



**Prudential - United Realty**

#201 - 2107 West 40th Avenue, Vancouver, BC V6M 1W4

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**UNAUDITED  
FINANCIAL STATEMENTS**

**For the period ended**

**January 31, 2010**

**Prepared By:**

**PRUDENTIAL UNITED REALTY**

**FOR THE MANAGEMENT PURPOSES OF**

**Emerald Court  
877 West 7<sup>th</sup> Avenue  
(VR 1581)**

**Prudential United Realty  
INCOME STATEMENT**

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For the 4 Months Ending January 31, 2010  
Emerald Court

Budget Comparison to Original Budget

	C U R R E N T M O N T H			Y E A R T O D A T E		
	Actual	Budget	Variance \$	Actual	Budget	Variance \$
<b>REVENUE</b>						
Regular Assessments	5,246.40	5,246.37	.03	20,985.60	20,985.57	.03
Parking Revenue	50.00	50.00	0.00	200.00	200.00	0.00
Guest Suite Revenue	1,230.00	333.33	896.67	1,230.00	1,333.36	(103.36)
Previous Year Surplus	0.00	231.72	(231.72)	2,831.32	926.88	1,904.44
Chargeback Revenue	0.00	0.00	0.00	265.44	0.00	265.44
Bank Interest	1.45	8.33	(6.88)	7.67	33.36	(25.69)
<b>TOTAL REVENUE</b>	<b>6,527.85</b>	<b>5,869.75</b>	<b>658.10</b>	<b>25,520.03</b>	<b>23,479.17</b>	<b>2,040.86</b>
<b>EXPENSES</b>						
Cleaning - Janitorial/Snow Removal	625.00	625.00	0.00	2,773.75	2,500.00	(273.75)
Cleaning - Waste Removal	443.99	395.83	(48.16)	1,623.41	1,583.36	(40.05)
Cleaning - Recycling	0.00	29.16	29.16	0.00	116.72	116.72
R&M - General Maintenance	2,337.05	893.18	(1,443.87)	17,039.08	3,572.73	(13,466.35)
R&M - Supplies & Materials	0.00	41.66	41.66	0.00	166.72	166.72
R&M - Fire & Life Safety	0.00	187.50	187.50	126.00	750.00	624.00
Utilities - Electricity	0.00	250.00	250.00	578.42	1,000.00	421.58
Utilities - Water/Sewer	0.00	354.16	354.16	1,493.97	1,416.72	(77.25)
Outside Mtce - Landscaping/Sprinklers	808.80	458.33	(350.47)	1,486.05	1,833.36	347.31
Security - (Locks & Keys)	0.00	41.66	41.66	0.00	166.72	166.72
Contingency Fund Allocation	304.50	304.50	0.00	1,218.00	1,218.00	0.00
Roof Fund Allocation	500.00	500.00	0.00	2,000.00	2,000.00	0.00
Admin - Legal Fees	0.00	83.33	83.33	0.00	333.36	333.36
Admin - Management Fees	813.75	813.75	0.00	3,255.00	3,255.00	0.00
Office - Administration	51.89	125.00	73.11	529.39	500.00	(29.39)
Insurance	685.42	666.66	(18.76)	2,722.98	2,666.72	(56.26)
Bank/Audit	38.50	100.00	61.50	115.50	400.00	284.50
<b>TOTAL EXPENSES</b>	<b>6,608.90</b>	<b>5,869.72</b>	<b>(739.18)</b>	<b>34,961.55</b>	<b>23,479.41</b>	<b>(11,482.14)</b>
<b>NET INCOME &lt;LOSS&gt;</b>	<b>(81.05)</b>	<b>.03</b>	<b>(81.08)</b>	<b>(9,441.52)</b>	<b>(.24)</b>	<b>(9,441.28)</b>

**Prudential United Realty  
BALANCE SHEET**

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For the 4 Months Ending January 31, 2010  
Emerald Court

Budget Comparison to Original Budget

	C U R R E N T M O N T H			Y E A R T O D A T E		
	Actual	Budget	Variance \$	Actual	Budget	Variance \$

**ASSETS:**

**Current Assets:**

Petty Cash	0.00	0.00	0.00	200.00	0.00	(200.00)
Bank - Operating	8,588.27	0.00	(8,588.27)	9,537.83	0.00	(9,537.83)
Bank - Contingency	(15,094.79)	0.00	15,094.79	32,352.00	0.00	(32,352.00)
Vancity - Equity Shares	0.00	0.00	0.00	50.00	0.00	(50.00)
Bank - Roof Reserve Fund	525.50	0.00	(525.50)	60,653.74	0.00	(60,653.74)
Accounts Receivable	83.85	0.00	(83.85)	2,026.28	0.00	(2,026.28)
Prepaid Insurance	7,539.58	0.00	(7,539.58)	7,539.58	0.00	(7,539.58)

<b>Total Current Assets:</b>	<b>1,642.41</b>	<b>0.00</b>	<b>(1,642.41)</b>	<b>112,359.43</b>	<b>0.00</b>	<b>(112,359.43)</b>
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**Investment Assets:**

<b>TOTAL ASSETS</b>	<b>1,642.41</b>	<b>0.00</b>	<b>(1,642.41)</b>	<b>112,359.43</b>	<b>0.00</b>	<b>(112,359.43)</b>
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**LIABILITIES:**

Accounts Payable	873.37	0.00	873.37	13,375.79	0.00	13,375.79
Accounts Payable - Contingency	15,419.38	0.00	15,419.38	15,419.42	0.00	15,419.42

<b>TOTAL LIABILITIES</b>	<b>16,292.75</b>	<b>0.00</b>	<b>16,292.75</b>	<b>28,795.21</b>	<b>0.00</b>	<b>28,795.21</b>
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**EQUITY**

Contingency Reserve	(15,094.79)	0.00	(15,094.79)	32,352.00	0.00	32,352.00
Roof Fund Reserve	525.50	0.00	525.50	60,653.74	0.00	60,653.74
Current Year Income	(81.05)	.03	(81.08)	(9,441.52)	(.24)	(9,441.28)

<b>TOTAL EQUITY</b>	<b>(14,650.34)</b>	<b>.03</b>	<b>(14,650.37)</b>	<b>83,564.22</b>	<b>(.24)</b>	<b>83,564.46</b>
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<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>1,642.41</b>	<b>.03</b>	<b>1,642.38</b>	<b>112,359.43</b>	<b>(.24)</b>	<b>112,359.67</b>
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