

NWS3355

The Metropolitan

April 2025

Financial Statements

For the 12th Month Ending 2025/04/30
(PREPARED WITHOUT AN AUDIT)

Office Use Only

Prepared By:

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Prepared For:
The Metropolitan
5885 Olive Avenue
Burnaby, BC

Balance Sheet
NWS3355 - The Metropolitan
12th - Month Ending
April 2025

Account Code	Description	Current Balance
1000-0000	ASSETS	
1100-0000	CASH	
1110-1000	OP Account	168,030.76
1120-1000	CRF Account	1,478,004.16
1190-9999	TOTAL CASH	1,646,034.92
1200-1000	Accounts Receivable	29,288.76
1202-1000	Accounts Receivable Other	2,732.15
1203-1000	Accounts Receivable Owner Chargeback	406.00
1206-1000	OP Receivable from SL	35,348.27
1208-1000	SL Receivable from CRF	762,004.16
1209-1000	CRF Receivable from SL	14,368.37
1210-1000	CRF Receivable from OP	31,849.67
1240-1000	Due From Prior Mgmt Company	86,661.49
1380-1000	Strata Suite - Asset	152,000.00
1400-1000	Prepaid Insurance	0.00
1990-9999	TOTAL ASSETS	2,760,693.79
3000-0000	LIABILITIES & EQUITY	
3100-0000	LIABILITIES	
3110-1000	Accounts Payable	0.00
3112-1000	Accounts Payable Others	36,223.44
3120-1000	Liability Overpayment	2,079.53
3130-1000	OP Payable to CRF	31,849.67
3136-1000	SL Payable to OP	35,348.27
3138-1000	CRF Payable to SL	762,004.16
3139-1000	SL Payable to CRF	14,368.37
3800-1000	Accrued Liabilities	76,836.64
3990-9999	TOTAL LIABILITIES	958,710.08
4000-0000	MEMBERS EQUITY	
4300-0000	CRF	
4310-1000	Contingency Reserve Fund Opening Balance	497,210.10
4320-1000	Contingency Reserve Fund Current Appr.	171,000.00
4325-1000	Contingency Reserve Funds Adj. to Open. Bal.	68,000.00
4340-1000	Contingency Reserve Fund Interest	21,535.28
4390-9999	TOTAL CRF	757,745.38
4400-1000	SPECIAL LEVY & CRF FUNDS	
4401-1578	Balcony-RAF 1 (C) - nws3355	533.95
4401-1579	Depreciation Report (C) - nws3355	15,000.00
4401-1580	Door Auto Operators (SL) - nws3355	4,991.61
4401-1581	Elevator Modernization (SL) - nws3355	36,382.49
4401-1582	Roof Deck (SL) - NWS3355	743,952.82
4401-1583	Building Envelope (SL) - nws3355	-14,364.20
4790-9999	TOTAL SPECIAL LEVY & CRF FUNDS	786,496.67
4800-0000	OPERATING FUND	
4810-1000	Operating Fund Open Bal.	96,839.47
4820-1000	Operating Fund Adjustment To Op. Bal.	702.30
4830-1000	Current Surplus (Deficit)	8,199.89

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12th - Month Ending
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Account Code	Description	Current Balance
4890-9999	TOTAL OPERATING FUND	105,741.66
4898-0000	STRATA SUITE EQUITY	
4898-1000	Strata Suite - Equity	152,000.00
4898-9999	TOTAL STRATA SUITE EQUITY	152,000.00
4990-9999	TOTAL MEMBER EQUITY	1,801,983.71
4999-9999	TOTAL LIABILITIES & MEMBER EQUITY	2,760,693.79

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**Budget Comparison
NWS3355 - The Metropolitan
12th - Month Ending
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Account	Description	MTD Actual	MTD Budget	MTD Var	YTD Actual	YTD Budget	YTD Var	Annual
6000-0000	REVENUE							
6710-1000	Strata Fees	68,775.23	68,775.25	-0.02	825,302.76	825,303.00	-0.24	825,303.00
6725-1000	Locker Fees	10.00	25.00	-15.00	470.00	300.00	170.00	300.00
6730-1000	Fines & Penalties	0.00	0.00	0.00	574.25	0.00	574.25	0.00
6740-1000	Parking Revenue	35.00	500.00	-465.00	7,757.00	6,000.00	1,757.00	6,000.00
6755-1000	Strata Suite Rental	700.00	700.00	0.00	8,400.00	8,400.00	0.00	8,400.00
6760-1000	Interest	0.00	350.00	-350.00	2,538.76	4,200.00	-1,661.24	4,200.00
6770-1000	Move In/Out	0.00	0.00	0.00	1,050.00	0.00	1,050.00	0.00
6775-1000	Key Fobs	0.00	0.00	0.00	1,530.00	0.00	1,530.00	0.00
6990-9999	TOTAL REVENUE	69,520.23	70,350.25	-830.02	847,622.77	844,203.00	3,419.77	844,203.00
7000-1000	EXPENSES							
7001-0000	GENERAL EXPENSES							
7050-1000	Management Fees	0.00	3,250.63	3,250.63	34,051.49	39,008.00	4,956.51	39,008.00
7100-1000	Insurance	17,599.67	17,599.63	-0.04	212,036.00	211,196.00	-840.00	211,196.00
7400-1000	Admin Fees	1,292.88	0.00	-1,292.88	1,292.63	0.00	-1,292.63	0.00
7420-1000	Miscellaneous Expense	0.00	1,116.63	1,116.63	6,789.59	13,400.00	6,610.41	13,400.00
7610-1000	Legal & Audit Fees	0.00	67.88	67.88	488.25	815.00	326.75	815.00
7620-9999	TOTAL GENERAL EXPENSES	18,892.55	22,034.77	3,142.22	254,657.96	264,419.00	9,761.04	264,419.00
7800-0000	RECREATION FACILITY							
7815-1000	Pool & Rec. Fac. Supplies	325.00	583.37	258.37	14,287.14	7,000.00	-7,287.14	7,000.00
7845-9999	TOTAL RECREATION	325.00	583.37	258.37	14,287.14	7,000.00	-7,287.14	7,000.00
8000-0000	BUILDING & GROUND							
8010-1000	Gas	8,263.47	5,833.37	-2,430.10	65,446.00	70,000.00	4,554.00	70,000.00
8020-1000	Electricity	3,868.22	3,750.00	-118.22	40,733.63	45,000.00	4,266.37	45,000.00
8030-1000	Water / Sewer	0.00	75.00	75.00	764.70	900.00	135.30	900.00
8060-1000	Elevator	0.00	2,775.00	2,775.00	35,233.99	33,300.00	-1,933.99	33,300.00
8100-1000	Landscaping	0.00	3,033.37	3,033.37	20,858.25	36,400.00	15,541.75	36,400.00
8135-1000	Fire Protection	112.16	416.63	304.47	9,888.59	5,000.00	-4,888.59	5,000.00
8170-1000	Janitorial	945.00	1,300.00	355.00	23,227.97	15,600.00	-7,627.97	15,600.00
8180-1000	Building Manager	3,726.28	5,273.63	1,547.35	51,241.32	63,284.00	12,042.68	63,284.00
8190-1000	Garbage & Recycling	427.47	575.00	147.53	5,359.47	6,900.00	1,540.53	6,900.00
8240-1000	Repairs & Maintenance	330.97	8,500.00	8,169.03	117,707.72	102,000.00	-15,707.72	102,000.00
8255-1000	Mechanical/HVAC Maintenance	0.00	833.37	833.37	26,347.78	10,000.00	-16,347.78	10,000.00
8300-1000	Window Cleaning	0.00	833.37	833.37	0.00	10,000.00	10,000.00	10,000.00
8460-1000	Telephone	136.36	283.37	147.01	2,668.36	3,400.00	731.64	3,400.00
8990-9999	TOTAL BUILDING & GROUND	17,809.93	33,482.11	15,672.18	399,477.78	401,784.00	2,306.22	401,784.00
9000-9999	TOTAL EXPENSES	37,027.48	56,100.25	19,072.77	668,422.88	673,203.00	4,780.12	673,203.00
9001-0000	RESERVE FUNDS							
9002-1000	Contingency Res. Fund	14,250.00	14,250.00	0.00	171,000.00	171,000.00	0.00	171,000.00
9909-9999	TOTAL RESERVE FUNDS	14,250.00	14,250.00	0.00	171,000.00	171,000.00	0.00	171,000.00
9998-9999	NET INCOME	18,242.75	0.00	18,242.75	8,199.89	0.00	8,199.89	0.00