

Strata Plan EPS984
FINANCIAL STATEMENTS

For the One Month Period Ending December 31, 2014

(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	30,307.05
1401.11 GIC Investment #1	100,917.26
1401.12 GIC Investment #2	100,912.33
1401.22 Investment Savings Account #1	246.58
1402 Contingency Bank Account	127,696.73
1410 Accounts Receivable	6,920.36
1412 Sundry Receivable	72.38
1440 Prepaid Insurance	71,812.52
1460 Prepaid Sundry	2,298.25
1511 PST Refund Receivable	1,164.57

TOTAL CURRENT ASSETS	442,348.03

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LIABILITIES & MEMBERSHIP FUNDS	
LIABILITIES	
CURRENT LIABILITIES	
3811 Accrued Liabilities	88,609.82
3812 Due To Contingency Fund	18,915.11

TOTAL CURRENT LIABILITIES	107,524.93

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MEMBERSHIP FUNDS	
Contingency Fund	329,772.90
5999 Current Surplus (Deficit)	5,050.20

TOTAL MEMBERSHIP FUNDS	334,823.10

TOTAL LIABILITIES & MEMBERSHIP FUNDS	442,348.03

5293 STRATA PLAN EPS984
Period Ending 12/31/2014
Total Company Budget Code: 1
STRATA B.SHEET SCHEDULE

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Description	Year to Date

CONTINGENCY FUND	
5600 Contingency Fund - Opening Balance	321,198.65
5610 Contingency Fund - Current Yr Cont	8,333.33
5630 Contingency Fund - Current Yr Int.	240.92

TOTAL CONTINGENCY FUND	329,772.90

Curr Mth Actual	Curr Mth Budget	Description	YTD Actual	YTD Budget	Total Orig. Budget
REVENUE					
81,312	81,312	6100 Strata Fees	81,312	81,312	975,743
0	50	6250 Parking Revenue	0	50	600
0	200	6255 Late Payment/Bylaw Fines	0	200	2,400
800	250	6267 Move In/Out Fees	800	250	3,000
580	333	6268 Miscellaneous Income	580	333	4,000
0	150	6273 Access Cards\Transmitters	0	150	1,800
82,692	82,295	TOTAL REVENUE	82,692	82,295	987,543
OPERATING EXPENSES					
1,573	500	Recreation Centre	1,573	500	6,000
14,236	14,250	Contractor/Payroll	14,236	14,250	171,000
7,692	8,333	7500 Insurance	7,692	8,333	100,000
19,702	27,829	Maintenance	19,702	27,829	333,946
5,016	5,016	7810 Management Fees	5,016	5,016	60,197
0	550	7820 Administration	0	550	6,600
337	375	7825 Audit Fees	337	375	4,500
3,742	483	7844 AGM & EGM Expense	3,742	483	5,800
0	333	7855 Depreciation Report	0	333	4,000
367	1,000	7890 Sundry Expense	367	1,000	12,000
16,643	15,292	Utilities	16,643	15,292	183,500
69,308	73,962	TOTAL OPERATING EXPENSES	69,308	73,962	887,543
8,333	8,333	7860 Contingency Fund Transfer	8,333	8,333	100,000
77,642	82,295	TOTAL EXPENSES AND TRANSFERS	77,642	82,295	987,543
5,050	0	SURPLUS (DEFICIT)	5,050	0	0

Curr Mth Actual	Curr Mth Budget	Description	YTD Actual	YTD Budget	Total Orig. Budget
RECREATION CENTRE					
1,573	500	7340 Rec. Centre R & M	1,573	500	6,000
1,573	500	TOTAL RECREATION CENTRE	1,573	500	6,000
CONTRACTOR/PAYROLL					
10,374	10,500	7425 Concierge	10,374	10,500	126,000
3,862	3,750	7427 Building Supervisor	3,862	3,750	45,000
14,236	14,250	TOTAL CONTRACTOR/PAYROLL	14,236	14,250	171,000
MAINTENANCE					
1,515	3,833	7711 General Building R & M	1,515	3,833	45,998
335	250	7717 Garage Door	335	250	3,000
0	1,083	7718 Window Cleaning	0	1,083	13,000
3,849	2,667	7719 Landscaping	3,849	2,667	32,000
0	375	7736 Dryer Vent R & M	0	375	4,500
0	2,000	7751 HVAC R & M	0	2,000	24,000
2,780	3,333	7755 Elevator	2,780	3,333	40,000
546	1,583	7770 Fire & Safety Equipment R & M	546	1,583	19,000
322	250	7771 Fire Alarm Monitoring	322	250	3,000
217	400	7776 Supplies	217	400	4,800
0	300	7777 Lights & Ballasts	0	300	3,600
4,004	4,004	7780 Enterphone Lease	4,004	4,004	48,048
4,513	5,583	7785 Common Area Cleaning	4,513	5,583	67,000
1,621	2,167	7788 Waste Removal	1,621	2,167	26,000
19,702	27,829	TOTAL MAINTENANCE	19,702	27,829	333,946
UTILITIES					
7,321	6,417	7915 Hydro Expense	7,321	6,417	77,000
5,191	3,667	7917 Gas Expense	5,191	3,667	44,000
3,769	4,583	7920 Sewer & Water	3,769	4,583	55,000
362	625	7925 Intercom & Phone Line	362	625	7,500
16,643	15,292	TOTAL UTILITIES	16,643	15,292	183,500

