

## Prudential United Realty

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## BALANCE SHEET

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For the 12 Months Ending December 31, 2012

The Maguire

Budget Comparison to Original Budget

	C U R R E N T M O N T H			Y E A R T O D A T E		
	Actual	Budget	Variance \$	Actual	Budget	Variance \$
<b>ASSETS:</b>						
<b>Current Assets:</b>						
Bank - Operating	1,836.90	0.00	(1,836.90)	19,345.86	0.00	(19,345.86)
Bank - Contingency	3,944.21	0.00	(3,944.21)	122,312.44	0.00	(122,312.44)
Bank - Vancity Equity Shares	0.00	0.00	0.00	57.31	0.00	(57.31)
Accounts Receivable	(992.84)	0.00	992.84	3,149.77	0.00	(3,149.77)
Prepaid Insurance	(1,743.83)	0.00	1,743.83	13,950.68	0.00	(13,950.68)
Total Current Assets:	3,044.44	0.00	(3,044.44)	158,816.06	0.00	(158,816.06)
<b>TOTAL ASSETS</b>	<b>3,044.44</b>	<b>0.00</b>	<b>(3,044.44)</b>	<b>158,816.06</b>	<b>0.00</b>	<b>(158,816.06)</b>
<b>LIABILITIES:</b>						
Accounts Payable	10,992.80	0.00	10,992.80	12,878.68	0.00	12,878.68
Accounts Payable - Contingency	(1,743.83)	0.00	(1,743.83)	13,950.64	0.00	13,950.64
<b>TOTAL LIABILITIES</b>	<b>9,248.97</b>	<b>0.00</b>	<b>9,248.97</b>	<b>26,829.32</b>	<b>0.00</b>	<b>26,829.32</b>
<b>EQUITY</b>						
Contingency Reserve	3,944.21	0.00	3,944.21	122,312.44	0.00	122,312.44
Retained Earnings	0.00	0.00	0.00	6,591.03	0.00	6,591.03
Current Year Income	(10,148.74)	.04	(10,148.78)	3,083.27	0.00	3,083.27
<b>TOTAL EQUITY</b>	<b>(6,204.53)</b>	<b>.04</b>	<b>(6,204.57)</b>	<b>131,986.74</b>	<b>0.00</b>	<b>131,986.74</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>3,044.44</b>	<b>.04</b>	<b>3,044.40</b>	<b>158,816.06</b>	<b>0.00</b>	<b>158,816.06</b>

## INCOME STATEMENT

For the 12 Months Ending December 31, 2012

The Maguire

Budget Comparison to Original Budget

	C U R R E N T M O N T H			Y E A R T O D A T E		
	Actual	Budget	Variance \$	Actual	Budget	Variance \$
<b>REVENUE</b>						
Regular Assessments	16,351.37	16,351.34	.03	196,216.44	196,216.12	.32
NSF Fees	0.00	0.00	0.00	60.00	0.00	60.00
Gas Recovery	1,524.40	791.66	732.74	8,610.59	9,500.00	(889.41)
Miscellaneous Revenue	0.00	0.00	0.00	542.00	0.00	542.00
Vancity Membership Shares	0.00	0.00	0.00	2.19	0.00	2.19
Chargeback Revenue	0.00	0.00	0.00	9,949.28	0.00	9,949.28
Bank Interest	27.41	31.25	(3.84)	466.31	375.00	91.31
<b>TOTAL REVENUE</b>	<b>17,903.18</b>	<b>17,174.25</b>	<b>728.93</b>	<b>215,846.81</b>	<b>206,091.12</b>	<b>9,755.69</b>
<b>EXPENSES</b>						
Cleaning - Janitorial/Snow Removal	2,123.52	1,000.00	(1,123.52)	13,155.52	12,000.00	(1,155.52)
Cleaning - Waste Removal/Recycling	1,388.00	1,250.00	(138.00)	17,431.03	15,000.00	(2,431.03)
R&M - General Maintenance	2,113.99	2,598.42	484.43	33,255.84	31,181.12	(2,074.72)
R&M - HVAC Maintenance	161.50	187.50	26.00	2,105.17	2,250.00	144.83
R&M - Garage Gate/Parkade	1,053.08	333.33	(719.75)	4,110.68	4,000.00	(110.68)
R&M - Elevator	215.04	333.33	118.29	5,192.87	4,000.00	(1,192.87)
R&M - Enterphone	446.64	291.66	(154.98)	3,455.12	3,500.00	44.88
R&M - Fire & Life Safety	488.08	750.00	261.92	9,451.77	9,000.00	(451.77)
Utilities - Electricity	3,894.82	1,458.33	(2,436.49)	17,339.34	17,500.00	160.66
Utilities - Water/Sewer	3,780.58	1,000.00	(2,780.58)	14,042.82	12,000.00	(2,042.82)
Utilities - Gas	4,053.72	1,958.33	(2,095.39)	19,702.66	23,500.00	3,797.34
Outside Mtce - Landscaping/Sprinklers	2,266.64	208.33	(2,058.31)	3,873.78	2,500.00	(1,373.78)
Contingency Fund Allocation	2,083.33	2,083.33	0.00	24,999.96	25,000.00	.04
Admin - Management Fees	1,680.00	1,680.00	0.00	20,160.00	20,160.00	0.00
Office - Administration	479.39	229.16	(250.23)	3,672.02	2,750.00	(922.02)
Office - Miscellaneous	0.00	41.66	41.66	0.00	500.00	500.00
Insurance/Appraisal	1,743.83	1,583.33	(160.50)	19,719.32	19,000.00	(719.32)
Audit/Bank/Legal	79.76	187.50	107.74	1,095.64	2,250.00	1,154.36
<b>TOTAL EXPENSES</b>	<b>28,051.92</b>	<b>17,174.21</b>	<b>(10,877.71)</b>	<b>212,763.54</b>	<b>206,091.12</b>	<b>(6,672.42)</b>
<b>NET INCOME &lt;LOSS&gt;</b>	<b>(10,148.74)</b>	<b>.04</b>	<b>(10,148.78)</b>	<b>3,083.27</b>	<b>0.00</b>	<b>3,083.27</b>