

NW3119 BALANCE SHEET



Company Code:	NW 3119 - Queen's Gate (NW3119)
Report Title:	BALANCE SHEET
Report Date:	As at May 31, 2020
Division:	NW3119 - 0000

Year to Date

ASSETS

CURRENT ASSETS

CASH

1030 Petty Cash	700.00
1050 Bank - Operating Account	62,251.64
1051 Bank - Contingency Reserve	179,563.78
1065 Bank - Exterior Painting	12,567.09

TOTAL CASH	255,082.51
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1200 Accounts Receivable	27,503.77
1205 Accounts Receivable - Others	331.23
1253 CRF - Due from Operating Fund	266,589.20
1302 Prepaid Insurance	266,589.20

TOTAL CURRENT ASSETS	816,095.91
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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
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TOTAL ASSETS	944,819.50
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LIABILITIES & EQUITY

LIABILITIES

2010 Accrued Payable	4,500.00
2019 Operating Fund - Due to CRF	266,589.20
2031 Key Deposit	120.00
2100 Prepayment - Revenue	10,332.52

TOTAL LIABILITIES	281,541.72
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EQUITY

2307 Equity in Capital Assets	128,723.59
2350 Operating Surplus(Deficit)	75,834.12
2999 Contingency Fund Balance	446,152.98
3750 Reserve - Exterior Painting	12,567.09

TOTAL EQUITY	663,277.78
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TOTAL LIABILITIES & EQUITY	944,819.50
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Notice to Reader

<p><i>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</i></p>

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NW3119 CRF SCHEDULE



Company Code:	NW 3119 - Queen's Gate (NW3119)
Report Title:	CRF SCHEDULE REPORT
Report Date:	As at May 31, 2020
Division:	NW3119 - 0000

Year to Date

CONTINGENCY RESERVE SCHEDULE

INCOME

2705 Balance Forward-Prior Year	436,020.92
2710 Current Year Contribution - Contingency	10,000.00
2711 Interest	132.06

TOTAL INCOME	446,152.98
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CONTINGENCY FUND BALANCE	446,152.98
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NW3119 BUDGET COMPARATIVE



Company Code:	NW 3119 - Queen's Gate (NW3119)
Report Title:	Operating Statement
Report Date:	For the 2 Month Ended 05/31/2020
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>
INCOME						
STRATA FEES						
78,394.91	78,395.00	4002 Operating Fund Contribution	156,789.82	156,790.00	(0.18)	940,738.00
5,000.00	5,000.00	4003 Contingency Fund Contribution	10,000.00	10,000.00	--	60,000.00
83,394.91	83,395.00	TOTAL STRATA FEES	166,789.82	166,790.00	(0.18)	1,000,738.00
219.63	--	4523 Bylaw / Late Payment Fine	381.45	--	381.45	--
50.00	2,583.00	4543 Common Room / Guest Suite Income	200.00	5,166.00	(4,966.00)	31,000.00
--	250.00	4589 Facility / Lounge Income	--	500.00	(500.00)	3,000.00
5.20	100.00	4640 Interest Income	16.64	200.00	(183.36)	1,200.00
150.00	167.00	4660 Key	150.00	334.00	(184.00)	2,000.00
78.80	--	4700 Miscellaneous Income	(71.20)	--	(71.20)	--
400.00	125.00	4702 Move In / Move Out Fee	400.00	250.00	150.00	1,500.00
800.00	1,000.00	4720 Parking	1,575.00	2,000.00	(425.00)	12,000.00
19.84	--	4779 EV Car Charging	34.84	--	34.84	--
85,118.38	87,620.00	TOTAL INCOME	169,476.55	175,240.00	(5,763.45)	1,051,438.00
EXPENSES						
GENERAL EXPENSES						
--	375.00	5015 Audit	--	750.00	750.00	4,500.00
--	63.00	5019 Appraisal	--	126.00	126.00	750.00
4,064.37	3,875.00	5219 Building Manager	7,571.79	7,750.00	178.21	46,500.00
59.36	267.00	5400 Cable / Communications	228.42	534.00	305.58	3,200.00
199.36	167.00	5457 Computer / Office Equipments	199.36	334.00	134.64	2,000.00
222.70	242.00	5718 Employee Benefits	445.40	484.00	38.60	2,900.00
--	42.00	6017 Guest Suite	--	84.00	84.00	500.00
26,658.92	12,740.00	6300 Insurance	53,317.80	25,480.00	(27,837.80)	152,875.00
1,795.50	1,833.00	6402 Janitorial Services	1,795.50	3,666.00	1,870.50	22,000.00
--	125.00	6504 Legal Fees	--	250.00	250.00	1,500.00
4,593.37	4,667.00	6700 Management Fees	9,370.49	9,334.00	(36.49)	56,000.00
73.44	208.00	6705 Miscellaneous	602.57	416.00	(186.57)	2,500.00
67.37	267.00	7047 Photocopy & Miscellaneous	112.90	534.00	421.10	3,200.00
1,006.27	917.00	7235 Relief Manager	1,804.35	1,834.00	29.65	11,000.00
369.98	458.00	7449 Strata Contribution	369.98	916.00	546.02	5,500.00
--	83.00	7704 Uninsured Loss	6,090.00	166.00	(5,924.00)	1,000.00
39,110.64	26,329.00	TOTAL GENERAL EXPENSES	81,908.56	52,658.00	(29,250.56)	315,925.00
BUILDING & GROUND EXPENSES						
1,923.78	4,667.00	5705 Electricity	1,923.78	9,334.00	7,410.22	56,000.00
2,880.55	1,833.00	5715 Elevator Maintenance	4,644.56	3,666.00	(978.56)	22,000.00
--	167.00	5725 Enterphone	127.08	334.00	206.92	2,000.00
--	83.00	5905 Fountain Repair	--	166.00	166.00	1,000.00
1,297.69	3,213.00	5918 Fire Equipment	2,595.38	6,426.00	3,830.62	38,550.00
685.51	1,333.00	6001 Garbage Removal	1,371.02	2,666.00	1,294.98	16,000.00
9,016.11	14,375.00	6005 Gas	15,901.61	28,750.00	12,848.39	172,500.00
--	1,250.00	6204 HVAC Maintenance	6,168.75	2,500.00	(3,668.75)	15,000.00

NW3119 BUDGET COMPARATIVE



Company Code:	NW 3119 - Queen's Gate (NW3119)
Report Title:	Operating Statement
Report Date:	For the 2 Month Ended 05/31/2020
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>
--	708.00	6306 Irrigation System	756.06	1,416.00	659.94	8,500.00
7,661.00	3,667.00	6511 Landscaping	7,661.00	7,334.00	(327.00)	44,000.00
603.76	2,507.00	7031 Plumbing Repairs	2,590.00	5,014.00	2,424.00	30,085.00
7,307.31	2,500.00	7246 Repair - Exterior	7,722.21	5,000.00	(2,722.21)	30,000.00
--	3,500.00	7247 Repair - Interior	1,052.10	7,000.00	5,947.90	42,000.00
--	458.00	7258 Roof Maintenance / Repairs	--	916.00	916.00	5,500.00
--	333.00	7415 Snow Removal	--	666.00	666.00	4,000.00
419.05	500.00	7423 Supplies	991.34	1,000.00	8.66	6,000.00
876.75	500.00	7607 Tree Maintenance	876.75	1,000.00	123.25	6,000.00
--	12,750.00	7850 Water / Sewer	--	25,500.00	25,500.00	153,000.00
1,466.98	1,467.00	7853 Water Purification	2,933.96	2,934.00	0.04	17,600.00
--	625.00	7856 Window Repairs	--	1,250.00	1,250.00	7,500.00
34,138.49	56,436.00	TOTAL BUILDING & GROUND EXPENSES	57,315.60	112,872.00	55,556.40	677,235.00
REC. CENTRE EXPENSES						
--	83.00	7056 Pool / Sauna	--	166.00	166.00	1,000.00
104.80	208.00	7201 Recreation Facilities / Amenity - Chemicals	104.80	416.00	311.20	2,500.00
299.25	208.00	7208 Recreation Facilities / Amenity - Furniture / Equi	299.25	416.00	116.75	2,500.00
--	50.00	7214 Recreation Facilities / Amenity - Mechanical	--	100.00	100.00	600.00
404.05	549.00	TOTAL REC. CENTRE EXPENSES	404.05	1,098.00	693.95	6,600.00
5,000.00	5,000.00	9010 Reserve - Contingency Fund	10,000.00	10,000.00	--	60,000.00
78,653.18	88,314.00	TOTAL EXPENSES	149,628.21	176,628.00	26,999.79	1,059,760.00
6,465.20	(694.00)	CURRENT YR NET SURPLUS/(DEFICIT)	19,848.34	(1,388.00)	21,236.34	(8,322.00)
--	--	9990 Operating Surplus (Deficit) Balance Forward	55,985.78	8,322.00	47,663.78	8,322.00
6,465.20	(694.00)	ENDING OP SURPLUS/(DEFICIT)	75,834.12	6,934.00	68,900.12	--

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