

Notes to Financial Statements
THE VOGUE (LMS3459)
February 29, 2016

Fiscal Year End - February

Cash Positions	Operating Fund	Contingency Reserve Fund	Hallway Refresh Fund (SL #1)	Hot Water Tanks Reserve (SL #2)
Bank Balance	\$ 19,971.99	\$ 80,191.80	\$ 12.16	\$ -
O/S Cheques	(619.50)	-	-	-
Bank G.L. Balance	\$ 19,352.49	80,191.80	12.16	-
Non Cash Working Capital:				
Special Levy Receivable		-	277.82	-
A/P per Aged Payables Summary		-	-	-
Equity		\$ 80,191.80	\$ 289.98	\$ -
			<i>Closed 9/28/15</i>	

Prepaid Expenses

<u>Insurance</u>	HUB International		
Invoice Aug/14	<i>For the term Aug 1/15 to April 30/16</i>	\$ 16,495.00	
Expensed to date		(12,829.44)	
Prepaid Insurance			<u>3,665.56</u>
Prepaid Expense Total			<u>\$ 3,665.56</u>

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Budget and Trial Balance

C&C Property Group Ltd. employs a standard chart of accounts and budget format that differs from your previous management company. The new account codes for your Budgeted revenues and expenses are illustrated below. Other differences include:
 - Strata fees are consolidated for both Operating and CRF assessments

GL Code C&C		GL Code Previous	Account Name C&C
4710-0000	Revenue	3000+3010	Strata Fees
4720-0000	Group	3030	Interest
4725-0000		3040	Moves
4730-0000		3020	Fines
4780-0000		3055	Other income
5020-0000	Administration	4015	Bank charges
5040-0000	Group	4040	Insurance
5045-0000		4010	Legal & Professional
5050-0000		4000	Management Fees
5060-0000		4016	Miscellaneous
5075-0000		4012	Postage/Copying
5200-0000	Utilities and	4050	Electricity
5250-0000	Services Group	4058	Gas (Natural Gas)
5300-0000		4052	Municipal Water/Sewer
5350-0000		4054	Recycling
5500-0000		4056	Waste & Compost
5530-0000	Maintenance	4162	Carpets
5550-0000	Group	4112	Doors, Locks & Keys
5600-0000		4130	Elevator Maintenance
5649-0000		4130-0040	Elevator Telephone
5651-0000		4108	Fire Alarm Tel Line
5761-0000		4315	Landscaping - Irrigation
5800-0000		4217	Supplies
5825-0000		4232	Janitorial
5828-0000		4222	Pest Control
5875-0000		4142	Fire Prev./Monitor
5882-0000		4220	Window Cleaning
5900-0000		4160	Repairs and Maintenance
5923-0000		4148	Garage gates
5930-0000		4147	HVAC
6000-0000		4800	Transfer to Contingency

Balance Sheet (Accrual)
THE VOGUE - (lms3459)
February 2016

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Prepared For:
The Owners, Strata Plan LMS-3459
124 West 3rd Street, North Vancouver
Fiscal Year End - February

Prepared By:
C & C Property Group Ltd.
530 - 171 West Esplanade Ave
North Vancouver, BC V7M 3J9

CASH

1010-0000 Operating Bank	19,352.49
1015-0000 Contingency Bank	80,191.80
1019-0000 Special Levy Bank	12.16

TOTAL CASH 99,556.45

Owner Receivable Accounts

1200-0000 Accounts Receivable	1,514.15
1205-0000 Special Levy Receivable	277.82
Per Aged Receivables Summary	1,791.97

OTHER ASSETS

1350-0000 Prepaid Expenses	3,665.56
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TOTAL ASSETS 105,013.98

LIABILITIES

2100-0000 Accounts Payable	5,212.02
2220-0000 Accrued Liabilities	3,000.00

TOTAL LIABILITIES 8,212.02

CAPITAL

CONTINGENCY RESERVE FUND (CRF)

3010-0000 Opening Balance	73,915.69
3015-0000 Current Year Appropriations	20,000.04
3020-0000 Current Year Interest	853.15
3028-0000 CRF Transfers In (Out)	-14,577.08

TOTAL CONTINGENCY RESERVE FUND 80,191.80

HALLWAY FUND

3362-0000 Hallway Fund C/Y Appropriations	41,350.10
3363-0000 Hallway Fund C/Y Interest	86.05
3364-0000 Hallway Fund C/Y Expenditure	-41,146.17

TOTAL HALLWAY FUND 289.98

HOT WATER TANKS FUND

3373-0000 Hot Water Tanks C/Y Interest	22.91
3374-0000 Hot Water Tanks C/Y Expenditure	-7,000.00
3378-0000 Hot Water Tanks C/Y Transfers	6,977.09

OPERATING FUND

3600-0000 Current YTD Surplus (Deficit)	16,320.18
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TOTAL OPERATING FUND 16,320.18

TOTAL CAPITAL 96,801.96

TOTAL LIABILITIES & CAPITAL 105,013.98

Budget Comparison (Accrual)
THE VOGUE - (lms3459)
February 2016

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	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
REVENUE									
4710-0000 Strata Fees	15,431.24	15,431.25	-0.01	0.00	185,174.87	185,175.00	-0.13	0.00	185,175.00
4720-0000 Interest	18.43	0.00	18.43	0	233.91	0.00	233.91	0	0.00
4725-0000 Moves	0.00	0.00	0.00	0	800.00	0.00	800.00	0	0.00
4730-0000 Fines	0.00	0.00	0.00	0	250.00	0.00	250.00	0	0.00
4780-0000 Other Income	275.00	0.00	275.00	0	825.00	0.00	825.00	0	0.00
TOTAL REVENUE	15,724.67	15,431.25	293.42	1.90	187,283.78	185,175.00	2,108.78	1.14	185,175.00
EXPENSES									
5005-0000 Appraisal	0.00	0.00	0.00	0	682.50	0.00	-682.50	0	0.00
5020-0000 Bank Charges	0.00	18.37	18.37	100.0	72.00	220.00	148.00	67.27	220.00
5040-0000 Insurance	1,832.78	1,833.37	0.59	0.03	21,272.69	22,000.00	727.31	3.31	22,000.00
5045-0000 Legal & Professional	0.00	125.00	125.00	100.0	1,114.42	1,500.00	385.58	25.71	1,500.00
5050-0000 Management Fees	1,050.00	916.63	-133.37	-14.55	13,335.00	11,000.00	-2,335.00	-21.23	11,000.00
5060-0000 Miscellaneous	128.67	83.37	-45.30	-54.34	2,843.35	1,000.00	-1,843.35	-184.3	1,000.00
5075-0000 Postage/Copying	0.00	125.00	125.00	100.0	1,001.73	1,500.00	498.27	33.22	1,500.00
5200-0000 Electricity	2,014.95	875.00	-1,139.95	-130.2	11,835.68	10,500.00	-1,335.68	-12.72	10,500.00
5250-0000 Gas (Natural Gas)	2,660.00	1,750.00	-910.00	-52.00	17,488.10	21,000.00	3,511.90	16.72	21,000.00
5300-0000 Municipal Water/Sewer	3,000.00	1,500.00	-1,500.00	-100.0	19,694.20	18,000.00	-1,694.20	-9.41	18,000.00
5350-0000 Recycling	65.44	416.63	351.19	84.29	3,422.14	5,000.00	1,577.86	31.56	5,000.00
5500-0000 Waste & Compost	385.78	333.37	-52.41	-15.72	4,315.85	4,000.00	-315.85	-7.90	4,000.00
5550-0000 Doors, Locks & Keys	0.00	83.37	83.37	100.0	353.45	1,000.00	646.55	64.66	1,000.00
5600-0000 Elevator Maintenance	269.85	458.37	188.52	41.13	3,786.89	5,500.00	1,713.11	31.15	5,500.00
5649-0000 Elevator Telephone	54.14	100.00	45.86	45.86	703.33	1,200.00	496.67	41.39	1,200.00
5651-0000 Fire Alarm Tel Line	44.90	66.63	21.73	32.61	1,124.26	800.00	-324.26	-40.53	800.00
5761-0000 Landscaping - Irrigation	0.00	37.50	37.50	100.0	2,734.32	450.00	-2,284.32	-507.6	450.00
5800-0000 Supplies	123.98	50.00	-73.98	-147.9	465.20	600.00	134.80	22.47	600.00
5825-0000 Janitorial	1,092.00	1,092.00	0.00	0.00	13,111.40	13,104.00	-7.40	-0.06	13,104.00
5828-0000 Pest Control	71.40	91.75	20.35	22.18	856.80	1,101.00	244.20	22.18	1,101.00
5875-0000 Fire Prev./Monitor	110.92	375.00	264.08	70.42	6,085.65	4,500.00	-1,585.65	-35.24	4,500.00
5882-0000 Window Cleaning	0.00	100.00	100.00	100.0	0.00	1,200.00	1,200.00	100.0	1,200.00
5892-0000 Carpet/Flooring renewal	0.00	83.37	83.37	100.0	0.00	1,000.00	1,000.00	100.0	1,000.00
5900-0000 Repair & Maintenance	3,244.48	2,583.37	-661.11	-25.59	20,186.12	31,000.00	10,813.88	34.88	31,000.00
5923-0000 Garage Gates	0.00	125.00	125.00	100.0	892.20	1,500.00	607.80	40.52	1,500.00
5930-0000 HVAC	0.00	541.63	541.63	100.0	3,586.28	6,500.00	2,913.72	44.83	6,500.00
TOTAL OPERATING EXPENSES	16,149.29	13,764.73	-2,384.56	-17.32	150,963.56	165,175.00	14,211.44	8.60	165,175.00
6000-0000 Transfer to Contingency	1,666.67	1,666.63	-0.04	0.00	20,000.04	20,000.00	-0.04	0.00	20,000.00
TOTAL EXPENSES	17,815.96	15,431.36	-2,384.60	-15.45	170,963.60	185,175.00	14,211.40	7.67	185,175.00
NET INCOME	-2,091.29	-0.11	-2,091.18	-1,901	16,320.18	0.00	16,320.18	0	0.00