

# NW3119 BALANCE SHEET



Company Code:	NW 3119 - Queen's Gate (NW3119)
Report Title:	BALANCE SHEET
Report Date:	As at August 31, 2019
Division:	NW3119 - 0000

Year to Date

## ASSETS

### CURRENT ASSETS

#### CASH

1030 Petty Cash	350.00
1050 Bank - Operating Account	102,507.58
1051 Bank - Contingency Reserve	279,919.59
1065 Bank - Exterior Painting	12,427.80
1065 Bank - Enterphone	17,530.74

#### TOTAL CASH

**412,735.71**

1200 Accounts Receivable	27,007.10
1253 CRF - Due from Operating Fund	100,000.00
1302 Prepaid Insurance	89,177.06

#### TOTAL CURRENT ASSETS

**628,919.87**

#### FIXED ASSETS

1506 Caretaker's Suite	113,000.00
1520 Equipment	17,470.66
1570 Acc. Depreciation - Equipment	(1,747.07)

#### TOTAL FIXED ASSETS

**128,723.59**

#### TOTAL ASSETS

**757,643.46**

## LIABILITIES & EQUITY

### LIABILITIES

2019 Operating Fund - Due to CRF	100,000.00
2031 Key Deposit	120.00
2100 Prepayment - Revenue	10,011.10
2200 Chargeback	(1,751.20)

#### TOTAL LIABILITIES

**108,379.90**

### EQUITY

2307 Equity in Capital Assets	128,723.59
2350 Operating Surplus(Deficit)	110,661.84
2999 Contingency Fund Balance	379,919.59
3679 Reserve - Enterphone	17,530.74
3750 Reserve - Exterior Painting	12,427.80

#### TOTAL EQUITY

**649,263.56**

#### TOTAL LIABILITIES & EQUITY

**757,643.46**

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### Notice to Reader

***CAUTION TO READER - This financial statement is intended for use by the strata council to monitor details of its disbursements and its cash flow requirements. Readers other than the strata council are cautioned that this statement may not necessarily be appropriate for their use. PREPARED WITHOUT AUDIT***

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09/10/2019 9:03AM

# NW3119 CRF SCHEDULE



Company Code:	NW 3119 - Queen's Gate (NW3119)
Report Title:	CRF SCHEDULE REPORT
Report Date:	As at August 31, 2019
Division:	NW3119 - 0000

Year to Date

## CONTINGENCY RESERVE SCHEDULE

### INCOME

2705 Balance Forward-Prior Year	404,675.96
2710 Current Year Contribution - Contingency	25,000.00
2711 Interest	2,711.52

<b>TOTAL INCOME</b>	<b>432,387.48</b>
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### EXPENDITURES

2806 Transfer To Other Reserve	(52,467.89)
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<b>TOTAL EXPENDITURES</b>	<b>(52,467.89)</b>
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<b>CONTINGENCY FUND BALANCE</b>	<b>379,919.59</b>
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09/10/2019 9:06AM

# NW3119 BUDGET COMPARATIVE



Company Code:	NW 3119 - Queen's Gate (NW3119)
Report Title:	Operating Statement
Report Date:	For the 5 Month Ended 08/31/2019
Division:	NW3119 - 0000

<u>Curr Month</u> <u>Actual</u>	<u>Curr Month</u> <u>Budget</u>	<u>A/C Description</u>	<u>YTD</u> <u>Actual</u>	<u>YTD</u> <u>Budget</u>	<u>YTD</u> <u>Variance</u>	<u>Total</u> <u>Budget</u>
<b>INCOME</b>						
<b>STRATA FEES</b>						
78,394.91	78,395.00	4002 Operating Fund Contribution	391,974.55	391,975.00	(0.45)	940,738.00
5,000.00	5,000.00	4003 Contingency Fund Contribution	25,000.00	25,000.00	--	60,000.00
<b>83,394.91</b>	<b>83,395.00</b>	<b>TOTAL STRATA FEES</b>	<b>416,974.55</b>	<b>416,975.00</b>	<b>(0.45)</b>	<b>1,000,738.00</b>
81.79	--	4523 Bylaw / Late Payment Fine	349.04	--	349.04	--
4,900.00	2,583.00	4543 Common Room / Guest Suite Income	15,535.00	12,915.00	2,620.00	31,000.00
--	250.00	4589 Facility / Lounge Income	200.00	1,250.00	(1,050.00)	3,000.00
51.35	100.00	4640 Interest Income	233.45	500.00	(266.55)	1,200.00
100.00	167.00	4660 Key	530.00	835.00	(305.00)	2,000.00
--	125.00	4702 Move In / Move Out Fee	1,500.00	625.00	875.00	1,500.00
775.00	1,000.00	4720 Parking	4,050.00	5,000.00	(950.00)	12,000.00
15.00	--	4779 EV Car Charging	30.00	--	30.00	--
<b>89,318.05</b>	<b>87,620.00</b>	<b>TOTAL INCOME</b>	<b>439,402.04</b>	<b>438,100.00</b>	<b>1,302.04</b>	<b>1,051,438.00</b>
<b>EXPENSES</b>						
<b>GENERAL EXPENSES</b>						
--	375.00	5015 Audit	(337.50)	1,875.00	2,212.50	4,500.00
--	63.00	5019 Appraisal	--	315.00	315.00	750.00
3,039.90	3,875.00	5219 Building Manager	15,073.35	19,375.00	4,301.65	46,500.00
259.63	267.00	5400 Cable / Communications	1,490.27	1,335.00	(155.27)	3,200.00
450.19	167.00	5457 Computer / Office Equipments	3,571.86	835.00	(2,736.86)	2,000.00
222.70	242.00	5718 Employee Benefits	1,104.90	1,210.00	105.10	2,900.00
--	42.00	6017 Guest Suite	70.20	210.00	139.80	500.00
12,739.58	12,740.00	6300 Insurance	63,697.94	63,700.00	2.06	152,875.00
6,142.50	1,833.00	6402 Janitorial Services	7,943.25	9,165.00	1,221.75	22,000.00
--	125.00	6504 Legal Fees	1,880.93	625.00	(1,255.93)	1,500.00
4,540.87	4,667.00	6700 Management Fees	23,229.35	23,335.00	105.65	56,000.00
63.00	208.00	6705 Miscellaneous	582.21	1,040.00	457.79	2,500.00
211.68	267.00	7047 Photocopy & Miscellaneous	4,421.32	1,335.00	(3,086.32)	3,200.00
873.10	917.00	7235 Relief Manager	4,291.73	4,585.00	293.27	11,000.00
12.54	458.00	7449 Strata Contribution	766.54	2,290.00	1,523.46	5,500.00
--	83.00	7704 Uninsured Loss	6,931.18	415.00	(6,516.18)	1,000.00
<b>28,555.69</b>	<b>26,329.00</b>	<b>TOTAL GENERAL EXPENSES</b>	<b>134,717.53</b>	<b>131,645.00</b>	<b>(3,072.53)</b>	<b>315,925.00</b>
<b>BUILDING &amp; GROUND EXPENSES</b>						
7,913.09	4,667.00	5705 Electricity	18,613.72	23,335.00	4,721.28	56,000.00
1,614.57	1,833.00	5715 Elevator Maintenance	6,582.90	9,165.00	2,582.10	22,000.00
392.52	167.00	5725 Enterphone	811.49	835.00	23.51	2,000.00
--	83.00	5905 Fountain Repair	511.88	415.00	(96.88)	1,000.00
1,681.58	3,213.00	5918 Fire Equipment	16,415.88	16,065.00	(350.88)	38,550.00
1,125.37	1,333.00	6001 Garbage Removal	6,342.60	6,665.00	322.40	16,000.00
3,890.66	14,375.00	6005 Gas	11,883.76	71,875.00	59,991.24	172,500.00
2,583.90	1,250.00	6204 HVAC Maintenance	6,205.46	6,250.00	44.54	15,000.00
--	708.00	6306 Irrigation System	407.92	3,540.00	3,132.08	8,500.00

# NW3119 BUDGET COMPARATIVE



Company Code:	NW 3119 - Queen's Gate (NW3119)
Report Title:	Operating Statement
Report Date:	For the 5 Month Ended 08/31/2019
Division:	NW3119 - 0000

<u>Curr Month</u> <u>Actual</u>	<u>Curr Month</u> <u>Budget</u>	<u>A/C Description</u>	<u>YTD</u> <u>Actual</u>	<u>YTD</u> <u>Budget</u>	<u>YTD</u> <u>Variance</u>	<u>Total</u> <u>Budget</u>
(40.50)	--	6510 Locks and Keys	--	--	--	--
3,360.00	3,667.00	6511 Landscaping	14,817.15	18,335.00	3,517.85	44,000.00
368.99	2,507.00	7031 Plumbing Repairs	15,257.83	12,535.00	(2,722.83)	30,085.00
2,593.94	2,500.00	7246 Repair - Exterior	15,871.46	12,500.00	(3,371.46)	30,000.00
1,367.59	3,500.00	7247 Repair - Interior	21,397.15	17,500.00	(3,897.15)	42,000.00
--	458.00	7258 Roof Maintenance / Repairs	--	2,290.00	2,290.00	5,500.00
--	333.00	7415 Snow Removal	--	1,665.00	1,665.00	4,000.00
1,255.12	500.00	7423 Supplies	2,352.03	2,500.00	147.97	6,000.00
6,178.20	500.00	7607 Tree Maintenance	8,231.60	2,500.00	(5,731.60)	6,000.00
19,336.12	12,750.00	7850 Water / Sewer	21,539.06	63,750.00	42,210.94	153,000.00
1,466.98	1,467.00	7853 Water Purification	7,334.90	7,335.00	0.10	17,600.00
--	625.00	7856 Window Repairs	--	3,125.00	3,125.00	7,500.00
<b>55,088.13</b>	<b>56,436.00</b>	<b>TOTAL BUILDING &amp; GROUND EXPENSES</b>	<b>174,576.79</b>	<b>282,180.00</b>	<b>107,603.21</b>	<b>677,235.00</b>
<b>REC. CENTRE EXPENSES</b>						
--	83.00	7056 Pool / Sauna	--	415.00	415.00	1,000.00
--	208.00	7201 Recreation Facilities / Amenity - Chemicals	1,918.22	1,040.00	(878.22)	2,500.00
168.00	208.00	7208 Recreation Facilities / Amenity - Furniture / Equi	702.78	1,040.00	337.22	2,500.00
--	50.00	7214 Recreation Facilities / Amenity - Mechanical	147.00	250.00	103.00	600.00
<b>168.00</b>	<b>549.00</b>	<b>TOTAL REC. CENTRE EXPENSES</b>	<b>2,768.00</b>	<b>2,745.00</b>	<b>(23.00)</b>	<b>6,600.00</b>
5,000.00	5,000.00	9010 Reserve - Contingency Fund	25,000.00	25,000.00	--	60,000.00
<b>88,811.82</b>	<b>88,314.00</b>	<b>TOTAL EXPENSES</b>	<b>337,062.32</b>	<b>441,570.00</b>	<b>104,507.68</b>	<b>1,059,760.00</b>
<b>506.23</b>	<b>(694.00)</b>	<b>CURRENT YR NET SURPLUS/(DEFICIT)</b>	<b>102,339.72</b>	<b>(3,470.00)</b>	<b>105,809.72</b>	<b>(8,322.00)</b>
--	--	9990 Operating Surplus (Deficit) Balance Forward	8,322.12	8,322.00	0.12	8,322.00
<b>506.23</b>	<b>(694.00)</b>	<b>ENDING OP SURPLUS/(DEFICIT)</b>	<b>110,661.84</b>	<b>4,852.00</b>	<b>105,809.84</b>	<b>--</b>

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