Balance Sheet

As of 2023-12-31, 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	6,664.38
1020 Cha-Com LMS 280_Contingency	85,949.25
1030 Cha-Com LMS 280_SpLevy	691.68
1200 Accounts Receivable	15,600.00
1500 Prepaid - 1510 Prepaid Insurance	1,698.63
1702 Due to CRF from OP_AP Loan	2,500.00
1705 Due to CRF from Special Levy	10,364.08
Total Current Asset	**$123,468.02**
Total Assets	**$123,468.02**
Liabilities	
Current Liability	
2005 Accounts Payable	3,824.08
2100 Accrued Liabilities	2,350.00
2422 Key Deposit	420.00
2702 Due from OP to CRF_AP Loan	2,500.00
2705 Due from Special Levy to CRF	10,364.08
Total Current Liability	**$19,458.16**
Total Liabilities	**$19,458.16**
Equity	
3205 Contingency Reserve Fund - Opening Balance	101,015.16
3210 Contingency Reserve Fund - Contribution	4,304.97
3215 Contingency Reserve Fund - Interest	3,404.41
3216 Contingency Reserve Fund - Expense	-9,911.21
3310 Levy 1 - Contribution	16,572.74
3315 Special Levy Fund - Interest	211.19
3320 Special Levy - Expense	-26,456.33
3705 Retained Earnings	1,237.09
Net Income	13,631.84
Total Equity	**$104,009.86**
Total Liabilities & Equity	**$123,468.02**

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

	2023-12-01 - 2023-12-31				2023-09-01 - 2023-12-31			
Account	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
Income								
4000 REVENUE								
4005 Strata Fees	11,945.85	11,945.83	0.02	100.00 %	47,783.34	47,783.32	0.02	100.00 %
4013 Interest Income	1,384.59	0.00	1,384.59	--	1,387.31	0.00	1,387.31	--
4030 Fobs/Keys Income	25.00	0.00	25.00	--	50.00	0.00	50.00	--
4081 Gas Stove Income	-168.50	0.00	-168.50	--	-118.50	0.00	-118.50	--
Total for 4000 REVENUE	**$13,186.94**	**$11,945.83**	**$1,241.11**	**110.39 %**	**$49,102.15**	**$47,783.32**	**$1,318.83**	**102.76 %**
Total for Income	**$13,186.94**	**$11,945.83**	**$1,241.11**	**110.39 %**	**$49,102.15**	**$47,783.32**	**$1,318.83**	**102.76 %**
Expense								
5200 UTILITIES EXPENSE								
5210 Water & Sewer	783.00	591.67	191.33	132.34 %	3,658.85	2,366.68	1,292.17	154.60 %
5220 Electricity	1,489.30	916.67	572.63	162.47 %	-12,191.99	3,666.68	-15,858.67	-332.51 %
5230 Gas	999.33	916.67	82.66	109.02 %	2,902.93	3,666.68	-763.75	79.17 %
5240 Garbage Disposal	741.91	833.33	-91.42	89.03 %	2,980.13	3,333.32	-353.19	89.40 %
5250 Telephone/Mobile/Internet	363.01	208.33	154.68	174.25 %	924.19	833.32	90.87	110.90 %
Total for 5200 UTILITIES EXPENSE	**$4,376.55**	**$3,466.67**	**$909.88**	**126.25 %**	**-$1,725.89**	**$13,866.68**	**-$15,592.57**	**-12.45 %**
5300 BUILDING & EQUIPMENT								
5310 Maint. - Janitorial	1,122.00	1,208.33	-86.33	92.86 %	4,594.94	4,833.32	-238.38	95.07 %
5315 Maint._Pest Control	0.00	0.00	0.00	--	97.65	0.00	97.65	--
5321 R&M_Elevator	0.00	666.66	-666.66	0.00 %	4,228.30	2,666.64	1,561.66	158.56 %
5322 R&M_Fire Inspection/Prevention	-3,720.78	83.33	-3,804.11	-4,465.11 %	236.25	333.32	-97.07	70.88 %
5390 R&M - General	6,993.27	1,666.66	5,326.61	419.60 %	10,325.26	6,666.64	3,658.62	154.88 %
Total for 5300 BUILDING & EQUIPMENT	**$4,394.49**	**$3,624.98**	**$769.51**	**121.23 %**	**$19,482.40**	**$14,499.92**	**$4,982.48**	**134.36 %**
5400 GROUND & GARDEN								
5410 Landscaping	803.25	150.00	653.25	535.50 %	2,817.74	600.00	2,217.74	469.62 %
Total for 5400 GROUND & GARDEN	**$803.25**	**$150.00**	**$653.25**	**535.50 %**	**$2,817.74**	**$600.00**	**$2,217.74**	**469.62 %**
5900 OPERATING EXPENSES								
5901 Administration Fee	52.50	62.50	-10.00	84.00 %	210.00	250.00	-40.00	84.00 %
5905 Bank Fees & Charges	25.00	66.67	-41.67	37.50 %	100.41	266.68	-166.27	37.65 %
5930 Insurance	1,698.67	1,916.67	-218.00	88.63 %	6,794.68	7,666.68	-872.00	88.63 %
5940 Professional/Legal Fees	0.00	41.67	-41.67	0.00 %	0.00	166.68	-166.68	0.00 %
5944 Engineering Fees	0.00	416.67	-416.67	0.00 %	0.00	1,666.68	-1,666.68	0.00 %
5980 Sundry/Miscellaneous Expense	0.00	100.00	-100.00	0.00 %	0.00	400.00	-400.00	0.00 %
5990 Management Fees	871.50	1,023.75	-152.25	85.13 %	3,486.00	4,095.00	-609.00	85.13 %
Total for 5900 OPERATING EXPENSES	**$2,647.67**	**$3,627.93**	**-$980.26**	**72.98 %**	**$10,591.09**	**$14,511.72**	**-$3,920.63**	**72.98 %**
Total for Expense	**$12,221.96**	**$10,869.58**	**$1,352.38**	**112.44 %**	**$31,165.34**	**$43,478.32**	**-$12,312.98**	**71.68 %**
Net Operating Income	**$964.98**	**$1,076.25**	**-$111.27**	**89.66 %**	**$17,936.81**	**$4,305.00**	**$13,631.81**	**416.65 %**
Non-operating Expense								

Income Statement

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	2023-12-01 - 2023-12-31				2023-09-01 - 2023-12-31			
Account	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
8000 OTHER EXPENSES								
8500 CRF Reserve Contribution	1,076.25	1,076.25	0.00	100.00 %	4,304.97	4,305.00	-0.03	100.00 %
Total for 8000 OTHER EXPENSES	**$1,076.25**	**$1,076.25**	**$0.00**	**100.00 %**	**$4,304.97**	**$4,305.00**	**-$0.03**	**100.00 %**
Total for Non-operating Expense	**$1,076.25**	**$1,076.25**	**$0.00**	**100.00 %**	**$4,304.97**	**$4,305.00**	**-$0.03**	**100.00 %**
Net Non-operating Income	**-$1,076.25**	**-$1,076.25**	**$0.00**	**0.00 %**	**-$4,304.97**	**-$4,305.00**	**$0.03**	**0.00 %**
Net Income	**-$111.27**	**$0.00**	**-$111.27**	**0.00 %**	**$13,631.84**	**$0.00**	**$13,631.84**	**0.00 %**