



DEPRECIATION REPORT
2019
Strata VR 1591
The Leicester

1545 West 13th Avenue
Vancouver BC V6J 2G5

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Created by Strata Council Members

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The authors have compiled this report in the interest of making information available to Strata Members and interested parties. No liability is accepted for any errors or omissions to the information.

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1 Introduction

A Depreciation Report is basically an inventory of a Strata Corporation’s Common Property components. It identifies all of the systems that make up a building, and all the services that support it and the occupants. Many of these components are obvious to most strata owners – roofs, exterior cladding, paving, parking, landscaping, and a wide variety of other common amenities available for the use of the owners.

Less obvious are the systems that provide ongoing habitability to the building, such as water and sewer systems, site drainage, electrical and plumbing systems, common heating and hot water systems, and a host of others, which can vary widely across the broad range of building types that operate under the Strata Property Act (SPA) of BC.

The Strata Property Act requires those who develop a Depreciation Report to separate those systems which require scheduled or regular maintenance within the Strata’s fiscal or budget year, from those that require periodic maintenance, whether scheduled or as required, at intervals that are longer than twelve months.

A simple example would be the exterior painting of a building – which should be a necessary part of the building’s scheduled maintenance plan, but does not place annually. Regular painting is required in order to maintain the condition of the exterior cladding system to help avoid, or constructively delay, its eventual replacement. These items that require periodic maintenance are called Capital Maintenance, and must be included in a Depreciation Report, and must be considered in subsequent financial planning considerations for the Strata’s Contingency Reserve Fund (CRF).

There is a requirement that a review and renewal of the Depreciation Report every three years be done. A Depreciation Report requires regular review to reflect changes in physical, financial and other conditions.

Strata Corporations and Councils should actively consider, monitor and review the information they hold annually, consult with professionals when necessary, adjust projections for their current conditions, and make changes to their CRF contributions within their annual budget.





2 Evaluation of Assets

An evaluation of assets, such as the [Asset Inventory \(Appendix 1\)](#) provides a detailed and comprehensive list of the Strata Corporation’s Common Property assets for which it has full, or partial, responsibility for maintenance and replacement.

2.1 Physical Component

The physical component of the Asset Inventory details the condition and history of the various component systems, and details of their structure.

The Leicester has had some significant major maintenance and capital renewal projects over the years, starting with an upgrading in 1985 when the building was converted to condominiums. Following that, owners have followed a program of Capital Project renewal annually, whereby items such as the roof, boiler, exterior paint, windows, trim, interior paint, have been replaced or redone.

Physical Summary of Building (Fig.1)			
Construction Completed		September 1, 1928	
Condominium Upgrading Completed		October 15, 1985	
Gross Floor Area		965 square meters	
Stories		3	
Suites		15	
Features of the Building			
Fireplaces	Flooring	Light Fixtures	Metalwork
			

2.2 Financial Component

The Asset Inventory is complemented by [Appendix 2, Long Term Maintenance Plan](#). Working from costs incurred when replacing or renewing assets, the Strata has created a table with an estimate of replacement and/or renewal costs for key components, based on current market values, extrapolated over a twenty year period.

Funding options by the Strata for Capital Asset Renewal are three-fold.

- 1 The Strata can opt to estimate the costs of renewal of an asset, and fully fund that cost in the annual amount going from the Strata budget to its Contingency Reserve Fund.
- 2 The Strata can opt to estimate the costs of renewal of an asset, and partially fund that cost in the annual amount going from the Strata budget to its Contingency Reserve Fund, making up the shortfall with an assessment of the Owners when the asset is renewed and actual costs are known.
- 3 The Strata can opt to estimate the costs of renewal of an asset, and fund those costs primarily as an assessment of the Owners when the asset is renewed and actual costs are known, with a small portion coming from the Contingency Reserve Fund.

Currently, the Strata funds Capital Assets by following 2, above. Appendix 2 gives an overview of a plan to more fully fund asset renewal, by incorporating anticipated costs into the annual budget for the Strata. This way of funding asset renewal would probably fall into a combination of category 2 & 3, above, whereby costs are anticipated but perhaps cannot always be predicted.

Summary of Key Financial Facts of The Leicester (Fig.2)	
Fiscal Year End	Dec 31
Building Reproduction Cost (Insurance Value)	see www.leicester.ca
Current Operating Budget	Appendix 4 & Strata Website
Current Annual Reserve Allocation	Appendix 4 & Strata Website
Current Accumulated Reserve Balance	Appendix 4 & Strata Website

3. Maintenance & Renewals Program

Maintenance includes the work that is necessary to preserve the assets and to allow their continued use and function above a minimum acceptable level of performance. For Strata VR 1591, examples of this can be the built-in cost of annual boiler inspections and powerwashing of side-walks, etcetera. Such maintenance ensures that the assets achieve their full service lives. Renewal includes the financial planning and logistics for the replacement of the assets as they reach the end of their useful service lives, and is a result of the Strata Council considering the age of assets, taking advice, and knowledge and understanding acquired in longterm association with the building and its systems.

3.1 Maintenance Program

The Strata Corporation’s maintenance budget can be seen in the Annual Budget, Appendix 4. As a general estimate, Strata VR 1591’s Budget is about \$50,000 annually, of which approximately 40% goes to annual maintenance programs, and approximately 5% goes to the Contingency Reserve Funds. For up-to-date figures, see Appendix 3.

3.2 Renewals Program

Major Capital Assets that have the potential to need renewal, or which need renovation or repair to keep them in serviceable condition, are listed in the chart, Appendix 2.

Dollar Costs for when the asset was last renewed have been carried forward to Future Dollar Costs to reflect the costs which are anticipated when the asset will be renewed.

As with any building, the majority of the renewal costs are likely to occur in renewing the Enclosure system, such as the roof and exterior painting.

Strata VR 1591 takes on a Capital Project each year in order to keep pace with asset renewal. While there are always new projects on the horizon, with this program of renewal, many Capital Assets have been renewed in a relatively smooth way.

4. Project Planning

When it comes to Capital Asset Renewal, there are three different planning horizons:

- 1 Operational (1-5 years)
- 2 Tactical (6-10 years)
- 3 Strategic (11-20 years)

4.1 Operational Planning Horizon

Capital Assets that need to be renewed on a 1-5 year basis are more likely to be built into an annual maintenance budget, unless unexpected maintenance issues occur. Examples of an asset renewed on a 1-5 year basis would be Fire Safety equipment, which is checked annually, yet has components with a service life of just a few years.

4.2 Tactical Planning Horizon

Capital Assets that need to be renewed on a 6-10 year basis are more likely. Painting, interior and exterior, are examples of this. The Strata has addressed these in recent years.

4.3 Strategic Planning Horizon

Capital Assets that need to be renewed on a 20 year plan are few. Likely examples might be a roof replacement (done by the Strata in 2002), or boiler renewal (done by the Strata in 2007).

4.4 Project Implementation Strategies

There are three different ways to implement renewing Capital Assets. The Strata can use one method exclusively, or use a combination of methods to budget renewal and manage service disruptions most easily.

Targeted Projects, localized to one area of building, mean that work gets done on a particular place in the building, such as a common area that needs upgrading. An example of this for Strata VR 1591 was painting the Bike Room, and also painting and upgrading the walls and floor in the Laundry Room.

Phased Projects, where Asset Renewal is carried out in multiple stages rather than as a single project, means that part of an asset is renewed at a time, as the budget permits. An example of this for Strata VR 1591 was window renewal. All the wood windows in the building were replaced by 2014, with work being done where renewal was needed most, over a period of a few years.

Comprehensive Projects, where asset renewal is carried out in all locations on building, as the best means of getting economic value for work. An example of this for Strata VR 1591 was the renewal of the interior wall paint and trim, which was carried out in all areas of the building over a few week period in 2013.

5. Funding Scenarios

The Strata must consider how to finance the Capital Assets that need renewal, as laid out 2.2 Financial Component.

5.1 Alternative Funding Levels

- 1 The Strata can opt to estimate the costs of renewal of an asset, and fully fund that cost in the annual amount going from the Strata budget to its Contingency Reserve Fund.
- 2 The Strata can opt to estimate the costs of renewal of an asset, and partially fund that cost in the annual amount going from the Strata budget to its Contingency Reserve Fund, making up the shortfall with an assessment of the Owners when the asset is renewed and actual costs are known.
- 3 The Strata can opt to estimate the costs of renewal of an asset, and fund those costs primarily as an assessment of the Owners when the asset is renewed and actual costs are known, with a small portion coming from the Contingency Reserve Fund.

5.2 Funding Scenario “A”

The Strata could consider fully funding Asset Renewal, as laid out in Appendix 2, Long Term Maintenance Plan.

5.3 Funding Scenario “B” Status Quo

Currently the Strata funds using item 2, above. An annual amount goes to the Contingency Reserve Fund to anticipate projected costs of asset renewal, with any shortfall being made up with an assessment of the Owners when the asset is renewed and actual costs are known.

5.4 Funding Scenario “C”

The Strata could consider Appendix 2, Long Term Maintenance Plan, and review fees and expenses annually to make the best possible preparation for upcoming costs, which could be a combination of either increasing Strata fees marginally or owner assessment where needed.

6. Recommendations

Strata VR 1591 will review its budget and its Contingency Reserve Fund budget annually. It will also review the Asset Inventory for items that are moving into the renewal horizon.





The Strata Council will hold the venue for Asset renewal discussions. Any member of the Strata may bring forward any concerns or ideas they have for building asset renewals. The Council will make final decisions on how the budget will be spent, and how the Contingency Reserve Fund will be brought into play.





Appendix 1 Asset Inventory





Enclosure





	<p>Encl 01 Location: Description: History: Comments:</p>	<p>Roof Top of building Torchon, Arbutus Roofing Roof done 2002: Estimate 25 yr.</p>
	<p>Encl 02 Location: Description: History: Comments:</p>	<p>Roof Flashing All upper edges of building exterior Metal Back and sides renewed 2002. Front capping part of exterior paint re- newal 2009.</p>
	<p>Encl 03 Location: Description: History: Comments:</p>	<p>Stucco Siding All exterior walls of building Stucco over lath Repainted in 2009</p>
	<p>Encl 04 Location: Description: History: Comments:</p>	<p>Wood Siding West side doorway exterior lobby Tongue & groove panelling Well-protected area, low mainte- nance.</p>
	<p>Encl 05 Location: Description: History: Comments:</p>	<p>Window Trim All sides of building Painted fir trim Some window sills renewed 2014. Scraped & painted 2009, again in 2011 and summer 2016.</p>






	<p>Encl 06 Location: Description: History: Comments:</p>	<p>Double-Paned Vinyl Windows All sides of building All suites and common areas (except front and back doors). All wooden windows replaced in 4 stages: 2008, 2010, 2013, 2014. Window replacement program completed 2014.</p>
	<p>Encl 07 Location: Description: History: Comments:</p>	<p>Lobby Door Assembly Front of building Varnished wood door with transom and tile surround Maintained as part of annual budget, as needed.</p>
	<p>Encl 08 Location: Description: History: Comments:</p>	<p>Rear Door Rear of building Painted 15 light door Maintained with exterior painting of building.</p>
	<p>Encl 09 Location: Description: History: Comments:</p>	<p>Side Doors (5 east, 1 west) W: Entry Doors 3, Boiler & Electri- cal Rooms Solid doors Maintained with exterior painting of building.</p>
	<p>Encl 10 Location: Description: History: Comments:</p>	<p>Waterproofing at grade East and west sides of building. Maintenance as required. East side of building drainage and gravel /turf renewed 2000, West side sidewalk with drain tile. Sidewalk area low maintenance. Power-washed annually.</p>





Electrical		
	<p>Elec 01</p> <p>Location:</p> <p>Description:</p> <p>History:</p> <p>Comments:</p>	<p>Electrical Distribution</p> <p>East side of building, separate room.</p> <p>Had partial updating when building converted to condominiums, 1985.</p>
	<p>Elec 02</p> <p>Location:</p> <p>Description:</p> <p>History:</p> <p>Comments:</p>	<p>Exterior Light Fixtures</p> <p>Front, west side, & back of building. Heritage fixtures at front, plus night fixtures on west side and back of building.</p> <p>Maintained as part of annual budget, as needed.</p>
	<p>Elec 03</p> <p>Location:</p> <p>Description:</p> <p>History:</p> <p>Comments:</p>	<p>Enterphone</p> <p>South (Entrance)</p> <p>Mirtone intercom system</p> <p>Maintained annually by Vandelta Communication Systems Ltd.</p>
	<p>Elec 04</p> <p>Location:</p> <p>Description:</p> <p>History:</p> <p>Comments:</p>	<p>Interior Light Fixtures</p> <p>Throughout the building.</p> <p>All ceiling fixtures in common areas replaced in 2000, except heritage glass fixture in front hallway.</p> <p>Maintained as part of annual budget, as needed.</p>






Mechanical		
	<p>Mech 01</p> <p>Location:</p> <p>Description:</p> <p>History:</p> <p>Comments:</p>	<p>Valves & Water Intake to building.</p> <p>Bike Room, south wall</p> <p>Water supply and shutoffs labelled.</p>
	<p>Mech 02</p> <p>Location:</p> <p>Description:</p> <p>History:</p> <p>Comments:</p>	<p>Boilers, Pumps & Controls</p> <p>West side of building: Boiler Room</p> <p>2-IBC boilers installed 2007 by Reid Bros., 12 yr warranty on heat exchangers, Grundfos pumps; Bradford White tank; Extrol Expansion Tank</p> <p>Maintained annually, as part of annual budget.</p>
	<p>Mech 03</p> <p>Location:</p> <p>Description:</p> <p>History:</p> <p>Comments:</p>	<p>Water Storage Tanks</p> <p>West side of building: Boiler Room</p> <p>Part of Boiler assembly, above.</p> <p>Installed 2007.</p> <p>Maintained annually, as part of annual budget.</p>
	<p>Mech 04</p> <p>Location:</p> <p>Description:</p> <p>History:</p> <p>Comments:</p>	<p>Peripheral and Storm Drainage Distribution</p> <p>Sump in Bike Room, south floor area</p> <p>System flushed every 4-5 years, or as needed.</p>

	Mech 05 Location: Description: History: Comments:	Domestic Water Distribution Ceilings, closet chases, attic Primarily copper piping All main hot/cold supply lines to suites replaced with 30 yr. copper piping in 2011.
	Mech 06 Location: Description: History: Comments:	Radiators All suites and common areas. All valves replaced in about 2000. Maintained as part of annual budget, as needed.
	Mech 07 Location: Description: History: Comments:	Plumbing Fixtures Laundry Room, ground floor Laundry sink replaced 2011. Maintained as part of annual budget, as needed.
Fire Safety		
	Fire 01 Location: Description: History: Comments:	Fire Control Panel Front hall Inspected and maintained annually as part of annual budget.

	Fire 02 Location: Description: History: Comments:	Fire Detection Throughout the building, in suites and common areas Ceiling fixtures Inspected and maintained annually as part of annual budget.
	Fire 03 Location: Description: History: Comments:	Fire Alarms As regulation requires Inspected and maintained annually as part of annual budget.
	Fire 04 Location: Description: History: Comments:	Portable Fire Extinguishers As regulation requires Inspected and maintained annually as part of annual budget.
	Fire 05 Location: Description: History: Comments:	Exit Signs As regulation requires Inspected and maintained annually as part of annual budget. Lights also replaced as needed throughout year.
Interior Finishes		
	Interior 01 Location: Description: History: Comments:	Carpeting Ground floor, Floor 2, Floor 3 All Carpeting replaced in 2017. Sturdy mats installed at front & rear entries.

	Interior 02 Location: Description: History: Comments:	Cement Flooring Ground floor Maintained along with interior painting Renewed 2013
	Interior 03 Location: Description: History: Comments:	Interior Walls All floors, common areas Maintained along with interior painting Renewed 2013
	Interior 04 Location: Description: History: Comments:	Interior Trim & Woodwork All floors, common areas Maintained along with interior painting Renewed 2013
	Interior 05 Location: Description: History: Comments:	Suite Doors & Hall Doors All floors, common areas Maintained along with interior painting Renewed 2013
	Interior 06 Location: Description: History: Comments:	General Housekeeping All common areas Carpets, floors, recycling bins, general cleaning Janitorial contract for housekeeping part of annual budget

Amenities		
	Amenities 01 Location: Description: History: Comments:	Wood Storage Lockers Ground Floor, South end. Locker for each suite, owner lock. No maintenance required.
	Amenities 02 Location: Description: History: Comments:	Laundry Facilities Ground floor 1 Washer/dryer pair, under revenue-sharing contract with Coinamatic Card-operated. Laundry hanging space. Machines maintained or replaced by Coinamatic.
	Amenities 03 Location: Description: History: Comments:	Bicycle Storage Ground Floor, South end. Bicycle racks. Owner locks. Walls, floors maintained as part of interior painting, renewed 2013.
	Amenities 04 Location: Description: History: Comments:	Public Signage South Entrance door “The Leicester”, “1545”, goldleaf lettering. Maintained as needed, as part of annual budget.

Sitework		
	Site 01 Location: Description: History: Comments:	Front Walkway & Stairs South Entrance Power-washed annually, and main- tained as needed, from annual budget
	Site 02 Location: Description: History: Comments:	Retaining Walls/Planters South side of building, also west side concrete wall. Brick planters & west retaining wall Maintained as needed, from annual budget
	Site 03 Location: Description: History: Comments:	Railings Front entrance, and stairs on west side Metal railings, black Maintained as needed, from annual budget
	Site 04 Location: Description: History: Comments:	Asphalt Paving Rear (north) of building 6 strata lot parking stalls Low maintenance. Lines repainted in 2013.
	Site 05 Location: Description: History: Comments:	Concrete Paving & Stairs West walkway & rear door stoop Low maintenance. Sidewalk power-washed annually.

	Site 06 Location: Description: History: Comments:	Oil Tank (Removed 2005) Was under rear parking area. Engineer's Report & Certification of Removal obtained, site meets Envi- ronmental Standards (2005) Engineer's Report on Strata Website
	Site 07 Location: Description: History: Comments:	Metal Gates & Planters Gates front & rear on west side, fence front & rear on east side, and planter boxes on front face of building Maintained as part of exterior painting
	Site 08 Location Description History: Comments:	Railing West side of building Fixed to top of concrete retaining wall. Maintained as needed, as part of annual budget.
	Site 09 Location Description History: Comments:	Soft Landscaping At front in planters and in ground Miscellaneous small shrubs, 1 Japa- nese maple Gardening service with annual con- tract to maintain shrubs and lawn, as part of annual budget.

Appendix 2 Long Term Maintenance Plan (Fully Funded)

	2019	2020	2021	2022	2023	2024	2025		2026	2027	2028	2029	2030	2031	2032	2033	2034
Accounting	2100	2121	2142	2164	2185	2207	2229		2251	2274	2297	2320	2343	2366	2390	2414	2438
Appraisal Fee	200	202	204	206	208	210	212		214	217	219	221	223	225	228	230	232
Office Supplies	250	253	255	258	260	263	265		268	271	273	276	279	282	285	287	290
Permit and Licenses	300	303	306	309	312	315	318		322	325	328	331	335	338	341	345	348
Bank Charges	150	152	153	155	156	158	159		161	162	164	166	167	169	171	172	174
Janitorial	5100	5151	5203	5255	5307	5360	5414		5468	5523	5578	5634	5690	5747	5804	5862	5921
Building Repair & Maintenance	12000	12120	12241	12364	12487	12612	12738		12866	12994	13124	13255	13388	13522	13657	13794	13932
Building Supplies	2000	2020	2040	2061	2081	2102	2123		2144	2166	2187	2209	2231	2254	2276	2299	2322
Ground Maintenance	2000	2020	2040	2061	2081	2102	2123		2144	2166	2187	2209	2231	2254	2276	2299	2322
Annual Fire Inspection	750	758	765	773	780	788	796		804	812	820	828	837	845	854	862	871
Annual Boiler Inspection	750	758	765	773	780	788	796		804	812	820	828	837	845	854	862	871
Electricity	3500	3535	3570	3606	3642	3679	3715		3752	3790	3828	3866	3905	3944	3983	4023	4063
Garbage Collection	5000	5050	5101	5152	5203	5255	5308		5361	5414	5468	5523	5578	5634	5690	5747	5805
Gas	7000	7070	7141	7212	7284	7357	7431		7505	7580	7656	7732	7810	7888	7967	8046	8127
Water Meter	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0	0
Insurance	7600	7676	7753	7830	7909	7988	8068		8148	8230	8312	8395	8479	8564	8650	8736	8823
Total per Year	\$48,700	\$49,187	\$49,679	\$50,176	\$50,677	\$51,184	\$51,696		\$52,213	\$52,735	\$53,262	\$53,795	\$54,333	\$54,876	\$55,425	\$55,979	\$56,539
5% cont.	\$2,435	\$2,459	\$2,484	\$2,509	\$2,534	\$2,559	\$2,585		\$2,611	\$2,637	\$2,663	\$2,690	\$2,717	\$2,744	\$2,771	\$2,799	\$2,827
Per Month	\$51,135	\$51,646	\$52,163	\$52,684	\$53,211	\$53,743	\$54,281		\$54,824	\$55,372	\$55,926	\$56,485	\$57,050	\$57,620	\$58,196	\$58,778	\$59,366
Average/unit (15)/year	\$3,409	\$3,443	\$3,478	\$3,512	\$3,547	\$3,583	\$3,619		\$3,655	\$3,691	\$3,728	\$3,766	\$3,803	\$3,841	\$3,880	\$3,919	\$3,958
Average/unit (15)/month	\$284.08	\$286.92	\$289.79	\$292.69	\$295.62	\$298.57	\$301.56		\$304.58	\$307.62	\$310.70	\$313.80	\$316.94	\$320.11	\$323.31	\$326.55	\$329.81

Appendix 4 Project Planning Horizons

Operational Planning Horizon										
2020	2021	2022	2023	2024						
				Exterior Paint 15 years						
Tactical Planning Horizon										
2025	2026	2027	2028	2029						
Window Trim 8 years		Roof 25 years	Interior Paint 15 years							
Strategic Planning Horizon										
2030	2031	2032	2033	2034		2035	2036	2037	2038	2039
	Repiping 20 years	Boiler 25 years				Windows 25 years		Carpet 20 years		

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
(Unaudited - See Notice to Reader)
December 31, 2018

Statement 1

	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

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
(Unaudited - See Notice to Reader)
For The Year Ending December 31, 2018

Statement 2

	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		-			