

Balance Sheet

SIDNEY ESTATES VIS1234

Month = Nov 2020

Book = Accrual

ASSETS

NBC OPERATING BANK ACCOUNT	12,763.03
NBC CONTINGENCY BANK ACCOUNT	69,934.48
NBC SPECIAL LEVY BANK ACCOUNT	80,762.66
PREPAID INSURANCE	9,326.66
TOTAL ASSETS	172,786.83

LIABILITIES AND EQUITY

LIABILITIES

ACCOUNTS PAYABLE	3,157.32
ACCRUED LIABILITIES	10,440.31
SPECIAL PROJECT PROJECT EXPENDITURE	80,762.66
TOTAL LIABILITIES	94,360.29

EQUITY

CONTINGENCY TRUST FUND	71,261.14
CONTINGENCY LOAN	-9,326.66
APPROVED EXPENDITURE FROM CRF	8,000.00
CURRENT SURPLUS (LOSS)	678.94
PRIOR YEAR SURPLUS (LOSS)	7,813.12
TOTAL EQUITY	78,426.54

TOTAL LIABILITIES AND EQUITY	172,786.83
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Budget Comparison
 SIDNEY ESTATES VIS1234
 Month = Nov 2020
 Book = Accrual

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
REVENUE							
STRATA FEES ASSESSED	6,131.72	6,131.72	0.00	12,263.44	12,263.44	0.00	73,912.00
PARKING	45.00	45.00	0.00	90.00	90.00	0.00	540.00
TOTAL REVENUE	6,176.72	6,176.72	0.00	12,353.44	12,353.44	0.00	74,452.00
EXPENSES							
CONTINGENCY CONTRIBUTIONS	1,849.00	1,849.00	0.00	3,698.00	3,698.00	0.00	22,188.00
GARDENING CONTRACT	826.88	827.08	0.20	1,653.76	1,654.16	0.40	9,925.00
GROUNDS MAINTENANCE	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
HYDRO	0.00	30.00	30.00	6.27	60.00	53.73	360.00
INSURANCE	932.67	932.67	0.00	1,865.34	1,865.34	0.00	11,192.00
MANAGEMENT FEE	630.00	630.00	0.00	1,260.00	1,260.00	0.00	7,560.00
OFFICE & GENERAL	7.28	62.50	55.22	16.65	125.00	108.35	750.00
PROFESSIONAL FEES	470.40	83.33	-387.07	470.40	166.66	-303.74	1,000.00
REPAIRS & MAINTENANCE	1,602.04	1,206.42	-395.62	1,904.08	2,412.84	508.76	14,477.00
WATER & SEWER	400.00	500.00	100.00	800.00	1,000.00	200.00	6,000.00
TOTAL EXPENSES	6,718.27	6,204.33	-513.94	11,674.50	12,408.66	734.16	74,452.00
NET SURPLUS (LOSS)	-541.55	-27.61	-516.04	678.94	-55.22	734.16	0.00

STRATA CORP VIS1234
"SIDNEY ESTATES"
Nov-20

ACCOUNTS PAYABLE

CRF BUDGET INCR PENDING AGM	\$	258.00		
ACME MAINTENANCE	\$	237.04		
ACME LEGAL	\$	470.40		
ACME LAWN CARE	\$	826.88		
ACME REPAIRS	\$	1,365.00		
CURRENT ACCOUNTS PAYABLE			\$	3,157.32
CRF INSURANCE LOAN	\$	9,326.66		
MONTHLY OFFICE EXPENSES (PAID AT YEAR END)	\$	13.65		
WATER (03SEP20-30NOV20 ESTIMATED)	\$	1,100.00		
ACCRUED LIABILITIES			\$	10,440.31
TOTAL PAYABLE				\$ 13,597.63

CONTINGENCY FUND DETAIL

OPENING BALANCE @ OCTOBER 1, 2020				\$ 75,798.60
<u>INCOME:</u>				
MONTHLY CONTRIBUTIONS	\$	1,720.00	2	\$ 3,440.00
(INCREASE TO \$1,849.00 PENDING AGM)				
INTEREST INCOME				\$ 22.54
TOTAL INCOME				\$ 3,462.54
<u>EXPENDITURE:</u>				
NONE AT THIS DATE				\$ -
<u>OUTSTANDING LOAN:</u>				
CRF INSURANCE LOAN TO OPERATING (OCT 2020 - SEP 2021)				\$ (11,192.00)
PAYMENTS FROM OPERATING	\$	932.67	2	\$ 1,865.34
BALANCE DUE TO CRF				\$ (9,326.66)
CLOSING BALANCE AT END OF PERIOD				\$ 69,934.48

ADJUSTMENTS TO CRF EQUITY

RECONCILED BANK BALANCE				\$ 69,934.48
APPROVED EXPENDITURES FROM CRF				\$ (8,000.00)
CRF LOAN OUTSTANDING				\$ 9,326.66
ADJUSTED CRF EQUITY AT END OF PERIOD				\$ 71,261.14

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SCHEDULE OF WINDOW PROJECT

REVENUE

SPECIAL LEVY	\$	155,690.26
TOTAL INCOME	\$	155,690.26

EXPENDITURES

50% DEPOSIT PAID	\$	(75,000.00)
TOTAL EXPENSE	\$	(75,000.00)
BANK INTEREST	\$	72.40
PROJECT BALANCE	\$	80,762.66

WINDOW PROJECT CASH POSITION

SPECIAL LEVY CHARGED	\$	155,690.26
ACCOUNTS RECEIVABLE	\$	-
EXPENDITURES	\$	(75,000.00)
NET INTEREST/SERVICE CHARGES	\$	72.40
FUNDS AVAILABLE	\$	80,762.66
BANK BALANCE	\$	80,762.66
TRANSFERS PENDING	\$	-

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SCHEDULE OF PARKING INCOME

AMOUNT	NAME	UNIT	MONTH	NOTES
\$ 30.00	SMITH	#1	OCT20-NOV20	\$15/MONTH
\$ 30.00	JONES	#2	OCT20-NOV20	\$15/MONTH
\$ 30.00	WILLIAMS	#3	OCT20-NOV20	\$15/MONTH
<u>\$ 90.00</u>				

SCHEDULE OF GARDENING CONTRACT

AMOUNT	VENDOR	MONTH	DESCRIPTION
\$ 1,653.76	ACME LAWN CARE	OCT20-NOV20	\$826.88 / MONTH
<u>\$ 1,653.76</u>			

SCHEDULE OF GROUNDS MAINTENANCE - MISCELLANEOUS EXPENDITURES

AMOUNT	VENDOR	MONTH	DESCRIPTION
\$ -	NONE TO DATE		
<u>\$ -</u>			

SCHEDULE OF LEGAL / ACCOUNTING FEES

AMOUNT	VENDOR	MONTH	DESCRIPTION
\$ 470.40	ACME LEGAL	NOV20	UNIT ALTERATION ISSUES
<u>\$ 470.40</u>			

SCHEDULE OF OFFICE & GENERAL

AMOUNT	VENDOR	MONTH	DESCRIPTION
\$ 3.00	NBC PAD FEES	OCT20-NOV20	\$0.10 PER LINE
\$ 13.65	PEMBERTON HOLMES	OCT20-NOV20	MONTHLY EXPENSES
<u>\$ 16.65</u>			

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SCHEDULE OF REPAIRS & MAINTENANCE

CATEGORY / VENDOR	BUDGET	EXPENDITURE	VARIANCE	MONTH	DESCRIPTION
IRRIGATION HALLS EARTHSERVICE	\$ 500.00	\$ 84.79	\$ 415.21	OCT20	WINTERIZATION
PEST CONTROL	\$ 700.00	\$ -	\$ 700.00		
PARKER JOHNSON	\$ 300.00	\$ -	\$ 300.00		
GUTTER CLEANING ACME LAWN & GDN ACME LAWN & GDN	\$ 1,500.00	\$ 164.75 \$ 1,365.00	\$ (29.75)	OCT20 NOV20	GUTTERS/ROOF DEBRIS ROOFS & GUTTERS
MOSS REMOVAL	\$ 2,200.00	\$ -	\$ 2,200.00		
SNOW REMOVAL	\$ 1,000.00	\$ -	\$ 1,000.00		
ICE MELT	\$ 100.00	\$ -	\$ 100.00		
MISCELLANEOUS DAVE'S MAINTENANCE OSBORNE ELECTRO MECH	\$ 8,177.00	\$ 52.50 \$ 237.04	\$ 7,887.46	OCT20 NOV20	LIGHT BULB REPLACEMENT SUMP PUMP
	\$ 14,477.00	\$ 1,904.08	\$ 12,572.92		

SCHEDULE OF SPECIAL PROJECTS

AS APPROVED AT AGM

RES #	DESCRIPTION	APPROVED	ACTUAL	VARIANCE	MONTH	NOTES
AGM # 3	CAMERA SCOPING	\$ 3,000.00	\$ -	\$ 3,000.00		
AGM # 4	DECK REPAIRS	\$ 5,000.00	\$ -	\$ 5,000.00		
		\$ 8,000.00	\$ -	\$ 8,000.00		

Detail Cheque Register

For Period = 11/2020

Period	Date	Vendor	Account	Amount	Payment#
11/2020	2020-11-06	BC HYDRO	5790 HYDRO	56.27	101
11/2020	2020-11-06	HALL'S IRRIGATION SERVICE	6750 REPAIRS & MAINTENANCE	84.79	102
11/2020	2020-11-06	GREEN THUMB LAWN CARE	5620 GARDENING CONTRACT	826.88	103
11/2020	2020-11-06	PEMBERTON HOLMES LTD	6200 MANAGEMENT FEE	630.00	104
11/2020	2020-11-11	STRATA CORP VIS1234	3101 CONTINGENCY LOAN	1,117.92	105
			5250 CONTINGENCY CONTRIBUTIONS	1,720.00	105
			Total	4,435.86	

Sample