2075.97
Sep	1160.27	304.50	1529.19	-64.42
Oct	939.07	235.46	1381.56	-207.03
Nov	419.28	100.29	659.87	-140.30
Dec	2287.63	381.39	1788.43	880.59
Jan	1401.93	290.42	1417.26	275.09
Feb	1472.92	320.16	1438.89	354.19
Mar	3126.04	558.28	2353.43	1330.89
Apr	246.96	38.81	805.78	-520.01
May	107.16	26.37	646.28	-512.75
Jun	592.32	117.48	805.98	-96.18
Jul	3253.54	601.10	1983.81	1870.83
Unit Share of Distributed Net Income	18407.90	3646.22	16807.25	5246.87
Add back unit share of Capital Holdback			-23.98	23.98
Unit share of year-end adjustments			75.68	-75.68
Unit Net Income per Financial Statements	18407.90	3646.22	16858.94	5195.18
Add back unit share of amortization			-233.13	233.13
Add back 50% of meals and entertainment			-2.46	2.46
Unit Income for Income Tax Purposes	18407.90	3646.22	16623.36	5430.76

Actual
 444.81
 0
 0
 0
 199
 354
 1330
 741
)2020
)2021

(note 1)