

LMS0712 BALANCE SHEET



Company Code:	LMS 712 - 888 Beach (LMS0712)
Report Title:	BALANCE SHEET
Report Date:	As at January 31, 2022
Division:	LMS0712 - 0000

Year to Date

ASSETS

CURRENT ASSETS

CASH

1050 Bank - Operating Account	221,086.49
1051 Bank - Contingency Reserve	239,160.29
1053 Bank - Membrane Rep.	24,489.97
1053 Bank - Bike Room Improvements	28,019.64
1064 Bank - Electric Vehicle Charging Equipment	15,309.13
1083 Bank - Podium Maintenance & Repairs	698,897.75
1089 Bank - Structural	382,275.47
1091 Bank HB - Columbia Seal Firestop	6,925.22
1099 Bank - Interior Refurbishment	2,660.66
1130 Term Deposit-Contingency Reserve	431,007.57
1161 Term Deposit - Structural	401,504.11

TOTAL CASH

2,451,336.30

1200 Accounts Receivable	2,155,800.30
1302 Prepaid Insurance	128,918.80

TOTAL CURRENT ASSETS

4,736,055.40

FIXED ASSETS

1520 Equipment	46,471.73
1530 Furniture & Equipment	11,248.70
1570 Acc. Depreciation - Equipment	(39,538.15)
1580 Acc. Depreciation - Furniture	(2,186.67)

TOTAL FIXED ASSETS

15,995.61

TOTAL ASSETS

4,752,051.01

LIABILITIES & EQUITY

LIABILITIES

2010 Accrued Payable	185,274.22
2058 Columbia Seal Firestop Holdback	6,925.22
2061 Other Payables	187.44
2068 Employee Vacation Payable	4,784.36
2100 Prepayment - Revenue	60,081.98
2125 Parking Deposit	25.00
2200 Chargeback	(2,613.39)

TOTAL LIABILITIES

254,664.83

EQUITY

2307 Equity in Capital Assets	15,995.61
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2350 Operating Surplus(Deficit)	179,591.89
2999 Contingency Fund Balance	670,167.86
3604 Reserve - Bike Room Improvements	28,019.64
3677 Reserve - Interior Refurbishment	2,660.66
3728 Reserve - Podium Maintenance and Repairs	2,800,148.99
3778 Reserve - Structural	783,592.14
3790 Reserve - Membrane Repairs	1,900.26
3820 Reserve - Electric Vehicle Charging Equipment	15,309.13
TOTAL EQUITY	4,497,386.18
TOTAL LIABILITIES & EQUITY	4,752,051.01

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

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LMS0712 CRF SCHEDULE



Company Code:	LMS 712 - 888 Beach (LMS0712)
Report Title:	CRF SCHEDULE REPORT
Report Date:	As at January 31, 2022
Division:	LMS0712 - 0000

Year to Date

CONTINGENCY RESERVE SCHEDULE

INCOME

2705 CRF-Balance Forward-Prior Year	658,836.64
2710 Current Year Contribution - Contingency	11,250.00
2711 Interest	81.22
TOTAL INCOME	670,167.86
CONTINGENCY FUND BALANCE	670,167.86

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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 01/31/2022
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						
213,258.49	213,258.33	40020000 Operating Fund Contribution	213,258.49	213,258.33	0.16	2,559,100.00
11,250.00	11,250.00	40030000 Contingency Fund Contribution	11,250.00	11,250.00	--	135,000.00
31.50	500.00	45230000 Bylaw / Late Payment Fine	31.50	500.00	(468.50)	6,000.00
30.39	41.67	46400000 Interest Income	30.39	41.67	(11.28)	500.00
1,195.45	833.33	47000000 Miscellaneous Income	1,195.45	833.33	362.12	10,000.00
--	41.67	47200000 Parking	--	41.67	(41.67)	500.00
225,765.83	225,925.00	TOTAL INCOME	225,765.83	225,925.00	(159.17)	2,711,100.00
EXPENSES						
GENERAL						
--	558.33	50150000 Audit	--	558.33	558.33	6,700.00
31,222.52	30,666.67	63000000 Insurance	31,222.52	30,666.67	(555.85)	368,000.00
--	1,250.00	65040000 Legal Fees	--	1,250.00	1,250.00	15,000.00
5,138.79	5,016.67	67000000 Management Fees	5,138.79	5,016.67	(122.12)	60,200.00
900.01	1,041.67	67050000 Miscellaneous	900.01	1,041.67	141.66	12,500.00
221.89	1,066.67	70380000 Printing / Stationery	221.89	1,066.67	844.78	12,800.00
37,483.21	39,600.01	TOTAL GENERAL	37,483.21	39,600.01	2,116.80	475,200.00
UTILITIES						
8,200.00	7,930.00	57050000 Electricity	8,200.00	7,930.00	(270.00)	104,000.00
22,669.10	13,456.00	60050000 Gas	22,669.10	13,456.00	(9,213.10)	130,000.00
5,290.87	5,500.00	60270000 Garbage & Recycling	5,290.87	5,500.00	209.13	66,000.00
13,083.00	10,550.00	78500000 Water / Sewer	13,083.00	10,550.00	(2,533.00)	161,000.00
49,242.97	37,436.00	TOTAL UTILITIES	49,242.97	37,436.00	(11,806.97)	461,000.00
GROUNDS						
5,143.43	5,000.00	65330000 Landscaping - Exterior	5,143.43	5,000.00	(143.43)	60,000.00
829.78	741.67	65340000 Landscaping - Interior	829.78	741.67	(88.11)	8,900.00
5,973.21	5,741.67	TOTAL GROUNDS	5,973.21	5,741.67	(231.54)	68,900.00
REC. CENTRE						
--	41.67	72730000 Rec Centre - Equipment	--	41.67	41.67	500.00
1,407.75	1,125.00	72740000 Rec Centre - Repairs & Mtce	1,407.75	1,125.00	(282.75)	13,500.00
1,407.75	1,166.67	TOTAL REC. CENTRE	1,407.75	1,166.67	(241.08)	14,000.00
SECURITY/CONCIERGE/JANITORIAL						
6,618.45	6,083.33	52190005 Building Manager	6,618.45	6,083.33	(535.12)	73,000.00
16,967.83	16,666.67	54790000 Concierge	16,967.83	16,666.67	(301.16)	200,000.00
1,969.16	2,041.67	57180000 Employee Benefits	1,969.16	2,041.67	72.51	24,500.00
11,019.13	10,750.00	64020000 Janitorial Services	11,019.13	10,750.00	(269.13)	129,000.00
3,685.74	2,833.33	74050000 Security Services	3,685.74	2,833.33	(852.41)	34,000.00

LMS0712 BUDGET COMPARATIVE



Company Code:	LMS 712 - 888 Beach (LMS0712)
Report Title:	Operating Statement
Report Date:	For the 1 Month Ended 01/31/2022
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>
40,260.31	38,375.00	TOTAL				
		SECURITY/CONCIERGE/JANITORIAL	40,260.31	38,375.00	(1,885.31)	460,500.00
		REPAIRS & MAINTENANCE				
--	1,358.33	52040000 Boiler & Mechanical	--	1,358.33	1,358.33	16,300.00
5,688.48	6,333.33	57150000 Elevator Maintenance	5,688.48	6,333.33	644.85	76,000.00
--	4,166.67	57300000 Engineering	--	4,166.67	4,166.67	50,000.00
--	1,500.00	59090000 Fire System	--	1,500.00	1,500.00	18,000.00
2,835.00	6,633.33	67220000 Mechanical System Upgrade	2,835.00	6,633.33	3,798.33	79,600.00
--	2,250.00	70000000 Painting	--	2,250.00	2,250.00	27,000.00
13,678.95	22,916.67	72400000 Repair and Maintenance	13,678.95	22,916.67	9,237.72	275,000.00
--	1,250.00	74230000 Supplies	--	1,250.00	1,250.00	15,000.00
--	3,300.00	78550000 Window Cleaning	--	3,300.00	3,300.00	39,600.00
22,202.43	49,708.33	TOTAL REPAIRS & MAINTENANCE	22,202.43	49,708.33	27,505.90	596,500.00
		STRUCTURAL				
41,666.67	41,666.67	90610000 Reserve - Structural	41,666.67	41,666.67	--	500,000.00
41,666.67	41,666.67	TOTAL STRUCTURAL	41,666.67	41,666.67	--	500,000.00
11,250.00	11,250.00	90100000 Reserve - Contingency Fund	11,250.00	11,250.00	--	135,000.00
209,486.55	224,944.35	TOTAL EXPENSES	209,486.55	224,944.35	15,457.80	2,711,100.00
16,279.28	980.65	CURRENT YR NET SURPLUS/(DEFICIT)	16,279.28	980.65	15,298.63	--
163,312.61	--	99900000 Operating Surplus (Deficit) Balance Forward	163,312.61	--	163,312.61	--
179,591.89	980.65	ENDING OP SURPLUS/(DEFICIT)	179,591.89	980.65	178,611.24	--

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