

Marbella
Strata Corporation VR637
(Unaudited)

Income Statement
For the 10 Periods ended October 31, 2008

	Month <u>Actual</u>	Y-T-D <u>Actual</u>	Y-T-D <u>Budget</u>	Budget <u>Variance</u>	Budget <u>Remaining</u>
Revenue					
Maintenance Fees	\$ 4,983.32	\$ 49,833.20	\$ 49,833.30	\$ -0.10	\$ 9,966.80
Interest Income - Overdue A/C	125.00	200.00	0.00	200.00	-200.00
Parking Income	7.00	67.29	0.00	67.29	-67.29
Fines Income	60.00	560.00	0.00	560.00	-560.00
Misc. Income	0.00	90.21	500.00	-409.79	509.79
Bank Interest	37.28	198.63	100.00	98.63	-78.63
	<u>5,212.60</u>	<u>50,949.33</u>	<u>50,433.30</u>	<u>516.03</u>	<u>9,570.67</u>
Expenses					
Accounting - Audit	0.00	200.00	200.00	0.00	40.00
Bank Charges	9.75	87.75	150.00	62.25	92.25
H.V.A.C.	0.00	607.95	400.00	-207.95	-127.95
H.V.A.C. Repair	0.00	936.05	900.00	-36.05	143.95
Management Fee	780.00	7,920.00	8,040.00	120.00	1,728.00
Maintenance - Elevator	114.89	1,337.90	1,800.00	462.10	822.10
Maintenance - Janitorial	630.00	3,153.00	3,250.00	97.00	747.00
Maintenance - Landscaping	262.50	2,790.25	2,800.00	9.75	569.75
Maintenance - Electrical	0.00	423.52	300.00	-123.52	-63.52
Maintenance - Snow Removal	0.00	0.00	150.00	150.00	180.00
Maintenance - Windows	0.00	308.70	400.00	91.30	171.30
Maintenance - Exterior	780.00	5,861.03	8,250.00	2,388.97	4,038.97
Maintenance - Plumbing	0.00	0.00	1,000.00	1,000.00	1,200.00
Miscellaneous Expenses	0.00	0.00	300.00	300.00	360.00
Office Expenses / Postage	0.00	197.00	50.00	-147.00	-137.00
Pest Control	65.63	656.92	0.00	-656.92	-656.92
Trash Removal	265.96	1,154.01	1,100.00	-54.01	165.99
Security Alarm	0.00	134.75	300.00	165.25	225.25
Fire & Life Safety System	0.00	2,617.65	900.00	-1,717.65	-1,537.65
Enterphone	0.00	0.00	300.00	300.00	360.00
Insurance	555.42	5,432.10	5,800.00	367.90	1,527.90
Insurance - Appraisal	0.00	0.00	0.00	0.00	0.00
Fire & Life Safety System	0.00	0.00	0.00	0.00	0.00
Utilities - Electricity	534.42	3,660.11	3,200.00	-460.11	179.89
Utilities - Gas	534.33	6,013.68	5,000.00	-1,013.68	-13.68
Water & Sewer	0.00	3,443.84	2,300.00	-1,143.84	-683.84
Sub-total of Expenses	<u>4,532.90</u>	<u>46,936.21</u>	<u>46,890.00</u>	<u>-46.21</u>	<u>9,331.79</u>
Transfer to Contingency	354.33	3,543.30	3,543.30	0.00	708.70
Total of Expenses	<u>4,887.23</u>	<u>50,479.51</u>	<u>50,433.30</u>	<u>-46.21</u>	<u>10,040.49</u>
Net Operating Income	<u>\$ 325.37</u>	<u>\$ 469.82</u>	<u>\$ 0.00</u>	<u>\$ 469.82</u>	<u>\$ 469.82</u>

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Balance Sheet - Operating Fund
As at October 31, 2008

ASSETS

	2008
Current Assets	
Bank - Coast Capital Saving	\$ 26,381.52
Accounts Receivable - Members	7,173.02
Loan from / (to) Reserve Fund	-29,999.99
Prepaid FOBs and Remotes	577.42
Pre-Paid Insurance	3,887.90
Prepaid Expense	114.89
Total Current Assets	\$ 8,134.76

LIABILITIES AND STRATA MEMBERS' EQUITY

Current Liabilities	
Accounts Payable - Trade	\$ 0.00
Key Deposits Payable	674.00
Total Current Liabilities	674.00
Strata Members' Equity	
Retained Earnings - Previous Year	6,990.94
Surplus/(Deficit) for the period	469.82
Total Retained Earnings	7,460.76
Total Strata Members' Equity	\$ 8,134.76

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Balance Sheet - Reserve Funds
As at October 31, 2008

ASSETS

	2008
Current Assets	
Bank - Coast Capital Contingency	\$ 24,328.58
Coast Capital Contingency-GIC	10,380.00
Loan To / (From) Operating Fund	29,999.99
Total Current Assets	<u>\$ 64,708.57</u>

RESERVE FUNDS

Reserve Funds:	
Contingency Reserve Fund - Opening	\$ 25,781.97
Add: Transfer from Operating Funds	3,543.30
Add: Interest from Bank	<u>383.31</u>
	29,708.58
Special Levy-Roof, Decks & Elevator	14,999.97
Special Levy#1-Roof Replacement	<u>20,000.02</u>
Contingency Reserve Fund - Closing	<u>\$ 64,708.57</u>