

Balance Sheet (Accrual)
LMS 4555 - QUAY WEST - (lms4555)
Months: Feb 2009

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Assets

Current Assets

Cash

Petty Cash	600.00
Bank - Operating Account	5,570.91
Bank - Contingency Reserve	92,896.83
GIC-Contingency Reserve	130,359.53
GIC (CRF) - Other Banks	137,722.15

Total Cash 367,149.42

Accounts Receivable 31,134.73

CRF - Due from Oper Fund 125,886.00

Prepaid Insurance 79,394.26

Total Current Assets 603,564.41

Total Assets 603,564.41

Liabilities & Equity

Liabilities

Accounts Payable	96,225.24
Accrued Payable	19,475.00
Oper Fund - Due to CRF	125,886.00
Prepayment - Revenue	9,415.88

Total Liabilities 251,002.12

Equity

Operating Surplus(Deficit) -134,302.22

Contingency Fund Balance 486,864.51

Total Equity 352,562.29

Total Liabilities & Equity 603,564.41

SCHEDULE OF RESERVES

LMS 4555 - QUAY WEST

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YTD Actual

CONTINGENCY RESERVE SCHEDULE

Balance Forward-Prior Year	480,492.45
Current Yr Contribution-Contingency	6,250.00
Interest	122.06
Total Income	<u>486,864.51</u>
Contingency Fund Balance	<u>486,864.51</u>

MTCE RESERVE SCHEDULE / SP. LEVY FUND

Interest	2,308.81
Special Levy	81,999.96
Special Levy	69,999.51
Total Income	<u>154,308.28</u>
Administration	1,721.44
Painting	69,761.75
Trf to Contingency Reserve	23,153.03
Refund	4,302.96
Water Supply Line Replacement	55,369.10
Total Expenditures	<u>154,308.28</u>
Mtce Reserve / Special Levy Balance	<u>0.00</u>

Statement of Income & Expenses

LMS 4555 - QUAY WEST

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Period Ending 1

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Description	MTD Actual	YTD Actual	YTD Budget	Variance	Annual Budget
INCOME					
STRATA FEES					
Operating Fund Contribution	136,789	136,789	136,789	0	1,641,464
Contingency Fund Contribution	6,250	6,250	6,250	0	75,000
TOTAL STRATA FEES	143,039	143,039	143,039	0	1,716,464
Bylaw/Late Pymt Fine	426	426	833	-407	10,000
Gas-Assessment	2,750	2,750	2,750	0	33,000
Interest Income	25	25	125	-100	1,500
Miscellaneous Income	685	685	83	602	1,000
Move In/Out Fee Revenue	1,050	1,050	833	217	10,000
TOTAL INCOME	147,975	147,975	147,664	311	1,771,964
EXPENSES					
OPERATING EXPENSES					
Administration	245	245	1,167	922	14,000
Audit	0	0	250	250	3,000
Bank Charges/Interest	10	10	10	0	120
Building Envelope Maintenance	0	0	7,917	7,917	95,000
Caretaker Wages & Benefits	6,589	6,589	6,417	-172	77,000
Carpet Cleaning	0	0	417	417	5,000
Communications	1,375	1,375	1,583	209	19,000
Concierge	15,124	15,124	15,000	-124	180,000
Electricity	8,093	8,093	10,042	1,949	120,500
Elevator Maintenance	4,921	4,921	5,083	162	61,000
Fire System	0	0	1,917	1,917	23,000
Garbage Removal	2,057	2,057	2,833	776	34,000
Gas	3,929	3,929	2,750	-1,179	33,000
Grounds-Maintenance	1,924	1,924	3,750	1,826	45,000
Insurance	12,643	12,643	9,583	-3,060	115,000
Insurance Deductible	0	0	4,167	4,167	50,000
Janitorial Services	9,069	9,069	8,667	-402	104,000
Legal Fees	16	16	167	151	2,000
Management Fees	6,565	6,565	6,533	-32	78,400
Mechanical Maintenance	13,316	13,316	6,000	-7,316	72,000
Recreation Facilities	2,173	2,173	2,917	743	35,000
Repair & Maintenance	6,525	6,525	10,000	3,475	120,000
Special Projects	0	0	4,458	4,458	53,500
Steam Heat	23,856	23,856	18,750	-5,106	225,000
Water/Sewer	7,889	7,889	7,417	-472	89,000
Window Cleaning	0	0	3,375	3,375	40,500
TOTAL OPERATING EXPENSES	126,319	126,319	141,168	14,850	1,694,020
Reserve-Contingency Fund	6,250	6,250	6,250	0	75,000
TOTAL EXPENSES	132,569	132,569	147,418	14,850	1,769,020
CURRENT YR NET SURPLUS/(DEFICIT)	15,406	15,406	245	15,161	2,944
Operating Surplus (Deficit) B/F	-149,709	-149,709	-2,944	-146,765	-2,944
ENDING OP SURPLUS/(DEFICIT)	-134,302	-134,302	-2,699	-131,604	0