Balance Sheet

As of 2024-02-29, 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	7,431.26
1020 Cha-Com LMS 280_Contingency	64,850.90
1030 Cha-Com LMS 280_SPL	696.97
1200 Accounts Receivable - 1250 Other Receivables	15,600.00
1500 Prepaid - 1510 Prepaid Insurance	21,433.50
1500 Prepaid - 1550 Prepaid_General	2,714.13
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	**$149,472.84**
Total Assets	**$149,472.84**
Liabilities	
Current Liability	
2005 Accounts Payable	9,538.56
2100 Accrued Liabilities	9,942.00
2422 Key Deposit	420.00
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	**$56,646.64**
Total Liabilities	**$56,646.64**
Equity	
3205 Contingency Reserve Fund - Opening Balance	101,015.16
3210 Contingency Reserve Fund - Contribution	6,457.47
3215 Contingency Reserve Fund - Interest	4,035.56
3216 Contingency Reserve Fund - Expense	-9,911.21
3310 Levy 1 - Contribution	16,572.74
3315 Special Levy Fund - Interest	216.48
3320 Special Levy - Expense	-26,456.33
3705 Retained Earnings	1,237.09
Net Income	-340.76
Total Equity	**$92,826.20**
Total Liabilities & Equity	**$149,472.84**

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

	2024-02-01 - 2024-02-29				2023-09-01 - 2024-02-29			
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 %	71,675.04	71,674.98	0.06	100.00 %
4013 Interest Income	59.25	0.00	59.25	--	1,496.76	0.00	1,496.76	--
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	--	-93.50	0.00	-93.50	--
Total for 4000 REVENUE	**$12,017.60**	**$11,945.83**	**$71.77**	**100.60 %**	**$73,128.30**	**$71,674.98**	**$1,453.32**	**102.03 %**
Total for Income	**$12,017.60**	**$11,945.83**	**$71.77**	**100.60 %**	**$73,128.30**	**$71,674.98**	**$1,453.32**	**102.03 %**
Expense								
5200 UTILITIES EXPENSE								
5210 Water & Sewer	6,809.00	591.67	6,217.33	1,150.81 %	11,250.85	3,550.02	7,700.83	316.92 %
5220 Electricity	905.36	916.67	-11.31	98.77 %	-10,190.34	5,500.02	-15,690.36	-185.28 %
5221 Electricity EV	53.45	0.00	53.45	--	53.45	0.00	53.45	--
5230 Gas	903.03	916.67	-13.64	98.51 %	4,751.34	5,500.02	-748.68	86.39 %
5240 Garbage Disposal	749.40	833.33	-83.93	89.93 %	4,478.36	4,999.98	-521.62	89.57 %
5250 Telephone/Mobile/Internet	94.50	208.33	-113.83	45.36 %	1,256.54	1,249.98	6.56	100.52 %
Total for 5200 UTILITIES EXPENSE	**$9,514.74**	**$3,466.67**	**$6,048.07**	**274.46 %**	**$11,600.20**	**$20,800.02**	**-$9,199.82**	**55.77 %**
5300 BUILDING & EQUIPMENT								
5310 Maint. - Janitorial	1,100.00	1,208.33	-108.33	91.03 %	6,996.21	7,249.98	-253.77	96.50 %
5315 Maint._Pest Control	0.00	0.00	0.00	--	97.65	0.00	97.65	--
5321 R&M_Elevator	706.42	666.66	39.76	105.96 %	5,220.72	3,999.96	1,220.76	130.52 %
5322 R&M_Fire Inspection/Prevention	8,827.98	83.33	8,744.65	10,594.00 %	9,064.23	499.98	8,564.25	1,812.92 %
5390 R&M - General	3,046.86	1,666.66	1,380.20	182.81 %	13,472.18	9,999.96	3,472.22	134.72 %
Total for 5300 BUILDING & EQUIPMENT	**$13,681.26**	**$3,624.98**	**$10,056.28**	**377.42 %**	**$34,850.99**	**$21,749.88**	**$13,101.11**	**160.24 %**
5400 GROUND & GARDEN								
5410 Landscaping	66.94	150.00	-83.06	44.63 %	2,884.68	900.00	1,984.68	320.52 %
Total for 5400 GROUND & GARDEN	**$66.94**	**$150.00**	**-$83.06**	**44.63 %**	**$2,884.68**	**$900.00**	**$1,984.68**	**320.52 %**
5900 OPERATING EXPENSES								
5901 Administration Fee	0.00	62.50	-62.50	0.00 %	388.50	375.00	13.50	103.60 %
5905 Bank Fees & Charges	25.00	66.67	-41.67	37.50 %	150.41	400.02	-249.61	37.60 %
5930 Insurance	1,948.50	1,916.67	31.83	101.66 %	10,941.81	11,500.02	-558.21	95.15 %
5940 Professional/Legal Fees	52.50	41.67	10.83	125.99 %	52.50	250.02	-197.52	21.00 %
5944 Engineering Fees	0.00	416.67	-416.67	0.00 %	0.00	2,500.02	-2,500.02	0.00 %
5980 Sundry/Miscellaneous Expense	0.00	100.00	-100.00	0.00 %	0.00	600.00	-600.00	0.00 %
5990 Management Fees	1,785.00	1,023.75	761.25	174.36 %	6,142.50	6,142.50	0.00	100.00 %
Total for 5900 OPERATING EXPENSES	**$3,811.00**	**$3,627.93**	**$183.07**	**105.05 %**	**$17,675.72**	**$21,767.58**	**-$4,091.86**	**81.20 %**
Total for Expense	**$27,073.94**	**$10,869.58**	**$16,204.36**	**249.08 %**	**$67,011.59**	**$65,217.48**	**$1,794.11**	**102.75 %**
Net Operating Income	**-$15,056.34**	**$1,076.25**	**-$16,132.59**	**-1,398.96 %**	**$6,116.71**	**$6,457.50**	**-$340.79**	**94.72 %**
Non-operating Expense								
8000 OTHER EXPENSES								

Income Statement

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	2024-02-01 - 2024-02-29				2023-09-01 - 2024-02-29			
Account	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 %	6,457.47	6,457.50	-0.03	100.00 %
Total for 8000 OTHER EXPENSES	**$1,076.25**	**$1,076.25**	**$0.00**	**100.00 %**	**$6,457.47**	**$6,457.50**	**-$0.03**	**100.00 %**
Total for Non-operating Expense	**$1,076.25**	**$1,076.25**	**$0.00**	**100.00 %**	**$6,457.47**	**$6,457.50**	**-$0.03**	**100.00 %**
Net Non-operating Income	**-$1,076.25**	**-$1,076.25**	**$0.00**	**0.00 %**	**-$6,457.47**	**-$6,457.50**	**$0.03**	**0.00 %**
Net Income	**-$16,132.59**	**$0.00**	**-$16,132.59**	**0.00 %**	**-$340.76**	**$0.00**	**-$340.76**	**0.00 %**