

STRATA PLAN LMS 265 - CONNAUGHT POINT

APPROVED OPERATING BUDGET 2006 - 2007

Fiscal Year: June 1st to May 31st

CHART CODE	DESCRIPTION	Y-T-D ACTUAL (04/30/06)	EST. TO YEAR END	CURRENT BUDGET	APPROVED BUDGET 2006/2007
REVENUES					
4050	Strata Fees	127,877	139,500	139,500	139,500
4150	By-Law Fines/Late Fees	1,050	1,050	300	300
4200	Interest Income	1,178	1,178	700	500
4400	Move-in/Move-out Charges	500	500	300	300
4450	Key Revenue	105	105	0	0
4800	Parking Fees	900	980	600	600
	Prior Years Surplus	0	0	0	0
TOTAL REVENUES		131,610	143,313	141,400	141,200
EXPENSES					
ADMINISTRATIVE EXPENSES					
5110	Management Fees	10,299	11,235	11,250	11,650
5130	Photos/Postage/Courier	1,290	1,400	1,300	1,300
5140	Audit	1,275	1,275	1,500	1,500
5142	Trust Audit	0	0	0	450
5150	Insurance Expense	11,786	12,752	13,500	13,500
5280	Meeting & Miscellaneous	0	0	500	500
TOTAL ADMINISTRATIVE EXP		24,649	26,662	28,050	28,900
UTILITIES					
5310	BC Hydro Electricity	4,299	5,120	6,000	6,000
5320	Terasen Gas	12,656	14,350	16,200	16,200
5330	City Water/Sewer	4,028	6,250	6,500	6,500
5340	Garbage Disposal	2,535	2,725	3,000	3,000
5352	Enterphone	575	620	1,000	1,000
TOTAL UTILITIES		24,093	29,065	32,700	32,700
BUILDING MAINTENANCE					
5410	Janitorial	8,109	8,870	9,000	9,000
5420	Supplies	951	951	500	500
5430	Pest Control	768	820	900	900
5450	Elevator Maintenance	3,097	3,340	3,800	3,800
5470	Plumbing	171	171	3,000	2,000
5480	Mechanical	7,501	7,501	2,000	3,000
5500	Fire Equipment	2,718	3,000	3,500	3,500
5505	General Interior Repair	1,449	2,000	6,000	5,000
5506	Dryer Vent Cleaning	0	0	2,100	2,100
5510	Locks & Keys	262	660	550	500
TOTAL BUILDING MAINTENANCE		25,026	27,313	31,350	30,300

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EXTERIOR MAINTENANCE & REPAIRS					
5605	General Repairs	1,918	1,918	5,000	5,000
5631	Windows/Doors	0	85	2,000	2,000
5640	Garage Door	322	322	500	500
5660	Exterior Painting & Caulking	2,242	2,242	3,000	3,000
5691	Preventive Maintenance	3,424	3,424	10,000	10,000
TOTAL EXTERIOR M & R		7,905	7,991	20,500	20,500
GROUNDS & GARDENS					
5710	Landscaping Services	10,593	11,560	12,000	12,000
5720	G & G Improvements	1,449	1,449	1,000	1,000
5790	Irrigation System	302	302	800	800
TOTAL GROUNDS & GARDENS		12,344	13,311	13,800	13,800
TOTAL OPERATING EXPENSES			104,342	126,400	126,200
TRANSFER TO RESERVES					
8100	Contingency Reserves	13,750	15,000	15,000	15,000
TOTAL TO RESERVES		13,750	15,000	15,000	15,000
TOTAL RESERVES & EXPENSES		13,750	119,342	141,400	141,200
NET SURPLUS/(DEFICIT)			23,971	0	0

Balance Sheet
Connaught Point (lms265)
Jul 2007

Account	Jul 2007	Jun 2007	Change
ASSETS			
Current Assets			
Bank	14,679.72	20,464.77	(5,785.05)
Petty Cash	100.00	100.00	0.00
Accounts Receivable	(598.98)	349.64	(948.62)
Prepaid Expenses / Deposit	372.10	446.52	(74.42)
Prepaid Insurance	2,310.50	3,465.75	(1,155.25)
Total Current Assets	\$ 16,863.34	\$ 24,826.68	\$ (7,963.34)
Other Assets			
CRF - General Contingency	171,850.63	171,245.66	604.97
Roof Reserve	10,026.18	10,000.00	26.18
Painting Reserve	10,026.18	10,000.00	26.18
Total Other Assets	\$ 191,902.99	\$ 191,245.66	\$ 657.33
TOTAL ASSETS	\$ 208,766.33	\$ 216,072.34	\$ (7,306.01)
LIABILITIES & EQUITY			
Current Liabilities			
Accounts Payable	42.58	0.00	42.58
Key Deposit	50.00	50.00	0.00
Security Deposit	230.00	230.00	0.00
Total Current Liabilities	\$ 322.58	\$ 280.00	\$ 42.58
Equity			
Retained Earnings Current Year	(23,240.87)	(15,234.95)	(8,005.92)
Retained Earnings Prior Years	39,781.63	39,781.63	0.00
Total Equity	\$ 16,540.76	\$ 24,546.68	\$ (8,005.92)
CRF / Reserve			
Contingency Reserve	171,850.63	171,245.66	604.97
Roof Reserve	10,026.18	10,000.00	26.18
Painting Reserve	10,026.18	10,000.00	26.18
Total CRF / Reserve	\$ 191,902.99	\$ 191,245.66	\$ 657.33
Total LIABILITIES & CAPITAL	\$ 208,766.33	\$ 216,072.34	\$ (7,306.01)

Balance Sheet
Connaught Point (lms265)
Jul 2007

Account	Jul 2007	Jun 2007	Change
Sql Server			

STATEMENT OF OPERATIONS

Connaught Point (lms265)
For the period ending July 31, 2007

Account	Account Name	Current Actual	Year To Date Actual	Annual Budget	YTD - BUDGET %
RECEIPTS / REVENUE					
5500-0000	Owners' Contributions	12,707.66	25,682.33	154,094.00	17%
5600-0000	Interest Income	114.05	330.43	1,000.00	33%
5610-0000	Keys/Remotes	0.00	50.00	0.00	0%
5655-0000	MoveIn/Out Fee	200.00	300.00	0.00	0%
5680-0000	Other Income	(0.03)	(0.03)	0.00	0%
5690-0000	Parking Income	50.00	100.00	600.00	17%
TOTAL RECEIPTS / REVENUE		\$ 13,071.68	\$ 26,462.73	\$ 155,694.00	17%
EXPENSES					
ADMINISTRATIVE EXPENSES					
6050-0000	Audit	0.00	0.00	1,500.00	0%
6070-0000	Bank Charges	12.00	24.00	144.00	17%
6170-0000	Insurance Premium	1,155.25	2,310.50	15,000.00	15%
6230-0000	Miscellaneous	37.65	37.65	500.00	8%
6290-0000	Postage/Copies/Office Exp.	31.49	208.36	1,500.00	14%
TOTAL ADMINISTRATIVE EXPENSES		1,236.39	2,580.51	18,644.00	14%
UTILITIES					
6520-0000	Electricity	0.00	0.00	5,300.00	0%
6530-0000	Gas	535.87	535.87	15,000.00	4%
6540-0000	Water & Sewer Tax	0.00	(1,083.34)	6,500.00	-17%
TOTAL UTILITIES		535.87	(547.47)	26,800.00	-2%
CONTRACT / BLDG EXPENSES					
7010-0000	Alarm Monitoring	42.58	141.05	600.00	24%
7110-0000	Elevator & License	255.46	510.92	3,500.00	15%
7150-0000	Enterphone	42.58	88.05	550.00	16%
7190-0000	Fire Protection	1,830.10	1,869.27	5,000.00	37%
7230-0000	Garbage Collection	35.25	70.50	3,500.00	2%
7310-0000	Janitorial	753.07	1,506.14	9,500.00	16%
7350-0000	Landscaping	0.00	954.00	12,000.00	8%
7470-0000	Mechanical	180.20	180.20	1,500.00	12%
7570-0000	Pest Control	55.12	55.12	700.00	8%
7590-0000	Property Management	1,008.33	2,016.70	12,100.00	17%
TOTAL CONTRACT / BLDG EXPENSES		4,202.69	7,391.95	48,950.00	15%
REPAIRS & MAINTENANCE EXPENSES					
8031-0000	Dryer Vent Cleaning	0.00	0.00	1,500.00	0%
8100-0000	Garage Door	0.00	0.00	500.00	0%
8130-0000	Irrigation	0.00	0.00	800.00	0%
8160-0000	Landscaping Improvement	0.00	0.00	1,000.00	0%
8170-0000	Locks/Keys	0.00	0.00	1,000.00	0%
8192-0000	Parking Lot Cleaning	0.00	0.00	1,000.00	0%
8220-0000	Plumbing	3,307.20	3,307.20	3,000.00	110%
8231-0000	Repairs - Exterior	381.60	557.56	5,000.00	11%
8232-0000	Repairs - Interior	0.00	0.00	5,000.00	0%
8270-0000	Supplies	0.00	0.00	500.00	0%
8291-0000	Window Repairs	0.00	0.00	2,000.00	0%
TOTAL REPAIRS & MAINTENANCE EXPENSES		3,688.80	3,864.76	21,300.00	18%
MAJOR PROJECT EXPENSES					

STATEMENT OF OPERATIONS

Connaught Point (lms265)

For the period ending July 31, 2007

Account	Account Name	Current Actual	Year To Date Actual	Annual Budget	YTD - BUDGET %
8422-0000	Paint Building Exterior	0.00	0.00	5,000.00	0%
8441-0000	Preventative Maintenance Schedule	11,413.85	11,413.85	10,000.00	114%
TOTAL MAJOR PROJECT EXPENSES		11,413.85	11,413.85	15,000.00	76%
RESERVE FUNDS					
9010-0000	Contingency Reserve Fund	0.00	5,000.00	5,000.00	100%
9030-0000	Roof Reserve	0.00	10,000.00	10,000.00	100%
9035-0000	Painting Reserve	0.00	10,000.00	10,000.00	100%
TOTAL RESERVE FUNDS		0.00	25,000.00	25,000.00	100%
TOTAL EXPENSES / RESERVES		21,077.60	49,703.60	155,694.00	32%
SURPLUS / (DEFICIT)		(8,005.92)	(23,240.87)	-	#DIV/0!

Balance Sheet
Connaught Point (lms265)
May 2007

Account	May 2007	Apr 2007	Change
ASSETS			
Current Assets			
Bank	46,248.28	43,799.34	2,448.94
Petty Cash	100.00	100.00	0.00
Accounts Receivable	(839.99)	(747.43)	(92.56)
Due from Previous Management	277.92	277.92	0.00
Prepaid Expenses / Deposit	520.94	0.00	520.94
Prepaid Insurance	0.00	1,103.86	(1,103.86)
Total Current Assets	\$ 46,307.15	\$ 44,533.69	\$ 1,773.46
Other Assets			
CRF - General Contingency	165,621.29	163,777.35	1,843.94
Total Other Assets	\$ 165,621.29	\$ 163,777.35	\$ 1,843.94
TOTAL ASSETS	\$ 211,928.44	\$ 208,311.04	\$ 3,617.40
LIABILITIES & EQUITY			
Current Liabilities			
Accounts Payable	5,162.18	0.00	5,162.18
Accrued Liabilities	1,083.34	0.00	1,083.34
Key Deposit	50.00	50.00	0.00
Security Deposit	230.00	230.00	0.00
Total Current Liabilities	\$ 6,525.52	\$ 280.00	\$ 6,245.52
Equity			
Retained Earnings Current Year	19,202.94	23,675.00	(4,472.06)
Retained Earnings Prior Years	20,578.69	13,578.99	6,999.70
Total Equity	\$ 39,781.63	\$ 37,253.99	\$ 2,527.64
CRF / Reserve			
Contingency Reserve	165,621.29	163,777.35	1,843.94
Insurance Reserve	0.00	6,999.70	(6,999.70)
Total CRF / Reserve	\$ 165,621.29	\$ 170,777.05	\$ (5,155.76)
Total LIABILITIES & CAPITAL	\$ 211,928.44	\$ 208,311.04	\$ 3,617.40

STATEMENT OF OPERATIONS

Connaught Point (lms265)
For the period ending May 31, 2007

Account	Account Name	Current Actual	Year To Date Actual	Annual Budget	YTD - BUDGET %
RECEIPTS / REVENUE					
5500-0000	Owners' Contributions	11,625.16	139,501.92	139,500.00	100%
5510-0000	Bylaw Penalties	0.00	75.00	300.00	25%
5520-0000	Common Room Rental	0.00	75.00	0.00	0%
5600-0000	Interest Income	190.17	2,047.39	500.00	409%
5610-0000	Keys/Remotes	25.00	300.00	0.00	0%
5630-0000	Late Payment Penalty	0.00	50.00	0.00	0%
5655-0000	MoveIn/Out Fee	0.00	700.00	300.00	233%
5680-0000	Other Income	0.00	229.38	0.00	0%
5690-0000	Parking Income	50.00	700.00	600.00	117%
TOTAL RECEIPTS / REVENUE		\$ 11,890.33	\$ 143,678.69	\$ 141,200.00	102%
EXPENSES					
ADMINISTRATIVE EXPENSES					
6050-0000	Audit	0.00	0.00	1,950.00	0%
6070-0000	Bank Charges	18.00	46.00	0.00	0%
6170-0000	Insurance Premium	1,103.86	13,246.00	13,500.00	98%
6230-0000	Miscellaneous	0.00	429.23	500.00	86%
6290-0000	Postage/Copies/Office Exp.	372.09	1,612.77	1,300.00	124%
TOTAL ADMINISTRATIVE EXPENSES		1,493.95	15,334.00	17,250.00	89%
UTILITIES					
6520-0000	Electricity	965.77	5,013.74	6,000.00	84%
6530-0000	Gas	1,780.51	13,593.71	16,200.00	84%
6540-0000	Water & Sewer Tax	2,353.98	6,911.78	6,500.00	106%
TOTAL UTILITIES		5,100.26	25,519.23	28,700.00	89%
CONTRACT / BLDG EXPENSES					
7010-0000	Alarm Monitoring	45.47	181.71	0.00	0%
7110-0000	Elevator & License	437.46	3,063.21	3,800.00	81%
7150-0000	Enterphone	45.47	545.08	1,000.00	55%
7190-0000	Fire Protection	195.81	4,226.12	3,500.00	121%
7230-0000	Garbage Collection	549.37	3,366.55	3,000.00	112%
7310-0000	Janitorial	753.07	9,843.94	9,000.00	109%
7350-0000	Landscaping	3,264.80	12,813.80	12,000.00	107%
7470-0000	Mechanical	0.00	714.53	3,000.00	24%
7570-0000	Pest Control	254.40	762.62	900.00	85%
7590-0000	Property Management	1,007.00	11,456.75	11,650.00	98%
TOTAL CONTRACT / BLDG EXPENSES		6,552.85	46,974.31	47,850.00	98%
REPAIRS & MAINTENANCE EXPENSES					
8031-0000	Dryer Vent Cleaning	0.00	1,372.70	2,100.00	65%
8100-0000	Garage Door	614.80	1,024.22	500.00	205%
8130-0000	Irrigation	219.87	664.88	800.00	83%
8160-0000	Landscaping Improvement	0.00	520.34	1,000.00	52%
8170-0000	Locks/Keys	365.70	1,337.00	500.00	267%
8220-0000	Plumbing	0.00	360.40	2,000.00	18%
8231-0000	Repairs - Exterior	318.00	5,753.22	5,000.00	115%
8232-0000	Repairs - Interior	0.00	2,667.95	5,000.00	53%
8270-0000	Supplies	446.96	446.96	500.00	89%
8291-0000	Window Repairs	0.00	205.64	2,000.00	10%
TOTAL REPAIRS & MAINTENANCE EXPENSES		1,965.33	14,353.31	19,400.00	74%

STATEMENT OF OPERATIONS

Connaught Point (lms265)

For the period ending May 31, 2007

Account	Account Name	Current Actual	Year To Date Actual	Annual Budget	YTD - BUDGET %
MAJOR PROJECT EXPENSES					
8422-0000	Paint Building Exterior	0.00	291.50	3,000.00	10%
8441-0000	Preventative Maintenance Schedule	0.00	7,003.40	10,000.00	70%
TOTAL MAJOR PROJECT EXPENSES		0.00	7,294.90	13,000.00	56%
RESERVE FUNDS					
9010-0000	Contingency Reserve Fund	1,250.00	15,000.00	15,000.00	100%
TOTAL RESERVE FUNDS		1,250.00	15,000.00	15,000.00	100%
TOTAL EXPENSES / RESERVES		16,362.39	124,475.75	141,200.00	88%
SURPLUS / (DEFICIT)		(4,472.06)	19,202.94	-	0%