

Balance Sheet

Period = Aug 2009

Book = Accrual

	Current Balance
ASSETS	
CURRENT ASSETS	
Bank - Vancity Savings Operating	172,335.35
Bank - Vancity Savings CRF	189,517.02
Bank - Vancity Other Reserves	2,000.00
Vancity-Building Improvement Reserve	21,859.82
Vancity - Building Envelop/Roof Reserve	39,480.26
Vancity - Insurance Reserve	4,383.47
Accounts Receivable - Operating	32,551.21
Access Card Receivable	75.00
Fines Receivable	979.04
Move-in/Move-out Receivable	1,065.78
Lien/NSF Charges Receivable	256.50
Chargeback Receivable	26,582.57
Other Receivables	636.56
Petty Cash	500.00
Prepaid - Insurance	43,682.50
Prepaid - Expense	1,051.20
TOTAL CURRENT ASSETS	536,956.28
FIXED ASSETS	
Caretaker's Suite	109,473.46
TOTAL FIXED ASSETS	109,473.46
TOTAL ASSETS	646,429.74
CURRENT LIABILITIES	
Strata Fees - Prepayment	2,612.69
Accounts Payable - Operating	348.75
Accounts Payable - Building Envelop/Roof Reserve	3,990.00
Accrued Liabilities-Operating	30,749.00
TOTAL CURRENT LIABILITIES	37,700.44
TOTAL LIABILITIES	37,700.44
EQUITY	
Operating Fund - Prior Years	234,149.02
Funds Total Operating/CRF/Sp Levy	265,106.82
Caretaker Suite - Equity	109,473.46
TOTAL EQUITY	608,729.30
TOTAL LIABILITIES & EQUITY	646,429.74

Budget Comparison

Period = Aug 2009

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
REVENUES									
Strata Fees	48,403.99	48,404.08	-0.09	-0.00	48,403.99	48,404.08	-0.09	-0.00	580,849.00
By-Law Fines/Late Fees	50.00	83.33	-33.33	-39.99	50.00	83.33	-33.33	-39.99	1,000.00
Interest Income-Oper	104.30	166.67	-62.37	-37.42	104.30	166.67	-62.37	-37.42	2,000.00
Move-in/Move-out Charges	1,800.00	833.33	966.67	116.00	1,800.00	833.33	966.67	116.00	10,000.00
Access Card	375.00	83.33	291.67	350.01	375.00	83.33	291.67	350.01	1,000.00
Key Revenue	40.00	41.67	-1.67	-4.00	40.00	41.67	-1.67	-4.00	500.00
Lounge Rental	0.00	25.00	-25.00	-100.00	0.00	25.00	-25.00	-100.00	300.00
Caretaker's Suite	600.00	600.00	0.00	0.00	600.00	600.00	0.00	0.00	7,200.00
Locker	836.00	1,058.33	-222.33	-21.00	836.00	1,058.33	-222.33	-21.00	12,700.00
Parking Revenues	0.00	30.00	-30.00	-100.00	0.00	30.00	-30.00	-100.00	360.00
Door Openers - Transmitters	450.00	83.33	366.67	440.02	450.00	83.33	366.67	440.02	1,000.00
Miscellaneous Revenue	45.00	83.33	-38.33	-45.99	45.00	83.33	-38.33	-45.99	1,000.00
Prior Year Operating Surplus	0.00	4,870.50	-4,870.50	-100.00	0.00	4,870.50	-4,870.50	-100.00	58,446.00
TOTAL REVENUES	52,704.29	56,362.90	-3,658.61	-6.49	52,704.29	56,362.90	-3,658.61	-6.49	676,365.00

OPERATING EXPENSES

ADMINISTRATIVE EXPENSES

Management Fees	4,331.25	4,331.25	0.00	0.00	4,331.25	4,331.25	0.00	0.00	51,975.00
Bank Administration Fee	26.25	26.25	0.00	0.00	26.25	26.25	0.00	0.00	315.00
Licences & Permits	0.00	83.33	83.33	100.00	0.00	83.33	83.33	100.00	1,000.00
Photos/Postage/Courier	0.00	666.67	666.67	100.00	0.00	666.67	666.67	100.00	8,000.00
Legal	0.00	16.67	16.67	100.00	0.00	16.67	16.67	100.00	200.00
Audit - Real Estate Services Act	0.00	54.17	54.17	100.00	0.00	54.17	54.17	100.00	650.00
Insurance Expense	4,368.25	4,368.25	0.00	0.00	4,368.25	4,368.25	0.00	0.00	52,419.00
Insurance Claims Deductible	0.00	833.33	833.33	100.00	0.00	833.33	833.33	100.00	10,000.00
Property Taxes - Caretaker	0.00	95.83	95.83	100.00	0.00	95.83	95.83	100.00	1,150.00
Wages - Caretakers	3,601.92	4,166.67	564.75	13.55	3,601.92	4,166.67	564.75	13.55	50,000.00
Wages & Benefits Janitors	4,375.90	3,375.00	1,000.90	-29.65	4,375.90	3,375.00	1,000.90	-29.65	40,500.00
Security Guard	4,777.50	4,166.67	610.83	-14.65	4,777.50	4,166.67	610.83	-14.65	50,000.00
Caretaker Suite Strata Fees	221.70	221.67	0.03	-0.01	221.70	221.67	0.03	-0.01	2,660.00
Caretaker Suite Expense	0.00	83.33	83.33	100.00	0.00	83.33	83.33	100.00	1,000.00
Meetings & Miscellaneous	288.75	500.00	211.25	42.25	288.75	500.00	211.25	42.25	6,000.00
TOTAL ADMINISTRATIVE EXP	21,991.52	22,989.09	997.57	4.33	21,991.52	22,989.09	997.57	4.33	275,869.00

UTILITIES

BC Hydro Electricity	2,500.00	2,916.67	416.67	14.28	2,500.00	2,916.67	416.67	14.28	35,000.00
Gas	2,500.00	5,000.00	2,500.00	50.00	2,500.00	5,000.00	2,500.00	50.00	80,000.00
Water/Sewer	2,300.00	3,333.33	1,033.33	30.99	2,300.00	3,333.33	1,033.33	30.99	40,000.00
Garbage Disposal	988.82	1,416.67	427.85	30.20	988.82	1,416.67	427.85	30.20	17,000.00
Enteaphone	89.25	41.67	47.58	-114.18	89.25	41.67	47.58	-114.18	500.00
Telephone/Pager	153.49	416.67	263.19	63.16	153.49	416.67	263.19	63.16	5,000.00
TOTAL UTILITIES	8,531.55	13,125.01	4,593.46	34.99	8,531.55	13,125.01	4,593.46	34.99	157,500.00

BUILDING MAINTENANCE

Supplies	0.00	583.33	583.33	100.00	0.00	583.33	583.33	100.00	7,000.00
Pest Control	101.75	125.00	23.25	18.60	101.75	125.00	23.25	18.60	1,500.00

Budget Comparison

Period = Aug 2009

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Security & Alarm System	1,510.32	375.00	-1,135.32	-302.75	1,510.32	375.00	-1,135.32	-302.75	4,500.00
Elevator Maintenance	1,378.65	1,583.33	204.68	12.92	1,378.65	1,583.33	204.68	12.92	19,000.00
Electrical/Lighting	0.00	833.33	833.33	100.00	0.00	833.33	833.33	100.00	10,000.00
Plumbing	0.00	1,500.00	1,500.00	100.00	0.00	1,500.00	1,500.00	100.00	18,000.00
Mechanical & Generator	0.00	1,250.00	1,250.00	100.00	0.00	1,250.00	1,250.00	100.00	15,000.00
Fire Equipment	0.00	1,250.00	1,250.00	100.00	0.00	1,250.00	1,250.00	100.00	15,000.00
Locks & Keys	0.00	208.33	208.33	100.00	0.00	208.33	208.33	100.00	2,500.00
Carpet Cleaning	0.00	166.67	166.67	100.00	0.00	166.67	166.67	100.00	2,000.00
Repair & Maint, Building	0.00	2,083.33	2,083.33	100.00	0.00	2,083.33	2,083.33	100.00	25,000.00
TOTAL BUILDING MAINT	2,990.72	9,958.32	6,967.60	69.96	2,990.72	9,958.32	6,967.60	69.96	119,500.00
EXTERIOR MAINT & REPAIRS									
General Repairs	135.45	1,666.67	1,531.22	91.87	135.45	1,666.67	1,531.22	91.87	20,000.00
Window Cleaning	0.00	1,250.00	1,250.00	100.00	0.00	1,250.00	1,250.00	100.00	15,000.00
Garage Door	0.00	333.33	333.33	100.00	0.00	333.33	333.33	100.00	4,000.00
TOTAL EXTERIOR M & R	135.45	3,250.00	3,114.55	95.83	135.45	3,250.00	3,114.55	95.83	39,000.00
GROUNDS & GARDENS									
Landscaping Services	0.00	1,666.67	1,666.67	100.00	0.00	1,666.67	1,666.67	100.00	20,000.00
Irrigation System	0.00	125.00	125.00	100.00	0.00	125.00	125.00	100.00	1,500.00
TOTAL GROUNDS & GARDENS	0.00	1,791.67	1,791.67	100.00	0.00	1,791.67	1,791.67	100.00	21,500.00
RECREATION CENTRE									
General Maintenance	0.00	125.00	125.00	100.00	0.00	125.00	125.00	100.00	1,500.00
TOTAL RECREATION CENTRE	0.00	125.00	125.00	100.00	0.00	125.00	125.00	100.00	1,500.00
TOTAL OPERATING EXPENSES	33,649.24	51,239.09	17,589.85	34.32	33,649.24	51,239.09	17,589.85	34.32	614,869.00
BALANCE BEFORE RESERVES & OTHER T...	19,055.05	5,123.81	13,931.24	271.89	19,055.05	5,123.81	13,931.24	271.89	61,488.00
TRANSFERS TO RESERVE FUND									
Contingency Reserves	2,815.33	5,123.83	2,308.50	45.05	2,815.33	5,123.83	2,308.50	45.05	61,488.00
TOTAL TRANSFERS TO CRF	2,815.33	5,123.83	2,308.50	45.05	2,815.33	5,123.83	2,308.50	45.05	61,488.00
NET SURPLUS(DEFICIT)	16,239.72	-0.02	16,239.74	81,188,700.00	16,239.72	-0.02	16,239.74	81,188,700.00	0.00
Revenue - CRF									
Opening CRF Balance	186,604.28	0.00	186,604.28	0.00	186,604.28	0.00	186,604.28	0.00	0.00
Transfer from Operating Fund	2,815.33	0.00	2,815.33	0.00	2,815.33	0.00	2,815.33	0.00	0.00
Interest Income - CRF	97.41	0.00	97.41	0.00	97.41	0.00	97.41	0.00	0.00
Total Revenue - CRF	189,517.02	0.00	189,517.02	0.00	189,517.02	0.00	189,517.02	0.00	0.00
NET CONTINGENCY BALANCE	189,517.02	0.00	189,517.02	0.00	189,517.02	0.00	189,517.02	0.00	0.00
CRF Balance End of Period	189,517.02	0.00	189,517.02	0.00	189,517.02	0.00	189,517.02	0.00	0.00
OTHER RESERVE FUNDS									

Budget Comparison

Period = Aug 2009

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Revenue - Other Reserves Funds									
Interest Income - Other Reserves	7,622.93	0.00	7,622.93	0.00	7,622.93	0.00	7,622.93	0.00	0.00
Building Envelop - Roof Reserve	429,636.97	0.00	429,636.97	0.00	429,636.97	0.00	429,636.97	0.00	0.00
Building Improvement Reserve	21,410.55	0.00	21,410.55	0.00	21,410.55	0.00	21,410.55	0.00	0.00
Fire Equipment Reserve	2,000.00	0.00	2,000.00	0.00	2,000.00	0.00	2,000.00	0.00	0.00
Total Revenue - Other Reserves Funds	460,670.45	0.00	460,670.45	0.00	460,670.45	0.00	460,670.45	0.00	0.00
Expenses - Other Reserves									
Roof Repair / Maintenance	395,228.41	0.00	-395,228.41	0.00	395,228.41	0.00	-395,228.41	0.00	0.00
Building Improvement Exp	6,091.96	0.00	-6,091.96	0.00	6,091.96	0.00	-6,091.96	0.00	0.00
Total Expenses - Other Reserves	401,320.37	0.00	-401,320.37	0.00	401,320.37	0.00	-401,320.37	0.00	0.00
Net Other Reserve Funds	59,350.08	0.00	59,350.08	0.00	59,350.08	0.00	59,350.08	0.00	0.00
NET SURPLUS/(DEFICIT)	265,106.82	-0.02	265,106.84	1,325,534,200.00	265,106.82	-0.02	265,106.84	1,325,534,200.00	0.00