



Balance Sheet

As of 2022-10-31, 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	4,306.93
1043 LMS 280_Chateau Comox_Contingency	106,446.82
1200 Accounts Receivable	619.50
1510 Prepaid_Insurance	5,358.51
1550 Prepaid_General	2,202.80
Total Current Asset	\$118,934.56

Total Assets

\$118,934.56

Liabilities

Current Liability

2422 Key Deposit	420.00
Total Current Liability	\$420.00

Total Liabilities

\$420.00

Equity

3205 Contingency Reserve Fund - Opening Balance	103,527.57
3210 Contingency Reserve Fund - Contribution	2,925.50
3220 Contingency Reserve Fund - Expense	-6.25
3705 Retained Earnings	10,403.79
Net Income	1,663.95
Total Equity	\$118,514.56

Total Liabilities & Equity

\$118,934.56



Budget vs. Actuals

Accrual basis

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

Account	2022-10-01 - 2022-10-31				2022-09-01 - 2022-10-31			
	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 %	21,474.06	21,474.00	0.06	100.00 %
4010 Interest Income	0.00	30.00	-30.00	0.00 %	0.00	60.00	-60.00	0.00 %
4045 Miscellaneous Income	0.00	250.00	-250.00	0.00 %	0.00	500.00	-500.00	0.00 %
4080 Gas Fireplace Income	96.00	96.00	0.00	100.00 %	192.00	192.00	0.00	100.00 %
4081 Gas Stove Income	25.00	25.00	0.00	100.00 %	50.00	50.00	0.00	100.00 %
4099 Surplus Carryover from Prior Year	1,833.30	916.67	916.63	200.00 %	1,833.30	1,833.30	0.00	100.00 %
Total for 4000 REVENUE	\$12,691.33	\$12,054.67	\$636.66	105.28 %	\$23,549.36	\$24,109.30	-\$559.94	97.68 %
Total for Income	\$12,691.33	\$12,054.67	\$636.66	105.28 %	\$23,549.36	\$24,109.30	-\$559.94	97.68 %
Expense								
5100 ADMINISTRATIVE EXPENSE								
5105 Management Fees	871.50	883.33	-11.83	98.66 %	1,743.00	1,766.67	-23.67	98.66 %
5110 Bank Fees & Charges	66.47	0.00	66.47	--	184.19	0.00	184.19	--
5130 Insurance Expense	1,786.17	2,388.00	-601.83	74.80 %	3,572.34	4,776.00	-1,203.66	74.80 %
5140 Miscellaneous Expense	0.00	100.00	-100.00	0.00 %	205.89	200.00	5.89	102.95 %
5193 Professional Fees	0.00	125.00	-125.00	0.00 %	176.40	250.00	-73.60	70.56 %
Total for 5100 ADMINISTRATIVE EXPENSE	\$2,724.14	\$3,496.33	-\$772.19	77.91 %	\$5,881.82	\$6,992.67	-\$1,110.85	84.11 %



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Account	2022-10-01 - 2022-10-31				2022-09-01 - 2022-10-31			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
5200 UTILITIES EXPENSE								
5205 Electricity	0.00	875.00	-875.00	0.00 %	1,287.21	1,750.00	-462.79	73.55 %
5210 Gas	0.00	1,000.00	-1,000.00	0.00 %	1,194.62	2,000.00	-805.38	59.73 %
5215 Water & Sewer	0.00	500.00	-500.00	0.00 %	0.00	1,000.00	-1,000.00	0.00 %
5220 Garbage Disposal	690.95	633.33	57.62	109.10 %	1,992.13	1,266.67	725.46	157.27 %
5225 Telephone/Mobile/Intercom/Alarm Monitor	233.39	50.00	183.39	466.78 %	233.39	100.00	133.39	233.39 %
Total for 5200 UTILITIES EXPENSE	\$924.34	\$3,058.33	-\$2,133.99	30.22 %	\$4,707.35	\$6,116.67	-\$1,409.32	76.96 %
5300 BUILDING & EQUIPMENT								
5305 Janitorial & General Cleaning	0.00	1,016.67	-1,016.67	0.00 %	829.50	2,033.33	-1,203.83	40.80 %
5315 Pest Control	105.00	0.00	105.00	--	105.00	0.00	105.00	--
5340 R&M_Exterior	0.00	175.00	-175.00	0.00 %	0.00	350.00	-350.00	0.00 %
5345 R&M_Fire Prevention	0.00	783.33	-783.33	0.00 %	0.00	1,566.67	-1,566.67	0.00 %
5360 Carpet & Hall Cleaning	456.75	0.00	456.75	--	456.75	0.00	456.75	--
5370 R&M_General	1,859.82	1,316.67	543.15	141.25 %	2,201.95	2,633.33	-431.38	83.62 %
5390 R&M_Elevator	5,688.90	541.67	5,147.23	1,050.26 %	5,688.90	1,083.33	4,605.57	525.13 %
5395 Depreciation Report	0.00	416.67	-416.67	0.00 %	0.00	833.33	-833.33	0.00 %
Total for 5300 BUILDING & EQUIPMENT	\$8,110.47	\$4,250.00	\$3,860.47	190.83 %	\$9,282.10	\$8,499.99	\$782.11	109.20 %
5400 GROUNDS & GARDENS								
5405 Landscaping	0.00	291.67	-291.67	0.00 %	0.00	583.33	-583.33	0.00 %



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Account	2022-10-01 - 2022-10-31				2022-09-01 - 2022-10-31			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
5435 Property Cleanup	97.48	0.00	97.48	--	97.48	0.00	97.48	--
Total for 5400 GROUNDS & GARDENS	\$97.48	\$291.67	-\$194.19	33.42 %	\$97.48	\$583.33	-\$485.85	16.71 %
Total for Expense	\$11,856.43	\$11,096.33	\$760.10	106.85 %	\$19,968.75	\$22,192.66	-\$2,223.91	89.98 %
Net Operating Income	\$834.90	\$958.34	-\$123.44	87.12 %	\$3,580.61	\$1,916.64	\$1,663.97	186.82 %
Non-operating Expense								
6700 CRF Contribution	1,916.66	958.33	958.33	200.00 %	1,916.66	1,916.70	-0.04	100.00 %
Total for Non-operating Expense	\$1,916.66	\$958.33	\$958.33	200.00 %	\$1,916.66	\$1,916.70	-\$0.04	100.00 %
Net Non-operating Income	-\$1,916.66	-\$958.33	-\$958.33	0.00 %	-\$1,916.66	-\$1,916.70	\$0.04	0.00 %
Net Income	-\$1,081.76	\$0.01	-\$1,081.77	-	\$1,663.95	-\$0.06	\$1,664.01	0.00 %
				16,226,400.00 %				