



Warrington PCI Management

Strata Plan LMS343 (Place Fontaine Bleu)

Financial Statements for the Reporting Period Ending July 31, 2020

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Management Fee

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* Amounts in cad

Strata Plan LMS343 Place Fontaine Bleu (1731)

Balance Sheet (With Period Change)

Period = Jul 2020

Book = Accrual ; Tree = wpm_bs_rpt

	Balance	Beginning	Net	
	Current Period	Balance	Change	
ASSETS				
Current Assets				
11120	Cash	72,434.92	62,415.71	10,019.21
11170	Strata Trust - HSBC (CRF)	146,439.69	143,322.40	3,117.29
12010	Accounts Receivable - Ctl.	1,948.52	1,857.89	90.63
13040	Tenant Charges	15,000.00	15,000.00	0.00
16430	Prepaid Insurance	22,513.34	24,764.67	-2,251.33
	Total Current Assets	258,336.47	247,360.67	10,975.80
	TOTAL ASSETS	258,336.47	247,360.67	10,975.80
LIABILITIES And EQUITY				
Liabilities				
Current Liabilities				
20030	Accounts Payable Ctl.	5,974.47	-118.73	6,093.20
20620	Accrued Liabilities	17,587.17	15,776.44	1,810.73
20625	Accrued Insurance	6,018.69	9,028.04	-3,009.35
20650	Prepaid Rent	90.30	90.27	0.03
	Total Current Liabilities	29,670.63	24,776.02	4,894.61
	Total Liabilities	29,670.63	24,776.02	4,894.61
Equity				
28010	CRF Contributions	30,886.73	27,799.23	3,087.50
28020	CRF Interest	1,415.84	1,386.05	29.79
28030	CRF Expenditure	-109,672.45	-109,672.45	0.00
28090	CRF Opening Balance	223,809.57	223,809.57	0.00
	Total Contingency Reserve Fund	146,439.69	143,322.40	3,117.29
28310	Special Levy Contribution	1,326,814.03	1,326,814.03	0.00
28320	Special Levy Interest	2,865.24	2,865.24	0.00
28330	Special Levy Contract	-1,243,755.47	-1,243,755.47	0.00
28340	Special Levy Other	-85,923.80	-85,923.80	0.00
	Total Special Levy Fund	0.00	0.00	0.00
29015	Opening Retained Earnings	75,774.64	75,774.64	0.00
29030	Retained Earnings	6,451.51	3,487.61	2,963.90
	Total Equity	228,665.84	222,584.65	6,081.19
	TOTAL LIABILITIES And EQUITY	258,336.47	247,360.67	10,975.80

* Amounts in cad

Strata Plan LMS343 Place Fontaine Bleu (1731)

Balance Sheet (With Period Change)

Period = Jul 2020

Book = Accrual ; Tree = wpm_bs_crf_rpt

		Balance	Beginning	Net
		Current Period	Balance	Change
Contingency Reserve Fund				
28010	CRF Contributions	30,886.73	27,799.23	3,087.50
28020	CRF Interest	1,415.84	1,386.05	29.79
28030	CRF Expenditure	-109,672.45	-109,672.45	0.00
28090	CRF Opening Balance	223,809.57	223,809.57	0.00
Total Contingency Reserve Fund		146,439.69	143,322.40	3,117.29

* Amounts in cad
 Strata Plan LMS343 Place Fontaine Bleu (1731)
Budget Comparison
 Period = Jul 2020
 Book = Accrual ; Tree = wpm_strat_ls_rpt

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Operating Fund Revenues									
33010	36,255.80	36,255.67	0.13	0.00	362,557.45	362,556.70	0.75	0.00	435,068.00
33040	0.00	0.00	0.00	N/A	27,500.00	27,500.00	0.00	0.00	27,500.00
34070	105.00	105.00	0.00	0.00	1,050.00	1,050.00	0.00	0.00	1,260.00
34085	18.21	100.00	-81.79	-81.79	665.59	1,000.00	-334.41	-33.44	1,200.00
34087	0.00	0.00	0.00	N/A	-800.00	0.00	-800.00	N/A	0.00
34095	0.00	0.00	0.00	N/A	1,000.00	0.00	1,000.00	N/A	0.00
36090	35.00	0.00	35.00	N/A	395.17	0.00	395.17	N/A	0.00
	158.21	205.00	-46.79	-22.82	2,310.76	2,050.00	260.76	12.72	2,460.00
	36,414.01	36,450.67	-46.66	-0.13	392,368.21	392,106.70	261.51	0.07	465,028.00
Expenses									
Operating Fund Expenses									
42020	0.00	18.33	18.33	100.00	215.00	183.30	-31.70	-17.29	220.00
42070	65.45	69.17	3.72	5.38	672.28	691.70	19.42	2.81	830.00
42080	83.17	500.00	416.83	83.37	4,088.02	5,000.00	911.98	18.24	6,000.00
42090	7.23	58.33	51.10	87.60	65.07	583.30	518.23	88.84	700.00
42120	2,459.12	2,459.17	0.05	0.00	24,591.20	24,591.70	0.50	0.00	29,510.00
42170	0.00	133.33	133.33	100.00	1,174.34	1,333.30	158.96	11.92	1,600.00
43100	0.00	666.67	666.67	100.00	10,400.43	6,666.70	-3,733.73	-56.01	8,000.00
44040	2,276.60	3,650.00	1,373.40	37.63	36,794.26	36,500.00	-294.26	-0.81	43,800.00
44080	1,074.16	3,500.00	2,425.84	69.31	38,365.21	35,000.00	-3,365.21	-9.61	42,000.00
46052	1,859.55	3,225.00	1,365.45	42.34	32,639.09	32,250.00	-389.09	-1.21	38,700.00
46080	2,739.04	2,581.17	-157.87	-6.12	28,062.83	25,811.70	-2,251.13	-8.72	30,974.00
47072	0.00	250.00	250.00	100.00	1,095.85	2,500.00	1,404.15	56.17	3,000.00
47080	0.00	0.00	0.00	N/A	1,132.48	0.00	-1,132.48	N/A	0.00
47082	593.85	5,625.00	5,031.15	89.44	14,557.02	56,250.00	41,692.98	74.12	67,500.00
47170	1,716.43	250.00	-1,466.43	-586.57	7,560.73	2,500.00	-5,060.73	-202.43	3,000.00
47172	4,121.25	4,121.25	0.00	0.00	32,458.13	41,212.50	8,754.37	21.24	49,455.00
47240	906.15	875.00	-31.15	-3.56	9,439.15	8,750.00	-689.15	-7.88	10,500.00
47260	1,181.25	291.67	-889.58	-305.00	3,176.25	2,916.70	-259.55	-8.90	3,500.00
48160	0.00	541.67	541.67	100.00	9,499.70	5,416.70	-4,083.00	-75.38	6,500.00
48850	0.00	0.00	0.00	N/A	22,543.25	0.00	-22,543.25	N/A	0.00
49020	11,279.36	6,849.08	-4,430.28	-64.68	75,755.41	68,490.80	-7,264.61	-10.61	82,189.00
55200	0.00	0.00	0.00	N/A	756.00	0.00	-756.00	N/A	0.00
55370	3,087.50	3,087.50	0.00	0.00	30,875.00	30,875.00	0.00	0.00	37,050.00
	33,450.11	38,752.34	5,302.23	13.68	385,916.70	387,523.40	1,606.70	0.41	465,028.00
	2,963.90	-2,291.67	5,255.57	229.33	6,451.51	4,583.30	1,868.21	40.76	0.00

* Amounts in cad

Strata Plan LMS343 Place Fontaine Bleu (1731)

Trial Balance Cr, Dr Details

Period = Jul 2020

Book = Accrual

	Forward			Ending
	Balance	Debit	Credit	Balance
11120 Cash	62,415.71	36,323.41	26,304.20	72,434.92
11170 Strata Trust - HSBC (CRF)	143,322.40	3,117.29	0.00	146,439.69
12010 Accounts Receivable - Ctl.	1,857.89	36,395.80	36,305.17	1,948.52
13040 Tenant Charges	15,000.00	0.00	0.00	15,000.00
16210 Due to-from WPM	0.00	129.91	129.91	0.00
16430 Prepaid Insurance	24,764.67	12,037.38	14,288.71	22,513.34
20030 Accounts Payable Ctl.	118.73	11,936.15	18,029.35	-5,974.47
20620 Accrued Liabilities	-15,776.44	15,776.44	17,587.17	-17,587.17
20625 Accrued Insurance	-9,028.04	9,028.04	6,018.69	-6,018.69
20650 Prepaid Rent	-90.27	0.00	0.03	-90.30
20682 Intercompany Reimbursement	0.00	136.41	136.41	0.00
28010 CRF Contributions	-27,799.23	0.00	3,087.50	-30,886.73
28020 CRF Interest	-1,386.05	0.00	29.79	-1,415.84
28030 CRF Expenditure	109,672.45	0.00	0.00	109,672.45
28090 CRF Opening Balance	-223,809.57	0.00	0.00	-223,809.57
28310 Special Levy Contribution	-1,326,814.03	0.00	0.00	-1,326,814.03
28320 Special Levy Interest	-2,865.24	0.00	0.00	-2,865.24
28330 Special Levy Contract	1,243,755.47	0.00	0.00	1,243,755.47
28340 Special Levy Other	85,923.80	0.00	0.00	85,923.80
29015 Opening Retained Earnings	-75,774.64	0.00	0.00	-75,774.64
33010 Strata Fee - Residential	-326,301.65	0.00	36,255.80	-362,557.45
33040 Prior Year Surplus (Deficit)	-27,500.00	0.00	0.00	-27,500.00
34070 Monthly Parking Revenue	-945.00	0.00	105.00	-1,050.00
34085 Interest Income	-647.38	0.00	18.21	-665.59
34087 Penalty Charges	800.00	0.00	0.00	800.00
34095 Move Fee	-1,000.00	0.00	0.00	-1,000.00
36090 Other Revenue	-360.17	0.00	35.00	-395.17
42020 Admin - Accounting and Audit	215.00	0.00	0.00	215.00
42070 Admin - Bank Charges	606.83	65.45	0.00	672.28
42080 Admin - Office Expense	4,004.85	83.17	0.00	4,088.02
42090 Admin - Telephone	57.84	7.23	0.00	65.07
42120 Management Fees	22,132.08	2,459.12	0.00	24,591.20
42170 Admin - Meetings-AGMs	1,174.34	0.00	0.00	1,174.34
43100 Security - Fire And Life Safety	10,400.43	0.00	0.00	10,400.43
44040 Light-Power	34,517.66	8,525.35	6,248.75	36,794.26
44080 Gas	37,291.05	2,346.69	1,272.53	38,365.21
46052 Janitorial - Common Area	30,779.54	4,023.60	2,164.05	32,639.09
46080 Janitorial - Garbage Removal	25,323.79	5,478.08	2,739.04	28,062.83
47072 R And M Garage Door Mtn	1,095.85	0.00	0.00	1,095.85
47080 R And M General	1,132.48	0.00	0.00	1,132.48
47082 R And M Common	13,963.17	593.85	0.00	14,557.02
47170 R And M - Exterior	5,844.30	1,716.43	0.00	7,560.73
47172 R And M Gardens And Grounds	28,336.88	7,212.19	3,090.94	32,458.13
47240 R And M Elevators - Repairs and Parts	8,533.00	1,812.30	906.15	9,439.15
47260 R And M Pest Control	1,995.00	1,312.50	131.25	3,176.25
48160 Snow Removal	9,499.70	0.00	0.00	9,499.70
48850 Other Expense - Prior Year	22,543.25	0.00	0.00	22,543.25
49020 Insurance - Property And Contents	64,476.05	20,307.40	9,028.04	75,755.41
55200 NRC - Janitorial	756.00	0.00	0.00	756.00
55370 Contingency Reserve	27,787.50	3,087.50	0.00	30,875.00
Total	0.00	183,911.69	183,911.69	0.00