



**FINANCIAL STATEMENT SUMMARY REPORT**

**Year End September**

**LMS 597 - Pacifica**

**For the Period Ending: September 30, 2014**

Contingency Account Balance	407,571
Special Levy Account Balance	73,711
Operating Account Balance	1,167
Total Strata Fee/Levy Arrears	18,341

Monthly Revenue	90,594
Monthly Expenses	101,168

Year to Date Revenue	1,093,157
Year to Date Expenses	1,121,250
Under / (Over) Budget	-28,093

Reviewed by Property Manager

A handwritten signature in black ink, appearing to read 'Alfano', is written over a light gray background.

Prepared by Accounts Department:

3-Nov-14

**Balance Sheet (Accrual)**  
**LMS 597 Pacifica - (Ims597)**  
**September 2014**

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ASSETS

Bank - Operating Funds Account	1,167.42
Bank - Special Levy Funds Account	73,710.80
Bank - Contingency Reserve Account	326,169.33
CRF - Scotia GIC (1.25%;Jan-2014)	81,402.00
CRF - Interfund Loan (Insurance)	28,321.80
Petty Cash	500.00
Accounts Receivable	18,341.46
Prepaid Expenses	6,521.30
Prepaid Insurance	35,402.25

Fixed Assets

Caretaker's Suite	141,107.00
Membership Shares (VanCity)	113.13

TOTAL ASSETS

712,756.49

LIABILITIES & EQUITY

Liabilities

Accounts Payable	31,376.53
Interfund Loan Payable	28,321.80
Prepaid Maintenance Fees	4,346.63
Dryer Vent Reserve	4,749.76
Garden Reserve	2,766.75
Mortgage Payable	34,587.01
Accrued Liabilities	26,149.20

Total Liabilities

132,297.68

Equity

Caretaker Suite Equity	106,633.12
Current - Surplus (Deficit)	-28,092.24

Contingency Reserve Fund	271,413.89
Capital Projects Fund	<u>156,793.24</u>
	428,207.13

Special Levy Fund (2012F & 2012G)	73,710.80
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Total Equity

580,458.81

TOTAL LIABILITIES & EQUITY

712,756.49

**Income Statement (Accrual)  
LMS 597 Pacifica - (Ims597)  
September 2014**

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	Month to Date	%	Year to Date	%
<b>INCOME</b>				
3110 Strata Fees	86,917.99	95.94	1,043,091.79	95.42
3114 Amenity Income	825.00	0.91	7,825.00	0.72
3116 Parking Income	1,260.00	1.39	15,742.50	1.44
3117 Move-in/out Fees	0.00	0.00	4,100.00	0.38
3118 Storage Lockers Rental	0.00	0.00	6,600.00	0.60
3119 Fines/Penalties	600.00	0.66	4,330.50	0.40
3120 Interest Income	80.25	0.09	764.02	0.07
3125 Miscellaneous	148.26	0.16	1,808.26	0.17
3126 Novus Income	37.48	0.04	113.49	0.01
3127 Bottle Recycling	94.75	0.10	1,221.82	0.11
3130 Caretaker Suite Rental	630.00	0.70	7,560.00	0.69
<b>TOTAL INCOME</b>	<b>90,593.73</b>	<b>100.00</b>	<b>1,093,157.38</b>	<b>100.00</b>
<b>EXPENSE</b>				
General Expenses				
4010 Bank Charges	107.10	0.12	1,454.40	0.13
4014 Insurance	11,800.75	13.03	139,243.03	12.74
4016 Legal/Audit Fees	0.00	0.00	2,244.65	0.21
4018 Administration	568.25	0.63	8,655.49	0.79
4019 Duplicating	22.00	0.02	3,134.68	0.29
4020 Management Fees	4,388.48	4.84	52,662.81	4.82
4045 Enterphone	0.00	0.00	89.58	0.01
4050 Telephone	160.80	0.18	1,875.68	0.17
4110 Amenity Areas	3,239.23	3.58	13,570.00	1.24
4126 Security Maintenance	832.56	0.92	14,806.36	1.35
4128 Move Monitoring	0.00	0.00	1,996.32	0.18
4129 Fire/Security Monitoring	1,447.39	1.60	22,233.23	2.03
Utilities				
4210 Electricity	15,304.61	16.89	96,995.37	8.87
4212 Gas	4,210.58	4.65	79,585.30	7.28
4214 Water & Sewer	9,000.00	9.93	66,094.91	6.05
4216 Waste Removal	2,006.33	2.21	34,817.37	3.19
Repairs & Maintenance				
4310 Elevator Maintenance	3,923.20	4.33	49,662.16	4.54
4318 R & M Building	9,613.68	10.61	100,135.03	9.16
4319 Mechanical Maintenance	3,371.56	3.72	34,013.96	3.11
4330 Landscaping Maintenance	3,197.25	3.53	41,032.95	3.75
4333 Tree Maintenance	0.00	0.00	2,987.25	0.27
4335 Landscaping Improvements	0.00	0.00	983.85	0.09
4350 Supplies / Equipment	216.78	0.24	9,493.15	0.87
4352 Window Cleaning	0.00	0.00	9,418.50	0.86
4353 Dryer Vent Cleaning	333.33	0.37	5,133.96	0.47
Caretaker Expenses				
4410 Mortgage ( S/L#141)	677.36	0.75	9,416.15	0.86
4420 Strata Fees - Suite	232.14	0.26	2,785.68	0.25
4425 Strata Suite - Expenses	0.00	0.00	371.55	0.03
4440 Telephone / Pager	92.96	0.10	1,808.57	0.17
4450 Caretaking/Janitorial	13,504.78	14.91	159,547.64	14.60
Other Expenses				
4590 Contingency Reserve Fund	12,916.67	14.26	155,000.04	14.18
<b>TOTAL EXPENSE</b>	<b>101,167.79</b>	<b>111.67</b>	<b>1,121,249.62</b>	<b>102.57</b>
<b>NET INCOME</b>	<b>-10,574.06</b>	<b>-11.67</b>	<b>-28,092.24</b>	<b>-2.57</b>

**Income Statement (Accrual)  
LMS 597 Pacifica - (Ims597)  
September 2014**

<u>Month to Date</u>	<u>%</u>	<u>Year to Date</u>	<u>%</u>
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