Balance Sheet

As of 2022-09-30, Accrual Basis

Prepared By:
Sterling Management Services Ltd.
10151 100 Street, Fort St. John, BC
V1J 3Y6

LMS 280_Chateau Comox_1272 Comox St_VAN

Assets	
Current Asset	
1042 LMS 280_Chateau Comox_Operating	8,829.24
1043 LMS 280_Chateau Comox_Contingency	103,525.07
1200 Accounts Receivable	542.00
1510 Prepaid_Insurance	7,144.68
1550 Prepaid_General	2,202.80
1710 Due to SL from OP_Levy	1,008.84
Total Current Asset	**$123,252.63**
Total Assets	**$123,252.63**
Liabilities	
Current Liability	
2005 Accounts Payable	2,307.08
2422 Key Deposit	420.00
2710 Due from OP to SL_Levy	1,008.84
Total Current Liability	**$3,735.92**
Total Liabilities	**$3,735.92**
Equity	
3205 Contingency Reserve Fund - Opening Balance	103,527.57
3220 Contingency Reserve Fund - Expense	-2.50
3310 Special Levy Fund - Contribution	185,000.01
3315 Special Levy Fund - Interest	1,550.68
3320 Special Levy Fund - Expense	-260,541.85
3370 Special Levy Fund - CRF Contribution	75,000.00
3705 Retained Earnings	12,237.09
Net Income	2,745.71
Total Equity	**$119,516.71**
Total Liabilities & Equity	**$123,252.63**

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Budget vs. Actuals

Accrual basis

LMS 280_Chateau Comox_1272 Comox St_VAN - LMS 280_Sep'22-Aug'23_INTERM

	2022-09-01 - 2022-09-30				2022-09-01 - 2022-09-30			
Account	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
Income								
4000 REVENUE								
4005 Strata Fees	10,737.03	10,737.00	0.03	100.00 %	10,737.03	10,737.00	0.03	100.00 %
4010 Interest Income	0.00	30.00	-30.00	0.00 %	0.00	30.00	-30.00	0.00 %
4080 Gas Fireplace Income	96.00	0.00	96.00	--	96.00	0.00	96.00	--
4081 Gas Stove Income	25.00	22.08	2.92	113.21 %	25.00	22.08	2.92	113.22 %
4099 Surplus Carryover from Prior Year	0.00	913.48	-913.48	0.00 %	0.00	913.48	-913.48	0.00 %
Total for 4000 REVENUE	**$10,858.03**	**$11,702.57**	**-$844.54**	**92.78 %**	**$10,858.03**	**$11,702.56**	**-$844.53**	**92.78 %**
Total for Income	**$10,858.03**	**$11,702.57**	**-$844.54**	**92.78 %**	**$10,858.03**	**$11,702.56**	**-$844.53**	**92.78 %**
Expense								
5100 ADMINISTRATIVE EXPENSE								
5105 Management Fees	871.50	883.33	-11.83	98.66 %	871.50	883.33	-11.83	98.66 %
5110 Bank Fees & Charges	117.72	0.00	117.72	--	117.72	0.00	117.72	--
5130 Insurance Expense	1,786.17	2,274.17	-488.00	78.54 %	1,786.17	2,274.17	-488.00	78.54 %
5140 Miscellaneous Expense	205.89	100.00	105.89	205.89 %	205.89	100.00	105.89	205.89 %
5199 Administration Fee	176.40	0.00	176.40	--	176.40	0.00	176.40	--
Total for 5100 ADMINISTRATIVE EXPENSE	**$3,157.68**	**$3,257.50**	**-$99.82**	**96.94 %**	**$3,157.68**	**$3,257.50**	**-$99.82**	**96.94 %**
5200 UTILITIES EXPENSE								
5205 Electricity	1,287.21	875.00	412.21	147.11 %	1,287.21	875.00	412.21	147.11 %

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	2022-09-01 - 2022-09-30				2022-09-01 - 2022-09-30			
Account	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
5210 Gas	1,194.62	1,000.00	194.62	119.46 %	1,194.62	1,000.00	194.62	119.46 %
5215 Water & Sewer	0.00	500.00	-500.00	0.00 %	0.00	500.00	-500.00	0.00 %
5220 Garbage Disposal	1,301.18	573.25	727.93	226.98 %	1,301.18	573.25	727.93	226.98 %
5225 Telephone/Mobile/Intercom/Alarm Monitor	0.00	50.00	-50.00	0.00 %	0.00	50.00	-50.00	0.00 %
Total for 5200 UTILITIES EXPENSE	**$3,783.01**	**$2,998.25**	**$784.76**	**126.17 %**	**$3,783.01**	**$2,998.25**	**$784.76**	**126.17 %**
5300 BUILDING & EQUIPMENT								
5305 Janitorial & General Cleaning	829.50	1,016.67	-187.17	81.59 %	829.50	1,016.67	-187.17	81.59 %
5340 R&M_Exterior	0.00	175.00	-175.00	0.00 %	0.00	175.00	-175.00	0.00 %
5365 Fire Inspection/Maintenance/Repair	0.00	366.67	-366.67	0.00 %	0.00	366.67	-366.67	0.00 %
5370 R&M_General	342.13	1,971.81	-1,629.68	17.35 %	342.13	1,971.81	-1,629.68	17.35 %
5390 R&M_Elevator	0.00	541.67	-541.67	0.00 %	0.00	541.67	-541.67	0.00 %
5397 EV Ready Plan	0.00	125.00	-125.00	0.00 %	0.00	125.00	-125.00	0.00 %
Total for 5300 BUILDING & EQUIPMENT	**$1,171.63**	**$4,196.81**	**-$3,025.18**	**27.92 %**	**$1,171.63**	**$4,196.82**	**-$3,025.19**	**27.92 %**
5400 GROUNDS & GARDENS								
5405 Landscaping	0.00	291.67	-291.67	0.00 %	0.00	291.67	-291.67	0.00 %
Total for 5400 GROUNDS & GARDENS	**$0.00**	**$291.67**	**-$291.67**	**0.00 %**	**$0.00**	**$291.67**	**-$291.67**	**0.00 %**
Total for Expense	**$8,112.32**	**$10,744.23**	**-$2,631.91**	**75.50 %**	**$8,112.32**	**$10,744.24**	**-$2,631.92**	**75.50 %**
Net Operating Income	**$2,745.71**	**$958.33**	**$1,787.38**	**286.51 %**	**$2,745.71**	**$958.32**	**$1,787.39**	**286.51 %**

Budget vs. Actuals

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	2022-09-01 - 2022-09-30				2022-09-01 - 2022-09-30			
Account	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
Non-operating Expense								
6700 CRF Allocation	0.00	958.33	-958.33	0.00 %	0.00	958.33	-958.33	0.00 %
Total for Non-operating Expense	**$0.00**	**$958.33**	**-$958.33**	**0.00 %**	**$0.00**	**$958.33**	**-$958.33**	**0.00 %**
Net Non-operating Income	**$0.00**	**-$958.33**	**$958.33**	**0.00 %**	**$0.00**	**-$958.33**	**$958.33**	**0.00 %**
Net Income	**$2,745.71**	**$0.00**	**$2,745.71**	**0.00 %**	**$2,745.71**	**-$0.01**	**$2,745.72**	**0.00 %**

*Please note that this budget is the interim budget from previous year and some figures may not apply