FirstService RESIDENTIAL

EPS4098 - Miramar Towers C & D

Balance Sheet Condensed

July 31, 2023

Account	Description	Current Month July
Entity: V4098 - EPS4098 - Miramar Towers C & D		
ASSETS		
10000	Petty Cash	1,500
10015 VCC1	Bank - Operating - VCC1 VANCITY	371,224
TOTAL CASH		**$372,724**
11000 VCC1	Bank - CRF - VCC1 VANCITY	501,189
TOTAL RESERVE CASH AND INVESTMENTS		**$501,189**
13000	Accounts Receivable	32,589
13009	Due From Developer	(692)
13016	Accounts Receivable Homeowner Chargeback	25,060
13055	Accounts Receivable - Other	5,241
13064	Due from Strata Corporation	28,934
TOTAL ACCOUNTS RECEIVABLE		**$91,133**
14165	Prepaid Insurance	122,475
TOTAL PREPAID ASSETS		**$122,475**
19120	Operating - Due to/from CRF	(149,339)
19405	CRF - Due to/from Operating	149,339
19410	CRF - Due to/from Other Reserves	(17,027)
19505	Other Reserves - Due to/from CRF	17,027
TOTAL INTERFUND BALANCE		**$0**
TOTAL ASSETS		**$1,087,521**

Account	Description	Current Month July
Entity: V4098 - EPS4098 - Miramar Towers C & D		
LIABILITIES		
20000	Accounts Payable	30,489
20115	Accrued Payable	144,502
TOTAL ACCOUNTS PAYABLE		**$174,990**
22520	Refundable Damage Deposits	500
TOTAL DEFERRED LIABILITIES		**$500**
TOTAL LIABILITIES		**$175,490**
OWNER'S EQUITY		
30140	Preliminary Interim Surplus (Deficit)	42,463
30400	Operating Fund - Opening Balance	198,239
	CURRENT YEAR SURPLUS (DEFICIT)	20,800
TOTAL OPERATING FUND BALANCE		**$261,502**
36068	Reserve - Building Envelope Warranty Review	17,027
TOTAL OTHER RESERVES		**$17,027**
35354	Contingency Reserve Fund - Opening Balance	547,765
	CURRENT YEAR SURPLUS (DEFICIT)	85,736
TOTAL RESERVE FUND BALANCE		**$633,501**
TOTAL OWNER'S EQUITY		**$912,030**
TOTAL LIABILITIES AND EQUITY		**$1,087,521**

EPS4098A - MIRAMAR VILLAGE AMENITY

Approved Annual Budget

Feb 01, 2023 to Jan 31, 2024

CamAcct Account	Yardi A/C Description	Approved 2023/2024 Budget $
	INCOME	
	STRATA FEES	
40000	4002 Operating Fund Contribution	88,865
	TOTAL STRATA FEES	**88,865**
42015	Key/Security Card	--
44130	4640 Interest Income	125
	TOTAL INCOME	**88,990**
	EXPENSES	
	GENERAL EXPENSES	
53000	6300 Insurance	2,500
66535	6402 Janitorial Services	22,000
55570	6700 Management Fees	6,640
63200	6705 Miscellaneous	1,200
	TOTAL GENERAL EXPENSES	**32,340**
	BUILDING & GROUND EXPENSES	
59000	5705 Electricity	3,400
65915	5715 Elevator Maintenance	3,000
68530	5902 Fire Equipment Maintenance / Monitoring	250
59300	6005 Gas	9,000
59740	6027 Garbage & Recycling	500
66095	6701 Mechanical Maintenance	1,500
73576	7033 Pool Repair / Supplies	23,000
64115	7240 Repair and Maintenance	12,500
69735	7406 Security Upgrades / Maintenance	--
67255	7423 Supplies	1,000
59800	7850 Water / Sewer	2,500
	TOTAL BUILDING & GROUND EXPENSES	**56,650**

EPS4098A - MIRAMAR VILLAGE AMENITY

Approved Annual Budget

Feb 01, 2023 to Jan 31, 2024

CamAcct Account	Yardi A/C Description	Approved 2023/2024 Budget $
	REC. CENTRE EXPENSES	
73800	7200 Recreation Facilities	--
	TOTAL REC. CENTRE EXPENSES	**--**
	TOTAL EXPENSES	**88,990**
	CURRENT YR NET SURPLUS/(DEFICIT)	**--**
30400	9990 Operating Surplus (Deficit) Balance Forward	--
	ENDING OP SURPLUS/(DEFICIT)	**--**

Tower A UE	12,020.00
Tower B UE	9,044.00
Tower C+D UE (plus caretaker unit UE 66)	20,558.00
Total UE	41,622.00

Tower A share of Amenity budget	$ 25,663.00
Tower B share of Amenity budget	19,310.00
Tower C+D share of Amenity budget	43,892.00
	$ 88,865.00