

LMS 1558 - REGENT COURT
Approved Annual Budget
Mar 01, 2019 to Feb 29, 2020

<u>A/C Description</u>	<u>Approved 2019/2020 Budget</u> \$
 <u>INCOME</u>	
 <u>STRATA FEES</u>	
4002 Operating Fund Contribution	372,324
4003 Contingency Fund Contribution	50,000
 TOTAL STRATA FEES	<hr/> 422,324
 4523 Bylaw / Late Payment Fine	500
4640 Interest Income	150
4680 Laundry Income	20,000
4700 Miscellaneous Income	1,000
4702 Move In / Move Out Fee	1,500
4747 Rental-Strata Suite	5,400
 TOTAL INCOME	<hr/> 450,874
 <u>EXPENSES</u>	
 <u>GENERAL EXPENSES</u>	
5015 Audit	3,600
5445 Caretaker Wages & Benefits	42,000
6300 Insurance	44,000
6700 Management Fees	38,500
6705 Miscellaneous	4,000
7600 Telephone and Pager	2,400
 TOTAL GENERAL EXPENSES	<hr/> 134,500
 <u>BUILDING & GROUND EXPENSES</u>	
5010 Alarm Monitoring	2,900
5705 Electricity	30,000
5715 Elevator Maintenance	16,000
5725 Enterphone	650
5903 Fire Prevention	8,000
6001 Garbage Removal	20,000
6005 Gas	35,000
6511 Landscaping	12,500
6712 Mechanical Repairs	15,778
7240 Repair and Maintenance	50,000
7423 Supplies	200
7850 Water / Sewer	66,000
7855 Window Cleaning	2,500

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7864 Water Management System	7,500
TOTAL BUILDING & GROUND EXPENSES	267,028
9010 Reserve - Contingency Fund	50,000
TOTAL EXPENSES	451,528
CURRENT YR NET SURPLUS/(DEFICIT)	(654)
9990 Operating Surplus (Deficit) Balance Forward	654
ENDING OP SURPLUS/(DEFICIT)	0

LMS1558 BALANCE SHEET



Company Code:	LMS 1558 - Regent Court (LMS1558)
Report Title:	BALANCE SHEET
Report Date:	As at May 31, 2020
Division:	LMS1558 - 0000

Year to Date

ASSETS

CURRENT ASSETS

CASH

1050 Bank - Operating Account	3,884.28
1051 Bank - Contingency Reserve	122,557.47
1096 Bank - Window Replacement	13,214.73
1098 Bank - Term Deposit	216,556.41

TOTAL CASH

356,212.89

1200 Accounts Receivable	3,352.45
1253 CRF - Due from Operating Fund	38,700.56
1302 Prepaid Insurance	35,700.56

TOTAL CURRENT ASSETS

433,966.46

FIXED ASSETS

1506 Caretaker's Suite	113,075.00
1520 Equipment	10,928.50
1570 Acc. Depreciation - Equipment	(10,582.44)

TOTAL FIXED ASSETS

113,421.06

TOTAL ASSETS

547,387.52

LIABILITIES & EQUITY

LIABILITIES

2019 Operating Fund - Due to CRF	38,700.56
2031 Key Deposit	300.00
2100 Prepayment - Revenue	2,531.51
2120 Gate Key Deposits	30.00
2130 Security Deposit Received	225.68

TOTAL LIABILITIES

41,787.75

EQUITY

2307 Equity in Equipment	346.06
2307 Equity in Capital Assets	113,075.00
2350 Operating Surplus(Deficit)	1,149.54
2999 Contingency Fund Balance	377,814.44
3667 Reserve - Windows	13,214.73

TOTAL EQUITY

505,599.77

TOTAL LIABILITIES & EQUITY

547,387.52

LMS1558 BALANCE SHEET



Company Code:	LMS 1558 - Regent Court (LMS1558)
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Report Date:	As at May 31, 2020
Division:	LMS1558 - 0000

Year to Date

Notice to Reader

CAUTION TO READER - This financial statement is intended for use by the strata council to monitor details of its disbursements and its cash flow requirements. Readers other than the strata council are cautioned that this statement may not necessarily be appropriate for their use. PREPARED WITHOUT AUDIT

06/10/2020 3:33PM

LMS1558 CRF SCHEDULE



Company Code:	LMS 1558 - Regent Court (LMS1558)
Report Title:	CRF SCHEDULE REPORT
Report Date:	As at May 31, 2020
Division:	LMS1558 - 0000

Year to Date

CONTINGENCY RESERVE SCHEDULE

INCOME

2705 Balance Forward-Prior Year	365,131.04
2710 Current Year Contribution - Contingency	12,500.01
2711 Interest	183.39

TOTAL INCOME	377,814.44
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CONTINGENCY FUND BALANCE	377,814.44
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LMS1558 BUDGET COMPARATIVE



Company Code:	LMS 1558 - Regent Court (LMS1558)
Report Title:	Operating Statement
Report Date:	For the 3 Month Ended 05/31/2020
Division:	LMS1558 - 0000

<u>Curr Month</u> <u>Actual</u>	<u>Curr Month</u> <u>Budget</u>	<u>A/C Description</u>	<u>YTD</u> <u>Actual</u>	<u>YTD</u> <u>Budget</u>	<u>YTD</u> <u>Variance</u>	<u>Total</u> <u>Budget</u>
INCOME						
STRATA FEES						
31,026.87	31,027.00	4002 Operating Fund Contribution	93,080.61	93,081.00	(0.39)	372,324.00
4,166.67	4,166.67	4003 Contingency Fund Contribution	12,500.01	12,499.97	0.04	50,000.00
35,193.54	35,193.67	TOTAL STRATA FEES	105,580.62	105,580.97	(0.35)	422,324.00
--	41.67	4523 Bylaw / Late Payment Fine	--	124.97	(124.97)	500.00
0.62	12.50	4640 Interest Income	9.07	37.50	(28.43)	150.00
--	1,666.67	4680 Laundry Income	5,868.75	4,999.97	868.78	20,000.00
--	83.33	4700 Miscellaneous Income	--	250.03	(250.03)	1,000.00
100.00	125.00	4702 Move In / Move Out Fee	500.00	375.00	125.00	1,500.00
450.00	450.00	4747 Rental-Strata Suite	1,350.00	1,350.00	--	5,400.00
35,744.16	37,572.84	TOTAL INCOME	113,308.44	112,718.44	590.00	450,874.00
EXPENSES						
GENERAL EXPENSES						
--	300.00	5015 Audit	(3,500.00)	900.00	4,400.00	3,600.00
2,983.82	3,500.00	5445 Caretaker Wages & Benefits	9,249.92	10,500.00	1,250.08	42,000.00
5,100.08	3,666.67	6300 Insurance	15,300.24	10,999.97	(4,300.27)	44,000.00
3,022.61	3,208.33	6700 Management Fees	9,067.83	9,625.03	557.20	38,500.00
492.73	333.33	6705 Miscellaneous	1,040.17	1,000.03	(40.14)	4,000.00
67.20	200.00	7600 Telephone and Pager	389.59	600.00	210.41	2,400.00
11,666.44	11,208.33	TOTAL GENERAL EXPENSES	31,547.75	33,625.03	2,077.28	134,500.00
BUILDING & GROUND EXPENSES						
55.95	241.67	5010 Alarm Monitoring	601.54	724.97	123.43	2,900.00
2,205.91	2,500.00	5705 Electricity	1,072.16	7,500.00	6,427.84	30,000.00
1,537.38	1,333.33	5715 Elevator Maintenance	3,952.86	4,000.03	47.17	16,000.00
--	54.17	5725 Enterphone	--	162.47	162.47	650.00
--	666.67	5903 Fire Prevention	--	1,999.97	1,999.97	8,000.00
1,839.54	1,666.67	6001 Garbage Removal	5,008.29	4,999.97	(8.32)	20,000.00
2,448.40	2,916.67	6005 Gas	8,216.42	8,749.97	533.55	35,000.00
916.24	1,041.67	6511 Landscaping	916.24	3,124.97	2,208.73	12,500.00
--	1,314.83	6712 Mechanical Repairs	--	3,944.53	3,944.53	15,778.00
4,533.80	4,166.67	7240 Repair and Maintenance	9,857.41	12,499.97	2,642.56	50,000.00
--	16.67	7423 Supplies	--	49.97	49.97	200.00
--	5,500.00	7850 Water / Sewer	(5,618.52)	16,500.00	22,118.52	66,000.00
--	208.33	7855 Window Cleaning	--	625.03	625.03	2,500.00
635.04	625.00	7864 Water Management System	1,905.12	1,875.00	(30.12)	7,500.00
14,172.26	22,252.35	TOTAL BUILDING & GROUND EXPENSES	25,911.52	66,756.85	40,845.33	267,028.00
4,166.67	4,166.67	9010 Reserve - Contingency Fund	12,500.01	12,499.97	(0.04)	50,000.00
30,005.37	37,627.35	TOTAL EXPENSES	69,959.28	112,881.85	42,922.57	451,528.00

LMS1558 BUDGET COMPARATIVE



Company Code:	LMS 1558 - Regent Court (LMS1558)
Report Title:	Operating Statement
Report Date:	For the 3 Month Ended 05/31/2020
Division:	LMS1558 - 0000

<u>Curr Month</u> <u>Actual</u>	<u>Curr Month</u> <u>Budget</u>	<u>A/C Description</u>	<u>YTD</u> <u>Actual</u>	<u>YTD</u> <u>Budget</u>	<u>YTD</u> <u>Variance</u>	<u>Total</u> <u>Budget</u>
5,738.79	(54.51)	CURRENT YR NET SURPLUS/(DEFICIT)	43,349.16	(163.41)	43,512.57	(654.00)
--	--	9990 Operating Surplus (Deficit) Balance Forward	(42,199.62)	654.00	(42,853.62)	654.00
5,738.79	(54.51)	ENDING OP SURPLUS/(DEFICIT)	1,149.54	490.59	658.95	--

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