

STRATA PLAN BCS3395

FINANCIAL STATEMENTS

For the Eleven Month Period Ending June 30, 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	34,548.54
1402 Contingency Bank Account	97,363.68
1410 Accounts Receivable	21,253.14
1418 Due From Developer	1,753.88
1440 Prepaid Insurance	33,935.00
1455 Prepaid Recycling	2,268.25

TOTAL CURRENT ASSETS	191,122.49

TOTAL ASSETS	191,122.49

LIABILITIES & MEMBERSHIP FUNDS	
LIABILITIES	
CURRENT LIABILITIES	
3810 Accounts Payable Control	156.81
3811 Accrued Liabilities	21,416.39

TOTAL CURRENT LIABILITIES	21,573.20

TOTAL LIABILITIES	21,573.20

MEMBERSHIP FUNDS	
Contingency Fund	97,363.68
5936 Prior Year Surplus (Deficit)	28,131.70
5999 Current Surplus (Deficit)	44,053.91

TOTAL MEMBERSHIP FUNDS	169,549.29

TOTAL LIABILITIES & MEMBERSHIP FUNDS	191,122.49

5234 STRATA PLAN BCS3395
Period Ending 06/30/2011
Total Company Budget Code: 1
STRATA B.SHEET SCHEDULE

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Description	Year to Date

CONTINGENCY FUND	
5600 Contingency Fund - Opening Balance	59,725.05
5610 Contingency Fund - Current Yr Cont	37,103.00
5630 Contingency Fund - Current Yr Int.	535.63

TOTAL CONTINGENCY FUND	97,363.68

Curr Mth Actual	Curr Mth Budget	Description	YTD Actual	YTD Budget	Total Orig. Budget
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		REVENUE			
37,103	37,103	6100 Strata Fees	408,132	408,132	445,235
0	0	6255 Late Payment/Bylaw Fines	6,850	0	0
1,500	0	6267 Move In/Out Fees	8,500	0	0
0	0	6268 Miscellaneous Income	505	0	0
0	3,867	6270 Prior Year Surplus	46,406	42,539	46,406
325	0	6273 Access Cards\Transmitters	1,025	0	0
0	0	6275 Interest Income	617	0	0
150	0	6276 Amenity Floor Income	3,220	0	0
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39,076	40,970	TOTAL REVENUE	475,256	450,671	491,641
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		OPERATING EXPENSES			
620	208	Recreation Centre	3,141	2,292	2,500
5,381	5,717	Contractor/Payroll	40,488	62,883	68,600
3,394	4,583	7500 Insurance	41,177	50,417	55,000
6	13	7560 Bank Service Charges	123	143	156
6,911	4,583	7611 Mechanical R & M	46,119	50,417	55,000
0	833	7685 Building Envelope Maintenance	0	9,167	10,000
17,686	11,757	Maintenance	142,383	129,322	141,079
3,360	3,038	7810 Management Fees	34,704	33,415	36,453
0	28	7825 Audit Fees	336	308	336
0	17	7830 Legal Fees	118	185	202
643	383	7890 Sundry Expense	12,444	4,217	4,600
4,028	6,437	Utilities	73,067	70,803	77,240
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42,029	37,597	TOTAL OPERATING EXPENSES	394,099	413,568	451,165
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3,373	3,373	7860 Contingency Fund Transfer	37,103	37,103	40,476
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45,402	40,970	TOTAL EXPENSES AND TRANSFERS	431,202	450,671	491,641
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(6,324)	0	SURPLUS (DEFICIT)	44,054	0	0
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Curr Mth Actual	Curr Mth Budget	Description	YTD Actual	YTD Budget	Total Orig. Budget
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		RECREATION CENTRE			
620	208	7340 Rec. Centre R & M	3,141	2,292	2,500
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620	208	TOTAL RECREATION CENTRE	3,141	2,292	2,500
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		CONTRACTOR/PAYROLL			
3,696	4,467	7427 Building Supervisor	23,606	49,133	53,600
1,685	1,250	7429 Security Patrol	16,881	13,750	15,000
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5,381	5,717	TOTAL CONTRACTOR/PAYROLL	40,488	62,883	68,600
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		MAINTENANCE			
9,083	2,073	7711 General Building R & M	37,275	22,805	24,878
0	560	7715 Powerwashing	3,706	6,160	6,720
0	875	7718 Window Cleaning	0	9,625	10,500
2,468	1,250	7719 Landscaping	12,389	13,750	15,000
0	125	7720 Snow Removal	392	1,375	1,500
(16)	0	7725 Interior R & M	0	0	0
0	560	7740 Carpet Cleaning & Repairs	3,720	6,160	6,720
981	1,000	7755 Elevator	11,132	11,000	12,000
259	333	7770 Fire & Safety Equipment R & M	8,883	3,667	4,000
114	217	7771 Fire Alarm Monitoring	1,951	2,383	2,600
21	167	7776.1 Supplies - Janitorial	2,657	1,833	2,000
2,809	3,347	7785 Common Area Cleaning	43,625	36,813	40,160
1,966	1,250	7788 Waste Removal	16,654	13,750	15,000
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17,686	11,757	TOTAL MAINTENANCE	142,383	129,322	141,078
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		UTILITIES			
2,192	2,408	7915 Hydro Expense	26,122	26,492	28,900
0	2,108	7917 Gas Expense	26,482	23,183	25,290
1,680	1,921	7920 Sewer & Water	19,019	21,129	23,050
157	0	7925 Intercom & Phone Line	1,443	0	0
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4,028	6,437	TOTAL UTILITIES	73,067	70,803	77,240
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