Sterling Management Services Ltd.

Balance Sheet

As of 2022-11-30, 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	35,514.94
1043 LMS 280_Chateau Comox_Contingency	80,035.96
1099 LMS 280_Chateau Comox_SpLevy	3,605.33
1200 Accounts Receivable	6,837.41
1510 Prepaid_Insurance	3,572.34
1550 Prepaid_General	2,202.80
1705 Due to CRF from SL_Contribution	10,364.08
1710 Due to SL from OP_Levy	12,967.41
Total Current Asset	**$155,100.27**
Total Assets	**$155,100.27**
Liabilities	
Current Liability	
2005 Accounts Payable	1,037.28
2422 Key Deposit	420.00
2705 Due from SL to CRF_Contribution	10,364.08
2710 Due from OP to SL_Levy	12,967.41
Total Current Liability	**$24,788.77**
Total Liabilities	**$24,788.77**
Equity	
3205 Contingency Reserve Fund - Opening Balance	103,527.57
3210 Contingency Reserve Fund - Contribution	3,883.87
3220 Contingency Reserve Fund - Expense	-17,011.40
3310 Special Levy Fund - Contribution	16,572.74
3320 Special Levy Fund - Expense	-10,364.08
3705 Retained Earnings	26,488.52
Net Income	7,214.28
Total Equity	**$130,311.50**
Total Liabilities & Equity	**$155,100.27**

STERLING MANAGEMENT SERVICES LTD.

Budget vs. Actuals

Accrual basis

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10151 100 Street, Fort St. John, BC
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LMS 280_Chateau Comox_1272 Comox St_VAN - LMS 280_Sep'22-Aug'23

	2022-11-01 - 2022-11-30				2022-09-01 - 2022-11-30			
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 %	32,211.09	32,211.00	0.09	100.00 %
4010 Interest Income	0.00	30.00	-30.00	0.00 %	0.00	90.00	-90.00	0.00 %
4045 Miscellaneous Income	3,000.00	250.00	2,750.00	1,200.00 %	3,000.00	750.00	2,250.00	400.00 %
4080 Gas Fireplace Income	96.00	96.00	0.00	100.00 %	288.00	288.00	0.00	100.00 %
4081 Gas Stove Income	25.00	25.00	0.00	100.00 %	75.00	75.00	0.00	100.00 %
4099 Surplus Carryover from Prior Year	916.67	916.67	0.00	100.00 %	2,749.97	2,749.97	0.00	100.00 %
Total for 4000 REVENUE	**$14,774.70**	**$12,054.67**	**$2,720.03**	**122.56 %**	**$38,324.06**	**$36,163.97**	**$2,160.09**	**105.97 %**
Total for Income	**$14,774.70**	**$12,054.67**	**$2,720.03**	**122.56 %**	**$38,324.06**	**$36,163.97**	**$2,160.09**	**105.97 %**
Expense								
5100 ADMINISTRATIVE EXPENSE								
5105 Management Fees	871.50	883.33	-11.83	98.66 %	2,614.50	2,650.00	-35.50	98.66 %
5110 Bank Fees & Charges	80.22	0.00	80.22	--	264.41	0.00	264.41	--
5130 Insurance Expense	1,786.17	2,388.00	-601.83	74.80 %	5,358.51	7,164.00	-1,805.49	74.80 %
5140 Miscellaneous Expense	204.00	100.00	104.00	204.00 %	409.89	300.00	109.89	136.63 %
5193 Professional Fees	52.50	125.00	-72.50	42.00 %	228.90	375.00	-146.10	61.04 %
Total for 5100 ADMINISTRATIVE EXPENSE	**$2,994.39**	**$3,496.33**	**-$501.94**	**85.64 %**	**$8,876.21**	**$10,489.00**	**-$1,612.79**	**84.62 %**

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Budget vs. Actuals

Accrual basis

	2022-11-01 - 2022-11-30				2022-09-01 - 2022-11-30			
Account	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
5200 UTILITIES EXPENSE								
5205 Electricity	1,271.47	875.00	396.47	145.31 %	2,558.68	2,625.00	-66.32	97.47 %
5210 Gas	782.13	1,000.00	-217.87	78.21 %	1,976.75	3,000.00	-1,023.25	65.89 %
5215 Water & Sewer	0.00	500.00	-500.00	0.00 %	0.00	1,500.00	-1,500.00	0.00 %
5220 Garbage Disposal	0.00	633.33	-633.33	0.00 %	1,992.13	1,900.00	92.13	104.85 %
5225 Telephone/Mobile/Intercom/Alarm Monitor	270.18	50.00	220.18	540.36 %	503.57	150.00	353.57	335.71 %
Total for 5200 UTILITIES EXPENSE	**$2,323.78**	**$3,058.33**	**-$734.55**	**75.98 %**	**$7,031.13**	**$9,175.00**	**-$2,143.87**	**76.63 %**
5300 BUILDING & EQUIPMENT								
5305 Janitorial & General Cleaning	1,787.50	1,016.67	770.83	175.82 %	2,617.00	3,050.00	-433.00	85.80 %
5315 Pest Control	97.65	0.00	97.65	--	202.65	0.00	202.65	--
5340 R&M_Exterior	0.00	175.00	-175.00	0.00 %	0.00	525.00	-525.00	0.00 %
5345 R&M_Fire Prevention	0.00	783.33	-783.33	0.00 %	0.00	2,350.00	-2,350.00	0.00 %
5360 Carpet & Hall Cleaning	0.00	0.00	0.00	--	456.75	0.00	456.75	--
5370 R&M_General	380.18	1,316.67	-936.49	28.87 %	2,582.13	3,950.00	-1,367.87	65.37 %
5390 R&M_Elevator	0.00	541.67	-541.67	0.00 %	5,688.90	1,625.00	4,063.90	350.09 %
5395 Depreciation Report	0.00	416.67	-416.67	0.00 %	0.00	1,250.00	-1,250.00	0.00 %
Total for 5300 BUILDING & EQUIPMENT	**$2,265.33**	**$4,250.00**	**-$1,984.67**	**53.30 %**	**$11,547.43**	**$12,750.00**	**-$1,202.57**	**90.57 %**
5400 GROUNDS & GARDENS								
5405 Landscaping	682.50	291.67	390.83	234.00 %	682.50	875.00	-192.50	78.00 %

Budget vs. Actuals

Accrual basis

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	2022-11-01 - 2022-11-30				2022-09-01 - 2022-11-30			
Account	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
5435 Property Cleanup	0.00	0.00	0.00	--	97.48	0.00	97.48	--
Total for 5400 GROUNDS & GARDENS	**$682.50**	**$291.67**	**$390.83**	**234.00 %**	**$779.98**	**$875.00**	**-$95.02**	**89.14 %**
Total for Expense	**$8,266.00**	**$11,096.33**	**-$2,830.33**	**74.49 %**	**$28,234.75**	**$33,289.00**	**-$5,054.25**	**84.82 %**
Net Operating Income	**$6,508.70**	**$958.34**	**$5,550.36**	**679.17 %**	**$10,089.31**	**$2,874.97**	**$7,214.34**	**350.94 %**
Non-operating Expense								
6700 CRF Contribution	958.37	958.33	0.04	100.00 %	2,875.03	2,875.03	0.00	100.00 %
Total for Non-operating Expense	**$958.37**	**$958.33**	**$0.04**	**100.00 %**	**$2,875.03**	**$2,875.03**	**$0.00**	**100.00 %**
Net Non-operating Income	**-$958.37**	**-$958.33**	**-$0.04**	**0.00 %**	**-$2,875.03**	**-$2,875.03**	**$0.00**	**0.00 %**
Net Income	**$5,550.33**	**$0.01**	**$5,550.32**	**83,254,950.00 %**	**$7,214.28**	**-$0.06**	**$7,214.34**	**0.00 %**