

LMS 445, WestRoyal (Ims445)

Balance Sheet

Period = May 2017

Book = Accrual ; Tree = ysl_bs

		Current Balance
100000	ASSETS	
100500	CURRENT ASSETS	
101010	Bank - CCS Savings Operating	148,870.55
101510	Bank - CCS Savings CRF	810,796.62
102010	Bank - CCS Savings Special Levy	66,395.32
103210	Bank - CCS Other Reserve	41,353.24
130000	Accounts Receivable - Operating	6,960.62
135500	Move-in/Move-out Receivable	400.00
136000	Lien/NSF Charges Receivable	600.75
136500	Chargeback Receivable	8,235.30
137500	Other Receivables	104.44
137600	Miscellaneous Receivable	89.60
146000	Petty Cash	500.00
146500	Petty Cash - Social Fund	400.00
148000	Prepaid - Insurance	32,179.50
151000	Prepaid - Ground Lease W.Van Dis	144,894.26
171500	Due From Operating - CRF	165,743.60
189000	TOTAL CURRENT ASSETS	1,427,523.80
190000	FIXED ASSETS	
190200	Caretaker's Suite	690,000.00
199000	TOTAL FIXED ASSETS	690,000.00
199900	TOTAL ASSETS	2,117,523.80
200000	CURRENT LIABILITIES	
223000	Damage Security - Caretaker's	200.00
225000	Accounts Payable - Operating	4,181.48
228000	Accrued Liabilities - Operating	50,469.72
231000	Accrued Audit Fees	3,112.47
241500	Due to Contingency - Oper	165,743.60
270000	TOTAL CURRENT LIABILITIES	223,707.27
280000	LONG TERM LIABILITIES	
280500	Mortgage - Vancity	283,075.29
289000	TOTAL LONG TERM LIABILITIES	283,075.29
299900	TOTAL LIABILITIES	506,782.56

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300000	EQUITY	
310500	Funds Total Operating/CRF/Sp Levy	1,203,816.53
359000	Caretaker Sulte - Equity	406,924.71
390000	TOTAL EQUITY	1,610,741.24
399000	TOTAL LIABILITIES & EQUITY	2,117,523.80

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Budget Comparison

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	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
400000 REVENUES							
405000 Strata Fees	115,153.85	115,154.08	-0.23	1,036,384.61	1,036,386.76	-2.15	1,381,849.00
407990 Ground Lease Assessments	20,695.83	20,695.83	0.00	186,262.51	186,262.51	0.00	248,350.00
422500 Interest Income - Operating	200.32	125.00	75.32	1,908.27	1,125.00	783.27	1,500.00
424000 Interest On Overdue Accounts	12.26	0.00	12.26	241.98	0.00	241.98	0.00
428500 Move-in/Move-out Charges	800.00	333.33	466.67	2,800.00	3,000.01	-200.01	4,000.00
429500 Key Revenue	60.00	0.00	60.00	420.00	0.00	420.00	0.00
431500 Lounge Rental	200.00	250.00	-50.00	1,800.00	2,250.00	-450.00	3,000.00
431600 Suite Rentals	0.00	0.00	0.00	200.00	0.00	200.00	0.00
432500 Caretaker's Suite	800.00	800.00	0.00	7,200.00	7,200.00	0.00	9,600.00
438600 Locker	405.00	458.33	-53.33	3,555.00	4,125.01	-570.01	5,500.00
440600 Door Openers - Transmitters	160.00	83.33	76.67	800.00	750.01	49.99	1,000.00
441600 Miscellaneous Revenue	10.00	0.00	10.00	10.00	0.00	10.00	0.00
499900 TOTAL REVENUES	138,497.26	137,899.90	597.36	1,241,582.37	1,241,099.30	483.07	1,654,799.00
500000 OPERATING EXPENSES							
509800 CARETAKER EXPENSES							
509810 Wages - Caretaker	5,162.59	5,333.33	170.74	47,244.64	48,000.01	755.37	64,000.00
509811 Wages - Caretaker Relief	0.00	208.33	208.33	0.00	1,875.01	1,875.01	2,500.00
509900 TOTAL CARETAKER EXPENSE	5,162.59	5,541.66	379.07	47,244.64	49,875.02	2,630.38	66,500.00
510000 ADMINISTRATIVE EXPENSES							
511000 Management Fees	3,627.75	3,627.92	0.17	32,649.75	32,651.24	1.49	43,535.00
511600 Bank Administration Fee	63.00	66.67	3.67	567.00	599.99	32.99	800.00
512000 Audit / Review	345.83	345.83	0.00	3,112.47	3,112.51	0.04	4,150.00
513000 Photos/Postage/Courier	564.01	583.33	19.32	4,829.66	5,250.01	420.35	7,000.00
513200 Legal	0.00	125.00	125.00	0.00	1,125.00	1,125.00	1,500.00
513600 Audit - Real Estate Services Act	0.00	25.00	25.00	245.81	225.00	-20.81	300.00
514200 Insurance Expense	10,726.50	10,727.92	1.42	96,538.50	96,551.24	12.74	128,735.00
522400 Lease Payments	20,699.18	20,695.83	-3.35	183,093.98	186,262.51	3,168.53	248,350.00
523800 Caretaker Suite Strata Fees	668.58	668.58	0.00	6,017.22	6,017.22	0.00	8,023.00
524200 Caretaker Suite Special Levy	0.00	46.17	46.17	0.00	415.49	415.49	554.00
525200 Loans & Mortgage Payment	1,402.00	1,402.08	0.08	12,618.00	12,618.76	0.76	16,825.00
526400 Meetings & Miscellaneous	57.75	416.67	358.92	4,693.79	3,749.99	-943.80	5,000.00
529900 TOTAL ADMINISTRATIVE EXPENSE	38,154.60	38,731.00	576.40	344,366.18	348,578.96	4,212.78	464,772.00
530000 UTILITIES							

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	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
531100	6,632.45	5,330.00	-1,302.45	52,636.61	47,970.00	-4,666.61	63,960.00
532700	10,429.49	10,000.00	-429.49	95,879.68	90,000.00	-5,879.68	120,000.00
533100	0.00	500.00	500.00	5,481.00	4,500.00	-981.00	6,000.00
535100	10,662.71	6,250.00	-4,432.71	107,215.59	56,250.00	-50,965.59	75,000.00
535500	2,060.81	2,416.67	355.86	18,058.33	21,749.99	3,691.66	29,000.00
537500	75.28	100.00	24.72	677.52	900.00	222.48	1,200.00
537600	610.20	575.00	-35.20	4,873.98	5,175.00	301.02	6,900.00
539900	30,490.94	25,171.67	-5,319.27	284,822.71	226,544.99	-58,277.72	302,060.00
540000	BUILDING MAINTENANCE						
540800	0.00	8,333.33	8,333.33	43,301.75	75,000.01	31,698.26	100,000.00
541700	56.85	359.42	302.57	5,304.89	3,234.74	-2,070.15	4,313.00
542000	175.88	250.00	74.12	2,065.92	2,250.00	184.08	3,000.00
542600	1,689.65	1,625.00	-64.65	9,064.55	14,625.00	5,560.45	19,500.00
543500	2,670.89	3,000.00	329.11	25,055.77	27,000.00	1,944.23	36,000.00
544100	0.00	416.67	416.67	0.00	3,749.99	3,749.99	5,000.00
544400	0.00	666.67	666.67	640.78	5,999.99	5,359.21	8,000.00
545000	0.00	1,250.00	1,250.00	1,257.38	11,250.00	9,992.62	15,000.00
546200	0.00	750.00	750.00	1,202.59	6,750.00	5,547.41	9,000.00
548000	0.00	2,166.67	2,166.67	12,577.02	19,499.99	6,922.97	26,000.00
549500	0.00	83.33	83.33	1,193.09	750.01	-443.08	1,000.00
549800	842.60	2,333.33	1,490.73	5,371.27	21,000.01	15,628.74	28,000.00
550100	90.51	4,166.67	4,076.16	19,645.06	37,499.99	17,854.93	50,000.00
556100	1,050.00	1,067.50	17.50	1,050.00	9,607.50	8,557.50	12,810.00
559900	6,576.38	26,468.59	-19,892.21	127,730.07	238,217.23	110,487.16	317,623.00
560000	EXTERIOR MAINT & REPAIRS						
560500	1,445.85	2,500.00	1,054.15	2,069.01	22,500.00	20,430.99	30,000.00
561100	0.00	725.00	725.00	0.00	6,525.00	6,525.00	8,700.00
561700	0.00	333.33	333.33	0.00	3,000.01	3,000.01	4,000.00
562300	0.00	1,666.67	1,666.67	2,200.16	14,999.99	12,799.83	20,000.00
562700	9,030.00	1,333.33	-7,696.67	9,030.00	12,000.01	2,970.01	16,000.00
563300	262.50	904.17	641.67	4,124.67	8,137.49	4,012.82	10,850.00
565500	0.00	83.33	83.33	264.26	750.01	485.75	1,000.00
569900	10,738.35	7,545.83	-3,192.52	17,688.10	67,912.51	50,224.41	90,550.00
570000	GROUNDS & GARDENS						
571000	3,360.00	3,500.00	140.00	30,240.00	31,500.00	1,260.00	42,000.00

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571400	7,712.25	1,250.00	-6,462.25	7,712.25	11,250.00	3,537.75	15,000.00
574600	0.00	83.33	83.33	850.25	750.01	-100.24	1,000.00
577800	0.00	333.33	333.33	2,176.00	3,000.01	824.01	4,000.00
578600	0.00	166.67	166.67	450.96	1,499.99	1,049.03	2,000.00
579900	11,072.25	5,333.33	-5,738.92	41,429.46	48,000.01	6,570.55	64,000.00
RECREATION CENTRE							
580000							
581500	508.65	750.00	241.35	8,239.71	6,750.00	-1,489.71	9,000.00
582200	267.75	333.33	65.58	2,347.50	3,000.01	652.51	4,000.00
583300	162.40	500.00	337.60	1,366.40	4,500.00	3,133.60	6,000.00
584400	0.00	333.33	333.33	2,099.36	3,000.01	900.65	4,000.00
589900	938.80	1,916.66	977.86	14,052.97	17,250.02	3,197.05	23,000.00
TOTAL OPERATING EXPENSES							
599900	103,133.91	110,708.74	7,574.83	877,334.13	996,378.74	119,044.61	1,328,505.00
BALANCE BEFORE RESERVES & OTHER TRANSFERS							
600000	35,363.35	27,191.16	8,172.19	364,248.24	244,720.56	119,527.68	326,294.00
TRANSFERS TO RESERVE FUND							
700000							
700100	27,191.17	27,191.17	0.00	244,720.49	244,720.49	0.00	326,294.00
705000	27,191.17	27,191.17	0.00	244,720.49	244,720.49	0.00	326,294.00
NET OPERATING SURPLUS(DEFICIT)							
800000	8,172.18	-0.01	8,172.19	119,527.75	0.07	119,527.68	0.00
Revenue - CRF							
801100							
801150	0.00	0.00	0.00	779,567.94	0.00	779,567.94	0.00
801500	27,191.17	0.00	27,191.17	244,720.49	0.00	244,720.49	0.00
801525	0.00	0.00	0.00	43,011.72	0.00	43,011.72	0.00
802000	762.92	0.00	762.92	6,680.07	0.00	6,680.07	0.00
850000	27,954.09	0.00	27,954.09	1,073,980.22	0.00	1,073,980.22	0.00
Expenses - CRF							
851000							
857860	0.00	0.00	0.00	97,440.00	0.00	-97,440.00	0.00
890000	0.00	0.00	0.00	97,440.00	0.00	-97,440.00	0.00
CRF Balance End of Period							
901000	27,954.09	0.00	27,954.09	976,540.22	0.00	976,540.22	0.00
Revenue - Other Reserves Funds							
911000							
911065	0.00	0.00	0.00	35,000.00	0.00	35,000.00	0.00

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911480	0.00	0.00	0.00	17,500.00	0.00	17,500.00	0.00
911550	78.24	0.00	78.24	1,884.36	0.00	1,884.36	0.00
911640	0.00	0.00	0.00	37,380.00	0.00	37,380.00	0.00
911660	0.00	0.00	0.00	110,000.00	0.00	110,000.00	0.00
914851	0.00	0.00	0.00	7,560.00	0.00	7,560.00	0.00
915000	78.24	0.00	78.24	209,324.36	0.00	209,324.36	0.00
Expense - Other Reserves							
915001							
915065	6,578.14	0.00	-6,578.14	34,201.12	0.00	-34,201.12	0.00
916920	0.00	0.00	0.00	107,520.00	0.00	-107,520.00	0.00
917201	7,560.00	0.00	-7,560.00	7,560.00	0.00	-7,560.00	0.00
917640	0.00	0.00	0.00	18,690.00	0.00	-18,690.00	0.00
918000	14,138.14	0.00	-14,138.14	167,971.12	0.00	-167,971.12	0.00
919000	-14,059.90	0.00	-14,059.90	41,353.24	0.00	41,353.24	0.00
Other Reserve Balance End of Period							
921000							
Revenue - Special Levy							
921600	66.51	0.00	66.51	6,423.58	0.00	6,423.58	0.00
921850	0.00	0.00	0.00	850,000.28	0.00	850,000.28	0.00
930000	66.51	0.00	66.51	856,423.86	0.00	856,423.86	0.00
Expenses - Special Levy							
940000							
942025	0.00	0.00	0.00	790,028.54	0.00	-790,028.54	0.00
945000	0.00	0.00	0.00	790,028.54	0.00	-790,028.54	0.00
TOTAL SPECIAL LEVY EXPENSES							
960000	66.51	0.00	66.51	66,395.32	0.00	66,395.32	0.00
Special Levy Balance End of Period							
999900	22,132.88	-0.01	22,132.89	1,203,816.53	0.07	1,203,816.46	0.00
Total Funds Balance							