LMS0712 - 888 Beach

Balance Sheet Condensed

January 31, 2025

Account	Description	Current Month January
Entity: V0712 - LMS0712 - 888 Beach		
ASSETS		
10015 VCC1	Bank - Operating - VCC1 VANCITY	220,872
TOTAL CASH		**$220,872**
11000 VCC1	Bank - CRF - VCC1 VANCITY	311,918
11005 BLU1	Bank - CRF Savings - BLU1 BlueShore	9
11015 BLU1	Bank - Shares - BLU1 BLUESHORE	27
11020 VCC1	Investments - CRF GIC - VCC1 VANCITY	461,020
11030 VCC1	Investments - Structural GIC - VCC1 VANCITY	400,000
11050 VCC1	Bank - CRF Approved Expenditures - VCC1 VANCITY	10,074
11060 VCC1	Bank - Structural - VCC1 VANCITY	895,760
11100 VCC1	Bank - Interior Refurbishment - VCC1 VANCITY	2,996
11110 VCC1	Bank - Interior Podium Repairs-Phase 2 - VCC1 VANCITY	171,374
TOTAL RESERVE CASH AND INVESTMENTS		**$2,253,178**
13000	Accounts Receivable	15,178
13016	Accounts Receivable Homeowner Chargeback	885
13045	Accrued Interest Receivable	20,763
13055	Accounts Receivable - Others	1,181
TOTAL ACCOUNTS RECEIVABLE		**$38,007**
14150	Prepaid Expenses	67,722
14165	Prepaid Insurance	321,166
TOTAL PREPAID ASSETS		**$388,888**
16020	Furniture & Equipment	11,249
16130	Equipment	49,664
16132	Equipment Accum Depr	(43,744)

Account	Description	Current Month January
Entity: V0712 - LMS0712 - 888 Beach		
LIABILITIES		
20000	Accounts Payable	5,099
20055	Accounts Payable Other	126
20115	Accrued Payables Operating	186,672
28025	Lien Holdback Payable - Columbia Seal	1,077
TOTAL ACCOUNTS PAYABLE		**$192,975**
22000	Accrued Vacation Payable	5,734
22405	Parking Pass Deposits	25
TOTAL DEFERRED LIABILITIES		**$5,759**
23000	Prepaid Assessments	18,485
TOTAL PREPAID ASSESSMENTS		**$18,485**
TOTAL LIABILITIES		**$217,219**
OWNER'S EQUITY		
30400	Operating Fund - Opening Balance	407,206
	CURRENT YEAR SURPLUS (DEFICIT)	6,167
TOTAL OPERATING FUND BALANCE		**$413,373**
31000	Equity In Capital Assets	14,964
34370	Reserve - Interior Refurbishment(RSV4)	2,996
35003	Reserve - Podium Membrane Ph2 (RSV9)	171,374
36074	Reserve - Structural (RSV1)	1,301,863
36260	Reserve - EV Charging Equipment (RAF1)	9,079
TOTAL OTHER RESERVES		**$1,500,277**
35354	Contingency Reserve Fund - Opening Balance	779,540

LMS0712 - 888 Beach

Balance Sheet Condensed

January 31, 2025

Account	Description	Current Month January
16162	Furniture Accum Depr	(2,204)
TOTAL FIXED ASSETS		**$14,964**
TOTAL ASSETS		**$2,915,909**

Account	Description	Current Month January
	CURRENT YEAR SURPLUS (DEFICIT)	5,500
TOTAL RESERVE FUND BALANCE		**$785,040**
TOTAL OWNER'S EQUITY		**$2,698,690**
TOTAL LIABILITIES AND EQUITY		**$2,915,909**

LMS0712 - 888 Beach

Income Statement Detail Month and YTD Accts

January 31, 2025

Account	Description	Jan Actual	Jan Budget	Jan Variance	Jan Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
OPERATING FUND											
ASSESSMENTS											
40000	Operating Fund Contribution	208,242	208,242	0	0.0%	208,242	208,242	0	0.0%	2,498,900	2,290,658
40030	Contingency Fund Contribution	38,333	38,333	0	0.0%	38,333	38,333	0	0.0%	460,000	421,667
	ASSESSMENTS TOTAL:	**$246,575**	**$246,575**	**$0**	**0.0%**	**$246,575**	**$246,575**	**$0**	**0.0%**	**$2,958,900**	**$2,712,325**
OTHER REVENUE											
42340	Miscellaneous Income	1,517	1,000	517	51.7%	1,517	1,000	517	51.7%	12,000	10,483
43000	Bylaw / Late Payment Fine	208	417	(209)	-50.1%	208	417	(209)	-50.1%	5,000	4,792
44130	Interest Income	295	1,000	(705)	-70.5%	295	1,000	(705)	-70.5%	12,000	11,705
	OTHER REVENUE TOTAL:	**$2,019**	**$2,417**	**($397)**	**-16.4%**	**$2,019**	**$2,417**	**($397)**	**-16.4%**	**$29,000**	**$26,981**
	TOTAL REVENUE:	**$248,594**	**$248,992**	**($397)**	**-0.2%**	**$248,594**	**$248,992**	**($397)**	**-0.2%**	**$2,987,900**	**$2,739,306**
EXPENSES											
ADMINISTRATIVE											
50000	Administration	1,140	1,167	27	2.3%	1,140	1,167	27	2.3%	14,000	12,860
52105	Printing / Stationery	2,077	1,250	(827)	-66.2%	2,077	1,250	(827)	-66.2%	15,000	12,923
	ADMINISTRATIVE TOTAL:	**$3,217**	**$2,417**	**($800)**	**-33.1%**	**$3,217**	**$2,417**	**($800)**	**-33.1%**	**$29,000**	**$25,783**
INSURANCE & TAXES											
53000	Insurance	31,210	36,083	4,873	13.5%	31,210	36,083	4,873	13.5%	433,000	401,790
	INSURANCE & TAXES TOTAL:	**$31,210**	**$36,083**	**$4,873**	**13.5%**	**$31,210**	**$36,083**	**$4,873**	**13.5%**	**$433,000**	**$401,790**
PROFESSIONAL FEES											
55065	Accounting / Audit / Tax Filing	0	733	733	100.0%	0	733	733	100.0%	8,800	8,800
55185	Engineering Services	2,815	3,750	935	24.9%	2,815	3,750	935	24.9%	45,000	42,185
55235	Legal Fees	756	4,167	3,411	81.9%	756	4,167	3,411	81.9%	50,000	49,244

LMS0712 - 888 Beach

Income Statement Detail Month and YTD Accts

January 31, 2025

Account	Description	Jan Actual	Jan Budget	Jan Variance	Jan Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
55570	Management Fees	5,305	5,500	195	3.5%	5,305	5,500	195	3.5%	66,000	60,695
	PROFESSIONAL FEES TOTAL:	**$8,877**	**$14,150**	**$5,273**	**37.3%**	**$8,877**	**$14,150**	**$5,273**	**37.3%**	**$169,800**	**$160,923**
SALARIES & BENEFITS											
57105	Employee Benefits	1,547	1,917	370	19.3%	1,547	1,917	370	19.3%	23,000	21,453
58070	Building Manager Payroll	6,225	6,833	608	8.9%	6,225	6,833	608	8.9%	82,000	75,775
58102	Cleaning Janitorial Payroll	12,373	12,667	294	2.3%	12,373	12,667	294	2.3%	152,000	139,627
58152	Concierge Payroll	19,224	17,500	(1,724)	-9.8%	19,224	17,500	(1,724)	-9.8%	210,000	190,776
58610	Concierge Relief (Security)	3,451	4,583	1,132	24.7%	3,451	4,583	1,132	24.7%	55,000	51,549
	SALARIES & BENEFITS TOTAL:	**$42,819**	**$43,500**	**$681**	**1.6%**	**$42,819**	**$43,500**	**$681**	**1.6%**	**$522,000**	**$479,181**
UTILITIES											
59000	Electricity	7,726	9,167	1,441	15.7%	7,726	9,167	1,441	15.7%	110,000	102,274
59300	Gas	20,929	15,000	(5,929)	-39.5%	20,929	15,000	(5,929)	-39.5%	180,000	159,071
59740	Garbage and Recycling	4,080	5,000	920	18.4%	4,080	5,000	920	18.4%	60,000	55,920
59800	Water Sewer	28,550	15,417	(13,133)	-85.2%	28,550	15,417	(13,133)	-85.2%	185,000	156,450
	UTILITIES TOTAL:	**$61,284**	**$44,583**	**($16,701)**	**-37.5%**	**$61,284**	**$44,583**	**($16,701)**	**-37.5%**	**$535,000**	**$473,716**
BUILDING & GROUNDS											
61955	Landscaping Interior	1,213	883	(329)	-37.3%	1,213	883	(329)	-37.3%	10,600	9,387
61960	Landscaping Exterior	7,371	5,000	(2,371)	-47.4%	7,371	5,000	(2,371)	-47.4%	60,000	52,629
	BUILDING & GROUNDS TOTAL:	**$8,584**	**$5,883**	**($2,701)**	**-45.9%**	**$8,584**	**$5,883**	**($2,701)**	**-45.9%**	**$70,600**	**$62,016**
MAINTENANCE & REPAIRS											
64115	Repair Maintenance	25,419	33,333	7,914	23.7%	25,419	33,333	7,914	23.7%	400,000	374,581
65415	Painting	0	2,667	2,667	100.0%	0	2,667	2,667	100.0%	32,000	32,000

Income Statement Detail Month and YTD Accts

January 31, 2025

Account	Description	Jan Actual	Jan Budget	Jan Variance	Jan Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
65835	Boiler RM	0	1,583	1,583	100.0%	0	1,583	1,583	100.0%	19,000	19,000
65915	Elevator RM	6,858	8,750	1,892	21.6%	6,858	8,750	1,892	21.6%	105,000	98,142
66100	Mechanical Improvement	0	22,667	22,667	100.0%	0	22,667	22,667	100.0%	272,000	272,000
66690	Fire Equipment RM	8,366	2,667	(5,700)	<-100%	8,366	2,667	(5,700)	<-100%	32,000	23,634
67255	Supplies	5,655	1,667	(3,988)	<-100%	5,655	1,667	(3,988)	<-100%	20,000	14,345
67810	Window Cleaning	0	5,542	5,542	100.0%	0	5,542	5,542	100.0%	66,500	66,500
	MAINTENANCE & REPAIRS TOTAL:	**$46,298**	**$78,875**	**$32,577**	**41.3%**	**$46,298**	**$78,875**	**$32,577**	**41.3%**	**$946,500**	**$900,202**
RECREATION CENTER											
73826	Recreation Facilities / Amenity - Furniture / Equi	0	83	83	100.0%	0	83	83	100.0%	1,000	1,000
73852	Recreation Center RM	1,805	1,750	(55)	-3.1%	1,805	1,750	(55)	-3.1%	21,000	19,195
	RECREATION CENTER TOTAL:	**$1,805**	**$1,833**	**$28**	**1.5%**	**$1,805**	**$1,833**	**$28**	**1.5%**	**$22,000**	**$20,195**
OTHER EXPENSES											
76000	Contingency	38,333	38,333	0	0.0%	38,333	38,333	0	0.0%	460,000	421,667
	OTHER EXPENSES TOTAL:	**$38,333**	**$38,333**	**$0**	**0.0%**	**$38,333**	**$38,333**	**$0**	**0.0%**	**$460,000**	**$421,667**
	TOTAL OPERATING EXPENSES:	**$242,427**	**$265,658**	**$23,231**	**8.7%**	**$242,427**	**$265,658**	**$23,231**	**8.7%**	**$3,187,900**	**$2,945,473**
	NET OPERATING INCOME/(LOSS):	**6,167**	**(16,667)**	**$22,834**	**<-100%**	**6,167**	**(16,667)**	**22,834**	**<-100%**	**(200,000)**	**(206,167)**
	NET SPECIAL ASMT INCOME/(LOSS):	**0**	**0**	**$0**	**0.0%**	**0**	**0**	**0**	**0.0%**	**0**	**0**
RESERVE FUND											
RESERVE ASSESSMENTS											

LMS0712 - 888 Beach

Income Statement Detail Month and YTD Accts

January 31, 2025

Account	Description	Jan Actual	Jan Budget	Jan Variance	Jan Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
48000	CRF - Current Year Contributions	38,333	0	38,333	0.0%	38,333	0	38,333	0.0%	0	(38,333)
	RESERVE ASSESSMENTS TOTAL:	**$38,333**	**$0**	**$38,333**	**0.0%**	**$38,333**	**$0**	**$38,333**	**0.0%**	**$0**	**($38,333)**
RESERVE OTHER REVENUE											
49345	CRF - Interest	2,583	0	2,583	0.0%	2,583	0	2,583	0.0%	0	(2,583)
	RESERVE OTHER REVENUE TOTAL:	**$2,583**	**$0**	**$2,583**	**0.0%**	**$2,583**	**$0**	**$2,583**	**0.0%**	**$0**	**($2,583)**
	TOTAL RESERVE REVENUE:	**$40,916**	**$0**	**$40,916**	**0.0%**	**$40,916**	**$0**	**$40,916**	**0.0%**	**$0**	**($40,916)**
TRANSFERS RESERVE											
94230	CRF - Transfer To Structural Reserve Fund	35,417	0	(35,417)	0.0%	35,417	0	(35,417)	0.0%	0	(35,417)
	TRANSFERS RESERVE TOTAL:	**$35,417**	**$0**	**($35,417)**	**0.0%**	**$35,417**	**$0**	**($35,417)**	**0.0%**	**$0**	**($35,417)**
	TOTAL RESERVE EXPENSES:	**$35,417**	**$0**	**($35,417)**	**0.0%**	**$35,417**	**$0**	**($35,417)**	**0.0%**	**$0**	**($35,417)**
	NET RESERVE INCOME/(LOSS):	**5,500**	**0**	**$5,500**	**0.0%**	**5,500**	**0**	**5,500**	**0.0%**	**0**	**(5,500)**