Balance Sheet (Accrual)
VR-1691 THE SOMERSET - (4031)
Jul 2008

CURRENT ASSETS	
Bank - Vancity Savings	9,286.42
Bank-Vancity Special Levy	26,326.38
Equity Shares - Vancity	170.71
Move-in/Move-out Receivable	100.00
Other Receivables	838.95
Miscellaneous Receivable	36.33
Prepaid Insurance	4,092.50
TOTAL CURRENT ASSETS	40,851.29
TOTAL ASSETS	40,851.29
CURRENT LIABILITIES	
Strata Fees - Prepayment	488.94
Deposits Held	631.50
Accounts Payable	8,803.14
Accrued Audit Fees	267.35
TOTAL CURRENT LIABILITIES	10,190.93
EQUITY	
Operating Fund-Past Yrs	6,500.00
Fund Balance Current Year	6,637.12
Special Levy #1	9,320.65
SPA. Interest Reserve	8,202.59
TOTAL EQUITY	30,660.36
TOTAL LIABS & EQUITY	40,851.29

Budget Comparison Cash Flow (Accrual)
VR-1691 THE SOMERSET - (4031)
Jul 2008

	MTD Actual	MTD Budget	$ Var.	% Var.	YTD Actual	YTD Budget	$ Var.	% Var.	Annual
REVENUES									
Strata Fees	9,054.32	9,054.33	-0.01	0.00	36,217.28	36,217.32	-0.04	0.00	108,652.00
Interest Income	19.81	50.00	-30.19	-60.38	166.07	200.00	-33.93	-16.97	600.00
Move-in/Move-out Charges	0.00	0.00	0.00	0	100.00	0.00	100.00	0	0.00
Key Revenue	0.00	0.00	0.00	0	25.00	0.00	25.00	0	0.00
TOTAL REVENUES	9,074.13	9,104.33	-30.20	-0.33	36,508.35	36,417.32	91.03	0.25	109,252.00
EXPENSES									
ADMINISTRATIVE EXPENSES									
Management Fees	945.00	945.00	0.00	0.00	3,780.00	3,780.00	0.00	0.00	11,340.00
Bank Administration Fee	15.00	15.00	0.00	0.00	60.00	60.00	0.00	0.00	180.00
Photos/Postage/Courier	97.99	83.33	-14.66	-17.59	552.81	333.32	-219.49	-65.85	1,000.00
Legal	0.00	83.33	83.33	100.00	0.00	333.32	333.32	100.00	1,000.00
Audit-Real Estate Services Act	0.00	16.67	16.67	100.00	68.21	66.68	-1.53	-2.29	200.00
Insurance Expense	818.50	875.00	56.50	6.46	3,274.00	3,500.00	226.00	6.46	10,500.00
Insurance Claim	0.00	208.33	208.33	100.00	0.00	833.32	833.32	100.00	2,500.00
Appraisals	0.00	62.50	62.50	100.00	0.00	250.00	250.00	100.00	750.00
Miscellaneous	0.00	41.67	41.67	100.00	146.07	166.68	20.61	12.37	500.00
TOTAL ADMINISTRATIVE EXP	1,876.49	2,330.83	454.34	19.49	7,881.09	9,323.32	1,442.23	15.47	27,970.00
UTILITIES									
BC Hydro Electricity	507.91	250.00	-257.91	-103.1	1,076.87	1,000.00	-76.87	-7.69	3,000.00
Gas	877.05	1,166.67	289.62	24.82	3,072.20	4,666.68	1,594.48	34.17	14,000.00
Water/Sewer	994.92	625.00	-369.92	-59.19	1,775.48	2,500.00	724.52	28.98	7,500.00
Garbage Disposal	189.27	216.67	27.40	12.65	921.01	866.68	-54.33	-6.27	2,600.00
TOTAL UTILITIES	2,569.15	2,258.34	-310.81	-13.76	6,845.56	9,033.36	2,187.80	24.22	27,100.00
BUILDING MAINTENANCE									
Janitorial	798.00	833.33	35.33	4.24	3,192.00	3,333.32	141.32	4.24	10,000.00
Supplies	0.00	41.67	41.67	100.00	0.00	166.68	166.68	100.00	500.00
Pest Control	234.17	50.00	-184.17	-368.3	558.68	200.00	-358.68	-179.3	600.00
Elevator Maintenance	175.47	208.33	32.86	15.77	1,142.88	833.32	-309.56	-37.15	2,500.00
Plumbing	0.00	166.67	166.67	100.00	528.93	666.68	137.75	20.66	2,000.00
Mechanical & Generator	0.00	250.00	250.00	100.00	0.00	1,000.00	1,000.00	100.00	3,000.00
Fire Equipment	175.91	125.00	-50.91	-40.73	529.91	500.00	-29.91	-5.98	1,500.00
Locks & Keys	0.00	83.33	83.33	100.00	632.94	333.32	-299.62	-89.89	1,000.00
Dryer Vent Renovation	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00
Carpet Cleaning	0.00	41.67	41.67	100.00	0.00	166.68	166.68	100.00	500.00
Repair & Maint, Building	0.00	783.33	783.33	100.00	3,738.22	3,133.32	-604.90	-19.31	9,400.00
TOTAL BUILDING MAINT	1,383.55	2,633.33	1,249.78	47.46	10,323.56	10,533.32	209.76	1.99	31,600.00
EXTERIOR MAINT & REPAIRS									
Window Cleaning	0.00	62.50	62.50	100.00	446.25	250.00	-196.25	-78.50	750.00
Garage Door	0.00	125.00	125.00	100.00	0.00	500.00	500.00	100.00	1,500.00
Exterior Repair/Maint	0.00	458.33	458.33	100.00	177.45	1,833.32	1,655.87	90.32	5,500.00
TOTAL EXTERIOR M & R	0.00	645.83	645.83	100.00	623.70	2,583.32	1,959.62	75.86	7,750.00
GROUNDS & GARDENS									
Landscaping Services	0.00	208.33	208.33	100.00	420.00	833.32	413.32	49.60	2,500.00
Landscape Improvements	-171.20	41.67	212.87	510.85	0.00	166.68	166.68	100.00	500.00
Snow Removal	0.00	41.67	41.67	100.00	0.00	166.68	166.68	100.00	500.00
TOTAL GROUNDS & GARDENS	-171.20	291.67	462.87	158.70	420.00	1,166.68	746.68	64.00	3,500.00
TOTAL OPERATING EXPENSES	5,657.99	8,160.00	2,502.01	30.66	26,093.91	32,640.00	6,546.09	20.06	97,920.00
BALANCE BEFORE RESERVES	3,416.14	944.33	2,471.81	261.75	10,414.44	3,777.32	6,637.12	175.71	11,332.00
SPECIAL & RESERVES EXPD									
Special Assessment Exp.	0.00	0.00	0.00	0	-25,718.70	0.00	-25,718.70	0	0.00
SPA Transfer To Equity	0.00	0.00	0.00	0	25,718.70	0.00	25,718.70	0	0.00
TRANSFER TO RESERVES									
Contingency Reserves	944.33	944.33	0.00	0.00	3,777.32	3,777.32	0.00	0.00	11,332.00
TOTAL TO CONTINGENCY RESER	944.33	944.33	0.00	0.00	3,777.32	3,777.32	0.00	0.00	11,332.00
NET SURPLUS/(DEFICIT)	2,471.81	0.00	2,471.81	0	6,637.12	0.00	6,637.12	0	0.00

Budget Comparison Cash Flow (Accrual)
VR-1691 THE SOMERSET - (4031)
Jul 2008

	MTD Actual	MTD Budget	$ Var.	% Var.	YTD Actual	YTD Budget	$ Var.	% Var.	Annual
CASH FLOW	2,471.81	0.00	2,471.81	0	6,637.12	0.00	6,637.12	0	0.00
Beginning Cash	5,996.16								
Ending Balance	9,286.42								

Balance Sheet (Accrual)
VR-1691 - SOMERSET-CONTINGENCY - (4031-1)
Jul 2008

CURRENT ASSETS	
Bank - Vancity Savings	95,619.57
TOTAL CURRENT ASSETS	95,619.57
TOTAL ASSETS	95,619.57
EQUITY	
Fund Balance Current Year	4,736.72
Contingency Reserve Fund	90,882.85
TOTAL EQUITY	95,619.57
TOTAL LIABS & EQUITY	95,619.57

Budget Comparison Cash Flow (Accrual)
VR-1691 - SOMERSET-CONTINGENCY - (4031-1)
Jul 2008

	MTD Actual	MTD Budget	$ Var.	% Var.	YTD Actual	YTD Budget	$ Var.	% Var.	Annual
REVENUES									
Revenue from Operating	944.33	0.00	944.33	0	3,777.32	0.00	3,777.32	0	0.00
Interest Income	239.95	0.00	239.95	0	959.40	0.00	959.40	0	0.00
TOTAL REVENUES	1,184.28	0.00	1,184.28	0	4,736.72	0.00	4,736.72	0	0.00
EXPENSES									
BALANCE BEFORE RESERVES	1,184.28	0.00	1,184.28	0	4,736.72	0.00	4,736.72	0	0.00
NET SURPLUS/(DEFICIT)	1,184.28	0.00	1,184.28	0	4,736.72	0.00	4,736.72	0	0.00
CASH FLOW	1,184.28	0.00	1,184.28	0	4,736.72	0.00	4,736.72	0	0.00
Beginning Cash	94,435.29								
Ending Balance	95,619.57								