

LMS 280_Chateau Comox_1272 Comox St_VAN

Assets

Current Asset

1010 Cha-Com LMS 280_Operating	1,012.84
1020 Cha-Com LMS 280_Contingency	79,814.77
1030 Cha-Com LMS 280_SpLevy	683.98
1200 Accounts Receivable	168.50
1510 Prepaid Insurance	6,794.64
1550 Prepaid_General	795.89
1701 Due to CRF from OP_Insurance Loan	6,794.64
1705 Due to CRF from SL_Contribution	10,364.08
1721 Due to CRF_from_OP	5,000.00
Total Current Asset	\$111,429.34

Total Assets

\$111,429.34

Liabilities

Current Liability

2005 Accounts Payable	2,769.45
2010 Prepayments	12.50
2100 Accrued Liabilities	3,669.00
2422 Key Deposit	420.00
2701 Due from OP to CRF_Insurance Loan	6,794.64
2705 Due from SL to CRF_Contribution	10,364.08
2721 Due to CRF from OP	5,000.00
Total Current Liability	\$29,029.67

Total Liabilities

\$29,029.67

Equity

3205 Contingency Reserve Fund - Opening Balance	101,015.16
3210 Contingency Reserve Fund - Contribution	958.33
3300 SPECIAL LEVY FUND - 3310 SL 1 - Contribution	16,572.74
3300 SPECIAL LEVY FUND - 3315 Special Levy Fund - Interest	203.49
3300 SPECIAL LEVY FUND - 3320 Special Levy - Expense	-26,456.33
3705 Retained Earnings	-9,605.79
Net Income	-287.93
Total Equity	\$82,399.67

Total Liabilities & Equity

\$111,429.34

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 2023 - August 2024

Account	2023-09-01 - 2023-09-30				2023-09-01 - 2023-09-30			
	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 %	10,737.03	10,737.00	0.03	100.00 %
4013 Interest Income	0.00	30.00	-30.00	0.00 %	0.00	30.00	-30.00	0.00 %
4045 Miscellaneous Income	0.00	250.00	-250.00	0.00 %	0.00	250.00	-250.00	0.00 %
4080 Gas Fireplace Income	0.00	96.00	-96.00	0.00 %	0.00	96.00	-96.00	0.00 %
4081 Gas Stove Income	0.00	25.00	-25.00	0.00 %	0.00	25.00	-25.00	0.00 %
4099 Prior Year Surplus	916.67	916.63	0.04	100.00 %	916.67	916.63	0.04	100.00 %
Total for 4000 REVENUE	\$11,653.70	\$12,054.63	-\$400.93	96.67 %	\$11,653.70	\$12,054.63	-\$400.93	96.67 %
Total for Income	\$11,653.70	\$12,054.63	-\$400.93	96.67 %	\$11,653.70	\$12,054.63	-\$400.93	96.67 %
Expense								
5200 UTILITIES EXPENSE								
5205 Electricity	744.24	875.00	-130.76	85.06 %	744.24	875.00	-130.76	85.06 %
5210 Gas	501.00	1,000.00	-499.00	50.10 %	501.00	1,000.00	-499.00	50.10 %
5215 Water & Sewer	608.00	500.00	108.00	121.60 %	608.00	500.00	108.00	121.60 %
5220 Garbage Disposal	746.72	633.33	113.39	117.90 %	746.72	633.33	113.39	117.90 %
5225 Telephone/Mobile/Alarm Monitor	139.29	50.00	89.29	278.58 %	139.29	50.00	89.29	278.58 %
Total for 5200 UTILITIES EXPENSE	\$2,739.25	\$3,058.33	-\$319.08	89.57 %	\$2,739.25	\$3,058.33	-\$319.08	89.57 %
5300 BUILDING & EQUIPMENT								
5305 Janitorial	1,139.00	1,016.67	122.33	112.03 %	1,139.00	1,016.67	122.33	112.03 %
5340 R&M - Exterior	0.00	175.00	-175.00	0.00 %	0.00	175.00	-175.00	0.00 %
5345 R&M - Fire Prevention	0.00	783.33	-783.33	0.00 %	0.00	783.33	-783.33	0.00 %
5370 R&M - General	1,736.47	1,316.67	419.80	131.88 %	1,736.47	1,316.67	419.80	131.88 %
5390 R&M - Elevator	706.42	541.67	164.75	130.42 %	706.42	541.67	164.75	130.42 %

Income Statement

Accrual basis

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

Account	2023-09-01 - 2023-09-30				2023-09-01 - 2023-09-30			
	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	416.67	-416.67	0.00 %
Total for 5300 BUILDING & EQUIPMENT	\$3,581.89	\$4,250.00	-\$668.11	84.28 %	\$3,581.89	\$4,250.01	-\$668.12	84.28 %
5400 GROUNDS & GARDENS								
5405 Landscaping	2,014.49	291.67	1,722.82	690.68 %	2,014.49	291.67	1,722.82	690.67 %
Total for 5400 GROUNDS & GARDENS	\$2,014.49	\$291.67	\$1,722.82	690.68 %	\$2,014.49	\$291.67	\$1,722.82	690.67 %
5900 ADMINISTRATIVE EXPENSE								
5905 Bank Fees & Charges	25.00	0.00	25.00	--	25.00	0.00	25.00	--
5920 Administration Fee	52.50	0.00	52.50	--	52.50	0.00	52.50	--
5930 Insurance & Appraisals	1,698.67	2,388.00	-689.33	71.13 %	1,698.67	2,388.00	-689.33	71.13 %
5940 Professional Fees	0.00	125.00	-125.00	0.00 %	0.00	125.00	-125.00	0.00 %
5980 Sundry/Miscellaneous Expense	0.00	100.00	-100.00	0.00 %	0.00	100.00	-100.00	0.00 %
5998 Management Fees	871.50	883.33	-11.83	98.66 %	871.50	883.33	-11.83	98.66 %
Total for 5900 ADMINISTRATIVE EXPENSE	\$2,647.67	\$3,496.33	-\$848.66	75.73 %	\$2,647.67	\$3,496.33	-\$848.66	75.73 %
Total for Expense	\$10,983.30	\$11,096.33	-\$113.03	98.98 %	\$10,983.30	\$11,096.34	-\$113.04	98.98 %
Net Operating Income	\$670.40	\$958.30	-\$287.90	69.96 %	\$670.40	\$958.29	-\$287.89	69.96 %
Non-operating Expense								
8000 OTHER EXPENSES								
8500 CRF Reserve Contribution	958.33	958.37	-0.04	100.00 %	958.33	958.37	-0.04	100.00 %
Total for 8000 OTHER EXPENSES	\$958.33	\$958.37	-\$0.04	100.00 %	\$958.33	\$958.37	-\$0.04	100.00 %
Total for Non-operating Expense	\$958.33	\$958.37	-\$0.04	100.00 %	\$958.33	\$958.37	-\$0.04	100.00 %
Net Non-operating Income	-\$958.33	-\$958.37	\$0.04	0.00 %	-\$958.33	-\$958.37	\$0.04	0.00 %
Net Income	-\$287.93	-\$0.07	-\$287.86	0.00 %	-\$287.93	-\$0.08	-\$287.85	0.00 %