

BCS3495R BALANCE SHEET



Company Code:	BCS 3495 - Grand Central (Res) (BCS3495R)
Report Title:	BALANCE SHEET
Report Date:	As at February 28, 2021
Division:	BCS3495R - 0000

Year to Date

ASSETS

CURRENT ASSETS

CASH

1050 Bank - Operating Account	435,699.44
1051 Bank - Contingency Reserve	603,196.79

TOTAL CASH 1,038,896.23

1200 Accounts Receivable	81,495.50
1205 Accounts Receivable - Others	9,326.95
1302 Prepaid Insurance	2,062.10
1314 Prepaid Security Deposits	550.00

TOTAL CURRENT ASSETS 1,132,330.78

TOTAL ASSETS 1,132,330.78

LIABILITIES & EQUITY

LIABILITIES

2010 Accrued Payable	78,370.61
2100 Prepayment - Revenue	8,845.95

TOTAL LIABILITIES 87,216.56

EQUITY

2350 Operating Surplus(Deficit)	441,917.43
2999 Contingency Fund Balance	603,196.79

TOTAL EQUITY 1,045,114.22

TOTAL LIABILITIES & EQUITY 1,132,330.78

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

03/08/2021 8:42PM

BCS3495R CRF SCHEDULE



Company Code:	BCS 3495 - Grand Central (Res) (BCS3495R)
Report Title:	CRF SCHEDULE REPORT
Report Date:	As at February 28, 2021
Division:	BCS3495R - 0000

Year to Date

CONTINGENCY RESERVE SCHEDULE

INCOME

2705 CRF-Balance Forward-Prior Year	603,011.76
2711 Interest	185.03

TOTAL INCOME	603,196.79
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CONTINGENCY FUND BALANCE	603,196.79
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BCS3495R BUDGET COMPARATIVE



Company Code:	BCS 3495 - Grand Central (Res) (BCS3495R)
Report Title:	Operating Statement
Report Date:	For the 1 Month Ended 02/28/2021
Division:	BCS3495R - 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						
113,666.59	113,667.00	4002 Operating Fund Contribution	113,666.59	113,667.00	(0.41)	1,364,000.00
113,666.59	113,667.00	TOTAL STRATA FEES	113,666.59	113,667.00	(0.41)	1,364,000.00
(2,917.33)	--	4523 Bylaw / Late Payment Fine	(2,917.33)	--	(2,917.33)	--
18.61	33.00	4640 Interest Income	18.61	33.00	(14.39)	400.00
2,250.00	2,500.00	4702 Move In / Move Out Fee	2,250.00	2,500.00	(250.00)	30,000.00
(25.00)	--	4720 Parking	(25.00)	--	(25.00)	--
--	333.00	4763 Security Card / Key Income	--	333.00	(333.00)	4,000.00
112,992.87	116,533.00	TOTAL INCOME	112,992.87	116,533.00	(3,540.13)	1,398,400.00
EXPENSES						
GENERAL EXPENSES						
--	42.00	5015 Audit	--	42.00	42.00	500.00
412.42	667.00	6300 Insurance	412.42	667.00	254.58	8,000.00
--	1,667.00	6504 Legal Fees	--	1,667.00	1,667.00	20,000.00
4,340.70	4,333.00	6700 Management Fees	4,340.70	4,333.00	(7.70)	52,000.00
142.36	1,667.00	7025 Photocopy & Postage	142.36	1,667.00	1,524.64	20,000.00
4,895.48	8,376.00	TOTAL GENERAL EXPENSES	4,895.48	8,376.00	3,480.52	100,500.00
BUILDING & GROUND EXPENSES						
--	1,667.00	5408 Capital Improvements	--	1,667.00	1,667.00	20,000.00
10,867.79	7,786.00	5705 Electricity	10,867.79	7,786.00	(3,081.79)	180,000.00
5,694.36	10,000.00	5715 Elevator Maintenance	5,694.36	10,000.00	4,305.64	120,000.00
541.80	3,333.00	5903 Fire Prevention	541.80	3,333.00	2,791.20	40,000.00
8,070.60	8,167.00	6001 Garbage Removal	8,070.60	8,167.00	96.40	98,000.00
19,500.00	47,077.00	6005 Gas	19,500.00	47,077.00	27,577.00	250,000.00
901.43	833.00	6038 Garage Door Expense	901.43	833.00	(68.43)	10,000.00
--	833.00	6401 Janitorial Supplies	--	833.00	833.00	10,000.00
11,232.90	10,833.00	6405 Janitorial/Caretaker	11,232.90	10,833.00	(399.90)	130,000.00
2,688.00	3,083.00	6511 Landscaping	2,688.00	3,083.00	395.00	37,000.00
3,069.55	9,167.00	7240 Repair and Maintenance	3,069.55	9,167.00	6,097.45	110,000.00
--	2,083.00	7403 Security / Enterphone System	--	2,083.00	2,083.00	25,000.00
62,566.43	104,862.00	TOTAL BUILDING & GROUND EXPENSES	62,566.43	104,862.00	42,295.57	1,030,000.00
REC. CENTRE EXPENSES						
--	2,500.00	7200 Recreation Facilities	--	2,500.00	2,500.00	30,000.00
--	2,500.00	TOTAL REC. CENTRE EXPENSES	--	2,500.00	2,500.00	30,000.00
67,461.91	115,738.00	TOTAL EXPENSES	67,461.91	115,738.00	48,276.09	1,160,500.00

BCS3495R BUDGET COMPARATIVE



Company Code:	BCS 3495 - Grand Central (Res) (BCS3495R)
Report Title:	Operating Statement
Report Date:	For the 1 Month Ended 02/28/2021
Division:	BCS3495R - 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>
45,530.96	795.00	CURRENT YR NET SURPLUS/(DEFICIT)	45,530.96	795.00	44,735.96	237,900.00
396,386.47	(41,075.00)	9990 Operating Surplus (Deficit) Balance Forward	396,386.47	(41,075.00)	437,461.47	(41,075.00)
441,917.43	(40,280.00)	ENDING OP SURPLUS/(DEFICIT)	441,917.43	(40,280.00)	482,197.43	196,825.00

03/08/2021 8:42PM

BCS 3495 - GRAND CENTRAL (RES)

Approved Annual Budget Feb 01, 2020 to Jan 31, 2021

<u>A/C Description</u>	<u>Actual to 31-Jan-20 (12 Months) \$</u>	<u>2019/2020 Budget \$</u>	<u>Approved 2020/2021 Budget \$</u>
<u>INCOME</u>			
<u>STRATA FEES</u>			
4002 Operating Fund Contribution	974,027	974,031	1,364,000
4003 Contingency Fund Contribution	85,000	85,000	--
TOTAL STRATA FEES	1,059,027	1,059,031	1,364,000
4523 Bylaw / Late Payment Fine	(17,045)	20,000	--
4640 Interest Income	487	1,000	400
4700 Miscellaneous Income	13,199	--	--
4702 Move In / Move Out Fee	38,020	35,000	30,000
4747 Rental-Strata Suite	360	--	--
4763 Security Card / Key Income	5,485	7,000	4,000
TOTAL INCOME	1,099,534	1,122,031	1,398,400
<u>EXPENSES</u>			
<u>GENERAL EXPENSES</u>			
5015 Audit	315	7,315	500
6300 Insurance	--	--	8,000
6504 Legal Fees	--	3,000	20,000
6700 Management Fees	52,088	52,000	52,000
7025 Photocopy & Postage	20,838	10,000	20,000
TOTAL GENERAL EXPENSES	73,241	72,315	100,500
<u>BUILDING & GROUND EXPENSES</u>			
5408 Capital Improvements	15,087	15,000	20,000
5705 Electricity	176,831	236,000	180,000
5715 Elevator Maintenance	114,546	120,000	120,000
5903 Fire Prevention	38,703	40,000	40,000
6001 Garbage Removal	91,143	98,000	98,000
6005 Gas	250,110	170,000	250,000
6038 Garage Door	--	--	10,000
6400 Janitorial Services and Supplies	137,754	115,000	--

BCS 3495 - GRAND CENTRAL (RES)

Approved Annual Budget Feb 01, 2020 to Jan 31, 2021

<u>A/C Description</u>	<u>Actual to</u> <u>31-Jan-20</u> <u>(12 Months)</u> \$	<u>2019/2020</u> <u>Budget</u> \$	<u>Approved</u> <u>2020/2021</u> <u>Budget</u> \$
6401 Janitorial Supplies	--	--	10,000
6405 Janitorial/Caretaker	--	--	130,000
6511 Landscaping	36,660	46,000	37,000
7240 Repair and Maintenance	109,736	90,000	110,000
7403 Security / Enterphone System	26,960	51,000	25,000
TOTAL BUILDING & GROUND EXPENSES	997,527	981,000	1,030,000
<u>REC. CENTRE EXPENSES</u>			
7200 Recreation Facilities	29,939	25,000	30,000
TOTAL REC. CENTRE EXPENSES	29,939	25,000	30,000
9010 Reserve - Contingency Fund	85,000	85,000	--
TOTAL EXPENSES	1,185,707	1,163,315	1,160,500
CURRENT YR NET SURPLUS/(DEFICIT)	(86,174)	(41,284)	237,900
9990 Operating Surplus (Deficit) Balance Forward	45,099	47,284	(41,075)
ENDING OP SURPLUS/(DEFICIT)	(41,075)	6,000	196,825