Balance Sheet (Accrual)
YRSCC#1055 - (653)
July 2021

Prepared For:

Prepared By:
Bayshore Property Management Inc.
705-722-3700
P.O. Box 606
Barrie, ON L4M 4V1

Assets	
Current Assets	
Cash & Equivalents	
Bank	413,359.58
Petty Cash	581.00
Total Cash & Equivalent	413,940.58
Reserve Fund	
Bank-Reserve	609,677.89
Invest.-Reserve Fund	2,453,355.92
Accrued Int Rcble-ResFnd	28,510.00
Total Reserve Fund Asset	3,091,543.81
Operating Receivables	
Accounts Receivable	12,424.54
Total Operating Receivables	12,424.54
Other Current Assets	
Prepaid Expenses	10,150.74
Total Other Current Assets	10,150.74
Fixed Assets	
Fixed Asset- Guest Suite	255,453.80
Total Fixed Assets	255,453.80
Total Assets	3,783,513.47
Liabilities & Equity	
Current Liabilities	
Year-End Trade Payables	95,715.82
Accrued Payables	4,124.50
Planet Energy Cancellation Fee	39,731.13
Total Current Liabilities	139,571.45
Fund Balances	
Capital Asset Fund	255,453.76
Reserve Fund	3,091,543.81
Retained Earnings	296,944.45
Total Equity	3,643,942.02
Total Liabilities & Equity	3,783,513.47

Budget Comparison (Accrual)
YRSCC#1055 - (653)
July 2021

Prepared For:

Prepared By:
Bayshore Property Management Inc.
705-722-3700
P.O. Box 606
Barrie, ON L4M 4V1

	MTD Actual	MTD Budget	$ Var.	% Var.	YTD Actual	YTD Budget	$ Var.	% Var.	Annual
Revenues									
Common Element Fees	136,081.50	136,081.50	0.00	0.00	816,489.00	816,489.00	0.00	0.00	1,632,978.00
Guest Suite Fees	0.00	125.00	-125.00	-100.0	0.00	750.00	-750.00	-100.0	1,500.00
Party Room Rentals	0.00	83.33	-83.33	-100.0	0.00	499.98	-499.98	-100.0	1,000.00
Parking Fees	750.00	833.33	-83.33	-10.00	4,650.00	4,999.98	-349.98	-7.00	10,000.00
Interest Income	244.86	916.67	-671.81	-73.29	1,526.68	5,500.02	-3,973.34	-72.24	11,000.00
Miscellaneous Income	0.00	0.00	0.00	0	437.51	0.00	437.51	0	0.00
Total Revenues	137,076.36	138,039.83	-963.47	-0.70	823,103.19	828,238.98	-5,135.79	-0.62	1,656,478.00
Expenses:									
Utilities & Other									
Gas	0.00	6,666.67	6,666.67	100.0	59,431.06	40,000.02	-19,431.04	-48.58	80,000.00
Hydro	-5,253.10	15,833.33	21,086.43	133.1	47,876.07	94,999.98	47,123.91	49.60	190,000.00
Water & Sewer	0.00	10,833.33	10,833.33	100.0	65,782.61	64,999.98	-782.63	-1.20	130,000.00
Total Utilities & Other	-5,253.10	33,333.33	38,586.43	115.76	173,089.74	199,999.98	26,910.24	13.46	400,000.00
Repairs & Maintenance									
Elevator Maintenance	4,641.90	2,791.67	-1,850.23	-66.28	10,781.25	16,750.02	5,968.77	35.63	33,500.00
Security/Monitoring	471.21	208.33	-262.88	-126.1	1,884.84	1,249.98	-634.86	-50.79	2,500.00
Fire Protection	5,071.20	433.33	-4,637.87	-1,070	12,925.32	2,599.98	-10,325.34	-397.1	5,200.00
Energy Mgmt Contract	698.53	750.00	51.47	6.86	3,492.65	4,500.00	1,007.35	22.39	9,000.00
Diesel Generator	949.20	469.67	-479.53	-102.1	1,356.00	2,818.02	1,462.02	51.88	5,636.00
Grounds Keeping	3,604.70	3,859.17	254.47	6.59	21,628.20	23,155.02	1,526.82	6.59	46,310.00
Grounds Extras	0.00	333.33	333.33	100.0	2,723.30	1,999.98	-723.32	-36.17	4,000.00
Snow Removal - Extras	0.00	166.67	166.67	100.0	0.00	1,000.02	1,000.02	100.0	2,000.00
HVAC/AC	0.00	3,333.33	3,333.33	100.0	28,021.70	19,999.98	-8,021.72	-40.11	40,000.00
Keys & Locks	0.00	275.00	275.00	100.0	2,031.51	1,650.00	-381.51	-23.12	3,300.00
Garage Repairs & Maint.	0.00	250.00	250.00	100.0	5,978.83	1,500.00	-4,478.83	-298.5	3,000.00
Pest Control	221.48	125.00	-96.48	-77.18	1,145.18	750.00	-395.18	-52.69	1,500.00
Equipment & Supplies	1,257.97	433.33	-824.64	-190.3	3,055.11	2,599.98	-455.13	-17.51	5,200.00
CCTV Equipment	0.00	250.00	250.00	100.0	610.20	1,500.00	889.80	59.32	3,000.00
General Bldg Maintenance	2,350.18	3,134.17	783.99	25.01	16,672.06	18,805.02	2,132.96	11.34	37,610.00
Plumbing & Electrical	2,264.63	1,666.67	-597.96	-35.88	7,829.80	10,000.02	2,170.22	21.70	20,000.00
Pool & Rec.Centre Mtnce.	1,672.51	2,000.00	327.49	16.37	6,823.47	12,000.00	5,176.53	43.14	24,000.00
Total Repairs & Maint.	23,203.51	20,479.67	-2,723.84	-13.30	126,959.42	122,878.02	-4,081.40	-3.32	245,756.00
Administration Expenses									
Superintendent	3,941.81	4,166.67	224.86	5.40	23,650.86	25,000.02	1,349.16	5.40	50,000.00
Concierge	0.00	16,666.67	16,666.67	100.0	67,438.69	100,000.02	32,561.33	32.56	200,000.00
Cleaner	3,081.76	3,583.33	501.57	14.00	20,031.44	21,499.98	1,468.54	6.83	43,000.00
Staff Benefits	0.00	208.33	208.33	100.0	2,500.00	1,249.98	-1,250.02	-100.0	2,500.00
CPP Expense	153.28	200.00	46.72	23.36	996.32	1,200.00	203.68	16.97	2,400.00
E.I. Expense	68.18	83.33	15.15	18.18	443.17	499.98	56.81	11.36	1,000.00
WSIB Expense	0.00	62.58	62.58	100.0	350.56	375.48	24.92	6.64	751.00
Management Fees	4,935.84	5,000.00	64.16	1.28	29,615.04	30,000.00	384.96	1.28	60,000.00
Insurance	5,075.37	5,000.00	-75.37	-1.51	30,452.22	30,000.00	-452.22	-1.51	60,000.00
Legal Fees	0.00	416.67	416.67	100.0	0.00	2,500.02	2,500.02	100.0	5,000.00
Professional Fees	0.00	1,000.00	1,000.00	100.0	4,350.50	6,000.00	1,649.50	27.49	12,000.00
Meetings,Minutes etc	1,260.50	208.33	-1,052.17	-505.0	3,875.69	1,249.98	-2,625.71	-210.0	2,500.00
Telephone Expense	574.26	416.67	-157.59	-37.82	2,747.75	2,500.02	-247.73	-9.91	5,000.00
Office Expenses	0.00	250.00	250.00	100.0	172.17	1,500.00	1,327.83	88.52	3,000.00
CAO/New Act Implementation	0.00	183.33	183.33	100.0	1,638.00	1,099.98	-538.02	-48.91	2,200.00
Bank Charges	58.56	83.33	24.77	29.73	373.99	499.98	125.99	25.20	1,000.00
Total Administration Exp	19,149.56	37,529.24	18,379.68	48.97	188,636.40	225,175.44	36,539.04	16.23	450,351.00
Reserve Fund Contribution:									

Budget Comparison (Accrual)
YRSCC#1055 - (653)
July 2021

	MTD Actual	MTD Budget	$ Var.	% Var.	YTD Actual	YTD Budget	$ Var.	% Var.	Annual
Reserve Fund Contribution	46,697.58	46,697.58	0.00	0.00	280,185.48	280,185.48	0.00	0.00	560,371.00
Total Reserve Contribution	46,697.58	46,697.58	0.00	0.00	280,185.48	280,185.48	0.00	0.00	560,371.00
Total Expenses	83,797.55	138,039.82	54,242.27	39.29	768,871.04	828,238.92	59,367.88	7.17	1,656,478.00
Net Income (Loss)	53,278.81	0.01	53,278.80	532,7	54,232.15	0.06	54,232.09	90,38	0.00
Reserve Fund Trans.									
Reserve Fund Allocation	-39,868.48	0.00	39,868.48	0	-158,448.69	0.00	158,448.69	0	0.00
Res Fd Exp-General	39,868.48	0.00	-39,868.48	0	158,448.69	0.00	-158,448.69	0	0.00
Net Surplus (Deficit)	53,278.81	0.01	53,278.80	532,7	54,232.15	0.06	54,232.09	90,38	0.00

RESERVE FUND RECONCILIATION
YORK REGION SIMCOE CONDOMINIUM CORPORATION #1055 (653)
AS OF JULY 31, 2021

RESERVE FUND ASSETS (LIABILITIES):

	Interest Rate:		
BANK ACCOUNTS			
Reserve Bank Accounts	0.60%		609,677.89
INVESTMENTS			
Cash		0.92	
Canadian Tire Bank GIC due Nov15/21	3.20%	100,000.00	
Canadian Western Bank GIC due Nov15/21	3.22%	100,000.00	
Manuilife Bank GIC due Nov15/21	3.10%	100,000.00	
Manuilife Trust GIC due Nov15/21	3.10%	100,000.00	
BMO Trust Company GIC due Apr 28/22	0.25%	70,000.00	
Bank of Montreal GIC due Apr 28/22	0.25%	83,355.00	
National Bank GIC due Apr 28/22	0.35%	100,000.00	
Natcan Trust GIC due Apr 28/22	0.35%	100,000.00	
SunLife Financial Trust GIC due Apr 28/22	0.40%	100,000.00	
Concentra Bank GIC due Apr 28/22	0.45%	100,000.00	
CIBC GIC due Apr 28/22	0.55%	100,000.00	
VersaBank GIC due Apr 28/22	0.55%	100,000.00	
ADS Canadian Bank GIC due Apr 28/23	0.75%	100,000.00	
Scotia Mortgage Corp GIC due Apr 28/23	0.75%	100,000.00	
National Trust Co GIC due Apr 28/23	0.75%	100,000.00	
Montreal Trust Co GIC due Apr 28/23	0.75%	100,000.00	
Bank of Nova Scotia GIC due Apr 28/23	0.75%	100,000.00	
Equitable Bank GIC due Apr 28/23	1.05%	100,000.00	
Home Trust GIC due Apr 28/23	1.01%	100,000.00	
Royal Bank of Canada GIC due Apr 29/24	0.80%	100,000.00	
B2B Bank GIC due Apr 29/24	1.05%	100,000.00	
Presidents Choice Bank GIC due Apr 29/24	1.20%	100,000.00	
General Bank of Canada GIC due Apr 29/24	1.39%	100,000.00	
Homequity Bank GIC due Apr 29/24	1.40%	100,000.00	
ICICI Bank GIC due Apr 29/24	1.37%	100,000.00	
			2,453,355.92
OTHER ASSETS (LIABILITIES)			
Accrued Interest			28,510.00
Due to/from Operating to Reserve			0.00
			3,091,543.81
RESERVE FUND BALANCE:			
Balance January 31, 2021			2,967,380.90
Transfers to Date			280,185.48
Interest Earned to Date			2,426.12
EXPENSES			
Adex Locksmiths - Replace door closer		783.01	
Maxim Roofing - Leak Repair		4,328.00	
CES Poweron - Replace Hose - Generator		1,851.28	
Complete Energy - Chiller Replacement		74,932.56	
Building Sciences Inc. - Smoke Control Report		6,780.00	
Atlantis Indoor Air Quality - AC Units		1,802.35	
Trace Consulting Group - Replace Chiller		20,105.86	
Avante Security - Install Fire Monitor System		1,227.93	
Complete Energy - MUA Rep N. Tower Roof		6,667.57	
Massoud Mohammad - Guest Suite Appliances		497.15	
Bayshore Prop Mgmt - Proj Mgmt Fee - Chiller		13,107.15	
Bayshore Prop Mgmt - Proj Mgmt Fee - Roof		21,244.00	
Trace Consulting Group - Stack Effect Investigation		5,121.83	
			- 158,448.69
TOTAL RESERVE FUND			3,091,543.81