

CONDOMINIUM CORPORATION NO. 171 0503

March 20, 2023 9:48 AM

INCOME SUMMARY

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For the 2 Months Ending February 28, 2023

VOGUE (CONDO PLAN 171 0503)

Budget Comparison to Original Budget

| | C U R R E N T M O N T H | | | Y E A R T O D A T E | | | |
|--|-------------------------|-------------------|-------------------|---------------------|-------------------|------------------|---------------------|
| | Actual | Budget | Variance \$ | Actual | Budget | Variance \$ | Annual Budget |
| REVENUE | | | | | | | |
| Owner's Revenue | | | | | | | |
| Condo Fees - Commercial | 2,363.60 | 2,363.60 | 0.00 | 4,727.20 | 4,727.20 | 0.00 | 28,363.20 |
| Condo Fees - Residential | 129,940.68 | 129,940.44 | .24 | 259,881.36 | 259,880.88 | .48 | 1,559,285.28 |
| Interest / Other Income | 1,950.09 | 0.00 | 1,950.09 | 2,300.19 | 0.00 | 2,300.19 | 0.00 |
| Total Owner's Revenue | 134,254.37 | 132,304.04 | 1,950.33 | 266,908.75 | 264,608.08 | 2,300.67 | 1,587,648.48 |
| TOTAL REVENUE | 134,254.37 | 132,304.04 | 1,950.33 | 266,908.75 | 264,608.08 | 2,300.67 | 1,587,648.48 |
| EXPENSES | | | | | | | |
| Management / Administration | | | | | | | |
| Audit / Accounting Fees | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 5,000.00 |
| Professional / Legal Fees | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2,000.00 |
| Management Fees | 5,189.10 | 5,189.10 | 0.00 | 10,378.20 | 10,378.20 | 0.00 | 62,269.20 |
| Salaries/Wages - Concierge | 3,500.00 | 5,000.00 | 1,500.00 | 7,000.00 | 10,000.00 | 3,000.00 | 60,000.00 |
| Salaries/Wages - Building Operations | 5,000.00 | 5,000.00 | 0.00 | 10,000.00 | 10,000.00 | 0.00 | 60,000.00 |
| CPP/EI/WCB | 605.00 | 928.94 | 323.94 | 1,210.00 | 1,857.88 | 647.88 | 11,147.28 |
| Concierge Contract Services | 5,511.29 | 5,550.00 | 38.71 | 11,470.30 | 11,100.00 | (370.30) | 66,600.00 |
| Mechanical Contract | 1,968.77 | 0.00 | (1,968.77) | 3,937.54 | 10,000.00 | 6,062.46 | 40,000.00 |
| Elevator Contract | 3,799.41 | 0.00 | (3,799.41) | 7,598.82 | 10,710.00 | 3,111.18 | 42,840.00 |
| Cleaning Contract Services | 3,858.75 | 4,100.00 | 241.25 | 7,717.50 | 8,200.00 | 482.50 | 49,200.00 |
| Telephone / Internet | 562.27 | 500.00 | (62.27) | 1,069.26 | 1,000.00 | (69.26) | 6,000.00 |
| Office Expenses | 366.83 | 900.00 | 533.17 | 826.84 | 1,800.00 | 973.16 | 10,800.00 |
| Total Management / Administration | 30,361.42 | 27,168.04 | (3,193.38) | 61,208.46 | 75,046.08 | 13,837.62 | 415,856.48 |
| Repairs & Maintenance | | | | | | | |
| Utilities - Electricity | 20,345.14 | 17,738.00 | (2,607.14) | 44,059.90 | 41,755.00 | (2,304.90) | 253,200.00 |
| Utilities - Water & Sewer | 6,657.07 | 6,765.00 | 107.93 | 7,578.98 | 13,530.00 | 5,951.02 | 81,180.00 |
| Utilities - Heat/Gas | 16,403.84 | 18,492.00 | 2,088.16 | 32,688.92 | 39,793.00 | 7,104.08 | 155,195.00 |
| R&M - Electrical | 526.45 | 650.00 | 123.55 | 526.45 | 1,300.00 | 773.55 | 7,800.00 |
| R&M - Plumbing | 249.38 | 1,000.00 | 750.62 | 12,158.36 | 2,000.00 | (10,158.36) | 12,000.00 |
| R&M - Mechanical | 1,771.99 | 1,916.66 | 144.67 | 2,590.99 | 3,833.33 | 1,242.34 | 23,000.00 |

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VOGUE (CONDO PLAN 171 0503)

Budget Comparison to Original Budget

| | C U R R E N T M O N T H | | | Y E A R T O D A T E | | | |
|---|-------------------------|------------------|-----------------|---------------------|-------------------|-------------------|-------------------|
| | Actual | Budget | Variance \$ | Actual | Budget | Variance \$ | Annual Budget |
| R&M - Elevator | 106.68 | 1,329.13 | 1,222.45 | 213.36 | 2,000.00 | 1,786.64 | 8,050.00 |
| R&M - Interior Building Maintenance | 0.00 | 2,000.00 | 2,000.00 | 618.22 | 4,000.00 | 3,381.78 | 24,000.00 |
| R&M - Exterior Building Maintenance | 0.00 | 500.00 | 500.00 | 1,143.46 | 1,000.00 | (143.46) | 6,000.00 |
| R&M - Roof Repairs | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2,000.00 |
| R&M - Fire System Maintenance | 1,990.40 | 0.00 | (1,990.40) | 2,555.49 | 0.00 | (2,555.49) | 30,000.00 |
| Carpet Cleaning / Mat Rental | 1,053.84 | 858.33 | (195.51) | 2,107.68 | 1,716.70 | (390.98) | 10,300.00 |
| Window Cleaning | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 11,500.00 |
| Doors-Locks-Keys | 163.63 | 0.00 | (163.63) | 163.63 | 0.00 | (163.63) | 0.00 |
| Waste Disposal | 1,417.11 | 1,500.00 | 82.89 | 7,347.07 | 3,000.00 | (4,347.07) | 18,000.00 |
| Recycling | 581.81 | 200.00 | (381.81) | 1,163.62 | 400.00 | (763.62) | 2,400.00 |
| Security | 0.00 | 0.00 | 0.00 | 78.75 | 0.00 | (78.75) | 3,750.00 |
| Janitorial Supplies | 0.00 | 400.00 | 400.00 | 362.72 | 800.00 | 437.28 | 4,800.00 |
| Landscaping | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2,000.00 |
| Snow Removal | 0.00 | 50.00 | 50.00 | 0.00 | 100.00 | 100.00 | 300.00 |
| Parkade General Maintenance | 0.00 | 200.00 | 200.00 | 0.00 | 400.00 | 400.00 | 7,200.00 |
| Parkade Door Maintenance | 333.38 | 312.50 | (20.88) | 4,317.83 | 625.00 | (3,692.83) | 3,750.00 |
| Total Repairs & Maintenance | 51,600.72 | 53,911.62 | 2,310.90 | 119,675.43 | 116,253.03 | (3,422.40) | 666,425.00 |
| Insurance | | | | | | | |
| Insurance | 15,836.52 | 16,627.00 | 790.48 | 33,369.81 | 33,254.00 | (115.81) | 199,524.00 |
| Insurance Deductible | 0.00 | 2,150.00 | 2,150.00 | 0.00 | 4,300.00 | 4,300.00 | 25,800.00 |
| Insurance Non-Deductible Repairs | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 10,000.00 |
| Total Insurance | 15,836.52 | 18,777.00 | 2,940.48 | 33,369.81 | 37,554.00 | 4,184.19 | 235,324.00 |
| Resident Manager Unit | | | | | | | |
| Resident Manager Unit - Property Taxes | 230.00 | 300.00 | 70.00 | 460.00 | 600.00 | 140.00 | 3,600.00 |
| Resident Manager Unit - Mortgage Interest | 1,739.37 | 1,739.37 | 0.00 | 3,482.26 | 3,482.26 | 0.00 | 20,747.39 |
| Total Resident Manager Unit | 1,969.37 | 2,039.37 | 70.00 | 3,942.26 | 4,082.26 | 140.00 | 24,347.39 |
| Reserve Fund | | | | | | | |
| Reserve Fund Contributions | 19,674.00 | 19,674.00 | 0.00 | 39,348.00 | 39,348.00 | 0.00 | 236,088.00 |
| Total Reserve Fund Expenditures | 19,674.00 | 19,674.00 | 0.00 | 39,348.00 | 39,348.00 | 0.00 | 236,088.00 |

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For the 2 Months Ending February 28, 2023

VOGUE (CONDO PLAN 171 0503)

Budget Comparison to Original Budget

| | C U R R E N T M O N T H | | | Y E A R T O D A T E | | | |
|-------------------|-------------------------|------------|-------------|---------------------|------------|-------------|---------------|
| | Actual | Budget | Variance \$ | Actual | Budget | Variance \$ | Annual Budget |
| TOTAL EXPENSES | 119,442.03 | 121,570.03 | 2,128.00 | 257,543.96 | 272,283.37 | 14,739.41 | 1,578,040.87 |
| NET INCOME <LOSS> | 14,812.34 | 10,734.01 | 4,078.33 | 9,364.79 | (7,675.29) | 17,040.08 | 9,607.61 |

CONDOMINIUM CORPORATION NO. 171 0503
BALANCE SHEET
For the 2 Months Ending February 28, 2023
VOGUE (CONDO PLAN 171 0503)

YTD Actual

| | |
|---------------------------------------|-------------------|
| ASSETS: | |
| Note 1 - Cash | |
| TD Bank - Operating Account | 31,432.51 |
| Petty Cash | 500.00 |
| TD Bank - Reserve Fund | 91,023.76 |
| TD Bank - Savings Account | 52.26 |
| Total Cash | 123,008.53 |
| Note 2 - Accounts Receivable | |
| Accounts Receivable | 6,610.42 |
| Other Receivable | 1,226.01 |
| Total Accounts Receivable | 7,836.43 |
| Note 3 - Prepaid Expenses | |
| Prepaid Insurance | 18,105.01 |
| Prepaid Expense | 5,874.80 |
| Total Prepaid Expenses | 23,979.81 |
| Note 4 - Capital Assets | |
| Resident Manager Unit | 575,250.30 |
| Accum Amort - Resident Manager Unit | (124,484.51) |
| Fitness Equipment | 59,463.97 |
| Accum Amort - Fitness Equipment | (19,723.46) |
| Total Capital Assets | 490,506.30 |
| TOTAL ASSETS | 645,331.07 |
| LIABILITIES AND NET ASSETS | |
| Note 5 - Current Liabilities | |
| Accounts Payable | 81,201.19 |
| Accrued Payables | 6,717.12 |
| GST - Collected on Revenue | 236.36 |
| Current Portion of Mortgage Payable | 371,600.70 |
| Total Current Liabilities | 459,755.37 |
| Note 6 - Long Term Liabilities | |
| Security Deposit Payable | 1,000.00 |
| Total Long Term Liabilities | 1,000.00 |

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BALANCE SHEET

For the 2 Months Ending February 28, 2023
VOGUE (CONDO PLAN 171 0503)

YTD Actual

TOTAL LIABILITIES 460,755.37

NET ASSETS
Note 7 - Net Assets

Capital Reserve - Beginning 184,698.88

Transfers from Operating (93,675.12)

Capital Replacement Reserve Fund 91,023.76

Operating Fund - Beginning 84,187.15

Excess(Deficiency)of Revenues over Expenditures 9,364.79

TOTAL NET ASSETS 184,575.70

TOTAL LIABILITIES & NET ASSETS 645,331.07