

12:37 PM
08/08/18
Accrual Basis

EDENCREST ESTATES - LMS 3719
Balance Sheet
As of 31 July 2018

	31 Jul 18
ASSETS	
Current Assets	
Chequing/Savings	
CHEQUING - TD	7,526.62
CRF - TD	71,541.85
Total Chequing/Savings	79,068.47
Other Current Assets	
EDWARD JONES - BONDS	19,178.45
EDWARD JONES - CASH	19,203.26
Total Other Current Assets	38,381.71
Total Current Assets	117,450.18
Other Assets	
1500 - PREPAID INSURANCE	19,275.75
Total Other Assets	19,275.75
TOTAL ASSETS	136,725.93
LIABILITIES & EQUITY	
Equity	
3500 - TOTAL CONTINGENCY	
3501 - CRF-OPENING BALANCE	88,106.57
3502 - CRF-CONTRIBUTION	21,495.60
3503 - CRF-INTEREST	1,006.14
3504 - CRF INVESTMENT FLUCTU...	-684.75
Total 3500 - TOTAL CONTINGENCY	109,923.56
3900 - RETAINED EARNINGS	19,316.36
Net Income	7,486.01
Total Equity	136,725.93
TOTAL LIABILITIES & EQUITY	136,725.93

g

13 AUG 18

12:37 PM

08/08/18

Accrual Basis

EDENCREST ESTATES - LMS 3719

Income & Expense Budget Performance

July 2018

	Jul 18	Budget	Jan - Jul 18	YTD Budget	Annual Bud...
Income					
4001 · OWNER ASSESSMENTS	8,343.46	8,343.43	58,404.96	58,404.01	100,121.16
4002 · BANK INTEREST	38.96	18.00	308.27	126.00	216.00
4010 · OWNER CRF CONTRIBUTION	3,070.80	3,070.80	21,494.78	21,495.60	36,849.60
4099 · PREVIOUS YEAR (+/-)	825.00	825.00	5,775.00	5,775.00	9,900.00
Total Income	12,278.22	12,257.23	85,983.01	85,800.61	147,086.76
Gross Profit	12,278.22	12,257.23	85,983.01	85,800.61	147,086.76
Expense					
OPERATING GENERAL					
6100 · FORTIS BC	27.43	33.00	188.32	231.00	396.00
6101 · B.C. HYDRO - ELECTRICITY	0.00	78.00	668.77	546.00	936.00
6102 · WATER & SEWER	1,802.88	616.00	1,835.14	4,312.00	7,392.00
6201 · INSURANCE	2,141.75	2,100.00	14,548.25	14,700.00	25,200.00
6202 · INSURANCE APPRAISAL	0.00	26.25	325.50	183.75	315.00
6203 · BANK CHARGES	45.00	47.00	315.00	329.00	564.00
6207 · ACCOUNTING/LEGAL	0.00	286.00	0.00	2,002.00	3,432.00
6208 · SOCIAL EVENTS	0.00	50.00	0.00	350.00	600.00
6404 · WCB	0.00	0.38	0.00	2.66	4.56
6501 · PROPERTY MANAGEMENT FEES	1,036.00	1,036.00	7,252.00	7,252.00	12,432.00
6503 · GST HST/PROPERTY MANAGEMENT	51.80	51.80	362.60	362.60	621.60
6601 · PROPERTY MGMT ADMIN. COST	71.33	130.00	566.39	910.00	1,560.00
6604 · OFFICE SUPPLIES	0.00	20.00	0.00	140.00	240.00
Total OPERATING GENERAL	5,176.19	4,474.43	26,061.97	31,321.01	53,693.16
OPERATING MAINTENANCE					
6211 · AMENITIES'S BUILDING CLEANING	0.00	30.00	0.00	210.00	360.00
6212 · DRAINAGE IMPROVEMENTS	0.00	480.00	1,527.52	3,360.00	5,760.00
6213 · DRYER VENT & FIREPLACE CLEANI...	0.00	250.00	2,756.25	1,750.00	3,000.00
6214 · EAVESTROUGH CLEANING & MAINT.	0.00	237.00	1,260.00	1,659.00	2,844.00
6215 · FIRE PREVENTION	0.00	416.00	4,729.66	2,912.00	4,992.00
6301 · CONCRETE REPAIRS	0.00	60.00	672.00	420.00	720.00
6302 · ROADS & WALKWAYS	0.00	122.00	1,764.00	854.00	1,464.00
6303 · LANDSCAPING MAINT. CONTRACT	1,338.75	1,339.00	9,371.25	9,373.00	16,068.00
6304 · LANDSCAPE SEASONAL/UPGRADE	264.55	927.00	382.91	6,489.00	11,124.00
6307 · GENERAL MAINTENANCE	5,027.40	538.00	5,845.59	3,766.00	6,456.00
6310 · WINDOW CLEANING	0.00	175.00	2,100.00	1,225.00	2,100.00
6313 · PEST CONTROL CONTRACT	94.50	88.00	530.25	616.00	1,056.00
6314 · PEST CONTROL SEASONAL	0.00	50.00	0.00	350.00	600.00
Total OPERATING MAINTENANCE	6,725.20	4,712.00	30,939.43	32,984.00	56,544.00
CONTINGENCY FUND CONTRIBUTION					
6701 · CONTINGENCY RESERVE	3,070.80	3,070.80	21,495.60	21,495.60	36,849.60
Total CONTINGENCY FUND CONTRIBUTION	3,070.80	3,070.80	21,495.60	21,495.60	36,849.60
Total Expense	14,972.19	12,257.23	78,497.00	85,800.61	147,086.76
Net Income	-2,693.97	0.00	7,486.01	0.00	0.00

13 Aug 18