



FINANCIAL STATEMENT SUMMARY REPORT

VR 2547 North Templeton

For the Period Ending: May 31, 2013

Contingency / Special Levy Account Balance (if Levy applicable)	43,813
Operating Account Balance	776
Total Strata Fee/Levy Arrears	12,278

Monthly Revenue	7,096
Monthly Expenses	7,652

Year to Date Revenue	79,932
Year to Date Expenses	96,265
Under / (Over) Budget	(16,333)

Reviewed by Property Manager 

Prepared by Accounts Department:

June 24, 2013

Balance Sheet (Accrual)
VR 2547 North Templeton - (vr2547)
May 2013

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ASSETS

Bank - Operating Funds Account	775.56
Bank - Contingency Reserve Account	43,813.14
CRF - Interfund Loan (Jan-12)	15,000.00
CRF - Interfund Loan (Oct-12)	6,000.00
Accounts Receivable	12,277.93
Prepaid Insurance	4,574.87

TOTAL ASSETS	<u>82,441.50</u>
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LIABILITIES & EQUITY

Liabilities

Accounts Payable	12,345.89
Prepaid Maintenance Fees	615.63
Interfund Loan	21,000.00

Total Liabilities	<u>33,961.52</u>
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Equity

Current Surplus/(Deficit)	-16,333.16
Contingency Reserve Fund	53,933.14
Fence Reserve Fund	10,880.00

Total Equity	<u>48,479.98</u>
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TOTAL LIABILITIES & EQUITY	<u>82,441.50</u>
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Income Statement (Accrual)
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May 2013

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	Month to Date	%	Year to Date	%
INCOME				
3110 Strata Fees	6,849.59	96.53	75,345.49	94.26
3118 Fines/Penalties	235.00	3.31	270.00	0.34
3119 Laundry Income	0.00	0.00	4,369.05	5.47
3120 Interest Income	11.26	0.16	72.57	0.09
3125 Miscellaneous Income	0.00	0.00	-125.11	-0.16
TOTAL INCOME	7,095.85	100.00	79,932.00	100.00
EXPENSE				
General				
4105 Admin/Office	293.55	4.14	2,513.14	3.14
4110 Bank Charges	43.02	0.61	473.67	0.59
4115 Insurance	653.55	9.21	6,589.27	8.24
4120 Management Fees	937.50	13.21	10,875.00	13.61
Total General Expenses	1,927.62	27.17	20,451.08	25.59
Building & Grounds				
4205 Enterphone	27.95	0.39	307.35	0.38
4209 Electricity	0.00	0.00	5,276.31	6.60
4211 Elevator	219.45	3.09	2,955.66	3.70
4215 Fire/Life Safety Systems	687.39	9.69	5,031.67	6.29
4220 Gas	540.57	7.62	8,804.35	11.01
4229 Janitorial	410.00	5.78	4,910.20	6.14
4231 Landscaping	0.00	0.00	1,052.80	1.32
4232 Pest Control	0.00	0.00	145.60	0.18
4245 Plumbing	716.27	10.09	10,330.72	12.92
4250 R & M - General	1,501.22	21.16	21,508.68	26.91
4260 Security/Alarm	53.74	0.76	138.05	0.17
4269 Waste Removal	782.00	11.02	2,252.00	2.82
4271 Water & Sewer	0.00	0.00	4,461.07	5.58
Total Building & Grounds	4,938.59	69.60	67,174.46	84.04
4590 Contingency Reserve Transfer	385.42	5.43	4,239.62	5.30
4595 Fence Reserve Transfer	400.00	5.64	4,400.00	5.50
TOTAL EXPENSE	7,651.63	107.83	96,265.16	120.43
NET INCOME	-555.78	-7.83	-16,333.16	-20.43

Budget Comparison Cash Flow (Accrual)
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	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME									
3110 Strata Fees	6,849.59	6,849.58	0.01	0.00	75,345.49	75,345.38	0.11	0.00	82,195.00
3118 Fines/Penalties	235.00	0.00	235.00	0	270.00	0.00	270.00	0	0.00
3119 Laundry Income	0.00	291.67	-291.67	-100.0	4,369.05	3,208.37	1,160.68	36.18	3,500.00
3120 Interest Income	11.26	0.00	11.26	0	72.57	0.00	72.57	0	0.00
3125 Miscellaneous Income	0.00	0.00	0.00	0	-125.11	0.00	-125.11	0	0.00
TOTAL INCOME	7,095.85	7,141.25	-45.40	-0.64	79,932.00	78,553.75	1,378.25	1.75	85,695.00
EXPENSE									
General									
4105 Admin/Office	293.55	133.33	-160.22	-120.1	2,513.14	1,466.63	-1,046.51	-71.35	1,600.00
4110 Bank Charges	43.02	60.00	16.98	28.30	473.67	660.00	186.33	28.23	720.00
4115 Insurance	653.55	625.00	-28.55	-4.57	6,589.27	6,875.00	285.73	4.16	7,500.00
4120 Management Fees	937.50	1,000.00	62.50	6.25	10,875.00	11,000.00	125.00	1.14	12,000.00
Total General Expenses	1,927.62	1,818.33	-109.29	-6.01	20,451.08	20,001.63	-449.45	-2.25	21,820.00
Building & Grounds									
4205 Enterphone	27.95	8.33	-19.62	-235.5	307.35	91.63	-215.72	-235.4	100.00
4209 Electricity	0.00	500.00	500.00	100.0	5,276.31	5,500.00	223.69	4.07	6,000.00
4211 Elevator	219.45	300.00	80.55	26.85	2,955.66	3,300.00	344.34	10.43	3,600.00
4215 Fire/Life Safety Systems	687.39	166.67	-520.72	-312.4	5,031.67	1,833.37	-3,198.30	-174.4	2,000.00
4220 Gas	540.57	833.33	292.76	35.13	8,804.35	9,166.63	362.28	3.95	10,000.00
4226 HVAC - Repairs	0.00	41.67	41.67	100.0	0.00	458.37	458.37	100.0	500.00
4229 Janitorial	410.00	416.67	6.67	1.60	4,910.20	4,583.37	-326.83	-7.13	5,000.00
4231 Landscaping	0.00	125.00	125.00	100.0	1,052.80	1,375.00	322.20	23.43	1,500.00
4232 Pest Control	0.00	0.00	0.00	0	145.60	0.00	-145.60	0	0.00
4235 Miscellaneous/Supplies	0.00	12.50	12.50	100.0	0.00	137.50	137.50	100.0	150.00
4245 Plumbing	716.27	416.67	-299.60	-71.90	10,330.72	4,583.37	-5,747.35	-125.4	5,000.00
4246 Electrical	0.00	100.00	100.00	100.0	0.00	1,100.00	1,100.00	100.0	1,200.00
4250 R & M - General	1,501.22	833.33	-667.89	-80.15	21,508.68	9,166.63	-12,342.05	-134.6	10,000.00
4260 Security/Alarm	53.74	20.83	-32.91	-157.9	138.05	229.13	91.08	39.75	250.00
4265 Snow Removal	0.00	41.67	41.67	100.0	0.00	458.37	458.37	100.0	500.00
4269 Waste Removal	782.00	266.67	-515.33	-193.2	2,252.00	2,933.37	681.37	23.23	3,200.00
4271 Water & Sewer	0.00	366.67	366.67	100.0	4,461.07	4,033.37	-427.70	-10.60	4,400.00
4273 Window Cleaning	0.00	50.00	50.00	100.0	0.00	550.00	550.00	100.0	600.00
4274 Carpet Cleaning	0.00	37.50	37.50	100.0	0.00	412.50	412.50	100.0	450.00
Total Building & Grounds	4,938.59	4,537.51	-401.08	-8.84	67,174.46	49,912.61	-17,261.85	-34.58	54,450.00
4590 Contingency Reserve Transfer	385.42	385.42	0.00	0.00	4,239.62	4,239.62	0.00	0.00	4,625.00
4595 Fence Reserve Transfer	400.00	400.00	0.00	0.00	4,400.00	4,400.00	0.00	0.00	4,800.00
TOTAL EXPENSE	7,651.63	7,141.26	-510.37	-7.15	96,265.16	78,553.86	-17,711.30	-22.55	85,695.00
NET INCOME	-555.78	-0.01	-555.77	-5,557	-16,333.16	-0.11	-16,333.05	-14.84	0.00
CASH FLOW	-555.78	-0.01	-555.77	-5,557	-16,333.16	-0.11	-16,333.05	-14.84	0.00
Beginning Cash	5,618.07								
Ending Balance	775.56								