

LMS 280_Chateau Comox_1272 Comox St_VAN

Assets

Current Asset

1010 Cha-Com LMS 280_Operating	12,198.60
1020 Cha-Com LMS 280_Contingency	72,863.45
1030 Cha-Com LMS 280_SpLevy	636.50
1200 Accounts Receivable	156.00
1510 Prepaid Insurance	10,191.98
1550 Prepaid_General	178.97
1701 Due to CRF from OP_Insurance Loan	10,191.98

Total Current Asset **\$106,417.48**

Total Assets

\$106,417.48

Liabilities

Current Liability

2100 Accrued Liabilities	3,541.58
2422 Key Deposit	420.00
2701 Due from OP to CRF_Insurance Loan	10,191.98

Total Current Liability **\$14,153.56**

Total Liabilities

\$14,153.56

Equity

3205 Contingency Reserve Fund - Opening Balance	103,527.57
3210 Contingency Reserve Fund - Contribution	11,550.51
3216 Contingency Reserve Fund - Expense	-32,022.65
3300 SPECIAL LEVY FUND - 3310 SL 1 - Contribution	16,572.74
3300 SPECIAL LEVY FUND - 3315 Special Levy Fund - Interest	156.01
3300 SPECIAL LEVY FUND - 3320 Special Levy - Expense	-16,092.25
3705 Retained Earnings	19,155.16
Net Income	-10,583.17

Total Equity **\$92,263.92**

Total Liabilities & Equity

\$106,417.48

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	2023-07-01 - 2023-07-31				2022-09-01 - 2023-07-31			
	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 %	118,107.33	118,107.00	0.33	100.00 %
4013 Interest Income	0.00	30.00	-30.00	0.00 %	0.00	330.00	-330.00	0.00 %
4045 Miscellaneous Income	0.00	250.00	-250.00	0.00 %	3,143.68	2,750.00	393.68	114.32 %
4080 Gas Fireplace Income	0.00	96.00	-96.00	0.00 %	-384.00	1,056.00	-1,440.00	-36.36 %
4081 Gas Stove Income	25.00	25.00	0.00	100.00 %	275.00	275.00	0.00	100.00 %
4099 Prior Year Surplus	916.67	916.67	0.00	100.00 %	10,083.33	10,083.33	0.00	100.00 %
Total for 4000 REVENUE	\$11,678.70	\$12,054.67	-\$375.97	96.88 %	\$131,225.34	\$132,601.33	-\$1,375.99	98.96 %
Total for Income	\$11,678.70	\$12,054.67	-\$375.97	96.88 %	\$131,225.34	\$132,601.33	-\$1,375.99	98.96 %
Expense								
5200 UTILITIES EXPENSE								
5205 Electricity	64.62	875.00	-810.38	7.39 %	10,382.35	9,625.00	757.35	107.87 %
5210 Gas	549.65	1,000.00	-450.35	54.97 %	10,471.06	11,000.00	-528.94	95.19 %
5215 Water & Sewer	3,069.68	500.00	2,569.68	613.94 %	6,427.81	5,500.00	927.81	116.87 %
5220 Garbage Disposal	726.37	633.33	93.04	114.69 %	9,093.82	6,966.67	2,127.15	130.53 %
5225 Telephone/Mobile/Intercom/Alarm Monitor	319.20	50.00	269.20	638.40 %	2,307.84	550.00	1,757.84	419.61 %
Total for 5200 UTILITIES EXPENSE	\$4,729.52	\$3,058.33	\$1,671.19	154.64 %	\$38,682.88	\$33,641.67	\$5,041.21	114.99 %
5300 BUILDING & EQUIPMENT								
5305 Janitorial	1,325.77	1,016.67	309.10	130.40 %	13,050.64	11,183.33	1,867.31	116.70 %
5340 R&M - Exterior	0.00	175.00	-175.00	0.00 %	0.00	1,925.00	-1,925.00	0.00 %
5345 R&M - Fire Prevention	0.00	783.33	-783.33	0.00 %	220.50	8,616.67	-8,396.17	2.56 %
5370 R&M - General	11,802.07	1,316.67	10,485.40	896.36 %	27,565.89	14,483.33	13,082.56	190.33 %
5390 R&M - Elevator	0.00	541.67	-541.67	0.00 %	11,692.50	5,958.33	5,734.17	196.24 %

Income Statement

Accrual Basis

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

Account	2023-07-01 - 2023-07-31				2022-09-01 - 2023-07-31			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
5395 Depreciation Report	0.00	416.67	-416.67	0.00 %	5,145.00	4,583.33	561.67	112.25 %
Total for 5300 BUILDING & EQUIPMENT	\$13,127.84	\$4,250.00	\$8,877.84	308.89 %	\$57,674.53	\$46,749.99	\$10,924.54	123.37 %
5400 GROUNDS & GARDENS								
5405 Landscaping	0.00	291.67	-291.67	0.00 %	1,708.44	3,208.33	-1,499.89	53.25 %
Total for 5400 GROUNDS & GARDENS	\$0.00	\$291.67	-\$291.67	0.00 %	\$1,708.44	\$3,208.33	-\$1,499.89	53.25 %
5900 ADMINISTRATIVE EXPENSE								
5905 Bank Fees & Charges	25.00	0.00	25.00	--	751.76	0.00	751.76	--
5920 Administration Fee	52.50	0.00	52.50	--	648.90	0.00	648.90	--
5930 Insurance & Appraisals	1,698.67	2,388.00	-689.33	71.13 %	20,567.87	26,268.00	-5,700.13	78.30 %
5940 Professional Fees	0.00	125.00	-125.00	0.00 %	462.79	1,375.00	-912.21	33.66 %
5980 Sundry/Miscellaneous Expense	0.00	100.00	-100.00	0.00 %	1,183.17	1,100.00	83.17	107.56 %
5998 Management Fees	871.50	883.33	-11.83	98.66 %	9,586.50	9,716.67	-130.17	98.66 %
Total for 5900 ADMINISTRATIVE EXPENSE	\$2,647.67	\$3,496.33	-\$848.66	75.73 %	\$33,200.99	\$38,459.67	-\$5,258.68	86.33 %
Total for Expense	\$20,505.03	\$11,096.33	\$9,408.70	184.79 %	\$131,266.84	\$122,059.66	\$9,207.18	107.54 %
Net Operating Income	-\$8,826.33	\$958.34	-\$9,784.67	-921.01 %	-\$41.50	\$10,541.67	-\$10,583.17	-0.39 %
Non-operating Expense								
8000 OTHER EXPENSES								
8500 CRF Reserve Contribution	958.33	958.33	0.00	100.00 %	10,541.67	10,541.67	0.00	100.00 %
Total for 8000 OTHER EXPENSES	\$958.33	\$958.33	\$0.00	100.00 %	\$10,541.67	\$10,541.67	\$0.00	100.00 %
Total for Non-operating Expense	\$958.33	\$958.33	\$0.00	100.00 %	\$10,541.67	\$10,541.67	\$0.00	100.00 %
Net Non-operating Income	-\$958.33	-\$958.33	\$0.00	0.00 %	-\$10,541.67	-\$10,541.67	\$0.00	0.00 %
Net Income	-\$9,784.66	\$0.01	-\$9,784.67	-146,769,900.00 %	-\$10,583.17	\$0.00	-\$10,583.17	0.00 %