

VR 1313 THE GREENHORN  
Property Balance Sheet  
as at 31 AUG 2008

Date: 29 AUG 2008

**Assets**

BANK TRUST ACCOUNT	9,384.28
RESERVE TRUST ACCOUNT	30,208.37
SPECIAL LEVY TRUST ACCOUNT	13,815.08
ACCOUNTS RECEIVABLE	232.11
SPECIAL LEVY 1 RECEIVABLE	6,504.75
PREPAID INSURANCE	1,382.50

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Total Assets	61,527.09
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**Liabilities**

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Total Liabilities

**Owners Equity**

SPECIAL LEVY	20,319.83
CONTINGENCY RESERVE FUND	30,208.37
CRF LOAN TO OPERATING FUND	11,500.00
OPERATING FUND OPENING BALANCE	680.04
YTD SURPLUS (DEFICIT)	<1,181.15>

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Total Owners Equity	61,527.09
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Total Liabilities & Equity	61,527.09
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VR 1313 THE GREENHORN  
Property Income Statement  
for the Period Ending August

29 AUG 2008

	Current Month		Year to Date		Variance	Annual Budget
	Budget	Actual	Budget	Actual		
<b><u>Income</u></b>						
LAUNDRY MACHINES	300.00	423.30	3,600.00	5,916.87	2,316.87	3,600.00
LATE PAYMENT INTEREST		.37		110.64	110.64	
BYLAW VIOLATION FINES				200.00	200.00	
INTEREST (BANK ACC)	18.83	12.53	225.96	236.62	10.66	226.00
BELL COMMISSIONS		26.13		26.13	26.13	
OPERATING ASSESSMENTS	8,453.83	8,453.80	101,445.96	101,444.90	1.06-	101,446.00
MOVE IN FEES				200.00	200.00	
MOVE OUT FEE				175.00	175.00	
SPECIAL LEVY #1		442.50		442.50	442.50	
<b>Total Income</b>	<b>8,772.66</b>	<b>9,358.63</b>	<b>105,271.92</b>	<b>108,752.66</b>	<b>3,480.74</b>	<b>105,272.00</b>
<b><u>Expenses</u></b>						
<b><u>General</u></b>						
AUDIT	33.33		399.96		399.96-	400.00
AUDIT REAL ESTATE COUNCIL	26.50	315.00	318.00	315.00	3.00-	318.00
INSURANCE	791.67	691.25	9,500.04	9,561.30	61.26	9,500.00
INSURANCE DEDUCTIBLES	166.67		2,000.04		2,000.04-	2,000.00
MANAGEMENT FEES	1,049.42	1,249.51	12,593.04	12,923.73	330.69	12,593.00
RENTAL STRATA LOT #4	84.50	963.04	1,014.00	1,456.98	442.98	1,014.00
WCB COVERAGE				50.46	50.46	
LEGAL	41.67		500.04	77.76	422.28-	500.00
DUPLICATING & POSTAGE	75.00	1,106.11	900.00	2,106.45	1,206.45	900.00
BANK CHARGES	14.58		174.96	143.00	31.96-	175.00
<b>Total General</b>	<b>2,283.34</b>	<b>4,324.91</b>	<b>27,400.08</b>	<b>26,634.68</b>	<b>765.40-</b>	<b>27,400.00</b>
<b><u>Building</u></b>						
FIRE ALARM MONITORING	83.33		999.96		999.96-	1,000.00
ELEVATOR	133.33	120.75	1,599.96	1,395.25	204.71-	1,600.00
ELECTRICITY	333.33	357.82	3,999.96	4,317.33	317.37	4,000.00
PEST CONTROL	41.67		500.04		500.04-	500.00
GARAGE DOOR	41.67		500.04	420.75	79.29-	500.00
GENERAL MAINTENANCE				164.30	164.30	
HEATING FUEL/ GAS	1,583.33	3,126.23	18,999.96	22,224.96	3,225.00	19,000.00
LOCKS/KEYS	41.67		500.04	818.88	318.84	500.00
REPAIRS-MECH/PLMBG	1,500.00	189.58	18,000.00	16,749.81	1,250.19-	18,000.00
REPAIRS GENERAL	833.33		9,999.96	16,822.13	6,822.17	10,000.00
GARBAGE COLLECTION	116.67	99.36	1,400.04	1,201.73	198.31-	1,400.00
ENTERPHONE/ENTERCOM	183.33	152.99	2,199.96	1,804.93	395.03-	2,200.00
JANITORIAL SERVICES	583.33	535.50	6,999.96	6,254.46	745.50-	7,000.00
WATER AND SEWER CHARGES	416.67		5,000.04	4,502.02	498.02-	5,000.00
<b>Total Building</b>	<b>5,891.66</b>	<b>4,582.23</b>	<b>70,699.92</b>	<b>76,676.55</b>	<b>5,976.63</b>	<b>70,700.00</b>
<b><u>Grounds</u></b>						
LANDSCAPING	166.67	340.00	2,000.04	1,700.00	300.04-	2,000.00
SNOW/ICE REMOVAL	25.00		300.00	50.58	249.42-	300.00

29 AUG 2008

VR 1313 THE GREENHORN  
Property Income Statement  
for the Period Ending August

	Current Month		Year to Date		Variance	Annual
	Budget	Actual	Budget	Actual		Budget
Total Grounds	191.67	340.00	2,300.04	1,750.58	549.46-	2,300.00
<u>Recreation Facility</u>						
Total Recreation						
<u>Capital</u>						
TRANSFER TO RESERVES	406.00	406.00	4,872.00	4,872.00		4,872.00
Total Capital	406.00	406.00	4,872.00	4,872.00		4,872.00
Total Expenses	8,772.67	9,653.14	105,272.04	109,933.81	4,661.77	105,272.00
Surplus/Deficit	1.00-	294.51-	0.12-	1,181.15-	1,181.03-	

Property: VR 1313 THE GREENHORN  
 Contingency Reserve: CONTINGENCY RESERVE FUND Page 1  
 Date AUG 31 2008

lec #	Date	Description	Amount	Total
		OPENING BALANCE		71546.44
160931	SEP 01 2007	TRF TO OP TO COVER SEPT. EXPENSES	-3000.00	
164604	SEP 23 2007	RESERVES AUG 07 INTEREST	279.56	
155489	SEP 30 2007	CRF CONTRIBUTION	406.00	
160805	SEP 30 2007	BANK SERVICE CHARGE	-5.00	
			<u>-2319.44</u>	<u>69227.00</u>
197060	OCT 01 2007	PJB INV. S/B PAID PRIOR YEAR	-2848.42	
181400	OCT 15 2007	TRF YR END DEFICIT TO CRF	-1341.36	
182958	OCT 15 2007	TRANS. OP TO COVER OCT. EXPN.	-3500.00	
188265	OCT 28 2007	SEPTEMBER 2007 RESERVE INTEREST	230.54	
190255	OCT 31 2007	CRF CONTRIBUTION	406.00	
190660	OCT 31 2007	BANK SERVICE CHARGE	-5.00	
			<u>-7058.24</u>	<u>62168.76</u>
212515	NOV 15 2007	TRANS. TO OP TO COVER NOV. EXPN	-5500.00	
204765	NOV 25 2007	OCTOBER 07 INTEREST RESERVES	254.28	
204829	NOV 30 2007	BANK SERVICE CHARGE	-5.00	
205572	NOV 30 2007	CRF CONTRIBUTION	406.00	
			<u>-4844.72</u>	<u>57324.04</u>
222669	DEC 30 2007	NOVEMBER 2007 RESERVE INTEREST	265.53	
233244	DEC 31 2007	CRF CONTRIBUTION	406.00	
242207	DEC 31 2007	BANK SERVICE CHARGE	-5.00	
			<u>666.53</u>	<u>57990.57</u>
260994	JAN 27 2008	DEC 07 INTEREST RESERVES	202.71	
247046	JAN 31 2008	CRF CONTRIBUTION	406.00	
261841	JAN 31 2008	BANK SERVICE CHARGE	-5.00	
			<u>603.71</u>	<u>58594.28</u>
281829	FEB 15 2008	TRF TO RESERVES/REPAYING LOAN	5000.00	
270926	FEB 24 2008	JANUARY 2008 RESERVE INTEREST	200.37	
272384	FEB 29 2008	BANK SERVICE CHARGE	-5.00	
285805	FEB 29 2008	CRF CONTRIBUTION	406.00	
			<u>5601.37</u>	<u>64195.65</u>
301364	MAR 23 2008	FEB 2008 INTEREST RESERVES	206.52	
289884	MAR 31 2008	CRF CONTRIBUTION	406.00	
298453	MAR 31 2008	BANK SERVICE CHARGE	-5.00	
			<u>607.52</u>	<u>64803.17</u>
318317	APR 15 2008	TRF TO RESERVES/REPAYING CRF LOAN	4000.00	

Ac #	Date	Description	Amount	Total
329967	APR 27 2008	MARCH 2008 RESERVE INTEREST	193.87	
311164	APR 30 2008	CRF CONTRIBUTION	406.00	
315831	APR 30 2008	BANK SERVICE CHARGE	-5.00	
			<u>4594.87</u>	<u>69398.04</u>
342150	MAY 15 2008	TRF TO OP TO COVER MAY EXPN.	-1500.00	
344662	MAY 25 2008	APRIL 08 INTEREST RESERVES	192.99	
346777	MAY 31 2008	CRF CONTRIBUTION	406.00	
347449	MAY 31 2008	BANK SERVICE CHARGE	-5.00	
			<u>-906.01</u>	<u>68492.03</u>
373952	JUN 01 2008	TRF TO OP TO COVER JUNE EXPN.	-3000.00	
369729	JUN 29 2008	MAY/08 INTEREST RESERVES	159.45	
361074	JUN 30 2008	CRF CONTRIBUTION	406.00	
369185	JUN 30 2008	BANK SERVICE CHARGE	-5.00	
			<u>-2439.55</u>	<u>66052.48</u>
379182	JUL 15 2008	TRF TO RESERVES/REPAYING LOAN	3000.00	
386956	JUL 27 2008	JUNE 08 INTEREST RESERVES	164.09	
383683	JUL 31 2008	BANK SERVICE CHARGE	-5.00	
386472	JUL 31 2008	CRF CONTRIBUTION	406.00	
			<u>3565.09</u>	<u>69617.57</u>
398839	AUG 15 2008	PACIFIC ROPEWORKS/INV 20/SP LEVY	-7398.30	
400556	AUG 15 2008	CXL BANK CHRG. (JULY)	5.00	
402275	AUG 15 2008	COLLINS & SONS/080805-2/SP LEVY	-1543.50	
404104	AUG 15 2008	TRF TO OP TO COVER AUGUST EXPENSES	-7000.00	
404467	AUG 15 2008	COLLINS & SONS/080805/SP LEVY	-10177.40	
407721	AUG 15 2008	DREAM CARPETS/SP LEVY	-3600.00	
407855	AUG 15 2008	COLLINS & SONS SP.LEVY/0080812	-1338.75	
412841	AUG 15 2008	PACIFIC ROPEWORKS/SP LEVY	-4480.36	
417177	AUG 15 2008	BARTLETT TREE/31166783/SP LEVY	-4704.00	
409612	AUG 24 2008	JULY 08 INTEREST RESERVES	166.29	
411267	AUG 29 2008	#104 & #204 2 CHARGEBACKS	260.82	
399767	AUG 31 2008	CRF CONTRIBUTION	406.00	
408526	AUG 31 2008	BANK SERVICE CHARGE	-5.00	
			<u>-39409.20</u>	<u>30208.37</u>
***		CLOSING BALANCE		<u>=====</u> 30208.37

rec #	Date	Description	Amount	Total
		OPENING BALANCE		40160.30
166892	SEP 23 2007	SP LEVY AUG 07 INTEREST	168.36	
167002	SEP 30 2007	BANK SERVICE CHARGE	-5.00	
			<u>163.36</u>	<u>40323.66</u>
176826	OCT 23 2007	HPO RELIEF GRANT REFUND DEP TO S/A	13193.30	
184726	OCT 28 2007	SEPTEMBER 2007 S/A INTEREST	134.24	
193442	OCT 31 2007	BANK SERVICE CHARGE	-5.00	
			<u>13322.54</u>	<u>53646.20</u>
210351	NOV 01 2007	TRF TO OP RE: S/L REFUND	-43600.00	
216534	NOV 25 2007	OCTOBER 07 INTEREST SP LEVY	163.88	
217962	NOV 30 2007	BANK SERVICE CHARGE	-5.00	
			<u>-43441.12</u>	<u>10205.08</u>
221291	DEC 30 2007	NOVEMBER 2007 S/A INTEREST	40.27	
242208	DEC 31 2007	BANK SERVICE CHARGE	-5.00	
			<u>35.27</u>	<u>10240.35</u>
248941	JAN 27 2008	DECEMBER 07 INTEREST S.A.	35.92	
244948	JAN 31 2008	BANK SERVICE CHARGE	-5.00	
			<u>30.92</u>	<u>10271.27</u>
266288	FEB 24 2008	JAN/08 S/A INTEREST	35.26	
267330	FEB 29 2008	BANK SERVICE CHARGE	-5.00	
			<u>30.26</u>	<u>10301.53</u>
295434	MAR 01 2008	HALSALL ENGINEERING/64996	-4717.30	
303426	MAR 23 2008	FEB 2008 INTEREST SP LEVY	35.01	
305622	MAR 31 2008	BANK SERVICE CHARGE	-5.00	
			<u>-4687.29</u>	<u>5614.24</u>
308982	APR 01 2008	HALSALL ENGINEERS/65689	-4744.95	
330540	APR 27 2008	MARCH 2008 S/A INTEREST	18.80	
321812	APR 30 2008	BANK SERVICE CHARGE	-5.00	
			<u>-4731.15</u>	<u>883.09</u>
352087	MAY 25 2008	APRIL 08 INTEREST SP LEVY	5.32	
347450	MAY 31 2008	BANK SERVICE CHARGE	-5.00	
			<u>.32</u>	<u>883.41</u>

Rec #	Date	Description	Amount	Total
354003	JUN 29 2008	MAY 2008 S/A INTEREST	2.06	
371835	JUN 30 2008	BANK SERVICE CHARGE	-5.00	
			<u>-2.94</u>	<u>880.47</u>
383071	JUL 27 2008	JUNE 08 INTEREST SP LEVY	2.20	
383684	JUL 31 2008	BANK SERVICE CHARGE	-5.00	
			<u>-2.80</u>	<u>877.67</u>
400430	AUG 15 2008	PACIFIC ROPEWORKS/20/DEPOSIT	-14276.12	
404207	AUG 15 2008	DREAM CARPET/DEPOSIT INVOICE 56032	-4000.00	
404711	AUG 15 2008	DREAM CARPET/DEPOSIT/C. RENT PAID	-2000.00	
406418	AUG 15 2008	ROOFIX SERVICES/4941/DEPOSIT	-2390.45	
409091	AUG 15 2008	TRIK-MODZ SPORTBIKE/130/DEPOSIT	-1700.97	
409477	AUG 15 2008	CXL BANK CHR. (JULY)	5.00	
405760	AUG 24 2008	JULY 08 INTEREST SP LEVY	2.20	
397285	AUG 31 2008	BANK SERVICE CHARGE	-5.00	
406749	AUG 31 2008	CAPITAL PLAN AUG 1 TO SEPT 1/08	43807.50	
			<u>19442.16</u>	<u>20319.83</u>
***		CLOSING BALANCE		===== 20319.83

Journal Register

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Rec #	Property	Date	Description	Account	Debit	Credit
01029	1313	31 AUG 2008	UNIT #104 BIKE ROOM	563000	84.54	
				440000		84.54
01030	1313	31 AUG 2008	MANAGEMENT FEE	550000	1,039.51	
				110000		1,039.51
01031	1313	31 AUG 2008	CRF CONTRIBUTION	935000	406.00	
				310000		406.00
01032	1313	31 AUG 2008	CRF TRANSFER	110500	406.00	
				110000		406.00
01034	1313	31 AUG 2008	BANK SERVICE CHARGE	588000	13.00	
				110000		13.00
01035	1313	31 AUG 2008	BANK SERVICE CHARGE	310000	5.00	
				110500		5.00
01036	1313	31 AUG 2008	BANK SERVICE CHARGE	303000	5.00	
				114000		5.00
01037	1313	31 AUG 2008	PREPAID INSURANCE	540000	691.25	
				160000		691.25
01038	1313	31 AUG 2008	CAPITAL PLAN AUG 1 TO SEP	480000	43,807.50	
				303000		43,807.50
01039	1313	31 AUG 2008	SP LEVY RECEIVABLES	150001	43,807.50	
				150000		43,807.50
87971	1313	31 JUL 2008	S/A TRANSFER AUG/08 FIRST	114000	7,301.25	
				110000		7,301.25
88102	1313	01 AUG 2008	S/A TRANSFER AUG/08 FIRST	114000	15,310.50	
				110000		15,310.50
88751	1313	06 AUG 2008	UNIT CA PORTION OF SP LEV	563000	442.50	
				480000		442.50
88818	1313	24 AUG 2008	JULY 08 INTEREST SP LEVY	114000	2.20	
				303000		2.20
89051	1313	24 AUG 2008	JULY 08 INTEREST RESERVES	110500	166.29	
				310000		166.29
89309	1313	15 AUG 2008	DREAM CARPET/DEPOSIT/C. R.	303000	2,000.00	
				114000		2,000.00
89326	1313	15 AUG 2008	DREAM CARPET/DEPOSIT INVO	303000	4,000.00	
				114000		4,000.00
89335	1313	15 AUG 2008	ROOFIX SERVICES/4941/DEPO	303000	2,390.45	
				114000		2,390.45
89338	1313	15 AUG 2008	TRIK-MODZ SPORTBIKE/130/D	303000	1,700.97	
				114000		1,700.97
89340	1313	15 AUG 2008	PACIFIC ROPEWORKS/20/DEPO	303000	14,276.12	
				114000		14,276.12
90493	1313	19 AUG 2008	S/A TRANSFER AUG/08 2ND D	114000	14,691.00	
				110000		14,691.00
90546	1313	15 AUG 2008	BARTLETT TREE/31166783/SP	310000	4,704.00	
				110500		4,704.00
90549	1313	15 AUG 2008	DREAM CARPETS/SP LEVY	310000	3,600.00	
				110500		3,600.00
90552	1313	15 AUG 2008	PACIFIC ROPEWORKS/INV 20/	310000	7,398.30	
				110500		7,398.30
90557	1313	15 AUG 2008	PACIFIC ROPEWORKS/SP LEVY	310000	4,480.36	
				110500		4,480.36
90565	1313	15 AUG 2008	COLLINS & SONS/080805/SP	310000	10,177.40	
				110500		10,177.40