

LMS0712 BALANCE SHEET



Company Code:	LMS 712 - 888 Beach (LMS0712)
Report Title:	BALANCE SHEET
Report Date:	As at January 31, 2020
Division:	LMS0712 - 0000

Year to Date

ASSETS

CURRENT ASSETS

CASH

1050 Bank - Operating Account	256,519.69
1051 Bank - Contingency Reserve	76,282.34
1089 Bank - Structural	286,045.57
1091 Bank HB - Columbia Seal Firestop	42,750.89
1099 Bank - Interior Refurbishment	5,458.11
1130 Term Deposit-Contingency Reserve	482,925.01
1161 Term Deposit - Structural	100,000.00
1185 GIC (CRF) - Other Banks	61,995.12

TOTAL CASH

1,311,976.73

1200 Accounts Receivable	13,839.35
1302 Prepaid Insurance	18,008.00

TOTAL CURRENT ASSETS

1,343,824.08

FIXED ASSETS

1520 Equipment	45,636.53
1530 Furniture & Equipment	3,057.90
1570 Acc. Depreciation - Equipment	(37,322.23)
1580 Acc. Depreciation - Furniture	6,873.68

TOTAL FIXED ASSETS

18,245.88

TOTAL ASSETS

1,362,069.96

LIABILITIES & EQUITY

LIABILITIES

2010 Accrued Payable	107,000.57
2058 Columbia Seal Firestop Holdback	42,750.89
2061 Other Payables	187.44
2100 Prepayment - Revenue	15,772.42
2125 Parking Deposit	25.00
2200 Chargeback	(5,237.11)

TOTAL LIABILITIES

160,499.21

EQUITY

2307 Equity in Capital Assets	18,245.88
2350 Operating Surplus(Deficit)	171,615.22
2999 Contingency Fund Balance	620,393.41
3677 Reserve - Interior Refurbishment	5,458.11
3778 Reserve - Structural	385,858.13



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TOTAL EQUITY	1,201,570.75
TOTAL LIABILITIES & EQUITY	1,362,069.96

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

02/14/2020 4:46PM

LMS0712 CRF SCHEDULE



Company Code:	LMS 712 - 888 Beach (LMS0712)
Report Title:	CRF SCHEDULE REPORT
Report Date:	As at January 31, 2020
Division:	LMS0712 - 0000

Year to Date

CONTINGENCY RESERVE SCHEDULE

INCOME

2705 Balance Forward-Prior Year	614,806.01
2710 Current Year Contribution - Contingency	6,250.00
2711 Interest	146.46

TOTAL INCOME 621,202.47

EXPENDITURES

2818 Emergency Expenses	(809.06)
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TOTAL EXPENDITURES (809.06)

CONTINGENCY FUND BALANCE 620,393.41

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LMS0712 BUDGET COMPARATIVE



Company Code:	LMS 712 - 888 Beach (LMS0712)
Report Title:	Operating Statement
Report Date:	For the 1 Month Ended 01/31/2020
Division:	LMS0712 - 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						
194,553.20	194,553.00	40020000 Operating Fund Contribution	194,553.20	194,553.00	0.20	2,334,637.00
6,250.00	6,250.00	40030000 Contingency Fund Contribution	6,250.00	6,250.00	--	75,000.00
422.56	250.00	45230000 Bylaw / Late Payment Fine	422.56	250.00	172.56	3,000.00
119.51	83.00	46400000 Interest Income	119.51	83.00	36.51	1,000.00
1,070.30	917.00	47000000 Miscellaneous Income	1,070.30	917.00	153.30	11,000.00
100.00	125.00	47200000 Parking	100.00	125.00	(25.00)	1,500.00
202,515.57	202,178.00	TOTAL INCOME	202,515.57	202,178.00	337.57	2,426,137.00
EXPENSES						
GENERAL						
--	578.00	50150000 Audit	--	578.00	578.00	6,930.00
18,008.00	13,521.00	63000000 Insurance	18,008.00	13,521.00	(4,487.00)	162,250.00
87.41	333.00	65040000 Legal Fees	87.41	333.00	245.59	4,000.00
4,470.56	4,471.00	67000000 Management Fees	4,470.56	4,471.00	0.44	53,647.00
737.99	875.00	67050000 Miscellaneous	737.99	875.00	137.01	10,500.00
274.03	592.00	70380000 Printing / Stationery	274.03	592.00	317.97	7,100.00
23,577.99	20,370.00	TOTAL GENERAL	23,577.99	20,370.00	(3,207.99)	244,427.00
UTILITIES						
7,566.15	9,991.00	57050000 Electricity	7,566.15	9,991.00	2,424.85	116,000.00
12,673.12	14,402.00	60050000 Gas	12,673.12	14,402.00	1,728.88	104,001.00
129.30	4,833.00	60270000 Garbage & Recycling	129.30	4,833.00	4,703.70	58,000.00
10,050.00	7,525.00	78500000 Water / Sewer	10,050.00	7,525.00	(2,525.00)	128,001.00
30,418.57	36,751.00	TOTAL UTILITIES	30,418.57	36,751.00	6,332.43	406,002.00
GROUNDS						
--	1,033.00	65170000 Landscape - Improvements	--	1,033.00	1,033.00	12,400.00
2,364.60	4,517.00	65330000 Landscaping - Exterior	2,364.60	4,517.00	2,152.40	54,200.00
792.65	733.00	65340000 Landscaping - Interior	792.65	733.00	(59.65)	8,800.00
3,157.25	6,283.00	TOTAL GROUNDS	3,157.25	6,283.00	3,125.75	75,400.00
REC. CENTRE						
--	42.00	72730000 Rec Centre - Equipment	--	42.00	42.00	500.00
2,170.25	1,025.00	72740000 Rec Centre - Repairs & Mtce	2,170.25	1,025.00	(1,145.25)	12,300.00
2,170.25	1,067.00	TOTAL REC. CENTRE	2,170.25	1,067.00	(1,103.25)	12,800.00
SECURITY/CONCIERGE/JANITORIAL						
5,350.07	5,208.00	52190005 Building Manager	5,350.07	5,208.00	(142.07)	62,500.00
14,500.27	17,250.00	54790000 Concierge	14,500.27	17,250.00	2,749.73	207,000.00
1,759.04	2,500.00	57180000 Employee Benefits	1,759.04	2,500.00	740.96	30,000.00
10,177.63	10,500.00	64020000 Janitorial Services	10,177.63	10,500.00	322.37	126,000.00
4,890.37	2,500.00	74050000 Security Services	4,890.37	2,500.00	(2,390.37)	30,000.00

LMS0712 BUDGET COMPARATIVE



Company Code:	LMS 712 - 888 Beach (LMS0712)
Report Title:	Operating Statement
Report Date:	For the 1 Month Ended 01/31/2020
Division:	LMS0712 - 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>
36,677.38	37,958.00	TOTAL				
		SECURITY/CONCIERGE/JANITORIAL	36,677.38	37,958.00	1,280.62	455,500.00
		REPAIRS & MAINTENANCE				
--	1,221.00	52040000 Boiler & Mechanical	--	1,221.00	1,221.00	14,650.00
5,638.05	5,417.00	57150000 Elevator Maintenance	5,638.05	5,417.00	(221.05)	65,000.00
3,618.33	2,500.00	57300000 Engineering	3,618.33	2,500.00	(1,118.33)	30,000.00
335.30	1,917.00	59090000 Fire System	335.30	1,917.00	1,581.70	23,000.00
4,478.93	14,367.00	67220000 Mechanical System Upgrade	4,478.93	14,367.00	9,888.07	172,400.00
--	1,958.00	70000000 Painting	--	1,958.00	1,958.00	23,500.00
		72340000 Reserve Fund Study / Depreciation Report	--	455.00	455.00	5,460.00
7,130.02	11,958.00	72400000 Repair and Maintenance	7,130.02	11,958.00	4,827.98	143,500.00
1,555.28	917.00	74230000 Supplies	1,555.28	917.00	(638.28)	11,000.00
--	2,958.00	78550000 Window Cleaning	--	2,958.00	2,958.00	35,500.00
22,755.91	43,668.00	TOTAL REPAIRS & MAINTENANCE	22,755.91	43,668.00	20,912.09	524,010.00
		STRUCTURAL				
52,750.00	52,750.00	90610000 Reserve - Structural	52,750.00	52,750.00	--	633,000.00
52,750.00	52,750.00	TOTAL STRUCTURAL	52,750.00	52,750.00	--	633,000.00
6,250.00	6,250.00	90100000 Reserve - Contingency Fund	6,250.00	6,250.00	--	75,000.00
177,757.35	205,097.00	TOTAL EXPENSES	177,757.35	205,097.00	27,339.65	2,426,139.00
24,758.22	(2,919.00)	CURRENT YR NET SURPLUS/(DEFICIT)	24,758.22	(2,919.00)	27,677.22	(2.00)
146,857.00	--	99900000 Operating Surplus (Deficit) Balance Forward	146,857.00	--	146,857.00	--
171,615.22	(2,919.00)	ENDING OP SURPLUS/(DEFICIT)	171,615.22	(2,919.00)	174,534.22	(2.00)

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