Balance Sheet

As of 2022-12-31, 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	
1010 Cha-Com LMS 280_Operating	34,636.63
1010 Cha-Com LMS 280_Operating - Pending EFTs	563.07
1020 Cha-Com LMS 280_Contingency	80,993.04
1030 Cha-Com LMS 280_SpLevy	13,137.54
1200 Accounts Receivable	3,230.68
1510 Prepaid Insurance	1,786.17
1550 Prepaid_General	2,202.80
1705 Due to CRF from SL_Contribution	10,364.08
1710 Due to SL from OP_Levy	3,437.25
Total Current Asset	**$150,351.26**
Total Assets	**$150,351.26**
Liabilities	
Current Liability	
2005 Accounts Payable	2,998.80
2422 Key Deposit	420.00
2705 Due from SL to CRF_Contribution	10,364.08
2710 Due from OP to SL_Levy	3,437.25
Total Current Liability	**$17,220.13**
Total Liabilities	**$17,220.13**
Equity	
3205 Contingency Reserve Fund - Opening Balance	103,527.57
3210 Contingency Reserve Fund - Contribution	4,842.20
3215 Contingency Reserve Fund - Interest	-1.25
3220 Contingency Reserve Fund - Expense	-17,011.40
3310 Special Levy Fund - Contribution	16,572.74
3315 Special Levy Fund - Interest	2.05
3320 Special Levy Fund - Expense	-10,364.08
3705 Retained Earnings	25,571.85
Net Income	9,991.45
Total Equity	**$133,131.13**
Total Liabilities & Equity	**$150,351.26**

Budget vs. Actuals

Accrual basis

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

	2022-12-01 - 2022-12-31				2022-09-01 - 2022-12-31			
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 %	42,948.12	42,948.00	0.12	100.00 %
4010 Interest Income	0.00	30.00	-30.00	0.00 %	0.00	120.00	-120.00	0.00 %
4045 Miscellaneous Income	0.00	250.00	-250.00	0.00 %	3,000.00	1,000.00	2,000.00	300.00 %
4080 Gas Fireplace Income	96.00	96.00	0.00	100.00 %	384.00	384.00	0.00	100.00 %
4081 Gas Stove Income	25.00	25.00	0.00	100.00 %	100.00	100.00	0.00	100.00 %
4099 Surplus Carryover from Prior Year	916.67	916.67	0.00	100.00 %	3,666.64	3,666.64	0.00	100.00 %
Total for 4000 REVENUE	**$11,774.70**	**$12,054.67**	**-$279.97**	**97.68 %**	**$50,098.76**	**$48,218.64**	**$1,880.12**	**103.90 %**
Total for Income	**$11,774.70**	**$12,054.67**	**-$279.97**	**97.68 %**	**$50,098.76**	**$48,218.64**	**$1,880.12**	**103.90 %**
Expense								
5100 ADMINISTRATIVE EXPENSE								
5105 Management Fees	871.50	883.33	-11.83	98.66 %	3,486.00	3,533.33	-47.33	98.66 %
5110 Bank Fees & Charges	61.47	0.00	61.47	--	325.88	0.00	325.88	--
5130 Insurance Expense	2,731.17	2,388.00	343.17	114.37 %	8,089.68	9,552.00	-1,462.32	84.69 %
5140 Miscellaneous Expense	0.00	100.00	-100.00	0.00 %	409.89	400.00	9.89	102.47 %
5193 Professional Fees	52.50	125.00	-72.50	42.00 %	281.40	500.00	-218.60	56.28 %
Total for 5100 ADMINISTRATIVE EXPENSE	**$3,716.64**	**$3,496.33**	**$220.31**	**106.30 %**	**$12,592.85**	**$13,985.33**	**-$1,392.48**	**90.04 %**
5200 UTILITIES EXPENSE								

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	2022-12-01 - 2022-12-31				2022-09-01 - 2022-12-31			
Account	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
5205 Electricity	0.00	875.00	-875.00	0.00 %	2,558.68	3,500.00	-941.32	73.11 %
5210 Gas	1,115.28	1,000.00	115.28	111.53 %	3,092.03	4,000.00	-907.97	77.30 %
5215 Water & Sewer	0.00	500.00	-500.00	0.00 %	0.00	2,000.00	-2,000.00	0.00 %
5220 Garbage Disposal	1,408.63	633.33	775.30	222.42 %	3,400.76	2,533.33	867.43	134.24 %
5225 Telephone/Mobile /Intercom/Alarm Monitor	0.00	50.00	-50.00	0.00 %	503.57	200.00	303.57	251.79 %
Total for 5200 UTILITIES EXPENSE	**$2,523.91**	**$3,058.33**	**-$534.42**	**82.53 %**	**$9,555.04**	**$12,233.33**	**-$2,678.29**	**78.11 %**
5300 BUILDING & EQUIPMENT								
5305 Janitorial & General Cleaning	1,050.00	1,016.67	33.33	103.28 %	3,667.00	4,066.67	-399.67	90.17 %
5315 Pest Control	97.65	0.00	97.65	--	300.30	0.00	300.30	--
5340 R&M_Exterior	0.00	175.00	-175.00	0.00 %	0.00	700.00	-700.00	0.00 %
5345 R&M_Fire Prevention	0.00	783.33	-783.33	0.00 %	0.00	3,133.33	-3,133.33	0.00 %
5360 Carpet & Hall Cleaning	0.00	0.00	0.00	--	456.75	0.00	456.75	--
5370 R&M_General	651.00	1,316.67	-665.67	49.44 %	3,233.13	5,266.67	-2,033.54	61.39 %
5390 R&M_Elevator	0.00	541.67	-541.67	0.00 %	5,688.90	2,166.67	3,522.23	262.56 %
5395 Depreciation Report	0.00	416.67	-416.67	0.00 %	0.00	1,666.67	-1,666.67	0.00 %
Total for 5300 BUILDING & EQUIPMENT	**$1,798.65**	**$4,250.00**	**-$2,451.35**	**42.32 %**	**$13,346.08**	**$17,000.01**	**-$3,653.93**	**78.51 %**
5400 GROUNDS & GARDENS								
5405 Landscaping	0.00	291.67	-291.67	0.00 %	682.50	1,166.67	-484.17	58.50 %
5435 Property Cleanup	0.00	0.00	0.00	--	97.48	0.00	97.48	--

Budget vs. Actuals

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	2022-12-01 - 2022-12-31				2022-09-01 - 2022-12-31			
Account	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
Total for 5400 GROUNDS & GARDENS	**$0.00**	**$291.67**	**-$291.67**	**0.00 %**	**$779.98**	**$1,166.67**	**-$386.69**	**66.86 %**
Total for Expense	**$8,039.20**	**$11,096.33**	**-$3,057.13**	**72.45 %**	**$36,273.95**	**$44,385.34**	**-$8,111.39**	**81.73 %**
Net Operating Income	**$3,735.50**	**$958.34**	**$2,777.16**	**389.79 %**	**$13,824.81**	**$3,833.30**	**$9,991.51**	**360.65 %**
Non-operating Expense								
6700 CRF Contribution	958.33	958.33	0.00	100.00 %	3,833.36	3,833.36	0.00	100.00 %
Total for Non-operating Expense	**$958.33**	**$958.33**	**$0.00**	**100.00 %**	**$3,833.36**	**$3,833.36**	**$0.00**	**100.00 %**
Net Non-operating Income	**-$958.33**	**-$958.33**	**$0.00**	**0.00 %**	**-$3,833.36**	**-$3,833.36**	**$0.00**	**0.00 %**
Net Income	**$2,777.17**	**$0.01**	**$2,777.16**	**41,657,550.00 %**	**$9,991.45**	**-$0.06**	**$9,991.51**	**0.00 %**