FirstService RESIDENTIAL

LMS0712 - 888 Beach

Balance Sheet Condensed

June 30, 2023

Account	Description	Current Month June
ASSETS		
10015 VCC1	Bank - Operating - VCC1 VANCITY	460,211
TOTAL CASH		**$460,211**
11000 VCC1	Bank - CRF - VCC1 VANCITY	144,962
11015 BLU1	Bank - Shares - BLU1 BLUESHORE	26
11020 BLU1	Investments - CRF GIC - BLU1 BLUESHORE	152,550
11020 VCC1	Investments - CRF GIC - VCC1 VANCITY	60,000
11020 VCC2	Investments - CRF GIC - VCC2 VANCITY	100,000
11020 VCC3	Investments - CRF GIC - VCC3 VANCITY	100,000
11020 VCC4	Investments - CRF GIC - VCC4 VANCITY	106,980
11030 BLU1	Investments - Structural GIC - BLU1 BLUESHORE	510,263
11030 VCC1	Investments - Structural GIC - VCC1 VANCITY	101,707
11050 VCC1	Bank - CRF Approved Expenditures (RAF1) - VCC1 VANCITY	9,349
11060 VCC1	Bank - Structural - VCC1 VANCITY	541,230
11085 VCC1	Bank - Membrane Rep. - VCC1 VANCITY	1
11100 VCC1	Bank - Interior Refurbishment - VCC1 VANCITY	2,781
11105 VCC1	Bank - Exterior Podium Repairs-Phase 1 - VCC1 VANCITY	54,635
11110 VCC1	Bank - Interior Podium Repairs-Phase 2 - VCC1 VANCITY	257,746
11205 VCC1	Bank - Lien Holdback Columbia Seal Firestop - VCC1 VANCITY	534
TOTAL RESERVE CASH AND INVESTMENTS		**$2,142,764**
13000	Accounts Receivable	(37,136)
13016	Accounts Receivable Homeowner Chargeback	(18,069)
13045	Accrued Interest Receivable	13,783
13156	Accounts Receivable Special Levy	2,493,750
TOTAL ACCOUNTS RECEIVABLE		**$2,452,328**

Account	Description	Current Month June
LIABILITIES		
20000	Accounts Payable	245
20055	Accounts Payable Other	345
20115	Accrued Payable	104,350
28025	Lien Holdback Payable(RSV3, RSV9)	5,576
28035	Lien Hold back payable-Pro-can Electric	3,742
28040	Lien Hold back payable-Hamza	57,284
28045	Lien Hold back payable-JJK	3,255
28060	Lien Hold back payable-Total Ground	21,551
28070	Lien Hold back payable-Renewal Construction	186,286
TOTAL ACCOUNTS PAYABLE		**$382,634**
22000	Accrued Vacation Payable	5,862
22390	Other Deposits	6,510
22405	Parking Pass Deposits	25
TOTAL DEFERRED LIABILITIES		**$12,397**
23000	Prepaid Assessments	170,763
TOTAL PREPAID ASSESSMENTS		**$170,763**
TOTAL LIABILITIES		**$565,794**
OWNER'S EQUITY		
30400	Operating Fund - Opening Balance	598,498
	CURRENT YEAR SURPLUS (DEFICIT)	(42,941)
TOTAL OPERATING FUND BALANCE		**$555,556**
31000	Equity In Capital Assets	13,512
34370	Reserve - Interior Refurbishment(RSV4)	2,781
34973	Reserve - Membrane Repairs(RSV2)	776
35003	Reserve - Podium Membrane Ph2 (RSV9)	2,481,402

LMS0712 - 888 Beach

Balance Sheet Condensed

June 30, 2023

Account	Description	Current Month June
14165	Prepaid Insurance	365,907
TOTAL PREPAID ASSETS		**$365,907**
16020	Furniture & Equipment	11,249
16130	Equipment	46,472
16132	Equipment Accum Depr	(42,015)
16162	Furniture Accum Depr	(2,194)
TOTAL FIXED ASSETS		**$13,512**
17005	A/R Clearing	13,170
TOTAL OTHER ASSETS		**$13,170**
19235	Operating - Due to/from Other Reserves	22,199
19500	Other Reserves - Due to/from Operating	(22,199)
TOTAL INTERFUND BALANCE		**$0**
TOTAL ASSETS		**$5,447,892**

Account	Description	Current Month June
35099	Reserve - Podium Maint PH.1 (RSV7)	12,017
36074	Reserve - Structural (RSV1)	1,132,943
36260	Reserve - EV Charging Equipment (RAF1)	9,079
TOTAL OTHER RESERVES		**$3,652,509**
35354	Contingency Reserve Fund - Opening Balance	672,982
	CURRENT YEAR SURPLUS (DEFICIT)	1,052
TOTAL RESERVE FUND BALANCE		**$674,033**
TOTAL OWNER'S EQUITY		**$4,882,098**
TOTAL LIABILITIES AND EQUITY		**$5,447,892**

FirstService RESIDENTIAL

LMS0712 - 888 Beach

Income Statement Detail Month and YTD Accts

June 30, 2023

Account	Description	Jun Actual	Jun Budget	Jun Variance	Jun Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2023 Total Budget	2023 Budget Remaining
OPERATING FUND											
ASSESSMENTS											
40000	Assessment	175,170	194,542	(19,372)	-10.0%	1,167,250	1,167,252	(2)	0.0%	2,334,500	(1,167,250)
40030	Contingency Fund Contribution	38,083	38,083	0	0.0%	228,500	228,498	2	0.0%	457,000	(228,500)
	ASSESSMENTS TOTAL:	**$213,254**	**$232,625**	**($19,371)**	**-8.3%**	**$1,395,750**	**$1,395,750**	**$0**	**0.0%**	**$2,791,500**	**($1,395,750)**
OTHER REVENUE											
42015	Key / Security Card	0	0	0	0.0%	1,177	0	1,177	0.0%	0	1,177
42340	Miscellaneous Income	(375)	1,000	(1,375)	-137.5%	2,414	6,000	(3,586)	-59.8%	12,000	(9,586)
43000	Bylaw / Late Payment Fine	1,552	333	1,219	366.2%	23,729	1,998	21,731	1087.6%	4,000	19,729
43680	Move In / Move Out Fee	265	0	265	0.0%	4,143	0	4,143	0.0%	0	4,143
44130	Interest Income	1,887	42	1,845	4392.9%	14,715	252	14,463	5739.4%	500	14,215
	OTHER REVENUE TOTAL:	**$3,329**	**$1,375**	**$1,954**	**142.1%**	**$46,178**	**$8,250**	**$37,928**	**459.7%**	**$16,500**	**$29,678**
	TOTAL REVENUE:	**$216,583**	**$234,000**	**($17,417)**	**-7.4%**	**$1,441,928**	**$1,404,000**	**$37,928**	**2.7%**	**$2,808,000**	**($1,366,072)**
EXPENSES											
ADMINISTRATIVE											
50000	Administration	3,084	1,167	(1,917)	-164.3%	3,105	7,002	3,897	55.7%	14,000	10,895
52105	Printing / Stationery	747	1,167	420	36.0%	7,119	7,000	(119)	-1.7%	14,000	6,881
	ADMINISTRATIVE TOTAL:	**$3,831**	**$2,334**	**($1,498)**	**-64.2%**	**$10,224**	**$14,002**	**$3,778**	**27.0%**	**$28,000**	**$17,776**
INSURANCE & TAXES											
53000	Insurance	37,206	32,083	(5,122)	-16.0%	183,646	192,500	8,854	4.6%	385,000	201,354
	INSURANCE & TAXES TOTAL:	**$37,206**	**$32,083**	**($5,122)**	**-16.0%**	**$183,646**	**$192,500**	**$8,854**	**4.6%**	**$385,000**	**$201,354**
PROFESSIONAL FEES											
55065	Accounting / Audit / Tax Filing	0	650	650	0.0%	0	3,900	3,900	0.0%	7,800	7,800

LMS0712 - 888 Beach

Income Statement Detail Month and YTD Accts

June 30, 2023

Account	Description	Jun Actual	Jun Budget	Jun Variance	Jun Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2023 Total Budget	2023 Budget Remaining
55120	Concierge Service	(70,247)	0	70,247	0.0%	0	0	0	0.0%	0	0
55185	Engineering Services	3,432	3,750	318	8.5%	16,808	22,500	5,692	25.3%	45,000	28,192
55235	Legal Fees	6,336	2,083	(4,253)	-204.1%	12,970	12,500	(470)	-3.8%	25,000	12,030
55570	Management Fees	5,126	5,208	82	1.6%	30,756	31,250	494	1.6%	62,500	31,744
55605	Building Manager	(30,729)	0	30,729	0.0%	0	0	0	0.0%	0	0
55755	Depreciation Report	919	917	(2)	-0.2%	11,025	5,500	(5,525)	-100.5%	11,000	(25)
	PROFESSIONAL FEES TOTAL:	**($85,164)**	**$12,608**	**$97,772**	**775.5%**	**$71,559**	**$75,650**	**$4,091**	**5.4%**	**$151,300**	**$79,741**
SALARIES & BENEFITS											
57105	Employee Benefits	2,020	1,833	(187)	-10.2%	9,383	11,000	1,617	14.7%	22,000	12,617
58070	Building Manager Payroll	40,339	6,717	(33,622)	-500.5%	40,339	40,302	(37)	-0.1%	80,600	40,261
58102	Cleaning Janitorial Payroll	69,175	12,192	(56,983)	-467.4%	69,175	73,152	3,977	5.4%	146,300	77,125
58152	Concierge Payroll	85,128	17,083	(68,045)	-398.3%	85,128	102,498	17,370	16.9%	205,000	119,872
58610	Concierge Relief	47,812	4,333	(43,479)	-1003.4%	47,812	25,998	(21,814)	-83.9%	52,000	4,188
	SALARIES & BENEFITS TOTAL:	**$244,474**	**$42,158**	**($202,315)**	**-479.9%**	**$251,836**	**$252,950**	**$1,114**	**0.4%**	**$505,900**	**$254,064**
UTILITIES											
59000	Electricity	8,804	8,833	29	0.3%	52,530	53,000	470	0.9%	106,000	53,470
59300	Gas	9,726	17,083	7,358	43.1%	97,830	102,500	4,670	4.6%	205,000	107,170
59740	Garbage and Recycling	12,302	8,083	(4,219)	-52.2%	41,215	48,500	7,285	15.0%	97,000	55,785
59800	Water Sewer	3,116	13,250	10,134	76.5%	72,584	79,500	6,916	8.7%	159,000	86,416
	UTILITIES TOTAL:	**$33,948**	**$47,250**	**$13,302**	**28.2%**	**$264,159**	**$283,500**	**$19,341**	**6.8%**	**$567,000**	**$302,841**
BUILDING & GROUNDS											
61955	Landscaping Interior	563	833	270	32.4%	4,129	5,000	871	17.4%	10,000	5,871
61960	Landscaping Exterior	3,837	2,692	(1,146)	-42.6%	13,337	16,150	2,813	17.4%	32,300	18,963
63200	Miscellaneous	(966)	0	966	0.0%	0	0	0	0.0%	0	0

FirstService RESIDENTIAL

LMS0712 - 888 Beach

Income Statement Detail Month and YTD Accts

June 30, 2023

Account	Description	Jun Actual	Jun Budget	Jun Variance	Jun Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2023 Total Budget	2023 Budget Remaining
63305	Painting	(2,961)	0	2,961	0.0%	0	0	0	0.0%	0	0
	BUILDING & GROUNDS TOTAL:	**$473**	**$3,525**	**$3,052**	**86.6%**	**$17,466**	**$21,150**	**$3,684**	**17.4%**	**$42,300**	**$24,834**
MAINTENANCE & REPAIRS											
64115	Repair Maintenance	38,958	28,333	(10,624)	-37.5%	231,632	170,000	(61,632)	-36.3%	340,000	108,368
65415	Painting	2,961	4,625	1,664	36.0%	2,961	27,750	24,789	89.3%	55,500	52,539
65835	Boiler RM	901	1,458	558	38.2%	125,028	8,750	(116,278)	-1328.9%	17,500	(107,528)
65915	Elevator RM	5,829	9,250	3,421	37.0%	72,610	55,500	(17,110)	-30.8%	111,000	38,390
66535	Cleaning Janitorial Service	(56,362)	0	56,362	0.0%	0	0	0	0.0%	0	0
66690	Fire Equipment RM	8,376	1,750	(6,626)	-378.7%	8,376	10,500	2,124	20.2%	21,000	12,624
67255	Supplies	494	1,000	506	50.6%	8,329	6,000	(2,329)	-38.8%	12,000	3,671
67810	Window Cleaning	0	2,750	2,750	0.0%	0	16,500	16,500	0.0%	33,000	33,000
	MAINTENANCE & REPAIRS TOTAL:	**$1,157**	**$49,167**	**$48,010**	**97.6%**	**$448,937**	**$295,000**	**($153,937)**	**-52.2%**	**$590,000**	**$141,063**
SECURITY & MONITORING											
68530	Fire Equipment RM	(8,376)	0	8,376	0.0%	0	0	0	0.0%	0	0
69500	Security Services	(34,655)	0	34,655	0.0%	0	0	0	0.0%	0	0
	SECURITY & MONITORING TOTAL:	**($43,031)**	**$0**	**$43,031**	**0.0%**	**$0**	**$0**	**$0**	**0.0%**	**$0**	**$0**
RECREATION CENTER											
73826	Recreation Facilities / Amenity - Furniture / Equi	0	42	42	0.0%	0	250	250	0.0%	500	500
73852	Recreation Center RM	836	1,417	580	41.0%	8,542	8,500	(42)	-0.5%	17,000	8,458
	RECREATION CENTER TOTAL:	**$836**	**$1,458**	**$622**	**42.7%**	**$8,542**	**$8,750**	**$208**	**2.4%**	**$17,500**	**$8,958**
OTHER EXPENSES											

LMS0712 - 888 Beach

Income Statement Detail Month and YTD Accts

June 30, 2023

Account	Description	Jun Actual	Jun Budget	Jun Variance	Jun Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2023 Total Budget	2023 Budget Remaining
76000	Contingency	38,083	38,083	0	0.0%	228,500	228,500	0	0.0%	457,000	228,500
	OTHER EXPENSES TOTAL:	**$38,083**	**$38,083**	**$0**	**0.0%**	**$228,500**	**$228,500**	**$0**	**0.0%**	**$457,000**	**$228,500**
CAPITAL IMPROVEMENTS											
78080	Mechanical Improvements	0	22,000	22,000	0.0%	0	132,000	132,000	0.0%	264,000	264,000
	CAPITAL IMPROVEMENTS TOTAL:	**$0**	**$22,000**	**$22,000**	**0.0%**	**$0**	**$132,000**	**$132,000**	**0.0%**	**$264,000**	**$264,000**
	TOTAL OPERATING EXPENSES:	**$231,813**	**$250,667**	**$18,854**	**7.5%**	**$1,484,869**	**$1,504,002**	**$19,133**	**1.3%**	**$3,008,000**	**$1,523,131**
	NET OPERATING INCOME/(LOSS):	**(15,230)**	**(16,667)**	**$1,437**	**-8.6%**	**(42,941)**	**(100,002)**	**57,060**	**-57.1%**	**(200,000)**	**157,059**
RESERVE FUND											
RESERVE ASSESSMENTS											
48000	CRF - Current Year Contributions	38,083	38,083	0	0.0%	228,500	228,498	2	0.0%	457,000	(228,500)
	RESERVE ASSESSMENTS TOTAL:	**$38,083**	**$38,083**	**$0**	**0.0%**	**$228,500**	**$228,498**	**$2**	**0.0%**	**$457,000**	**($228,500)**
RESERVE OTHER REVENUE											
49345	CRF - Interest	1,632	0	1,632	0.0%	10,052	0	10,052	0.0%	0	10,052
	RESERVE OTHER REVENUE TOTAL:	**$1,632**	**$0**	**$1,632**	**0.0%**	**$10,052**	**$0**	**$10,052**	**0.0%**	**$0**	**$10,052**
	TOTAL RESERVE REVENUE:	**$39,715**	**$38,083**	**$1,632**	**4.3%**	**$238,552**	**$228,498**	**$10,054**	**4.4%**	**$457,000**	**($218,448)**
OTHER EXPENSE RESERVE											
93020	CRF - Emergency Expenditures	0	0	0	0.0%	(25,000)	0	25,000	0.0%	0	25,000

LMS0712 - 888 Beach

Income Statement Detail Month and YTD Accts

June 30, 2023

Account	Description	Jun Actual	Jun Budget	Jun Variance	Jun Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2023 Total Budget	2023 Budget Remaining
93025	CRF - Expenditures	0	0	0	0.0%	50,000	0	(50,000)	0.0%	0	(50,000)
	OTHER EXPENSE RESERVE TOTAL:	**$0**	**$0**	**$0**	**0.0%**	**$25,000**	**$0**	**($25,000)**	**0.0%**	**$0**	**($25,000)**
TRANSFERS RESERVE											
94230	CRF - Transfer To Structural Reserve Fund	35,417	35,417	0	0.0%	212,500	212,500	0	0.0%	425,000	212,500
	TRANSFERS RESERVE TOTAL:	**$35,417**	**$35,417**	**$0**	**0.0%**	**$212,500**	**$212,500**	**$0**	**0.0%**	**$425,000**	**$212,500**
	TOTAL RESERVE EXPENSES:	**$35,417**	**$35,417**	**$0**	**0.0%**	**$237,500**	**$212,500**	**($25,000)**	**-11.8%**	**$425,000**	**$187,500**
	NET RESERVE INCOME/(LOSS):	**4,298**	**2,666**	**$1,632**	**61.2%**	**1,052**	**15,998**	**(14,946)**	**-93.4%**	**32,000**	**(30,948)**