



# VANCOUVER CONDOMINIUM SERVICES LTD.

400 - 1281 W. GEORGIA STREET, VANCOUVER, B.C. V6E 3J7

MEMO TO: Realtors

FROM: Vancouver Condominium Services Ltd.

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Enclosed please find the current financial statement for the strata plan as recently requested by you.

Please review it and feel free to call the strata agent with any questions that you may have.

## NOTICE

The attached financial statement is sent to you on a "without prejudice" basis. 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.

Please note that this statement discloses the current financial position of the strata corporation as of the date of the statement. The statement does not necessarily report accrued accounts payable or contingent liabilities.

If you require further information concerning the financial status of this particular strata corporation please contact the appropriate strata agent at Vancouver Condominium Services Ltd. during regular business hours.

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Encl.



# LMS4155 BUDGET COMPARATIVE



## Report Criteria

Company Code:	STRATA PLAN LMS4155 (LMS4155)
Report Title:	Operating Statement
Report Date:	For the 2 Month Ended 02/29/12
Divisions:	LMS4155

<u>Curr Month</u> <u>Actual</u>	<u>Curr Month</u> <u>Budget</u>	<u>A/C Description</u>	<u>YTD</u> <u>Actual</u>	<u>YTD</u> <u>Budget</u>	<u>YTD</u> <u>Variance</u>	<u>Total</u> <u>Budget</u>
<b>Summary Divisions</b>						
<b>REVENUE</b>						
59,869.06	59,869.08	6710 STRATA FEES	119,738.12	119,738.16	0.04	718,429.00
600.00	250.00	6730 LATE PMT. FINE	1,200.00	500.00	(700.00)	3,000.00
600.00	600.00	6750 STRATE STE. RENTAL	1,200.00	1,200.00	---	7,200.00
---	25.00	6755 COMMON ROOM / LOUNGE	---	50.00	50.00	300.00
134.51	125.00	6760 INTEREST	194.89	250.00	55.11	1,500.00
300.00	250.00	6770 MOVING IN / OUT FEES	400.00	500.00	100.00	3,000.00
800.00	583.33	6775 GUEST SUITE	800.00	1,166.66	366.66	7,000.00
150.00	125.00	6780 MISCELLANEOUS	150.00	250.00	100.00	1,500.00
4,658.84	2,329.42	6790 SURPLUS FORWARD	4,658.84	4,658.84	---	27,953.00
---	116.67	6795 NOVUS REVENUE	315.84	233.34	(82.50)	1,400.00
<b>67,112.41</b>	<b>64,273.50</b>	<b>TOTAL REVENUE</b>	<b>128,657.69</b>	<b>128,547.00</b>	<b>(110.69)</b>	<b>771,282.00</b>
<b>EXPENSES</b>						
<b>GENERAL EXPENSES</b>						
5,056.80	5,056.83	7050 MANAGEMENT FEE	10,113.60	10,113.66	0.06	60,682.00
5,029.42	5,000.00	7100 INSURANCE	10,058.84	10,000.00	(58.84)	60,000.00
11,935.10	11,833.33	7150 WAGES	23,771.28	23,666.66	(104.62)	142,000.00
1,430.00	1,441.67	7155 STRATA'S CARETAKER STE. RNTL	2,860.00	2,883.34	23.34	17,300.00
4,680.00	358.33	7250 AUDIT & CONSULTANTS	6,080.00	716.66	(5,363.34)	4,300.00
---	83.33	7300 PROFESSIONAL FEES - LEGAL	---	166.66	166.66	1,000.00
(100.80)	---	7370 BANK CHARGES	---	---	---	---
3,410.96	333.33	7380 POSTAGE / PHOTOCOPIES	3,527.17	666.66	(2,860.51)	4,000.00
219.07	83.33	7400 MISCELLANEOUS	222.27	166.66	(55.61)	1,000.00
<b>31,660.55</b>	<b>24,190.15</b>	<b>TOTAL GENERAL EXPENSES</b>	<b>56,633.16</b>	<b>48,380.30</b>	<b>(8,252.86)</b>	<b>290,282.00</b>
<b>BUILDING &amp; GROUND EXPENSES</b>						
9,355.80	10,000.00	8010 GAS	10,898.14	20,000.00	9,101.86	120,000.00
4,500.00	4,166.67	8020 ELECTRICITY - HOUSE	8,701.12	8,333.34	(367.78)	50,000.00
6,470.95	3,750.00	8030 WATER / SEWER	9,470.95	7,500.00	(1,970.95)	45,000.00
1,152.96	2,000.00	8040 GARBAGE	3,356.32	4,000.00	643.68	24,000.00
1,914.45	1,333.33	8060 ELEVATOR	3,286.55	2,666.66	(619.89)	16,000.00
470.40	500.00	8080 LANDSCAPING	940.80	1,000.00	59.20	6,000.00
1,984.58	1,000.00	8130 FIRE SAFETY SYSTEMS	3,779.67	2,000.00	(1,779.67)	12,000.00
114.24	125.00	8160 PEST CONTROL	228.48	250.00	21.52	1,500.00
391.92	416.67	8170 TELEPHONE / PAGER	600.52	833.34	232.82	5,000.00
(495.26)	8,333.33	8240 REPAIRS & MAINTENANCE	993.63	16,666.66	15,673.03	100,000.00
4,414.52	1,666.67	8255 MECH. MAINTENANCE	7,952.60	3,333.34	(4,619.26)	20,000.00
1,892.14	375.00	8260 MISC. SUPPLIES	1,892.14	750.00	(1,142.14)	4,500.00



# LMS4155 BALANCE SHEET

## Report Criteria

Company Code:	STRATA PLAN LMS4155 (LMS4155)
Report Title:	BALANCE SHEET
Report Date:	As at February 29, 2012
Divisions:	LMS4155

**Year to Date**

### Summary Divisions

#### ASSETS

##### CURRENT ASSETS

TOTAL CASH SCHEDULE	388,223.84
1200 STRATA FEES RECEIVABLE	210,198.72
1205 INTEREST RCVBLE	82.31
1210 CRF - REC. FROM OP.	67,000.00
1295 SEC. DEPOSIT REC. UNIT #604	700.00
1400 PREPAID INSURANCE	15,088.26
1470 OTHER PREPAIDS	340.00

##### TOTAL CURRENT ASSETS

**681,633.13**

##### TOTAL ASSETS

**681,633.13**

#### LIABILITIES & EQUITY

##### LIABILITIES

##### CURRENT LIABILITIES

3200 ACCOUNTS PAYABLE	69,928.86
3220 OP. - PAYABLE TO GRF	67,000.00

##### TOTAL CURRENT LIABILITIES

**136,928.86**

##### TOTAL LIABILITIES

**136,928.86**

#### MEMBER'S EQUITY

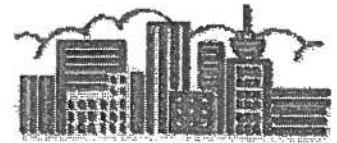
##### FUNDS

TOTAL CONTINGENCY FUND	289,318.25
TOTAL BOILER RPLCMNT (SL)	35,000.17
TOTAL SEALANT RENEWAL (SL)	170,000.16

##### TOTAL FUNDS

**494,318.58**

# LMS4155 SCHEDULE



## Report Criteria

Company Code:	STRATA PLAN LMS4155 (LMS4155)
Report Title:	SCHEDULE REPORT
Report Date:	As at February 29, 2012
Divisions:	LMS4155

Year to Date

### Summary Divisions

#### CASH

1015 VANCITY - CRF INVESTMENT	200,000.00
1080 PETTY CASH - E. VIENNEAU	400.00
1100 VANCITY OP ACCT	165,883.58
1105 VANCITY CRF ACCT	21,940.26

#### TOTAL CASH

**388,223.84**

#### CRF

4300 CONTINGENCY FUND, OP. BAL.	292,458.04
4310 CONTINGENCY FUND, CURR. APPR.	5,000.00
4320 CONTINGENCY FUND, LESS EXP.	(8,200.01)
4330 CONTINGENCY FUND, INTEREST	60.22

#### TOTAL CRF

**289,318.25**

#### BOILER RPLCMNT (SL)

4555 BOILER RPLCMNT, CURR. APPR.	35,000.17
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#### TOTAL BOILER RPLCMNT (SL)

**35,000.17**

#### SEALANT RENEWAL (SL)

4680 SEALANT RENEWAL, CURR. APPR.	170,000.16
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#### TOTAL SEALANT RENEWAL (SL)

**170,000.16**

### Notice to Reader

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Prepared by: CY

Reference: fr/FinRowX-r.p

03/15/2012 10:50AM

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