

Balance Sheet (Accrual)
Lakeview Court - (LMS1066)
Jun 2008
6th Month Ending

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Prepared For:
Owners Strata Plan LMS 1066
1928 East 11th Avenue
Vancouver, BC V5N 1Z2

Prepared By:
Pacifica First Mgmt.Ltd.
#218-2006 Main Street
Vancouver, BC V5T 3C2

ASSETS

CASH

Bank - Vancity Operating	2,512.70
Bank - Vancity CRF	17,795.65
Petty Cash	100.00
TOTAL-CASH	<u>20,408.35</u>
Prepaid Insurance	420.19

TOTAL ASSETS

20,828.54

LIABILITIES & CAPITAL

LIABILITIES

Accounts Payable	418.82
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TOTAL LIABILITIES

418.82

CAPITAL

Contribution to Contingency	17,795.65
Retained Earnings	7,967.55
Current Earnings	<u>-5,353.48</u>
TOTAL CAPITAL	<u>20,409.72</u>

TOTAL LIABILITIES & CAPITAL

20,828.54



Income Statement (Accrual)
Lakeview Court - (LMS1066)
Jun 2008
6th Month Ending

Prepared For:
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	Month to Date	%	Year to Date	%
INCOME				
Maintenance Fees	4,237.27	98.54	25,423.62	98.27
Interest Income - O/F	21.75	0.51	153.89	0.59
Interest Income - CRF	41.08	0.96	283.64	1.10
Late Fee	0.00	0.00	10.00	0.04
TOTAL INCOME	4,300.10	100.00	25,871.15	100.00
EXPENSES				
Alarm Monitoring Expense	78.75	1.83	237.00	0.92
Annual Fire Inspection	645.75	15.02	2,443.84	9.45
Annual Fireline Charge	0.00	0.00	434.00	1.68
Bank Service Charge	15.00	0.35	90.00	0.35
Electricity	0.00	0.00	1,506.33	5.82
Elevator Certificate	0.00	0.00	182.00	0.70
Elevator Maintenance	168.00	3.91	1,008.00	3.90
Enterphone & Telephone	102.35	2.38	598.82	2.31
Garbage Disposal/Recycling	28.21	0.66	982.62	3.80
Gas Expense	491.73	11.44	5,614.62	21.70
Insurance Expense	420.19	9.77	2,521.14	9.74
Janitorial Expense	705.60	16.41	2,738.40	10.58
Management Expense	583.00	13.56	3,498.00	13.52
Office Supplies Expense	64.41	1.50	776.26	3.00
Pest Control Expense	60.38	1.40	362.28	1.40
Repairs & Maintenance	455.36	10.59	4,190.32	16.20
Water & Sewer Expense	418.82	9.74	1,434.78	5.55
EXPENSES Before CONTINGENCY	4,237.55	98.55	28,618.41	110.62
Approp. to Contingency	387.10	9.00	2,322.58	8.98
Interest on Contingency	41.08	0.96	283.64	1.10
TOTAL EXPENSES	4,665.73	108.50	31,224.63	120.69
NET INCOME	-365.63	-8.50	-5,353.48	-20.69

Income-12 Statement (Accrual)
Lakeview Court - (LMS1066)
Jan 2008 - Jun 2008
6th Month Ending

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Account	Jan	Feb	Mar	Apr	May	Jun	Total
INCOME							
Maintenance	4,237	4,237	4,237	4,237	4,237	4,237	25,424
Interest Incom	23	27	26	31	25	22	154
Interest Incom	52	52	48	47	44	41	284
Late Fee			10				10
TOTAL I	4,312	4,317	4,322	4,315	4,306	4,300	25,871
EXPENSES							
Alarm Monitor			158			79	237
Annual Fire In				1,798		646	2,444
Annual Firelin					434		434
Bank Service	15	15	15	15	15	15	90
Electricity	498		488		521		1,506
Elevator Certif					182		182
Elevator Maint	168	168	168	168	168	168	1,008
Enterphone &	98	97	97	102	102	102	599
Garbage Disp	123	153	152	153	374	28	983
Gas Expense	1,220	1,156	930	1,036	781	492	5,615
Insurance Exp	420	420	420	420	420	420	2,521
Janitorial Exp	445	441	353	353	441	706	2,738
Management	578	578	578	600	583	583	3,498
Office Supplie	111	59	342	136	65	64	776
Pest Control	60	60	60	60	60	60	362
Repairs & Mai	69		-34	461	3,239	455	4,190
Water & Sew		509		507		419	1,435
EXPENSES	3,804	3,656	3,727	5,810	7,385	4,238	28,618
Approp. to Co	385	385	385	393	387	387	2,323
Interest on Co	52	52	48	47	44	41	284
TOTAL E	4,241	4,093	4,160	6,249	7,816	4,666	31,225
NET INCOME	71	224	162	-1,934	-3,510	-366	-5,353

Trial Balance (Accrual)
Lakeview Court - (LMS1066)
Months: Jun 2008

	Balance Forward	Debit	Credit	Ending Balance
1101 Bank - Vancity Operating	2,681.32		168.62	2,512.70
1102 Bank - Vancity CRF	17,367.47	428.18		17,795.65
1110 Petty Cash	100.00			100.00
1310 Accounts Receivable	10.00		10.00	0.00
1350 Prepaid Insurance	840.38		420.19	420.19
2240 Accounts Payable	-652.00	233.18		-418.82
2630 Contribution to Contingency	-17,367.47		428.18	-17,795.65
2712 Retained Earnings	-7,967.55			-7,967.55
3110 Maintenance Fees	-21,186.35		4,237.27	-25,423.62
3135 Interest Income - O/F	-132.14		21.75	-153.89
3136 Interest Income - CRF	-242.56		41.08	-283.64
3410 Late Fee	-10.00			-10.00
4008 Alarm Monitoring Expense	158.25	78.75		237.00
4012 Annual Fire Inspection	1,798.09	645.75		2,443.84
4015 Annual Fireline Charge	434.00			434.00
4030 Bank Service Charge	75.00	15.00		90.00
4055 Electricity	1,506.33			1,506.33
4062 Elevator Certificate	182.00			182.00
4065 Elevator Maintenance	840.00	168.00		1,008.00
4070 Enterphone & Telephone	496.47	102.35		598.82
4075 Garbage Disposal/Recycling	954.41	28.21		982.62
4080 Gas Expense	5,122.89	491.73		5,614.62
4090 Insurance Expense	2,100.95	420.19		2,521.14
4105 Janitorial Expense	2,032.80	705.60		2,738.40
4135 Management Expense	2,915.00	583.00		3,498.00
4155 Office Supplies Expense	711.85	64.41		776.26
4175 Pest Control Expense	301.90	60.38		362.28
4180 Repairs & Maintenance	3,734.96	455.36		4,190.32
4220 Water & Sewer Expense	1,015.96	418.82		1,434.78
4885 Approp. to Contingency	1,935.48	387.10		2,322.58
4886 Interest on Contingency	242.56	41.08		283.64
	0.00	5,327.09	5,327.09	0.00