

BCS3495S BALANCE SHEET



Company Code:	BCS 3495 - Grand Central (Strata Corp) (BCS3495S)
Report Title:	BALANCE SHEET
Report Date:	As at February 28, 2021
Division:	BCS3495S - 0000

Year to Date

ASSETS

CURRENT ASSETS

CASH

1030 Petty Cash	500.00
1050 Bank - Operating Account	162,358.50
1051 Bank - Contingency Reserve	345,659.11
1053 Bank - Building Envelope Maintenance	150,757.95

TOTAL CASH 659,275.56

1200 Accounts Receivable	306,215.52
1205 Accounts Receivable - Others	560.74
1253 CRF - Due from Operating Fund	220,005.29
1302 Prepaid Insurance	68,292.43

TOTAL CURRENT ASSETS 1,254,349.54

TOTAL ASSETS 1,254,349.54

LIABILITIES & EQUITY

LIABILITIES

2010 Accrued Payable	105,840.60
2019 Operating Fund - Due to CRF	220,005.29
2100 Prepayment - Revenue	147,624.25
2200 Chargeback	(15,391.11)

TOTAL LIABILITIES 458,079.03

EQUITY

2350 Operating Surplus(Deficit)	79,848.16
2999 Contingency Fund Balance	565,664.40
3664 Reserve - Building Envelope Maintenance	150,757.95

TOTAL EQUITY 796,270.51

TOTAL LIABILITIES & EQUITY 1,254,349.54

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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 7:52PM

BCS3495S CRF SCHEDULE



Company Code:	BCS 3495 - Grand Central (Strata Corp) (BCS3495S)
Report Title:	CRF SCHEDULE REPORT
Report Date:	As at February 28, 2021
Division:	BCS3495S - 0000

Year to Date

CONTINGENCY RESERVE SCHEDULE

INCOME

2705 CRF-Balance Forward-Prior Year	554,725.04
2710 Current Year Contribution - Contingency	10,833.33
2711 Interest	106.03

TOTAL INCOME 565,664.40

CONTINGENCY FUND BALANCE 565,664.40

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BCS3495S BUDGET COMPARATIVE



Company Code:	BCS 3495 - Grand Central (Strata Corp) (BCS3495S)
Report Title:	Operating Statement
Report Date:	For the 1 Month Ended 02/28/2021
Division:	BCS3495S - 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						
106,876.31	106,876.00	4002 Operating Fund Contribution	106,876.31	106,876.00	0.31	1,282,507.00
10,833.33	10,833.00	4003 Contingency Fund Contribution	10,833.33	10,833.00	0.33	130,000.00
117,709.64	117,709.00	TOTAL STRATA FEES	117,709.64	117,709.00	0.64	1,412,507.00
(2,303.56)	--	4523 Bylaw / Late Payment Fine	(2,303.56)	--	(2,303.56)	--
6.35	33.00	4640 Interest Income	6.35	33.00	(26.65)	400.00
--	146.00	4700 Miscellaneous Income	--	146.00	(146.00)	1,750.00
50.00	--	4720 Parking	50.00	--	50.00	--
115,462.43	117,888.00	TOTAL INCOME	115,462.43	117,888.00	(2,425.57)	1,414,657.00
EXPENSES						
GENERAL EXPENSES						
--	26.00	5015 Audit	--	26.00	26.00	315.00
9,815.60	9,000.00	5222 Building Manager	9,815.60	9,000.00	(815.60)	108,000.00
68,142.63	67,083.00	6300 Insurance	68,142.63	67,083.00	(1,059.63)	805,000.00
209.51	2,083.00	6504 Legal Fees	209.51	2,083.00	1,873.49	25,000.00
7,743.75	8,054.00	6700 Management Fees	7,743.75	8,054.00	310.25	96,642.00
82.79	833.00	6705 Miscellaneous	82.79	833.00	750.21	10,000.00
379.99	1,667.00	7025 Photocopy & Postage	379.99	1,667.00	1,287.01	20,000.00
86,374.27	88,746.00	TOTAL GENERAL EXPENSES	86,374.27	88,746.00	2,371.73	1,064,957.00
BUILDING & GROUND EXPENSES						
1,117.66	1,150.00	5705 Electricity	1,117.66	1,150.00	32.34	15,000.00
1,040.55	417.00	5903 Fire Prevention	1,040.55	417.00	(623.55)	5,000.00
--	1,333.00	6038 Garage Door Expense	--	1,333.00	1,333.00	16,000.00
359.10	667.00	6511 Landscaping	359.10	667.00	307.90	8,000.00
--	833.00	6701 Mechanical Maintenance	--	833.00	833.00	10,000.00
--	129.00	7004 Parkade Cleaning	--	129.00	129.00	1,550.00
126.00	167.00	7015 Pest Control	126.00	167.00	41.00	2,000.00
1,197.88	3,333.00	7240 Repair and Maintenance	1,197.88	3,333.00	2,135.12	40,000.00
283.50	5,000.00	7403 Security Camera System	283.50	5,000.00	4,716.50	60,000.00
--	833.00	7415 Snow Removal	--	833.00	833.00	10,000.00
--	1,250.00	7850 Water / Sewer	--	1,250.00	1,250.00	15,000.00
--	2,917.00	7855 Window Cleaning	--	2,917.00	2,917.00	35,000.00
4,124.69	18,029.00	TOTAL BUILDING & GROUND EXPENSES	4,124.69	18,029.00	13,904.31	217,550.00
10,833.33	10,833.00	9010 Reserve - Contingency Fund	10,833.33	10,833.00	(0.33)	130,000.00
101,332.29	117,608.00	TOTAL EXPENSES	101,332.29	117,608.00	16,275.71	1,412,507.00

BCS3495S BUDGET COMPARATIVE



Company Code:	BCS 3495 - Grand Central (Strata Corp) (BCS3495S)
Report Title:	Operating Statement
Report Date:	For the 1 Month Ended 02/28/2021
Division:	BCS3495S - 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>
14,130.14	280.00	CURRENT YR NET SURPLUS/(DEFICIT)	14,130.14	280.00	13,850.14	2,150.00
65,718.02	(146,255.00)	9990 Operating Surplus (Deficit) Balance Forward	65,718.02	(146,255.00)	211,973.02	(146,255.00)
79,848.16	(145,975.00)	ENDING OP SURPLUS/(DEFICIT)	79,848.16	(145,975.00)	225,823.16	(144,105.00)

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BCS 3495 - GRAND CENTRAL (STRATA CORP)

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	769,704	769,700	1,282,507
4003 Contingency Fund Contribution	76,970	76,970	130,000
TOTAL STRATA FEES	846,674	846,670	1,412,507
4523 Bylaw / Late Payment Fine	9,718	3,000	--
4640 Interest Income	435	1,000	400
4700 Miscellaneous Income	1,779	--	1,750
4702 Move In / Move Out Fee	(300)	--	--
4720 Parking	25	--	--
TOTAL INCOME	858,331	850,670	1,414,657
<u>EXPENSES</u>			
<u>GENERAL EXPENSES</u>			
5015 Audit	315	315	315
5222 Building Manager	129,520	115,000	108,000
6300 Insurance	391,712	261,968	805,000
6504 Legal Fees	11,553	10,000	25,000
6700 Management Fees	92,925	96,642	96,642
6705 Miscellaneous	8,503	4,000	10,000
7025 Photocopy & Postage	32,696	15,000	20,000
TOTAL GENERAL EXPENSES	667,223	502,925	1,064,957
<u>BUILDING & GROUND EXPENSES</u>			
5705 Electricity	27,617	19,657	15,000
5903 Fire Prevention	--	--	5,000
6038 Garage Door Expense	15,335	12,000	16,000
6511 Landscaping	5,663	8,000	8,000
6701 Mechanical Maintenance	19,609	33,000	10,000
7004 Parkade Cleaning	--	10,000	1,550
7015 Pest Control	1,512	2,000	2,000

BCS 3495 - GRAND CENTRAL (STRATA CORP)

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> \$
7240 Repair and Maintenance	174,316	80,000	40,000
7403-0005 Security Camera System	49,901	95,000	60,000
7415 Snow Removal	--	--	10,000
7850 Water / Sewer	--	--	15,000
7855 Window Cleaning	36,409	21,000	35,000
TOTAL BUILDING & GROUND EXPENSES	330,361	280,657	217,550
9010 Reserve - Contingency Fund	76,970	76,970	130,000
TOTAL EXPENSES	1,074,554	860,552	1,412,507
CURRENT YR NET SURPLUS/(DEFICIT)	(216,223)	(9,882)	2,150
9990 Operating Surplus (Deficit) Balance Forward	69,968	38,683	(146,255)
ENDING OP SURPLUS/(DEFICIT)	(146,255)	28,801	(144,105)