

**Financial Statement for Strata Plan NWxxxx – Valleyridge**

Prepared by John Doe, # 64

For the period April 1, 2016 to July 31, 2016

**Balance Sheet**

	Operating Fund (OF)	Contingency Reserve Fund(CRF)	
<b>Assets at July 31, 2016</b>			
Petty Cash	\$300.00		
Bank – available funds	\$5,501.58	\$149,315.52	From "Funds Flow" below
Credit Union shares	\$257.03		From credit union statement
Loan to Operating Fund		\$24,000.00	Outstanding amount from page 2
Due from Owners	\$475.10		From GL.
Prepaid Insurance	\$31,666.67		Coverage extends to renewal, May 31.
<b>Total Assets</b>	<b>\$38,200.38</b>	<b>\$173,315.52</b>	

**Liabilities at July 31, 2016**

Loan from CRF	\$24,000.00		Outstanding amount from page 2
<b>Total Liabilities</b>	<b>\$24,000.00</b>		

**Equity ( Total Assets less Total Liabilities)**

Opening Equity at April 1, 2016	\$8,532.10	\$165,890.25	Opening Balance for each fund
Period Surplus	\$5,668.28	\$7,425.27	Change over the period
<b>Closing Equity at July 31, 2016</b>	<b>\$14,200.38</b>	<b>\$173,315.52</b>	<b>Current Balance for each fund</b>

**Bank Reconciliation**

	Operating Fund	Contingency Reserve Fund	
<b>Funds Flow</b>			
Opening bank balance at April 1, 2016	\$5,609.32	\$161,890.25	From prior year end financial statement
Less outstanding cheques	\$1,634.98	\$0.00	From prior year end financial statement
Opening available bank funds at April 1, 2016	\$3,974.34	\$161,890.25	
Loan from CRF to Operating Fund	\$20,000.00	-\$20,000.00	From page 2
Plus Operating Fund Surplus	-\$18,472.76		From page 3
Plus CRF Surplus		\$7,425.27	From page 4
Loan repayments, CRF to OF	\$0.00	\$0.00	From page 2, codes 650 to 665
<b>Period end available funds at July 31, 2016</b>	<b>\$5,501.58</b>	<b>\$149,315.52</b>	

**Reconcile Bank to Books**

Period end bank balance at July 31, 2016	\$17,096.87	\$149,315.52	From bank statement
Less outstanding cheques	\$11,595.29	\$0.00	Cheques marked "u" in detail
<b>Period end available funds at July 31, 2016</b>	<b>\$5,501.58</b>	<b>\$149,315.52</b>	
<b>Variance, books to bank</b>	<b>\$0.00</b>	<b>\$0.00</b>	

Notes

1. Funds are held in "Bank" acct #xxxx Br xx Accounts: #1 OF, #2 CRF and #3 Special Levy

**Financial Statement for Strata Plan NWxxxx – Valleyridge**  
For the period April 1, 2016 to July 31, 2016

Prepared by John Doe, # 64

**Distribution of Strata Fee Contributions from Owners**

Code	Approved Budget 2016-17	Actual to July 31, 2016	Variance for Period
250 <b>Total Strata Fee Contribution</b>	\$155,634.00	\$51,878.00	\$0.00
<b>CRF Strata Fee Contribution</b>	\$48,000.00	\$16,000.00	\$0.00
<b>OF Strata Fee Contribution</b>	\$107,634.00	\$35,878.00	\$0.00

The actual contributions for CRF and the OF are calculated by splitting the Total Strata Fee Contribution in the ratio of the two budgeted contributions.

**Transfers Between Bank Accounts**

Code	Description	OF Account 1	CRF Account 2	SL Account 3
Transfers to move CRF Strata Fees received in Account 1 to Account 2				
610	CRF Fee Tfr from Acct 1	-\$16,000.00		
615	CRF Fee Tfr to Acct 2		\$16,000.00	
Transfers to cover CRF expenses paid from Account 1				
620	CRF Expense Tfr to Acct 1	\$0.00		
625	CRF Expense Tfr from Acct 2		\$0.00	
Transfers to move Special Levy contributions to a separate account				
630	SL Contribution Tfr from Acct 1	\$0.00		
635	SL Contribution Tfr to Acct 3			\$0.00
Transfers to cover Special Levy expenses paid from Account 1				
640	SL Expense Tfr from Acct 3			\$0.00
645	SL Expense Tfr to Acct 1	\$0.00		
Transfers concerning a loan of CRF funds to cover a shortfall in the Operating Fund				
	Balance Forward from Prior Year	\$4,000.00	-\$4,000.00	
650	Loan transfer from Acct 2		-\$20,000.00	
655	Loan transfer to Acct 1	\$20,000.00		
660	Repayment transfer from Acct 1	\$0.00		
665	Repayment transfer to Acct 2		\$0.00	
	Outstanding Amount of Loan	\$24,000.00	-\$24,000.00	

Notes

**Financial Statement for Strata Plan NWxxxx – Valleyridge**  
**Summary of Income and Expense** For the period April 1, 2016 to July 31, 2016

Prepared by John Doe, # 64

**OF**

**Operating Fund (OF) Income & Expense**

Code

	<b>Approved Budget 2016-17</b>	<b>Actual to July 31, 2016</b>	<b>Variance</b>
<b>Strata Fees &amp; Income</b>			
OF Strata Fee Contribution	\$107,634	\$35,878.00	\$71,756.00
20 OF Misc. Income	\$250	\$0.00	\$250.00
30 OF Interest	\$200	\$67.19	\$132.81
<b>Total OF Strata Fees &amp; Income</b>	<b>\$108,084</b>	<b>\$35,945.19</b>	<b>\$72,138.81</b>

**Operating Expense**

**General**

**Over Budget  
Expenditures**

		\$0.00	\$0
40 Pest Control		\$0.00	\$0
50 Electricity	\$850	\$304.44	\$546
60 Insurance	\$39,000	\$38,000.00	\$1,000
70 Management Fees	\$10,900	\$3,660.00	\$7,240
80 Sundry	\$1,500	\$625.68	\$874
90 Waste Removal	\$10,800	\$4,089.39	\$6,711
		\$0.00	\$0
		\$0.00	\$0
		\$0.00	\$0
		\$0.00	\$0
	\$63,050.00	\$46,679.51	\$16,370

**Building**

100 General Repairs & Maintenance	\$1,000	\$0.00	\$1,000
140 Gutter Cleaning	\$3,000	\$0.00	\$3,000
		\$0.00	\$0
		\$0.00	\$0
		\$0.00	\$0
		\$0.00	\$0
		\$0.00	\$0
	4,000.00	\$0.00	\$0

**Grounds**

170 General Repairs & Maintenance	\$2,000	\$0.00	\$2,000
180 Landscape Contract	\$17,900	\$6,800.00	\$11,100
200 Sprinkler Startup Shutdown Repairs	\$1,500	\$938.44	\$562
210 Fire Hydrant Services	\$200	\$0.00	\$200
220 Snow Removal	\$1,000	\$0.00	\$1,000
		\$0.00	\$0
		\$0.00	\$0
		\$0.00	\$0
	\$22,600	\$7,738.44	\$14,862

<b>Total Operating Expense</b>	<b>\$89,650</b>	<b>\$54,417.95</b>	<b>\$14,861.56</b>
--------------------------------	-----------------	--------------------	--------------------

<b>Operating Surplus</b>	<b>\$18,434</b>	<b>-\$18,472.76</b>	<b>\$14,861.56</b>
--------------------------	-----------------	---------------------	--------------------

**Total Over Budget Expenditures, OF**

0

# CRF

Code

**Contingency Reserve Fund (CRF) Income and Expense**

<b>Strata Fees &amp; Income</b>	<b>Approved Budget 2016-17</b>	<b>Actual to July 31, 2016</b>	<b>Variance</b>
615 CRF Strata Fee Contribution	\$48,000	\$16,000.00	\$32,000.00
260 CRF Interest	\$0	\$425.17	-\$425.17
		\$0.00	\$0.00
<b>Total Strata Fees &amp; Income</b>	<b>\$48,000</b>	<b>\$16,425.17</b>	<b>\$31,574.83</b>

**Project Expenses  
General**

**Over Budget  
Expenditures**

		\$0.00	\$0.00
		\$0.00	\$0.00
	\$0	\$0.00	\$0

**Buildings**

310 Chimney Flashing Painting	\$6,500	\$7,700.00	-\$1,200.00
320 Building Washing	\$12,000	\$0.00	\$12,000.00
330 Gutter Repairs	\$1,200	\$139.65	\$1,060.35
340 Window Repairs	10000	\$0.00	\$10,000.00
350 Plumbing & Water Damage Repair	\$20,000	\$0.00	\$20,000.00
		\$0.00	\$0.00
		\$0.00	\$0.00
		\$0.00	\$0.00
	\$49,700	\$7,839.65	\$41,860

**Grounds**

360 Landscape Improvements	\$4,000	\$0.00	\$4,000.00
370 Fencing Repair	\$1,200	\$1,160.25	\$39.75
		\$0.00	\$0.00
		\$0.00	\$0.00
		\$0.00	\$0.00
		\$0.00	\$0.00
		\$0.00	\$0.00
		\$0.00	\$0.00
		\$0.00	\$0.00
		\$0.00	\$0.00
	\$5,200	\$1,160.25	

\$4,040

<b>Total CRF Expense</b>	<b>\$54,900</b>	<b>\$8,999.90</b>	<b>\$45,900.10</b>
<b>CRF Surplus</b>	<b>-\$6,900</b>	<b>\$7,425.27</b>	<b>-\$14,325.27</b>

**Total Over Budget Expenditures, CRF**

0

**Financial Statement for Strata Plan NWxxxx – Valleyridge**

Prepared by John Doe, # 64

Details of Income and Expense									
For the period April 1, 2016 to July 31, 2016									
Cheque expenditures from the disbursements ledger - Other income and expense from the credit union statement									
Payee	Invoice No	Cheque No	Date	Income &		Property Manager's			
				Expense	Description	Account	Code	Budget Category	
BC Hydro		864 p	04/26/16	-\$16.15	Feb 12 - Apr 13 (62)	Electricity	50	Electricity	
BC Hydro		869 p	04/30/16	-\$135.64	Feb 12 - Apr 13 (61)	Electricity	50	Electricity	
Greenlawn Golf Service Ltd.		865 p	04/26/16	-\$342.04	start up system & replace	Sprinklers	200	Sprinkler Startup Shutdown Repa	
Trima Landscaping Ltd		866 p	04/30/16	-\$1,700.00	Apr landscaping	Landscape Contract	180	Landscape Contract	
Best Property Management Inc.		867 p	04/30/16	-\$180.35	postage/xerox/fax/pad s/c	Sundry	80	Sundry	
Garbage of Canada Corporation		863 p	04/18/16	-\$1,017.43	Apr scavenging	Garbage Collection	90	Waste Removal	
		Bank	04/01/16	\$10,720.37	Credit Clearing		250	Total Strata Fee Contribution	
		Bank	04/01/16	-\$915.00	Preauthorized Payment		70	Management Fees	
		Bank	04/01/16	\$13.77	Interest		30	OF Interest	
		Bank	04/06/16	-\$4,000.00	Transfer to Acct 2		610	CRF Fee Tfr from Acct 1	
		Bank	04/15/16	\$211.86	Cheque Deposit		250	Total Strata Fee Contribution	
		Bank	04/21/16	\$2,327.00	Credit Clearing		250	Total Strata Fee Contribution	
		Bank	04/23/16	\$257.40	Deposit		250	Total Strata Fee Contribution	
		Bank	04/29/16	\$243.91	Cheque Deposit		250	Total Strata Fee Contribution	
		Bank	04/30/16	-\$6.00	Service Charge		80	Sundry	
		Bank	04/01/16	\$103.17	Interest		260	CRF Interest	
		Bank	04/06/16	\$4,000.00	CRF fees from acct 1		615	CRF Fee Tfr to Acct 2	
Trima Landscaping Ltd		870 p	05/31/16	-\$1,700.00	May landscaping	Landscape Contract	180	Landscape Contract	
Best Property Management Inc.		871 p	05/31/16	-\$34.19	postage/xerox/fax/pad s/c	Sundry	80	Sundry	
Best Property Management Inc.		871 p	05/31/16	-\$15.00	nsf sl#62	Accounts Payable	80	Sundry	
Garbage of Canada Corporation		868 p	05/17/16	-\$1,015.55	May scavenging	Garbage Collection	90	Waste Removal	
		Bank	05/01/16	\$7,150.96	Credit Clearing		250	Total Strata Fee Contribution	
		Bank	05/01/16	\$4,786.60	Credit Clearing		250	Total Strata Fee Contribution	
		Bank	05/01/16	-\$915.00	Preauthorized Payment		70	Management Fees	
		Bank	05/01/16	\$13.09	Interest		30	OF Interest	
		Bank	05/01/16	-\$4,000.00	Transfer to Acct 2		610	CRF Fee Tfr from Acct 1	
		Bank	05/03/16	\$16.15	Cheque Deposit		250	Total Strata Fee Contribution	
		Bank	05/04/16	\$643.96	Cheque Deposit		250	Total Strata Fee Contribution	
		Bank	05/19/16	\$500.00	Cheque Deposit		250	Total Strata Fee Contribution	
		Bank	05/20/16	-\$500.00	Cheque returned		250	Total Strata Fee Contribution	
		Bank	05/27/16	\$22.77	Cheque Deposit		250	Total Strata Fee Contribution	
		Bank	05/31/16	-\$6.00	Service Charge		80	Sundry	
		Bank	05/01/16	\$105.12	Interest		260	CRF Interest	
		Bank	05/01/16	\$4,000.00	CRF fees from acct 1		615	CRF Fee Tfr to Acct 2	
		Bank	05/03/16	-\$16.15	BC Hydro #0151		50	Electricity	
BC Hydro		874 p	06/28/16	-\$15.50	Apr 14 - Jun 10 (58)	Electricity	50	Electricity	
BC Hydro		878 p	06/30/16	-\$105.50	Apr 14 - Jun 10 (58)	Electricity	50	Electricity	
Greenlawn Golf Service Ltd.		872 p	06/21/16	-\$306.60	clean out valve&replace	Sprinklers	200	Sprinkler Startup Shutdown Repa	
Trima Landscaping Ltd		875 p	06/30/16	-\$1,700.00	Jun landscaping	Landscape Contract	180	Landscape Contract	
Best Property Management Inc.		876 p	06/30/16	-\$21.63	postage/postage/fax/pad	Sundry	80	Sundry	
Best Property Management Inc.		876 p	06/30/16	-\$15.00	nsf sl#62	Accounts Payable	80	Sundry	
Garbage of Canada Corporation		873 p	06/21/16	-\$1,021.37	Jun scavenging	Garbage Collection	90	Waste Removal	
		Bank	06/01/16	\$11,937.56	Credit Clearing		250	Total Strata Fee Contribution	
		Bank	06/01/16	-\$915.00	Preauthorized Payment		70	Management Fees	
		Bank	06/01/16	\$17.48	Interest primary		30	OF Interest	
		Bank	06/01/16	-\$4,000.00	Transfer to prime acct 2		610	CRF Fee Tfr from Acct 1	
		Bank	06/02/16	\$220.24	Cheque Deposit		250	Total Strata Fee Contribution	
		Bank	06/02/16	\$211.86	Cheque Deposit		250	Total Strata Fee Contribution	
		Bank	06/02/16	\$211.86	Cheque Deposit		250	Total Strata Fee Contribution	
		Bank	06/03/16	-\$220.24	Credit Clearing		250	Total Strata Fee Contribution	
		Bank	06/30/16	-\$6.00	Service Charge		80	Sundry	
		Bank	06/01/16	\$109.78	Interest secondary		260	CRF Interest	
		Bank	06/01/16	\$4,000.00	Tfr from acct 1		615	CRF Fee Tfr to Acct 2	
Acme Stamps Ltd.		881 p	07/31/16	-\$19.07	Rubber accounting stamp	Sundry	80	Sundry	
South Construction Ltd.		882 u	07/31/16	-\$1,160.25	#64 supply and fix fence	Fencing Repairs	370	Fencing Repair	
South Construction Ltd.		882 p	07/31/16	-\$139.65	fix downspout and	Gutter Repairs	330	Gutter Repairs	
Insurance Services Ltd.		877 p	07/13/16	-\$38,000.00	renew insurance	Prepaid Insurance	60	Insurance	
GBY Painting Ltd.		879 u	07/20/16	-\$7,700.00	painting of chimney	Chimney Flashing	310	Chimney Flashing Painting	
Greenlawn Golf Service Ltd.		883 p	07/31/16	-\$289.80	repaired leak along	Sprinklers	200	Sprinkler Startup Shutdown Repa	

**Financial Statement for Strata Plan NWxxxx – Valleyridge**

Prepared by John Doe, # 64

Details of Income and Expense			For the period April 1, 2016 to July 31, 2016					
Cheque expenditures from the disbursements ledger - Other income and expense from the credit union statement								
Payee	Invoice No	Cheque No	Date	Income & Expense	Description	Property Manager's Account	Code	Budget Category
Trima Landscaping Ltd		884 u	07/31/16	-\$1,700.00	July landscaping	Landscape Contract	180	Landscape Contract
Best Property Management Inc.		885 p	07/31/16	-\$32.94	postage/xerox/fax/p.a.d.s	Sundry	80	Sundry
Garbage of Canada Corporation		880 u	07/20/16	-\$1,035.04	Jul scavenging	Garbage Collection	90	Waste Removal
HX Audits		886 p	07/31/16	-\$283.50	Year end audit	Sundry	80	Sundry
		Bank	07/01/16	\$6,150.96	Credit Clearing		250	Total Strata Fee Contribution
		Bank	07/01/16	\$5,786.60	Credit Clearing		250	Total Strata Fee Contribution
		Bank	07/01/16	-\$915.00	Preauthorized Payment		70	Management Fees
		Bank	07/01/16	\$22.85	Interest Acct 1		30	OF Interest
		Bank	07/04/16	\$643.96	Deposit		250	Total Strata Fee Contribution
		Bank	07/05/16	\$15.50	Deposit		250	Total Strata Fee Contribution
		Bank	07/05/16	-\$15.50	payment BC Hydro		50	Electricity
		Bank	07/06/16	\$20,000.00	TFR from Acct 2, Loan		655	Loan transfer to Acct 1
		Bank	07/15/16	\$538.71	Deposit		250	Total Strata Fee Contribution
		Bank	07/31/16	-\$6.00	Bank service charge		80	Sundry
		Bank	07/01/16	\$107.10	Acct 2 Interest		260	CRF Interest
		Bank	07/01/16	\$4,000.00	Tfr from Acct 1		615	CRF Fee Tfr to Acct 2
		Bank	07/01/16	-\$20,000.00	Tfr to acct 1, Loan		650	Loan transfer from Acct 2
		Bank	07/01/16	-\$4,000.00	Tfr CRF strata fees to acct 2		610	CRF Fee Tfr from Acct 1