

LMS0712 - 888 Beach
Balance Sheet Condensed
 April 30, 2024

Account	Description	Current Month April
Entity: V0712 - LMS0712 - 888 Beach		
ASSETS		
10015 VCC1	Bank - Operating - VCC1 VANCITY	752,416
TOTAL CASH		\$752,416
11000 VCC1	Bank - CRF - VCC1 VANCITY	511,335
11015 BLU1	Bank - Shares - BLU1 BLUESHORE	26
11020 BLU1	Investments - CRF GIC - BLU1 BLUESHORE	152,550
11020 VCC1	Investments - CRF GIC - VCC1 VANCITY	61,020
11030 BLU1	Investments - Structural GIC - BLU1 BLUESHORE	510,263
11050 VCC1	Bank - CRF Approved Expenditures - VCC1 VANCITY	9,758
11060 VCC1	Bank - Structural - VCC1 VANCITY	911,539
11100 VCC1	Bank - Interior Refurbishment - VCC1 VANCITY	2,902
11110 VCC1	Bank - Interior Podium Repairs-Phase 2 - VCC1 VANCITY	274,372
TOTAL RESERVE CASH AND INVESTMENTS		\$2,433,766
13000	Accounts Receivable	35,943
13016	Accounts Receivable Homeowner Chargeback	1,631
13045	Accrued Interest Receivable	25,788
13055	Accounts Receivable - Others	3,313
TOTAL ACCOUNTS RECEIVABLE		\$66,675
14150	Prepaid Expenses	38,791
14165	Prepaid Insurance	33,264
TOTAL PREPAID ASSETS		\$72,055
16020	Furniture & Equipment	11,249
16130	Equipment	46,472
16132	Equipment Accum Depr	(42,954)

Account	Description	Current Month April
Entity: V0712 - LMS0712 - 888 Beach		
LIABILITIES		
20000	Accounts Payable	26,790
20055	Accounts Payable Other	189
20115	Accrued Payables Operating	107,036
28025	Lien Holdback Payable-Columbia Seal (RSV3, RSV9)	1,077
TOTAL ACCOUNTS PAYABLE		\$135,091
22000	Accrued Vacation Payable	4,785
22405	Parking Pass Deposits	25
TOTAL DEFERRED LIABILITIES		\$4,810
23000	Prepaid Assessments	38,228
TOTAL PREPAID ASSESSMENTS		\$38,228
TOTAL LIABILITIES		\$178,130
OWNER'S EQUITY		
30400	Operating Fund - Opening Balance	581,045
	CURRENT YEAR SURPLUS (DEFICIT)	121,205
TOTAL OPERATING FUND BALANCE		\$702,250
31000	Equity In Capital Assets	13,512
34370	Reserve - Interior Refurbishment(RSV4)	2,902
35003	Reserve - Podium Membrane Ph2 (RSV9)	281,229
36074	Reserve - Structural (RSV1)	1,414,202
36260	Reserve - EV Charging Equipment (RAF1)	9,079
TOTAL OTHER RESERVES		\$1,720,924
35354	Contingency Reserve Fund - Opening Balance	708,747

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April 30, 2024

Account	Description	Current Month April
16162	Furniture Accum Depr	(2,200)
TOTAL FIXED ASSETS		\$12,567
TOTAL ASSETS		\$3,337,479

Account	Description	Current Month April
	CURRENT YEAR SURPLUS (DEFICIT)	27,429
TOTAL RESERVE FUND BALANCE		\$736,176
TOTAL OWNER'S EQUITY		\$3,159,350
TOTAL LIABILITIES AND EQUITY		\$3,337,479

Income Statement Detail Month and YTD Accts

April 30, 2024

Account	Description	Apr Actual	Apr Budget	Apr Variance	Apr Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2024 Total Budget	2024 Budget Remaining
OPERATING FUND											
ASSESSMENTS											
40000	Assessment	208,242	208,242	0	0.0%	832,966	832,967	0	0.0%	2,498,900	(1,665,934)
40030	Contingency Fund Contribution	38,333	38,333	0	0.0%	153,333	153,333	0	0.0%	460,000	(306,667)
	ASSESSMENTS TOTAL:	\$246,575	\$246,575	\$0	0.0%	\$986,300	\$986,300	\$0	0.0%	\$2,958,900	(\$1,972,600)
OTHER REVENUE											
42340	Miscellaneous Income	2,034	1,000	1,034	>100%	5,675	4,000	1,675	41.9%	12,000	(6,325)
43000	Bylaw / Late Payment Fine	2,520	417	2,104	>100%	7,308	1,667	5,641	>100%	5,000	2,308
44130	Interest Income	1,544	1,000	544	54.4%	6,556	4,000	2,556	63.9%	12,000	(5,444)
44745	Storage Income	0	0	0	0.0%	100	0	100	0.0%	0	100
	OTHER REVENUE TOTAL:	\$6,099	\$2,417	\$3,682	>100%	\$19,639	\$9,667	\$9,972	>100	\$29,000	(\$9,361)
	TOTAL REVENUE:	\$252,674	\$248,992	\$3,682	1.5%	\$1,005,939	\$995,967	\$9,972	1.0%	\$2,987,900	(\$1,981,961)
EXPENSES											
ADMINISTRATIVE											
50000	Administration	1,811	1,167	(645)	-55.3%	4,729	4,667	(62)	-1.3%	14,000	9,271
52105	Printing / Stationery	2,543	1,250	(1,293)	<-100%	7,514	5,000	(2,514)	-50.3%	15,000	7,486
	ADMINISTRATIVE TOTAL:	\$4,355	\$2,417	(\$1,938)	-80.2%	\$12,242	\$9,667	(\$2,575)	-26.6%	\$29,000	\$16,758
INSURANCE & TAXES											
53000	Insurance	33,264	36,083	2,819	7.8%	133,057	144,333	11,276	7.8%	433,000	299,943
	INSURANCE & TAXES TOTAL:	\$33,264	\$36,083	\$2,819	7.8%	\$133,057	\$144,333	\$11,276	7.8%	\$433,000	\$299,943
PROFESSIONAL FEES											
55065	Accounting / Audit / Tax Filing	0	733	733	100.0%	0	2,933	2,933	100.0%	8,800	8,800
55185	Engineering Services	5,572	3,750	(1,822)	-48.6%	19,504	15,000	(4,504)	-30.0%	45,000	25,496
55235	Legal Fees	1,225	4,167	2,942	70.6%	10,500	16,667	6,167	37.0%	50,000	39,500

Income Statement Detail Month and YTD Accts

April 30, 2024

Account	Description	Apr Actual	Apr Budget	Apr Variance	Apr Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2024 Total Budget	2024 Budget Remaining
55570	Management Fees	5,305	5,500	195	3.5%	21,484	22,000	516	2.3%	66,000	44,516
	PROFESSIONAL FEES TOTAL:	\$12,102	\$14,150	\$2,048	14.5%	\$51,488	\$56,600	\$5,112	9.0%	\$169,800	\$118,312
SALARIES & BENEFITS											
57105	Employee Benefits	1,420	1,917	497	25.9%	5,916	7,667	1,751	22.8%	23,000	17,084
58070	Building Manager Payroll	6,247	6,833	587	8.6%	26,660	27,333	673	2.5%	82,000	55,340
58102	Cleaning Janitorial Payroll	11,921	12,667	746	5.9%	47,623	50,667	3,043	6.0%	152,000	104,377
58152	Concierge Payroll	11,424	17,500	6,076	34.7%	46,777	70,000	23,223	33.2%	210,000	163,223
58610	Concierge Relief	10,173	4,583	(5,590)	<-100%	35,290	18,333	(16,956)	-92.5%	55,000	19,710
	SALARIES & BENEFITS TOTAL:	\$41,184	\$43,500	\$2,316	5.3%	\$162,266	\$174,000	\$11,734	6.7%	\$522,000	\$359,734
UTILITIES											
59000	Electricity	9,860	9,167	(694)	-7.6%	34,805	36,667	1,861	5.1%	110,000	75,195
59300	Gas	14,153	15,000	847	5.6%	63,438	60,000	(3,438)	-5.7%	180,000	116,562
59740	Garbage and Recycling	3,940	5,000	1,061	21.2%	20,181	20,000	(181)	-0.9%	60,000	39,819
59800	Water Sewer	15,300	15,417	117	0.8%	58,699	61,667	2,968	4.8%	185,000	126,301
	UTILITIES TOTAL:	\$43,253	\$44,583	\$1,331	3.0%	\$177,124	\$178,333	\$1,210	0.7%	\$535,000	\$357,876
BUILDING & GROUNDS											
61955	Landscaping Interior	1,481	883	(598)	-67.7%	4,314	3,533	(781)	-22.1%	10,600	6,286
61960	Landscaping Exterior	3,227	5,000	1,773	35.5%	16,904	20,000	3,096	15.5%	60,000	43,096
	BUILDING & GROUNDS TOTAL:	\$4,708	\$5,883	\$1,175	20.0%	\$21,219	\$23,533	\$2,315	9.8%	\$70,600	\$49,381
MAINTENANCE & REPAIRS											
64115	Repair Maintenance	53,326	33,333	(19,993)	-60.0%	115,361	133,333	17,972	13.5%	400,000	284,639
65415	Painting	3,318	2,667	(651)	-24.4%	3,318	10,667	7,349	68.9%	32,000	28,682
65835	Boiler RM	0	1,583	1,583	100.0%	4,955	6,333	1,378	21.8%	19,000	14,045

Income Statement Detail Month and YTD Accts

April 30, 2024

Account	Description	Apr Actual	Apr Budget	Apr Variance	Apr Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2024 Total Budget	2024 Budget Remaining
65915	Elevator RM	10,201	8,750	(1,451)	-16.6%	22,883	35,000	12,117	34.6%	105,000	82,117
66100	Mechanical Repairs	0	22,667	22,667	100.0%	4,059	90,667	86,608	95.5%	272,000	267,941
66690	Fire Equipment RM	6,896	2,667	(4,230)	<-100%	14,299	10,667	(3,632)	-34.0%	32,000	17,701
67255	Supplies	307	1,667	1,360	81.6%	3,072	6,667	3,594	53.9%	20,000	16,928
67810	Window Cleaning	0	5,542	5,542	100.0%	0	22,167	22,167	100.0%	66,500	66,500
	MAINTENANCE & REPAIRS TOTAL:	\$74,048	\$78,875	\$4,827	6.1%	\$167,947	\$315,500	\$147,553	46.8%	\$946,500	\$778,553
RECREATION CENTER											
73826	Recreation Facilities / Amenity - Furniture / Equi	0	83	83	100.0%	0	333	333	100.0%	1,000	1,000
73852	Recreation Center RM	1,327	1,750	423	24.2%	6,058	7,000	942	13.5%	21,000	14,942
	RECREATION CENTER TOTAL:	\$1,327	\$1,833	\$507	27.6%	\$6,058	\$7,333	\$1,276	17.4%	\$22,000	\$15,942
OTHER EXPENSES											
76000	Contingency	38,333	38,333	0	0.0%	153,333	153,333	0	0.0%	460,000	306,667
	OTHER EXPENSES TOTAL:	\$38,333	\$38,333	\$0	0.0%	\$153,333	\$153,333	\$0	0.0%	\$460,000	\$306,667
	TOTAL OPERATING EXPENSES:	\$252,574	\$265,658	\$13,084	4.9%	\$884,734	\$1,062,633	\$177,900	16.7%	\$3,187,900	\$2,303,166
	NET OPERATING INCOME/(LOSS):	100	(16,667)	\$16,766	<-100%	121,205	(66,667)	187,872	<-100%	(200,000)	321,205
RESERVE FUND											
RESERVE ASSESSMENTS											
48000	CRF - Current Year Contributions	38,333	0	38,333	0.0%	153,333	0	153,333	0.0%	0	153,333
	RESERVE ASSESSMENTS TOTAL:	\$38,333	\$0	\$38,333	0.0%	\$153,333	\$0	\$153,333	0.0%	\$0	\$153,333
RESERVE OTHER REVENUE											

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Account	Description	Apr Actual	Apr Budget	Apr Variance	Apr Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2024 Total Budget	2024 Budget Remaining
49345	CRF - Interest	2,941	0	2,941	0.0%	11,613	0	11,613	0.0%	0	11,613
	RESERVE OTHER REVENUE TOTAL:	\$2,941	\$0	\$2,941	0.0%	\$11,613	\$0	\$11,613	0.0%	\$0	\$11,613
	TOTAL RESERVE REVENUE:	\$41,274	\$0	\$41,274	0.0%	\$164,946	\$0	\$164,946	0.0%	\$0	\$164,946
TRANSFERS RESERVE											
94210	CRF - Transfer From Other Reserve	0	0	0	0.0%	(4,150)	0	4,150	0.0%	0	4,150
94230	CRF - Transfer To Structural Reserve Fund	35,417	0	(35,417)	0.0%	141,667	0	(141,667)	0.0%	0	(141,667)
	TRANSFERS RESERVE TOTAL:	\$35,417	\$0	(\$35,417)	0.0%	\$137,517	\$0	(\$137,517)	0.0%	\$0	(\$137,517)
	TOTAL RESERVE EXPENSES:	\$35,417	\$0	(\$35,417)	0.0%	\$137,517	\$0	(\$137,517)	0.0%	\$0	(\$137,517)
	NET RESERVE INCOME/(LOSS):	5,858	0	\$5,858	0.0%	27,429	0	27,429	0.0%	0	27,429