

LMS 280_Chateau Comox_1272 Comox St_VAN

Assets

Current Asset

1010 Cha-Com LMS 280_Operating	21,575.94
1020 Cha-Com LMS 280_Contingency	82,549.45
1030 Cha-Com LMS 280_SpLevy	6,317.92
1200 Accounts Receivable	131.00
1510 Prepaid Insurance	13,589.32
1701 Due to CRF from OP_Insurance Loan	13,589.32
Total Current Asset	\$137,752.95

Total Assets

\$137,752.95

Liabilities

Current Liability

2005 Accounts Payable	582.12
2100 Accrued Liabilities	2,313.00
2422 Key Deposit	420.00
2701 Due from OP to CRF_Insurance Loan	13,589.32
Total Current Liability	\$16,904.44

Total Liabilities

\$16,904.44

Equity

3205 Contingency Reserve Fund - Opening Balance	103,527.57
3210 Contingency Reserve Fund - Contribution	9,633.85
3216 Contingency Reserve Fund - Expense	-17,022.65
3300 SPECIAL LEVY FUND - 3310 SL 1 - Contribution	16,572.74
3300 SPECIAL LEVY FUND - 3315 Special Levy Fund - Interest	109.26
3300 SPECIAL LEVY FUND - 3320 Special Levy - Expense	-10,364.08
3705 Retained Earnings	20,988.50
Net Income	-2,596.68

Total Equity

\$120,848.51

Total Liabilities & Equity

\$137,752.95

Income Statement

Accrual Basis

Prepared By:
Sterling Management Services Ltd.
#2033 1177 W Hastings St, Vancouver, BC
V6E 3T4

LMS 280_Chateau Comox_1272 Comox St_VAN - Operating Budget for Fiscal Year September 2022 - August 2023

Account	2023-05-01 - 2023-05-31				2022-09-01 - 2023-05-31			
	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 %	96,633.27	96,633.00	0.27	100.00 %
4013 Interest Income	0.00	30.00	-30.00	0.00 %	0.00	270.00	-270.00	0.00 %
4045 Miscellaneous Income	3,000.00	250.00	2,750.00	1,200.00 %	3,000.00	2,250.00	750.00	133.33 %
4080 Gas Fireplace Income	0.00	96.00	-96.00	0.00 %	-384.00	864.00	-1,248.00	-44.44 %
4081 Gas Stove Income	25.00	25.00	0.00	100.00 %	225.00	225.00	0.00	100.00 %
4099 Prior Year Surplus	916.67	916.67	0.00	100.00 %	8,249.99	8,249.99	0.00	100.00 %
Total for 4000 REVENUE	\$14,678.70	\$12,054.67	\$2,624.03	121.77 %	\$107,724.26	\$108,491.99	-\$767.73	99.29 %
Total for Income	\$14,678.70	\$12,054.67	\$2,624.03	121.77 %	\$107,724.26	\$108,491.99	-\$767.73	99.29 %
Expense								
5200 UTILITIES EXPENSE								
5205 Electricity	4,094.00	875.00	3,219.00	467.89 %	9,352.73	7,875.00	1,477.73	118.76 %
5210 Gas	582.12	1,000.00	-417.88	58.21 %	9,277.41	9,000.00	277.41	103.08 %
5215 Water & Sewer	0.00	500.00	-500.00	0.00 %	3,213.13	4,500.00	-1,286.87	71.40 %
5220 Garbage Disposal	700.88	633.33	67.55	110.67 %	7,632.39	5,700.00	1,932.39	133.90 %
5225 Telephone/Mobile/Intercom/Alarm Monitor	104.47	50.00	54.47	208.94 %	1,853.89	450.00	1,403.89	411.98 %
Total for 5200 UTILITIES EXPENSE	\$5,481.47	\$3,058.33	\$2,423.14	179.23 %	\$31,329.55	\$27,525.00	\$3,804.55	113.82 %
5300 BUILDING & EQUIPMENT								
5305 Janitorial	1,144.78	1,016.67	128.11	112.60 %	10,609.79	9,150.00	1,459.79	115.95 %
5340 R&M - Exterior	0.00	175.00	-175.00	0.00 %	0.00	1,575.00	-1,575.00	0.00 %
5345 R&M - Fire Prevention	0.00	783.33	-783.33	0.00 %	220.50	7,050.00	-6,829.50	3.13 %
5370 R&M - General	2,749.93	1,316.67	1,433.26	208.86 %	15,080.44	11,850.00	3,230.44	127.26 %
5390 R&M - Elevator	0.00	541.67	-541.67	0.00 %	11,692.50	4,875.00	6,817.50	239.85 %

Income Statement

Accrual Basis

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Sterling Management Services Ltd.
#2033 1177 W Hastings St, Vancouver, BC
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Account	2023-05-01 - 2023-05-31				2022-09-01 - 2023-05-31			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
5395 Depreciation Report	3,675.00	416.67	3,258.33	882.00 %	3,675.00	3,750.00	-75.00	98.00 %
Total for 5300 BUILDING & EQUIPMENT	\$7,569.71	\$4,250.00	\$3,319.71	178.11 %	\$41,278.23	\$38,250.00	\$3,028.23	107.92 %
5400 GROUNDS & GARDENS								
5405 Landscaping	525.00	291.67	233.33	180.00 %	1,207.50	2,625.00	-1,417.50	46.00 %
Total for 5400 GROUNDS & GARDENS	\$525.00	\$291.67	\$233.33	180.00 %	\$1,207.50	\$2,625.00	-\$1,417.50	46.00 %
5900 ADMINISTRATIVE EXPENSE								
5905 Bank Fees & Charges	72.50	0.00	72.50	--	676.76	0.00	676.76	--
5920 Administration Fee	375.90	0.00	375.90	--	543.90	0.00	543.90	--
5930 Insurance & Appraisals	1,698.67	2,388.00	-689.33	71.13 %	17,170.53	21,492.00	-4,321.47	79.89 %
5940 Professional Fees	23.89	125.00	-101.11	19.11 %	462.79	1,125.00	-662.21	41.14 %
5980 Sundry/Miscellaneous Expense	0.00	100.00	-100.00	0.00 %	1,183.17	900.00	283.17	131.46 %
5998 Management Fees	776.50	883.33	-106.83	87.91 %	7,843.50	7,950.00	-106.50	98.66 %
Total for 5900 ADMINISTRATIVE EXPENSE	\$2,947.46	\$3,496.33	-\$548.87	84.30 %	\$27,880.65	\$31,467.00	-\$3,586.35	88.60 %
Total for Expense	\$16,523.64	\$11,096.33	\$5,427.31	148.91 %	\$101,695.93	\$99,867.00	\$1,828.93	101.83 %
Net Operating Income	-\$1,844.94	\$958.34	-\$2,803.28	-192.51 %	\$6,028.33	\$8,624.99	-\$2,596.66	69.89 %
Non-operating Expense								
6700 CRF Reserve Contribution	958.33	958.33	0.00	100.00 %	8,625.01	8,625.01	0.00	100.00 %
Total for Non-operating Expense	\$958.33	\$958.33	\$0.00	100.00 %	\$8,625.01	\$8,625.01	\$0.00	100.00 %
Net Non-operating Income	-\$958.33	-\$958.33	\$0.00	0.00 %	-\$8,625.01	-\$8,625.01	\$0.00	0.00 %
Net Income	-\$2,803.27	\$0.01	-\$2,803.28	-42,049,050.00 %	-\$2,596.68	-\$0.02	-\$2,596.66	0.00 %