Balance Sheet

As of 2024-03-31, 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	5,238.71
1020 Cha-Com LMS 280_Contingency	82,905.09
1030 Cha-Com LMS 280_SPL	699.46
1200 Accounts Receivable - 1250 Other Receivables	9,164.08
1500 Prepaid - 1510 Prepaid Insurance	19,485.00
1500 Prepaid - 1550 Prepaid_General	2,007.71
1701 Due to CRF from OP_Insurance Loan	20,000.00
Total Current Asset	**$139,500.05**
Total Assets	**$139,500.05**
Liabilities	
Current Liability	
2005 Accounts Payable	2,612.45
2100 Accrued Liabilities	3,065.00
2422 Key Deposit	420.00
2701 Due from OP to CRF_Insurance Loan	20,000.00
Total Current Liability	**$26,097.45**
Total Liabilities	**$26,097.45**
Equity	
3205 Contingency Reserve Fund - Opening Balance	101,015.16
3210 Contingency Reserve Fund - Contribution	7,533.72
3215 Contingency Reserve Fund - Interest	4,267.42
3216 Contingency Reserve Fund - Expense	-9,911.21
3310 Levy 1 - Contribution	16,572.74
3315 Special Levy Fund - Interest	218.97
3320 Special Levy - Expense	-16,092.25
3705 Retained Earnings	1,237.09
Net Income	8,560.96
Total Equity	**$113,402.60**
Total Liabilities & Equity	**$139,500.05**

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

	2024-03-01 - 2024-03-31				2023-09-01 - 2024-03-31			
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 %	83,620.89	83,620.81	0.08	100.00 %
4013 Interest Income	65.86	0.00	65.86	--	1,562.62	0.00	1,562.62	--
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	--	-81.00	0.00	-81.00	--
Total for 4000 REVENUE	**$12,024.21**	**$11,945.83**	**$78.38**	**100.66 %**	**$85,152.51**	**$83,620.81**	**$1,531.70**	**101.83 %**
Total for Income	**$12,024.21**	**$11,945.83**	**$78.38**	**100.66 %**	**$85,152.51**	**$83,620.81**	**$1,531.70**	**101.83 %**
Expense								
5200 UTILITIES EXPENSE								
5210 Water & Sewer	-6,912.73	591.67	-7,504.40	-1,168.34 %	4,338.12	4,141.69	196.43	104.74 %
5220 Electricity	1,095.00	916.67	178.33	119.45 %	-9,095.34	6,416.69	-15,512.03	-141.75 %
5221 Electricity EV	8.00	0.00	8.00	--	61.45	0.00	61.45	--
5230 Gas	795.18	916.67	-121.49	86.75 %	5,546.52	6,416.69	-870.17	86.44 %
5240 Garbage Disposal	750.00	833.33	-83.33	90.00 %	5,228.36	5,833.31	-604.95	89.63 %
5250 Telephone/Mobile/Internet	94.52	208.33	-113.81	45.37 %	1,351.06	1,458.31	-107.25	92.65 %
Total for 5200 UTILITIES EXPENSE	**-$4,170.03**	**$3,466.67**	**-$7,636.70**	**-120.29 %**	**$7,430.17**	**$24,266.69**	**-$16,836.52**	**30.62 %**
5300 BUILDING & EQUIPMENT								
5310 Maint. - Janitorial	1,134.10	1,208.33	-74.23	93.86 %	8,130.31	8,458.31	-328.00	96.12 %
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 %	5,927.14	4,666.62	1,260.52	127.01 %
5322 R&M_Fire Inspection/Prevention	0.00	83.33	-83.33	0.00 %	9,064.23	583.31	8,480.92	1,553.93 %
5390 R&M - General	150.00	1,666.66	-1,516.66	9.00 %	13,622.18	11,666.62	1,955.56	116.76 %
Total for 5300 BUILDING & EQUIPMENT	**$1,990.52**	**$3,624.98**	**-$1,634.46**	**54.91 %**	**$36,841.51**	**$25,374.86**	**$11,466.65**	**145.19 %**
5400 GROUND & GARDEN								
5410 Landscaping	0.00	150.00	-150.00	0.00 %	2,884.68	1,050.00	1,834.68	274.73 %
Total for 5400 GROUND & GARDEN	**$0.00**	**$150.00**	**-$150.00**	**0.00 %**	**$2,884.68**	**$1,050.00**	**$1,834.68**	**274.73 %**
5900 OPERATING EXPENSES								
5901 Administration Fee	52.50	62.50	-10.00	84.00 %	441.00	437.50	3.50	100.80 %
5905 Bank Fees & Charges	25.00	66.67	-41.67	37.50 %	175.41	466.69	-291.28	37.59 %
5930 Insurance	1,948.50	1,916.67	31.83	101.66 %	12,890.31	13,416.69	-526.38	96.08 %
5940 Professional/Legal Fees	0.00	41.67	-41.67	0.00 %	52.50	291.69	-239.19	18.00 %
5944 Engineering Fees	1,176.00	416.67	759.33	282.24 %	1,176.00	2,916.69	-1,740.69	40.32 %
5980 Sundry/Miscellaneous Expense	0.00	100.00	-100.00	0.00 %	0.00	700.00	-700.00	0.00 %
5990 Management Fees	1,023.75	1,023.75	0.00	100.00 %	7,166.25	7,166.25	0.00	100.00 %
Total for 5900 OPERATING EXPENSES	**$4,225.75**	**$3,627.93**	**$597.82**	**116.48 %**	**$21,901.47**	**$25,395.51**	**-$3,494.04**	**86.24 %**
Total for Expense	**$2,046.24**	**$10,869.58**	**-$8,823.34**	**18.83 %**	**$69,057.83**	**$76,087.06**	**-$7,029.23**	**90.76 %**
Net Operating Income	**$9,977.97**	**$1,076.25**	**$8,901.72**	**927.11 %**	**$16,094.68**	**$7,533.75**	**$8,560.93**	**213.63 %**
Non-operating Expense								

Income Statement

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	2024-03-01 - 2024-03-31				2023-09-01 - 2024-03-31			
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 %	7,533.72	7,533.75	-0.03	100.00 %
Total for 8000 OTHER EXPENSES	**$1,076.25**	**$1,076.25**	**$0.00**	**100.00 %**	**$7,533.72**	**$7,533.75**	**-$0.03**	**100.00 %**
Total for Non-operating Expense	**$1,076.25**	**$1,076.25**	**$0.00**	**100.00 %**	**$7,533.72**	**$7,533.75**	**-$0.03**	**100.00 %**
Net Non-operating Income	**-$1,076.25**	**-$1,076.25**	**$0.00**	**0.00 %**	**-$7,533.72**	**-$7,533.75**	**$0.03**	**0.00 %**
Net Income	**$8,901.72**	**$0.00**	**$8,901.72**	**0.00 %**	**$8,560.96**	**$0.00**	**$8,560.96**	**0.00 %**