



FINANCIAL STATEMENT SUMMARY REPORT

NW 1389 — WILLOWS

Year End: December

For the Period Ending: May 31, 2021

Contingency Account Balance	\$263,413
Special Levy Account Balance	\$0
Operating Account Balance	\$59,210
Total Strata Fee/Levy Arrears	\$735

Monthly Revenue	\$19,474
Monthly Expenses	\$23,037

Year to Date Revenue	\$104,666
Year to Date Expenses	\$108,366
Under/(Over) Budget	\$-3,700

Reviewed by Property Manager

A handwritten signature in black ink, appearing to read 'Martin Cury', with a long, sweeping horizontal stroke extending to the right.

Prepared by Accounts Department: Jun 14, 2021

Balance Sheet (Accrual)
NW 1389 Willows - (nw1389)
May 2021

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ASSETS

HSBC - Operating Funds Account	59,209.87
HSBC - Contingency Reserve Account	229,683.34
HSBC - Sp. Levy Account	980.00
CRF - Interfund Loan (Insurance)	33,729.50
Accounts Receivable	3,108.07
Prepaid Insurance	33,729.50

TOTAL ASSETS	<u>360,440.28</u>
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LIABILITIES & EQUITY

Liabilities

Accounts Payable	1,221.74
Prepaid Strata Fees	2,372.62
Accrued Liabilities	5,000.00
Interfund Loan	<u>33,729.50</u>
Total Liabilities	42,323.86

Equity

Contingency Reserve Fund	
CRF-Beginning Balance	248,013.28
CRF-Current Yr Contribution	15,208.35
CRF-Current Yr. Bank Fee/Interests	<u>191.21</u>
Total Contingency Reserve Fund	263,412.84

Current Surplus/(Deficit)	-3,699.94
Prior Years Surplus/(Deficit)	84,237.72
Pr. Year Surplus Allocation/Adjustments	<u>-25,834.20</u>
Total Equity	318,116.42

TOTAL LIABILITIES & EQUITY	<u>360,440.28</u>
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Income Statement (Accrual)
NW 1389 Willows - (nw1389)
May 2021

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	<u>Month to Date</u>	<u>%</u>	<u>Year to Date</u>	<u>%</u>
INCOME				
4110 Strata Fees	18,536.04	100.00	92,680.20	100.00
4116 Parking	195.00	1.05	960.00	1.04
4117 Move-in/Out Fee	0.00	0.00	25.00	0.03
4119 Laundry	697.61	3.76	2,910.42	3.14
4125 Miscellaneous	45.00	0.24	8,090.00	8.73
TOTAL INCOME	<u>19,473.65</u>	<u>105.06</u>	<u>104,665.62</u>	<u>112.93</u>
EXPENSES				
Operating Expenses				
6110 Bank Charges	27.75	0.15	151.25	0.16
6112 Contingency Reserve Transfer	3,041.67	16.41	15,208.35	16.41
6114 Insurance	4,818.50	26.00	24,092.50	26.00
6118 Administration	97.76	0.53	1,031.34	1.11
6120 Management Fees	1,943.34	10.48	9,716.70	10.48
Total Operating Expenses	<u>9,929.02</u>	<u>53.57</u>	<u>50,200.14</u>	<u>54.16</u>
Utilities				
6210 Electricity	6,269.32	33.82	19,873.82	21.44
6212 Gas	1,003.31	5.41	5,771.71	6.23
6216 Waste Disposal	397.95	2.15	1,989.75	2.15
Total Utilities	<u>7,670.58</u>	<u>41.38</u>	<u>27,635.28</u>	<u>29.82</u>
Repairs & Maintenance				
6305 Caretaking/Janitorial	871.08	4.70	4,355.40	4.70
6310 Elevator	537.48	2.90	6,993.76	7.55
6312 Fire Control	0.00	0.00	2,243.11	2.42
6318 Locks & Keys	-50.00	-0.27	383.24	0.41
6321 Repairs - General	1,553.21	8.38	5,843.41	6.30
6328 Plumbing	350.66	1.89	4,717.78	5.09
6375 Landscaping	1,270.50	6.85	3,176.25	3.43
6379 Tree Maintenance	0.00	0.00	1,260.00	1.36
6381 Snow Removal	904.86	4.88	1,557.19	1.68
Total Repairs & Maintenance	<u>5,437.79</u>	<u>29.34</u>	<u>30,530.14</u>	<u>32.94</u>
TOTAL EXPENSES	<u>23,037.39</u>	<u>124.28</u>	<u>108,365.56</u>	<u>116.92</u>
NET INCOME	<u>-3,563.74</u>	<u>-19.23</u>	<u>-3,699.94</u>	<u>-3.99</u>

Budget Comparison (Accrual)
NW 1389 Willows - (nw1389)
May 2021

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	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME									
4110 Strata Fees	18,536.04	18,536.08	-0.04	0.00	92,680.20	92,680.40	-0.20	0.00	222,433.00
4116 Parking	195.00	83.33	111.67	134.0	960.00	416.65	543.35	130.4	1,000.00
4117 Move-in/Out Fee	0.00	0.00	0.00	0	25.00	0.00	25.00	0	0.00
4119 Laundry	697.61	416.67	280.94	67.43	2,910.42	2,083.35	827.07	39.70	5,000.00
4125 Miscellaneous	45.00	0.00	45.00	0	8,090.00	0.00	8,090.00	0	0.00
TOTAL INCOME	19,473.65	19,036.08	437.57	2.30	104,665.62	95,180.40	9,485.22	9.97	228,433.00
EXPENSES									
Operating Expenses									
6110 Bank Charges	27.75	33.33	5.58	16.74	151.25	166.65	15.40	9.24	400.00
6112 Contingency Reserve Transfer	3,041.67	3,041.67	0.00	0.00	15,208.35	15,208.35	0.00	0.00	36,500.00
6114 Insurance	4,818.50	3,871.67	-946.83	-24.46	24,092.50	19,358.35	-4,734.15	-24.46	46,460.00
6115 Accounting Services	0.00	70.00	70.00	100.0	0.00	350.00	350.00	100.0	840.00
6118 Administration	97.76	400.00	302.24	75.56	1,031.34	2,000.00	968.66	48.43	4,800.00
6120 Management Fees	1,943.34	1,943.34	0.00	0.00	9,716.70	9,716.70	0.00	0.00	23,320.06
Total Operating Expenses	9,929.02	9,360.01	-569.01	-6.08	50,200.14	46,800.05	-3,400.09	-7.27	112,320.06
Utilities									
6205 Enterphone	0.00	66.67	66.67	100.0	0.00	333.35	333.35	100.0	800.00
6210 Electricity	6,269.32	2,083.33	-4,185.99	-200.9	19,873.82	10,416.65	-9,457.17	-90.79	25,000.00
6212 Gas	1,003.31	833.33	-169.98	-20.40	5,771.71	4,166.65	-1,605.06	-38.52	10,000.00
6216 Waste Disposal	397.95	1,166.67	768.72	65.89	1,989.75	5,833.35	3,843.60	65.89	14,000.00
Total Utilities	7,670.58	4,150.00	-3,520.58	-84.83	27,635.28	20,750.00	-6,885.28	-33.18	49,800.00
Repairs & Maintenance									
6305 Caretaking/Janitorial	871.08	916.67	45.59	4.97	4,355.40	4,583.35	227.95	4.97	11,000.00
6307 Carpet Cleaning	0.00	183.33	183.33	100.0	0.00	916.65	916.65	100.0	2,200.00
6310 Elevator	537.48	625.00	87.52	14.00	6,993.76	3,125.00	-3,868.76	-123.8	7,500.00
6312 Fire Control	0.00	416.67	416.67	100.0	2,243.11	2,083.35	-159.76	-7.67	5,000.00
6318 Locks & Keys	-50.00	41.67	91.67	219.9	383.24	208.35	-174.89	-83.94	500.00
6321 Repairs - General	1,553.21	1,259.41	-293.80	-23.33	5,843.41	6,297.05	453.64	7.20	15,112.94
6328 Plumbing	350.66	416.67	66.01	15.84	4,717.78	2,083.35	-2,634.43	-126.4	5,000.00
6330 Supplies	0.00	41.67	41.67	100.0	0.00	208.35	208.35	100.0	500.00
6375 Landscaping	1,270.50	1,083.33	-187.17	-17.28	3,176.25	5,416.65	2,240.40	41.36	13,000.00
6377 Landscaping Improvements	0.00	166.67	166.67	100.0	0.00	833.35	833.35	100.0	2,000.00
6379 Tree Maintenance	0.00	166.67	166.67	100.0	1,260.00	833.35	-426.65	-51.20	2,000.00
6381 Snow Removal	904.86	208.33	-696.53	-334.3	1,557.19	1,041.65	-515.54	-49.49	2,500.00
Total Repairs & Maintenance	5,437.79	5,526.09	88.30	1.60	30,530.14	27,630.45	-2,899.69	-10.49	66,312.94
TOTAL EXPENSES	23,037.39	19,036.10	-4,001.29	-21.02	108,365.56	95,180.50	-13,185.06	-13.85	228,433.00
NET INCOME	-3,563.74	-0.02	-3,563.72	-17.81	-3,699.94	-0.10	-3,699.84	-3,699	0.00