

STRATA PLAN BCS2478

FINANCIAL STATEMENTS

For the Seven Month Period Ending May 31, 2009

(Unaudited)

CAUTION TO READER (Owner, Realtor, etc):

This financial statement is intended for use by the strata council to monitor details of its disbursements and its cash flow requirements. Readers other than the Strata Council are cautioned that this statement may not necessarily be appropriate for their use.

PREPARED WITHOUT AUDIT.

Description	Year to Date

ASSETS	
CURRENT ASSETS	
1400 Operating Bank Account	96,175.62
1402 Contingency Bank Account	332,026.98
1410 Accounts Receivable	27,025.95
1412 Sundry Receivable	15,698.54
1440 Prepaid Insurance	31,827.07
1460 Prepaid Sundry	3,778.19

TOTAL CURRENT ASSETS	506,532.35

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LIABILITIES & MEMBERSHIP FUNDS	
LIABILITIES	
CURRENT LIABILITIES	
3810 Accounts Payable	6,182.17
3811 Accrued Liabilities	82,966.57

TOTAL CURRENT LIABILITIES	89,148.74

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MEMBERSHIP FUNDS	
Contingency Fund	332,026.98
5936 Prior Year Surplus (Deficit)	21,596.25
5999 Current Surplus (Deficit)	63,760.38

TOTAL MEMBERSHIP FUNDS	417,383.61

TOTAL LIABILITIES & MEMBERSHIP FUNDS	506,532.35

5167 STRATA PLAN BCS2478
Period Ending 05/31/2009
Total Company Budget Code: 1
STRATA B.SHEET SCHEDULE

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Description	Year to Date
CONTINGENCY FUND	
5600 Contingency Fund - Opening Balance	160,037.55
5610 Contingency Fund - Current Yr Cont	170,422.15
5630 Contingency Fund - Current Yr Int.	1,567.28
TOTAL CONTINGENCY FUND	332,026.98

Curr Mth Actual	Curr Mth Budget	Description	YTD Actual	YTD Budget	Total Orig. Budget
		REVENUE			
137,303	137,303	6100 Strata Fees	961,123	961,121	1,647,636
4,263	5,833	6268 Miscellaneous Income	44,676	40,833	70,000
4,319	4,319	6270 Prior Year Surplus	30,235	30,235	51,831
145,886	147,456	TOTAL REVENUE	1,036,034	1,032,189	1,769,467
		OPERATING EXPENSES			
30,620	30,332	7341 Fitness Club Contribution	195,701	212,321	363,979
9,132	10,000	Contractor/Payroll	44,132	70,000	120,000
7,621	7,917	7500 Insurance	53,350	55,417	95,000
0	1,667	7685 Building Envelope Maintenance	0	11,667	20,000
38,806	35,833	Maintenance	262,164	250,833	430,000
8,431	8,431	7810 Management Fees	59,018	59,018	101,173
445	833	7820 Administration	10,334	5,833	10,000
0	417	7825 Audit Fees	0	2,917	5,000
0	417	7830 Legal Fees	0	2,917	5,000
0	417	7844 AGM & EGM Expense	5,483	2,917	5,000
461	417	7890 Sundry Expense	615	2,917	5,000
27,893	37,333	Utilities	247,376	261,333	448,000
123,410	134,013	TOTAL OPERATING EXPENSES	878,174	938,089	1,608,152
13,443	13,443	7860 Contingency Fund Transfer	94,100	94,100	161,315
136,853	147,456	TOTAL EXPENSES AND TRANSFERS	972,274	1,032,189	1,769,467
9,033	0	SURPLUS (DEFICIT)	63,760	0	0

Curr Mth Actual	Curr Mth Budget	Description	YTD Actual	YTD Budget	Total Orig. Budget
CONTRACTOR/PAYROLL					
9,132	10,000	7427 Building Supervisor	44,132	70,000	120,000
9,132	10,000	TOTAL CONTRACTOR/PAYROLL	44,132	70,000	120,000
MAINTENANCE					
9,181	4,167	7711 General Building R & M	45,170	29,167	50,000
0	417	7717 Garage Door	0	2,917	5,000
0	3,333	7718 Window Cleaning	25,132	23,333	40,000
3,047	1,250	7719 Landscaping	11,053	8,750	15,000
0	417	7729 Emergency Generator	0	2,917	5,000
0	1,250	7747 Floor R&M	0	8,750	15,000
6,247	2,500	7751 HVAC R & M	21,636	17,500	30,000
3,951	3,833	7755 Elevator	30,394	26,833	46,000
0	1,667	7770 Fire & Safety Equipment R & M	11,317	11,667	20,000
218	333	7771 Fire Alarm Monitoring	1,678	2,333	4,000
1,980	1,250	7776 Supplies	8,946	8,750	15,000
225	667	7777 Lights & Ballasts	1,921	4,667	8,000
9,029	9,583	7785 Common Area Cleaning	63,353	67,083	115,000
4,929	5,167	7788 Waste Removal	41,565	36,167	62,000
38,806	35,833	TOTAL MAINTENANCE	262,164	250,833	430,000
UTILITIES					
21,506	30,000	7915 Hydro Expense	203,093	210,000	360,000
5,983	6,667	7920 Sewer & Water	41,244	46,667	80,000
404	667	7925 Intercom & Phone Line	3,039	4,667	8,000
27,893	37,333	TOTAL UTILITIES	247,376	261,333	448,000