Balance Sheet

As of 2023-03-31, 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	33,038.73
1020 Cha-Com LMS 280_Contingency	73,125.12
1030 Cha-Com LMS 280_SpLevy	6,275.90
1200 Accounts Receivable	106.00
1510 Prepaid Insurance	16,986.66
1550 Prepaid_General	749.53
1700 Due to CRF from OP_CRF Contribution	958.33
1701 Due to CRF from OP_Insurance Loan	18,685.33
1721 Due to CRF	1,458.33
Total Current Asset	**$151,383.93**
Total Assets	**$151,383.93**
Liabilities	
Current Liability	
2005 Accounts Payable	1,017.13
2010 Prepayments	32.00
2100 Accrued Liabilities	2,137.00
2422 Key Deposit	420.00
2700 Due from OP to CRF_CRF Contribution	958.33
2701 Due from OP to CRF_Insurance Loan	18,685.33
2721 Due to CRF from OP	1,458.33
Total Current Liability	**$24,708.12**
Total Liabilities	**$24,708.12**
Equity	
3205 Contingency Reserve Fund - Opening Balance	103,527.57
3210 Contingency Reserve Fund - Contribution	7,717.19
3216 Contingency Reserve Fund - Expense	-17,017.65
3310 Special Levy Fund - Contribution	16,572.74
3315 Special Levy Fund - Interest	67.24
3320 Special Levy Fund - Expense	-10,364.08
3705 Retained Earnings	22,821.84
Net Income	3,350.96
Total Equity	**$126,675.81**
Total Liabilities & Equity	**$151,383.93**

Income Statement

Accrual basis

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

	2023-03-01 - 2023-03-31				2022-09-01 - 2023-03-31			
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 %	75,159.21	75,159.00	0.21	100.00 %
4013 Interest Income	0.00	30.00	-30.00	0.00 %	0.00	210.00	-210.00	0.00 %
4045 Miscellaneous Income	0.00	250.00	-250.00	0.00 %	0.00	1,750.00	-1,750.00	0.00 %
4060 Debit Fee Income Payable to Sterling	-7.50	0.00	-7.50	--	0.00	0.00	0.00	--
4080 Gas Fireplace Income	-32.00	96.00	-128.00	-33.33 %	-384.00	672.00	-1,056.00	-57.14 %
4081 Gas Stove Income	25.00	25.00	0.00	100.00 %	175.00	175.00	0.00	100.00 %
4099 Surplus Carryover from Prior Year	916.67	916.67	0.00	100.00 %	6,416.65	6,416.65	0.00	100.00 %
Total for 4000 REVENUE	**$11,639.20**	**$12,054.67**	**-$415.47**	**96.55 %**	**$81,366.86**	**$84,382.65**	**-$3,015.79**	**96.43 %**
Total for Income	**$11,639.20**	**$12,054.67**	**-$415.47**	**96.55 %**	**$81,366.86**	**$84,382.65**	**-$3,015.79**	**96.43 %**
Expense								
5200 UTILITIES EXPENSE								
5205 Electricity	2,182.44	875.00	1,307.44	249.42 %	4,446.41	6,125.00	-1,678.59	72.59 %
5210 Gas	-11.73	1,000.00	-1,011.73	-1.17 %	6,830.05	7,000.00	-169.95	97.57 %
5215 Water & Sewer	866.33	500.00	366.33	173.27 %	3,069.13	3,500.00	-430.87	87.69 %
5220 Garbage Disposal	672.83	633.33	39.50	106.24 %	6,124.58	4,433.33	1,691.25	138.15 %
5225 Telephone/Mobile/Intercom/Alarm Monitor	633.90	50.00	583.90	1,267.80 %	1,474.03	350.00	1,124.03	421.15 %
Total for 5200 UTILITIES EXPENSE	**$4,343.77**	**$3,058.33**	**$1,285.44**	**142.03 %**	**$21,944.20**	**$21,408.33**	**$535.87**	**102.50 %**
5300 BUILDING & EQUIPMENT								
5305 Janitorial & General Cleaning	1,100.00	1,016.67	83.33	108.20 %	8,210.53	7,116.67	1,093.86	115.37 %
5340 R&M_Exterior	0.00	175.00	-175.00	0.00 %	0.00	1,225.00	-1,225.00	0.00 %
5345 R&M_Fire Prevention	0.00	783.33	-783.33	0.00 %	220.50	5,483.33	-5,262.83	4.02 %
5370 R&M_General	3,718.61	1,316.67	2,401.94	282.43 %	9,105.54	9,216.67	-111.13	98.79 %

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Income Statement

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	2023-03-01 - 2023-03-31				2022-09-01 - 2023-03-31			
Account	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
5390 R&M_Elevator	666.14	541.67	124.47	122.98 %	9,024.24	3,791.67	5,232.57	238.00 %
5395 Depreciation Report	0.00	416.67	-416.67	0.00 %	0.00	2,916.67	-2,916.67	0.00 %
Total for 5300 BUILDING & EQUIPMENT	**$5,484.75**	**$4,250.00**	**$1,234.75**	**129.05 %**	**$26,560.81**	**$29,750.01**	**-$3,189.20**	**89.28 %**
5400 GROUNDS & GARDENS								
5405 Landscaping	0.00	291.67	-291.67	0.00 %	682.50	2,041.67	-1,359.17	33.43 %
Total for 5400 GROUNDS & GARDENS	**$0.00**	**$291.67**	**-$291.67**	**0.00 %**	**$682.50**	**$2,041.67**	**-$1,359.17**	**33.43 %**
5900 ADMINISTRATIVE EXPENSE								
5905 Bank Fees & Charges	75.22	0.00	75.22	--	534.26	0.00	534.26	--
5920 Administration Fee	115.50	0.00	115.50	--	115.50	0.00	115.50	--
5930 Insurance & Appraisals	1,698.67	2,388.00	-689.33	71.13 %	13,773.19	16,716.00	-2,942.81	82.40 %
5940 Professional Fees	52.50	125.00	-72.50	42.00 %	554.40	875.00	-320.60	63.36 %
5980 Sundry/Miscellaneous Expense	324.30	100.00	224.30	324.30 %	959.19	700.00	259.19	137.03 %
5998 Management Fees	883.50	883.33	0.17	100.02 %	6,183.50	6,183.33	0.17	100.00 %
Total for 5900 ADMINISTRATIVE EXPENSE	**$3,149.69**	**$3,496.33**	**-$346.64**	**90.09 %**	**$22,120.04**	**$24,474.33**	**-$2,354.29**	**90.38 %**
Total for Expense	**$12,978.21**	**$11,096.33**	**$1,881.88**	**116.96 %**	**$71,307.55**	**$77,674.34**	**-$6,366.79**	**91.80 %**
Net Operating Income	**-$1,339.01**	**$958.34**	**-$2,297.35**	**-139.72 %**	**$10,059.31**	**$6,708.31**	**$3,351.00**	**149.95 %**
Non-operating Expense								
6700 CRF Reserve Contribution	958.33	958.33	0.00	100.00 %	6,708.35	6,708.35	0.00	100.00 %
Total for Non-operating Expense	**$958.33**	**$958.33**	**$0.00**	**100.00 %**	**$6,708.35**	**$6,708.35**	**$0.00**	**100.00 %**
Net Non-operating Income	**-$958.33**	**-$958.33**	**$0.00**	**0.00 %**	**-$6,708.35**	**-$6,708.35**	**$0.00**	**0.00 %**
Net Income	**-$2,297.34**	**$0.01**	**-$2,297.35**	**-34,460,100.00 %**	**$3,350.96**	**-$0.04**	**$3,351.00**	**0.00 %**