Balance Sheet

As of 2023-08-31, 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

Assets	
Current Asset	
1010 Cha-Com LMS 280_Operating	11,294.72
1020 Cha-Com LMS 280_Contingency	65,156.37
1030 Cha-Com LMS 280_SpLevy	681.38
1200 Accounts Receivable	168.50
1510 Prepaid Insurance	8,493.31
1550 Prepaid_General	1,547.06
1701 Due to CRF from OP_Insurance Loan	8,493.31
1705 Due to CRF from SL_Contribution	10,364.08
1721 Due to CRF_from_OP	17,001.40
Total Current Asset	**$123,200.13**
Total Assets	**$123,200.13**
Liabilities	
Current Liability	
2005 Accounts Payable	2,454.00
2100 Accrued Liabilities	1,824.00
2422 Key Deposit	420.00
2701 Due from OP to CRF_Insurance Loan	8,493.31
2705 Due from SL to CRF_Contribution	10,364.08
2721 Due to CRF from OP	17,001.40
Total Current Liability	**$40,556.79**
Total Liabilities	**$40,556.79**
Equity	
3205 Contingency Reserve Fund - Opening Balance	103,527.57
3210 Contingency Reserve Fund - Contribution	12,508.84
3216 Contingency Reserve Fund - Expense	-15,021.25
3300 SPECIAL LEVY FUND - 3310 SL 1 - Contribution	16,572.74
3300 SPECIAL LEVY FUND - 3315 Special Levy Fund - Interest	200.89
3300 SPECIAL LEVY FUND - 3320 Special Levy - Expense	-26,456.33
3705 Retained Earnings	1,237.09
Net Income	-9,926.21
Total Equity	**$82,643.34**
Total Liabilities & Equity	**$123,200.13**

Income Statement

Accrual basis

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

	2023-08-01 - 2023-08-31				2022-09-01 - 2023-08-31			
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 %	128,844.36	128,844.00	0.36	100.00 %
4013 Interest Income	0.00	30.00	-30.00	0.00 %	0.00	360.00	-360.00	0.00 %
4045 Miscellaneous Income	0.00	250.00	-250.00	0.00 %	3,143.68	3,000.00	143.68	104.79 %
4080 Gas Fireplace Income	0.00	96.00	-96.00	0.00 %	-384.00	1,152.00	-1,536.00	-33.33 %
4081 Gas Stove Income	25.00	25.00	0.00	100.00 %	300.00	300.00	0.00	100.00 %
4099 Prior Year Surplus	916.67	916.67	0.00	100.00 %	11,000.00	11,000.00	0.00	100.00 %
Total for 4000 REVENUE	**$11,678.70**	**$12,054.67**	**-$375.97**	**96.88 %**	**$142,904.04**	**$144,656.00**	**-$1,751.96**	**98.79 %**
Total for Income	**$11,678.70**	**$12,054.67**	**-$375.97**	**96.88 %**	**$142,904.04**	**$144,656.00**	**-$1,751.96**	**98.79 %**
Expense								
5200 UTILITIES EXPENSE								
5205 Electricity	426.81	875.00	-448.19	48.78 %	10,809.16	10,500.00	309.16	102.94 %
5210 Gas	362.09	1,000.00	-637.91	36.21 %	10,833.15	12,000.00	-1,166.85	90.28 %
5215 Water & Sewer	608.00	500.00	108.00	121.60 %	7,035.81	6,000.00	1,035.81	117.26 %
5220 Garbage Disposal	737.02	633.33	103.69	116.37 %	9,830.84	7,600.00	2,230.84	129.35 %
5225 Telephone/Mobile/Intercom/Alarm Monitor	139.29	50.00	89.29	278.58 %	2,447.13	600.00	1,847.13	407.86 %
Total for 5200 UTILITIES EXPENSE	**$2,273.21**	**$3,058.33**	**-$785.12**	**74.33 %**	**$40,956.09**	**$36,700.00**	**$4,256.09**	**111.60 %**
5300 BUILDING & EQUIPMENT								
5305 Janitorial	1,100.00	1,016.67	83.33	108.20 %	14,150.64	12,200.00	1,950.64	115.99 %
5340 R&M - Exterior	0.00	175.00	-175.00	0.00 %	0.00	2,100.00	-2,100.00	0.00 %
5345 R&M - Fire Prevention	0.00	783.33	-783.33	0.00 %	220.50	9,400.00	-9,179.50	2.35 %
5370 R&M - General	2,233.61	1,316.67	916.94	169.64 %	29,799.50	15,800.00	13,999.50	188.60 %
5390 R&M - Elevator	706.42	541.67	164.75	130.42 %	12,398.92	6,500.00	5,898.92	190.75 %

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	2023-08-01 - 2023-08-31				2022-09-01 - 2023-08-31			
Account	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
5395 Depreciation Report	1,102.50	416.67	685.83	264.60 %	6,247.50	5,000.00	1,247.50	124.95 %
Total for 5300 BUILDING & EQUIPMENT	**$5,142.53**	**$4,250.00**	**$892.53**	**121.00 %**	**$62,817.06**	**$51,000.00**	**$11,817.06**	**123.17 %**
5400 GROUNDS & GARDENS								
5405 Landscaping	0.00	291.67	-291.67	0.00 %	1,708.44	3,500.00	-1,791.56	48.81 %
Total for 5400 GROUNDS & GARDENS	**$0.00**	**$291.67**	**-$291.67**	**0.00 %**	**$1,708.44**	**$3,500.00**	**-$1,791.56**	**48.81 %**
5900 ADMINISTRATIVE EXPENSE								
5905 Bank Fees & Charges	25.00	0.00	25.00	--	776.76	0.00	776.76	--
5920 Administration Fee	52.50	0.00	52.50	--	701.40	0.00	701.40	--
5930 Insurance & Appraisals	1,698.67	2,388.00	-689.33	71.13 %	22,266.54	28,656.00	-6,389.46	77.70 %
5940 Professional Fees	0.00	125.00	-125.00	0.00 %	462.79	1,500.00	-1,037.21	30.85 %
5980 Sundry/Miscellaneous Expense	0.00	100.00	-100.00	0.00 %	1,183.17	1,200.00	-16.83	98.60 %
5998 Management Fees	871.50	883.33	-11.83	98.66 %	10,458.00	10,600.00	-142.00	98.66 %
Total for 5900 ADMINISTRATIVE EXPENSE	**$2,647.67**	**$3,496.33**	**-$848.66**	**75.73 %**	**$35,848.66**	**$41,956.00**	**-$6,107.34**	**85.44 %**
Total for Expense	**$10,063.41**	**$11,096.33**	**-$1,032.92**	**90.69 %**	**$141,330.25**	**$133,156.00**	**$8,174.25**	**106.14 %**
Net Operating Income	**$1,615.29**	**$958.34**	**$656.95**	**168.55 %**	**$1,573.79**	**$11,500.00**	**-$9,926.21**	**13.69 %**
Non-operating Expense								
8000 OTHER EXPENSES								
8500 CRF Reserve Contribution	958.33	958.33	0.00	100.00 %	11,500.00	11,500.00	0.00	100.00 %
Total for 8000 OTHER EXPENSES	**$958.33**	**$958.33**	**$0.00**	**100.00 %**	**$11,500.00**	**$11,500.00**	**$0.00**	**100.00 %**
Total for Non-operating Expense	**$958.33**	**$958.33**	**$0.00**	**100.00 %**	**$11,500.00**	**$11,500.00**	**$0.00**	**100.00 %**
Net Non-operating Income	**-$958.33**	**-$958.33**	**$0.00**	**0.00 %**	**-$11,500.00**	**-$11,500.00**	**$0.00**	**0.00 %**
Net Income	**$656.96**	**$0.01**	**$656.95**	**9,854,400.00 %**	**-$9,926.21**	**$0.00**	**-$9,926.21**	**0.00 %**