Balance Sheet (Accrual)
LMS 4071 - EUROPA - (4092)
Mar 2008

CURRENT ASSETS	
Bank - Vancity Savings	658.37
Bank-Vancity Special Levy	88,789.75
Fees Receivable	13,226.14
Special Levy #2 Recievable	125,000.19
Fines Receivable	4,622.77
Move-in/Move-out Receivable	100.00
Lien/NSF Charges Receivable	548.89
Other Receivables	91,803.11
Prepaid Insurance	11,548.61
Due from Vendors	1,894.45
TOTAL CURRENT ASSETS	338,192.28
TOTAL ASSETS	338,192.28
CURRENT LIABILITIES	
Strata Fees - Prepayment	647.68
Deposits Held	800.00
Accounts Payable	24,059.46
Accrued Liabilities	26,742.51
Accrued Audit Fees	2,291.25
Due to Contingency Fund	90,000.00
TOTAL CURRENT LIABILITIES	144,540.90
EQUITY	
Operating Fund-Past Yrs	-49,122.84
Fund Balance Current Year	28,984.28
Special Levy #1	69,734.94
Special Levy #2	125,000.19
SPA. Interest Reserve	19,054.81
TOTAL EQUITY	193,651.38
TOTAL LIABS & EQUITY	338,192.28

Budget Comparison Cash Flow (Accrual)
LMS 4071 - EUROPA - (4092)
Mar 2008

	MTD Actual	MTD Budget	$ Var.	% Var.	YTD Actual	YTD Budget	$ Var.	% Var.	Annual
REVENUES									
Strata Fees	69,660.28	65,145.42	4,514.86	6.93	69,660.28	65,145.42	4,514.86	6.93	781,745.00
By-Law Fines/Late Fees	0.00	125.00	-125.00	-100.0	0.00	125.00	-125.00	-100.0	1,500.00
Move-in/Move-out Charges	200.00	208.33	-8.33	-4.00	200.00	208.33	-8.33	-4.00	2,500.00
Access Card	75.00	83.33	-8.33	-10.00	75.00	83.33	-8.33	-10.00	1,000.00
Key Revenue	3.00	4.17	-1.17	-28.06	3.00	4.17	-1.17	-28.06	50.00
Door Openers - Transmitters	0.00	83.33	-83.33	-100.0	0.00	83.33	-83.33	-100.0	1,000.00
Owner Chargebacks	334.86	0.00	334.86	0	334.86	0.00	334.86	0	0.00
TOTAL REVENUES	70,273.14	65,649.58	4,623.56	7.04	70,273.14	65,649.58	4,623.56	7.04	787,795.00
EXPENSES									
ADMINISTRATIVE EXPENSES									
Management Fees	3,268.65	3,432.42	163.77	4.77	3,268.65	3,432.42	163.77	4.77	41,189.00
Bank Administration Fee	21.00	21.42	0.42	1.96	21.00	21.42	0.42	1.96	257.00
Photos/Postage/Courier	0.00	583.33	583.33	100.00	0.00	583.33	583.33	100.00	7,000.00
Legal	0.00	833.33	833.33	100.00	0.00	833.33	833.33	100.00	10,000.00
Audit	176.25	214.42	38.17	17.80	176.25	214.42	38.17	17.80	2,573.00
Audit-Real Estate Services Act	0.00	33.33	33.33	100.00	0.00	33.33	33.33	100.00	400.00
Insurance Expense	4,798.79	4,798.83	0.04	0.00	4,798.79	4,798.83	0.04	0.00	57,586.00
Insurance Claim	0.00	144.42	144.42	100.00	0.00	144.42	144.42	100.00	1,733.00
Licences & Permits	0.00	140.33	140.33	100.00	0.00	140.33	140.33	100.00	1,684.00
Telephone	114.70	124.83	10.13	8.12	114.70	124.83	10.13	8.12	1,498.00
Office Supplies	58.44	54.17	-4.27	-7.88	58.44	54.17	-4.27	-7.88	650.00
Concierge	13,035.75	10,377.75	-2,658.00	-25.61	13,035.75	10,377.75	-2,658.00	-25.61	124,533.00
Meeting & Miscellaneous	179.84	250.00	70.16	28.06	179.84	250.00	70.16	28.06	3,000.00
TOTAL ADMINISTRATIVE EXP	21,653.42	21,008.58	-644.84	-3.07	21,653.42	21,008.58	-644.84	-3.07	252,103.00
UTILITIES									
BC Hydro Electricity	0.00	4,333.33	4,333.33	100.00	0.00	4,333.33	4,333.33	100.00	52,000.00
Water/Sewer	4,791.67	5,416.67	625.00	11.54	4,791.67	5,416.67	625.00	11.54	65,000.00
Garbage Disposal	848.40	1,041.67	193.27	18.55	848.40	1,041.67	193.27	18.55	12,500.00
Enterphone	0.00	200.00	200.00	100.00	0.00	200.00	200.00	100.00	2,400.00
Other Utilities	0.00	11,583.33	11,583.33	100.00	0.00	11,583.33	11,583.33	100.00	139,000.00
TOTAL UTILITIES	5,640.07	22,575.00	16,934.93	75.02	5,640.07	22,575.00	16,934.93	75.02	270,900.00
BUILDING MAINTENANCE									
Janitorial	2,887.50	2,915.00	27.50	0.94	2,887.50	2,915.00	27.50	0.94	34,980.00
Supplies	0.00	333.33	333.33	100.00	0.00	333.33	333.33	100.00	4,000.00
Pest Control	78.75	87.00	8.25	9.48	78.75	87.00	8.25	9.48	1,044.00
Security & Alarm System	212.63	583.33	370.70	63.55	212.63	583.33	370.70	63.55	7,000.00
Elevator Maintenance	0.00	1,083.33	1,083.33	100.00	0.00	1,083.33	1,083.33	100.00	13,000.00
Electrical/Lighting	0.00	166.67	166.67	100.00	0.00	166.67	166.67	100.00	2,000.00
Light Bulbs	0.00	208.33	208.33	100.00	0.00	208.33	208.33	100.00	2,500.00
Plumbing	0.00	275.00	275.00	100.00	0.00	275.00	275.00	100.00	3,300.00
Mechanical & Generator	0.00	3,750.00	3,750.00	100.00	0.00	3,750.00	3,750.00	100.00	45,000.00
Fire Equipment	84.00	666.67	582.67	87.40	84.00	666.67	582.67	87.40	8,000.00
General Interior Repair	0.00	1,950.00	1,950.00	100.00	0.00	1,950.00	1,950.00	100.00	23,400.00
Locks & Keys	0.00	125.00	125.00	100.00	0.00	125.00	125.00	100.00	1,500.00
Carpet & Flooring	0.00	254.17	254.17	100.00	0.00	254.17	254.17	100.00	3,050.00
TOTAL BUILDING MAINT	3,262.88	12,397.83	9,134.95	73.68	3,262.88	12,397.83	9,134.95	73.68	148,774.00
EXTERIOR MAINT & REPAIRS									
Window/Skylight Maint	0.00	450.00	450.00	100.00	0.00	450.00	450.00	100.00	5,400.00
Garage Cleaning	0.00	133.33	133.33	100.00	0.00	133.33	133.33	100.00	1,600.00
Garage Door	0.00	200.00	200.00	100.00	0.00	200.00	200.00	100.00	2,400.00
Keefer Steps	483.33	566.67	83.34	14.71	483.33	566.67	83.34	14.71	6,800.00
TOTAL EXTERIOR M & R	483.33	1,350.00	866.67	64.20	483.33	1,350.00	866.67	64.20	16,200.00
GROUNDS & GARDENS									
Landscaping Services	577.50	583.33	5.83	1.00	577.50	583.33	5.83	1.00	7,000.00
Landscape Improvements	0.00	208.33	208.33	100.00	0.00	208.33	208.33	100.00	2,500.00
Snow Removal	0.00	41.67	41.67	100.00	0.00	41.67	41.67	100.00	500.00
Fountains/Irrigation	0.00	416.67	416.67	100.00	0.00	416.67	416.67	100.00	5,000.00
TOTAL GROUNDS & GARDENS	577.50	1,250.00	672.50	53.80	577.50	1,250.00	672.50	53.80	15,000.00
RECREATION CENTRE									
Recreation Ctr Maint	0.00	250.00	250.00	100.00	0.00	250.00	250.00	100.00	3,000.00
Pool Maintenance	0.00	750.00	750.00	100.00	0.00	750.00	750.00	100.00	9,000.00
Chemicals	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	1,200.00

Budget Comparison Cash Flow (Accrual)
LMS 4071 - EUROPA - (4092)
Mar 2008

	MTD Actual	MTD Budget	$ Var.	% Var.	YTD Actual	YTD Budget	$ Var.	% Var.	Annual
TOTAL RECREATION CENTRE	0.00	1,100.00	1,100.00	100.00	0.00	1,100.00	1,100.00	100.00	13,200.00
TOTAL OPERATING EXPENSES	31,617.20	59,681.41	28,064.21	47.02	31,617.20	59,681.41	28,064.21	47.02	716,177.00
BALANCE BEFORE RESERVES	38,655.94	5,968.17	32,687.77	547.70	38,655.94	5,968.17	32,687.77	547.70	71,618.00
TRANSFER TO RESERVES									
Contingency Reserves	5,557.75	5,968.17	410.42	6.88	5,557.75	5,968.17	410.42	6.88	71,618.00
TOTAL TO CONTINGENCY RESER	5,557.75	5,968.17	410.42	6.88	5,557.75	5,968.17	410.42	6.88	71,618.00
NET SURPLUS/(DEFICIT)	33,098.19	0.00	33,098.19	0	33,098.19	0.00	33,098.19	0	0.00
CASH FLOW	33,098.19	0.00	33,098.19	0	33,098.19	0.00	33,098.19	0	0.00
Beginning Cash	249.24								
Ending Balance	658.37								

Balance Sheet (Accrual)
LMS 4071 - CONTINGENCY - (4092-1)
Mar 2008

CURRENT ASSETS	
Bank - Vancity Savings	153,902.31
Due From Operating Funds	90,000.00
TOTAL CURRENT ASSETS	243,902.31
TOTAL ASSETS	243,902.31
EQUITY	
Fund Balance Current Year	6,194.80
Contingency Reserve Fund	93,188.56
Maintenance Manual Reserve	6,355.00
Bldg. Envelope Proj. Reserve	131,070.39
Legal Services Reserve	7,093.56
TOTAL EQUITY	243,902.31
TOTAL LIABS & EQUITY	243,902.31

Budget Comparison Cash Flow (Accrual)
LMS 4071 - CONTINGENCY - (4092-1)
Mar 2008

	MTD Actual	MTD Budget	$ Var.	% Var.	YTD Actual	YTD Budget	$ Var.	% Var.	Annual
REVENUES									
Revenue from Operating	5,557.75	0.00	5,557.75	0	5,557.75	0.00	5,557.75	0	0.00
Interest Income	637.05	0.00	637.05	0	637.05	0.00	637.05	0	0.00
TOTAL REVENUES	6,194.80	0.00	6,194.80	0	6,194.80	0.00	6,194.80	0	0.00
EXPENSES									
BALANCE BEFORE RESERVES	6,194.80	0.00	6,194.80	0	6,194.80	0.00	6,194.80	0	0.00
NET SURPLUS/(DEFICIT)	6,194.80	0.00	6,194.80	0	6,194.80	0.00	6,194.80	0	0.00
CASH FLOW	6,194.80	0.00	6,194.80	0	6,194.80	0.00	6,194.80	0	0.00
Beginning Cash	142,975.51								
Ending Balance	153,902.31								