

VR 519, Langara Court (vr519)

Balance Sheet

Period = May 2020

Book = Accrual ; Tree = ysi_bs

		Current Balance
100000	ASSETS	
100500	CURRENT ASSETS	
101010	Bank - CCS Savings Operating	20,033.29
101510	Bank - CCS Savings CRF	234,224.70
103210	Bank - CCS Other Reserve	13,385.63
130000	Accounts Receivable - Operating	865.61
133000	Fines Receivable	100.00
136000	Lien/NSF Charges Receivable	42.00
144000	Insurance Claim Receivable	1,040.85
146000	Petty Cash	500.00
148000	Prepaid - Insurance	29,057.00
171500	Due From Operating - CRF	29,057.00
189000	TOTAL CURRENT ASSETS	328,306.08
190000	FIXED ASSETS	
190200	Caretaker's Suite	75,000.00
199000	TOTAL FIXED ASSETS	75,000.00
199900	TOTAL ASSETS	403,306.08
200000	CURRENT LIABILITIES	
210000	Strata Fees - Prepayment	1,464.60
220500	Refundable Key Deposits	475.00
231000	Accrued Audit Fees	1,933.36
241500	Due to Contingency - Oper	29,057.00
270000	TOTAL CURRENT LIABILITIES	32,929.96
299900	TOTAL LIABILITIES	32,929.96
300000	EQUITY	
310000	Operating Fund - Prior Year	5,591.03
310500	Funds Total Operating/CRF/Sp Levy	289,785.09
359000	Caretaker Suite - Equity	75,000.00
390000	TOTAL EQUITY	370,376.12
399000	TOTAL LIABILITIES & EQUITY	403,306.08

VR 519, Langara Court (vr519)

Budget Comparison

Period = May 2020

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		MTD Actual	MTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget
400000	REVENUES							
405000	Strata Fees	23,128.29	23,128.25	0.04	185,026.32	185,026.00	0.32	277,539.00
415000	By-Law Fines/Late Fees	0.00	0.00	0.00	100.00	0.00	100.00	0.00
422500	Interest Income - Operating	28.15	45.83	-17.68	661.76	366.68	295.08	550.00
428500	Move-in/Move-out Charges	0.00	0.00	0.00	100.00	0.00	100.00	0.00
429500	Key Revenue	0.00	0.00	0.00	65.00	0.00	65.00	0.00
431500	Lounge Rental	0.00	0.00	0.00	40.00	0.00	40.00	0.00
432500	Caretaker's Suite	650.00	650.00	0.00	5,200.00	5,200.00	0.00	7,800.00
439600	Parking Revenues	100.00	104.17	-4.17	800.00	833.32	-33.32	1,250.00
440600	Door Openers - Transmitters	0.00	0.00	0.00	45.00	0.00	45.00	0.00
443500	Prior Year Operating Surplus	1,397.83	1,397.83	0.00	11,182.68	11,182.68	0.00	16,774.00
499900	TOTAL REVENUES	25,304.27	25,326.08	-21.81	203,220.76	202,608.68	612.08	303,913.00
500000	OPERATING EXPENSES							
510000	ADMINISTRATIVE EXPENSES							
511000	Management Fees	1,806.00	1,806.00	0.00	14,448.00	14,448.00	0.00	21,672.00
511600	Bank Administration Fee	63.00	65.00	2.00	504.00	520.00	16.00	780.00
512000	Audit / Review	241.67	241.67	0.00	1,933.36	1,933.32	-0.04	2,900.00
513000	Duplication/Postage/Courier	87.14	187.50	100.36	1,312.35	1,500.00	187.65	2,250.00
513200	Legal	0.00	41.67	41.67	875.14	333.32	-541.82	500.00
513600	Audit - Real Estate Services Act	0.00	12.08	12.08	86.12	96.68	10.56	145.00
514200	Insurance Expense	4,151.00	3,625.00	-526.00	29,771.01	29,000.00	-771.01	43,500.00
514800	Appraisals	0.00	70.83	70.83	0.00	566.68	566.68	850.00
517600	Wages - Caretakers	4,085.46	4,708.33	622.87	36,321.37	37,666.68	1,345.31	56,500.00
523800	Caretaker Suite Strata Fees	342.14	376.33	34.19	2,737.12	3,010.68	273.56	4,516.00
526400	Meetings & Miscellaneous	78.75	208.33	129.58	565.63	1,666.68	1,101.05	2,500.00
529900	TOTAL ADMINISTRATIVE EXPENSE	10,855.16	11,342.74	487.58	88,554.10	90,742.04	2,187.94	136,113.00
530000	UTILITIES							
531100	BC Hydro / Electricity	5,720.93	2,500.00	-3,220.93	18,785.26	20,000.00	1,214.74	30,000.00
535100	Water/Sewer	0.00	1,666.67	1,666.67	6,601.10	13,333.32	6,732.22	20,000.00
535500	Garbage Disposal	573.17	604.17	31.00	4,513.81	4,833.32	319.51	7,250.00
537500	Enterphone	0.00	75.00	75.00	214.46	600.00	385.54	900.00
537600	Telephone/Pager	200.00	200.00	0.00	1,600.00	1,600.00	0.00	2,400.00

VR 519, Langara Court (vr519)

Budget Comparison

Period = May 2020

Book = Accrual ; Tree = ysi_is

		MTD Actual	MTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget
539900	TOTAL UTILITIES	6,494.10	5,045.84	-1,448.26	31,714.63	40,366.64	8,652.01	60,550.00
540000	BUILDING MAINTENANCE							
541400	Supplies	712.46	100.00	-612.46	2,566.17	800.00	-1,766.17	1,200.00
541700	Supplies - Cleaning	719.21	166.67	-552.54	2,349.57	1,333.32	-1,016.25	2,000.00
542000	Pest Control	344.40	208.33	-136.07	1,415.40	1,666.68	251.28	2,500.00
543500	Elevator Maintenance	348.60	366.67	18.07	3,220.40	2,933.32	-287.08	4,400.00
544700	Light Bulbs	0.00	104.17	104.17	1,135.84	833.32	-302.52	1,250.00
545000	Plumbing	1,295.70	416.67	-879.03	9,266.78	3,333.32	-5,933.46	5,000.00
547400	Mechanical & Generator	308.92	83.33	-225.59	1,704.50	666.68	-1,037.82	1,000.00
549800	Fire Equipment	109.08	208.33	99.25	4,025.84	1,666.68	-2,359.16	2,500.00
550100	General Interior Repair	0.00	250.00	250.00	1,362.85	2,000.00	637.15	3,000.00
550700	Electrical Repairs	0.00	41.67	41.67	0.00	333.32	333.32	500.00
551900	Dryer Vent Cleaning	0.00	225.00	225.00	2,504.25	1,800.00	-704.25	2,700.00
553700	Carpet Cleaning	0.00	100.00	100.00	0.00	800.00	800.00	1,200.00
556700	Repair & Maint, Building	2,313.66	1,250.00	-1,063.66	9,794.40	10,000.00	205.60	15,000.00
559900	TOTAL BUILDING MAINTENANCE	6,152.03	3,520.84	-2,631.19	39,346.00	28,166.64	-11,179.36	42,250.00
560000	EXTERIOR MAINT & REPAIRS							
560700	Roof Repairs & Maintenance	4,813.29	2,000.00	-2,813.29	7,737.54	16,000.00	8,262.46	24,000.00
561700	Gutters, Drains & Sewers	0.00	250.00	250.00	783.30	2,000.00	1,216.70	3,000.00
562700	Window Cleaning	0.00	375.00	375.00	0.00	3,000.00	3,000.00	4,500.00
563300	Garage Door	0.00	208.33	208.33	1,283.69	1,666.68	382.99	2,500.00
569900	TOTAL EXTERIOR MAINT & REPAIRS	4,813.29	2,833.33	-1,979.96	9,804.53	22,666.68	12,862.15	34,000.00
570000	GROUNDS & GARDENS							
571000	Landscaping Services	1,270.50	1,291.67	21.17	8,783.25	10,333.32	1,550.07	15,500.00
571400	Landscape Improvement	336.00	416.67	80.67	5,250.53	3,333.32	-1,917.21	5,000.00
579900	TOTAL GROUNDS & GARDENS	1,606.50	1,708.34	101.84	14,033.78	13,666.64	-367.14	20,500.00
580000	RECREATION CENTRE							
582200	Pool Maintenance	0.00	150.00	150.00	2,796.25	1,200.00	-1,596.25	1,800.00
582500	Rec Ctr - Gas	309.23	650.00	340.77	3,636.69	5,200.00	1,563.31	7,800.00
584400	Chemicals	217.02	75.00	-142.02	217.02	600.00	382.98	900.00
589900	TOTAL RECREATION CENTRE	526.25	875.00	348.75	6,649.96	7,000.00	350.04	10,500.00

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Budget Comparison

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		MTD Actual	MTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget
599900	TOTAL OPERATING EXPENSES	30,447.33	25,326.09	-5,121.24	190,103.00	202,608.64	12,505.64	303,913.00
600000	BALANCE BEFORE RESERVES & OTHER TRANSFERS	-5,143.06	-0.01	-5,143.05	13,117.76	0.04	13,117.72	0.00
800000	NET OPERATING SURPLUS(DEFICIT)	-5,143.06	-0.01	-5,143.05	13,117.76	0.04	13,117.72	0.00
801100	Revenue - CRF							
801150	Opening CRF Balance	0.00	0.00	0.00	269,380.53	0.00	269,380.53	0.00
802000	Interest Income - CRF	195.58	0.00	195.58	3,901.17	0.00	3,901.17	0.00
850000	Total Revenue - CRF	195.58	0.00	195.58	273,281.70	0.00	273,281.70	0.00
851000	Expenses - CRF							
857860	CRF-Transfer to Other Reserves	0.00	0.00	0.00	10,000.00	0.00	-10,000.00	0.00
890000	TOTAL CONTINGENCY EXPENSES	0.00	0.00	0.00	10,000.00	0.00	-10,000.00	0.00
901000	CRF Balance End of Period	195.58	0.00	195.58	263,281.70	0.00	263,281.70	0.00
911000	Revenue - Other Reserves Funds							
911550	Interest Income - Other Reserves	0.00	0.00	0.00	489.54	0.00	489.54	0.00
912400	Other Reserve - Legal	0.00	0.00	0.00	10,000.00	0.00	10,000.00	0.00
914836	Other Reserve - Depreciation Report	0.00	0.00	0.00	4,200.00	0.00	4,200.00	0.00
914865	Other Reserve - Fire Equipment	0.00	0.00	0.00	15,000.00	0.00	15,000.00	0.00
915000	Total Revenue - Other Reserves Funds	0.00	0.00	0.00	29,689.54	0.00	29,689.54	0.00
915001	Expense - Other Reserves							
916900	Other Reserve Exp - Legal	0.00	0.00	0.00	3,383.66	0.00	-3,383.66	0.00
917436	Other Reserve Exp - Depreciation Report	0.00	0.00	0.00	3,376.80	0.00	-3,376.80	0.00
917565	Other Reserve Exp - Fire Equipment	0.00	0.00	0.00	9,543.45	0.00	-9,543.45	0.00
918000	Total Expenses - Other Reserves	0.00	0.00	0.00	16,303.91	0.00	-16,303.91	0.00
919000	Other Reserve Balance End of Period	0.00	0.00	0.00	13,385.63	0.00	13,385.63	0.00
999900	Total Funds Balance	-4,947.48	-0.01	-4,947.47	289,785.09	0.04	289,785.05	0.00

Strata Plan VR 519 - Langara Court
Final 2019-2020 Operating Budget
September 30th Year-end

6-Dec-19

GL Code	Description	Actual to Sept 30, 2019 (Draft)	2018-2019 Budget	Approved 2019-2020 Budget
400000	REVENUES			
405000	Strata Fees	305,249.16	305,250	277,539
415000	Bylaw Fines/Late Fines	-	-	-
422500	Interest Income - Operating	1,165.26	550	550
424000	Interest On Overdue Accounts	-	-	-
424500	NSF & Lien Charges	-	-	-
428500	Move-in/Move-out Charges	-	-	-
429500	Key Revenue	85.00	-	-
431500	Lounge Rental	530.00	-	-
432500	Caretaker's Suite	7,800.00	7,800	7,800
439600	Parking Revenues	1,312.50	1,250	1,250
440600	Door Openers - Transmitters	135.00	-	-
443500	Prior Year Operating Surplus	-	-	16,774
441600	Miscellaneous Revenue	-	-	-
499900	TOTAL REVENUES	316,276.92	314,850	303,913
500000	OPERATING EXPENSES			
510000	ADMINISTRATIVE EXPENSES			
511000	Management Fees	21,672.00	21,672	21,672
511600	Bank Administration Fee	756.00	780	780
512000	Audit / Review	144.96	2,900	2,900
513000	Duplication/Postage/Courier	2,266.26	2,000	2,250
513200	Legal	8,268.61	500	500
513600	Audit - <i>Real Estate Services Act</i>	91.19	145	145
514200	Insurance Expense	33,380.24	34,150	43,500
514800	Insurance Evaluation/Appraisal	-	-	850
514900	Dues & Subscriptions	(11.00)	400	-
517600	Wages - Caretakers	53,211.42	54,000	56,500
523800	Caretaker Suite Strata Fees	4,515.60	4,516	4,516
526400	Meetings & Miscellaneous	3,313.34	1,500	2,500
529900	TOTAL ADMINISTRATIVE EXPENSES	127,608.62	122,563	136,113
530000	UTILITIES			
531100	BC Hydro / Electricity	28,248.75	32,889	30,000
535100	Water / Sewer	18,915.14	21,500	20,000
535500	Garbage Disposal	6,627.38	6,300	7,250
537500	Enterphone	365.84	900	900
537600	Telephone	2,400.00	2,400	2,400
539900	TOTAL UTILITIES	56,557.11	63,989	60,550
540000	BUILDING MAINTENANCE			
541400	Supplies	2,147.84	1,200	1,200
541700	Supplies - Cleaning	2,980.53	1,500	2,000
542000	Pest Control	2,517.53	2,300	2,500
543500	Elevator Maintenance	4,406.35	4,400	4,400

Budget

Strata Plan VR 519 - Langara Court
Final 2019-2020 Operating Budget
September 30th Year-end

6-Dec-19

GL Code	Description	Actual to Sept 30, 2019 (Draft)	2018-2019 Budget	Approved 2019-2020 Budget
544700	Light Bulbs	1,431.69	1,250	1,250
545000	Plumbing	9,592.23	4,000	5,000
547400	Mechanical & Generator	516.60	4,500	1,000
549800	Fire Equipment	2,659.57	4,000	2,500
550100	General Interior Repairs	3,107.50	2,500	3,000
550700	Electrical Repairs	194.25	1,000	500
551900	Dryer Vent Cleaning	-	2,700	2,700
553700	Carpet Cleaning	-	1,200	1,200
556700	Repairs & Maintenance, Building	19,010.22	16,015	15,000
559900	TOTAL BUILDING MAINTENANCE	48,564.31	46,565	42,250
560000	EXTERIOR MAINTENANCE & REPAIRS			
560700	Roof Repairs & Maintenance	18,206.92	24,000	24,000
561700	Gutters, Drains & Sewers	-	4,000	3,000
562700	Window Cleaning	4,536.00	2,400	4,500
563300	Garage Door	-	1,500	2,500
569900	TOTAL EXTERIOR MAINTENANCE & REPAIRS	22,742.92	31,900	34,000
570000	GROUNDS & GARDENS			
571000	Landscaping Services	14,694.75	15,500	15,500
571400	Landscape Improvements	1,449.32	5,000	5,000
579900	TOTAL GROUNDS & GARDENS	16,144.07	20,500	20,500
580000	RECREATION CENTRE			
582200	Pool Maintenance	1,342.01	2,683	1,800
582500	Recreation Centre - Gas	7,925.48	7,500	7,800
584400	Chemicals	618.69	1,150	900
589900	TOTAL RECREATION CENTRE	9,886.18	11,333	10,500
599900	TOTAL OPERATING EXPENSES	281,503.21	296,850	303,913
600000	BALANCE BEFORE RESERVES & OTHER TRANSFERS	34,773.71	18,000	-
700000	TRANSFER TO RESERVES			
700100	Contingency Reserve Fund	18,000.00	18,000	-
705000	TOTAL TRANSFER TO RESERVES	18,000.00	18,000	-
800000	NET OPERATING SURPLUS (DEFICIT)	16,773.71	-	-