

Balance Sheet (Accrual)
LMS 2869 - THE CALYPSO - (Ims2869)
March 2016

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Assets

Current Assets

Cash

Bank - Operating Account	20,920.74
Bank - Contingency Reserve	385,079.82
Bank - Membrane Rep.	68,087.90
Bank - Depreciation Report Reserve	7,243.46
Bank - Flooring	5,730.52
GIC (CRF) - Other Banks	112,620.82

Total Cash 599,683.26

Accounts Receivable 2,349.19

Prepaid Insurance 39,660.50

Total Current Assets 641,692.95

Total Assets 641,692.95

Liabilities & Equity

Liabilities

Accrued Payable	18,080.00
Key Deposit	150.00
Prepayment - Revenue	4,927.99

Total Liabilities 23,157.99

Equity

Operating Surplus(Deficit) 39,772.44

Contingency Fund Balance 497,700.64

Reserve - Depreciation Report 7,243.46

Reserve - Flooring 5,730.52

Reserve - Membrane Repairs 68,087.90

Total Equity 618,534.96

Total Liabilities & Equity 641,692.95

SCHEDULE OF RESERVES

LMS 2869 - THE CALYPSO

Reporting Period Mar 2016

Period Ending 1

YTD Actual

CONTINGENCY RESERVE SCHEDULE

Balance Forward-Prior Year	491,258.16
Current Year Contribution - Contingency	6,250.00
Interest	192.48
Total Income	<u>497,700.64</u>

Contingency Fund Balance 497,700.64

MTCE RESERVE SCHEDULE / SP. LEVY FUND

Mtce Reserve / Special Levy Balance 0.00

Statement of Income & Expenses

LMS 2869 - THE CALYPSO

Reporting Period Mar 2016

Period Ending 1

Description	MTD Actual	YTD Actual	YTD Budget	Variance	Annual Budget
INCOME					
STRATA FEES					
Operating Fund Contribution	27,239	27,239	27,239	0	326,871
Contingency Fund Contribution	6,250	6,250	6,250	0	75,000
TOTAL STRATA FEES	33,489	33,489	33,489	0	401,871
Bylaw / Late Payment Fine	14	14	0	14	0
Interest Income	24	24	0	24	0
Move In / Move Out Fee	0	0	125	-125	1,500
Parking	60	60	0	60	0
TOTAL INCOME	33,587	33,587	33,614	-27	403,371
EXPENSES					
OPERATING EXPENSES					
Audit	0	0	25	25	300
Cleaning and Janitorial Supplies	1,759	1,759	2,083	324	25,000
Electrical Repairs / Maintenance	372	372	250	-122	3,000
Electricity	2,024	2,024	2,167	143	26,000
Elevator Maintenance	534	534	667	133	8,000
Enterphone	0	0	275	275	3,300
Fire Equipment Maintenance / Monitoring	58	58	542	484	6,500
Garbage Removal	801	801	1,458	657	17,500
Gas	2,673	2,673	2,750	77	33,000
Grounds-Maintenance	0	0	793	793	9,520
Grounds-Miscellaneous	0	0	417	417	5,000
HVAC Maintenance	0	0	417	417	5,000
Insurance	-404	-404	3,679	4,083	44,150
Legal Fees	16	16	42	26	500
Locks and Keys	0	0	63	63	750
Management Fees	2,083	2,083	2,083	0	25,001
Miscellaneous	0	0	83	83	1,000
Parking Lot Maintenance	0	0	208	208	2,500
Pest Control	0	0	63	63	750
Photocopy & Postage	54	54	175	121	2,100
Plumbing Repairs	0	0	1,417	1,417	17,000
Repair - Exterior	0	0	1,667	1,667	20,000
Repair - Interior	0	0	1,083	1,083	13,000
Roof Maintenance / Repairs	0	0	417	417	5,000
Signage	0	0	21	21	250
Snow Removal	0	0	167	167	2,000
Security	0	0	417	417	5,000
Water / Sewer	3,833	3,833	3,500	-333	42,000
Window Cleaning	0	0	313	313	3,750
TOTAL OPERATING EXPENSES	13,804	13,804	27,242	13,438	326,871
Reserve - Contingency Fund	6,250	6,250	6,250	0	75,000
TOTAL EXPENSES	20,054	20,054	33,492	13,438	401,871
CURRENT YR NET SURPLUS/(DEFICIT)	13,533	13,533	122	13,411	1,500
Operating Surplus (Deficit) Balance Forward	26,239	26,239	1,129	25,110	13,546
ENDING OP SURPLUS/(DEFICIT)	39,772	39,772	1,251	38,521	15,046