EPS4111 BALANCE SHEET

FirstService RESIDENTIAL

Company Code:	**EPS 4111 - Beverley (EPS4111)**
Report Title:	**BALANCE SHEET**
Report Date:	**As at February 28, 2019**
Division:	**EPS4111 - 0000**

	Year to Date
ASSETS	
CURRENT ASSETS	
CASH	
1030 Petty Cash	500.00
1050 Bank - Operating Account	44,944.93
1051 Bank - Contingency Reserve	91,997.63
TOTAL CASH	**137,442.56**
1200 Accounts Receivable	1,077.40
1205 Accounts Receivable - Others	10,920.43
1258 Other Reserve - Due from CRF	6,500.00
1300 Prepaid Expenses	742.43
1302 Prepaid Insurance	2,162.35
TOTAL CURRENT ASSETS	**158,845.17**
FIXED ASSETS	
1509 Guest Suite#1	380,000.00
TOTAL FIXED ASSETS	**380,000.00**
TOTAL ASSETS	**538,845.17**
LIABILITIES & EQUITY	
LIABILITIES	
2010 Accrued Payable	29,648.79
2023 CRF - Due to Other Reserve	6,500.00
2100 Prepayment - Revenue	2,131.61
2202 1st Mortgage	371,694.60
TOTAL LIABILITIES	**409,975.00**
EQUITY	
2308 Guest Suite#1 Equity	8,305.40
2340 Preliminary Interim Budget Surplus(Deficit)	(6,774.48)
2350 Operating Surplus(Deficit)	35,341.62
2999 Contingency Fund Balance	85,497.63
3606 Reserve - Depreciation Report	6,500.00
TOTAL EQUITY	**128,870.17**
TOTAL LIABILITIES & EQUITY	**538,845.17**

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Report Date:	**As at February 28, 2019**
Division:	**EPS4111 - 0000**

Year to Date

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

03/13/2019 9:48AM

EPS4111 CRF SCHEDULE

FirstService RESIDENTIAL

Company Code:	**EPS 4111 - Beverley (EPS4111)**
Report Title:	**CRF SCHEDULE REPORT**
Report Date:	**As at February 28, 2019**
Division:	**EPS4111 - 0000**

	Year to Date
CONTINGENCY RESERVE SCHEDULE	
INCOME	
2705 Balance Forward-Prior Year	59,658.58
2710 Current Year Contribution - Contingency	31,540.61
2711 Interest	798.44
TOTAL INCOME	**91,997.63**
EXPENDITURES	
2806 Transfer To Other Reserve	(6,500.00)
TOTAL EXPENDITURES	**(6,500.00)**
CONTINGENCY FUND BALANCE	**85,497.63**

03/13/2019 9:48AM

EPS4111 BUDGET COMPARATIVE

FirstService RESIDENTIAL

Company Code:	**EPS 4111 - Beverley (EPS4111)**
Report Title:	**Operating Statement**
Report Date:	**For the 7 Month Ended 02/28/2019**
Division:	**EPS4111 - 0000**

Curr Month Actual	Curr Month Budget	A/C Description	YTD Actual	YTD Budget	YTD Variance	Total Budget
		INCOME				
		STRATA FEES				
48,269.51	48,270.00	4002 Operating Fund Contribution	315,389.73	315,392.00	(2.27)	556,737.00
4,827.29	4,827.00	4003 Contingency Fund Contribution	31,540.61	31,539.00	1.61	55,674.00
53,096.80	**53,097.00**	**TOTAL STRATA FEES**	**346,930.34**	**346,931.00**	**(0.66)**	**612,411.00**
--	41.67	4523 Bylaw / Late Payment Fine	--	291.69	(291.69)	500.00
--	583.00	4543 Common Room / Guest Suite Income	8,425.00	4,081.00	4,344.00	7,000.00
32.99	50.00	4640 Interest Income	244.39	350.00	(105.61)	600.00
--	42.00	4700 Miscellaneous Income	--	294.00	(294.00)	500.00
--	83.00	4702 Move In / Move Out Fee	600.00	581.00	19.00	1,000.00
--	--	4763 Security Card / Key Income	519.25	--	519.25	--
53,129.79	**53,896.67**	**TOTAL INCOME**	**356,718.98**	**352,528.69**	**4,190.29**	**622,011.00**
		EXPENSES				
		GENERAL EXPENSES				
229.70	233.00	5005 Administration	4,544.40	1,631.00	(2,913.40)	2,796.00
15.75	450.00	5016 Audit / Legal	4,054.64	3,150.00	(904.64)	5,399.00
309.87	379.00	5435 Strata's Suite - Strata Fee	2,024.65	2,653.00	628.35	4,552.00
3,204.08	4,867.00	5479 Concierge	31,553.06	34,069.00	2,515.94	58,400.00
1,998.88	2,000.00	6021 Guest Suite-Mortgage	13,992.16	14,000.00	7.84	24,000.00
6,163.97	6,250.00	6300 Insurance	42,917.87	43,750.00	832.13	75,000.00
2,457.00	2,457.00	6700 Management Fees	17,199.00	17,199.00	--	29,484.00
--	125.00	6705 Miscellaneous	1,058.93	875.00	(183.93)	1,500.00
64.29	63.00	7600 Telephone and Pager	380.35	441.00	60.65	756.00
14,443.54	**16,824.00**	**TOTAL GENERAL EXPENSES**	**117,725.06**	**117,768.00**	**42.94**	**201,887.00**
		BUILDING & GROUND EXPENSES				
--	79.00	5010 Alarm Monitoring	420.00	553.00	133.00	950.00
--	583.00	5218 Building Envelope Inspection	4,252.75	4,081.00	(171.75)	7,000.00
4,817.60	4,978.00	5450 Cleaning and Janitorial Supplies	33,053.92	34,846.00	1,792.08	59,730.00
--	333.00	5605 Dryer Duct Cleaning	4,725.00	2,331.00	(2,394.00)	4,000.00
4,100.14	5,670.00	5705 Electricity	33,380.23	37,796.00	4,415.77	62,996.00
1,561.62	1,063.00	5715 Elevator Maintenance	9,516.11	7,441.00	(2,075.11)	12,758.00
1,660.32	542.00	5902 Fire Equipment Maintenance / Monitoring	2,629.42	3,794.00	1,164.58	6,500.00
4,494.85	5,678.00	6005 Gas	23,232.90	33,498.00	10,265.10	56,776.00
1,364.11	1,451.00	6027 Garbage & Recycling	11,103.50	10,157.00	(946.50)	17,413.00
2,940.00	3,126.00	6513 Landscape - Maintenance	24,953.25	21,882.00	(3,071.25)	37,515.00
3,402.00	1,665.00	6701 Mechanical Maintenance	7,198.80	11,655.00	4,456.20	19,981.00
(4,302.05)	4,145.00	7240 Repair and Maintenance	20,797.25	29,015.00	8,217.75	49,743.00
--	279.00	7415 Snow Removal	782.88	1,953.00	1,170.12	3,344.00
1,943.44	1,182.00	7850 Water / Sewer	10,802.00	9,457.00	(1,345.00)	16,888.00
--	1,583.00	7855 Window Cleaning	8,820.00	11,081.00	2,261.00	19,000.00
21,982.03	**32,357.00**	**TOTAL BUILDING & GROUND EXPENSES**	**195,668.01**	**219,540.00**	**23,871.99**	**374,594.00**

EPS4111 BUDGET COMPARATIVE

Company Code:	**EPS 4111 - Beverley (EPS4111)**
Report Title:	**Operating Statement**
Report Date:	**For the 7 Month Ended 02/28/2019**
Division:	**EPS4111 - 0000**

Curr Month Actual	Curr Month Budget	A/C Description	YTD Actual	YTD Budget	YTD Variance	Total Budget
		REC. CENTRE EXPENSES				
2,257.96	1,200.00	7200 Recreation Facilities	11,850.76	8,400.00	(3,450.76)	14,403.00
2,257.96	**1,200.00**	**TOTAL REC. CENTRE EXPENSES**	**11,850.76**	**8,400.00**	**(3,450.76)**	**14,403.00**
4,827.29	4,827.00	9010 Reserve - Contingency Fund	31,540.61	31,539.00	(1.61)	55,674.00
43,510.82	**55,208.00**	**TOTAL EXPENSES**	**356,784.44**	**377,247.00**	**20,462.56**	**646,558.00**
9,618.97	**(1,311.33)**	**CURRENT YR NET SURPLUS/(DEFICIT)**	**(65.46)**	**(24,718.31)**	**24,652.85**	**(24,547.00)**
--	--	9990 Operating Surplus (Deficit) Balance Forward	35,407.08	35,407.00	0.08	35,407.00
9,618.97	**(1,311.33)**	**ENDING OP SURPLUS/(DEFICIT)**	**35,341.62**	**10,688.69**	**24,652.93**	**10,860.00**

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