

FINANCIAL STATEMENTS

STRATA PLAN BCS2759 - CRESCENDO  
May 31, 17  
(unaudited)

Prepared By

STRATAWEST MANAGEMENT LTD.  
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STRATAWEST MANAGEMENT LTD.

STRATA PLAN BCS2759 - CRESCENDO

Balance Sheet

May 31, 17

(unaudited)

ASSETS

	<u>May 31, 17</u>	<u>Previous Month</u>
Current Assets:		
Operating Fund		
VanCity - Operating	47,504.47	54,168.10
Accounts Receivable	7,022.72	6,114.88
Prepaid Expenses	7,016.26	14,032.60
Total Operating	<u>61,543.45</u>	<u>74,315.58</u>
Contingency Reserve Fund		
Vancity - Reserves	361,120.33	357,197.91
Total Contingency Reserve	<u>361,120.33</u>	<u>357,197.91</u>
<b>TOTAL ASSETS</b>	<u><b>422,663.78</b></u>	<u><b>431,513.49</b></u>

LIABILITIES AND NET ASSETS

Current Liabilities:		
Accounts Payable	35,837.15	24,257.58
Refundable Damage Deposits	1,250.00	1,250.00
Total Current Liabilities	<u>37,087.15</u>	<u>25,507.58</u>
Fund Balances:		
Operating Fund	24,456.30	48,808.00
Contingency Reserve Fund	361,120.33	357,197.91
Total Fund Balances	<u>385,576.63</u>	<u>406,005.91</u>
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<u><b>422,663.78</b></u>	<u><b>431,513.49</b></u>

STRATAWEST MANAGEMENT LTD.

STRATA PLAN BCS2759 - CRESCENDO  
Statement of Receipts and Disbursements  
of the OPERATING FUND  
for the 11 Months Ended May 31, 17  
(unaudited)

	May 31, 17 Actual	May 31, 17 Budget	YTD Actual	YTD Budget	Annual Budget
<b>OPERATING INCOME</b>					
Strata Fees	41,282.48	41,282.00	454,107.28	454,102.00	495,389.00
Interest Income	82.98	63.00	896.59	693.00	750.00
Locker Rental Income	360.00	297.00	4,110.00	3,267.00	3,560.00
Parking Income	360.00	278.00	3,640.00	3,058.00	3,340.00
Fines & Penalties	0.00	0.00	200.00	0.00	0.00
Move In & Move Out Fees	900.00	333.00	5,351.00	3,663.00	4,000.00
Miscellaneous	125.00	83.00	2,850.00	913.00	1,000.00
<b>TOTAL OPERATING INCOME</b>	<b>43,110.46</b>	<b>42,336.00</b>	<b>471,154.87</b>	<b>465,696.00</b>	<b>508,039.00</b>
<b>OPERATING EXPENSES</b>					
<b>General</b>					
Audit	0.00	0.00	26.25	560.00	560.00
Phone - Telus	45.80	100.00	779.90	1,100.00	1,200.00
Insurance/Appraisal	7,016.34	7,667.00	77,179.74	84,337.00	92,000.00
Management Fees	2,913.75	2,912.00	32,051.25	32,032.00	34,940.00
Contract Maintenance	5,250.00	5,417.00	53,381.53	59,587.00	65,000.00
Legal	0.00	125.00	0.00	1,375.00	1,500.00
Administration	1,187.57	625.00	6,306.88	6,875.00	7,500.00
<b>Total General Expense</b>	<b>16,413.46</b>	<b>16,846.00</b>	<b>169,725.55</b>	<b>185,866.00</b>	<b>202,700.00</b>
<b>Building</b>					
Alarm Systems	139.72	125.00	1,455.49	1,375.00	1,500.00
Emergency Generator	0.00	275.00	941.60	3,025.00	3,300.00
Boiler & Mechanical	659.40	1,250.00	25,283.26	13,750.00	15,000.00
Elevator	1,978.69	2,083.00	25,275.27	22,913.00	25,000.00
Electricity	4,843.66	4,750.00	59,187.33	52,250.00	57,000.00
Janitorial	0.00	0.00	5,250.00	0.00	0.00
Heating Fuel	2,863.27	3,500.00	27,623.40	38,500.00	42,000.00
Locks & Keys	0.00	0.00	(75.00)	0.00	0.00
Repairs/Maintenance	25,092.50	2,125.00	46,909.38	23,375.00	25,500.00
Garbage Collection	0.00	2,417.00	26,181.96	26,587.00	29,000.00
Building Maintenance	0.00	2,917.00	3,885.00	32,087.00	35,000.00
Supplies	0.00	667.00	6,167.03	7,337.00	8,000.00
Window Cleaning	8,746.50	1,667.00	19,545.75	18,337.00	20,000.00
Fire Equip. Inspection	0.00	417.00	3,603.58	4,587.00	5,000.00
Recreation Facilities	702.68	333.00	3,969.98	3,663.00	4,000.00
Miscellaneous	0.00	83.00	0.00	913.00	1,000.00
<b>Total Building Expense</b>	<b>45,026.42</b>	<b>22,609.00</b>	<b>255,204.03</b>	<b>248,699.00</b>	<b>271,300.00</b>
<b>Grounds</b>					
Gardening	2,551.50	2,417.00	37,691.85	26,587.00	29,000.00
Improvements	0.00	333.00	0.00	3,663.00	4,000.00

STRATAWEST MANAGEMENT LTD.

STRATA PLAN BCS2759 - CRESCENDO  
 Statement of Receipts and Disbursements  
 of the OPERATING FUND  
 for the 11 Months Ended May 31, 17  
 (unaudited)

	May 31, 17 Actual	May 31, 17 Budget	YTD Actual	YTD Budget	Annual Budget
Snow Removal	3,470.78	417.00	20,302.71	4,587.00	5,000.00
Irrigation	0.00	125.00	451.50	1,375.00	1,500.00
Total Grounds Expense	<u>6,022.28</u>	<u>3,292.00</u>	<u>58,446.06</u>	<u>36,212.00</u>	<u>39,500.00</u>
TOTAL OPERATING EXPENSES	<u>67,462.16</u>	<u>42,747.00</u>	<u>483,375.64</u>	<u>470,777.00</u>	<u>513,500.00</u>
Operating Surplus / (Deficit) for the Period	<u>(24,351.70)</u>	<u>(411.00)</u>	<u>(12,220.77)</u>	<u>(5,081.00)</u>	<u>(5,461.00)</u>
OPENING BALANCE			<u>36,677.07</u>		
FUND BALANCE AS AT May 31, 17			<u>24,456.30</u>		

STRATAWEST MANAGEMENT LTD.

STRATA PLAN BCS2759 - CRESCENDO  
 Statement of Receipts and Disbursements  
 of the CONTINGENCY RESERVE FUND  
 for the 11 Months Ended May 31, 17  
 (unaudited)

	May 31, 17 Actual	May 31, 17 Budget	Y-T-D Actual	Y-T-D Budget	Annual Budget
RESERVE INCOME					
Strata Fees	3,616.77	3,617.00	39,784.47	39,787.00	43,400.00
Interest	305.65	208.00	3,009.38	2,288.00	2,500.00
TOTAL RESERVE INCOME	<u>3,922.42</u>	<u>3,825.00</u>	<u>42,793.85</u>	<u>42,075.00</u>	<u>45,900.00</u>
RESERVE EXPENSES					
Surplus / (Deficit) for the Period	<u>3,922.42</u>	<u>3,825.00</u>	<u>42,793.85</u>	<u>42,075.00</u>	<u>45,900.00</u>
OPENING BALANCE			318,326.48		
FUND BALANCE AS AT May 31, 17			<u>361,120.33</u>		