STRATA PLAN BCS528

FINANCIAL STATEMENTS

For the Eleven Month Period Ending September 30, 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.

STRATA BALANCE SHEET

Description	Year to Date
ASSETS	
CURRENT ASSETS	
1400 Operating Bank Account	4,554.65
1402 Contingency Bank Account	161,809.51
1403 Special Levy Bank Account	464.12
1405 Petty Cash	300.00
1410 Accounts Receivable	9,862.16
1440 Prepaid Insurance	4,144.09
1455 Prepaid Recycling	600.26
1500 Owner Chargebacks	400.00
TOTAL CURRENT ASSETS	182,134.79
LONG TERM ASSETS	
2026 Guest Suite	102,720.00
2027 Manager's Suite	227,803.00
TOTAL LONG TERM ASSETS	330,523.00
TOTAL ASSETS	512,657.79
LIABILITIES & MEMBERSHIP FUNDS	
LIABILITIES	
CURRENT LIABILITIES	
3810 Accounts Payable	23,828.85
3811 Accrued Liabilities	19,141.06
TOTAL CURRENT LIABILITIES	42,969.91
LONG TERM LIABILITIES	
4559 Mortgage Payable - 1st Mortgage	286,067.68
TOTAL LONG TERM LIABILITIES	286,067.68
TOTAL LIABILITIES	329,037.59
MEMBERSHIP FUNDS	
Contingency Fund	161,809.51
Special Levy Fund	464.12
5999 Current Surplus (Deficit)	21,346.57
TOTAL MEMBERSHIP FUNDS	183,620.20
TOTAL LIABILITIES & MEMBERSHIP FUNDS	512,657.79

End of Financial Statement

Description	Year to Date
CONTINGENCY FUND	
5600 Contingency Fund - Opening Balance	126,171.75
5610 Contingency Fund - Current Yr Cont	83,904.03
5620 Contingency Fund - Current Yr With	(49,337.40)
5630 Contingency Fund - Current Yr Int.	1,071.13
TOTAL CONTINGENCY FUND	161,809.51
SPECIAL LEVY FUND	
5640 Special Levy Fund - Opening Balanc	3,470.80
5641 Special Levy Fund - Current Yr Con	45,000.01
5642 Special Levy Fund - Current Yr Wit	(48,002.91)
5643 Special Levy Fund - Current Yr Int	(3.78)
TOTAL SPECIAL LEVY FUND	464.12

End of Financial Statement

Last Year Month	Budget Month	This Year Month	Description	This Year YTD	Budget YTD	Last Year YTD
			REVENUE			
34,091	39,058	39,058	6100 Strata Fees	429,636	429,637	375,006
600	600	600	6210 Rental Revenue	7,300	6,600	6,600
0	500	1,300	6267 Move In/Out Fees	7,000	5,500	6,875
(132)	417	1,023	6268 Miscellaneous Income	5,826	4,583	5,428
0	500	1,215	6278 Guest Suite Rental	5,000	5,500	4,590
34,559	41,075	43,196	TOTAL REVENUE	454,762	451,820	398,499
			EXPENDITURES			
4,435	5,233	5,466	Monthly Service Contracts	59,119	57,567	67,737
6,096	6,136	6,130	Payroll	65,242	67,501	63,789
1,997	2,292	506	General Repairs	19,535	25,208	21,150
1,584	3,643	1,751	General Maintenance	34,058	40,073	24,826
3,070	3,250	3,419	Insurance	37,153	35,750	41,033
7,021	8,917	6,168	Utilities	93,192	98,083	93,292
4,923	4,193	3,520	General & Administrative	41,285	46,127	38,984
991	2,086	818	Strata's Suite	24,759	22,944	12,185
437	908	(265)	Guest Suite	10,490	9,984	5,463
3,057	4,417	4,417	7860 Contingency Fund	48,583	48,583	33,627
33,610	41,075	31,930	TOTAL EXPENDITURES	433,416	451,821	402,086
949	0	11,266	SURPLUS (DEFICIT)	21,347	0	(3,586)

End of Financial Statement

Last Year Month	Budget Month	This Year Month		This Year YTD	Budget YTD	Last Year YTD
			MONTHLY SERVICE CONTRACTS			
926	1,875	1,725	7719 Landscaping & Grounds	20,081	20,625	21,332
1,315	1,417	1,315	7755 Elevator	17,719	15,583	15,172
41	50	259	7771 Fire Alarm Monitoring	674	550	499
0	500	0	7770 Fire Panel Maintenance	4,420	5,500	6,065
1,096	225	941	7780 Enterphone Lease	3,177	2,475	12,057
1,057	1,167	1,227	7788 Waste Removal	13,049	12,833	12,612
4,435	5,233	5,466	TOTAL MONTHLY SERVICE CONTRACTS	59,119	57,567	67,737
			PAYROLL			
2,188	2,625	2,188	7420 Resident Manager	25,915	28,875	25,793
1,816	1,417	1,806	7429 Security Patrol	16,632	15,583	15,620
2,092	2,095	2,137	7785 Janitorial	22,695	23,042	22,376
6,096	6,136	6,130	TOTAL PAYROLL	65,242	67,501	63,789
			GENERAL REPAIRS			
1,997	2,167	506	7711 General Building R & M	16,272	23,833	20,502
0	125	0	7717 Garage Door	3,263	1,375	648
1,997	2,292	506	TOTAL GENERAL REPAIRS	19,535	25,208	21,150
			GENERAL MAINTENANCE			
567	1,250	0	7718 Window Cleaning	9,151	13,750	4,881
0	185	0	7721 Pest Control	0	2,031	0
0	125	0	7729 Emergency Generator	0	1,375	0
0	417	0	7736 Dryer Vent R & M	4,544	4,583	0
549	1,250	1,529	7751 HVAC R & M	18,391	13,750	14,272
467	417	222	7776 Supplies	1,972	4,583	5,673
1,584	3,643	1,751	TOTAL GENERAL MAINTENANCE	34,058	40,073	24,826
			INSURANCE			
3,070	3,250	3,419	7500 Insurance	37,153	35,750	41,033
3,070	3,250	3,419	TOTAL INSURANCE	37,153	35,750	41,033
			UTILITIES			
2,946	3,167	2,687	7915 Hydro Expense	30,725	34,833	31,435
4,075	4,000	1,340	7917 Gas Expense	40,877	44,000	43,066
0	1,750	2,141	7920 Sewer & Water	21,589	19,250	18,791
7,021	8,917	6,168	TOTAL UTILITIES	93,192	98,083	93,292
			GENERAL & ADMINISTRATIVE			
2,705	2,835	2,835	7810 Management Fees	31,185	31,185	29,700
304	292	46	7820 Administration	5,677	3,208	3,384
0	167	0	7825 Audit Fees	2,625	1,833	1,838
0	542	0	7830 Consulting/Legal Fees	8,619	5,958	0
1,852	125	0	7890 Sundry Expense	(9,446)	1,375	1,686
62	233	640	7925 Telephone/Pager	2,625	2,567	2,376
4,923	4,193	3,520	TOTAL GENERAL & ADMINISTRATIVE	41,285	46,127	38,984
			STRATA'S SUITE			
792	1,750	943	7881 Strata's Suite Mortgage	20,928	19,250	8,822
199	228	227	7882 Strata's Suite Strata Fees	2,764	2,503	2,184
0	108	(352)	7883 Strata's Suite Property Tax	1,068	1,192	1,178
991	2,086	818	TOTAL STRATA'S SUITE	24,759	22,944	12,185
			GUEST SUITE			
357	750	425	7884 Mortgage Interest	9,439	8,250	3,977
79	91	91	7885 Strata Fees	1,106	1,001	874
0	67	(782)	7886 Property Tax	(55)	733	612
437	908	(265)	TOTAL GUEST SUITE	10,490	9,984	5,463

End of Financial Statement

STRATA PLAN BCS528

FINANCIAL STATEMENTS

For the Twelve Month Period Ending October 31, 2008

(Unaudited)

CAUTION TO READER (Owner, Realtor, etc):

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PREPARED WITHOUT AUDIT.

STRATA BALANCE SHEET

Description	Year to Date
ASSETS	
CURRENT ASSETS	
1400 Operating Bank Account	5,280.30
1402 Contingency Bank Account	126,171.75
1403 Special Levy Bank Account	3,470.80
1405 Petty Cash	300.00
1410 Accounts Receivable	(477.50)
1412 Sundry Receivable	1,096.07
1440 Prepaid Insurance	38,586.81
1455 Prepaid Recycling	226.36
TOTAL CURRENT ASSETS	174,654.59
LONG TERM ASSETS	
2026 Guest Suite	102,720.00
2027 Manager's Suite	227,803.00
TOTAL LONG TERM ASSETS	330,523.00
TOTAL ASSETS	505,177.59
LIABILITIES & MEMBERSHIP FUNDS	
LIABILITIES	
CURRENT LIABILITIES	
3810 Accounts Payable	70,155.88
3811 Accrued Liabilities	18,766.86
TOTAL CURRENT LIABILITIES	88,922.74
LONG TERM LIABILITIES	
GUEST SUITE MORTGAGE	
4561 CIBC	59,018.76
4562 Qualex	31,552.76
TOTAL GUEST SUITE MORTGAGE	90,571.52
MANAGER'S SUITE MORTGAGE	
4563 CIBC	130,886.35
4564 Qualex	69,966.58
TOTAL MANAGER'S SUITE MORTGAGE	200,852.93
TOTAL LONG TERM LIABILITIES	291,424.45
TOTAL LIABILITIES	380,347.19
MEMBERSHIP FUNDS	
Contingency Fund	126,171.75
Special Levy Fund	3,470.80
5999 Current Surplus (Deficit)	(4,812.15)
TOTAL MEMBERSHIP FUNDS	124,830.40
TOTAL LIABILITIES & MEMBERSHIP FUNDS	505,177.59

End of Financial Statement

Description	Year to Date
CONTINGENCY FUND	
5600 Contingency Fund - Opening Balance	151,113.24
5610 Contingency Fund - Current Yr Cont	48,945.74
5620 Contingency Fund - Current Yr With	(78,177.81)
5630 Contingency Fund - Current Yr Int.	4,290.58
TOTAL CONTINGENCY FUND	126,171.75
SPECIAL LEVY FUND	
5640 Special Levy Fund - Opening Balanc	3,446.06
5643 Special Levy Fund - Current Yr Int	24.74
TOTAL SPECIAL LEVY FUND	3,470.80

End of Financial Statement

Last Year Month	Budget Month	This Year Month	Description	This Year YTD	Budget YTD	Last Year YTD
			REVENUE			
34,091	34,092	34,091	6100 Strata Fees	409,098	409,098	409,098
600	600	600	6210 Rental Revenue	7,200	7,200	6,900
1,910	759	1,600	6267 Move In/Out Fees	8,475	9,106	12,100
109	417	(1,525)	6268 Miscellaneous Income	3,903	5,000	24,548
865	500	1,480	6278 Guest Suite Rental	6,070	6,000	6,470
37,575	36,367	36,247	TOTAL REVENUE	434,746	436,404	459,116
			EXPENDITURES			
5,672	5,440	4,864	Monthly Service Contracts	72,601	65,275	61,306
5,897	6,417	5,125	Payroll	68,914	77,000	80,084
2,806	3,583	3,102	General Repairs	24,252	43,000	48,813
6,305	1,792	5,553	General Maintenance	30,379	21,500	23,582
2,315	3,250	3,070	Insurance	44,103	39,000	36,050
11,592	7,417	7,040	Utilities	100,332	89,000	93,561
2,643	3,746	4,238	General & Administrative	43,222	44,956	44,246
1,012	1,147	989	Resident Manager Unit	13,174	13,768	13,727
446	518	436	Guest Suite	5,898	6,221	6,111
3,275	3,057	3,057	7860 Contingency Fund	36,684	36,684	39,300
41,961	36,367	37,473	TOTAL EXPENDITURES	439,558	436,404	446,781
(4,386)	0	(1,226)	SURPLUS (DEFICIT)	(4,812)	0	12,335

End of Financial Statement

Last Year Month	Budget Month	This Year Month	Description	This Year YTD	Budget YTD	Last Year YTD
			MONTHLY SERVICE CONTRACTS			
2,131	1,500	1,355	7719 Landscaping & Grounds	22,687	18,000	15,201
1,241	1,275	1,315	7755 Elevator	16,487	15,300	15,250
63	67	41	7771 Fire Alarm Monitoring	541	800	632
0	333	0	7770 Fire Panel Maintenance	6,065	4,000	2,897
1,096	1,098	1,096	7780 Enterphone Lease	13,153	13,175	13,172
1,141	1,167	1,057	7788 Waste Removal	13,669	14,000	14,155
5,672	5,440	4,864	TOTAL MONTHLY SERVICE CONTRACTS	72,601	65,275	61,306
			PAYROLL			
2,297	3,000	2,188	7420 Resident Manager	27,981	36,000	31,253
1,586	1,333	907	7429 Security Patrol	16,527	16,000	19,898
2,014	2,083	2,030	7785 Janitorial	24,407	25,000	28,932
5,897	6,417	5,125	TOTAL PAYROLL	68,914	77,000	80,084
			GENERAL REPAIRS			
2,806	3,333	2,872	7711 General Building R & M	23,375	40,000	45,209
0	250	230	7717 Garage Door	878	3,000	3,604
2,806	3,583	3,102	TOTAL GENERAL REPAIRS	24,252	43,000	48,813
			GENERAL MAINTENANCE			
0	583	5,450	7718 Window Cleaning	10,331	7,000	3,074
0	125	0	7729 Emergency Generator	0	1,500	337
3,594	833	0	7751 HVAC R & M	14,272	10,000	10,006
2,711	250	103	7776 Supplies	5,776	3,000	10,166
6,305	1,792	5,553	TOTAL GENERAL MAINTENANCE	30,379	21,500	23,582
			INSURANCE			
2,315	3,250	3,070	7500 Insurance	44,103	39,000	36,050
2,315	3,250	3,070	TOTAL INSURANCE	44,103	39,000	36,050
			UTILITIES			
2,561	2,500	2,997	7915 Hydro Expense	34,431	30,000	29,849
7,704	3,500	3,870	7917 Gas Expense	46,936	42,000	46,818
1,327	1,417	174	7920 Sewer & Water	18,964	17,000	16,895
11,592	7,417	7,040	TOTAL UTILITIES	100,332	89,000	93,561
			GENERAL & ADMINISTRATIVE			
2,576	2,705	2,705	7810 Management Fees	32,405	32,456	30,910
76	417	132	7820 Administration	3,515	5,000	3,392
0	167	0	7825 Audit Fees	1,838	2,000	0
(400)	250	1,217	7890 Sundry Expense	2,903	3,000	6,899
391	208	184	7925 Telephone/Pager	2,560	2,500	3,045
2,643	3,746	4,238	TOTAL GENERAL & ADMINISTRATIVE	43,222	44,956	44,246
			RESIDENT MANAGER UNIT			
813	875	790	7881 Mortgage Interest	9,613	10,500	10,481
199	206	199	7882 Strata Fees	2,382	2,468	2,470
0	67	0	7883 Property Tax	1,178	800	776
1,012	1,147	989	TOTAL RESIDENT MANAGER UNIT	13,174	13,768	13,727
			GUEST SUITE			
367	400	356	7884 Mortgage Interest	4,333	4,800	4,725
79	77	79	7885 Strata Fees	953	921	988
0	42	0	7886 Property Tax	612	500	398
446	518	436	TOTAL GUEST SUITE	5,898	6,221	6,111

End of Financial Statement