

Strata Plan VR 259

Balance Sheet
30 June 2008

ASSETS

Prime Investment Account	\$	17,828.94	
Prime Investment Account - CRF		32,920.87	
Accounts Rec' - Maintenance		1,641.68	
Total Assets			\$ 52,391.49

LIABILITIES AND OWNER'S EQUITY

Accounts Payable			1,749.99
Operating Fund Account			
Balance at Beginning of Year		5,945.95	
Surplus/(Deficit) Y.T.D.		2,441.34	
			8,387.29
Contingency Reserve Fund Account			
Balance at Beginning of Year		31,170.06	
Allocation Y.T.D.		1,500.00	
Add - Contingency Interest		250.81	
Add - Sp Assessment-Lobby		9,333.34	
			42,254.21
Total Equity			\$ 52,391.49

prepared by:

Condex Property Management Ltd.

**Strata Plan VR 259
Income Statement
For the Three Months Ending 30 June 2008**

	Month Actual	Y-T-D Actual	Y-T-D Budget	2008/09 Budget
INCOME:				
Owner Contributions	\$ 5,333.34	\$ 16,000.02	\$ 15,999.99	\$ 64,000.00
Fines/Move Fee/Misc.	0.00	200.00	0.00	0.00
Interest	44.06	87.50	90.00	360.00
Laundry Revenue	0.00	640.56	579.99	2,320.00
TOTAL INCOME	5,377.40	16,928.08	16,669.98	66,680.00
GENERAL EXPENSES				
Administration	0.00	189.06	200.01	800.00
Janitorial	0.00	436.59	1,250.01	5,000.00
Insurance/Appraisal	583.33	1,749.99	1,749.99	7,000.00
Management	577.50	1,732.50	1,732.50	6,930.00
Total General Expenses	1,160.83	4,108.14	4,932.51	19,730.00
BUILDING EXPENSES				
Enterphone	42.74	128.22	114.99	460.00
Fire protection	0.00	725.55	375.00	1,500.00
Garbage Collection	382.84	672.52	500.01	2,000.00
Electricity	0.00	605.06	849.99	3,400.00
Gas	1,024.34	4,129.08	3,549.99	14,200.00
Miscellaneous	0.00	0.00	75.00	300.00
Plumbing/Mechanical	0.00	344.99	750.00	3,000.00
Repairs and Maintenance	89.25	734.48	1,749.99	7,000.00
Supplies	0.00	0.00	147.51	590.00
Water and Sewer	354.00	716.55	999.99	4,000.00
Total Building Expenses	1,893.17	8,056.45	9,112.47	36,450.00
GROUNDS EXPENSES				
Landscaping Maintenance	274.05	822.15	1,125.00	4,500.00
Total Grounds Expenses	274.05	822.15	1,125.00	4,500.00
TOTAL EXPENSES	3,328.05	12,986.74	15,169.98	60,680.00
Income Before Adjustments	2,049.35	3,941.34	1,500.00	6,000.00
Contingency Reserve Allocation	500.00	1,500.00	1,500.00	6,000.00
SURPLUS/(DEFICIT)	\$ 1,549.35	\$ 2,441.34	\$ 0.00	\$ 0.00

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