



FINANCIAL STATEMENT SUMMARY REPORT

Mountain View - LMS 2284

For the Period Ending: January 31, 2013

Contingency Account Balance	102,947
Operating Accounts Balance	17,822
Total Strata Fee/Levy Arrears	10,394

Monthly Revenue	27,734
Monthly Expenses	17,505

Year to Date Revenue	138,115
Year to Date Expenses	104,345
Under / (Over) Budget	33,769

Reviewed by Property Manager 

Prepared by Accounts Department:

February 19, 2013

Balance Sheet (Accrual)
LMS 2284 Mountain View Village - (Ims2284)
January 2013

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ASSETS

Bank - Operating Funds Account	17,821.88
Bank - Contingency Reserve Account	102,946.70
Accounts Receivable	10,394.14
Prepaid Insurance	38,305.66

TOTAL ASSETS	<u>169,468.38</u>
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LIABILITIES & EQUITY

Liabilities

Accounts Payable	3,955.80
Prepaid Strata Fees	3,558.09
Accrued Liabilities	<u>6,172.50</u>
Total Liabilities	13,686.39

Equity

Contingency Reserve Fund	102,946.70
Current Surplus/(Deficit)	33,769.48
Prior Years Surplus/(Deficit)	19,065.81

Total Equity	<u>155,781.99</u>
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TOTAL LIABILITIES & EQUITY	<u>169,468.38</u>
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Income Statement (Accrual)
LMS 2284 Mountain View Village - (Ims2284)
January 2013

	<u>Month to Date</u>	<u>%</u>	<u>Year to Date</u>	<u>%</u>
INCOME				
4110 Strata Fees	26,207.33	100.00	131,037.46	100.00
4112 Gas FP Assessment	720.00	2.75	2,880.00	2.20
4117 Move-in/Out Fee	0.00	0.00	550.00	0.42
4118 Fines/Penalties	0.00	0.00	-278.00	-0.21
4120 Bank Interest	58.58	0.22	183.39	0.14
4125 Miscellaneous	0.00	0.00	0.03	0.00
4140 PyrYr Allocation	748.39	2.86	3,741.95	2.86
TOTAL INCOME	<u>27,734.30</u>	<u>105.83</u>	<u>138,114.83</u>	<u>105.40</u>

EXPENSES

Operating Expenses				
6110 Bank Charges	66.30	0.25	318.36	0.24
6112 Contingency Reserve Transfer	2,083.33	7.95	10,416.65	7.95
6114 Insurance	3,482.34	13.29	15,903.34	12.14
6118 Administration	316.56	1.21	1,372.64	1.05
6120 Management Fees	1,537.38	5.87	7,686.90	5.87
6122 Legal & Professional	0.00	0.00	54.80	0.04
Total Operating Expenses	<u>7,485.91</u>	<u>28.56</u>	<u>35,752.69</u>	<u>27.28</u>

Utilities				
6205 Enterphones/Telephones	66.38	0.25	331.90	0.25
6211 Gas - Main Street	12.00	0.05	2,132.00	1.63
6212 Gas - Mountain Highway	1,960.00	7.48	8,302.67	6.34
6213 Electricity	2,118.00	8.08	10,670.00	8.14
Total Utilities	<u>4,156.38</u>	<u>15.86</u>	<u>21,436.57</u>	<u>16.36</u>

Contracts				
6305 Elevator - Commercial Main St	215.90	0.82	1,295.40	0.99
6307 Elevator - Residential MV Bldg	215.90	0.82	1,492.40	1.14
6310 Janitorial - Residential	766.08	2.92	3,958.08	3.02
6311 Janitorial - Commercial	883.51	3.37	883.51	0.67
6312 Janitorial - Main Street	585.59	2.23	2,927.95	2.23
6330 Landscaping	543.20	2.07	5,316.64	4.06
6335 Waste & Recycling Removal	548.84	2.09	2,222.29	1.70
Total Contracts	<u>3,759.02</u>	<u>14.34</u>	<u>18,096.27</u>	<u>13.81</u>

Repairs & Maintenance				
6405 Carpet/Blind Cleaning - Residential	268.80	1.03	1,870.40	1.43
6409 Fire Protection	295.68	1.13	4,160.84	3.18
6410 Locks & Keys - Residential	0.00	0.00	1,527.07	1.17
6423 Parkade & Gates	151.20	0.58	1,989.96	1.52
6425 Plumbing & Mechanical - Res.	0.00	0.00	4,573.59	3.49
6426 Plumbing & Mechanical - Comm.	260.96	1.00	820.90	0.63
6429 R&M General - MH Commercial	0.00	0.00	851.00	0.65
6431 R&M General - Main Street Comm.	608.16	2.32	5,688.70	4.34
6433 R&M General - MH Residential	113.00	0.43	4,477.58	3.42
6435 R&M General - Common	286.83	1.09	1,903.55	1.45
6438 Roofing	0.00	0.00	858.60	0.66
6441 Supplies	119.21	0.45	337.63	0.26
Total Repairs & Maintenance	<u>2,103.84</u>	<u>8.03</u>	<u>29,059.82</u>	<u>22.18</u>

Income Statement (Accrual)
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	<u>Month to Date</u>	<u>%</u>	<u>Year to Date</u>	<u>%</u>
TOTAL EXPENSES	<u>17,505.15</u>	<u>66.79</u>	<u>104,345.35</u>	<u>79.63</u>
NET INCOME	<u>10,229.15</u>	<u>39.03</u>	<u>33,769.48</u>	<u>25.77</u>