

BCS 682, The Miro (bcs682)

**Balance Sheet**

Period = Dec 2016

Book = Accrual ; Tree = ysi\_bs

		<b>Current Balance</b>
100000	ASSETS	
100500	CURRENT ASSETS	
101010	Bank - CCS Savings Operating	50,535.75
101510	Bank - CCS Savings CRF	510,854.53
103210	Bank - CCS Other Reserve	6,584.96
107010	CCS - Tenant Damage Deposits	743.72
130000	Accounts Receivable - Operating	273.97
131470	Spec Levy A/R-Concrete Repairs	656.53
133000	Fines Receivable	400.00
135500	Move-in/Move-out Receivable	2,850.00
136000	Lien/NSF Charges Receivable	1,171.50
137500	Other Receivables	1,498.71
146000	Petty Cash	200.00
148000	Prepaid - Insurance	9,634.34
162500	Due from Special Levy - CRF	656.53
<b>189000</b>	<b>TOTAL CURRENT ASSETS</b>	<b>586,060.54</b>
190000	FIXED ASSETS	
190200	Caretaker's Suite	126,675.00
199000	TOTAL FIXED ASSETS	126,675.00
<b>199900</b>	<b>TOTAL ASSETS</b>	<b>712,735.54</b>
200000	CURRENT LIABILITIES	
210000	Strata Fees - Prepayment	291.08
220000	Deposits Held	1,500.00
220500	Refundable Key Deposits	1,100.00
223500	Damage Security - Rental Unit	743.72
225000	Accounts Payable - Operating	-347.77
228000	Accrued Liabilities - Operating	17,225.00
243000	Due to Contingency - Special Levy	656.53
270000	TOTAL CURRENT LIABILITIES	21,168.56
280000	LONG TERM LIABILITIES	
287000	Mortgage Caretaker's Suite	79,935.65
<b>289000</b>	<b>TOTAL LONG TERM LIABILITIES</b>	<b>79,935.65</b>
<b>299900</b>	<b>TOTAL LIABILITIES</b>	<b>101,104.21</b>

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		<b>Current Balance</b>
300000	<b>EQUITY</b>	
310000	Operating Fund - Prior Years	21,045.00
310500	Funds Total Operating/CRF/Sp Levy	543,846.98
359000	Caretaker Suite - Equity	46,739.35
<b>390000</b>	<b>TOTAL EQUITY</b>	<b>611,631.33</b>
<b>399000</b>	<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>712,735.54</b>

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**Budget Comparison**

Book = Accrual ; Tree = ysl\_is

Period = Dec 2016

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
<b>400000 REVENUES</b>							
405000 Strata Fees	55,420.64	55,420.92	-0.28	387,944.48	387,946.40	-1.92	665,051.00
422500 Interest Income - Operating	94.48	83.33	11.15	737.57	583.35	154.22	1,000.00
431100 Rental Unit	1,400.00	1,350.00	50.00	12,600.00	9,450.00	3,150.00	16,200.00
441600 Miscellaneous Revenue	2,005.47	1,333.33	672.14	15,637.13	9,333.35	6,303.78	16,000.00
443500 Prior Year Operating Surplus	4,209.00	4,209.00	0.00	29,463.00	29,463.00	0.00	50,508.00
444000 Owner Chargeback	-919.01	0.00	-919.01	0.00	0.00	0.00	0.00
<b>499900 TOTAL REVENUES</b>	<b>62,210.58</b>	<b>62,396.58</b>	<b>-186.00</b>	<b>446,382.18</b>	<b>436,776.10</b>	<b>9,606.08</b>	<b>748,759.00</b>
<b>500000 OPERATING EXPENSES</b>							
<b>510000 ADMINISTRATIVE EXPENSES</b>							
511000 Management Fees	4,195.80	4,195.83	0.03	29,370.60	29,370.85	0.25	50,350.00
511600 Bank Administration Fee	63.00	63.00	0.00	441.00	441.00	0.00	756.00
512400 Professional Services	0.00	166.67	166.67	0.00	1,166.65	1,166.65	2,000.00
513000 Photos/Postage/Courier	192.70	583.33	390.63	4,075.20	4,083.35	8.15	7,000.00
513600 Audit - Real Estate Services Act	0.00	29.17	29.17	0.00	204.15	204.15	350.00
514200 Insurance Expense	4,817.17	4,916.67	99.50	33,720.19	34,416.65	696.46	59,000.00
518400 Security	0.00	83.33	83.33	-301.56	583.35	884.91	1,000.00
519000 Alarm Monitoring	181.24	266.67	85.43	2,010.37	1,866.65	-143.72	3,200.00
519400 Security - Moves	750.35	416.67	333.68	4,011.45	2,916.65	1,094.80	5,000.00
521200 Miscellaneous Expense	835.32	333.33	501.99	1,852.80	2,333.35	480.55	4,000.00
523600 Rental Unit Strata Fees	296.57	300.00	3.43	2,075.99	2,100.00	24.01	3,600.00
525200 Loans & Mortgage Payment	680.32	680.25	-0.07	4,762.24	4,761.75	0.49	8,163.00
<b>529900 TOTAL ADMINISTRATIVE EXPENSE</b>	<b>12,012.47</b>	<b>12,034.92</b>	<b>22.45</b>	<b>82,018.28</b>	<b>84,244.40</b>	<b>2,226.12</b>	<b>144,419.00</b>
<b>530000 UTILITIES</b>							
531100 BC Hydro / Electricity	2,716.26	3,750.00	1,033.74	21,512.69	26,250.00	4,737.31	45,000.00
532700 Gas	2,601.46	3,750.00	1,148.54	14,075.89	26,250.00	12,174.11	45,000.00
535100 Water/Sewer	3,125.00	3,333.33	208.33	26,880.08	23,333.35	-3,546.73	40,000.00
535500 Garbage Disposal	1,700.61	2,166.67	466.06	11,673.89	15,166.65	3,492.76	26,000.00
537500 Enterphone	0.00	41.67	41.67	0.00	291.65	291.65	500.00
537600 Telephone/Pager	152.09	166.67	14.58	1,038.20	1,166.65	128.45	2,000.00
<b>539900 TOTAL UTILITIES</b>	<b>10,295.42</b>	<b>13,208.34</b>	<b>2,912.92</b>	<b>75,180.75</b>	<b>92,458.30</b>	<b>17,277.55</b>	<b>158,500.00</b>
<b>540000 BUILDING MAINTENANCE</b>							
540500 Mechanical	7,164.31	3,333.33	-3,830.98	26,577.00	23,333.35	-3,243.65	40,000.00
540800 Janitorial	3,147.38	3,500.00	352.62	22,031.66	24,500.00	2,468.34	42,000.00
540805 Contract - Building Maintenance	4,962.50	4,000.00	-962.50	28,272.50	28,000.00	-272.50	48,000.00

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**Budget Comparison**

Book = Accrual ; Tree = ysl\_is  
Period = Dec 2016

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
541700	0.00	291.67	291.67	971.97	2,041.65	1,069.68	3,500.00
543500	1,682.10	1,000.00	-682.10	6,902.70	7,000.00	97.30	12,000.00
549800	1,206.56	1,083.33	-123.23	6,157.01	7,583.35	1,426.34	13,000.00
551600	5,226.62	4,166.67	-1,059.95	43,354.08	29,166.65	-14,187.43	50,000.00
552000	0.00	83.33	83.33	1,830.15	583.35	-1,246.80	1,000.00
556100	8,982.50	750.00	-8,232.50	8,982.50	5,250.00	-3,732.50	9,000.00
<b>559900</b>	<b>32,371.97</b>	<b>18,208.33</b>	<b>-14,163.64</b>	<b>145,079.57</b>	<b>127,458.35</b>	<b>-17,621.22</b>	<b>218,500.00</b>
<b>560000</b>							
<b>EXTERIOR MAINT &amp; REPAIRS</b>							
562700	0.00	666.67	666.67	3,874.50	4,666.65	792.15	8,000.00
565700	0.00	1,250.00	1,250.00	0.00	8,750.00	8,750.00	15,000.00
<b>569900</b>	<b>0.00</b>	<b>1,916.67</b>	<b>1,916.67</b>	<b>3,874.50</b>	<b>13,416.65</b>	<b>9,542.15</b>	<b>23,000.00</b>
<b>570000</b>							
<b>GROUPS &amp; GARDENS</b>							
571000	961.54	1,666.67	705.13	7,925.22	11,666.65	3,741.43	20,000.00
<b>579900</b>	<b>961.54</b>	<b>1,666.67</b>	<b>705.13</b>	<b>7,925.22</b>	<b>11,666.65</b>	<b>3,741.43</b>	<b>20,000.00</b>
<b>580000</b>							
<b>RECREATION CENTRE</b>							
580900	229.77	750.00	520.23	4,271.25	5,250.00	978.75	9,000.00
<b>589900</b>	<b>229.77</b>	<b>750.00</b>	<b>520.23</b>	<b>4,271.25</b>	<b>5,250.00</b>	<b>978.75</b>	<b>9,000.00</b>
<b>599900</b>							
<b>TOTAL OPERATING EXPENSES</b>	<b>55,871.17</b>	<b>47,784.93</b>	<b>-8,086.24</b>	<b>318,349.57</b>	<b>334,494.35</b>	<b>16,144.78</b>	<b>573,419.00</b>
<b>600000</b>	<b>6,339.41</b>	<b>14,611.65</b>	<b>-8,272.24</b>	<b>128,032.61</b>	<b>102,281.75</b>	<b>25,750.86</b>	<b>175,340.00</b>
<b>700000</b>							
<b>TRANSFERS TO RESERVE FUND</b>							
700100	14,611.67	14,611.67	0.00	102,281.65	102,281.65	0.00	175,340.00
<b>705000</b>	<b>14,611.67</b>	<b>14,611.67</b>	<b>0.00</b>	<b>102,281.65</b>	<b>102,281.65</b>	<b>0.00</b>	<b>175,340.00</b>
<b>800000</b>							
<b>NET OPERATING SURPLUS(DEFICIT)</b>	<b>-8,272.26</b>	<b>-0.02</b>	<b>-8,272.24</b>	<b>25,750.96</b>	<b>0.10</b>	<b>25,750.86</b>	<b>0.00</b>
<b>801100</b>							
<b>Revenue - CRF</b>							
801150	0.00	0.00	0.00	366,151.12	0.00	366,151.12	0.00
801500	14,611.67	0.00	14,611.67	102,281.65	0.00	102,281.65	0.00
801525	0.00	0.00	0.00	62,206.75	0.00	62,206.75	0.00
802000	497.10	0.00	497.10	3,192.47	0.00	3,192.47	0.00
<b>850000</b>	<b>15,108.77</b>	<b>0.00</b>	<b>15,108.77</b>	<b>533,831.99</b>	<b>0.00</b>	<b>533,831.99</b>	<b>0.00</b>
<b>851000</b>							
<b>Expenses - CRF</b>							

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	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
857800	0.00	0.00	0.00	22,320.93	0.00	-22,320.93	0.00
<b>890000</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>22,320.93</b>	<b>0.00</b>	<b>-22,320.93</b>	<b>0.00</b>
<b>901000</b>	<b>15,108.77</b>	<b>0.00</b>	<b>15,108.77</b>	<b>511,511.06</b>	<b>0.00</b>	<b>511,511.06</b>	<b>0.00</b>
<b>911000</b>	<b>6.60</b>	<b>0.00</b>	<b>6.60</b>	<b>378.19</b>	<b>0.00</b>	<b>378.19</b>	<b>0.00</b>
911550	0.00	0.00	0.00	30,000.00	0.00	30,000.00	0.00
913400	6.60	0.00	6.60	30,378.19	0.00	30,378.19	0.00
<b>915000</b>	<b>6.60</b>	<b>0.00</b>	<b>6.60</b>	<b>30,378.19</b>	<b>0.00</b>	<b>30,378.19</b>	<b>0.00</b>
<b>915001</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>23,793.23</b>	<b>0.00</b>	<b>-23,793.23</b>	<b>0.00</b>
917210	0.00	0.00	0.00	23,793.23	0.00	-23,793.23	0.00
<b>918000</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>23,793.23</b>	<b>0.00</b>	<b>-23,793.23</b>	<b>0.00</b>
<b>919000</b>	<b>6.60</b>	<b>0.00</b>	<b>6.60</b>	<b>6,584.96</b>	<b>0.00</b>	<b>6,584.96</b>	<b>0.00</b>
<b>921000</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>125,000.32</b>	<b>0.00</b>	<b>125,000.32</b>	<b>0.00</b>
921470	0.00	0.00	0.00	1,616.75	0.00	1,616.75	0.00
921600	0.00	0.00	0.00	147,320.93	0.00	147,320.93	0.00
922000	0.00	0.00	0.00	273,938.00	0.00	273,938.00	0.00
<b>930000</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>273,938.00</b>	<b>0.00</b>	<b>273,938.00</b>	<b>0.00</b>
<b>940000</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>273,938.00</b>	<b>0.00</b>	<b>-273,938.00</b>	<b>0.00</b>
942470	0.00	0.00	0.00	273,938.00	0.00	-273,938.00	0.00
<b>945000</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>273,938.00</b>	<b>0.00</b>	<b>-273,938.00</b>	<b>0.00</b>
<b>960000</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>999900</b>	<b>6,843.11</b>	<b>-0.02</b>	<b>6,843.13</b>	<b>543,846.98</b>	<b>0.10</b>	<b>543,846.88</b>	<b>0.00</b>