Balance Sheet

As of 2023-04-30, 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	
1010 Cha-Com LMS 280_Operating	29,291.82
1020 Cha-Com LMS 280_Contingency	79,894.95
1030 Cha-Com LMS 280_SpLevy	6,297.22
1200 Accounts Receivable	118.50
1510 Prepaid Insurance	15,287.99
1550 Prepaid_General	40.47
1701 Due to CRF from OP_Insurance Loan	15,287.99
Total Current Asset	**$146,218.94**
Total Assets	**$146,218.94**
Liabilities	
Current Liability	
2005 Accounts Payable	5,699.53
2010 Prepayments	64.00
2100 Accrued Liabilities	1,271.00
2422 Key Deposit	420.00
2701 Due from OP to CRF_Insurance Loan	15,287.99
Total Current Liability	**$22,742.52**
Total Liabilities	**$22,742.52**
Equity	
3205 Contingency Reserve Fund - Opening Balance	103,527.57
3210 Contingency Reserve Fund - Contribution	8,675.52
3216 Contingency Reserve Fund - Expense	-17,020.15
3310 Special Levy Fund - Contribution	16,572.74
3315 Special Levy Fund - Interest	88.56
3320 Special Levy Fund - Expense	-10,364.08
3705 Retained Earnings	21,905.17
Net Income	91.09
Total Equity	**$123,476.42**
Total Liabilities & Equity	**$146,218.94**

Income Statement

Accrual Basis

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

	2023-04-01 - 2023-04-30				2022-09-01 - 2023-04-30			
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 %	85,896.24	85,896.00	0.24	100.00 %
4013 Interest Income	0.00	30.00	-30.00	0.00 %	0.00	240.00	-240.00	0.00 %
4045 Miscellaneous Income	0.00	250.00	-250.00	0.00 %	0.00	2,000.00	-2,000.00	0.00 %
4080 Gas Fireplace Income	0.00	96.00	-96.00	0.00 %	-384.00	768.00	-1,152.00	-50.00 %
4081 Gas Stove Income	25.00	25.00	0.00	100.00 %	200.00	200.00	0.00	100.00 %
4099 Prior Year Surplus	916.67	916.67	0.00	100.00 %	7,333.32	7,333.32	0.00	100.00 %
Total for 4000 REVENUE	**$11,678.70**	**$12,054.67**	**-$375.97**	**96.88 %**	**$93,045.56**	**$96,437.32**	**-$3,391.76**	**96.48 %**
Total for Income	**$11,678.70**	**$12,054.67**	**-$375.97**	**96.88 %**	**$93,045.56**	**$96,437.32**	**-$3,391.76**	**96.48 %**
Expense								
5200 UTILITIES EXPENSE								
5205 Electricity	812.32	875.00	-62.68	92.84 %	5,258.73	7,000.00	-1,741.27	75.12 %
5210 Gas	1,865.24	1,000.00	865.24	186.52 %	8,695.29	8,000.00	695.29	108.69 %
5215 Water & Sewer	144.00	500.00	-356.00	28.80 %	3,213.13	4,000.00	-786.87	80.33 %
5220 Garbage Disposal	806.93	633.33	173.60	127.41 %	6,931.51	5,066.67	1,864.84	136.81 %
5225 Telephone/Mobile/Intercom/Alarm Monitor	275.39	50.00	225.39	550.78 %	1,749.42	400.00	1,349.42	437.36 %
Total for 5200 UTILITIES EXPENSE	**$3,903.88**	**$3,058.33**	**$845.55**	**127.65 %**	**$25,848.08**	**$24,466.67**	**$1,381.41**	**105.65 %**
5300 BUILDING & EQUIPMENT								
5305 Janitorial	1,254.48	1,016.67	237.81	123.39 %	9,465.01	8,133.33	1,331.68	116.37 %
5340 R&M - Exterior	0.00	175.00	-175.00	0.00 %	0.00	1,400.00	-1,400.00	0.00 %
5345 R&M - Fire Prevention	0.00	783.33	-783.33	0.00 %	220.50	6,266.67	-6,046.17	3.52 %
5370 R&M - General	3,224.97	1,316.67	1,908.30	244.93 %	12,330.51	10,533.33	1,797.18	117.06 %
5390 R&M - Elevator	2,668.26	541.67	2,126.59	492.60 %	11,692.50	4,333.33	7,359.17	269.83 %

Income Statement

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	2023-04-01 - 2023-04-30				2022-09-01 - 2023-04-30			
Account	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
5395 Depreciation Report	0.00	416.67	-416.67	0.00 %	0.00	3,333.33	-3,333.33	0.00 %
Total for 5300 BUILDING & EQUIPMENT	**$7,147.71**	**$4,250.00**	**$2,897.71**	**168.18 %**	**$33,708.52**	**$33,999.99**	**-$291.47**	**99.14 %**
5400 GROUNDS & GARDENS								
5405 Landscaping	0.00	291.67	-291.67	0.00 %	682.50	2,333.33	-1,650.83	29.25 %
Total for 5400 GROUNDS & GARDENS	**$0.00**	**$291.67**	**-$291.67**	**0.00 %**	**$682.50**	**$2,333.33**	**-$1,650.83**	**29.25 %**
5900 ADMINISTRATIVE EXPENSE								
5905 Bank Fees & Charges	70.00	0.00	70.00	--	604.26	0.00	604.26	--
5920 Administration Fee	52.50	0.00	52.50	--	168.00	0.00	168.00	--
5930 Insurance & Appraisals	1,698.67	2,388.00	-689.33	71.13 %	15,471.86	19,104.00	-3,632.14	80.99 %
5940 Professional Fees	0.00	125.00	-125.00	0.00 %	554.40	1,000.00	-445.60	55.44 %
5980 Sundry/Miscellaneous Expense	223.98	100.00	123.98	223.98 %	1,183.17	800.00	383.17	147.90 %
5998 Management Fees	883.50	883.33	0.17	100.02 %	7,067.00	7,066.67	0.33	100.00 %
Total for 5900 ADMINISTRATIVE EXPENSE	**$2,928.65**	**$3,496.33**	**-$567.68**	**83.76 %**	**$25,048.69**	**$27,970.67**	**-$2,921.98**	**89.55 %**
Total for Expense	**$13,980.24**	**$11,096.33**	**$2,883.91**	**125.99 %**	**$85,287.79**	**$88,770.66**	**-$3,482.87**	**96.08 %**
Net Operating Income	**-$2,301.54**	**$958.34**	**-$3,259.88**	**-240.16 %**	**$7,757.77**	**$7,666.66**	**$91.11**	**101.19 %**
Non-operating Expense								
6700 CRF Reserve Contribution	958.33	958.33	0.00	100.00 %	7,666.68	7,666.68	0.00	100.00 %
Total for Non-operating Expense	**$958.33**	**$958.33**	**$0.00**	**100.00 %**	**$7,666.68**	**$7,666.68**	**$0.00**	**100.00 %**
Net Non-operating Income	**-$958.33**	**-$958.33**	**$0.00**	**0.00 %**	**-$7,666.68**	**-$7,666.68**	**$0.00**	**0.00 %**
Net Income	**-$3,259.87**	**$0.01**	**-$3,259.88**	**-48,898,050.00 %**	**$91.09**	**-$0.02**	**$91.11**	**0.00 %**