LMS0712 - 888 Beach

Balance Sheet Condensed

April 30, 2025

Account	Description	Current Month April
Entity: V0712 - LMS0712 - 888 Beach		
ASSETS		
10015 VCC1	Bank - Operating - VCC1 VANCITY	1,001,726
TOTAL CASH		**$1,001,726**
11000 VCC1	Bank - CRF - VCC1 VANCITY	323,533
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	10,143
11060 VCC1	Bank - Structural - VCC1 VANCITY	998,548
11075 VCC1	Bank - Elevator Modernization (RV10) - VCC1 VANCITY BANK	120,000
11100 VCC1	Bank - Interior Refurbishment - VCC1 VANCITY	3,017
TOTAL RESERVE CASH AND INVESTMENTS		**$2,316,298**
13000	Accounts Receivable	59,285
13045	Accrued Interest Receivable	30,351
13055	Accounts Receivable - Others	1,813
13156	Accounts Receivable Special Levy	3,666,668
TOTAL ACCOUNTS RECEIVABLE		**$3,758,116**
14165	Prepaid Insurance	227,534
TOTAL PREPAID ASSETS		**$227,534**
16020	Furniture & Equipment	11,249
16130	Equipment	49,664
16132	Equipment Accum Depr	(43,744)

Account	Description	Current Month April
Entity: V0712 - LMS0712 - 888 Beach		
LIABILITIES		
20000	Accounts Payable	37,429
20055	Accounts Payable Other	189
20115	Accrued Payables Operating	129,908
28030	Lien Holdback Payable	11,153
TOTAL ACCOUNTS PAYABLE		**$178,680**
22000	Accrued Vacation Payable	6,958
22405	Parking Pass Deposits	25
TOTAL DEFERRED LIABILITIES		**$6,983**
23000	Prepaid Assessments	266,624
TOTAL PREPAID ASSESSMENTS		**$266,624**
TOTAL LIABILITIES		**$452,287**
OWNER'S EQUITY		
30400	Operating Fund - Opening Balance	407,206
	CURRENT YEAR SURPLUS (DEFICIT)	(22,717)
TOTAL OPERATING FUND BALANCE		**$384,489**
31000	Equity In Capital Assets	14,964
33677	Reserve - Elevator Modernization (RV10)	4,288,469
34370	Reserve - Interior Refurbishment(RSV4)	3,017
36074	Reserve - Structural (RSV1)	1,397,793
36260	Reserve - EV Charging Equipment (RAF1)	9,079
TOTAL OTHER RESERVES		**$5,713,322**
35354	Contingency Reserve Fund - Opening Balance	779,540

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LMS0712 - 888 Beach

Balance Sheet Condensed

April 30, 2025

Account	Description	Current Month April
16162	Furniture Accum Depr	(2,204)
TOTAL FIXED ASSETS		**$14,964**
19120	Operating - Due to/from CRF	33,333
19405	CRF - Due to/from Operating	(33,333)
TOTAL INTERFUND BALANCE		**$0**
TOTAL ASSETS		**$7,318,639**

Account	Description	Current Month April
	CURRENT YEAR SURPLUS (DEFICIT)	(10,999)
TOTAL RESERVE FUND BALANCE		**$768,541**
TOTAL OWNER'S EQUITY		**$6,866,352**
TOTAL LIABILITIES AND EQUITY		**$7,318,639**

LMS0712 - 888 Beach

Income Statement Detail Month and YTD Accts

April 30, 2025

Account	Description	Apr Actual	Apr Budget	Apr Variance	Apr 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	280,509	226,308	54,200	23.9%	905,233	905,233	0	0.0%	2,715,700	1,810,467
40030	Contingency Fund Contribution	5,000	30,000	(25,000)	-83.3%	120,000	120,000	0	0.0%	360,000	240,000
	ASSESSMENTS TOTAL:	**$285,509**	**$256,308**	**$29,200**	**11.4%**	**$1,025,233**	**$1,025,233**	**$0**	**0.0%**	**$3,075,700**	**$2,050,467**
OTHER REVENUE											
42340	Miscellaneous Income	944	1,000	(56)	-5.6%	6,008	4,000	2,008	50.2%	12,000	5,992
43000	Bylaw / Late Payment Fine	2,077	667	1,410	>100%	2,704	2,667	37	1.4%	8,000	5,296
44130	Interest Income	482	833	(351)	-42.1%	1,717	3,333	(1,616)	-48.5%	10,000	8,283
	OTHER REVENUE TOTAL:	**$3,503**	**$2,500**	**$1,003**	**40.1%**	**$10,429**	**$10,000**	**$429**	**4.3%**	**$30,000**	**$19,571**
	TOTAL REVENUE:	**$289,012**	**$258,808**	**$30,203**	**11.7%**	**$1,035,662**	**$1,035,233**	**$429**	**0.0%**	**$3,105,700**	**$2,070,038**
EXPENSES											
ADMINISTRATIVE											
50000	Administration	1,240	917	(323)	-35.3%	5,627	3,667	(1,960)	-53.5%	11,000	5,373
52105	Printing / Stationery	2,153	1,167	(987)	-84.6%	10,073	4,667	(5,406)	<-100%	14,000	3,927
	ADMINISTRATIVE TOTAL:	**$3,393**	**$2,083**	**($1,310)**	**-62.9%**	**$15,700**	**$8,333**	**($7,366)**	**-88.4%**	**$25,000**	**$9,300**
INSURANCE & TAXES											
53000	Insurance	31,210	31,250	40	0.1%	124,842	125,000	158	0.1%	375,000	250,158
	INSURANCE & TAXES TOTAL:	**$31,210**	**$31,250**	**$40**	**0.1%**	**$124,842**	**$125,000**	**$158**	**0.1%**	**$375,000**	**$250,158**
PROFESSIONAL FEES											
55065	Accounting / Audit / Tax Filing	0	783	783	100.0%	0	3,133	3,133	100.0%	9,400	9,400
55185	Engineering Services	305	3,333	3,029	90.9%	3,120	13,333	10,213	76.6%	40,000	36,880
55235	Legal Fees	2,464	4,167	1,703	40.9%	8,724	16,667	7,942	47.7%	50,000	41,276

Income Statement Detail Month and YTD Accts

April 30, 2025

Account	Description	Apr Actual	Apr Budget	Apr Variance	Apr Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
55570	Management Fees	5,305	6,833	1,528	22.4%	21,221	27,333	6,112	22.4%	82,000	60,779
	PROFESSIONAL FEES TOTAL:	**$8,074**	**$15,117**	**$7,043**	**46.6%**	**$33,066**	**$60,467**	**$27,401**	**45.3%**	**$181,400**	**$148,334**
SALARIES & BENEFITS											
57105	Employee Benefits	1,547	1,833	287	15.6%	6,487	7,333	846	11.5%	22,000	15,513
58070	Building Manager Payroll	7,221	7,333	112	1.5%	27,014	29,333	2,319	7.9%	88,000	60,986
58102	Cleaning Janitorial Payroll	12,844	13,000	156	1.2%	41,342	52,000	10,658	20.5%	156,000	114,658
58152	Concierge Payroll	14,992	18,542	3,549	19.1%	66,643	74,167	7,524	10.1%	222,500	155,857
58610	Concierge Relief (Security)	2,497	5,417	2,920	53.9%	21,206	21,667	461	2.1%	65,000	43,794
	SALARIES & BENEFITS TOTAL:	**$39,101**	**$46,125**	**$7,024**	**15.2%**	**$162,692**	**$184,500**	**$21,808**	**11.8%**	**$553,500**	**$390,808**
UTILITIES											
59000	Electricity	7,018	8,750	1,732	19.8%	31,841	35,000	3,159	9.0%	105,000	73,159
59300	Gas	8,079	14,583	6,504	44.6%	66,321	58,333	(7,988)	-13.7%	175,000	108,679
59740	Garbage and Recycling	2,722	5,750	3,028	52.7%	14,889	23,000	8,111	35.3%	69,000	54,111
59800	Water Sewer	20,550	21,667	1,117	5.2%	60,685	86,667	25,982	30.0%	260,000	199,315
	UTILITIES TOTAL:	**$38,370**	**$50,750**	**$12,380**	**24.4%**	**$173,735**	**$203,000**	**$29,265**	**14.4%**	**$609,000**	**$435,265**
BUILDING & GROUNDS											
61955	Landscaping Interior	1,227	958	(269)	-28.1%	3,655	3,833	178	4.6%	11,500	7,845
61960	Landscaping Exterior	9,263	6,250	(3,013)	-48.2%	25,234	25,000	(234)	-0.9%	75,000	49,766
	BUILDING & GROUNDS TOTAL:	**$10,491**	**$7,208**	**($3,282)**	**-45.5%**	**$28,889**	**$28,833**	**($56)**	**-0.2%**	**$86,500**	**$57,611**
MAINTENANCE & REPAIRS											
64115	Repair Maintenance	78,776	35,000	(43,776)	<-100%	165,658	140,000	(25,658)	-18.3%	420,000	254,342
65415	Painting	0	2,667	2,667	100.0%	0	10,667	10,667	100.0%	32,000	32,000

Income Statement Detail Month and YTD Accts

April 30, 2025

Account	Description	Apr Actual	Apr Budget	Apr Variance	Apr Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
65835	Boiler RM	0	1,692	1,692	100.0%	4,218	6,767	2,549	37.7%	20,300	16,082
65915	Elevator RM	13,310	7,833	(5,477)	-69.9%	35,277	31,333	(3,944)	-12.6%	94,000	58,723
66100	Mechanical Improvement	0	23,333	23,333	100.0%	135,445	93,333	(42,111)	-45.1%	280,000	144,555
66690	Fire Equipment RM	351	4,333	3,982	91.9%	19,561	17,333	(2,228)	-12.9%	52,000	32,439
67255	Supplies	3,044	1,167	(1,877)	<-100%	12,072	4,667	(7,405)	<-100%	14,000	1,928
67810	Window Cleaning	20,580	5,833	(14,747)	<-100%	20,580	23,333	2,753	11.8%	70,000	49,420
	MAINTENANCE & REPAIRS TOTAL:	**$116,062**	**$81,858**	**($34,203)**	**-41.8%**	**$392,811**	**$327,433**	**($65,378)**	**-20.0%**	**$982,300**	**$589,489**
RECREATION CENTER											
73852	Recreation Center RM	1,393	2,750	1,357	49.3%	6,644	11,000	4,356	39.6%	33,000	26,356
	RECREATION CENTER TOTAL:	**$1,393**	**$2,750**	**$1,357**	**49.3%**	**$6,644**	**$11,000**	**$4,356**	**39.6%**	**$33,000**	**$26,356**
OTHER EXPENSES											
76000	Contingency	5,000	30,000	25,000	83.3%	120,000	120,000	0	0.0%	360,000	240,000
	OTHER EXPENSES TOTAL:	**$5,000**	**$30,000**	**$25,000**	**83.3%**	**$120,000**	**$120,000**	**$0**	**0.0%**	**$360,000**	**$240,000**
	TOTAL OPERATING EXPENSES:	**$253,094**	**$267,142**	**$14,048**	**5.3%**	**$1,058,379**	**$1,068,567**	**$10,188**	**1.0%**	**$3,205,700**	**$2,147,321**
	NET OPERATING INCOME/(LOSS):	**35,918**	**(8,333)**	**$44,251**	**<-100%**	**(22,717)**	**(33,333)**	**10,616**	**-31.8%**	**(100,000)**	**(77,283)**
	NET SPECIAL ASMT INCOME/(LOSS):	**0**	**0**	**$0**	**0.0%**	**0**	**0**	**0**	**0.0%**	**0**	**0**
RESERVE FUND											
RESERVE ASSESSMENTS											
48000	CRF - Current Year Contributions	5,000	0	5,000	0.0%	120,000	0	120,000	0.0%	0	(120,000)
	RESERVE ASSESSMENTS TOTAL:	**$5,000**	**$0**	**$5,000**	**0.0%**	**$120,000**	**$0**	**$120,000**	**0.0%**	**$0**	**($120,000)**
RESERVE OTHER REVENUE											

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LMS0712 - 888 Beach

Income Statement Detail Month and YTD Accts

April 30, 2025

Account	Description	Apr Actual	Apr Budget	Apr Variance	Apr Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
49345	CRF - Interest	2,454	0	2,454	0.0%	9,982	0	9,982	0.0%	0	(9,982)
	RESERVE OTHER REVENUE TOTAL:	**$2,454**	**$0**	**$2,454**	**0.0%**	**$9,982**	**$0**	**$9,982**	**0.0%**	**$0**	**($9,982)**
	TOTAL RESERVE REVENUE:	**$7,454**	**$0**	**$7,454**	**0.0%**	**$129,982**	**$0**	**$129,982**	**0.0%**	**$0**	**($129,982)**
TRANSFERS RESERVE											
94210	CRF - Transfer From Other Reserve	0	0	0	0.0%	(685)	0	685	0.0%	0	685
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%**	**$140,981**	**$0**	**($140,981)**	**0.0%**	**$0**	**($140,981)**
	TOTAL RESERVE EXPENSES:	**$35,417**	**$0**	**($35,417)**	**0.0%**	**$140,981**	**$0**	**($140,981)**	**0.0%**	**$0**	**($140,981)**
	NET RESERVE INCOME/(LOSS):	**(27,963)**	**0**	**($27,963)**	**0.0%**	**(10,999)**	**0**	**(10,999)**	**0.0%**	**0**	**10,999**