



**Balance Sheet**

March 31, 2021

Fiscal Year End: October

**ASSETS**

**CURRENT ASSETS**

1110-0000 Bank - Operating Account	133,358.37
1120-0000 Bank - Contingency Fund	182,093.12
1145-1000 Bank - Special Levy Fund	4,820.08
1145-2000 Bank - Special Levy Fund 2	23,991.11
1160-0000 Petty Cash	1,000.00
1300-0000 Accounts Receivable	11,405.54
1375-0000 Various Chargeback	-36.75
1440-0000 Interfund Loan - Operating Fund	215.43
1450-0000 Interfund Loan - Contingency Fund	80,824.80
<b>TOTAL CURRENT ASSETS</b>	<b>437,671.70</b>
<b>TOTAL ASSETS</b>	<b>437,671.70</b>

**LIABILITIES & OWNERS EQUITY**

**LIABILITIES**

**CURRENT LIABILITIES**

2020-0000 Prepaid Strata Fees	536.51
2100-0000 Accounts Payable	8,372.74
2140-0000 Interfund Loan - Operating Fund	80,824.80
2160-2000 Interfund Loan - Levy Fund 2	215.43
<b>TOTAL CURRENT LIABILITIES</b>	<b>89,949.48</b>
<b>TOTAL LIABILITIES</b>	<b>89,949.48</b>

**OWNERS EQUITY**

3005-0000 Operating Fund - Prior Years	10,539.35
3010-0000 Operating Fund - Current Year	28,886.15
3020-1110 Contingency Fund - Opening Balance	228,408.85
3020-1120 Contingency Fund - Current Year	29,166.65
3020-1130 Contingency Fund - Interest	342.42
3020-8000 CRF - Project Reserves	5,000.00
3145-1110 Special Levy Fund - Opening Balance	5,351.19
3145-1130 Special Levy Fund - Interest	9.96
3145-2120 Special Levy Fund 2 - Current Yr Contribution	40,000.25
3145-2130 Special Levy Fund 2 - Interest	17.40
<b>TOTAL OWNERS EQUITY</b>	<b>347,722.22</b>
<b>TOTAL LIABILITIES &amp; OWNERS EQUITY</b>	<b>437,671.70</b>



**Budget Comparison**

March 1, 2021 - March 31, 2021

Fiscal Year End: October

	MTD Actual	MTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>							
4100-0000 Strata Fees	30,328.11	30,327.58	0.53	151,640.55	151,637.90	2.65	363,931.00
4540-0000 Late Fees	0.00	0.00	0.00	400.00	0.00	400.00	0.00
4580-0000 Interest Income	60.24	0.00	60.24	212.73	0.00	212.73	0.00
<b>TRANSFER FROM RESERVES</b>							
4940-0000 Prior Year Brought Forward	416.70	416.70	0.00	2,083.50	2,083.50	0.00	5,000.40
<b>TOTAL TRANSFER FROM RESERVES</b>	<b>416.70</b>	<b>416.70</b>	<b>0.00</b>	<b>2,083.50</b>	<b>2,083.50</b>	<b>0.00</b>	<b>5,000.40</b>
<b>TOTAL REVENUE</b>	<b>30,805.05</b>	<b>30,744.28</b>	<b>60.77</b>	<b>154,336.78</b>	<b>153,721.40</b>	<b>615.38</b>	<b>368,931.40</b>
<b>OPERATING EXPENSES</b>							
<b>ADMINISTRATIVE EXPENSES</b>							
5020-0000 Property Management	2,520.00	2,520.00	0.00	12,600.00	12,600.00	0.00	30,240.00
5030-0000 Bank Charges	47.25	45.00	-2.25	236.25	225.00	-11.25	540.00
5040-0000 Sundry, Postage & Copies	9.78	62.50	52.72	793.55	312.50	-481.05	750.00
5050-0000 Professional - Accounting	0.00	30.67	30.67	0.00	153.35	153.35	368.00
5052-0000 Professional - Audit	0.00	30.67	30.67	0.00	153.35	153.35	368.00
5060-0000 Professional - Legal	0.00	250.00	250.00	750.46	1,250.00	499.54	3,000.00
5100-0000 Insurance	9,622.00	10,584.20	962.20	48,110.00	52,921.00	4,811.00	127,010.40
<b>TOTAL ADMIN. EXPENSES</b>	<b>12,199.03</b>	<b>13,523.04</b>	<b>1,324.01</b>	<b>62,490.26</b>	<b>67,615.20</b>	<b>5,124.94</b>	<b>162,276.40</b>
<b>UTILITIES</b>							
5520-0000 Utilities - Electricity	211.48	250.00	38.52	1,277.40	1,250.00	-27.40	3,000.00
5530-0000 Utilities - Natural Gas	13.38	16.67	3.29	54.40	83.35	28.95	200.00
5540-0000 Sewer & Water Charges	0.00	2,500.00	2,500.00	9,603.47	12,500.00	2,896.53	30,000.00
<b>TOTAL UTILITIES</b>	<b>224.86</b>	<b>2,766.67</b>	<b>2,541.81</b>	<b>10,935.27</b>	<b>13,833.35</b>	<b>2,898.08</b>	<b>33,200.00</b>
<b>BUILDING MAINTENANCE</b>							
6010-0000 Garbage Disposal & Recycling	0.00	0.00	0.00	1,136.21	0.00	-1,136.21	0.00
6040-0000 Pest Control	118.13	150.00	31.87	590.65	750.00	159.35	1,800.00
6100-0000 General Repairs & Maintenance	4,368.34	1,833.33	-2,535.01	3,868.34	9,166.65	5,298.31	22,000.00
6170-0000 Mechanical Maintenance	0.00	750.00	750.00	1,351.94	3,750.00	2,398.06	9,000.00
6180-0000 Fire & Alarm Maintenance	0.00	83.33	83.33	0.00	416.65	416.65	1,000.00
6220-0000 Locks & Keys	0.00	175.00	175.00	0.00	875.00	875.00	2,100.00
6270-0000 Gutters & Eaves	0.00	208.33	208.33	2,362.50	1,041.65	-1,320.85	2,500.00
6287-0000 Window Cleaning	0.00	116.67	116.67	0.00	583.35	583.35	1,400.00
6297-0000 Exterior Cleaning & Power Washing	0.00	400.00	400.00	0.00	2,000.00	2,000.00	4,800.00
6300-0000 Clubhouse/Rec. Centre R & M	200.00	208.33	8.33	600.00	1,041.65	441.65	2,500.00
<b>TOTAL BUILDING MAINTENANCE</b>	<b>4,686.47</b>	<b>3,924.99</b>	<b>-761.48</b>	<b>9,909.64</b>	<b>19,624.95</b>	<b>9,715.31</b>	<b>47,100.00</b>
<b>GROUNDS MAINTENANCE</b>							
7010-0000 Landscaping Services	3,686.27	3,071.25	-615.02	11,058.81	15,356.25	4,297.44	36,855.00
7020-0000 Landscaping Improvement & Upgrades	0.00	416.67	416.67	0.00	2,083.35	2,083.35	5,000.00
7030-0000 Tree Pruning/Removal/Arborist	0.00	166.67	166.67	0.00	833.35	833.35	2,000.00
7060-0000 Irrigation	0.00	208.33	208.33	0.00	1,041.65	1,041.65	2,500.00
7080-0000 Snow Removal	0.00	833.33	833.33	1,890.00	4,166.65	2,276.65	10,000.00
<b>TOTAL GROUNDS MAINTENANCE</b>	<b>3,686.27</b>	<b>4,696.25</b>	<b>1,009.98</b>	<b>12,948.81</b>	<b>23,481.25</b>	<b>10,532.44</b>	<b>56,355.00</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>20,796.63</b>	<b>24,910.95</b>	<b>4,114.32</b>	<b>96,283.98</b>	<b>124,554.75</b>	<b>28,270.77</b>	<b>298,931.40</b>
<b>TRANSFER TO RESERVES</b>							
9510-0000 Transfer to Contingency Fund	5,833.33	5,833.33	0.00	29,166.65	29,166.65	0.00	70,000.00



**Budget Comparison**

March 1, 2021 - March 31, 2021

Fiscal Year End: October

	<b>MTD Actual</b>	<b>MTD Budget</b>	<b>Variance</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Variance</b>	<b>Annual Budget</b>
<b>TOTAL TRANSFER TO RESERVES</b>	<b>5,833.33</b>	<b>5,833.33</b>	<b>0.00</b>	<b>29,166.65</b>	<b>29,166.65</b>	<b>0.00</b>	<b>70,000.00</b>
<b>NET SURPLUS (DEFICIT)</b>	<b>4,175.09</b>	<b>0.00</b>	<b>4,175.09</b>	<b>28,886.15</b>	<b>0.00</b>	<b>28,886.15</b>	<b>0.00</b>