# Balance Sheet

As of 2023-01-31, 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 | 36,072.99 |
| 1020 Cha-Com LMS 280_Contingency | 92,312.95 |
| 1030 Cha-Com LMS 280_SpLevy | 5,561.73 |
| 1200 Accounts Receivable | 1,096.92 |
| 1510 Prepaid Insurance | 20,384.00 |
| 1550 Prepaid_General | 95.55 |
| 1710 Due to SL from OP_Levy | 663.92 |
| **Total Current Asset** | **$156,188.06** |
| **Total Assets** | **$156,188.06** |
| **Liabilities** | |
| **Current Liability** | |
| 2005 Accounts Payable | 27,137.76 |
| 2100 Accrued Liabilities | 940.00 |
| 2422 Key Deposit | 420.00 |
| 2710 Due from OP to SL_Levy | 663.92 |
| **Total Current Liability** | **$29,161.68** |
| **Total Liabilities** | **$29,161.68** |
| **Equity** | |
| 3205 Contingency Reserve Fund - Opening Balance | 103,527.57 |
| 3210 Contingency Reserve Fund - Contribution | 5,800.53 |
| 3216 Contingency Reserve Fund - Expense | -17,015.15 |
| 3310 Special Levy Fund - Contribution | 16,572.74 |
| 3315 Special Levy Fund - Interest | 16.99 |
| 3320 Special Levy Fund - Expense | -10,364.08 |
| 3705 Retained Earnings | 24,655.18 |
| Net Income | 3,832.60 |
| **Total Equity** | **$127,026.38** |
| **Total Liabilities & Equity** | **$156,188.06** |

# Budget vs. Actuals

Accrual basis

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

| | 2023-01-01 - 2023-01-31 | | | | 2022-09-01 - 2023-01-31 | | | |
|---|---|---|---|---|---|---|---|---|
| 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 % | 53,685.15 | 53,685.00 | 0.15 | 100.00 % |
| 4045 Miscellaneous Income | 0.00 | 250.00 | -250.00 | 0.00 % | 3,000.00 | 1,250.00 | 1,750.00 | 240.00 % |
| 4080 Gas Fireplace Income | 96.00 | 96.00 | 0.00 | 100.00 % | 480.00 | 480.00 | 0.00 | 100.00 % |
| 4081 Gas Stove Income | 25.00 | 25.00 | 0.00 | 100.00 % | 125.00 | 125.00 | 0.00 | 100.00 % |
| 4099 Surplus Carryover from Prior Year | 916.67 | 916.67 | 0.00 | 100.00 % | 4,583.31 | 4,583.31 | 0.00 | 100.00 % |
| 4900 Interest Income | 0.00 | 30.00 | -30.00 | 0.00 % | 0.00 | 150.00 | -150.00 | 0.00 % |
| **Total** for 4000 REVENUE | **$11,774.70** | **$12,054.67** | **-$279.97** | **97.68 %** | **$61,873.46** | **$60,273.31** | **$1,600.15** | **102.65 %** |
| **Total** for Income | **$11,774.70** | **$12,054.67** | **-$279.97** | **97.68 %** | **$61,873.46** | **$60,273.31** | **$1,600.15** | **102.65 %** |
| **Expense** | | | | | | | | |
| 5200 UTILITIES EXPENSE | | | | | | | | |
| 5205 Electricity | 2,705.29 | 875.00 | 1,830.29 | 309.18 % | 5,263.97 | 4,375.00 | 888.97 | 120.32 % |
| 5210 Gas | 2,507.60 | 1,000.00 | 1,507.60 | 250.76 % | 5,599.63 | 5,000.00 | 599.63 | 111.99 % |
| 5215 Water & Sewer | 2,202.80 | 500.00 | 1,702.80 | 440.56 % | 2,202.80 | 2,500.00 | -297.20 | 88.11 % |
| 5220 Garbage Disposal | 1,365.99 | 633.33 | 732.66 | 215.68 % | 4,766.75 | 3,166.67 | 1,600.08 | 150.53 % |
| 5225 Telephone/Mobile/Intercom/Alarm Monitor | 47.78 | 50.00 | -2.22 | 95.56 % | 551.35 | 250.00 | 301.35 | 220.54 % |
| **Total** for 5200 UTILITIES EXPENSE | **$8,829.46** | **$3,058.33** | **$5,771.13** | **288.70 %** | **$18,384.50** | **$15,291.67** | **$3,092.83** | **120.23 %** |
| 5300 BUILDING & EQUIPMENT | | | | | | | | |
| 5305 Janitorial & General Cleaning | 2,001.40 | 1,016.67 | 984.73 | 196.86 % | 5,668.40 | 5,083.33 | 585.07 | 111.51 % |
| 5315 Pest Control | -300.30 | 0.00 | -300.30 | -- | 0.00 | 0.00 | 0.00 | -- |
| 5340 R&M_Exterior | 0.00 | 175.00 | -175.00 | 0.00 % | 0.00 | 875.00 | -875.00 | 0.00 % |
| 5345 R&M_Fire Prevention | 0.00 | 783.33 | -783.33 | 0.00 % | 0.00 | 3,916.67 | -3,916.67 | 0.00 % |
| 5360 Carpet & Hall Cleaning | -456.75 | 0.00 | -456.75 | -- | 0.00 | 0.00 | 0.00 | -- |

# Budget vs. Actuals

Accrual basis

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| | 2023-01-01 - 2023-01-31 | | | | 2022-09-01 - 2023-01-31 | | | |
|---|---|---|---|---|---|---|---|---|
| Account | Actual | Budget | Over Budget | % of Budget | Actual | Budget | Over Budget | % of Budget |
| 5370 R&M_General | 1,613.05 | 1,316.67 | 296.38 | 122.51 % | 4,846.18 | 6,583.33 | -1,737.15 | 73.61 % |
| 5390 R&M_Elevator | 2,001.20 | 541.67 | 1,459.53 | 369.45 % | 7,690.10 | 2,708.33 | 4,981.77 | 283.94 % |
| 5395 Depreciation Report | 0.00 | 416.67 | -416.67 | 0.00 % | 0.00 | 2,083.33 | -2,083.33 | 0.00 % |
| **Total** for 5300 BUILDING & EQUIPMENT | **$4,858.60** | **$4,250.00** | **$608.60** | **114.32 %** | **$18,204.68** | **$21,249.99** | **-$3,045.31** | **85.67 %** |
| 5400 GROUNDS & GARDENS | | | | | | | | |
| 5405 Landscaping | 0.00 | 291.67 | -291.67 | 0.00 % | 682.50 | 1,458.33 | -775.83 | 46.80 % |
| 5435 Property Cleanup | -97.48 | 0.00 | -97.48 | -- | 0.00 | 0.00 | 0.00 | -- |
| **Total** for 5400 GROUNDS & GARDENS | **-$97.48** | **$291.67** | **-$389.15** | **-33.42 %** | **$682.50** | **$1,458.33** | **-$775.83** | **46.80 %** |
| 5900 ADMINISTRATIVE EXPENSE | | | | | | | | |
| 5905 Bank Fees & Charges | 66.47 | 0.00 | 66.47 | -- | 392.35 | 0.00 | 392.35 | -- |
| 5930 Insurance Expense | 2,286.17 | 2,388.00 | -101.83 | 95.74 % | 10,375.85 | 11,940.00 | -1,564.15 | 86.90 % |
| 5940 Professional Fees | 168.00 | 125.00 | 43.00 | 134.40 % | 449.40 | 625.00 | -175.60 | 71.90 % |
| 5980 Miscellaneous Expense | 0.00 | 100.00 | -100.00 | 0.00 % | 409.89 | 500.00 | -90.11 | 81.98 % |
| 5998 Management Fees | 871.50 | 883.33 | -11.83 | 98.66 % | 4,357.50 | 4,416.67 | -59.17 | 98.66 % |
| **Total** for 5900 ADMINISTRATIVE EXPENSE | **$3,392.14** | **$3,496.33** | **-$104.19** | **97.02 %** | **$15,984.99** | **$17,481.67** | **-$1,496.68** | **91.44 %** |
| **Total** for Expense | **$16,982.72** | **$11,096.33** | **$5,886.39** | **153.05 %** | **$53,256.67** | **$55,481.66** | **-$2,224.99** | **95.99 %** |
| **Net Operating Income** | **-$5,208.02** | **$958.34** | **-$6,166.36** | **-543.44 %** | **$8,616.79** | **$4,791.65** | **$3,825.14** | **179.83 %** |
| **Non-operating Expense** | | | | | | | | |
| 6700 CRF Reserve Contribution | 958.33 | 958.33 | 0.00 | 100.00 % | 4,791.69 | 4,791.69 | 0.00 | 100.00 % |
| **Total** for Non-operating Expense | **$958.33** | **$958.33** | **$0.00** | **100.00 %** | **$4,791.69** | **$4,791.69** | **$0.00** | **100.00 %** |
| **Net Non-operating Income** | **-$958.33** | **-$958.33** | **$0.00** | **0.00 %** | **-$4,791.69** | **-$4,791.69** | **$0.00** | **0.00 %** |
| **Net Income** | **-$6,166.35** | **$0.01** | **-$6,166.36** | **-92,495,250.00 %** | **$3,825.10** | **-$0.04** | **$3,825.14** | **0.00 %** |