



FINANCIAL STATEMENT SUMMARY REPORT
VR 992 — OCEAN VISTA
For the Period Ending: May 31, 2016

Contingency Account Balance	\$61,908
Special Levy Account Balance	\$0
Operating Account Balance	\$9,532
Total Strata Fee/Levy Arrears	\$0

Monthly Revenue	\$6,384
Monthly Expenses	\$8,383

Year to Date Revenue	\$76,854
Year to Date Expenses	\$72,005
Under/(Over) Budget	\$4,849

Reviewed by Property Manager 

Prepared by Accounts Department: Jun 21, 2016

Balance Sheet (Accrual)
VR992 Ocean Vista - (vr992)
May 2016

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ASSETS

Bank - Operating Funds Account	9,531.59
Bank - Contingency Reserve Account	61,908.02
CRF - Interfund Loan (Insurance)	13,722.31
Prepaid Insurance	10,291.75

TOTAL ASSETS	<u>95,453.67</u>
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LIABILITIES & EQUITY

Liabilities

Accounts Payable	2,898.93
Interfund Loan	13,722.31

Total Liabilities	<u>16,621.24</u>
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Equity

Contingency Reserve Fund	75,630.33
Current Surplus/(Deficit)	4,848.79
Prior Years Surplus/(Deficit)	-1,646.69

Total Equity	<u>78,832.43</u>
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TOTAL LIABILITIES & EQUITY	<u>95,453.67</u>
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Income Statement (Accrual)
VR992 Ocean Vista - (vr992)
May 2016

	<u>Month to Date</u>	<u>%</u>	<u>Year to Date</u>	<u>%</u>
INCOME				
4110 Strata Fees	6,766.65	106.00	81,199.83	105.65
4117 Move-In/Out Fees	0.00	0.00	300.00	0.39
4120 Bank Interest	10.65	0.17	77.61	0.10
4140 PrYr Allocation	-393.61	-6.17	-4,723.32	-6.15
TOTAL INCOME	<u><u>6,383.69</u></u>	<u><u>100.00</u></u>	<u><u>76,854.12</u></u>	<u><u>100.00</u></u>
EXPENSES				
Operating Expenses				
6110 Bank Charges	44.07	0.69	486.60	0.63
6112 Contingency Reserve Transfer	250.00	3.92	3,000.00	3.90
6114 Insurance	1,470.25	23.03	17,370.55	22.60
6116 Legal & Professional	0.00	0.00	246.75	0.32
6118 Administration	30.40	0.48	734.77	0.96
6120 Management Fees	997.50	15.63	11,970.00	15.57
Total Operating Expenses	<u>2,792.22</u>	<u>43.74</u>	<u>33,808.67</u>	<u>43.99</u>
Utilities				
6212 Electricity	217.58	3.41	2,860.66	3.72
6215 Water & Sewer	0.00	0.00	2,743.27	3.57
6216 Waste Removal	239.00	3.74	2,923.64	3.80
Total Utilities	<u>456.58</u>	<u>7.15</u>	<u>8,527.57</u>	<u>11.10</u>
Repairs & Maintenance				
6310 Caretaking/Janitorial	304.50	4.77	3,654.00	4.75
6312 Fire Protection/Alarm Monitoring	451.00	7.06	4,902.11	6.38
6314 Elevator	547.80	8.58	3,757.74	4.89
6315 Landscaping	315.00	4.93	3,298.80	4.29
6316 Landscaping Improvements	0.00	0.00	1,409.10	1.83
6318 R& M - General	3,515.98	55.08	12,286.66	15.99
6320 Plumbing & Heating	0.00	0.00	360.68	0.47
Total Repairs & Maintenance	<u>5,134.28</u>	<u>80.43</u>	<u>29,669.09</u>	<u>38.60</u>
TOTAL EXPENSES	<u><u>8,383.08</u></u>	<u><u>131.32</u></u>	<u><u>72,005.33</u></u>	<u><u>93.69</u></u>
NET INCOME	<u><u>-1,999.39</u></u>	<u><u>-31.32</u></u>	<u><u>4,848.79</u></u>	<u><u>6.31</u></u>

