

SB BALANCE SHEET

For the 5 Months Ending March 31, 2011

Unaudited and subject to adjustments

	Account #	Current Period YTD	Prior Period YTD	Net Change
CURRENT ASSETS				
Bank - Operating-a/c 515023	1100	4,783.16	671.52	4,111.64
Bank - C.R.F.	1110	36,352.08	34,657.04	1,695.04
Bank -Term Deposit	1111	200,000.00	200,000.00	0.00
Petty Cash	1130	113.74	113.74	0.00
Prepaid Insurance	1210	23,890.00	26,876.25	(2,986.25)
Accounts Receivable	1300	580.23	1,647.03	(1,066.80)
Insurance Claims	1397	534.18	534.18	0.00
TOTAL CURRENT ASSETS		266,253.39	264,499.76	1,753.63
FIXED ASSETS				
TOTAL ASSETS		266,253.39	264,499.76	1,753.63
LIABILITIES				
Accounts Payable	3030	0.00	6,154.86	(6,154.86)
CRF Loan to OP A/C	3057	19,400.00	19,400.00	0.00
Key Deposit Funds	3705	6,500.00	6,900.00	(400.00)
TOTAL LIABILITIES		25,900.00	32,454.86	(6,554.86)
OWNERS' EQUITY				
Contingency Reserve	4110	259,077.43	258,244.10	833.33
CRF Expenses	4115	(54,626.32)	(54,626.32)	0.00
CRF Interest	4116	26,267.39	26,239.01	28.38
CRF Loan to OP A/C	4117	(19,400.00)	(19,400.00)	0.00
Capital Asset Replacement Reserve	4118	25,033.58	24,200.25	833.33
Accum. Surplus(Loss)	4300	11,239.61	11,239.61	0.00
Net Income (Loss)		(7,238.30)	(13,851.75)	6,613.45
TOTAL EQUITY		240,353.39	232,044.90	8,308.49
TOTAL LIABILITIES & EQUITY		266,253.39	264,499.76	1,753.63

0293 The Delano LMS 2419
0293 INCOME STATEMENT

For the 5 Months Ending March 31, 2011
Unaudited and subject to adjustments

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Budget Comparison to Original Budget

Account #	C U R R E N T M O N T H			Y E A R T O D A T E			
	Actual	Budget	Variance \$	Actual	Budget	Variance \$	Annual Budget
INCOME							
5010 Key/Job Income	150.00	166.66	(16.66)	250.00	833.38	(583.38)	2,000.00
5050 Interest	17.13	41.66	(24.53)	175.54	208.38	(32.84)	500.00
5060 Late Payment Charges	0.00	41.66	(41.66)	(204.20)	208.38	(412.58)	500.00
5080 Maintenance Fees	27,693.48	27,693.41	.07	138,467.40	138,467.13	.27	332,321.00
5090 Move In/Out Fees	225.00	237.50	(12.50)	1,650.00	1,187.50	462.50	2,850.00
5120 Other Income	0.00	0.00	0.00	(22.88)	0.00	(22.88)	0.00
5140 Parking Income	280.00	366.66	(86.66)	1,000.00	1,833.38	(833.38)	4,400.00
TOTAL INCOME	28,365.61	28,547.55	(181.94)	141,315.86	142,738.15	(1,422.29)	342,571.00
ADMINISTRATIVE EXPENSES							
6010 Administrative	0.00	0.00	0.00	51.19	0.00	(51.19)	0.00
6050 Bank Charges	25.00	25.00	0.00	125.00	125.00	0.00	300.00
6110 Insurance	2,986.25	2,940.75	(45.50)	14,359.33	14,703.75	344.42	35,289.00
6115 Insurance Appraisal	0.00	22.08	22.08	0.00	110.44	110.44	265.00
6130 Caretaker Cell Phone	0.00	20.00	20.00	0.00	100.00	100.00	240.00
6150 Miscellaneous	140.50	0.00	(140.50)	409.30	0.00	(409.30)	0.00
6160 Management Fees	2,374.40	2,416.66	42.26	11,872.00	12,083.38	211.38	29,000.00
6180 Strata Post/Copies	79.81	291.66	211.85	3,562.29	1,458.38	(2,103.91)	3,500.00
6190 Legal & Accounting	0.00	41.66	41.66	561.68	208.38	(353.30)	500.00
6250 Wages - Caretaker	3,820.02	3,958.33	138.31	20,830.32	19,791.69	(1,038.63)	47,500.00
6251 Wages - Casual	0.00	166.66	166.66	0.00	833.38	833.38	2,000.00
TOTAL ADMINISTRATIVE EXPENSES	9,425.98	9,882.80	456.82	51,771.11	49,414.40	(2,356.71)	118,594.00
BUILDING-INTERIOR EXPENSE							
8013 Carpet Cleaning	0.00	170.83	170.83	0.00	854.19	854.19	2,050.00
8035 Electrical Supplies	0.00	83.33	83.33	0.00	416.69	416.69	1,000.00
8040 Elevator	614.09	708.33	94.24	3,070.45	3,541.69	471.24	8,500.00
8050 Fire Safety Systems	0.00	270.83	270.83	0.00	1,354.19	1,354.19	3,250.00
8055 Alarm Monitoring	0.00	116.66	116.66	604.80	583.38	(21.42)	1,400.00
8059 Lease Equipment	543.20	0.00	(543.20)	543.20	0.00	(543.20)	0.00
8065 R.&M. General	392.00	2,598.08	2,206.08	18,931.36	12,990.44	(5,940.92)	31,177.00
8088 Mechanical	1,144.62	916.66	(227.96)	1,991.34	4,583.38	2,592.04	11,000.00
8090 Vents & Chimneys/Dry Ducts	0.00	145.83	145.83	0.00	729.19	729.19	1,750.00

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0293 INCOME STATEMENT
For the 5 Months Ending March 31, 2011
Unaudited and subject to adjustments

Budget Comparison to Original Budget

Account #	C U R R E N T M O N T H			Y E A R T O D A T E			
	Actual	Budget	Variance \$	Actual	Budget	Variance \$	Annual Budget
Locks/Keys	0.00	41.66	41.66	106.40	208.38	101.98	500.00
Parade Caulking	0.00	500.00	500.00	0.00	2,500.00	2,500.00	6,000.00
Pest Control	0.00	25.00	25.00	0.00	125.00	125.00	300.00
Building/Office Supplies	0.00	83.33	83.33	1,132.92	416.69	(716.23)	1,000.00
Security Improvements	0.00	833.33	833.33	0.00	4,166.69	4,166.69	10,000.00
TOTAL BLDG.-INTERIOR EXPENSE	2,693.91	6,493.87	3,799.96	26,380.47	32,469.91	6,089.44	77,927.00
BUILDING-EXTERIOR EXPENSE							
Garage Door	0.00	125.00	125.00	12,555.20	625.00	(11,930.20)	1,500.00
Envelope Inspection	0.00	208.33	208.33	0.00	1,041.69	1,041.69	2,500.00
Painting	0.00	41.66	41.66	0.00	208.38	208.38	500.00
Roof Project	0.00	250.00	250.00	0.00	1,250.00	1,250.00	3,000.00
Roof Inspection	0.00	166.66	166.66	0.00	833.38	833.38	2,000.00
Window Cleaning	0.00	166.66	166.66	0.00	833.38	833.38	2,000.00
TOTAL BLDG.-EXTERIOR EXPENSE	0.00	958.31	958.31	12,555.20	4,791.83	(7,763.37)	11,500.00
GROUPS EXPENSE							
Grounds Maintenance/Landscape	0.00	1,583.33	1,583.33	8,338.20	7,916.69	(421.51)	19,000.00
TOTAL GROUNDS EXPENSE	0.00	1,583.33	1,583.33	8,338.20	7,916.69	(421.51)	19,000.00
RECREATION CENTRE EXPENSES							
Pool/Spa Chemicals	0.00	33.33	33.33	972.89	166.69	(806.20)	400.00
Pool & Exercise Room	0.00	125.00	125.00	759.69	625.00	(134.69)	1,500.00
Upgrades to Exercise Room	0.00	41.66	41.66	0.00	208.38	208.38	500.00
TOTAL REC. CENTRE EXPENSE	0.00	199.99	199.99	1,732.58	1,000.07	(732.51)	2,400.00
UTILITIES EXPENSE							
Electricity	2,126.85	2,000.00	(126.85)	9,101.87	10,000.00	898.13	24,000.00
Enterphone	0.00	62.50	62.50	0.00	312.50	312.50	750.00
Garbage Disposal	621.52	583.33	(38.19)	2,985.94	2,916.69	(69.25)	7,000.00
City of Van. Recycling	0.00	333.33	333.33	0.00	1,666.69	1,666.69	4,000.00
Gas	5,139.02	3,083.33	(2,055.69)	21,971.55	15,416.69	(6,554.86)	37,000.00

0293 The Delano LMS 2419
0293 INCOME STATEMENT

For the 5 Months Ending March 31, 2011
Unaudited and subject to adjustments

Account #	C U R R E N T M O N T H			Y E A R T O D A T E			Budget Comparison to Original Budget	
	Actual	Budget	Variance \$	Actual	Budget	Variance \$	Annual Budget	
9460	78.22	75.00	(3.22)	309.69	375.00	65.31	900.00	
9470	0.00	1,625.00	1,625.00	5,074.25	8,125.00	3,050.75	19,500.00	
TOTAL UTILITIES EXPENSES	7,965.61	7,762.49	(203.12)	39,443.30	38,812.57	(630.73)	93,150.00	
EXTRA ORDINARY EXPENSE								
TOTAL EXPENSES	20,085.50	26,880.79	6,795.29	140,220.86	134,405.47	(5,815.39)	322,571.00	
GROSS INCOME(LOSS)	8,280.11	1,666.76	6,613.35	1,095.00	8,332.68	(7,237.68)	20,000.00	
LESS RESERVES								
Transfer to C.R.F.	833.33	833.33	0.00	4,166.65	4,166.69	.04	10,000.00	
Capital Asset Fund	833.33	833.33	0.00	4,166.65	4,166.69	.04	10,000.00	
TOTAL RESERVES	1,666.66	1,666.66	0.00	8,333.30	8,333.38	.08	20,000.00	
NET INCOME (LOSS)	6,613.45	.10	6,613.35	(7,238.30)	(.70)	(7,237.60)	0.00	

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0293RS STATEMENT OF RESERVES
For the 5 Months Ending March 31, 2011
Unaudited and subject to adjustments

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	Account #	Current Period YTD	Prior Period YTD	Net Change
ASSETS				
Bank - C.R.F.	1110	36,352.08	34,657.04	1,695.04
Bank -Term Deposit	1111	200,000.00	200,000.00	0.00
TOTAL ACTUAL RESERVES		236,352.08	234,657.04	1,695.04
 OWNERS EQUITY				
Contingency Reserve	4110	259,077.43	258,244.10	833.33
CRF Expenses	4115	(54,626.32)	(54,626.32)	0.00
CRF Interest	4116	26,267.39	26,239.01	28.38
CRF Loan to OP A/C	4117	(19,400.00)	(19,400.00)	0.00
Capital Asset Replacement Reserve	4118	25,033.58	24,200.25	833.33
TOTAL ALLOCATED RESERVES		236,352.08	234,657.04	1,695.04

