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11/13/24
Accrual Basis

Mayfair Gardens - NWS 2912
Balance Sheet
As of October 31, 2024

	Oct 31, 24
ASSETS	
Current Assets	
Chequing/Savings	
1000 · Prospera 103985785 (OP)	36,333.94
1050 · Prospera 703985777 (CRF)	249,915.83
1080 · LEVY- Boiler Replace - 2024 SGM	37,872.77
1090 · Petty Cash	350.00
Total Chequing/Savings	324,472.54
Accounts Receivable	
1100 · Accounts Receivable	
1120 · LEVY- Boiler Replace - 2024 SGM	10,847.36
1100 · Accounts Receivable - Other	6,652.29
Total 1100 · Accounts Receivable	17,499.65
Total Accounts Receivable	17,499.65
Other Current Assets	
1300 · Prepaid - Insurance	16,173.06
Total Other Current Assets	16,173.06
Total Current Assets	358,145.25
TOTAL ASSETS	358,145.25
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	3,298.96
Total Accounts Payable	3,298.96
Other Current Liabilities	
2060 · Accrued Water & Sewer	2,000.01
2070 · Accrued Appraisal	499.96
2080 · Accrued Social Fund	112.90
2090 · Accrued Depreciation Report	1,808.19
2500 · Due to CRF - Insurance	17,418.98
Total Other Current Liabilities	21,840.04
Total Current Liabilities	25,139.00
Total Liabilities	25,139.00
Equity	
3100 · Contingency Reserve Fund	
3111 · Funds Held-S/L - Boiler Replace	65,606.25
3110 · CRF Reserve	180,544.76
3120 · Interest Earned	19,308.80
3500 · Due from Operating - Insurance	(17,418.98)
3100 · Contingency Reserve Fund - Other	1,875.00
Total 3100 · Contingency Reserve Fund	249,915.83
3157 · Levy-Boiler Replace - 2024 SGM	48,720.13
3200 · Surplus (Deficit)	16,507.84
Net Income	17,862.45
Total Equity	333,006.25
TOTAL LIABILITIES & EQUITY	358,145.25

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Accrual Basis

Mayfair Gardens - NWS 2912
Profit & Loss Budget Performance
October 2024

	Oct 24	Budget	May - Oct 24	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
4000 · Owner Contributions	16,381.25	16,381.25	98,287.50	98,287.50	196,575.00
4200 · Interest	392.76		1,194.03		
4250 · Other Income	0.00		75.00		
4080 · Key Income (Fob or Replaceme...	0.00		200.00		
4260 · By-Law Violation Fines	62.16		537.54		
4300 · Prior Year's Surplus Forward	1,189.47	1,189.47	7,136.82	7,136.82	14,273.64
Total Income	18,025.64	17,570.72	107,430.89	105,424.32	210,848.64
Gross Profit	18,025.64	17,570.72	107,430.89	105,424.32	210,848.64
Expense					
Administration					
6020 · Bank Charges and Interest	13.00	20.84	78.00	124.96	250.00
6100 · Insurance	2,903.17	2,666.67	17,419.02	15,999.98	32,000.00
6110 · Insurance - Appraisal	83.34	83.34	499.96	499.96	1,000.00
6115 · WorkSafe BC	0.00	12.50	0.00	75.00	150.00
6125 · CRF Filings / RESA	393.75	31.25	393.75	187.50	375.00
6130 · Management Fees	1,050.00	1,227.09	6,300.00	7,362.46	14,725.00
6150 · Office and Sundry	113.40	166.67	717.02	999.98	2,000.00
6160 · Professional Fees	0.00	83.34	0.00	499.96	1,000.00
Total Administration	4,556.66	4,291.70	25,407.75	25,749.80	51,500.00
General Maintenance					
6121 · EPR - Planning Report	2,493.75		2,493.75		
6040 · Fire Protection	141.75	250.00	2,898.37	1,500.00	3,000.00
6060 · Landscaping	0.00	1,041.67	5,223.75	6,249.98	12,500.00
6065 · Pest Control	0.00	50.00	981.75	300.00	600.00
6070 · Landscaping Improvements	0.00	83.34	288.16	499.96	1,000.00
6120 · Repairs and Maintenance	8,508.09	2,500.00	15,270.96	15,000.00	30,000.00
6132 · Mechanical Maintenance	0.00	625.00	1,145.90	3,750.00	7,500.00
6135 · Elevator & License	298.20	333.34	2,181.90	1,999.96	4,000.00
6145 · Janitorial	400.00	583.34	3,075.00	3,499.96	7,000.00
6155 · Painting	0.00	1,092.00	0.00	6,552.00	13,104.00
6180 · Snow Removal	0.00	333.34	0.00	1,999.96	4,000.00
6185 · Hytec Water Treatment Sys...	1,080.58	720.39	6,483.48	4,322.30	8,644.64
Total General Maintenance	12,922.37	7,612.42	40,043.02	45,674.12	91,348.64
Utilities					
6030 · Electricity	481.00	541.67	2,886.00	3,249.98	6,500.00
6140 · Natural Gas	390.78	2,166.67	5,849.77	12,999.98	26,000.00
6200 · Telephone / Enterphone	60.68	83.34	339.25	499.96	1,000.00
6210 · Waste Removal	194.04	291.67	1,401.48	1,749.98	3,500.00
6220 · Water and Sewer	1,189.85	708.34	2,181.40	4,249.96	8,500.00
Total Utilities	2,316.35	3,791.69	12,657.90	22,749.86	45,500.00
Contingency Fund					
6900 · Contingency Reserve Alloca...	1,875.00	1,875.00	11,250.00	11,250.00	22,500.00
Total Contingency Fund	1,875.00	1,875.00	11,250.00	11,250.00	22,500.00
Total Expense	21,670.38	17,570.81	89,358.67	105,423.78	210,848.64
Net Ordinary Income	(3,644.74)	(0.09)	18,072.22	0.54	0.00
Other Income/Expense					
Other Income					
7006 · CRF Fund Held - Boiler Income	(3,150.00)		34,393.75		
7007 · Levy Income (Boiler)	3,150.00		3,150.00		
Total Other Income	0.00		37,543.75		
Other Expense					
8006 · CRF -Funds Held- Boiler Expense	0.00		34,393.75		
8020 · Levy Expense Boiler	0.00		3,150.00		
8999 · Prev Fiscal Year Expense	0.00		209.77		
Total Other Expense	0.00		37,753.52		
Net Other Income	0.00		(209.77)		
Net Income	(3,644.74)	(0.09)	17,862.45	0.54	0.00