

Balance Sheet (Accrual)
Lakeview Place - (VR2718)
Sep 2009
STRATA PLAN VR2718
12th Month Ending

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10/20/2009
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Prepared For:
The Owners Strata Plan VR 2718
1950 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	22,520.10
Bank - Vancity CRF	34,547.97
Bank - Vancity Walkway Repairs	57,946.33
Bank -Vancity Ext Wall Repairs	<u>51,042.70</u>
TOTAL-CASH	166,057.10

Accounts Receivable	11,814.14
Prepaid Insurance	9,642.50

TOTAL ASSETS 187,513.74

LIABILITIES & EQUITY

LIABILITIES

Prepaid Strata Fees	552.80
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TOTAL LIABILITIES 552.80

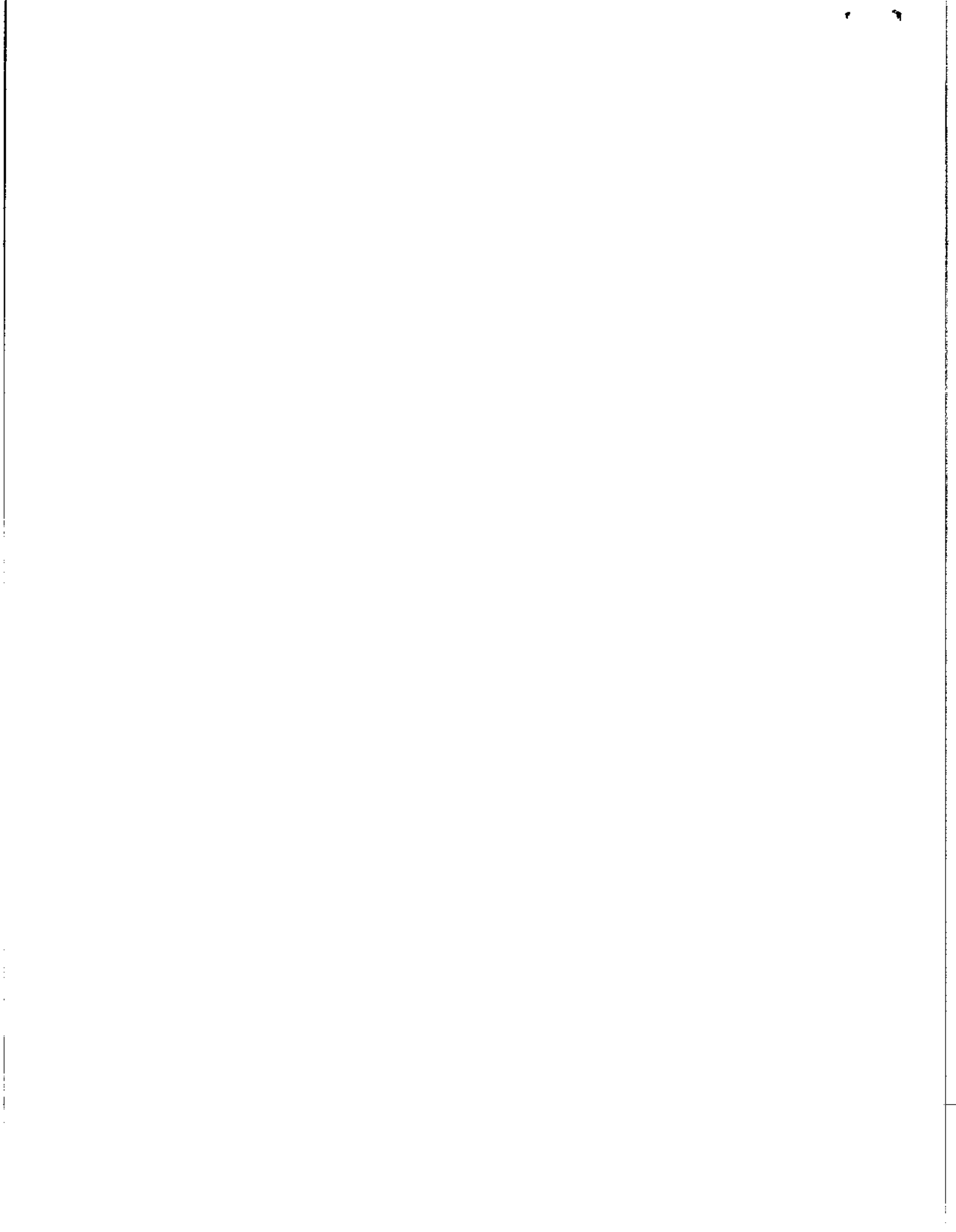
EQUITY

Contribution to Contingency	34,547.97
Walkway Repair Levy	62,403.49
Ext. Wall &Upper Deck Repairs	53,734.23
Contributed Surplus (Deficit)	18,803.06
Current Surplus (Deficit)	<u>17,472.19</u>

TOTAL EQUITY 186,960.94

TOTAL LIABILITIES & EQUITY 187,513.74





Income Statement (Accrual)
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	Month to Date	%	Year to Date	%
INCOME				
Maintenance Fees	7,905.08	97.73	94,860.96	91.98
Interest Income - O/F	10.26	0.13	335.90	0.33
Interest Income - CRF	10.62	0.13	587.90	0.57
Interest Income - HWT	0.00	0.00	0.91	0.00
Int.Inc.-Balcony Repairs	0.00	0.00	11.10	0.01
Interest Income -Walkway	27.17	0.34	164.58	0.16
Interest Income -EXT Wall	10.78	0.13	12.55	0.01
Move In/Out Income	50.00	0.62	200.00	0.19
Other Income-Gas Consumption	25.00	0.31	300.00	0.29
Other Income -NSF Levy	0.00	0.00	-31.50	-0.03
Late Fee	50.00	0.62	550.00	0.53
Use Contributed Surplus	0.00	0.00	6,134.74	5.95
Use CRF-Hot Water Tank	0.00	0.00	0.91	0.00
TOTAL INCOME	8,088.91	100.00	103,128.05	100.00
EXPENSES				
Bank Service Charges	15.00	0.19	180.00	0.17
Exterior Wall Repairs	22,623.30	279.68	24,198.30	23.46
Electricity	249.00	3.08	2,804.51	2.72
Elevator & License	194.07	2.40	2,408.04	2.34
Garbage Disposal	109.42	1.35	1,292.20	1.25
Gas	676.31	8.36	21,655.22	21.00
Insurance Expense	964.25	11.92	11,049.30	10.71
Insurance Appraisal	0.00	0.00	577.50	0.56
Janitorial	272.00	3.36	3,264.00	3.16
Landscaping	473.13	5.85	4,258.17	4.13
Management Expense	802.62	9.92	9,631.44	9.34
Repairs & Maintenance	737.28	9.11	13,601.38	13.19
Recycling + Annual Fireline	0.00	0.00	770.00	0.75
Security & Alarm Testing	0.00	0.00	507.87	0.49
Supplies	0.00	0.00	257.33	0.25
Supplies - Postage & Copy	210.61	2.60	1,805.94	1.75
Water & Sewer Expense	0.00	0.00	4,415.92	4.28
Walkways Repairs	33,336.03	412.12	102,792.59	99.67
EXPENSES Before CONTINGENCY	60,663.02	749.95	205,469.71	199.24
Interest on EXT Wall	10.78	0.13	12.55	0.01
Interest on Walkway	27.17	0.34	164.58	0.16
Interest on Balcony Repairs	0.00	0.00	11.10	0.01
Approp. to Contingency	716.67	8.86	8,600.00	8.34
Interest on Contingency	10.62	0.13	587.90	0.57
Interest on Hot Water Tank	0.00	0.00	0.91	0.00
Trsfer CRF to Capital	0.00	0.00	-2,200.00	-2.13
Tsfer Walkway Repair ->Capital	-33,336.03	-412.12	-102,792.59	-99.67
Tsfer EXT.Wall Repair->Capital	-22,623.30	-279.68	-24,198.30	-23.46

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	<u>Month to Date</u>	<u>%</u>	<u>Year to Date</u>	<u>%</u>
TOTAL EXPENSES	5,468.93	67.61	85,655.86	83.06
CURRENT SURPLUS (DEFICIT)	<u>2,619.98</u>	<u>32.39</u>	<u>17,472.19</u>	<u>16.94</u>

