

CARTIER PLACE - STRATA PLAN LMS163

FINANCIAL STATEMENTS

MARCH 31, 2009

(Unaudited)

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CARTIER PLACE - STRATA PLAN LMS163

BALANCE SHEET (CASH)

MARCH 31, 2009

(Unaudited)

MAR 09

ASSETS

CURRENT

Cash	
1100 Royal Bank-Chequing Account	\$ 49,136.09
1110 Royal Bank-CRF Savings Account	203,642.76
1140 Royal Bank G.I.C	68,000.00
1300 Accounts Receivable	(8,554.61)
1400 Prepaid Expenses	15,774.75
1451 Clearing Special Levy-4	(19,703.35)
	308,295.64

FIXED ASSETS

Less: Accumulated Depreciation

TOTAL ASSETS

\$	308,295.64
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LIABILITIES

2114 Water Levy Due To Com.Owners	\$ 4,260.00
	\$ 4,260.00

MEMBER'S EQUITY

OPERATING SURPLUS (DEFICIT)	32,392.88
RESERVES	271,642.76
	304,035.64
TOTAL LIABILITIES AND EQUITY	\$ 308,295.64

CARTIER PLACE - STRATA PLAN LMS163
STATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR THE 3 MONTHS ENDED MARCH 31, 2009
(Unaudited)

	MAR 09	MAR 09 Year To Date Actual	Annual Budget	Budget Remaining
RECEIPTS				
3210 Interest Charges	\$ 23.89	\$ 157.04	\$ 800.00	\$ (642.96)
3250 Move In/Out Fees		150.00	1,200.00	(1,050.00)
3350 Chequing Account Interest	48.63	198.34	1,450.00	(1,251.66)
3360 CRF Savings Account Interest	150.32	580.82	3,400.00	(2,819.18)
3370 Investment Income/Interest		426.65	4,000.00	(3,573.35)
3400 Strata Fees	25,130.53	75,391.23	301,570.75	(226,179.52)
3500 Rental - Common Facilities	100.00	300.00	1,200.00	(900.00)
3600 Parking	40.00	120.00	700.00	(580.00)
3720 Transmitter Sale	50.00	175.00		175.00
3812 Reserve Contribution Levy	1,666.59	4,999.90	20,000.00	(15,000.10)
3813 Capital Project Levy	2,083.30	6,249.96	25,000.00	(18,750.04)
3912 From Reserves Capital Project	909.68	909.68		909.68
TOTAL RECEIPTS	30,202.94	89,658.62	359,320.75	(269,662.13)
EXPENDITURES				
General				
4100 410 Audit			450.00	(450.00)
4200 General Meeting		82.65	500.00	(417.35)
4300 Insurance	2,885.75	6,391.25	21,000.00	(14,608.75)
4400 Management Fees	1,890.00	5,670.00	22,900.00	(17,230.00)
4560 Janitorial Contract	1,575.00	3,150.00	18,200.00	(15,050.00)
4650 Legal	425.36	425.36	300.00	125.36
4730 Records Storage		131.25	120.75	10.50
4750 Postage & Photocopy	808.43	2,574.86	5,500.00	(2,925.14)
4820 Moving Charges	31.50	31.50	600.00	(568.50)
4850 Bank Charges	41.76	125.54	425.00	(299.46)
	7,657.80	18,582.41	69,995.75	(51,413.34)
Building				
5080 Fire Protection Equipment			7,000.00	(7,000.00)
5100 Plumbing Repairs	871.50	1,034.25	7,000.00	(5,965.75)
5120 Boiler & Mechanical		1,218.64	7,500.00	(6,281.36)
5130 Electrical Maintenance		2,438.21	5,000.00	(2,561.79)
5160 Elevator/Licences	666.13	1,620.39	6,150.00	(4,529.61)
5200 Electricity	1,660.82	3,288.60	20,000.00	(16,711.40)
5240 Extermination		115.50	500.00	(384.50)
5280 Entry Gate		1,201.21	4,000.00	(2,798.79)
5320 General Maintenance	350.35	869.05	8,400.00	(7,530.95)
5330 Carpet Cleaning			1,500.00	(1,500.00)
5360 Painting			3,000.00	(3,000.00)
5400 Heating Fuel	9,385.59	13,373.42	50,880.00	(37,506.58)
5440 Improvements			500.00	(500.00)
5480 Security Upgrade-Residential			5,000.00	(5,000.00)
5520 552 Telephone/Pager	48.47	190.75	575.00	(384.25)
5600 Locks & Keys	287.21	1,065.06	3,000.00	(1,934.94)
5640 Repairs - Exterior		1,217.58	1,500.00	(282.42)

CARTIER PLACE - STRATA PLAN LMS163
 STATEMENT OF RECEIPTS AND DISBURSEMENTS
 FOR THE 3 MONTHS ENDED MARCH 31, 2009
 (Unaudited)

	MAR 09	MAR 09 Year To Date Actual	Annual Budget	Budget Remaining
5680 Roof Repair/Replacement	530.09	2,000.09	1,500.00	500.09
5720 Repairs - Interior	4,325.42	3,960.17	3,000.00	960.17
5760 Refuse Removal	1,047.69	3,153.60	15,120.00	(11,966.40)
5770 Recycling	160.63	321.26	1,600.00	(1,278.74)
5780 Abandoned Items		105.00	1,000.00	(895.00)
5800 Enterphone	98.52	2,453.13	2,500.00	(46.87)
5840 Supplies		461.33	1,000.00	(538.67)
5880 Water/Sewer	6,722.43	6,722.43	43,000.00	(36,277.57)
5920 Window Repairs			2,500.00	(2,500.00)
5980 Insurance Claims			2,500.00	(2,500.00)
5985 Recoverable Expenses	474.33	362.25		362.25
	<u>26,629.18</u>	<u>47,171.92</u>	<u>205,225.00</u>	<u>(158,053.08)</u>

CARTIER PLACE - STRATA PLAN LMS163
STATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR THE 3 MONTHS ENDED MARCH 31, 2009
(Unaudited)

	MAR 09	MAR 09 Year To Date Actual	Annual Budget	Budget Remaining
Grounds				
6500 Landscaping			800.00	(800.00)
6550 Repairs			700.00	(700.00)
6600 660 Supplies		29.58		29.58
6700 Road/Sewer Maintenance			3,500.00	(3,500.00)
6800 Snow Removal	296.98	2,753.98	700.00	2,053.98
	<u>296.98</u>	<u>2,783.56</u>	<u>5,700.00</u>	<u>(2,916.44)</u>
Recreational Facilities				
	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Improvement Projects				
	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Financing				
8173 Plumbing Condition Report	909.68	909.68		909.68
8174 Building Maintenance			6,000.00	(6,000.00)
	<u>909.68</u>	<u>909.68</u>	<u>6,000.00</u>	<u>(5,090.32)</u>
TOTAL DISBURSEMENTS	<u>35,493.64</u>	<u>69,447.57</u>	<u>286,920.75</u>	<u>(217,473.18)</u>
RECEIPTS IN EXCESS OF DISBURSEMENTS	<u>(5,290.70)</u>	<u>20,211.05</u>	<u>72,400.00</u>	<u>(52,188.95)</u>

CARTIER PLACE - STRATA PLAN LMS163
STATEMENT OF RECEIPTS AND DISBURSEMENTS
FOR THE 3 MONTHS ENDED MARCH 31, 2009
(Unaudited)

	MAR 09	MAR 09 Year To Date Actual	Annual Budget	Budget Remaining
LESS: RESERVE TRANSFERS				
0310 Interest Reserve	150.32	1,007.47	7,400.00	(6,392.53)
0320 Contingency Fund	500.00	1,500.00	6,000.00	(4,500.00)
0342 Elevators	166.67	499.97	2,000.00	(1,500.03)
0411 Enterphone	125.00	375.00	1,500.00	(1,125.00)
0420 Mechanical Equipment	125.00	375.00	1,500.00	(1,125.00)
0430 Fire Protection Equipment	125.00	375.00	1,500.00	(1,125.00)
0460 Roof	458.33	1,375.03	5,500.00	(4,124.97)
0500 Entry Gate	166.67	499.97	2,000.00	(1,500.03)
0516 Special Levy To reserves	1,666.67	4,999.97	20,000.00	(15,000.03)
0520 Capital Levy To Reserves	2,083.33	6,250.03	25,000.00	(18,749.97)
	<u>5,566.99</u>	<u>17,257.44</u>	<u>72,400.00</u>	<u>(55,142.56)</u>
NET OPERATING SURPLUS (DEFICIT)	\$ (10,857.69)	\$ 2,953.61	\$ 0.00	\$ 2,953.61

CARTIER PLACE - STRATA PLAN LMS163
STATEMENT OF OPERATING SURPLUS (DEFICIT)
FOR THE 3 MONTHS ENDED MARCH 31, 2009
(Unaudited)

MAR 09

OPERATING SURPLUS (DEFICIT) - Beginning of year	\$ 29,439.27
RECEIPTS IN EXCESS OF DISBURSEMENTS	20,211.05
RESERVE TRANSFERS	(17,257.44)
OPERATING SURPLUS (DEFICIT) - End of period	\$ 32,392.88

CARTIER PLACE - STRATA PLAN LMS163
STATEMENT OF RESERVES
FOR THE 3 MONTHS ENDED MARCH 31, 2009
(Unaudited)

OPENING RESERVES	
9310 Interest Reserve	\$ 17,748.69
9320 Contingency	47,189.97
9342 Elevators	11,500.00
9370 Carpets	20,300.00
9411 Enterphone	6,800.00
9420 Mechanical Equipment	23,620.00
9430 Fire Protection Equipment	8,500.00
9460 Roof	63,351.34
9500 Garage Doors	7,900.00
9516 Special Levy To reserves	30,000.00
9520 Capital Levy To Reserves	18,385.00
	255,295.00

CURRENT YEAR RESERVE TRANSACTIONS	
9610 Interest Reserve	1,007.47
9620 Contingency	1,500.00
9642 Elevators	499.97
9711 Enterphone	375.00
9720 Mechanical Equipment	375.00
9730 Fire Protection Equipment	375.00
9760 Roof	1,375.03
9800 Entry Gate	499.97
9816 Special Levy To reserves	4,999.97
9820 Capital Levy To Reserves	5,340.35
	16,347.76

CLOSING RESERVES	
Interest Reserve	18,756.16
Contingency Fund	48,689.97
Elevators	11,999.97
Carpets	20,300.00
Enterphone	7,175.00
Mechanical Equipment	23,995.00
Fire Protection Equipment	8,875.00
Roof	64,726.37

CARTIER PLACE - STRATA PLAN LMS163
STATEMENT OF OPERATING SURPLUS (DEFICIT)
FOR THE 3 MONTHS ENDED MARCH 31, 2009
(Unaudited)

MAR 09

Entry Gate	8,399.97
Special Levy To Reserves	34,999.97
Capital Levy To Reserves	23,725.35
\$	271,642.76