

LMS 280_Chateau Comox_1272 Comox St_VAN

Assets

Current Asset

| | |
|--|-----------|
| 1010 Cha-Com LMS 280_Operating | 10,532.09 |
| 1020 Cha-Com LMS 280_Contingency | 62,377.59 |
| 1030 Cha-Com LMS 280_SpLevy | 694.32 |
| 1200 Accounts Receivable | 15,600.00 |
| 1500 Prepaid - 1510 Prepaid Insurance | 23,382.00 |
| 1500 Prepaid - 1550 Prepaid_General | 1,301.29 |
| 1700 Due to CRF from OP_CRF Contribution | 1,076.25 |
| 1701 Due to CRF from OP_Insurance Loan | 23,882.00 |
| 1702 Due to CRF from OP_AP Loan | 2,500.00 |
| 1705 Due to CRF from Special Levy | 10,364.08 |

Total Current Asset **\$151,709.62**

Total Assets **\$151,709.62**

Liabilities

Current Liability

| | |
|--|-----------|
| 2005 Accounts Payable | 1,694.21 |
| 2100 Accrued Liabilities | 4,214.00 |
| 2422 Key Deposit | 420.00 |
| 2700 Due from OP to CRF_CRF Contribution | 1,076.25 |
| 2701 Due from OP to CRF_Insurance Loan | 23,882.00 |
| 2702 Due from OP to CRF_AP Loan | 2,500.00 |
| 2705 Due from Special Levy to CRF | 10,364.08 |

Total Current Liability **\$44,150.54**

Total Liabilities **\$44,150.54**

Equity

| | |
|---|------------|
| 3205 Contingency Reserve Fund - Opening Balance | 101,015.16 |
| 3210 Contingency Reserve Fund - Contribution | 5,381.22 |
| 3215 Contingency Reserve Fund - Interest | 3,714.75 |
| 3216 Contingency Reserve Fund - Expense | -9,911.21 |
| 3310 Levy 1 - Contribution | 16,572.74 |
| 3315 Special Levy Fund - Interest | 213.83 |
| 3320 Special Levy - Expense | -26,456.33 |
| 3705 Retained Earnings | 1,237.09 |
| Net Income | 15,791.83 |

Total Equity **\$107,559.08**

Total Liabilities & Equity **\$151,709.62**



Budget vs. Actuals

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 | 2024-01-01 - 2024-01-31 | | | | 2023-09-01 - 2024-01-31 | | | |
|--|-------------------------|--------------------|--------------------|-----------------|-------------------------|--------------------|---------------------|-----------------|
| | 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 % | 59,729.19 | 59,729.15 | 0.04 | 100.00 % |
| 4013 Interest Income | 50.20 | 0.00 | 50.20 | -- | 1,437.51 | 0.00 | 1,437.51 | -- |
| 4030 Fobs/Keys Income | 0.00 | 0.00 | 0.00 | -- | 50.00 | 0.00 | 50.00 | -- |
| 4081 Gas Stove Income | 12.50 | 0.00 | 12.50 | -- | -106.00 | 0.00 | -106.00 | -- |
| Total for 4000 REVENUE | \$12,008.55 | \$11,945.83 | \$62.72 | 100.53 % | \$61,110.70 | \$59,729.15 | \$1,381.55 | 102.31 % |
| Total for Income | \$12,008.55 | \$11,945.83 | \$62.72 | 100.53 % | \$61,110.70 | \$59,729.15 | \$1,381.55 | 102.31 % |
| Expense | | | | | | | | |
| 5200 UTILITIES EXPENSE | | | | | | | | |
| 5210 Water & Sewer | 783.00 | 591.67 | 191.33 | 132.34 % | 4,441.85 | 2,958.35 | 1,483.50 | 150.15 % |
| 5220 Electricity | 1,096.29 | 916.67 | 179.62 | 119.59 % | -11,095.70 | 4,583.35 | -15,679.05 | -242.09 % |
| 5230 Gas | 945.38 | 916.67 | 28.71 | 103.13 % | 3,848.31 | 4,583.35 | -735.04 | 83.96 % |
| 5240 Garbage Disposal | 748.83 | 833.33 | -84.50 | 89.86 % | 3,728.96 | 4,166.65 | -437.69 | 89.50 % |
| 5250 Telephone/Mobile/Internet | 237.85 | 208.33 | 29.52 | 114.17 % | 1,162.04 | 1,041.65 | 120.39 | 111.56 % |
| Total for 5200 UTILITIES EXPENSE | \$3,811.35 | \$3,466.67 | \$344.68 | 109.94 % | \$2,085.46 | \$17,333.35 | -\$15,247.89 | 12.03 % |
| 5300 BUILDING & EQUIPMENT | | | | | | | | |
| 5310 Maint. - Janitorial | 1,301.27 | 1,208.33 | 92.94 | 107.69 % | 5,896.21 | 6,041.65 | -145.44 | 97.59 % |
| 5315 Maint._Pest Control | 0.00 | 0.00 | 0.00 | -- | 97.65 | 0.00 | 97.65 | -- |
| 5321 R&M_Elevator | 286.00 | 666.66 | -380.66 | 42.90 % | 4,514.30 | 3,333.30 | 1,181.00 | 135.43 % |
| 5322 R&M_Fire Inspection/Prevention | 0.00 | 83.33 | -83.33 | 0.00 % | 236.25 | 416.65 | -180.40 | 56.70 % |
| 5390 R&M - General | 100.06 | 1,666.66 | -1,566.60 | 6.00 % | 10,425.32 | 8,333.30 | 2,092.02 | 125.10 % |
| Total for 5300 BUILDING & EQUIPMENT | \$1,687.33 | \$3,624.98 | -\$1,937.65 | 46.55 % | \$21,169.73 | \$18,124.90 | \$3,044.83 | 116.80 % |
| 5400 GROUND & GARDEN | | | | | | | | |
| 5410 Landscaping | 0.00 | 150.00 | -150.00 | 0.00 % | 2,817.74 | 750.00 | 2,067.74 | 375.70 % |
| Total for 5400 GROUND & GARDEN | \$0.00 | \$150.00 | -\$150.00 | 0.00 % | \$2,817.74 | \$750.00 | \$2,067.74 | 375.70 % |
| 5900 OPERATING EXPENSES | | | | | | | | |
| 5901 Administration Fee | 178.50 | 62.50 | 116.00 | 285.60 % | 388.50 | 312.50 | 76.00 | 124.32 % |
| 5905 Bank Fees & Charges | 25.00 | 66.67 | -41.67 | 37.50 % | 125.41 | 333.35 | -207.94 | 37.62 % |
| 5930 Insurance | 2,198.63 | 1,916.67 | 281.96 | 114.71 % | 8,993.31 | 9,583.35 | -590.04 | 93.84 % |
| 5940 Professional/Legal Fees | 0.00 | 41.67 | -41.67 | 0.00 % | 0.00 | 208.35 | -208.35 | 0.00 % |
| 5944 Engineering Fees | 0.00 | 416.67 | -416.67 | 0.00 % | 0.00 | 2,083.35 | -2,083.35 | 0.00 % |
| 5980 Sundry/Miscellaneous Expense | 0.00 | 100.00 | -100.00 | 0.00 % | 0.00 | 500.00 | -500.00 | 0.00 % |
| 5990 Management Fees | 871.50 | 1,023.75 | -152.25 | 85.13 % | 4,357.50 | 5,118.75 | -761.25 | 85.13 % |
| Total for 5900 OPERATING EXPENSES | \$3,273.63 | \$3,627.93 | -\$354.30 | 90.23 % | \$13,864.72 | \$18,139.65 | -\$4,274.93 | 76.43 % |
| Total for Expense | \$8,772.31 | \$10,869.58 | -\$2,097.27 | 80.71 % | \$39,937.65 | \$54,347.90 | -\$14,410.25 | 73.49 % |
| Net Operating Income | \$3,236.24 | \$1,076.25 | \$2,159.99 | 300.70 % | \$21,173.05 | \$5,381.25 | \$15,791.80 | 393.46 % |
| Non-operating Expense | | | | | | | | |
| 8000 OTHER EXPENSES | | | | | | | | |



Budget vs. Actuals

Accrual Basis

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

| Account | 2024-01-01 - 2024-01-31 | | | | 2023-09-01 - 2024-01-31 | | | |
|--|-------------------------|--------------------|-------------------|-----------------|-------------------------|--------------------|--------------------|-----------------|
| | Actual | Budget | Over Budget | % of Budget | Actual | Budget | Over Budget | % of Budget |
| 8500 CRF Reserve Contribution | 1,076.25 | 1,076.25 | 0.00 | 100.00 % | 5,381.22 | 5,381.25 | -0.03 | 100.00 % |
| Total for 8000 OTHER EXPENSES | \$1,076.25 | \$1,076.25 | \$0.00 | 100.00 % | \$5,381.22 | \$5,381.25 | -\$0.03 | 100.00 % |
| Total for Non-operating Expense | \$1,076.25 | \$1,076.25 | \$0.00 | 100.00 % | \$5,381.22 | \$5,381.25 | -\$0.03 | 100.00 % |
| Net Non-operating Income | -\$1,076.25 | -\$1,076.25 | \$0.00 | 0.00 % | -\$5,381.22 | -\$5,381.25 | \$0.03 | 0.00 % |
| Net Income | \$2,159.99 | \$0.00 | \$2,159.99 | 0.00 % | \$15,791.83 | \$0.00 | \$15,791.83 | 0.00 % |