

# Strata Plan VR0525 - Emerald Manor

## Balance Sheet

05/31/2023

### Assets

#### Cash

100000.00 - Bank Operating - TD	35,468.41
100000.10 - Bank Contingency - TD	218,924.06

**TOTAL Cash** 254,392.47

#### Current Assets

Accounts Receivable	1,362.31
121100.00 - Receivables Chargebacks	(48.00)
131000.00 - Prepaid General	23,395.70
131100.00 - Prepaid Insurance	25,175.02
141000.10 - Due from Operating to Contingency	23,838.00

**TOTAL Current Assets** 73,723.03

#### Total Assets

328,115.50

### Liabilities

222000.00 - Accrued Liabilities	6,599.30
261000.00 - Due to CRF from Operating	23,838.00

#### Total Liabilities

30,437.30

### Equity

#### Operating Fund

450000.00 - Operating Fund - Opening Balance	50,320.08
Operating Fund - Surplus (Deficit) for the year	13,542.26
450200.00 - Operating Fund - Adjustments to Operating	(8,946.20)

**TOTAL Operating Fund** 54,916.14

#### Contingency and Reserve Funds

Contingency Fund	
450000.10 - Contingency Fund - Opening Balance	191,175.36
450200.10 - Contingency Fund - Revenue for the year	4,369.70
<b>TOTAL Contingency Fund</b>	<u>195,545.06</u>

#### Reserves

450510.10 - Reserve - Parkade Parking Repairs (AGM Feb21/19)	1,064.36
450520.10 - Reserve - Depreciation Report (AGM Mar2/21)	531.41

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450560.10 - Reserve - North Parkade Repairs (AGM Mar9.20)	45,621.23
TOTAL Reserves	<u>47,217.00</u>
TOTAL Contingency and Reserve Funds	<u>242,762.06</u>
<b><u>Total Equity</u></b>	<b><u>297,678.20</u></b>
<b><u>Total Liabilities and Equity</u></b>	<b><u>328,115.50</u></b>

## Strata Plan VR0525 - Emerald Manor

### Budget Comparison

From 05/01/2023 to 05/31/2023

	MTD Actual	MTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget
<b>Revenues</b>							
571000.00 - Maintenance Fee Revenue	20,167.83	20,167.83	0.00	100,839.15	100,839.15	0.00	242,014.00
572200.00 - Move In Move Out Fees	0.00	58.33	(58.33)	0.00	291.65	(291.65)	700.00
572400.00 - Laundry Revenue	0.00	5.00	(5.00)	427.17	25.00	402.17	60.00
572800.00 - Key Revenue	0.00	16.67	(16.67)	130.00	83.35	46.65	200.00
573500.00 - Interest Income	143.40	16.67	126.73	823.99	83.35	740.64	200.00
574000.00 - Prior Year Operating Surplus	0.00	2,083.33	(2,083.33)	0.00	10,416.65	(10,416.65)	25,000.00
575200.00 - Parking Revenue	80.00	60.00	20.00	400.00	300.00	100.00	720.00
<b>Total Revenue</b>	<b>20,391.23</b>	<b>22,407.83</b>	<b>(2,016.60)</b>	<b>102,620.31</b>	<b>112,039.15</b>	<b>(9,418.84)</b>	<b>268,894.00</b>

### Expenses

#### Operating Expenses

##### Administration

810400.00 - Audit Fees	0.00	250.00	250.00	0.00	1,250.00	1,250.00	3,000.00
810500.00 - Bank Charges	0.00	25.00	25.00	0.00	125.00	125.00	300.00
811000.00 - Insurance	4,195.83	4,041.67	(154.16)	20,979.15	20,208.35	(770.80)	48,500.00
812000.00 - Management Fees	1,409.14	1,500.00	90.86	7,045.70	7,500.00	454.30	18,000.00
814000.00 - Photocopy / Postage / Courier	75.00	166.67	91.67	396.05	833.35	437.30	2,000.00
<b>TOTAL Administration</b>	<b>5,679.97</b>	<b>5,983.34</b>	<b>303.37</b>	<b>28,420.90</b>	<b>29,916.70</b>	<b>1,495.80</b>	<b>71,800.00</b>

##### Building

820700.00 - Carpet Cleaning	0.00	125.00	125.00	0.00	625.00	625.00	1,500.00
821000.00 - Dryer Vent Cleaning	0.00	166.67	166.67	0.00	833.35	833.35	2,000.00

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## Budget Comparison

From 05/01/2023 to 05/31/2023

	MTD Actual	MTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget
821700.00 - Elevator	625.92	791.67	165.75	2,999.04	3,958.35	959.31	9,500.00
821900.00 - Emergency Generator	0.00	125.00	125.00	1,042.78	625.00	(417.78)	1,500.00
822100.00 - Enterphone	45.99	527.92	481.93	137.97	2,639.60	2,501.63	6,335.00
823000.00 - Fire Alarm Monitoring	47.25	100.00	52.75	236.25	500.00	263.75	1,200.00
823200.00 - Fire Equipment Maintenance	508.15	350.00	(158.15)	1,338.22	1,750.00	411.78	4,200.00
824800.00 - Garage Repairs	0.00	938.25	938.25	0.00	4,691.25	4,691.25	11,259.00
825000.00 - Janitorial	801.15	833.33	32.18	3,953.25	4,166.65	213.40	10,000.00
826500.00 - Pest Control	95.60	250.00	154.40	1,527.75	1,250.00	(277.75)	3,000.00
826700.00 - Plumbing	43.17	833.33	790.16	215.85	4,166.65	3,950.80	10,000.00
827050.00 - R&M - Roof	0.00	333.33	333.33	0.00	1,666.65	1,666.65	4,000.00
827200.00 - R&M - General	268.47	2,500.00	2,231.53	3,162.31	12,500.00	9,337.69	30,000.00
<b>TOTAL Building</b>	<b>2,435.70</b>	<b>7,874.50</b>	<b>5,438.80</b>	<b>14,613.42</b>	<b>39,372.50</b>	<b>24,759.08</b>	<b>94,494.00</b>
<b>Utilities</b>							
831000.00 - Electricity	722.37	833.33	110.96	3,573.93	4,166.65	592.72	10,000.00
831500.00 - Garbage Disposal	791.56	508.33	(283.23)	3,888.62	2,541.65	(1,346.97)	6,100.00
832000.00 - Gas	3,491.19	3,000.00	(491.19)	18,856.03	15,000.00	(3,856.03)	36,000.00
832500.00 - Recycling	0.00	250.00	250.00	0.00	1,250.00	1,250.00	3,000.00
833000.00 - Water & Sewage	3,310.83	2,916.67	(394.16)	16,554.15	14,583.35	(1,970.80)	35,000.00
<b>TOTAL Utilities</b>	<b>8,315.95</b>	<b>7,508.33</b>	<b>(807.62)</b>	<b>42,872.73</b>	<b>37,541.65</b>	<b>(5,331.08)</b>	<b>90,100.00</b>
<b>Grounds Maintenance</b>							
840600.00 - Grounds Improvement	0.00	83.33	83.33	0.00	416.65	416.65	1,000.00
840700.00 - Landscaping	777.00	833.33	56.33	2,331.00	4,166.65	1,835.65	10,000.00
842000.00 - Snow Removal	0.00	41.67	41.67	840.00	208.35	(631.65)	500.00
842100.00 - Tree Maintenance	0.00	83.33	83.33	0.00	416.65	416.65	1,000.00

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### Budget Comparison

From 05/01/2023 to 05/31/2023

	MTD Actual	MTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget
TOTAL Grounds Maintenance	777.00	1,041.66	264.66	3,171.00	5,208.30	2,037.30	12,500.00
<b>TOTAL Operating Expenses</b>	<b>17,208.62</b>	<b>22,407.83</b>	<b>5,199.21</b>	<b>89,078.05</b>	<b>112,039.15</b>	<b>22,961.10</b>	<b>268,894.00</b>
<b>Total Expense</b>	<b>17,208.62</b>	<b>22,407.83</b>	<b>5,199.21</b>	<b>89,078.05</b>	<b>112,039.15</b>	<b>22,961.10</b>	<b>268,894.00</b>
<b>Net Income</b>	<b>3,182.61</b>	<b>0.00</b>	<b>3,182.61</b>	<b>13,542.26</b>	<b>0.00</b>	<b>13,542.26</b>	<b>0.00</b>