

STRATA PLAN LMS3903

FINANCIAL STATEMENTS

For the Four Month Period Ending March 31, 2011

(Unaudited)

CAUTION TO READER (Owner, Realtor, etc):

This financial statement is intended for use by the strata council to monitor details of its disbursements and its cash flow requirements. Readers other than the Strata Council are cautioned that this statement may not necessarily be appropriate for their use.

PREPARED WITHOUT AUDIT.

Description	Year to Date

ASSETS	
CURRENT ASSETS	
1400 Operating Bank Account	35,037.46
1401.1 ING Direct Account (Operating)	102,323.10
1401.2 ING Direct Account (Contingency)	42,603.29
1401.3 RBC Investments Account	113,263.50
1402 Contingency Bank Account	170,348.04
1403 Special Levy Bank Account	5,861.28
1405 Petty Cash	1,900.00
1410 Accounts Receivable	52,116.55
1412 Sundry Receivable	10,791.79
1440 Prepaid Insurance	5,169.38
2013.1 RBC - GIC INVESTMENT #1	100,508.22
2013.2 RBC - GIC INVESTMENT #2	100,508.22
2013.3 RBC - GIC INVESTMENT #3	101,234.25
2013.4 RBC - GIC INVESTMENT #4	101,234.25
2013.5 RBC - GIC INVESTMENT #5	101,197.95
2013.6 RBC - GIC INVESTMENT #6	101,815.07
2013.7 RBC - GIC INVESTMENT #7	101,815.07
2013.8 RBC - GIC INVESTMENT #8	101,851.37
2013.9 RBC - GIC INVESTMENT #9	101,808.22
2013.10 RBC - GIC INVESTMENT #10	100,167.81
2013.11 RBC - GIC INVESTMENT #11	100,119.86
2013.12 RBC - GIC INVESTMENT #12	100,124.66

TOTAL CURRENT ASSETS	1,751,799.34

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LIABILITIES & MEMBERSHIP FUNDS	
LIABILITIES	
CURRENT LIABILITIES	
3811 Accrued Liabilities	109,639.42
3813 Accounts Payable Sundry	500.00
3850 Unearned Revenue	1,838.96

TOTAL CURRENT LIABILITIES	111,978.38

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MEMBERSHIP FUNDS	
Contingency Fund	1,538,599.78
Special Levy Fund	5,861.28
5936 Prior Year Surplus (Deficit)	47,274.96
5999 Current Surplus (Deficit)	48,084.94

TOTAL MEMBERSHIP FUNDS	1,639,820.96

TOTAL LIABILITIES & MEMBERSHIP FUNDS	1,751,799.34

5037 STRATA PLAN LMS3903
Period Ending 03/31/2011
Total Company Budget Code: 1
STRATA 2 B.SHEET SCHEDULE

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Description	Year to Date

CONTINGENCY FUND	
5600 Contingency Fund - Opening Balance	1,469,099.00
5610 Contingency Fund - Current Yr Cont	66,666.68
5620 Contingency Fund - Current Yr With	(3,136.00)
5630 Contingency Fund - Current Yr Bank	5,970.10

TOTAL CONTINGENCY FUND	1,538,599.78

SPECIAL LEVY FUND	
5670 Special Levy Fund - Opening Balanc	23,282.41
5672 Special Levy Fund - Current Yr Wit	(17,485.12)
5673 Special Levy Fund - Current Yr Int	63.99

TOTAL SPECIAL LEVY FUND	5,861.28

Curr Mth Actual	Curr Mth Budget	Description	YTD Actual	YTD Budget	Total Orig. Budget	YTD Last Year

REVENUE						
204,291	204,291	6100 Strata Fees	817,163	817,162	2,451,487	772,626
1,627	2,500	6250 Parking Revenue	6,249	10,000	30,000	11,251
2,109	417	6255 Late Payment/Bylaw Fines	8,654	1,667	5,000	1,140
1,084	1,250	6267 Move In/Out Fees	4,098	5,000	15,000	3,113
3,054	2,083	6268 Miscellaneous Income	12,307	8,333	25,000	7,417
5,909	5,909	6270 Prior Year Surplus	23,637	23,638	70,913	8,641
246	0	6275 Interest Income	1,358	0	0	0
150	417	6276 Transmitters	1,700	1,667	5,000	2,200

218,469	216,867	TOTAL REVENUE	875,167	867,467	2,602,400	806,389

EXPENDITURES						
16,911	20,792	Monthly Service Contracts	74,545	83,167	249,500	68,714
48,630	51,058	Payroll	199,231	204,233	612,700	185,858
10,352	10,208	General Repairs	43,483	40,833	122,500	32,415
14,106	22,433	General Maintenance	52,178	89,733	269,200	66,139
3,338	3,458	Recreation Centre	9,113	13,833	41,500	8,935
12,174	12,500	Insurance	48,697	50,000	150,000	42,190
63,093	64,500	Utilities	272,307	258,000	774,000	245,759
15,572	15,250	General & Administrative	60,861	61,000	183,000	59,086
16,667	16,667	7260 Contingency Fund	66,667	66,667	200,000	66,667

200,842	216,867	TOTAL EXPENDITURES	827,082	867,467	2,602,400	775,763

17,627	0	SURPLUS (DEFICIT)	48,085	0	0	30,626

Curr Mth Actual	Curr Mth Budget	Description	YTD Actual	YTD Budget	Total Orig. Budget	YTD Last Year
MONTHLY SERVICE CONTRACTS						
2,500	3,000	7619 Landscaping & Grounds Contract	12,515	12,000	36,000	13,888
9,987	11,167	7655 Elevator	40,005	44,667	134,000	42,583
323	333	7680 Fire Panel Monitoring	1,228	1,333	4,000	1,178
0	2,500	7681 Fire Panel Maintenance	4,425	10,000	30,000	0
2,701	2,250	7688 Waste Removal	10,696	9,000	27,000	6,989
1,400	1,542	7689 Recycling Expense	5,677	6,167	18,500	4,077
16,911	20,792	TOTAL MONTHLY SERVICE CONTRACTS	74,545	83,167	249,500	68,714
PAYROLL						
18,734	19,642	7418 Strata Staff	76,415	78,567	235,700	74,963
16,856	17,917	7425 Concierge	69,657	71,667	215,000	62,525
13,040	13,500	7426 Janitorial	53,159	54,000	162,000	48,371
48,630	51,058	TOTAL PAYROLL	199,231	204,233	612,700	185,858
GENERAL REPAIRS						
0	708	7717 Garage Door	448	2,833	8,500	2,051
1,555	2,667	7718 Security Services	6,703	10,667	32,000	11,302
8,797	6,250	7725 Interior R & M	34,988	25,000	75,000	16,543
0	583	7740 Carpet Cleaning & Repairs	1,344	2,333	7,000	2,520
10,352	10,208	TOTAL GENERAL REPAIRS	43,483	40,833	122,500	32,415
GENERAL MAINTENANCE						
0	83	7715 Locksmith R & M	0	333	1,000	0
0	1,542	7720 Building Improvement	0	6,167	18,500	1,235
501	500	7721 Pest Control	1,737	2,000	6,000	1,608
0	500	7729 Emergency Generator	0	2,000	6,000	1,181
0	100	7732 Signage	0	400	1,200	0
11,115	10,417	7751 HVAC R & M	38,704	41,667	125,000	38,382
0	125	7752 Power Washing	0	500	1,500	382
0	4,583	7758 Window Cleaning	0	18,333	55,000	0
0	417	7753 Cleaning Dryer Vents	0	1,667	5,000	3,386
2,490	3,167	7776 Supplies	9,148	12,667	38,000	16,324
0	1,000	7777 Lights & Ballasts	2,588	4,000	12,000	3,641
14,106	22,433	TOTAL GENERAL MAINTENANCE	52,178	89,733	269,200	66,139
RECREATION CENTRE						
739	792	7300 Pool Contract	2,957	3,167	9,500	2,772
2,128	250	7320 Chemicals & Supplies	4,182	1,000	3,000	884
0	42	7330 Permits & Licenses	72	167	500	397
471	1,250	7340 Rec. Centre R & M	1,903	5,000	15,000	4,882
0	1,125	7355 Equipment Purchase	0	4,500	13,500	0
3,338	3,458	TOTAL RECREATION CENTRE	9,113	13,833	41,500	8,935
INSURANCE						
12,174	12,500	7500 Insurance	48,697	50,000	150,000	42,190
12,174	12,500	TOTAL INSURANCE	48,697	50,000	150,000	42,190
UTILITIES						
12,912	16,250	7915 Hydro Expense	54,492	65,000	195,000	55,581
5,456	5,583	7917 Gas Expense	24,622	22,333	67,000	22,549
37,456	34,167	7918 Steam Heat	166,930	136,667	410,000	149,573
7,269	8,500	7920 Sewer & Water	26,264	34,000	102,000	18,056
63,093	64,500	TOTAL UTILITIES	272,307	258,000	774,000	245,759
GENERAL & ADMINISTRATIVE						
8,800	9,167	7810 Management Fees	35,200	36,667	110,000	33,000
2,311	2,400	7811 Management Fees - Onsite PM	9,244	9,600	28,800	8,667
0	250	7820 Administration	62	1,000	3,000	263
659	467	7821 Photocopying	2,478	1,867	5,600	1,895
856	208	7822 Postage	1,107	833	2,500	1,401
0	350	7825 Audit Fees	0	1,400	4,200	0
315	500	7830 Legal & Consulting Fees	718	2,000	6,000	998
1,586	650	7845 AGM & EGM Expense	7,690	2,600	7,800	7,195
0	125	7876 Office Supplies	162	500	1,500	2,248
-28	333	7890 Sundry Expense	886	1,333	4,000	166
1,073	767	7895 Office Telephone	3,198	3,067	9,200	3,146
0	33	7898 Pagers	114	133	400	110
15,572	15,250	TOTAL GENERAL & ADMINISTRATIVE	60,861	61,000	183,000	59,086