



FINANCIAL STATEMENT SUMMARY REPORT

Year End February

BCS 2557 - MODE

For the Period Ending: February 28, 2015

Contingency Account Balance	98,597
Special Levy Account Balance	0
Operating Account Balance	37,070
Total Strata Fee/Levy Arrears	435

Monthly Revenue	20,885
Monthly Expenses	28,771

Year to Date Revenue	250,716
Year to Date Expenses	241,367
Under / (Over) Budget	9,349

Reviewed by Property Manager

A handwritten signature in black ink, appearing to be 'R. J. ...', is written over a light grey background.

Prepared by Accounts Department:

March 13, 2015

Balance Sheet (Accrual)
Mode - (bcs2557)
February 2015

Page 1
2/28/15
12:33 PM

ASSETS

Bank - Operating Funds Account	37,070.17
Bank - Contingency Reserve Account	98,597.07
CRF - Interfund Loan (Insurance)	19,460.00
Accounts Receivable	434.65
Accounts Receivable - Other	66.14
Prepaid Insurance	19,460.00
Insurance claims	-44.00

TOTAL ASSETS 175,044.03

LIABILITIES & EQUITY

Liabilities

Accounts Payable	16,061.61
Prepaid Strata Fees	466.57
Accrued Liabilities	6,488.32
Interfund Loan	<u>19,460.00</u>
Total Liabilities	42,476.50

Equity

Contingency Reserve Fund	103,057.07
Restricted CRF - Security Camera System	15,000.00
Current Surplus/(Deficit)	9,348.95
Prior Years Surplus/(Deficit)	<u>5,161.51</u>
Total Equity	132,567.53

TOTAL LIABILITIES & EQUITY 175,044.03

**Income Statement (Accrual)
Mode - (bcs2557)
February 2015**

	<u>Month to Date</u>	<u>%</u>	<u>Year to Date</u>	<u>%</u>
INCOME				
4110 Strata Fees	20,550.96	100.00	246,611.52	100.00
4120 Bank Interest	34.33	0.17	382.58	0.16
4124 Move In/Out Fees	300.00	1.46	1,675.00	0.68
4125 Miscellaneous	0.00	0.00	1,997.30	0.81
4126 Keys	0.00	0.00	50.00	0.02
TOTAL INCOME	<u><u>20,885.29</u></u>	<u><u>101.63</u></u>	<u><u>250,716.40</u></u>	<u><u>101.66</u></u>
EXPENSES				
Operating Expenses				
6110 Bank Charges	55.28	0.27	707.43	0.29
6112 Contingency Reserve Transfer	2,916.67	14.19	35,000.04	14.19
6114 Insurance	1,946.00	9.47	22,190.45	9.00
6118 Administration	237.62	1.16	2,779.52	1.13
6119 Professional Fees, legal and Audit	0.00	0.00	752.11	0.30
6120 Management Fees	1,260.00	6.13	15,120.00	6.13
Total Operating Expenses	<u>6,415.57</u>	<u>31.22</u>	<u>76,549.55</u>	<u>31.04</u>
Utilities				
6210 Electricity	5,554.58	27.03	20,955.41	8.50
6212 Gas	1,591.66	7.74	13,771.65	5.58
6214 Water & Sewer	5,379.01	26.17	26,410.05	10.71
6216 Waste Disposal	579.39	2.82	7,918.31	3.21
6222 Telus Lines	124.16	0.60	1,455.35	0.59
Total Utilities	<u>13,228.80</u>	<u>64.37</u>	<u>70,510.77</u>	<u>28.59</u>
Repairs & Maintenance				
6305 Caretaking/Janitorial	1,853.30	9.02	22,423.35	9.09
6310 Landscaping	404.25	1.97	6,112.02	2.48
6314 R & M - Building Maintenance	236.78	1.15	31,184.26	12.65
6318 Elevator	690.90	3.36	8,915.85	3.62
6323 Supplies	0.00	0.00	1,295.14	0.53
6331 Carpet Cleaning	0.00	0.00	336.00	0.14
6332 Annual Fire Prevention	1,543.50	7.51	6,594.23	2.67
6340 HVAC & Plumbing	4,397.40	21.40	8,954.19	3.63
6341 Locks & Keys/ Target Hardening	0.00	0.00	1,048.49	0.43
6349 Building Envelope Maintenance	0.00	0.00	7,443.60	3.02
Total Repairs & Maintenance	<u>9,126.13</u>	<u>44.41</u>	<u>94,307.13</u>	<u>38.24</u>
TOTAL EXPENSES	<u><u>28,770.50</u></u>	<u><u>140.00</u></u>	<u><u>241,367.45</u></u>	<u><u>97.87</u></u>
NET INCOME	<u><u>-7,885.21</u></u>	<u><u>-38.37</u></u>	<u><u>9,348.95</u></u>	<u><u>3.79</u></u>

