

Balance Sheet (Accrual)
SOUTHWYND - 03 - (Ims1107)
October 2020

Page 1
12/7/2020
02:15 PM

ASSETS

1010-0000 Petty Cash	400.00
1013-0000 Bank Shares	5.00
1020-0000 Bank - Westminster - Chequing	54,341.82
1025-0000 Bank - Westminster - Contingency	317,869.43
1040-0000 Bank - Social Committee	1,759.30
1200-0000 Prepaid Insurance	125,009.63
1220-0000 Caretaker Suite	299,000.00
1300-0000 Accounts Receivable	4,279.31

TOTAL ASSETS 802,664.49

LIABILITIES

2010-0000 Accounts Payable	20,790.34
2017-0000 Social Committee Fund	1,759.30
2017-0300 Locker Fund	275.00
2040-0003 Due to Contingency-Insurance	125,009.63
2170-0000 Vacation Payable	-347.76

TOTAL LIABILITIES 147,486.51

OWNERS' EQUITY

RESERVES

3300-0000 Contingency Fund	291,631.45
3300-0154 Balcony Repairs Fund	12,091.48
3300-0243 Roadway Pavers Fund	14,146.50

TOTAL RESERVES 317,869.43

3499-0000 Owners' Equity/Caretaker Suite	299,000.00
3510-0000 Net Income - Current Year	38,308.55

TOTAL OWNERS' EQUITY 655,177.98

TOTAL LIABILITIES AND EQUITY 802,664.49

Budget Comparison (Accrual)
SOUTHWYND - 03 - (lms1107)
October 2020

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME									
4010-0000 Strata Fees	83,356.99	83,357.00	-0.01	0.00	583,498.93	583,499.00	-0.07	0.00	1,000,284.00
TOTAL	83,356.99	83,357.00	-0.01	0.00	583,498.93	583,499.00	-0.07	0.00	1,000,284.00
OTHER									
4045-0000 Rental - Caretaker Suite	750.00	750.00	0.00	0.00	5,250.00	5,250.00	0.00	0.00	9,000.00
4051-0000 Move In / Out	100.00	83.33	16.67	20.00	300.00	583.31	-283.31	-48.57	1,000.00
4056-0000 Storage	0.00	58.33	-58.33	-100.0	664.80	408.31	256.49	62.82	700.00
4057-0000 Parking	500.00	333.33	166.67	50.00	3,600.00	2,333.31	1,266.69	54.29	4,000.00
4059-0000 EV Charging	25.00	0.00	25.00	0	25.00	0.00	25.00	0	0.00
4061-0000 Bylaw Fines	200.00	0.00	200.00	0	200.00	0.00	200.00	0	0.00
4065-0000 Interest Income	69.46	66.67	2.79	4.18	485.47	466.69	18.78	4.02	800.00
4066-0000 Remote Control Sale	0.00	0.00	0.00	0	20.00	0.00	20.00	0	0.00
TOTAL OTHER	1,644.46	1,291.66	352.80	27.31	10,545.27	9,041.62	1,503.65	16.63	15,500.00
TOTAL INCOME	85,001.45	84,648.66	352.79	0.42	594,044.20	592,540.62	1,503.58	0.25	1,015,784.00
COMMON EXPENSES									
LANDSCAPING & GROUNDS									
6415-0000 Landscape Contract	4,397.00	4,416.67	19.67	0.45	30,779.00	30,916.69	137.69	0.45	53,000.00
6435-0000 Plant Replacement & Im	0.00	625.00	625.00	100.0	4,722.40	4,375.00	-347.40	-7.94	7,500.00
6440-0000 Irrigation System	0.00	375.00	375.00	100.0	1,248.29	2,625.00	1,376.71	52.45	4,500.00
TOTAL LANDS. & GROUNDS	4,397.00	5,416.67	1,019.67	18.82	36,749.69	37,916.69	1,167.00	3.08	65,000.00
REPAIR & MAINTENANCE- GENER									
6510-0000 Repair & Maintenance	6,747.84	3,916.67	-2,831.17	-72.29	18,113.12	27,416.69	9,303.57	33.93	47,000.00
6510-0100 Door Rollers and Windo	3,473.02	1,666.67	-1,806.35	-108.3	18,370.60	11,666.69	-6,703.91	-57.46	20,000.00
6510-0200 R & M - Roofs	577.50	416.67	-160.83	-38.60	577.50	2,916.69	2,339.19	80.20	5,000.00
6510-0300 R & M - Plumbing and H	1,230.50	2,166.67	936.17	43.21	4,328.05	15,166.69	10,838.64	71.46	26,000.00
6510-0400 Patio and Balconies	0.00	3,333.33	3,333.33	100.0	19,015.50	23,333.31	4,317.81	18.50	40,000.00
6510-0500 Gates & Entry Doors	446.25	250.00	-196.25	-78.50	1,312.50	1,750.00	437.50	25.00	3,000.00
6510-0600 R & M - Painting and Ca	4,595.83	166.67	-4,429.16	-2,657	6,098.28	1,166.69	-4,931.59	-422.7	2,000.00
6510-4001 Elevator	1,187.55	1,333.33	145.78	10.93	9,048.45	9,333.31	284.86	3.05	16,000.00
6521-0000 Fire System Service	0.00	833.33	833.33	100.0	1,485.75	5,833.31	4,347.56	74.53	10,000.00
6521-2100 Exercise Equipment & R	0.00	83.33	83.33	100.0	0.00	583.31	583.31	100.0	1,000.00
6535-0000 Enterphone and Security	110.83	250.00	139.17	55.67	1,898.41	1,750.00	-148.41	-8.48	3,000.00
6563-0000 Window Cleaning	0.00	558.33	558.33	100.0	5,565.00	3,908.31	-1,656.69	-42.39	6,700.00
6566-0000 Light Bulbs	416.17	125.00	-291.17	-232.9	1,098.96	875.00	-223.96	-25.60	1,500.00
6569-0000 Supplies	105.28	83.33	-21.95	-26.34	495.91	583.31	87.40	14.98	1,000.00
TOTAL REPAIR & MAINT.	18,890.77	15,183.33	-3,707.44	-24.42	87,408.03	106,283.31	18,875.28	17.76	182,200.00
UTILITIES									
6576-0000 Electricity	0.00	4,750.00	4,750.00	100.0	22,254.50	33,250.00	10,995.50	33.07	57,000.00
6578-0000 Water & Sewer	0.00	4,500.00	4,500.00	100.0	33,842.76	31,500.00	-2,342.76	-7.44	54,000.00
6578-2000 Garbage & Recycling	1,508.41	1,458.33	-50.08	-3.43	11,920.83	10,208.31	-1,712.52	-16.78	17,500.00
6581-0000 Gas	4,072.36	6,416.67	2,344.31	36.53	35,343.85	44,916.69	9,572.84	21.31	77,000.00
6595-0000 Telephone Caretaker	64.96	66.67	1.71	2.56	454.72	466.69	11.97	2.56	800.00
TOTAL UTILITIES	5,645.73	17,191.67	11,545.94	67.16	103,816.66	120,341.69	16,525.03	13.73	206,300.00
SALARIES & BENEFITS									
6820-0000 Caretaker Salary and Be	4,106.50	4,000.00	-106.50	-2.66	25,913.43	28,000.00	2,086.57	7.45	48,000.00
6870-0000 Janitorial Contract	2,291.10	2,333.33	42.23	1.81	16,037.70	16,333.31	295.61	1.81	28,000.00
6870-2000 Extra Cleaning	0.00	83.33	83.33	100.0	698.92	583.31	-115.61	-19.82	1,000.00
6875-0000 Payroll Costs	643.34	750.00	106.66	14.22	4,503.37	5,250.00	746.63	14.22	9,000.00
6895-0000 Strata Fees Caretaker S	397.98	422.00	24.02	5.69	2,785.86	2,954.00	168.14	5.69	5,064.00
6896-0000 Property Tax Caretaker	0.00	33.33	33.33	100.0	358.00	233.31	-124.69	-53.44	400.00
TOTAL SALARIES & PAYROLL COS	7,438.92	7,621.99	183.07	2.40	50,297.28	53,353.93	3,056.65	5.73	91,464.00
ADMINISTRATION									
6975-0000 Council Expenses - Adm	0.00	83.33	83.33	100.0	120.61	583.31	462.70	79.32	1,000.00
6980-0000 Legal Expenses	0.00	83.33	83.33	100.0	112.50	583.31	470.81	80.71	1,000.00
6984-0000 Postage and Printing	1,055.48	458.33	-597.15	-130.2	7,319.71	3,208.31	-4,111.40	-128.1	5,500.00
6990-0000 Insurance Premiums	25,001.84	25,000.00	-1.84	-0.01	175,012.88	175,000.00	-12.88	-0.01	300,000.00
7000-0000 Management Fees	3,066.67	3,066.67	0.00	0.00	21,466.69	21,466.69	0.00	0.00	36,800.00
7025-0000 Bank Charges	10.00	10.00	0.00	0.00	70.00	70.00	0.00	0.00	120.00
7050-0000 Miscellaneous	0.00	116.67	116.67	100.0	268.51	816.69	548.18	67.12	1,400.00
7051-0000 Statutory Financial Revi	0.00	0.00	0.00	0	176.40	0.00	-176.40	0	0.00
7051-0500 Contingency Transfer	10,416.67	10,416.67	0.00	0.00	72,916.69	72,916.69	0.00	0.00	125,000.00
TOTAL ADMINISTRATION EXPENSE	39,550.66	39,235.00	-315.66	-0.80	277,463.99	274,645.00	-2,818.99	-1.03	470,820.00

