

BCS 1961, The Tides (bcs1961)

Balance Sheet

Period = Aug 2020

Book = Accrual ; Tree = ysi_bs

		Current Balance
100000	ASSETS	
100500	CURRENT ASSETS	
101010	Bank - CCS Savings Operating	63,301.00
101510	Bank - CCS Savings CRF	287,806.43
102010	Bank - CCS Savings Special Levy	66,118.43
103210	Bank - CCS Other Reserve	147,909.14
130000	Accounts Receivable - Operating	1,084.40
131870	Special Levy A/R - Insurance	38,171.22
135500	Move-in/Move-out Receivable	450.00
136500	Chargeback Receivable	3,019.74
144500	Miscellaneous Receivable	59.91
146000	Petty Cash	300.00
148000	Prepaid - Insurance	706.37
171500	Due From Operating - CRF	36,408.22
173700	Due from Contingency - SPA	17,378.35
189000	TOTAL CURRENT ASSETS	662,713.21
190000	FIXED ASSETS	
190200	Caretaker's Suite	259,900.00
191860	Security Cameras	67,353.78
191865	Accum.Amort.-Security Cameras	-6,735.38
199000	TOTAL FIXED ASSETS	320,518.40
199900	TOTAL ASSETS	983,231.61
200000	CURRENT LIABILITIES	
210000	Strata Fees - Prepayment	280.66
220000	Deposits Held	635.00
231000	Accrued Audit Fees	2,887.11
241500	Due to Contingency - Oper	36,408.22
244000	Due to Special Levy - CRF	17,378.35
270000	TOTAL CURRENT LIABILITIES	57,589.34
280000	LONG TERM LIABILITIES	
282500	Mortgage - Scotia Bank	76,759.07
289000	TOTAL LONG TERM LIABILITIES	76,759.07
299900	TOTAL LIABILITIES	134,348.41

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		Current Balance
300000	EQUITY	
310500	Funds Total Operating/CRF/Sp Levy	605,123.87
359000	Caretaker Suite - Equity	183,140.93
362000	Equity In Capital Assets	60,618.40
390000	TOTAL EQUITY	848,883.20
399000	TOTAL LIABILITIES & EQUITY	983,231.61

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		MTD Actual	MTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget
400000	REVENUES							
405000	Strata Fees	55,966.61	55,966.92	-0.31	447,732.88	447,735.32	-2.44	671,603.00
415000	By-Law Fines/Late Fees	0.00	0.00	0.00	250.00	0.00	250.00	0.00
422500	Interest Income - Operating	64.27	75.00	-10.73	476.19	600.00	-123.81	900.00
428500	Move-in/Move-out Charges	600.00	208.33	391.67	2,400.00	1,666.68	733.32	2,500.00
431500	Lounge Rental	0.00	27.08	-27.08	50.00	216.68	-166.68	325.00
431600	Suite Rentals	0.00	583.33	-583.33	720.00	4,666.68	-3,946.68	7,000.00
432500	Caretaker's Suite	766.70	766.67	0.03	6,133.60	6,133.32	0.28	9,200.00
440600	Door Openers - Transmitters	0.00	250.00	-250.00	1,700.00	2,000.00	-300.00	3,000.00
444000	Owner Chargeback	-430.50	0.00	-430.50	-319.62	0.00	-319.62	0.00
499900	TOTAL REVENUES	56,967.08	57,877.33	-910.25	459,143.05	463,018.68	-3,875.63	694,528.00
500000	OPERATING EXPENSES							
510000	ADMINISTRATIVE EXPENSES							
511000	Management Fees	4,088.70	4,089.08	0.38	32,709.60	32,712.68	3.08	49,069.00
511600	Bank Administration Fee	63.00	63.00	0.00	504.00	504.00	0.00	756.00
512000	Audit / Review	360.92	360.92	0.00	2,887.36	2,887.32	-0.04	4,331.00
513000	Duplication/Postage/Courier	236.24	416.67	180.43	4,055.07	3,333.32	-721.75	5,000.00
513200	Legal	0.00	83.33	83.33	1,472.80	666.68	-806.12	1,000.00
513600	Audit - Real Estate Services Act	0.00	41.67	41.67	252.20	333.32	81.12	500.00
514200	Insurance Expense	11,833.33	11,833.33	0.00	88,637.19	94,666.68	6,029.49	142,000.00
517600	Wages - Caretakers	4,139.12	4,250.00	110.88	32,352.80	34,000.00	1,647.20	51,000.00
518220	Employer costs	98.70	91.67	-7.03	314.60	733.36	418.76	1,100.00
518600	Security System	0.00	83.33	83.33	1,445.38	666.68	-778.70	1,000.00
521200	Miscellaneous Expense	16.80	250.00	233.20	921.08	2,000.00	1,078.92	3,000.00
523800	Caretaker Suite Strata Fees	316.24	308.33	-7.91	2,529.92	2,466.68	-63.24	3,700.00
524200	Caretaker Suite Special Levy	0.00	0.00	0.00	589.18	0.00	-589.18	0.00
524400	Caretaker Suite Expense	98.56	191.67	93.11	1,626.72	1,533.32	-93.40	2,300.00
525200	Loans & Mortgage Payment	1,566.78	1,131.58	-435.20	8,878.42	9,052.68	174.26	13,579.00
529900	TOTAL ADMINISTRATIVE EXPENSE	22,818.39	23,194.58	376.19	179,176.32	185,556.72	6,380.40	278,335.00
530000	UTILITIES							
531100	BC Hydro / Electricity	2,167.59	3,333.33	1,165.74	18,523.27	26,666.68	8,143.41	40,000.00
532700	Gas	1,588.24	2,500.00	911.76	23,570.96	20,000.00	-3,570.96	30,000.00

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		MTD Actual	MTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget
535500	Garbage Disposal	2,698.44	2,500.00	-198.44	21,587.52	20,000.00	-1,587.52	30,000.00
537600	Telephone/Pager	263.79	250.00	-13.79	2,109.47	2,000.00	-109.47	3,000.00
539900	TOTAL UTILITIES	6,718.06	8,583.33	1,865.27	65,791.22	68,666.68	2,875.46	103,000.00
540000	BUILDING MAINTENANCE							
540800	Janitorial	509.25	916.67	407.42	5,030.50	7,333.32	2,302.82	11,000.00
541700	Supplies - Cleaning	72.44	125.00	52.56	554.13	1,000.00	445.87	1,500.00
542000	Pest Control	129.15	166.67	37.52	724.50	1,333.32	608.82	2,000.00
543500	Elevator Maintenance	0.00	916.67	916.67	3,858.00	7,333.32	3,475.32	11,000.00
544400	Electrical/Lighting	0.00	83.33	83.33	5,188.43	666.68	-4,521.75	1,000.00
545000	Plumbing	252.00	333.33	81.33	2,022.56	2,666.68	644.12	4,000.00
547700	Mechanical Preventative Maint.	796.16	1,250.00	453.84	8,993.98	10,000.00	1,006.02	15,000.00
549800	Fire Equipment	0.00	833.33	833.33	4,132.89	6,666.68	2,533.79	10,000.00
550100	General Interior Repair	838.33	750.00	-88.33	2,940.33	6,000.00	3,059.67	9,000.00
551900	Dryer Vent Cleaning	0.00	250.00	250.00	2,583.00	2,000.00	-583.00	3,000.00
553700	Carpet Cleaning	0.00	166.67	166.67	0.00	1,333.32	1,333.32	2,000.00
557900	Tools & Equipment	0.00	83.33	83.33	1,933.84	666.68	-1,267.16	1,000.00
559900	TOTAL BUILDING MAINTENANCE	2,597.33	5,875.00	3,277.67	37,962.16	47,000.00	9,037.84	70,500.00
560000	EXTERIOR MAINT & REPAIRS							
562700	Window Cleaning	0.00	250.00	250.00	0.00	2,000.00	2,000.00	3,000.00
563300	Garage Door	0.00	250.00	250.00	3,433.50	2,000.00	-1,433.50	3,000.00
563900	Snow Removal	0.00	666.67	666.67	3,146.85	5,333.32	2,186.47	8,000.00
565500	Exterior Cleaning	0.00	333.33	333.33	1,978.99	2,666.68	687.69	4,000.00
565700	Exterior Repair/Maint	0.00	708.33	708.33	180.15	5,666.68	5,486.53	8,500.00
569900	TOTAL EXTERIOR MAINT & REPAIRS	0.00	2,208.33	2,208.33	8,739.49	17,666.68	8,927.19	26,500.00
570000	GROUNDS & GARDENS							
571000	Landscaping Services	8,411.71	3,750.00	-4,661.71	26,203.43	30,000.00	3,796.57	45,000.00
571600	Landscape Repairs	0.00	916.67	916.67	2,037.80	7,333.32	5,295.52	11,000.00
577800	Irrigation System	0.00	166.67	166.67	2,221.88	1,333.32	-888.56	2,000.00
577850	City of Port Moody Greenspace	0.00	333.33	333.33	3,936.00	2,666.68	-1,269.32	4,000.00
579900	TOTAL GROUNDS & GARDENS	8,411.71	5,166.67	-3,245.04	34,399.11	41,333.32	6,934.21	62,000.00
580000	RECREATION CENTRE							

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580900	Recreation Ctr Maint	4,362.79	4,166.67	-196.12	34,902.32	33,333.32	-1,569.00	50,000.00
589900	TOTAL RECREATION CENTRE	4,362.79	4,166.67	-196.12	34,902.32	33,333.32	-1,569.00	50,000.00
599900	TOTAL OPERATING EXPENSES	44,908.28	49,194.58	4,286.30	360,970.62	393,556.72	32,586.10	590,335.00
600000	BALANCE BEFORE RESERVES & OTHER TRANSFERS	12,058.80	8,682.75	3,376.05	98,172.43	69,461.96	28,710.47	104,193.00
700000	TRANSFERS TO RESERVE FUND							
700100	Contingency Reserves	8,682.75	8,682.75	0.00	69,462.00	69,462.00	0.00	104,193.00
705000	TOTAL TRANSFERS TO RESERVE FUND	8,682.75	8,682.75	0.00	69,462.00	69,462.00	0.00	104,193.00
800000	NET OPERATING SURPLUS(DEFICIT)	3,376.05	0.00	3,376.05	28,710.43	-0.04	28,710.47	0.00
801100	Revenue - CRF							
801150	Opening CRF Balance	0.00	0.00	0.00	365,641.67	0.00	365,641.67	0.00
801500	Transfer from Operating Fund	8,682.75	0.00	8,682.75	69,462.00	0.00	69,462.00	0.00
801525	Transfers Op. Surplus(Deficit)	0.00	0.00	0.00	1,961.07	0.00	1,961.07	0.00
802000	Interest Income - CRF	358.83	0.00	358.83	5,941.56	0.00	5,941.56	0.00
850000	Total Revenue - CRF	9,041.58	0.00	9,041.58	443,006.30	0.00	443,006.30	0.00
851000	Expenses - CRF							
857800	CRF-Transfer to Special Levy	0.00	0.00	0.00	104,270.00	0.00	-104,270.00	0.00
857860	CRF-Transfer to Other Reserves	0.00	0.00	0.00	31,900.00	0.00	-31,900.00	0.00
890000	TOTAL CONTINGENCY EXPENSES	0.00	0.00	0.00	136,170.00	0.00	-136,170.00	0.00
901000	CRF Balance End of Period	9,041.58	0.00	9,041.58	306,836.30	0.00	306,836.30	0.00
911000	Revenue - Other Reserves Funds							
911550	Interest Income - Other Reserves	0.00	0.00	0.00	4,855.12	0.00	4,855.12	0.00
912050	Other Reserve - Lobby Renovation	0.00	0.00	0.00	35,000.00	0.00	35,000.00	0.00
912855	Other Reserve - Landscape Improvement	0.00	0.00	0.00	35,000.00	0.00	35,000.00	0.00
913400	Other Reserve - Lighting	0.00	0.00	0.00	50,000.00	0.00	50,000.00	0.00
913700	Other Reserve - Capital Plan	0.00	0.00	0.00	75,000.00	0.00	75,000.00	0.00
914095	Other Reserve - Door Upgrade	0.00	0.00	0.00	25,000.00	0.00	25,000.00	0.00
914834	Other Reserve - Security	0.00	0.00	0.00	80,000.00	0.00	80,000.00	0.00

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914836	Other Reserve - Depreciation Report	0.00	0.00	0.00	5,900.00	0.00	5,900.00	0.00
914993	Other Reserve - Exterior Maintenance	0.00	0.00	0.00	26,000.00	0.00	26,000.00	0.00
915000	Total Revenue - Other Reserves Funds	0.00	0.00	0.00	336,755.12	0.00	336,755.12	0.00
915001	Expense - Other Reserves							
915590	Other Reserve Exp - Landscape Improvement	0.00	0.00	0.00	30,913.95	0.00	-30,913.95	0.00
917210	Other Reserve Exp - Lighting	0.00	0.00	0.00	31,646.43	0.00	-31,646.43	0.00
917250	Other Reserve Exp - Lobby Renovation	0.00	0.00	0.00	33,183.18	0.00	-33,183.18	0.00
917434	Other Reserve Exp - Security	0.00	0.00	0.00	67,353.78	0.00	-67,353.78	0.00
917461	Other Reserve Exp - Door Upgrade	0.00	0.00	0.00	25,748.64	0.00	-25,748.64	0.00
918000	Total Expenses - Other Reserves	0.00	0.00	0.00	188,845.98	0.00	-188,845.98	0.00
919000	Other Reserve Balance End of Period	0.00	0.00	0.00	147,909.14	0.00	147,909.14	0.00
921000	Revenue - Special Levy							
921600	Interest Income - Special Levy	19.62	0.00	19.62	19.62	0.00	19.62	0.00
922000	Transfer From CRF	0.00	0.00	0.00	104,270.00	0.00	104,270.00	0.00
923270	Special Levy - Insurance	0.00	0.00	0.00	104,270.03	0.00	104,270.03	0.00
930000	Total Revenue - Special Levy	19.62	0.00	19.62	208,559.65	0.00	208,559.65	0.00
940000	Expenses - Special Levy							
943270	Special Levy Exp - Insurance	17,378.33	0.00	-17,378.33	86,891.65	0.00	-86,891.65	0.00
945000	TOTAL SPECIAL LEVY EXPENSES	17,378.33	0.00	-17,378.33	86,891.65	0.00	-86,891.65	0.00
960000	Special Levy Balance End of Period	-17,358.71	0.00	-17,358.71	121,668.00	0.00	121,668.00	0.00
999900	Total Funds Balance	-4,941.08	0.00	-4,941.08	605,123.87	-0.04	605,123.91	0.00