

**Balance Sheet (Accrual)  
VR483 Sunrise West - (vr483)  
December 2012**

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**ASSETS**

Bank - Operating Funds Account	15,360.70
Bank - Special Levy Funds Account	24,274.37
Bank - Contingency Reserve Account	101,211.24
Accounts Receivable	633.37
Prepaid Insurance	21,588.00

<b>TOTAL ASSETS</b>	<u><u>163,067.68</u></u>
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**LIABILITIES & EQUITY**

**Liabilities**

Accounts Payable	7,398.77
Prepaid Strata Fees	381.21
Accrued Liabilities	<u>6,907.28</u>
<b>Total Liabilities</b>	14,687.26

**Equity**

Contingency Reserve Fund	101,211.24
Special Levy Surplus	24,274.37
Current Surplus/(Deficit)	15,296.10
Prior Years Surplus/(Deficit)	<u>7,598.71</u>
<b>Total Equity</b>	148,380.42

<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>163,067.68</u></u>
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**Budget Comparison Cash Flow (Accrual)**  
**VR483 Sunrise West - (vr483)**  
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	<u>MTD Actual</u>	<u>MTD Budget</u>	<u>\$ Var.</u>	<u>% Var.</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>\$ Var.</u>	<u>% Var.</u>	<u>Annual</u>
<b>INCOME</b>									
4110 Strata Fees	15,000.17	15,000.00	0.17	0.00	180,001.36	180,000.00	1.36	0.00	180,000.00
4116 Parking/Move out	175.00	158.37	16.63	10.50	1,900.00	1,900.00	0.00	0.00	1,900.00
4117 Move-In/Out Fees	0.00	0.00	0.00	0	1,500.00	0.00	1,500.00	0	0.00
4118 Fines/Penalties	0.00	0.00	0.00	0	96.01	0.00	96.01	0	0.00
4120 Bank Interest	-106.68	0.00	-106.68	0	416.04	0.00	416.04	0	0.00
4125 Miscellaneous	0.00	0.00	0.00	0	6,498.60	0.00	6,498.60	0	0.00
4140 PrYr Allocation	0.00	0.00	0.00	0	14,199.11	14,199.11	0.00	0.00	14,199.11
<b>TOTAL INCOME</b>	<b>15,068.49</b>	<b>15,158.37</b>	<b>-89.88</b>	<b>-0.59</b>	<b>204,611.12</b>	<b>196,099.11</b>	<b>8,512.01</b>	<b>4.34</b>	<b>196,099.11</b>
<b>EXPENSES</b>									
<b>Operating Expenses</b>									
6105 Audit/Accounting	0.00	41.63	41.63	100.0	0.00	500.00	500.00	100.0	500.00
6112 Contingency Reserve Transfer	1,500.00	1,500.00	0.00	0.00	18,000.00	18,000.00	0.00	0.00	18,000.00
6114 Insurance	1,799.00	1,750.00	-49.00	-2.80	19,968.65	21,000.00	1,031.35	4.91	21,000.00
6115 Insurance Deductible	0.00	833.37	833.37	100.0	0.00	10,000.00	10,000.00	100.0	10,000.00
6118 Administration & Bank Charges	48.98	291.63	242.65	83.20	3,568.60	3,500.00	-68.60	-1.96	3,500.00
6120 Management Fees	1,516.66	1,516.63	-0.03	0.00	18,199.92	18,200.00	0.08	0.00	18,200.00
6130 Enterphone/Telephones	0.00	83.37	83.37	100.0	0.00	1,000.00	1,000.00	100.0	1,000.00
<b>Total Operating Expenses</b>	<b>4,864.64</b>	<b>6,016.63</b>	<b>1,151.99</b>	<b>19.15</b>	<b>59,737.17</b>	<b>72,200.00</b>	<b>12,462.83</b>	<b>17.26</b>	<b>72,200.00</b>
<b>Utilities</b>									
6212 Electricity	741.00	708.37	-32.63	-4.61	8,733.81	8,500.00	-233.81	-2.75	8,500.00
6214 Gas	2,164.00	2,666.63	502.63	18.85	28,087.03	32,000.00	3,912.97	12.23	32,000.00
6215 Water & Sewer	3,000.00	833.37	-2,166.63	-259.9	13,362.20	10,000.00	-3,362.20	-33.62	10,000.00
6216 Waste Removal & Recycling	394.89	500.00	105.11	21.02	5,922.98	6,000.00	77.02	1.28	6,000.00
<b>Total Utilities</b>	<b>6,299.89</b>	<b>4,708.37</b>	<b>-1,591.52</b>	<b>-33.80</b>	<b>56,106.02</b>	<b>56,500.00</b>	<b>393.98</b>	<b>0.70</b>	<b>56,500.00</b>
<b>Repairs &amp; Maintenance</b>									
6305 Caretaking/Janitorial	1,456.00	1,456.00	0.00	0.00	17,584.00	17,472.00	-112.00	-0.64	17,472.00
6312 Fire Protection/Alarm Monitorin	0.00	333.37	333.37	100.0	2,592.08	4,000.00	1,407.92	35.20	4,000.00
6314 Elevator	276.64	375.00	98.36	26.23	3,524.08	4,500.00	975.92	21.69	4,500.00
6315 Landscaping	3,500.00	333.37	-3,166.63	-949.8	3,500.00	4,000.00	500.00	12.50	4,000.00
6318 R & M - General	4,561.69	2,583.37	-1,978.32	-76.58	43,301.11	31,000.00	-12,301.11	-39.68	31,000.00
6322 Snow Removal	0.00	18.88	18.88	100.0	0.00	227.11	227.11	100.0	227.11
6324 Supplies	0.00	125.00	125.00	100.0	802.61	1,500.00	697.39	46.49	1,500.00
6326 Window Cleaning	0.00	250.00	250.00	100.0	0.00	3,000.00	3,000.00	100.0	3,000.00
6328 Pest Control	0.00	100.00	100.00	100.0	1,220.80	1,200.00	-20.80	-1.73	1,200.00
6330 Laundry	0.00	41.63	41.63	100.0	947.15	500.00	-447.15	-89.43	500.00
<b>Total Repairs &amp; Maintenance</b>	<b>9,794.33</b>	<b>5,616.62</b>	<b>-4,177.71</b>	<b>-74.38</b>	<b>73,471.83</b>	<b>67,399.11</b>	<b>-6,072.72</b>	<b>-9.01</b>	<b>67,399.11</b>
<b>TOTAL EXPENSES</b>	<b>20,958.86</b>	<b>16,341.62</b>	<b>-4,617.24</b>	<b>-28.25</b>	<b>189,315.02</b>	<b>196,099.11</b>	<b>6,784.09</b>	<b>3.46</b>	<b>196,099.11</b>
<b>NET INCOME</b>	<b>-5,890.37</b>	<b>-1,183.25</b>	<b>-4,707.12</b>	<b>-397.8</b>	<b>15,296.10</b>	<b>0.00</b>	<b>15,296.10</b>	<b>0</b>	<b>0.00</b>
<b>CASH FLOW</b>	<b>-5,890.37</b>	<b>-1,183.25</b>	<b>-4,707.12</b>	<b>-397.8</b>	<b>15,296.10</b>	<b>0.00</b>	<b>15,296.10</b>	<b>0</b>	<b>0.00</b>
Beginning Cash	7,495.67								
Ending Balance	15,360.70								