

**Balance Sheet**

January 31, 2022

Fiscal Year End: September

ASSETS**CURRENT ASSETS**

1110-0000 Bank - Operating Account	44,720.68
1120-0000 Bank - Contingency Fund	81,185.24
1200-0000 Prepaid Insurance	6,950.92
1300-0000 Accounts Receivable	161.94
1340-0000 Receivable - Other	3,479.17

TOTAL CURRENT ASSETS**136,497.95****TOTAL ASSETS****136,497.95****LIABILITIES & OWNERS EQUITY****LIABILITIES****CURRENT LIABILITIES**

2020-0000 Prepaid Strata Fees	12.68
2100-0000 Accounts Payable	14,546.58

TOTAL CURRENT LIABILITIES**14,559.26****TOTAL LIABILITIES****14,559.26****OWNERS EQUITY**

3005-0000 Operating Fund - Prior Years	43,054.04
3010-0000 Operating Fund - Current Year	-2,300.59
3020-1110 Contingency Fund - Opening Balance	-63,221.42
3020-1120 Contingency Fund - Current Year	129,269.28
3020-1130 Contingency Fund - Interest	137.38
3020-8000 CRF - Project Reserves	15,000.00

TOTAL OWNERS EQUITY**121,938.69****TOTAL LIABILITIES & OWNERS EQUITY****136,497.95**



Budget Comparison

January 1, 2022 - January 31, 2022

Fiscal Year End: September

	MTD Actual	MTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE							
4100-0000 Strata Fees	18,729.99	18,730.00	-0.01	74,920.02	74,920.00	0.02	224,760.00
4580-0000 Interest Income	27.30	16.67	10.63	103.65	66.68	36.97	200.00
TRANSFER FROM RESERVES							
4940-0000 Prior Year Brought Forward	2,131.25	2,131.25	0.00	8,525.00	8,525.00	0.00	25,575.00
TOTAL TRANSFER FROM RESERVES	2,131.25	2,131.25	0.00	8,525.00	8,525.00	0.00	25,575.00
TOTAL REVENUE	20,888.54	20,877.92	10.62	83,548.67	83,511.68	36.99	250,535.00
OPERATING EXPENSES							
ADMINISTRATIVE EXPENSES							
5020-0000 Property Management	1,259.87	1,190.00	-69.87	4,759.52	4,760.00	0.48	14,280.00
5030-0000 Bank Charges	57.75	58.33	0.58	231.00	233.32	2.32	700.00
5040-0000 Sundry, Postage & Copies	891.02	125.00	-766.02	1,572.87	500.00	-1,072.87	1,500.00
5050-0000 Professional - Accounting	0.00	47.92	47.92	0.00	191.68	191.68	575.00
5052-0000 Professional - Audit	0.00	62.50	62.50	525.00	250.00	-275.00	750.00
5060-0000 Professional - Legal	47.25	333.33	286.08	189.00	1,333.32	1,144.32	4,000.00
5100-0000 Insurance	6,931.67	7,083.33	151.66	27,726.73	28,333.32	606.59	85,000.00
5110-0000 Insurance Appraisal	0.00	83.33	83.33	0.00	333.32	333.32	1,000.00
TOTAL ADMIN. EXPENSES	9,187.56	8,983.74	-203.82	35,004.12	35,934.96	930.84	107,805.00
UTILITIES							
5520-0000 Utilities - Electricity	1,758.00	1,833.33	75.33	6,958.37	7,333.32	374.95	22,000.00
TOTAL UTILITIES	1,758.00	1,833.33	75.33	6,958.37	7,333.32	374.95	22,000.00
BUILDING MAINTENANCE							
6020-0000 Janitorial Services	1,704.94	1,750.00	45.06	6,856.01	7,000.00	143.99	21,000.00
6040-0000 Pest Control	0.00	100.00	100.00	0.00	400.00	400.00	1,200.00
6100-0000 General Repairs & Maintenance	12,032.71	1,333.33	-10,699.38	15,089.95	5,333.32	-9,756.63	16,000.00
6160-0000 Elevator Maintenance	391.65	0.00	-391.65	391.65	0.00	-391.65	0.00
6170-0000 Mechanical Maintenance	270.38	677.33	406.95	1,362.76	2,709.32	1,346.56	8,128.00
6175-0000 Garage Door Maintenance	0.00	62.50	62.50	0.00	250.00	250.00	750.00
6180-0000 Fire & Alarm Maintenance	0.00	391.67	391.67	1,355.55	1,566.68	211.13	4,700.00
6190-0000 Security Service & Cameras	0.00	833.33	833.33	0.00	3,333.32	3,333.32	10,000.00
6260-0000 Roof Repairs & Maint.	0.00	250.00	250.00	0.00	1,000.00	1,000.00	3,000.00
6278-0000 Solar Shade Maintenance	0.00	333.33	333.33	0.00	1,333.32	1,333.32	4,000.00
6330-0000 Building Improvements	0.00	250.00	250.00	0.00	1,000.00	1,000.00	3,000.00
TOTAL BUILDING MAINTENANCE	14,399.68	5,981.49	-8,418.19	25,055.92	23,925.96	-1,129.96	71,778.00
GROUNDS MAINTENANCE							
7010-0000 Landscaping Services	0.00	916.67	916.67	2,189.68	3,666.68	1,477.00	11,000.00
7020-0000 Landscaping Improvement & Upgrades	0.00	250.00	250.00	157.35	1,000.00	842.65	3,000.00
7075-0000 Parking Lot Maintenance	0.00	500.00	500.00	0.00	2,000.00	2,000.00	6,000.00
7080-0000 Snow Removal	2,173.50	583.33	-1,590.17	9,166.50	2,333.32	-6,833.18	7,000.00
TOTAL GROUNDS MAINTENANCE	2,173.50	2,250.00	76.50	11,513.53	9,000.00	-2,513.53	27,000.00
TOTAL OPERATING EXPENSES	27,518.74	19,048.56	-8,470.18	78,531.94	76,194.24	-2,337.70	228,583.00
TRANSFER TO RESERVES							
9510-0000 Transfer to Contingency Fund	1,829.33	1,829.33	0.00	7,317.32	7,317.32	0.00	21,952.00

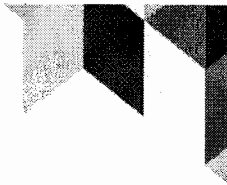


Budget Comparison (Continued)

January 1, 2022 - January 31, 2022

Fiscal Year End: September

	MTD Actual	MTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget
TOTAL TRANSFER TO RESERVES	1,829.33	1,829.33	0.00	7,317.32	7,317.32	0.00	21,952.00
NET SURPLUS (DEFICIT)	-8,459.53	0.03	-8,459.56	-2,300.59	0.12	-2,300.71	0.00



Balance Sheet

January 31, 2022

Fiscal Year End: September

ASSETS

CURRENT ASSETS

1110-0000 Bank - Operating Account	57,185.96
1120-0000 Bank - Contingency Fund	37,765.28
1200-0000 Prepaid Insurance	412.50
1300-0000 Accounts Receivable	3,439.40
1375-0000 Various Chargeback	72.80
1440-0000 Interfund Loan - Operating Fund	10.50

TOTAL CURRENT ASSETS

98,886.44

TOTAL ASSETS

98,886.44

LIABILITIES & OWNERS EQUITY

LIABILITIES

CURRENT LIABILITIES

2020-0000 Prepaid Strata Fees	799.67
2100-0000 Accounts Payable	-35.50
2150-0000 Interfund Loan - Contingency Fund	10.50

TOTAL CURRENT LIABILITIES

774.67

TOTAL LIABILITIES

774.67

OWNERS EQUITY

3005-0000 Operating Fund - Prior Years	45,100.56
3010-0000 Operating Fund - Current Year	15,256.43
3020-1110 Contingency Fund - Opening Balance	32,683.21
3020-1120 Contingency Fund - Current Year	5,000.00
3020-1130 Contingency Fund - Interest	71.57

TOTAL OWNERS EQUITY

98,111.77

TOTAL LIABILITIES & OWNERS EQUITY

98,886.44



Budget Comparison

January 1, 2022 - January 31, 2022

Fiscal Year End: September

	MTD Actual	MTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE							
4100-0000 Strata Fees	7,035.86	7,035.83	0.03	28,143.38	28,143.32	0.06	84,430.00
4515-0000 Keys, Fobs, Access Cards	200.00	0.00	200.00	400.00	0.00	400.00	0.00
4520-0000 Move In/Out Charges	200.00	41.67	158.33	800.00	166.68	633.32	500.00
4550-0000 Bylaw Fines	0.00	0.00	0.00	400.00	0.00	400.00	0.00
4580-0000 Interest Income	24.88	15.00	9.88	93.62	60.00	33.62	180.00
TRANSFER FROM RESERVES							
4940-0000 Prior Year Brought Forward	1,271.92	1,271.92	0.00	5,087.68	5,087.68	0.00	15,263.00
TOTAL TRANSFER FROM RESERVES	1,271.92	1,271.92	0.00	5,087.68	5,087.68	0.00	15,263.00
TOTAL REVENUE	8,732.66	8,364.42	368.24	34,924.68	33,457.68	1,467.00	100,373.00
OPERATING EXPENSES							
ADMINISTRATIVE EXPENSES							
5020-0000 Property Management	1,259.87	1,190.00	-69.87	4,759.52	4,760.00	0.48	14,280.00
5030-0000 Bank Charges	57.75	58.33	0.58	231.00	233.32	2.32	700.00
5040-0000 Sundry, Postage & Copies	161.44	125.00	-36.44	545.48	500.00	-45.48	1,500.00
5050-0000 Professional - Accounting	0.00	47.92	47.92	0.00	191.68	191.68	575.00
5052-0000 Professional - Audit	0.00	30.67	30.67	525.00	122.68	-402.32	368.00
5060-0000 Professional - Legal	0.00	208.33	208.33	0.00	833.32	833.32	2,500.00
5100-0000 Insurance	68.75	70.83	2.08	275.00	283.32	8.32	850.00
5230-0000 Telephone	166.42	175.00	8.58	665.83	700.00	34.17	2,100.00
TOTAL ADMIN. EXPENSES	1,714.23	1,906.08	191.85	7,001.83	7,624.32	622.49	22,873.00
UTILITIES							
5530-0000 Utilities - Natural Gas	0.00	33.33	33.33	101.18	133.32	32.14	400.00
5540-0000 Sewer & Water Charges	0.00	1,625.00	1,625.00	0.00	6,500.00	6,500.00	19,500.00
TOTAL UTILITIES	0.00	1,658.33	1,658.33	101.18	6,633.32	6,532.14	19,900.00
BUILDING MAINTENANCE							
6010-0000 Garbage Disposal & Recycling	0.00	1,250.00	1,250.00	3,534.30	5,000.00	1,465.70	15,000.00
6020-0000 Janitorial Services	568.31	612.50	44.19	2,273.24	2,450.00	176.76	7,350.00
6100-0000 General Repairs & Maintenance	0.00	583.33	583.33	0.00	2,333.32	2,333.32	7,000.00
6160-0000 Elevator Maintenance	0.00	583.33	583.33	1,757.70	2,333.32	575.62	7,000.00
6175-0000 Garage Door Maintenance	0.00	62.50	62.50	0.00	250.00	250.00	750.00
6276-0000 Dryer Vent Cleaning	0.00	125.00	125.00	0.00	500.00	500.00	1,500.00
6330-0000 Building Improvements	0.00	333.33	333.33	0.00	1,333.32	1,333.32	4,000.00
TOTAL BUILDING MAINTENANCE	568.31	3,549.99	2,981.68	7,565.24	14,199.96	6,634.72	42,600.00
TOTAL OPERATING EXPENSES	2,282.54	7,114.40	4,831.86	14,668.25	28,457.60	13,789.35	85,373.00
TRANSFER TO RESERVES							
9510-0000 Transfer to Contingency Fund	1,250.00	1,250.00	0.00	5,000.00	5,000.00	0.00	15,000.00
TOTAL TRANSFER TO RESERVES	1,250.00	1,250.00	0.00	5,000.00	5,000.00	0.00	15,000.00
NET SURPLUS (DEFICIT)	5,200.12	0.02	5,200.10	15,256.43	0.08	15,256.35	0.00