



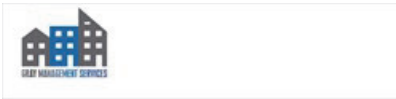
105 COPPER ROAD, WHITEHORSE YUKON, Y1A 3A7

867-668-4729 ♦ GRAYMANAGEMENTSERVICES.COM

Condominium Financial Package Semi-Annual Report

For the period ended, June 30, 2023

Prepared for:
Whitehorse Condominium Corporation No. 124



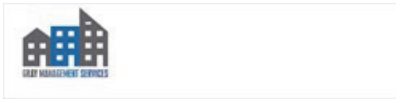
Budget vs. Actuals

Accrual basis

Prepared By: Gray Management
Services
105 Copper Rd
Whitehorse YT Y1A2Z7

Condo Corporation 124 - Lansing Point - CC124 Budget 2023

Account	2023-04-01 - 2023-06-30				2023-01-01 - 2023-06-30			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
Income								
Bank Interest	0.00	0.00	0.00	--	1.00	0.00	1.00	--
Condo Fees	34,020.00	34,020.00	0.00	100.00 %	68,039.10	68,039.10	0.00	100.00 %
Interest Revenue- Savings Acct	153.53	0.00	153.53	--	153.53	0.00	153.53	--
Total for Income	\$34,173.53	\$34,020.00	\$153.53	100.45 %	\$68,193.63	\$68,039.10	\$154.53	100.23 %
Expense								
Accounting	1,190.70	1,190.70	0.00	100.00 %	2,381.40	2,381.40	0.00	100.00 %
Bank Fees	0.00	50.01	-50.01	0.00 %	-96.00	100.02	-196.02	-95.98 %
Carpet Cleaning	0.00	630.00	-630.00	0.00 %	0.00	630.00	-630.00	0.00 %
Condo Management	4,082.40	4,082.40	0.00	100.00 %	8,164.80	8,164.80	0.00	100.00 %
Electricity	1,767.54	1,600.00	167.54	110.47 %	4,578.91	4,000.00	578.91	114.47 %
Elevator Maintenance	2,504.25	2,250.00	254.25	111.30 %	5,843.25	4,500.00	1,343.25	129.85 %
Fire Alarm Maintenance	0.00	315.00	-315.00	0.00 %	0.00	630.00	-630.00	0.00 %
Insurance	5,378.76	5,610.00	-231.24	95.88 %	10,757.52	11,220.00	-462.48	95.88 %
Insurance Contingency	0.00	1,250.01	-1,250.01	0.00 %	0.00	2,500.02	-2,500.02	0.00 %
Janitorial	1,039.50	1,039.50	0.00	100.00 %	2,079.00	2,079.00	0.00	100.00 %
Landscaping	1,202.41	1,666.66	-464.25	72.14 %	1,202.41	1,666.66	-464.25	72.14 %
Office Supplies	0.00	125.00	-125.00	0.00 %	0.00	250.00	-250.00	0.00 %
Organics	144.20	140.00	4.20	103.00 %	214.20	210.00	4.20	102.00 %
Other Expenses	0.00	0.00	0.00	--	83.68	0.00	83.68	--
Recycling	236.25	500.00	-263.75	47.25 %	425.25	750.00	-324.75	56.70 %
Repairs and Maintenance	314.65	750.00	-435.35	41.95 %	839.65	1,500.00	-660.35	55.98 %
Snow Removal	1,566.09	2,500.00	-933.91	62.64 %	8,713.98	10,000.00	-1,286.02	87.14 %
Telephone	323.22	487.50	-164.28	66.30 %	723.67	975.00	-251.33	74.22 %
Waste Removal	661.50	675.00	-13.50	98.00 %	1,323.00	1,350.00	-27.00	98.00 %
Water/Sewer	718.64	999.99	-281.35	71.86 %	1,188.53	1,999.98	-811.45	59.43 %
Window Washing	1,554.00	1,785.00	-231.00	87.06 %	1,554.00	1,785.00	-231.00	87.06 %
Total for Expense	\$22,684.11	\$27,646.77	-\$4,962.66	82.05 %	\$49,977.25	\$56,691.88	-\$6,714.63	88.16 %

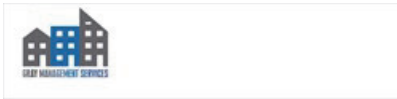


Budget vs. Actuals

Accrual basis

Prepared By: Gray Management
Services
105 Copper Rd
Whitehorse YT Y1A2Z7

Account	2023-04-01 - 2023-06-30				2023-01-01 - 2023-06-30			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
Net Operating Income	\$11,489.42	\$6,373.23	\$5,116.19	180.28 %	\$18,216.38	\$11,347.22	\$6,869.16	160.54 %
Non-operating Expense								
Extraordinary Expenses								
Insurance Appraisal	3,150.00	0.00	3,150.00	--	3,150.00	0.00	3,150.00	--
Total for Extraordinary Expenses	\$3,150.00	\$0.00	\$3,150.00	0.00 %	\$3,150.00	\$0.00	\$3,150.00	0.00 %
Reserve Fund Contribution	153.53	7,500.00	-7,346.47	2.05 %	203.87	15,000.00	-14,796.13	1.36 %
Reserve Fund Interest Expense	0.00	0.00	0.00	--	-50.34	0.00	-50.34	--
Total for Non-operating Expense	\$3,303.53	\$7,500.00	-\$4,196.47	44.05 %	\$3,303.53	\$15,000.00	-\$11,696.47	22.02 %
Net Non-operating Income	-\$3,303.53	-\$7,500.00	\$4,196.47	0.00 %	-\$3,303.53	-\$15,000.00	\$11,696.47	0.00 %
Net Income	\$8,185.89	-\$1,126.77	\$9,312.66	0.00 %	\$14,912.85	-\$3,652.78	\$18,565.63	0.00 %



Balance Sheet

As of 2023-06-30, Accrual Basis

Prepared By: Gray Management
Services
105 Copper Rd
Whitehorse YT Y1A2Z7

Condo Corporation 124 - Lansing Point

Assets

Current Asset

Accounts Receivable	-6,496.20
CC 124 BMO Chequing Account	86,800.49
CC 124 BMO Savings Account	21,203.87
CC 124 GIC Account	40,986.32
Prepaid Insurance	3,585.80
Total Current Asset	\$146,080.28

Total Assets

\$146,080.28

Liabilities

Current Liability

Accounts Payable	10,467.79
Total Current Liability	\$10,467.79

Total Liabilities

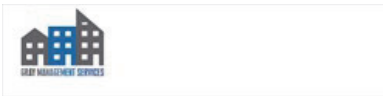
\$10,467.79

Equity

Contingency Fund Equity	5,000.00
Reserve Fund Equity	62,190.19
Retained Earnings	53,509.45
Net Income	14,912.85
Total Equity	\$135,612.49

Total Liabilities & Equity

\$146,080.28



Income Statement

2023-01-01 - 2023-06-30, By Month, Accrual basis

Prepared By: Gray Management
Services
105 Copper Rd
Whitehorse YT Y1A2Z7

Condo Corporation 124 - Lansing Point

Account	01-2023	02-2023	03-2023	04-2023	05-2023	06-2023	Total
Income							
Condo Fees	10,408.00	13,203.10	10,408.00	11,340.00	11,340.00	11,340.00	68,039.10
Interest from Bank Account	1.00		50.34	50.47	52.31	50.75	204.87
Total Income	\$10,409.00	\$13,203.10	\$10,458.34	\$11,390.47	\$11,392.31	\$11,390.75	\$68,243.97
Expense							
Accounting	396.90	396.90	396.90	396.90	396.90	396.90	2,381.40
Bank Fees	-96.00						-96.00
Condo Management	1,360.80	1,360.80	1,360.80	1,360.80	1,360.80	1,360.80	8,164.80
Electricity	1,229.08	891.13	691.16	703.66	475.95	587.93	4,578.91
Elevator Maintenance			3,339.00		2,504.25		5,843.25
Insurance	1,792.92	1,792.92	1,792.92	1,792.92	1,792.92	1,792.92	10,757.52
Janitorial	346.50	346.50	346.50	346.50	346.50	346.50	2,079.00
Landscaping						1,202.41	1,202.41
Office Supplies	-145.47	145.47					
Organics		70.00		70.00		74.20	214.20
Other Expenses		83.68					83.68
Recycling		189.00			189.00	236.25	614.25
Repairs and Maintenance		525.00			183.40	131.25	839.65
Security Services						131.25	131.25
Snow Removal	5,704.14	1,338.75	105.00		1,566.09		8,713.98
Telephone	161.23	161.23	77.99	73.82	88.17	173.55	735.99
Waste Removal	220.50	220.50	220.50	220.50	220.50	220.50	1,323.00
Water/Sewer		469.89		413.14		305.50	1,188.53
Window Washing						1,554.00	1,554.00
Total Expense	\$10,970.60	\$7,991.77	\$8,330.77	\$5,378.24	\$9,124.48	\$8,513.96	\$50,309.82
Net Operating Income	-\$561.60	\$5,211.33	\$2,127.57	\$6,012.23	\$2,267.83	\$2,876.79	\$17,934.15
Non-operating Expense							
Extraordinary Expenses							
Insurance Appraisal						3,150.00	3,150.00
Total for Extraordinary Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,150.00	\$3,150.00
Reserve Fund Contribution			50.34	50.47	52.31	50.75	203.87
Total Non-operating Expense	\$0.00	\$0.00	\$50.34	\$50.47	\$52.31	\$3,200.75	\$3,353.87
Net Non-operating Income	\$0.00	\$0.00	-\$50.34	-\$50.47	-\$52.31	-\$3,200.75	-\$3,353.87
Net Income	-\$561.60	\$5,211.33	\$2,077.23	\$5,961.76	\$2,215.52	-\$323.96	\$14,580.28