

AWM-Alliance Real Estate Group Ltd.

#401 - 958 West 8th Ave, Vancouver, BC V5Z 1E5

Phone: (604)685-3227 Fax: (604)893-1721

Date: Jan 28, 2021

Balance Sheet

Elgin House EPS 2691

As of : Dec 31, 2020

Account #	Description	Net
ASSETS		
1050-0381	Operating Cash	\$32,726.98
1060-0381	Contingency Cash	\$163,145.55
1100-0381	Accounts Receivable	\$10,695.68
1150-0381	Accounts Receivable - Other	\$308.25
1160-0381	Contingency - AR	\$79,623.67
1200-0381	Prepaid Insurance	\$29,754.30
1290-0381	Prepays - Other	\$1,911.54
1400-0381	Capital - Corporate Suite	\$249,900.00
TOTAL ASSETS:		\$568,065.97
LIABILITIES		
2003-0381	Accrued Liabilities	\$20,000.00
2005-0381	A/P Others	\$25.00
2020-0381	Prepaid Liability	\$109.87
2160-0381	Contingency - AP	\$79,623.67
2400-0381	Mortgages Payable	\$164,881.36
TOTAL LIABILITIES:		\$264,639.90
EQUITY		
3000-0381	Current Earnings	(\$23,211.79)
3001-0381	Prior Year Adjustment	(\$1,150.00)
3100-0381	Contingency Reserve	\$207,769.22
3199-0381	CRF Resolutions	\$35,000.00
3200-0381	Corporate Suite Equity	\$85,018.64
TOTAL EQUITY:		\$303,426.07
		\$568,065.97

Statement of Income

Elgin House EPS 2691

From Jun 01, 2020 to Dec 31, 2020

Account #	Description	December			Year - to- Date			Annual Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
REVENUE								
4010-0381	Fob Income	\$340.00		\$340.00	\$1,050.00		\$1,050.00	\$615,133.10
4100-0381	Late Charges	\$0.00		\$0.00	\$200.00		\$200.00	
4125-0381	Move In/Out Fees	\$300.00		\$300.00	\$3,150.00		\$3,150.00	
4130-0381	Bylaw Fine Income	\$0.00		\$0.00	\$50.00		\$50.00	
4140-0381	Maintenance Fees	\$51,260.97	\$51,261.09	(\$0.12)	\$358,826.79	\$358,827.63	(\$0.84)	
4175-0381	Interests Earned	\$9.20		\$9.20	\$82.34		\$82.34	
4300-0381	Caretaker Suite Income	\$750.00	\$750.00	\$0.00	\$6,000.00	\$5,250.00	\$750.00	
4490-0381	Other Income	\$0.00	\$208.33	(\$208.33)	\$100.00	\$1,458.31	(\$1,358.31)	\$9,000.00
TOTAL REVENUE:		\$52,660.17	\$52,219.42	\$440.75	\$369,459.13	\$365,535.94	\$3,923.19	\$2,500.00
EXPENSES								
Salaries/Wages								
5000-0381	Caretaker Salaries	\$7,061.21	\$6,833.33	\$227.88	\$47,379.64	\$47,833.31	(\$453.67)	\$82,000.00
Total Salaries/Wages:		\$7,061.21	\$6,833.33	\$227.88	\$47,379.64	\$47,833.31	(\$453.67)	\$82,000.00
Adminstration								
5110-0381	Administration	\$673.20	\$500.00	\$173.20	\$7,754.54	\$3,500.00	\$4,254.54	\$6,000.00
5125-0381	Strata Fees - Corporate Suite	\$308.59	\$258.33	\$50.26	\$2,196.77	\$1,808.31	\$388.46	\$3,100.00
5180-0381	Monitoring	\$608.71	\$541.67	\$67.04	\$2,685.97	\$3,791.69	(\$1,105.72)	\$6,500.00
5195-0381	Property Management Fees	\$3,502.80	\$3,794.70	(\$291.90)	\$24,519.60	\$26,562.90	(\$2,043.30)	\$45,536.40
Total Adminstration:		\$5,093.30	\$5,094.70	(\$1.40)	\$37,156.88	\$35,662.90	\$1,493.98	\$61,136.40
Maintenance/Supplies								
5200-0381	Maintenance & Repair	\$3,294.42	\$1,585.55	\$1,708.87	\$18,455.97	\$11,098.85	\$7,357.12	\$19,026.62
5206-0381	Mechanical	\$0.00	\$1,000.00	(\$1,000.00)	\$31,760.70	\$7,000.00	\$24,760.70	\$12,000.00
5220-0381	Ground Mtc/Landscaping	\$2,581.25	\$2,916.67	(\$335.42)	\$19,754.00	\$20,416.69	(\$662.69)	\$35,000.00
5228-0381	Landscape Improvement	\$0.00	\$250.00	(\$250.00)	\$0.00	\$1,750.00	(\$1,750.00)	\$3,000.00
5237-0381	Security System/Devices	\$1,678.69	\$2,083.33	(\$404.64)	\$13,434.10	\$14,583.31	(\$1,149.21)	\$25,000.00
5250-0381	Parking Maintenance	\$0.00	\$83.33	(\$83.33)	\$210.00	\$583.31	(\$373.31)	\$1,000.00
5270-0381	Window Cleaning	\$0.00	\$666.67	(\$666.67)	\$0.00	\$4,666.69	(\$4,666.69)	\$8,000.00

Statement of Income

Elgin House EPS 2691

From Jun 01, 2020 to Dec 31, 2020

Account #	Description	December			Year - to- Date			Annual Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
5275-0381	Fire System/Equipment	\$896.76	\$583.33	\$313.43	\$4,013.06	\$4,083.31	(\$70.25)	\$7,000.00
5285-0381	Building Supplies/Sundry	\$0.00	\$41.67	(\$41.67)	\$0.00	\$291.69	(\$291.69)	\$500.00
5290-0381	Snow Removal/Salting	\$0.00	\$833.33	(\$833.33)	\$0.00	\$5,833.31	(\$5,833.31)	\$10,000.00
5295-0381	Elevator Maintenance	\$511.35	\$500.00	\$11.35	\$3,579.45	\$3,500.00	\$79.45	\$6,000.00
Total Maintenance/Supplies:		\$8,962.47	\$10,543.88	(\$1,581.41)	\$91,207.28	\$73,807.16	\$17,400.12	\$126,526.62
Utilities								
5300-0381	Electricity	\$2,000.00	\$1,708.33	\$291.67	\$12,990.12	\$11,958.31	\$1,031.81	\$20,500.00
5310-0381	Water & Sewer	\$4,000.00	\$2,583.33	\$1,416.67	\$26,835.29	\$18,083.31	\$8,751.98	\$31,000.00
5320-0381	Trash Collection	\$932.35	\$875.00	\$57.35	\$6,332.16	\$6,125.00	\$207.16	\$10,500.00
5330-0381	Natural Gas	\$1,823.34	\$1,708.33	\$115.01	\$11,278.91	\$11,958.31	(\$679.40)	\$20,500.00
Total Utilities:		\$8,755.69	\$6,874.99	\$1,880.70	\$57,436.48	\$48,124.93	\$9,311.55	\$82,500.00
Other Expenses								
5420-0381	Mortgage Expenses	\$961.00	\$961.00	\$0.00	\$6,727.00	\$6,727.00	\$0.00	\$11,532.00
5450-0381	Amenity Contribution	\$5,661.51	\$5,661.51	\$0.00	\$39,720.57	\$39,630.57	\$90.00	\$67,938.08
5460-0381	Insurance	\$10,192.56	\$10,416.67	(\$224.11)	\$71,841.76	\$72,916.69	(\$1,074.93)	\$125,000.00
5500-0381	Real Estate Taxes	\$0.00		\$0.00	\$368.00		\$368.00	
Total Other Expenses:		\$16,815.07	\$17,039.18	(\$224.11)	\$118,657.33	\$119,274.26	(\$616.93)	\$204,470.08
Reserve Contribution								
6100-0381	Contingency Reserve Contribution	\$5,833.33	\$5,833.33	\$0.00	\$40,833.31	\$40,833.31	\$0.00	\$70,000.00
Total Reserve Contribution:		\$5,833.33	\$5,833.33	\$0.00	\$40,833.31	\$40,833.31	\$0.00	\$70,000.00
TOTAL EXPENSES:		\$52,521.07	\$52,219.41	\$301.66	\$392,670.92	\$365,535.87	\$27,135.05	\$626,633.10
Net Income:		\$139.10	\$0.01	\$139.09	(\$23,211.79)	\$0.07	(\$23,211.86)	\$0.00