

EPS1236 BALANCE SHEET



Company Code:	EPS 1236 - Ora (EPS1236)
Report Title:	BALANCE SHEET
Report Date:	As at September 30, 2018
Division:	EPS1236 - 0000

Year to Date

ASSETS

CURRENT ASSETS

CASH

1030 Petty Cash	500.00
1050 Bank - Operating Account	58,112.33
1051 Bank - Contingency Reserve	308,449.58
1062 Bank - Depreciation Report Reserve	13,453.31

TOTAL CASH

380,515.22

1200 Accounts Receivable	37,549.80
1201 Allowance For Doubtful Accounts	(50,000.00)
1203 Accounts Receivable - Commercial / Retail	187,320.16
1205 Accounts Receivable - Others	3,190.45
1209 A/R - PST Receivable	4,105.13
1251 Due From / (To) Developer	38,695.85
1253 CRF - Due from Operating Fund	124,138.00
1300 Prepaid Expenses	26,512.24
1302 Prepaid Insurance	44,138.00

TOTAL CURRENT ASSETS

796,164.85

TOTAL ASSETS

796,164.85

LIABILITIES & EQUITY

LIABILITIES

2010 Accrued Payable	58,393.40
2019 Operating Fund - Due to CRF	124,138.00
2100 Prepayment - Revenue	4,397.22
2200 Chargeback	(186.77)

TOTAL LIABILITIES

186,741.85

EQUITY

2350 Operating Surplus(Deficit)	163,382.11
2999 Contingency Fund Balance	432,587.58
3606 Reserve - Depreciation Report	13,453.31

TOTAL EQUITY

609,423.00

TOTAL LIABILITIES & EQUITY

796,164.85

EPS1236 BALANCE SHEET



Company Code:	EPS 1236 - Ora (EPS1236)
Report Title:	BALANCE SHEET
Report Date:	As at September 30, 2018
Division:	EPS1236 - 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

10/23/2018 2:38PM

EPS1236 CRF SCHEDULE



Company Code:	EPS 1236 - Ora (EPS1236)
Report Title:	CRF SCHEDULE REPORT
Report Date:	As at September 30, 2018
Division:	EPS1236 - 0000

Year to Date

CONTINGENCY RESERVE SCHEDULE

INCOME

2705 Balance Forward-Prior Year	395,926.62
2710 Current Year Contribution - Contingency	35,333.32
2711 Interest	1,327.64

TOTAL INCOME	432,587.58
---------------------	-------------------

CONTINGENCY FUND BALANCE	432,587.58
---------------------------------	-------------------

10/23/2018 2:56PM

EPS1236 BUDGET COMPARATIVE



Company Code:	EPS 1236 - Ora (EPS1236)
Report Title:	Operating Statement
Report Date:	For the 4 Month Ended 09/30/2018
Division:	EPS1236 - 0000

<u>Curr Month</u> <u>Actual</u>	<u>Curr Month</u> <u>Budget</u>	<u>A/C Description</u>	<u>YTD</u> <u>Actual</u>	<u>YTD</u> <u>Budget</u>	<u>YTD</u> <u>Variance</u>	<u>Total</u> <u>Budget</u>
INCOME						
STRATA FEES						
100,035.56	100,035.00	4002 Operating Fund Contribution	400,142.24	400,140.00	2.24	1,200,425.00
8,833.33	8,833.00	4003 Contingency Fund Contribution	35,333.32	35,332.00	1.32	106,000.00
108,868.89	108,868.00	TOTAL STRATA FEES	435,475.56	435,472.00	3.56	1,306,425.00
1,194.50	--	4523 Bylaw / Late Payment Fine	2,200.00	--	2,200.00	--
55.09	--	4640 Interest Income	214.84	--	214.84	--
420.00	250.00	4700 Miscellaneous Income	620.00	1,000.00	(380.00)	3,000.00
2,100.00	1,250.00	4702 Move In / Move Out Fee	3,900.00	5,000.00	(1,100.00)	15,000.00
50.00	--	4720 Parking	50.00	--	50.00	--
1,220.00	167.00	4763 Security Card / Key Income	1,220.00	668.00	552.00	2,000.00
113,908.48	110,535.00	TOTAL INCOME	443,680.40	442,140.00	1,540.40	1,326,425.00
EXPENSES						
GENERAL EXPENSES						
2,136.35	1,667.00	5005 Administration	13,455.76	6,668.00	(6,787.76)	20,000.00
--	26.00	5015 Audit	--	104.00	104.00	315.00
7,402.75	9,167.00	5222 Building Manager	32,339.15	36,668.00	4,328.85	110,000.00
11,034.50	10,000.00	6300 Insurance	44,138.00	40,000.00	(4,138.00)	120,000.00
5,867.40	6,250.00	6402 Janitorial Services	23,469.60	25,000.00	1,530.40	75,000.00
6,142.50	6,250.00	6700 Management Fees	24,570.00	25,000.00	430.00	75,000.00
(274.36)	42.00	6705 Miscellaneous	(203.03)	168.00	371.03	500.00
15.75	3,333.00	7084 Professional Fees	63.00	13,332.00	13,269.00	40,000.00
665.84	417.00	7606 Telephone	2,674.87	1,668.00	(1,006.87)	5,000.00
32,990.73	37,152.00	TOTAL GENERAL EXPENSES	140,507.35	148,608.00	8,100.65	445,815.00
BUILDING & GROUND EXPENSES						
--	517.00	5446 Carpet Cleaning	--	2,068.00	2,068.00	6,200.00
4,209.30	4,000.00	5653 Drainage/Dyke/Recycle	16,837.20	16,000.00	(837.20)	48,000.00
--	1,250.00	5654 Drain Flushing / Catch-Basin Cleaning	--	5,000.00	5,000.00	15,000.00
5,013.54	8,167.00	5705 Electricity	22,799.55	32,668.00	9,868.45	98,000.00
4,005.72	5,833.00	5715 Elevator Maintenance	16,927.05	23,332.00	6,404.95	70,000.00
--	1,333.00	5902 Fire Equipment Maintenance / Monitoring	516.60	5,332.00	4,815.40	16,000.00
5,166.16	4,167.00	6001 Garbage Removal	18,058.27	16,668.00	(1,390.27)	50,000.00
3,156.27	5,000.00	6005 Gas	11,286.65	20,000.00	8,713.35	60,000.00
--	1,667.00	6009 Gas Line Installation	--	6,668.00	6,668.00	20,000.00
--	417.00	6030 Garage Security Door	204.75	1,668.00	1,463.25	5,000.00
335.80	417.00	6036 Generator Maintenance	1,003.09	1,668.00	664.91	5,000.00
4,509.20	1,000.00	6204 HVAC Maintenance	8,732.22	4,000.00	(4,732.22)	12,000.00
--	417.00	6401 Janitorial Supplies	1,261.75	1,668.00	406.25	5,000.00
--	125.00	6507 Lighting Supplies	--	500.00	500.00	1,500.00
1,390.25	1,958.00	6511 Landscaping	4,170.75	7,832.00	3,661.25	23,500.00
--	833.00	6512 Lighting Improvement-Lease	--	3,332.00	3,332.00	10,000.00
--	833.00	6535 LED Lighting	--	3,332.00	3,332.00	10,000.00
--	500.00	7008 Parking Lot Maintenance	--	2,000.00	2,000.00	6,000.00

EPS1236 BUDGET COMPARATIVE



Company Code:	EPS 1236 - Ora (EPS1236)
Report Title:	Operating Statement
Report Date:	For the 4 Month Ended 09/30/2018
Division:	EPS1236 - 0000

<u>Curr Month</u> <u>Actual</u>	<u>Curr Month</u> <u>Budget</u>	<u>A/C Description</u>	<u>YTD</u> <u>Actual</u>	<u>YTD</u> <u>Budget</u>	<u>YTD</u> <u>Variance</u>	<u>Total</u> <u>Budget</u>
89.25	125.00	7015 Pest Control	357.00	500.00	143.00	1,500.00
2,671.39	6,493.00	7240 Repair and Maintenance	14,465.03	25,972.00	11,506.97	77,910.00
--	333.00	7403 Security / Enterphone System	--	1,332.00	1,332.00	4,000.00
2,174.23	2,500.00	7405 Security Services	9,148.28	10,000.00	851.72	30,000.00
--	2,500.00	7406 Security Upgrades / Maintenance	--	10,000.00	10,000.00	30,000.00
9,096.94	7,500.00	7850 Water / Sewer	41,967.12	30,000.00	(11,967.12)	90,000.00
--	1,250.00	7855 Window Cleaning	13,853.28	5,000.00	(8,853.28)	15,000.00
41,818.05	59,135.00	TOTAL BUILDING & GROUND EXPENSES	181,588.59	236,540.00	54,951.41	709,610.00
		REC. CENTRE EXPENSES				
1,217.69	2,083.00	7225 Recreation Facilities / Amenity - Repairs / Mainte	5,300.16	8,332.00	3,031.84	25,000.00
1,217.69	2,083.00	TOTAL REC. CENTRE EXPENSES	5,300.16	8,332.00	3,031.84	25,000.00
		EASEMENT EXPENSES				
4,795.12	2,500.00	5781 Easement - Remainder Expenses	77,906.95	10,000.00	(67,906.95)	30,000.00
4,795.12	2,500.00	TOTAL EASEMENT EXPENSES	77,906.95	10,000.00	(67,906.95)	30,000.00
8,833.33	8,833.00	9010 Reserve - Contingency Fund	35,333.32	35,332.00	(1.32)	106,000.00
833.33	833.00	9105 Reserve - Depreciation Report	3,333.32	3,332.00	(1.32)	10,000.00
90,488.25	110,536.00	TOTAL EXPENSES	443,969.69	442,144.00	(1,825.69)	1,326,425.00
23,420.23	(1.00)	CURRENT YR NET SURPLUS/(DEFICIT)	(289.29)	(4.00)	(285.29)	--
--	13,639.00	9990 Operating Surplus (Deficit) Balance Forward	163,671.40	54,556.00	109,115.40	163,672.00
23,420.23	13,638.00	ENDING OP SURPLUS/(DEFICIT)	163,382.11	54,552.00	108,830.11	163,672.00

10/23/2018 2:39PM