

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, 2018 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 22, 2019

Burnaby, BC

THE OWNERS, STRATA PLAN VR1591

NOTES TO FINANCIAL STATEMENTS

(Unaudited)

December 31, 2018

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

	2018	2017
Balance, beginning of year	\$ 26,990	\$ 11,916
Transferred to CRF (\$14,294 + 499)	14,793	15,074
	41,783	26,990
Withdrawals	-	-
Balance, end of year	\$ 41,783	\$ 26,990

THE OWNERS STRATA PLAN VR1591

STATEMENT OF FINANCIAL POSITION

Statement 1

(Unaudited - See Notice to Reader)

December 31, 2018

	2018	2017
ASSETS		
Current Assets		
Cash in bank	\$ 15,315	\$ 13,285
Cash - contingency reserve	41,783	26,990
Accounts receivable	-	-
	\$ 57,098	\$ 40,275
LIABILITIES		
Current liabilities		
Account payable and accruals	\$ 402	
	402	
FUND BALANCES		
UNRESTRICTED	56,695	40,275
RESTRICTED	-	-
	56,695	40,275
	\$ 57,098	\$ 40,275

*Raid Brod.
Baker inspection
Paid in Dec 2018
but not cleared
in the bank*

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, 2018

	2018	2017
REVENUES:		
Strata Fees	\$ 47,028	\$ 47,028
Coinamatic	1,828	980
Form fee	-	15
Interest income	499	74
Special assessment	-	7,000
	\$ 49,355	\$ 55,096
EXPENDITURES		
General		
Accounting fee	2,100	2,100
Administration	-	82
Appraisal	578	-
Bank charges	148	36
Insurance	7,236	7,055
Office supplies	222	29
Permit and licenses	131	250
	10,415	9,552
Buildings and Grounds		
Boiler inspection	-	652
Electricity	964	1,192
Fire inspection	618	570
Garbage and Recycling	3,963	3,448
Gas	5,673	5,807
Ground maintenance	1,298	1,000
Janitorial	5,100	5,100
Repair and maintenance	1,324	18,743
Supplies	505	-
Water-meter	3,076	-
	22,520	36,512
	32,935	46,064
EXCESS OF REVENUE OVER EXPENDITURES	16,420	9,033
FUND BALANCES BEGINNING OF THE YEAR	40,275	31,242
FUND BALANCES END OF THE YEAR	\$ 56,695	\$ 40,275

STRATA VR1591

DRAFT STATEMENT OF OPERATIONS WITH BUDGET COMPARISON FOR THE YEAR ENDED DECEMBER 31, 2018

	2019 BUDGET	2018 ACTUAL	2018 BUDGET	VARIANCE	2017 ACTUAL
REVENUES:					
Coignamatic	\$ 1,000	\$ 1,828	\$ 1,000	828.00	\$ 980
Strata fee	47,000	47,028	47,000	28.00	47,028
Interest Income	100	499	100	399.00	74
Form fee	-	-	-	-	15
Special assessment	-	-	-	-	7,000
TOTAL	\$ 48,100	\$ 49,355	\$ 48,100	\$ 1,255	\$ 55,097
OPERATING EXPENSES:					
Accounting	2,100	2,100	2,100	-	2,100
Appraisal fee	200	578	200	378	-
Office supplies	250	221	150	71	29
Permit and licenses	300	131	300	(169)	250
Bank charges	150	148	150	(2)	118
Building repair and maintenance					
Janitorial	5,100	5,100	5,100	-	5,100
Building repair & maintenance	12,000	1,324	12,000	(10,676)	18,743
Building supplies	2,000	505	2,000	(1,495)	
Ground maintenance	2,000	1,298	1,800	(502)	1,000
Annual Fire inspection	750	618	700	(82)	570
Annual Boiler Inspection	750	-	750	(750)	652
Utilities					
Electricity	3,500	4,040	2,000	2,040	1,192
Garbage collection	5,000	3,963	5,000	(1,037)	3,448
Gas	7,000	5,673	7,000	(1,327)	5,807
Water-meter					
Insurance	7,600	7,236	7,500	(264)	7,055
TOTAL OPERATING EXPENSES	\$ 48,700	\$ 32,935	\$ 46,750	\$ (13,815)	\$ 46,064
EXCESS OF REVENUE OVER EXPENDITURES	\$ (600)	\$ 16,420			\$ 9,033
MINIMUM AMOUNT THAT CAN BE TRANSFERRED TO CONTINGENCY FUND		-			