

SAMPLE-MIXED STRATA/COMMERCIAL
 BL243 BALANCE SHEET
 Colyvan Pacific
 Unaudited and subject to adjustments

Account	SubAccount	YTD Actual	YTD Actual Prior Month	YTD Prior Variance
ASSETS				
1100	Bank - Operating-a/c 558056	24,393.01	30,876.43	(6,483.42)
1110	Bank - C.R.F.	56,827.78	55,415.17	1,412.61
1125	Due to CO-OP			
1210	Prepaid Insurance	8,697.48	10,147.06	(1,449.58)
1300	Accounts Receivable	11,789.17	2,154.78	9,634.39
1399	Charge Back	265.00	265.00	
	TOTAL ASSETS	101,972.44	98,858.44	3,114.00
LIABILITIES				
3030	Accounts Payable			
3035	Accounts Payable - Accruals			
3057	CRF Loan to OP A/C			
3066	Due from/to Strata - Residential			
3400	Payables - Other			
	TOTAL LIABILITIES			
OWNERS' EQUITY				
4110	Contingency Reserve			
4112	Contingency Fund- Residential	8,564.98	8,089.15	475.83
4113	Contingency Fund - Commercial	599.98	566.65	33.33
4114	Contingency Fund- Joint	63,045.08	62,153.41	891.67
4115	CRF Expenses	(15,528.45)	(15,528.45)	
4116	CRF Interest	146.19	134.41	11.78
4117	CRF Loan to OP A/C			
4300	Accum. Surplus(Loss)	35,200.17	35,200.17	
	Net Income (Loss)	9,944.49	8,243.10	1,701.39
	Net Special Assessment			
	TOTAL EQUITY	101,972.44	98,858.44	3,114.00
	TOTAL LIABILITIES & EQUITY	101,972.44	98,858.44	3,114.00

SAMPLE-MIXED STRATA
RES/COMM INCOME STATEMENT
COLYVAN PACIFIC
Unaudited and subject to adjustments

Account	SubAccount	Current Actual	Current Budget	Current Budget Variance \$	YTD Actual	YTD Budget	YTD Budget Variance \$	Annual Budget
INCOME								
5081	Mtnc Fees - Joint	9,992.94	9,992.94		59,957.66	59,957.66		119,915.30
5050	Interest	12.11		12.11	89.78		89.78	
	TOTAL JOINT ONLY INCOME	10,005.05	9,992.94	12.11	60,047.44	59,957.66	89.78	119,915.30
5080	Maintenance Fees	5,984.19	5,984.16	0.03	35,905.03	35,905.04	(0.01)	71,810.00
5030	By - Law				200.00		200.00	
5060	Late Payment Charges				125.00		125.00	
5070	laundry Income							
5071	Lockers	115.00		115.00	650.00		650.00	
5090	Move In/Out Fees	50.00		50.00	100.00		100.00	
5120	Other Income	50.00		50.00	450.09		450.09	
5140	Parking Income	(15.00)		(15.00)	1,245.00		1,245.00	
	TOTAL RESIDENTIAL ONLY INCOME	6,184.19	5,984.16	200.03	38,675.12	35,905.04	2,770.08	71,810.00
5082	Mtnc Fees-Commercial	375.00	375.00		2,250.00	2,250.00		4,500.00
	TOTAL COMMERCIAL ONLY INCOME	375.00	375.00		2,250.00	2,250.00		4,500.00
	TOTAL INCOME	16,564.24	16,352.10	212.14	100,972.56	98,112.70	2,859.86	196,225.30
OPERATING EXPENSES								
JOINT EXPENSES								
8010	Audit		416.66	416.66		2,500.04	2,500.04	5,000.00
8050	Fire Equipment Monitoring	36.64	250.00	213.36	5,056.43	1,500.00	(3,556.43)	3,000.00
8065	Repairs/Maintenance	467.26	1,666.66	1,199.40	2,502.80	10,000.04	7,497.24	20,000.00
8080	Insurance	573.58	1,666.66	1,093.08	8,346.52	10,000.04	1,653.52	20,000.00
8090	Legal Fee		83.33	83.33	49.48	500.02	450.54	1,000.00
8130	Pest Control	409.50	166.66	(242.84)	1,039.50	1,000.04	(39.46)	2,000.00
8245	Contingency Fund Reserve - Joint	891.67	891.66	(0.01)	5,350.02	5,350.04	0.02	10,700.00
8587	Joint: Janitorial							
8588	Mechanical Equipment Monitoring							
8600	Alarm Monitoring	6.30	166.66	160.36	399.91	1,000.04	600.13	2,000.00
9010	HST		476.27	476.27		2,857.68	2,857.68	5,715.30
9018	Postage/Copying	134.58	166.66	32.08	1,596.70	1,000.04	(596.66)	2,000.00
9080	Snow Removal		83.33	83.33		500.02	500.02	1,000.00
9150	Miscellaneous		166.66	166.66	407.28	1,000.04	592.76	2,000.00
9410	Electricity		1,083.33	1,083.33	5,058.44	6,500.02	1,441.58	13,000.00
9430	Garbage Collection & Recycling	599.93	500.00	(99.93)	3,565.62	3,000.00	(565.62)	6,000.00
9470	Water/Sewer		708.33	708.33	2,083.06	4,250.02	2,166.96	8,500.00
9480	Do not Use-8130							
	TOTAL JOINT EXPENSES	4,571.34	9,992.87	5,421.53	44,692.04	59,958.08	15,266.04	119,915.30
RESIDENTIAL EXPENSES								
6065	Repair & Maintenance	757.93	416.66	(341.27)	5,290.46	2,500.04	(2,790.42)	5,000.00
6150	Miscellaneous	57.22	166.66	109.44	4,509.59	1,000.04	(3,509.55)	2,000.00
6160	Mgmt Fees - Do not use				52.50		(52.50)	
6245	Contingency Fund Reserve - Res	475.83	475.83		2,854.98	2,855.02	0.04	5,710.00
6582	Elevator Maintenance	215.25	237.50	22.25	1,076.25	1,425.00	348.75	2,850.00
6587	Janitorial	1,097.50	1,125.00	27.50	6,657.88	6,750.00	92.12	13,500.00
6588	Mechanical Equipment Maintenance	930.00	500.00	(430.00)	4,804.20	3,000.00	(1,804.20)	6,000.00
6592	Laundry Room Expenses	232.96	250.00	17.04	1,397.76	1,500.00	102.24	3,000.00
6593	Dryer vent							
6595	Enterphone		62.50	62.50		375.00	375.00	750.00
6596	Window Cleaning		250.00	250.00		1,500.00	1,500.00	3,000.00
6597	Gas -Residential	2,158.14	2,500.00	341.86	13,952.63	15,000.00	1,047.37	30,000.00
	TOTAL RESIDENTIAL EXPENSE	5,924.83	5,984.15	59.32	40,596.25	35,905.10	(4,691.15)	71,810.00
COMMERCIAL EXPENSES								
7065	R & M -commercial	126.00		(126.00)	126.00		(126.00)	
7070	HVAC Maintenance	4,207.35	216.66	(3,990.69)	5,413.80	1,300.04	(4,113.76)	2,600.00
7150	Miscellaneous		125.00	125.00		750.00	750.00	1,500.00
7245	Contingency Fund Reserve - Comm	33.33	33.33		199.98	200.02	0.04	400.00
	TOTAL COMMERCIAL EXPENSES	4,366.68	374.99	(3,991.69)	5,739.78	2,250.06	(3,489.72)	4,500.00
	TOTAL EXPENSES	14,862.85	16,352.01	1,489.16	91,028.07	98,113.24	7,085.17	196,225.30
	NET INCOME (LOSS) - JOINT	5,433.71	0.07	5,433.64	15,355.40	(0.42)	15,355.82	
	NET INCOME (LOSS) - RESIDENTIAL	259.36	0.01	259.35	(1,921.13)	(0.06)	(1,921.07)	
	NET INCOME (LOSS) - COMMERCIAL	(3,991.68)	0.01	(3,991.69)	(3,489.78)	(0.06)	(3,489.72)	
	TOTAL NET INCOME (LOSS)	1,701.39	0.09	1,701.30	9,944.49	(0.54)	9,945.03	

SAMPLE-MIXED STRATA/COMMERCIAL
 RS STATEMENT OF RESERVES
 COLYVAN PACIFIC
 Unaudited and subject to adjustments

Account	SubAccount	YTD Actual	YTD Actual Prior Month	YTD Prior Variance
	ASSETS			
1110	Bank - C.R.F.	56,827.78	55,415.17	1,412.61
	TOTAL ACTUAL RESERVES	<u>56,827.78</u>	<u>55,415.17</u>	<u>1,412.61</u>
	OWNERS EQUITY			
4110	Contingency Reserve			
4112	Contingency Fund- Residential	8,564.98	8,089.15	475.83
4113	Contingency Fund - Commercial	599.98	566.65	33.33
4114	Contingency Fund- Joint	63,045.08	62,153.41	891.67
4115	CRF Expenses	(15,528.45)	(15,528.45)	
4116	CRF Interest	146.19	134.41	11.78
4117	CRF Loan to OP A/C			
	TOTAL ALLOCATED RESERVES	<u>56,827.78</u>	<u>55,415.17</u>	<u>1,412.61</u>