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09-21-23

Accrual Basis

LMS 375 Abbotsford Place**Balance Sheet**

As of 31 August 2023

	31 Aug 23
ASSETS	
Current Assets	
Chequing/Savings	
1000 · Prospera - 103887312 OP	1,009.73
1050 · Prospera 703887320 CRF	547,825.57
1070 · Prospera (S/L) 103887320	914.31
Total Chequing/Savings	549,749.61
Accounts Receivable	
1100 · Accounts Receivable	
1115 · A/R - Bylaw Fines	865.66
1100 · Accounts Receivable - Other	50,181.43
Total 1100 · Accounts Receivable	51,047.09
1111 · A/R - Repair Chargebacks	1,415.40
1112 · A/R- Lien/Legal Chargeback	229.02
Total Accounts Receivable	52,691.51
Other Current Assets	
1200 · Undeposited Funds	60.00
1300 · Prepaid Insurance	66,248.00
1440 · Rental Account Recovery	3,400.00
Total Other Current Assets	69,708.00
Total Current Assets	672,149.12
TOTAL ASSETS	672,149.12
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	22,887.52
Total Accounts Payable	22,887.52
Other Current Liabilities	
2100 · SL - Boiler Levy 2017	
2105 · SL - Boiler Levy 2017 Fund	99,998.67
2110 · SL Boiler Levy 2017 Exp	-101,722.27
2115 · SL - Boiler Levy Interest	1,896.84
Total 2100 · SL - Boiler Levy 2017	173.24
2200 · SL-Patio Door Sliders 2018	
2205 · SL-Patio Door Sliders Fund	72,000.00
2210 · SL - Patio Door Slider Exp	-71,702.93
2215 · SL - PatioDoor/Sec Cam Int	437.26
Total 2200 · SL-Patio Door Sliders 2018	734.33
Total Other Current Liabilities	907.57
Total Current Liabilities	23,795.09
Total Liabilities	23,795.09
Equity	
3100 · Contingency Reserve Fund	547,825.57
3200 · Surplus (Deficit)	101,205.70
3300 · Open Balance Clearing	-1,867.04
3400 · SL Res "A" Feb 04, 2021	2,798.78
Net Income	-1,608.98
Total Equity	648,354.03
TOTAL LIABILITIES & EQUITY	672,149.12

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2023-09-21

Accrual Basis

LMS 375 Abbotsford Place
Profit & Loss Budget Performance
August 2023

	Aug 23	Budget	Aug 23	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
4000 · Owner Contributions	48,810.89	0.00	48,810.89	0.00	0.00
4070 · Interest Income	37.46		37.46		
4090 · Laundry Income	1,241.61	0.00	1,241.61	0.00	0.00
4100 · Move In/Out Fees	100.00		100.00		
4120 · Parking Rental Revenue	870.00	0.00	870.00	0.00	0.00
4131 · Unit #132 Suite Rental Income	1,015.97	0.00	1,015.97	0.00	0.00
4135 · Unit #130 Suite Rental Income	1,200.69	0.00	1,200.69	0.00	0.00
Total Income	53,276.62	0.00	53,276.62	0.00	0.00
Gross Profit	53,276.62	0.00	53,276.62	0.00	0.00
Expense					
Administration					
6000 · Administration	877.53	0.00	877.53	0.00	0.00
6020 · Bank Service Charges	13.00	0.00	13.00	0.00	0.00
6070 · Insurance	8,281.00	0.00	8,281.00	0.00	0.00
6120 · Management Fee	3,150.00	0.00	3,150.00	0.00	0.00
6140 · Power Strata	252.00	0.00	252.00	0.00	0.00
Total Administration	12,573.53	0.00	12,573.53	0.00	0.00
General Maintenance					
6321 · Building Supervisor	2,520.00	0.00	2,520.00	0.00	0.00
6400 · Elevator Maintenance	984.90	0.00	984.90	0.00	0.00
6545 · Night Supervisor	500.00	0.00	500.00	0.00	0.00
6510 · Janitorial Contract	1,984.50	0.00	1,984.50	0.00	0.00
6570 · Repair and Maintenance	22,092.68	0.00	22,092.68	0.00	0.00
Total General Maintenance	28,082.08	0.00	28,082.08	0.00	0.00
Ground Expenditures					
6730 · Landscaping	2,797.20	0.00	2,797.20	0.00	0.00
6740 · Landscaping Improvements	2,310.00	0.00	2,310.00	0.00	0.00
Total Ground Expenditures	5,107.20	0.00	5,107.20	0.00	0.00
Utilities					
6800 · Electricity	1,216.00	0.00	1,216.00	0.00	0.00
6811 · Telephone (Rental Office)	194.80	0.00	194.80	0.00	0.00
6820 · Natural Gas	2,295.32	0.00	2,295.32	0.00	0.00
Total Utilities	3,706.12	0.00	3,706.12	0.00	0.00
6900 · Contingency Reserve Allocation					
6901 · Contingency Reserves	5,416.67	0.00	5,416.67	0.00	0.00
Total 6900 · Contingency Reserve Allocation	5,416.67	0.00	5,416.67	0.00	0.00
Total Expense	54,885.60	0.00	54,885.60	0.00	0.00
Net Ordinary Income	-1,608.98	0.00	-1,608.98	0.00	0.00
Net Income	-1,608.98	0.00	-1,608.98	0.00	0.00