

# LMS0712 BALANCE SHEET



|               |                                  |
|---------------|----------------------------------|
| Company Code: | LMS 712 - 888 Beach<br>(LMS0712) |
| Report Title: | BALANCE SHEET                    |
| Report Date:  | As at January 31, 2021           |
| Division:     | LMS0712 - 0000                   |

Year to Date

## ASSETS

### CURRENT ASSETS

#### CASH

|                                       |            |
|---------------------------------------|------------|
| 1050 Bank - Operating Account         | 173,230.73 |
| 1051 Bank - Contingency Reserve       | 95,290.45  |
| 1053 Bank - Membrane Rep.             | 42,637.52  |
| 1089 Bank - Structural                | 389,008.93 |
| 1091 Bank HB - Columbia Seal Firestop | 6,897.58   |
| 1099 Bank - Interior Refurbishment    | 2,650.07   |
| 1130 Term Deposit-Contingency Reserve | 366,980.47 |
| 1161 Term Deposit - Structural        | 101,504.11 |
| 1185 GIC (CRF) - Other Banks          | 63,456.00  |

#### TOTAL CASH

1,241,655.86

|                                    |            |
|------------------------------------|------------|
| 1200 Accounts Receivable           | 29,376.43  |
| 1253 CRF - Due from Operating Fund | 50,418.68  |
| 1300 Prepaid Expenses              | 33,072.38  |
| 1302 Prepaid Insurance             | 128,002.51 |

#### TOTAL CURRENT ASSETS

1,482,525.86

#### FIXED ASSETS

|                                    |             |
|------------------------------------|-------------|
| 1520 Equipment                     | 46,471.73   |
| 1530 Furniture & Equipment         | 11,248.70   |
| 1570 Acc. Depreciation - Equipment | (39,279.81) |
| 1580 Acc. Depreciation - Furniture | (2,177.66)  |

#### TOTAL FIXED ASSETS

16,262.96

#### TOTAL ASSETS

1,498,788.82

## LIABILITIES & EQUITY

### LIABILITIES

|                                      |            |
|--------------------------------------|------------|
| 2005 Accounts Payable                | 17,156.47  |
| 2010 Accrued Payable                 | 115,520.32 |
| 2019 Operating Fund - Due to CRF     | 50,418.68  |
| 2058 Columbia Seal Firestop Holdback | 6,897.58   |
| 2061 Other Payables                  | 187.44     |
| 2068 Employee Vacation Payable       | 6,916.62   |
| 2100 Prepayment - Revenue            | 23,252.04  |
| 2125 Parking Deposit                 | 25.00      |
| 2200 Chargeback                      | (714.00)   |

#### TOTAL LIABILITIES

219,660.15

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## EQUITY

|                                       |            |
|---------------------------------------|------------|
| 2307 Equity in Capital Assets         | 16,262.96  |
| 2350 Operating Surplus(Deficit)       | 167,227.56 |
| 2999 Contingency Fund Balance         | 576,145.60 |
| 3677 Reserve - Interior Refurbishment | 2,650.07   |
| 3778 Reserve - Structural             | 473,055.20 |
| 3790 Reserve - Membrane Repairs       | 43,787.28  |

**TOTAL EQUITY** 1,279,128.67

**TOTAL LIABILITIES & EQUITY** 1,498,788.82

## 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***

02/19/2021 10:04AM

# LMS0712 CRF SCHEDULE



|               |                                  |
|---------------|----------------------------------|
| Company Code: | LMS 712 - 888 Beach<br>(LMS0712) |
| Report Title: | CRF SCHEDULE REPORT              |
| Report Date:  | As at January 31, 2021           |
| Division:     | LMS0712 - 0000                   |

Year to Date

## CONTINGENCY RESERVE SCHEDULE

### INCOME

|  |                   |
|--|-------------------|
| 2705 CRF-Balance Forward-Prior Year          | 571,946.57        |
| 2710 Current Year Contribution - Contingency | 4,166.67          |
| 2711 Interest                                | 32.36             |
| <b>TOTAL INCOME</b>                          | <b>576,145.60</b> |
| <b>CONTINGENCY FUND BALANCE</b>              | <b>576,145.60</b> |

02/19/2021 10:05AM

# LMS0712 BUDGET COMPARATIVE



|               |                                  |
|---------------|----------------------------------|
| Company Code: | LMS 712 - 888 Beach<br>(LMS0712) |
| Report Title: | Operating Statement              |
| Report Date:  | For the 1 Month Ended 01/31/2021 |
| Division:     | LMS0712 - 0000                   |

| <u>Curr Month</u><br><u>Actual</u>   | <u>Curr Month</u><br><u>Budget</u> | <u>A/C Description</u>                 | <u>YTD</u><br><u>Actual</u> | <u>YTD</u><br><u>Budget</u> | <u>YTD</u><br><u>Variance</u> | <u>Total</u><br><u>Budget</u> |
|--------------------------------------|------------------------------------|--|-----------------------------|-----------------------------|-------------------------------|-------------------------------|
| <b>INCOME</b>                        |                                    |  |                             |                             |                               |                               |
| 206,600.03                           | 206,600.00                         | 40020000 Operating Fund Contribution   | 206,600.03                  | 206,600.00                  | 0.03                          | 2,479,200.00                  |
| 4,166.67                             | 4,167.00                           | 40030000 Contingency Fund Contribution | 4,166.67                    | 4,167.00                    | (0.33)                        | 50,000.00                     |
| 480.91                               | 500.00                             | 45230000 Bylaw / Late Payment Fine     | 480.91                      | 500.00                      | (19.09)                       | 6,000.00                      |
| 10.26                                | 83.00                              | 46400000 Interest Income               | 10.26                       | 83.00                       | (72.74)                       | 1,000.00                      |
| 465.97                               | 917.00                             | 47000000 Miscellaneous Income          | 465.97                      | 917.00                      | (451.03)                      | 11,000.00                     |
| 1,285.00                             | --                                 | 47020000 Move In / Move Out Fee        | 1,285.00                    | --                          | 1,285.00                      | --                            |
| --                                   | 100.00                             | 47200000 Parking                       | --                          | 100.00                      | (100.00)                      | 1,200.00                      |
| <b>213,008.84</b>                    | <b>212,367.00</b>                  | <b>TOTAL INCOME</b>                    | <b>213,008.84</b>           | <b>212,367.00</b>           | <b>641.84</b>                 | <b>2,548,400.00</b>           |
| <b>EXPENSES</b>                      |                                    |  |                             |                             |                               |                               |
| <b>GENERAL</b>                       |                                    |  |                             |                             |                               |                               |
| --                                   | 575.00                             | 50150000 Audit                         | --                          | 575.00                      | 575.00                        | 6,900.00                      |
| 30,478.44                            | 24,439.00                          | 63000000 Insurance                     | 30,478.44                   | 24,439.00                   | (6,039.44)                    | 293,271.00                    |
| 538.16                               | 417.00                             | 65040000 Legal Fees                    | 538.16                      | 417.00                      | (121.16)                      | 5,000.00                      |
| 4,746.59                             | 4,694.00                           | 67000000 Management Fees               | 4,746.59                    | 4,694.00                    | (52.59)                       | 56,329.00                     |
| 446.08                               | 1,000.00                           | 67050000 Miscellaneous                 | 446.08                      | 1,000.00                    | 553.92                        | 12,000.00                     |
| 670.13                               | 708.00                             | 70380000 Printing / Stationery         | 670.13                      | 708.00                      | 37.87                         | 8,500.00                      |
| <b>36,879.40</b>                     | <b>31,833.00</b>                   | <b>TOTAL GENERAL</b>                   | <b>36,879.40</b>            | <b>31,833.00</b>            | <b>(5,046.40)</b>             | <b>382,000.00</b>             |
| <b>UTILITIES</b>                     |                                    |  |                             |                             |                               |                               |
| 7,620.82                             | 9,110.00                           | 57050000 Electricity                   | 7,620.82                    | 9,110.00                    | 1,489.18                      | 109,998.00                    |
| 16,621.44                            | 12,861.00                          | 60050000 Gas                           | 16,621.44                   | 12,861.00                   | (3,760.44)                    | 110,999.00                    |
| 4,791.13                             | 4,833.00                           | 60270000 Garbage & Recycling           | 4,791.13                    | 4,833.00                    | 41.87                         | 58,000.00                     |
| 11,355.00                            | 9,022.00                           | 78500000 Water / Sewer                 | 11,355.00                   | 9,022.00                    | (2,333.00)                    | 128,001.00                    |
| <b>40,388.39</b>                     | <b>35,826.00</b>                   | <b>TOTAL UTILITIES</b>                 | <b>40,388.39</b>            | <b>35,826.00</b>            | <b>(4,562.39)</b>             | <b>406,998.00</b>             |
| <b>GROUNDS</b>                       |                                    |  |                             |                             |                               |                               |
| 5,289.90                             | 5,000.00                           | 65330000 Landscaping - Exterior        | 5,289.90                    | 5,000.00                    | (289.90)                      | 60,000.00                     |
| 2,484.06                             | 792.00                             | 65340000 Landscaping - Interior        | 2,484.06                    | 792.00                      | (1,692.06)                    | 9,500.00                      |
| <b>7,773.96</b>                      | <b>5,792.00</b>                    | <b>TOTAL GROUNDS</b>                   | <b>7,773.96</b>             | <b>5,792.00</b>             | <b>(1,981.96)</b>             | <b>69,500.00</b>              |
| <b>REC. CENTRE</b>                   |                                    |  |                             |                             |                               |                               |
| --                                   | 708.00                             | 72730000 Rec Centre - Equipment        | --                          | 708.00                      | 708.00                        | 8,500.00                      |
| 472.50                               | 1,333.00                           | 72740000 Rec Centre - Repairs & Mtce   | 472.50                      | 1,333.00                    | 860.50                        | 16,000.00                     |
| <b>472.50</b>                        | <b>2,041.00</b>                    | <b>TOTAL REC. CENTRE</b>               | <b>472.50</b>               | <b>2,041.00</b>             | <b>1,568.50</b>               | <b>24,500.00</b>              |
| <b>SECURITY/CONCIERGE/JANITORIAL</b> |                                    |  |                             |                             |                               |                               |
| 6,327.98                             | 5,608.00                           | 52190005 Building Manager              | 6,327.98                    | 5,608.00                    | (719.98)                      | 67,300.00                     |
| 17,271.87                            | 16,667.00                          | 54790000 Concierge                     | 17,271.87                   | 16,667.00                   | (604.87)                      | 200,000.00                    |
| 1,731.87                             | 1,917.00                           | 57180000 Employee Benefits             | 1,731.87                    | 1,917.00                    | 185.13                        | 23,000.00                     |
| 10,519.75                            | 10,500.00                          | 64020000 Janitorial Services           | 10,519.75                   | 10,500.00                   | (19.75)                       | 126,000.00                    |
| 1,835.40                             | 2,917.00                           | 74050000 Security Services             | 1,835.40                    | 2,917.00                    | 1,081.60                      | 35,000.00                     |

# LMS0712 BUDGET COMPARATIVE



|               |                                  |
|---------------|----------------------------------|
| Company Code: | LMS 712 - 888 Beach<br>(LMS0712) |
| Report Title: | Operating Statement              |
| Report Date:  | For the 1 Month Ended 01/31/2021 |
| Division:     | LMS0712 - 0000                   |

| <u>Curr Month</u><br><u>Actual</u> | <u>Curr Month</u><br><u>Budget</u> | <u>A/C Description</u>                               | <u>YTD</u><br><u>Actual</u> | <u>YTD</u><br><u>Budget</u> | <u>YTD</u><br><u>Variance</u> | <u>Total</u><br><u>Budget</u> |
|------------------------------------|------------------------------------|--|-----------------------------|-----------------------------|-------------------------------|-------------------------------|
| <b>37,686.87</b>                   | <b>37,609.00</b>                   | <b>TOTAL</b>   |                             |                             |                               |                               |
|                                    |                                    | <b>SECURITY/CONCIERGE/JANITORIAL</b>                 | <b>37,686.87</b>            | <b>37,609.00</b>            | <b>(77.87)</b>                | <b>451,300.00</b>             |
|                                    |                                    | <b>REPAIRS &amp; MAINTENANCE</b>                     |                             |                             |                               |                               |
| --                                 | 1,383.00                           | 52040000 Boiler & Mechanical                         | --                          | 1,383.00                    | 1,383.00                      | 16,600.00                     |
| 5,514.15                           | 5,500.00                           | 57150000 Elevator Maintenance                        | 5,514.15                    | 5,500.00                    | (14.15)                       | 66,000.00                     |
| 6,231.69                           | 2,500.00                           | 57300000 Engineering                                 | 6,231.69                    | 2,500.00                    | (3,731.69)                    | 30,000.00                     |
| --                                 | 2,917.00                           | 59090000 Fire System                                 | --                          | 2,917.00                    | 2,917.00                      | 35,000.00                     |
| --                                 | 11,667.00                          | 67220000 Mechanical System Upgrade                   | --                          | 11,667.00                   | 11,667.00                     | 140,000.00                    |
| --                                 | 1,958.00                           | 70000000 Painting                                    | --                          | 1,958.00                    | 1,958.00                      | 23,500.00                     |
| 13,536.84                          | 16,667.00                          | 72400000 Repair and Maintenance                      | 13,536.84                   | 16,667.00                   | 3,130.16                      | 200,000.00                    |
| 867.23                             | 750.00                             | 74230000 Supplies                                    | 867.23                      | 750.00                      | (117.23)                      | 9,000.00                      |
| --                                 | 3,667.00                           | 78550000 Window Cleaning                             | --                          | 3,667.00                    | 3,667.00                      | 44,000.00                     |
| <b>26,149.91</b>                   | <b>47,009.00</b>                   | <b>TOTAL REPAIRS &amp; MAINTENANCE</b>               | <b>26,149.91</b>            | <b>47,009.00</b>            | <b>20,859.09</b>              | <b>564,100.00</b>             |
|                                    |                                    | <b>STRUCTURAL</b>                                    |                             |                             |                               |                               |
| 50,000.00                          | 50,000.00                          | 90610000 Reserve - Structural                        | 50,000.00                   | 50,000.00                   | --                            | 600,000.00                    |
| <b>50,000.00</b>                   | <b>50,000.00</b>                   | <b>TOTAL STRUCTURAL</b>                              | <b>50,000.00</b>            | <b>50,000.00</b>            | <b>--</b>                     | <b>600,000.00</b>             |
| 4,166.67                           | 4,167.00                           | 90100000 Reserve - Contingency Fund                  | 4,166.67                    | 4,167.00                    | 0.33                          | 50,000.00                     |
| <b>203,517.70</b>                  | <b>214,277.00</b>                  | <b>TOTAL EXPENSES</b>                                | <b>203,517.70</b>           | <b>214,277.00</b>           | <b>10,759.30</b>              | <b>2,548,398.00</b>           |
| <b>9,491.14</b>                    | <b>(1,910.00)</b>                  | <b>CURRENT YR NET SURPLUS/(DEFICIT)</b>              | <b>9,491.14</b>             | <b>(1,910.00)</b>           | <b>11,401.14</b>              | <b>2.00</b>                   |
| 157,736.42                         | 136,018.38                         | 99900000 Operating Surplus (Deficit) Balance Forward | 157,736.42                  | 136,018.38                  | 21,718.04                     | 136,018.38                    |
| <b>167,227.56</b>                  | <b>134,108.38</b>                  | <b>ENDING OP SURPLUS/(DEFICIT)</b>                   | <b>167,227.56</b>           | <b>134,108.38</b>           | <b>33,119.18</b>              | <b>136,020.38</b>             |

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