Balance Sheet

As of 2023-02-28, 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	36,384.31
1020 Cha-Com LMS 280_Contingency	73,125.12
1030 Cha-Com LMS 280_SpLevy	6,258.59
1200 Accounts Receivable	125.50
1510 Prepaid Insurance	18,685.33
1550 Prepaid_General	47.77
1701 Due to CRF from OP_Insurance Loan	18,685.33
1721 Due to CRF	1,458.33
Total Current Asset	**$154,770.28**
Total Assets	**$154,770.28**
Liabilities	
Current Liability	
2005 Accounts Payable	2,687.44
2100 Accrued Liabilities	2,605.00
2422 Key Deposit	420.00
2701 Due from OP to CRF_Insurance Loan	18,685.33
2721 Due to CRF from OP	1,458.33
Total Current Liability	**$25,856.10**
Total Liabilities	**$25,856.10**
Equity	
3205 Contingency Reserve Fund - Opening Balance	103,527.57
3210 Contingency Reserve Fund - Contribution	6,758.86
3216 Contingency Reserve Fund - Expense	-17,017.65
3310 Special Levy Fund - Contribution	16,572.74
3315 Special Levy Fund - Interest	49.93
3320 Special Levy Fund - Expense	-10,364.08
3705 Retained Earnings	23,738.51
Net Income	5,648.30
Total Equity	**$128,914.18**
Total Liabilities & Equity	**$154,770.28**

Income Statement

Accrual basis

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

	2023-02-01 - 2023-02-28				2022-09-01 - 2023-02-28			
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 %	64,422.18	64,422.00	0.18	100.00 %
4045 Miscellaneous Income	-3,000.00	250.00	-3,250.00	-1,200.00 %	0.00	1,500.00	-1,500.00	0.00 %
4060 Debit Fee Income Payable to Sterling	7.50	0.00	7.50	--	7.50	0.00	7.50	--
4080 Gas Fireplace Income	-832.00	96.00	-928.00	-866.67 %	-352.00	576.00	-928.00	-61.11 %
4081 Gas Stove Income	25.00	25.00	0.00	100.00 %	150.00	150.00	0.00	100.00 %
4099 Surplus Carryover from Prior Year	916.67	916.67	0.00	100.00 %	5,499.98	5,499.98	0.00	100.00 %
4900 Interest Income	0.00	30.00	-30.00	0.00 %	0.00	180.00	-180.00	0.00 %
Total for 4000 REVENUE	**$7,854.20**	**$12,054.67**	**-$4,200.47**	**65.15 %**	**$69,727.66**	**$72,327.98**	**-$2,600.32**	**96.40 %**
Total for Income	**$7,854.20**	**$12,054.67**	**-$4,200.47**	**65.15 %**	**$69,727.66**	**$72,327.98**	**-$2,600.32**	**96.40 %**
Expense								
5200 UTILITIES EXPENSE								
5205 Electricity	-3,000.00	875.00	-3,875.00	-342.86 %	2,263.97	5,250.00	-2,986.03	43.12 %
5210 Gas	1,242.15	1,000.00	242.15	124.22 %	6,841.78	6,000.00	841.78	114.03 %
5215 Water & Sewer	0.00	500.00	-500.00	0.00 %	2,202.80	3,000.00	-797.20	73.43 %
5220 Garbage Disposal	685.00	633.33	51.67	108.16 %	5,451.75	3,800.00	1,651.75	143.47 %
5225 Telephone/Mobile/Intercom/Alarm Monitor	288.78	50.00	238.78	577.56 %	840.13	300.00	540.13	280.04 %
Total for 5200 UTILITIES EXPENSE	**-$784.07**	**$3,058.33**	**-$3,842.40**	**-25.64 %**	**$17,600.43**	**$18,350.00**	**-$749.57**	**95.92 %**
5300 BUILDING & EQUIPMENT								
5305 Janitorial & General Cleaning	1,442.13	1,016.67	425.46	141.85 %	7,110.53	6,100.00	1,010.53	116.57 %
5340 R&M_Exterior	0.00	175.00	-175.00	0.00 %	0.00	1,050.00	-1,050.00	0.00 %
5345 R&M_Fire Prevention	220.50	783.33	-562.83	28.15 %	220.50	4,700.00	-4,479.50	4.69 %
5370 R&M_General	540.75	1,316.67	-775.92	41.07 %	5,386.93	7,900.00	-2,513.07	68.19 %

Income Statement

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	2023-02-01 - 2023-02-28				2022-09-01 - 2023-02-28			
Account	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
5390 R&M_Elevator	668.00	541.67	126.33	123.32 %	8,358.10	3,250.00	5,108.10	257.17 %
5395 Depreciation Report	0.00	416.67	-416.67	0.00 %	0.00	2,500.00	-2,500.00	0.00 %
Total for 5300 BUILDING & EQUIPMENT	**$2,871.38**	**$4,250.00**	**-$1,378.62**	**67.56 %**	**$21,076.06**	**$25,500.00**	**-$4,423.94**	**82.65 %**
5400 GROUNDS & GARDENS								
5405 Landscaping	0.00	291.67	-291.67	0.00 %	682.50	1,750.00	-1,067.50	39.00 %
Total for 5400 GROUNDS & GARDENS	**$0.00**	**$291.67**	**-$291.67**	**0.00 %**	**$682.50**	**$1,750.00**	**-$1,067.50**	**39.00 %**
5900 ADMINISTRATIVE EXPENSE								
5905 Bank Fees & Charges	66.69	0.00	66.69	--	459.04	0.00	459.04	--
5930 Insurance Expense	1,698.67	2,388.00	-689.33	71.13 %	12,074.52	14,328.00	-2,253.48	84.27 %
5940 Professional Fees	52.50	125.00	-72.50	42.00 %	501.90	750.00	-248.10	66.92 %
5980 Miscellaneous Expense	225.00	100.00	125.00	225.00 %	634.89	600.00	34.89	105.82 %
5998 Management Fees	942.50	883.33	59.17	106.70 %	5,300.00	5,300.00	0.00	100.00 %
Total for 5900 ADMINISTRATIVE EXPENSE	**$2,985.36**	**$3,496.33**	**-$510.97**	**85.39 %**	**$18,970.35**	**$20,978.00**	**-$2,007.65**	**90.43 %**
Total for Expense	**$5,072.67**	**$11,096.33**	**-$6,023.66**	**45.71 %**	**$58,329.34**	**$66,578.00**	**-$8,248.66**	**87.61 %**
Net Operating Income	**$2,781.53**	**$958.34**	**$1,823.19**	**290.25 %**	**$11,398.32**	**$5,749.98**	**$5,648.34**	**198.23 %**
Non-operating Expense								
6700 CRF Reserve Contribution	958.33	958.33	0.00	100.00 %	5,750.02	5,750.02	0.00	100.00 %
Total for Non-operating Expense	**$958.33**	**$958.33**	**$0.00**	**100.00 %**	**$5,750.02**	**$5,750.02**	**$0.00**	**100.00 %**
Net Non-operating Income	**-$958.33**	**-$958.33**	**$0.00**	**0.00 %**	**-$5,750.02**	**-$5,750.02**	**$0.00**	**0.00 %**
Net Income	**$1,823.20**	**$0.01**	**$1,823.19**	**27,348,000.00 %**	**$5,648.30**	**-$0.04**	**$5,648.34**	**0.00 %**