

Financial Statement

Toronto Condominium Corporation No.8974

Fiscal Period January 1, 2016 to December 31, 2016

October 1, 2016 To October 31, 2016

Creation Date: Nov 14, 2016

Prepared By: Shiftsuite

Financial Statement

October 1, 2016 To October 31, 2016

Toronto Condominium Corporation No.8974

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Toronto Condominium Corporation No.8974

Trial Balance

As of October 31, 2016

	Debit	Credit
1020 - Operating Bank	6,683.86	0.00
1025 - Reserve Bank Account	38,871.56	0.00
1040 - Account Receivable - Assessment	4,838.56	0.00
5150 - Accounts Payable	0.00	500.00
5151 - Accrued Liabilities	0.00	2,886.61
8060 - Reserve Fund Contribution	0.00	23,415.56
9000 - Homeowners Assessment	0.00	38,600.00
9020 - Interest	0.00	43.89
9030 - Miscellaneous Income	0.00	3,081.34
9310 - Management	0.00	7,632.24
9400 - Security	425.26	0.00
9405 - Irrigation System	4,000.00	0.00
9440 - Landscaping & Snow Removal	450.00	0.00
9500 - Building & Site Maintenance	3,372.38	0.00
9550 - Hydro	0.00	4,100.16
9580 - Insurance	0.00	7,500.00
9590 - Cable T.V.	1,611.97	0.00
9700 - Legal, Audit & Accounting	0.00	3,396.35
9830 - Administration	17,413.56	0.00
9900 - Reserve Fund Expenses	13,489.00	0.00
Total:	\$91,156.15	\$91,156.15

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Classified Statement of Financial Position

As of October 31, 2016

ASSETS

Bank

1020 - Operating Bank	6,683.86
1025 - Reserve Bank Account	38,871.56
Total Bank	45,555.42

Accounts Receivable

1040 - Account Receivable - Assessment	4,838.56
Total Accounts Receivable	4,838.56
Total ASSETS	50,393.98

LIABILITIES

Other Current Liability

5150 - Accounts Payable	500.00
5151 - Accrued Liabilities	2,886.61
Total Other Current Liability	3,386.61
Total LIABILITIES	3,386.61

FUND BALANCES

Equity

Operating Fund	37,080.81
Total Equity	37,080.81

Reserve Fund

8060 - Reserve Fund Contribution	23,415.56
9900 - Reserve Fund Expenses	(13,489.00)
Total Reserve Fund	9,926.56
Total FUND BALANCES	47,007.37

Total Liabilities and Fund Balances **\$50,393.98**

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Classified Statement of Operations Comparative

Fiscal Period Starting January 1, 2016

October 1, 2016 To October 31, 2016

	Current Period			Year-to-Date			Yearly Budgets	
	Actual	Budget	Variance	Actual	Budget	Variance	Current	Last Year
Revenue								
9000 - Homeowners Assessment	3,300.00	3,300.00	0.00	25,800.00	33,000.00	(7,200.00)	39,600.00	38,400.00
9030 - Miscellaneous Income	776.79	33.33	743.46	2,646.79	333.30	2,313.49	400.00	400.00
Total Revenue	4,076.79	3,333.33	743.46	28,446.79	33,333.30	(4,886.51)	40,000.00	38,800.00
Expense								
9830 - Administration	0.00	41.67	41.67	17,305.56	416.70	(16,888.86)	500.00	500.00
9500 - Building & Site Maintenance	0.00	500.00	500.00	11,197.38	5,000.00	(6,197.38)	6,000.00	6,000.00
9590 - Cable T.V.	0.00	25.00	25.00	461.97	250.00	(211.97)	300.00	300.00
9890 - Gas	0.00	60.42	60.42	0.00	604.20	604.20	725.00	725.00
9580 - Insurance	0.00	166.67	166.67	0.00	1,666.70	1,666.70	2,000.00	2,000.00
9440 - Landscaping & Snow Removal	0.00	500.00	500.00	0.00	5,000.00	5,000.00	6,000.00	6,000.00
9700 - Legal, Audit & Accounting	(325.00)	41.67	366.67	(1,051.35)	416.70	1,468.05	500.00	500.00
9310 - Management	0.00	933.33	933.33	2,367.76	9,333.30	6,965.54	11,200.00	10,000.00
9400 - Security	0.00	291.67	291.67	425.26	2,916.70	2,491.44	3,500.00	3,500.00
Total	(325.00)	2,560.43	2,885.43	30,706.58	25,604.30	(5,102.28)	30,725.00	29,525.00
UTILITIES								
9550 - Hydro	(260.00)	375.00	635.00	(600.16)	3,750.00	4,350.16	4,500.00	4,500.00
9405 - Irrigation System	0.00	356.25	356.25	4,000.00	3,562.50	(437.50)	4,275.00	4,275.00
9560 - Water & Sewage	0.00	41.67	41.67	0.00	416.70	416.70	500.00	500.00
Total Utilities	(260.00)	772.92	1,032.92	3,399.84	7,729.20	4,329.36	9,275.00	9,275.00
Total Expense	(585.00)	3,333.35	3,918.35	34,106.42	33,333.50	(772.92)	40,000.00	38,800.00
NET INCOME:	\$4,661.79	(\$0.02)	\$4,661.81	(\$5,659.63)	(\$0.20)	(\$5,659.43)	\$0.00	\$0.00

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Statement of Reserve Fund

Fiscal Period Starting January 1, 2016

October 1, 2016 To October 31, 2016

Account Name	Current Period	Year To Date
Reserve Fund Balance Forwarded	0.00	0.00
Reserve Fund Contribution		
Reserve Fund Contribution	0.00	23,415.56
Total:	\$0.00	\$23,415.56
Reserve Fund Expense		
Reserve Fund Expenses	0.00	13,489.00
Total:	\$0.00	\$13,489.00
Reserve Fund Expense Total:	\$0.00	\$13,489.00
Balance at End of Period	\$0.00	\$9,926.56
Reserve Fund Increase (Decrease)	\$0.00	\$9,926.56

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Transaction List

October 1, 2016 To October 31, 2016

Type	Date	Num	Name	Memo	Account	Amount
Cheque	10/06/2016	0	Bell Canada	Cheque for Bell Canada	1020 - Operating Bank	86.99
Cheque	10/06/2016	0	CCI	Cheque for CCI	1020 - Operating Bank	3890.00
PO	10/26/2016	8	Shift Next Level Innovations Inc.	Vendor Message: test, cancellation notification on Approved PO - Internal Message:	5151 - Accrued Liabilities	125.00
PO	10/27/2016	9	Shift Next Level Innovations Inc.	Vendor Message: test void cancellation notice - Internal Message:	5151 - Accrued Liabilities	28.25
Deposit	10/01/2016			Deposit to 1020 - Operating Bank - Bank on Saturday, October 1, 2016	1020 - Operating Bank	3290.00
Deposit	10/06/2016			Deposit to 1020 - Operating Bank - Bank on Thursday, October 6, 2016	1020 - Operating Bank	375.00

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Accounts Payable Aging Summary By Days

As of October 31, 2016

Vendor	Current	1-30	31-60	61-90	> 90	Total
AAA Roofmasters	0.00	0.00	475.00	0.00	0.00	475.00
Aaron Locks & Doors	0.00	0.00	25.00	0.00	0.00	25.00
Total:	\$0.00	\$0.00	\$500.00	\$0.00	\$0.00	\$500.00

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Accounts Payable Schedule

As of October 31, 2016

AAA Roofmasters	475.00
Aaron Locks & Doors	25.00
Total Payable:	\$500.00

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Cheque Listing Summary For Operating Bank

From 10-01-2016 To 10-31-2016

Cheque No.	Cheque Date	Paid Amount	Vendor Name	Memo	Status
	10/06/2016	\$86.99	Bell Canada	superintendent cell phone pla	To Be Printed
	10/06/2016	\$3,890.00	CCI	Annual CCI Advertising	To Be Printed

Total # of Cheques: 2
Total Printed And Cleared: \$0.00
Register Balance: \$6,683.86

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Owners A/R Aging Summary By Days

As of October 31, 2016

Unit	Legal Unit	Legal Level	Current	1-30	31-60	61-90	> 90	Total
1	1	1	0.00	26.00	412.50	445.00	0.00	883.50
2	2	1	0.00	26.00	250.00	0.00	0.00	276.00
3	3	1	0.00	26.00	217.67	0.00	0.00	243.67
4	4	1	0.00	26.00	290.17	27.50	0.00	343.67
5	5	1	0.00	26.00	337.67	0.00	0.00	363.67
6	6	1	0.00	26.00	42.67	0.00	0.00	68.67
7	7	1	0.00	276.00	547.67	390.00	0.00	1,213.67
8	8	1	0.00	302.79	0.00	0.00	0.00	302.79
9	9	1	0.00	26.00	547.67	15.00	0.00	588.67
10	10	1	0.00	26.00	0.00	0.00	0.00	26.00
Total:			\$0.00	\$786.79	\$2,646.02	\$877.50	\$0.00	\$4,310.31

Total owing to Corporation \$4,310.31

Total owing by Corporation \$0.00

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Reconciliation Summary

1020 - Operating Bank, As of 9/30/2015

Statement Balance			\$18,750.44
Beginning Balance			\$13,819.30
Cleared Transactions			
Cheques and Payments - 3 items	242.75		
Deposits and Credits - 4 items	5,173.89		
Total Cleared Transactions		4,931.14	
Cleared Balance			\$18,750.44
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Uncleared Transactions			
Cheques and Payments - 0 items	0.00		
Deposits and Credits - 0 items	0.00		
Total Uncleared Transactions		0.00	
Register Balance as of 9/30/2015			\$18,750.44
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Plus/Minus			\$0.00

Toronto Condominium Corporation No.8974

Classified Budget

Jan 2016 - Dec 2016

REVENUE

Homeowners Assessment	39,600.00
Miscellaneous Income	400.00
REVENUE	40,000.00

EXPENDITURES

Management	11,200.00
Security	3,500.00
Landscaping & Snow Removal	6,000.00
Building & Site Maintenance	6,000.00
Insurance	2,000.00
Cable T.V.	300.00
Legal, Audit & Accounting	500.00
Administration	500.00
Gas	725.00
Utilities	
Irrigation System	4,275.00
Hydro	4,500.00
Water & Sewage	500.00
Total Utilities	9,275.00
EXPENDITURES	40,000.00

DEFICIT/SURPLUS

\$0.00

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Budget Pie Chart

Jan 2016 - Dec 2016

