Balance Sheet

As of 2023-10-31, 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	1,776.83
1020 Cha-Com LMS 280_Contingency	78,471.77
1030 Cha-Com LMS 280_SpLevy	686.51
1200 Accounts Receivable	168.50
1510 Prepaid Insurance	5,095.97
1550 Prepaid_General	44.73
1700 Due to CRF from OP_CRF Contribution	235.81
1701 Due to CRF from OP_Insurance Loan	5,095.97
1702 Due to CRF from OP_AP Loan	5,000.00
1705 Due to CRF from SL_Contribution	10,364.08
1720 Due to OP from CRF	22,927.61
Total Current Asset	**$129,867.78**
Total Assets	**$129,867.78**
Liabilities	
Current Liability	
2005 Accounts Payable	1,329.89
2100 Accrued Liabilities	4,452.00
2422 Key Deposit	420.00
2700 Due from OP to CRF_CRF Contribution	235.81
2701 Due from OP to CRF_Insurance Loan	5,095.97
2702 Due from OP to CRF_AP Loan	5,000.00
2705 Due from SL to CRF_Contribution	10,364.08
2720 Due from CRF to OP	22,927.61
Total Current Liability	**$49,825.36**
Total Liabilities	**$49,825.36**
Equity	
3205 Contingency Reserve Fund - Opening Balance	101,015.16
3210 Contingency Reserve Fund - Contribution	2,152.47
3216 Contingency Reserve Fund - Expense	-26,927.61
3300 SPECIAL LEVY FUND - 3310 SL 1 - Contribution	16,572.74
3315 Special Levy Fund - Interest	206.02
3320 Special Levy - Expense	-26,456.33
3705 Retained Earnings	18,238.49
Net Income	-4,758.52
Total Equity	**$80,042.42**

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Total Liabilities & Equity	**$129,867.78**

Income Statement

Accrual basis

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LMS 280_Chateau Comox_1272 Comox St_VAN - Operating Budget for Fiscal Year September 2023 - August 2024

	2023-10-01 - 2023-10-31				2023-09-01 - 2023-10-31			
Account	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
Income								
4000 REVENUE								
4005 Strata Fees	10,737.03	11,945.83	-1,208.80	89.88 %	21,474.06	23,891.66	-2,417.60	89.88 %
4013 Interest Income	2.72	0.00	2.72	--	2.72	0.00	2.72	--
4030 Fobs/Keys Income	25.00	0.00	25.00	--	25.00	0.00	25.00	--
4081 Gas Stove Income	12.50	0.00	12.50	--	25.00	0.00	25.00	--
4099 Prior Year Surplus	-916.67	0.00	-916.67	--	0.00	0.00	0.00	--
Total for 4000 REVENUE	**$9,860.58**	**$11,945.83**	**-$2,085.25**	**82.54 %**	**$21,526.78**	**$23,891.66**	**-$2,364.88**	**90.10 %**
Total for Income	**$9,860.58**	**$11,945.83**	**-$2,085.25**	**82.54 %**	**$21,526.78**	**$23,891.66**	**-$2,364.88**	**90.10 %**
Expense								
5200 UTILITIES EXPENSE								
5205 Electricity	676.00	916.67	-240.67	73.75 %	1,420.24	1,833.34	-413.10	77.47 %
5210 Gas	631.71	916.67	-284.96	68.91 %	1,132.71	1,833.34	-700.63	61.78 %
5215 Water & Sewer	608.00	591.67	16.33	102.76 %	1,216.00	1,183.34	32.66	102.76 %
5220 Garbage Disposal	746.17	833.33	-87.16	89.54 %	1,492.89	1,666.66	-173.77	89.57 %
5225 Telephone/Mobile/Alarm Monitor/Enterphone	282.62	208.33	74.29	135.66 %	421.91	416.66	5.25	101.26 %
Total for 5200 UTILITIES EXPENSE	**$2,944.50**	**$3,466.67**	**-$522.17**	**84.94 %**	**$5,683.75**	**$6,933.34**	**-$1,249.59**	**81.98 %**
5300 BUILDING & EQUIPMENT								
5305 Janitorial	1,233.94	1,208.33	25.61	102.12 %	2,372.94	2,416.66	-43.72	98.19 %
5345 R&M - Fire Prevention	3,957.03	83.33	3,873.70	4,748.63 %	3,957.03	166.66	3,790.37	2,374.31 %
5370 R&M - General	1,530.42	1,666.66	-136.24	91.83 %	3,266.89	3,333.32	-66.43	98.01 %
5390 R&M - Elevator	835.56	666.66	168.90	125.34 %	1,541.98	1,333.32	208.66	115.65 %
5392 Engineering Cost	0.00	416.67	-416.67	0.00 %	0.00	833.34	-833.34	0.00 %
Total for 5300 BUILDING & EQUIPMENT	**$7,556.95**	**$4,041.65**	**$3,515.30**	**186.98 %**	**$11,138.84**	**$8,083.30**	**$3,055.54**	**137.80 %**

Income Statement

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	2023-10-01 - 2023-10-31				2023-09-01 - 2023-10-31			
Account	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
5400 GROUNDS & GARDENS								
5405 Landscaping	0.00	150.00	-150.00	0.00 %	2,014.49	300.00	1,714.49	671.50 %
Total for 5400 GROUNDS & GARDENS	**$0.00**	**$150.00**	**-$150.00**	**0.00 %**	**$2,014.49**	**$300.00**	**$1,714.49**	**671.50 %**
5900 ADMINISTRATIVE EXPENSE								
5905 Bank Fees & Charges	25.41	66.67	-41.26	38.11 %	50.41	133.34	-82.93	37.81 %
5920 Administration Fee	52.50	62.50	-10.00	84.00 %	105.00	125.00	-20.00	84.00 %
5930 Insurance & Appraisals	1,698.67	1,916.67	-218.00	88.63 %	3,397.34	3,833.34	-436.00	88.63 %
5940 Professional Fees	0.00	41.67	-41.67	0.00 %	0.00	83.34	-83.34	0.00 %
5980 Sundry/Miscellaneous Expense	0.00	100.00	-100.00	0.00 %	0.00	200.00	-200.00	0.00 %
5998 Management Fees	871.50	1,023.75	-152.25	85.13 %	1,743.00	2,047.50	-304.50	85.13 %
Total for 5900 ADMINISTRATIVE EXPENSE	**$2,648.08**	**$3,211.26**	**-$563.18**	**82.46 %**	**$5,295.75**	**$6,422.52**	**-$1,126.77**	**82.46 %**
Total for Expense	**$13,149.53**	**$10,869.58**	**$2,279.95**	**120.98 %**	**$24,132.83**	**$21,739.16**	**$2,393.67**	**111.01 %**
Net Operating Income	**-$3,288.95**	**$1,076.25**	**-$4,365.20**	**-305.59 %**	**-$2,606.05**	**$2,152.50**	**-$4,758.55**	**-121.07 %**
Non-operating Expense								
8000 OTHER EXPENSES								
8500 CRF Reserve Contribution	1,194.14	1,076.25	117.89	110.95 %	2,152.47	2,152.50	-0.03	100.00 %
Total for 8000 OTHER EXPENSES	**$1,194.14**	**$1,076.25**	**$117.89**	**110.95 %**	**$2,152.47**	**$2,152.50**	**-$0.03**	**100.00 %**
Total for Non-operating Expense	**$1,194.14**	**$1,076.25**	**$117.89**	**110.95 %**	**$2,152.47**	**$2,152.50**	**-$0.03**	**100.00 %**
Net Non-operating Income	**-$1,194.14**	**-$1,076.25**	**-$117.89**	**0.00 %**	**-$2,152.47**	**-$2,152.50**	**$0.03**	**0.00 %**
Net Income	**-$4,483.09**	**$0.00**	**-$4,483.09**	**0.00 %**	**-$4,758.52**	**$0.00**	**-$4,758.52**	**0.00 %**