Balance Sheet

As of 2023-11-30, 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	13,746.18
1020 Cha-Com LMS 280_Contingency	66,952.19
1030 Cha-Com LMS 280_SpLevy	689.13
1200 Accounts Receivable	19,407.40
1510 Prepaid Insurance	3,397.30
1705 Due to CRF from SL_Contribution	10,364.08
1721 Due to CRF_from_OP	17,001.40
Total Current Asset	**$131,557.68**
Total Assets	**$131,557.68**
Liabilities	
Current Liability	
2005 Accounts Payable	2,083.28
2100 Accrued Liabilities	2,066.00
2422 Key Deposit	420.00
2705 Due from SL to CRF_Contribution	10,364.08
2721 Due from OP to CRF	17,001.40
Total Current Liability	**$31,934.76**
Total Liabilities	**$31,934.76**
Equity	
3205 Contingency Reserve Fund - Opening Balance	101,015.16
3210 Contingency Reserve Fund - Contribution	3,228.72
3216 Contingency Reserve Fund - Expense	-9,926.21
3310 Levy 1 - Contribution	16,572.74
3315 Special Levy Fund - Interest	208.64
3320 Special Levy - Main Waterline - Expense	-26,456.33
3705 Retained Earnings	1,237.09
Net Income	13,743.11
Total Equity	**$99,622.92**
Total Liabilities & Equity	**$131,557.68**

Income Statement

Accrual Basis

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#2033 1177 W Hastings St, Vancouver, BC
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LMS 280_Chateau Comox_1272 Comox St_VAN - Operating Budget for Fiscal Year September 2023 - August 2024

	2023-11-01 - 2023-11-30				2023-09-01 - 2023-11-30			
Account	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
Income								
4000 REVENUE								
4005 Strata Fees	14,363.43	11,945.83	2,417.60	120.24 %	35,837.49	35,837.49	0.00	100.00 %
4013 Interest Income	0.00	0.00	0.00	--	2.72	0.00	2.72	--
4030 Fobs/Keys Income	0.00	0.00	0.00	--	25.00	0.00	25.00	--
4081 Gas Stove Income	25.00	0.00	25.00	--	50.00	0.00	50.00	--
Total for 4000 REVENUE	**$14,388.43**	**$11,945.83**	**$2,442.60**	**120.45 %**	**$35,915.21**	**$35,837.49**	**$77.72**	**100.22 %**
Total for Income	**$14,388.43**	**$11,945.83**	**$2,442.60**	**120.45 %**	**$35,915.21**	**$35,837.49**	**$77.72**	**100.22 %**
Expense								
5200 UTILITIES EXPENSE								
5205 Electricity	498.47	916.67	-418.20	54.38 %	-13,681.29	2,750.01	-16,431.30	-497.50 %
5210 Gas	770.89	916.67	-145.78	84.10 %	1,903.60	2,750.01	-846.41	69.22 %
5215 Water & Sewer	1,659.85	591.67	1,068.18	280.54 %	2,875.85	1,775.01	1,100.84	162.02 %
5220 Garbage Disposal	745.33	833.33	-88.00	89.44 %	2,238.22	2,499.99	-261.77	89.53 %
5225 Telephone/Mobile/Alarm Monitor/Enterphone	139.27	208.33	-69.06	66.85 %	561.18	624.99	-63.81	89.79 %
Total for 5200 UTILITIES EXPENSE	**$3,813.81**	**$3,466.67**	**$347.14**	**110.01 %**	**-$6,102.44**	**$10,400.01**	**-$16,502.45**	**-58.68 %**
5300 BUILDING & EQUIPMENT								
5305 Janitorial	1,100.00	1,208.33	-108.33	91.03 %	3,472.94	3,624.99	-152.05	95.81 %
5315 Pest Control	0.00	0.00	0.00	--	97.65	0.00	97.65	--
5345 R&M - Fire Prevention	0.00	83.33	-83.33	0.00 %	3,957.03	249.99	3,707.04	1,582.88 %
5370 R&M - General	162.75	1,666.66	-1,503.91	9.77 %	3,331.99	4,999.98	-1,667.99	66.64 %
5390 R&M - Elevator	2,686.32	666.66	2,019.66	402.95 %	4,228.30	1,999.98	2,228.32	211.42 %
5392 Engineering Fees	0.00	416.67	-416.67	0.00 %	0.00	1,250.01	-1,250.01	0.00 %
Total for 5300 BUILDING & EQUIPMENT	**$3,949.07**	**$4,041.65**	**-$92.58**	**97.71 %**	**$15,087.91**	**$12,124.95**	**$2,962.96**	**124.44 %**

Income Statement

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	2023-11-01 - 2023-11-30				2023-09-01 - 2023-11-30			
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	450.00	1,564.49	447.66 %
Total for 5400 GROUNDS & GARDENS	**$0.00**	**$150.00**	**-$150.00**	**0.00 %**	**$2,014.49**	**$450.00**	**$1,564.49**	**447.66 %**
5900 ADMINISTRATIVE EXPENSE								
5905 Bank Fees & Charges	25.00	66.67	-41.67	37.50 %	75.41	200.01	-124.60	37.70 %
5920 Administration Fee	52.50	62.50	-10.00	84.00 %	157.50	187.50	-30.00	84.00 %
5930 Insurance & Appraisals	1,698.67	1,916.67	-218.00	88.63 %	5,096.01	5,750.01	-654.00	88.63 %
5940 Professional Fees	0.00	41.67	-41.67	0.00 %	0.00	125.01	-125.01	0.00 %
5980 Sundry/Miscellaneous Expense	0.00	100.00	-100.00	0.00 %	0.00	300.00	-300.00	0.00 %
5998 Management Fees	871.50	1,023.75	-152.25	85.13 %	2,614.50	3,071.25	-456.75	85.13 %
Total for 5900 ADMINISTRATIVE EXPENSE	**$2,647.67**	**$3,211.26**	**-$563.59**	**82.45 %**	**$7,943.42**	**$9,633.78**	**-$1,690.36**	**82.45 %**
Total for Expense	**$10,410.55**	**$10,869.58**	**-$459.03**	**95.78 %**	**$18,943.38**	**$32,608.74**	**-$13,665.36**	**58.09 %**
Net Operating Income	**$3,977.88**	**$1,076.25**	**$2,901.63**	**369.61 %**	**$16,971.83**	**$3,228.75**	**$13,743.08**	**525.65 %**
Non-operating Expense								
8000 OTHER EXPENSES								
8500 CRF Reserve Contribution	1,076.25	1,076.25	0.00	100.00 %	3,228.72	3,228.75	-0.03	100.00 %
Total for 8000 OTHER EXPENSES	**$1,076.25**	**$1,076.25**	**$0.00**	**100.00 %**	**$3,228.72**	**$3,228.75**	**-$0.03**	**100.00 %**
Total for Non-operating Expense	**$1,076.25**	**$1,076.25**	**$0.00**	**100.00 %**	**$3,228.72**	**$3,228.75**	**-$0.03**	**100.00 %**
Net Non-operating Income	**-$1,076.25**	**-$1,076.25**	**$0.00**	**0.00 %**	**-$3,228.72**	**-$3,228.75**	**$0.03**	**0.00 %**
Net Income	**$2,901.63**	**$0.00**	**$2,901.63**	**0.00 %**	**$13,743.11**	**$0.00**	**$13,743.11**	**0.00 %**