

MANANQUIL & CO.

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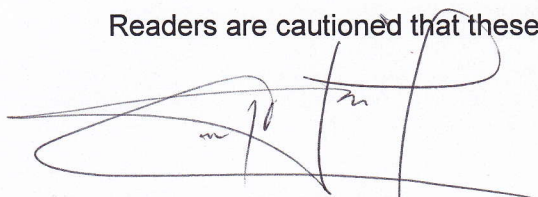
CHARTERED PROFESSIONAL ACCOUNTANTS

NOTICE TO READER

On the basis of information provided by the owners of Strata Plan VR1591, we have compiled the statement of financial position as at December 31, 2017 and the statement of operations and changes in fund balances for the year then ended.

We have not performed an audit or a review engagement in respect of these financial statements and, accordingly, we express no assurance thereon.

Readers are cautioned that these statements may not be appropriate for their purposes.



MANANQUIL AND CO.

January 17, 2018

Burnaby, BC

THE OWNERS STRATA PLAN VR1591

STATEMENT OF FINANCIAL POSITION

Statement 1

(Unaudited - See Notice to Reader)

December 31, 2017

	2017	2016
ASSETS		
Current Assets		
Cash in bank	\$ 13,285	\$ 19,978
Cash - contingency reserve	26,990	11,916
Accounts receivable	-	730
	\$ 40,275	\$ 32,624
LIABILITIES		
Current liabilities		
Account payable and accruals	\$ -	1,382
	-	1,382
FUND BALANCES		
UNRESTRICTED	40,275	31,242
RESTRICTED	-	-
	40,275	31,242
	\$ 40,275	\$ 32,624

Approved on behalf of
The Owners, Strata Plan VR1591

The attached notes are an integral part of these financial statements

THE OWNERS STRATA PLAN VR1591

STATEMENT OF OPERATIONS AND CHANGES IN FUND BALANCES

Statement 2

(Unaudited - See Notice to Reader)

For The Year Ending December 31, 2017

	2017	2016
REVENUES:		
Strata Fees	\$ 47,028	\$ 46,976
Coinamatic	980	1,751
Form fee	15	15
Interest income	74	48
Special assessment	7,000	-
	\$ 55,096	\$ 48,790
EXPENDITURES		
General		
Accounting fee	2,100	2,100
Administration	82	-
Appraisal	-	-
Bank charges	36	5
Insurance	7,055	6,926
Office supplies	29	108
Permit and licenses	250	-
	9,552	9,139
Buildings and Grounds		
Repair and maintenance	18,743	8,808
Supplies	-	-
Janitorial	5,100	5,521
Ground maintenance	1,000	-
Garbage and Recycling	3,448	4,312
Fire inspection	570	-
Boiler inspection	652	-
Electricity	1,192	1,236
Gas	5,807	5,046
	36,512	24,923
	46,064	34,062
EXCESS OF REVENUE OVER EXPENDITURES	9,033	14,728
FUND BALANCES BEGINNING OF THE YEAR	31,242	16,514
FUND BALANCES END OF THE YEAR	\$ 40,275	\$ 31,242

THE OWNERS, STRATA PLAN VR1591

NOTES TO FINANCIAL STATEMENTS

(Unaudited)

December 31, 2017

1. PURPOSE OF THE STRATA CORPORATION

The Strata Corporation has been established and is responsible for managing and maintaining the common property and common assets of the Strata Corporation for the benefit for the owners in accordance with the Strata Property Act of British Columbia.

2. SIGNIFICANT ACCOUNTING POLICIES

Restricted Fund Method of Accounting

These financial statements have been prepared following the restricted fund method of accounting, where revenues are recorded in the period in which they were assessed or earned and expenditures are recorded in the period in which they become obligation.

(i) Operating Fund

The Operating Fund accounts for administrative activities and routine maintenance. This fund reports unrestricted resources.

(ii) Contingency Reserve Fund

The Contingency Reserve Fund reports restricted resources used for non-annual repair, maintenance and replacement of common property, common facilities and other assets.

Effective December 14, 2011, the Strata Property Act requires that if the amount of money in the Contingency Reserve Fund at the end of any fiscal year after the first annual general meeting is less than 25% of the total contribution to the Operating Fund for the fiscal year that has just ended, the annual contribution to the Contingency Reserve Fund for the current fiscal year must be at least the lesser of: 10% of the total contribution to the Operating Fund for the current fiscal year and the amount required to bring the Contingency Reserve Fund to at least 25% of the total amount budgeted for the contribution to the Operating Fund for the current fiscal year. If the balance in the Contingency Reserve Fund at the end of any fiscal year after the first annual general meeting is equal to or greater than the 25% of the annual budgeted contribution to the Operating Fund for the fiscal year that has just ended, additional contribution to the Contingency Reserve Fund may be made as part of the annual budget approval process after consideration of the depreciation report, if any, obtained under section 94 of the Strata Property Act.

3. COTINGENCY RESERVE FUND

	2017	2016
Balance, beginning of year	\$ 11,916	\$ 6,868
Transferred to CRF (\$15,000 + 74 interest)	15,074	5,048
	26,990	11,916
Withdrawals	-	-
Balance, end of year	\$ 26,990	\$ 11,916

STRATA VR1591

DRAFT STATEMENT OF OPERATIONS WITH BUDGET COMPARISON FOR THE YEAR ENDED DECEMBER 31, 2017

	2018 BUDGET	ACTUAL 31-Dec-17	VARIANCE	2017 BUDGET
REVENUES:				
Coignamatic	\$ 1,000.00	\$ 979.72	\$ (20.28)	1,200
Strata fee	47,000.00	47,028.00	\$ 28.00	47,000
Interest Income	100.00	73.57	\$ (26.43)	100
Form fee	-	15.00	\$ 15.00	
Special assessment	-	7,000.00	\$ 7,000.00	100
TOTAL	\$ 48,100.00	\$ 55,096.29	\$ 6,996.29	\$ 48,400.00
OPERATING EXPENSES:				
Accounting	2,100.00	2,100.00	\$ -	2,100
Appraisal fee	580.00	-	\$ (580.00)	200
Administration	100.00	82.18	\$ (17.82)	100
Office supplies	150.00	29.29	\$ (120.71)	150
Permit and licenses	300.00	250.00	\$ (50.00)	250
Bank charges	150.00	35.64	\$ (114.36)	155
Building repair and maintenance				
Janitorial	5,100.00	5,100.00	\$ -	7,000
Building repair & maintenance	12,000.00	18,781.46	\$ 6,781.46	12,000
Building supplies	2,000.00	-	\$ (2,000.00)	-
Ground maintenance	1,800.00	1,000.00	\$ (800.00)	-
Annual Fire inspection	700.00	569.52	\$ (130.48)	-
Annual Boiler Inspection	750.00	652.00	\$ (98.00)	-
				-
Utilities				
Electricity	2,000.00	1,192.41	\$ (807.59)	2,000
Garbage collection	5,000.00	3,447.50	\$ (1,552.50)	5,000
Gas	7,000.00	5,807.33	\$ (1,192.67)	7,000
Insurance	7,500.00	7,055.00	\$ (445.00)	7,500
TOTAL OPERATING EXPENSES	\$ 47,230.00	\$ 46,102.33	\$ (1,127.67)	\$ 43,455.00
EXCESS OF REVENUE OVER EXPENDITURES	\$ 870.00	\$ 8,993.96		\$ 4,945.00
MINIMUM AMOUNT THAT CAN BE TRANSFERRED TO CONTINGENCY FUND	\$ 870.00	\$ 3,294.00		