



FINANCIAL STATEMENT SUMMARY REPORT

VR 447 - MARINA PLACE

For the Period Ending: January 31, 2013

Contingency Reserve Account Balance	140,340
Special Levy Account Balance	11,352
Operating Account Balance	12,941
Total Strata Fee/Levy Arrears	5,546

Monthly Revenue	8,428
Monthly Expenses	6,374

Year to Date Revenue	8,428
Year to Date Expenses	6,374
Under / (Over) Budget	2,054

Reviewed by Property Manager

Prepared by Accounts Department: February 20, 2013

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Balance Sheet (Accrual)
VR 447 Marina Place - (vr447)
January 2013

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ASSETS

Bank - Operating Funds Account	12,940.93
Bank - Special Levy Funds Account	11,352.28
Bank - Contingency Reserve Account	140,340.29
CRF - Interfund Loan (Insurance)	16,701.00
Petty Cash	100.00
Accounts Receivable	5,546.19
Prepaid Insurance	15,309.25
TOTAL ASSETS	<u>202,289.94</u>

LIABILITIES & EQUITY

Liabilities

Accounts Payable	375.54
Prepaid Maintenance Fees	1,714.71
Interfund Loan	<u>16,701.00</u>
Total Liabilities	18,791.25

Equity

Current Surplus/(Deficit)	2,054.26
Prior Years Surplus/(Deficit)	13,050.86
Contingency Reserve Fund	81,457.94
CRF - Staining Reserve Fund	32,583.35
CRF Fund - Capital Projects (AGM Res.#s 1,3)	<u>43,000.00</u>
	157,041.29
Special Levy Fund - Window Replacement	11,352.28
Total Equity	<u>183,498.69</u>
TOTAL LIABILITIES & EQUITY	<u>202,289.94</u>

Income Statement (Accrual)
VR 447 Marina Place - (vr447)
January 2013

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	Month to Date	%	Year to Date	%
INCOME				
3110 Strata Fees	8,380.66	99.44	8,380.66	99.44
3120 Miscellaneous / Bank Int.	47.36	0.56	47.36	0.56
TOTAL INCOME	8,428.02	100.00	8,428.02	100.00
EXPENSE				
4030 Insurance	1,391.75	16.51	1,391.75	16.51
4035 Utilities	375.54	4.46	375.54	4.46
4090 R & M Building	590.24	7.00	590.24	7.00
4145 Waste Removal	467.31	5.54	467.31	5.54
4220 Management Fees	1,040.00	12.34	1,040.00	12.34
4225 Admin/Bank Charges	175.59	2.08	175.59	2.08
4390 Contingency Reserve Transfer	1,833.33	21.75	1,833.33	21.75
4392 Staining Reserve Transfer	500.00	5.93	500.00	5.93
TOTAL EXPENSE	6,373.76	75.63	6,373.76	75.63
NET INCOME	2,054.26	24.37	2,054.26	24.37

Budget Comparison Cash Flow (Accrual) VR 447 Marina Place - (vr447) January 2013

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