

LMS 4383 - THE MONDRIAN
Approved Budget
Nov 01, 2008 to Oct 31, 2009

INCOME

FEES

Operating Fund Contribution	849,798
Contingency Fund Contribution	84,980
TOTAL FEES	934,778

Bylaw/Late Pymt Fine	7,000
Common Room/Guest Suite Income	21,064
Interest Income	1,000
Miscellaneous Income	2,000
Move In/Out Fee Revenue	7,000
Parking	1,200
Remote Transmitters	12,000
Rental-Strata's Suite	7,200
TOTAL INCOME	993,242

EXPENSES

OPERATING EXPENSES

Administration	4,000
Alarm Monitoring	6,500
Audit	315
Bank Charges/Interest	120
Building Envelope Maintenance	5,000
Strata's Suite-Mortgage Payment	25,000
Strata's Suite-Property Taxes	3,000
Strata's Suite-Strata Fee	4,800
Caretaker Wages & Benefits	60,000
Cleaning & Janitorial Supplies	4,000
Dryer Duct Cleaning	12,000
Electricity	70,100
Elevator Maintenance	26,000
Emergency Equipment	800
Fire Prevention	10,000
Garbage Removal	20,000
Gas	166,000
Grounds-Maintenance	17,500
Insurance	95,848
Janitorial Services & Supplies	75,000
Legal Fees	800
Management Fees	62,805
Mechanical Maintenance	12,000
Pest Control	2,200
Photocopy & Postage	8,500
Recreation Facilities	5,500
Repair & Maintenance	90,000
Security Services	3,500
Telephone & Pager	5,500
Water/Sewer	60,200
Window Cleaning	15,000
TOTAL OPERATING EXPENSES	871,988

Reserve-Contingency Fund	84,980
Reserve-Maintenance	30,000
TOTAL EXPENSES	986,968

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CURRENT YEAR SURPLUS/(DEFICIT)	<u>6,274</u>
Operating Surplus (Deficit) B/F	(6,274)
ENDING OP SURPLUS/(DEFICIT)	<u><u>0</u></u>

Balance Sheet (Accrual)
LMS 4383 - The Mondrian - (lms4383)
Months: Jan 2009

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Assets

Current Assets

Cash

Petty Cash	500.00
Vancity-Shares	100.00
Bank - Operating Account	46,799.71
Bank - Contingency Reserve	279,390.87
Bank - Maintenance Reserve/Special Levy	7,604.28

Total Cash 334,394.86

Accounts Receivable 12,560.40

Accounts Receivable-Others 163.31

CRF - Due from Oper Fund 42,542.00

Prepaid Insurance 14,746.70

Total Current Assets 404,407.27

Fixed Assets

Caretaker's Suite 172,351.23

Guest Suite#1 68,671.23

Guest Suite#2 132,188.02

Total Fixed Asset 373,210.48

Total Assets 777,617.75

Liabilities & Equity

Liabilities

Accrued Payable 37,879.26

Oper Fund - Due to CRF 42,542.00

Prepayment - Revenue 11,162.79

Security Deposit Received 500.00

Mortgage 335,228.92

Total Liabilities 427,312.97

Equity

Caretaker/Guest's Suite Equity 37,981.56

Operating Surplus(Deficit) -17,213.93

Contingency Fund Balance 321,932.87

Maintenance Reserve/Special Levy Fund Balance 7,604.28

Total Equity 350,304.78

Total Liabilities & Equity 777,617.75

SCHEDULE OF RESERVES

LMS 4383 - The Mondrian

Reporting Period Jan 2009

Period Ending 3

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YTD Actual

CONTINGENCY RESERVE SCHEDULE

Balance Forward-Prior Year	311,049.32
Current Yr Contribution-Contingency	19,762.74
Interest	1,133.34
Total Income	<u>331,945.40</u>
Emergency Expenses	10,012.53
Total Expenditures	<u>10,012.53</u>
Contingency Fund Balance	<u><u>321,932.87</u></u>

MTCE RESERVE SCHEDULE / SP. LEVY FUND

Current Year Contribution-Mtnce	7,500.00
Interest	104.28
Total Income	<u>7,604.28</u>
Mtce Reserve / Special Levy Balance	<u><u>7,604.28</u></u>

Statement of Income & Expenses

LMS 4383 - The Mondrian

Reporting Period Jan 2009

Period Ending 3

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Description	MTD Actual	YTD Actual	YTD Budget	Variance	Annual Budget
INCOME					
STRATA FEES					
Operating Fund Contribution	65,876	197,629	212,451	-14,822	849,798
Contingency Fund Contribution	6,588	19,763	21,246	-1,483	84,980
TOTAL STRATA FEES	72,464	217,391	233,697	-16,306	934,778
Bylaw/Late Pymt Fine	435	1,856	1,749	107	7,000
Common Room/Guest Suite Income	510	1,700	5,265	-3,565	21,064
Interest Income	100	342	249	93	1,000
Miscellaneous Income	564	564	501	63	2,000
Move In/Out Fee Revenue	300	850	1,749	-899	7,000
Parking	100	300	300	0	1,200
Remote Transmitters	439	1,367	3,000	-1,633	12,000
Rental-Strata's Suite	600	1,800	1,800	0	7,200
TOTAL INCOME	75,512	226,171	248,310	-22,139	993,242
EXPENSES					
OPERATING EXPENSES					
Administration	1,338	1,613	999	-614	4,000
Alarm Monitoring	684	3,027	1,626	-1,401	6,500
Audit	315	315	78	-237	315
Bank Charges/Interest	10	30	30	0	120
Building Envelope Maintenance	0	0	1,251	1,251	5,000
Strata's Suite-Mortgage Payment	2,061	6,183	6,249	66	25,000
Strata's Suite-Property Taxes	958	958	750	-208	3,000
Strata's Suite-Strata Fee	416	1,249	1,200	-49	4,800
Caretaker Wages & Benefits	4,697	14,078	15,000	922	60,000
Cleaning & Janitorial Supplies	0	245	999	754	4,000
Dryer Duct Cleaning	0	0	3,000	3,000	12,000
Electricity	6,105	17,193	17,526	333	70,100
Elevator Maintenance	2,060	6,115	6,501	386	26,000
Emergency Equipment	0	0	201	201	800
Fire Prevention	0	746	2,499	1,754	10,000
Garbage Removal	1,436	4,307	5,001	694	20,000
Gas	22,828	50,208	41,499	-8,709	166,000
Grounds-Maintenance	1,390	5,223	4,374	-849	17,500
Insurance	7,373	22,120	23,961	1,841	95,848
Janitorial Services & Supplies	6,083	19,200	18,750	-450	75,000
Legal Fees	2,260	2,260	201	-2,059	800
Management Fees	5,234	15,701	15,702	1	62,805
Mechanical Maintenance	0	1,672	3,000	1,328	12,000
Miscellaneous	439	440	0	-440	0
Pest Control	133	133	549	416	2,200
Photocopy & Postage	69	400	2,124	1,724	8,500
Recreation Facilities	0	318	1,374	1,056	5,500
Repair & Maintenance	949	13,698	22,500	8,802	90,000
Security Services	0	0	876	876	3,500
Telephone & Pager	663	1,198	1,374	176	5,500
Water/Sewer	4,700	14,187	15,051	864	60,200
Window Cleaning	0	7,031	3,750	-3,281	15,000
TOTAL OPERATING EXPENSES	72,201	209,848	217,995	8,147	871,988
Reserve-Contingency Fund	6,588	19,763	21,246	1,483	84,980
Reserve-Maintenance	2,500	7,500	7,500	0	30,000
TOTAL EXPENSES	81,289	237,111	246,741	9,630	986,968
CURRENT YR NET SURPLUS/(DEFICIT)	-5,777	-10,940	1,569	-12,509	6,274
Operating Surplus (Deficit) B/F	0	-6,274	-1,569	-4,705	-6,274
ENDING OP SURPLUS/(DEFICIT)	-5,777	-17,214	0	-17,214	0