Balance Sheet

As of 2024-04-30, 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	6,398.98
1020 Cha-Com LMS 280_Contingency	87,241.07
1030 Cha-Com LMS 280_SPL	702.13
1200 Accounts Receivable - 1250 Other Receivables	9,164.08
1500 Prepaid - 1510 Prepaid Insurance	17,786.33
1701 Due to CRF from OP_Insurance Loan	17,000.00
Total Current Asset	**$138,292.59**
Total Assets	**$138,292.59**
Liabilities	
Current Liability	
2005 Accounts Payable	6,579.57
2100 Accrued Liabilities	3,639.00
2422 Key Deposit	420.00
2701 Due from OP to CRF_Insurance Loan	17,000.00
Total Current Liability	**$27,638.57**
Total Liabilities	**$27,638.57**
Equity	
3205 Contingency Reserve Fund - Opening Balance	101,015.16
3210 Contingency Reserve Fund - Contribution	8,609.97
3215 Contingency Reserve Fund - Interest	4,527.15
3216 Contingency Reserve Fund - Expense	-9,911.21
3310 Levy 1 - Contribution	16,572.74
3315 Special Levy Fund - Interest	221.64
3320 Special Levy - Expense	-16,092.25
3705 Retained Earnings	1,237.09
Net Income	4,473.73
Total Equity	**$110,654.02**
Total Liabilities & Equity	**$138,292.59**

STERLING
MANAGEMENT SERVICES LTD.

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

	2024-04-01 - 2024-04-30				2023-09-01 - 2024-04-30			
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 %	95,566.74	95,566.64	0.10	100.00 %
4013 Interest Income	82.34	0.00	82.34	--	1,644.96	0.00	1,644.96	--
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	--	-68.50	0.00	-68.50	--
Total for 4000 REVENUE	**$12,040.69**	**$11,945.83**	**$94.86**	**100.79 %**	**$97,193.20**	**$95,566.64**	**$1,626.56**	**101.70 %**
Total for Income	**$12,040.69**	**$11,945.83**	**$94.86**	**100.79 %**	**$97,193.20**	**$95,566.64**	**$1,626.56**	**101.70 %**
Expense								
5200 UTILITIES EXPENSE								
5210 Water & Sewer	458.00	591.67	-133.67	77.41 %	4,796.12	4,733.36	62.76	101.33 %
5220 Electricity	858.00	916.67	-58.67	93.60 %	-8,237.34	7,333.36	-15,570.70	-112.33 %
5221 Electricity EV	8.00	0.00	8.00	--	69.45	0.00	69.45	--
5230 Gas	0.00	916.67	-916.67	0.00 %	5,546.52	7,333.36	-1,786.84	75.63 %
5240 Garbage Disposal	133.40	833.33	-699.93	16.01 %	5,361.76	6,666.64	-1,304.88	80.43 %
5250 Telephone/Mobile /Internet	237.87	208.33	29.54	114.18 %	1,588.93	1,666.64	-77.71	95.34 %
Total for 5200 UTILITIES EXPENSE	**$1,695.27**	**$3,466.67**	**-$1,771.40**	**48.90 %**	**$9,125.44**	**$27,733.36**	**-$18,607.92**	**32.90 %**
5300 BUILDING & EQUIPMENT								
5310 Maint. - Janitorial	225.17	1,208.33	-983.16	18.63 %	8,355.48	9,666.64	-1,311.16	86.44 %
5311 Maint._Carpet & Hall Cleaning	456.75	0.00	456.75	--	456.75	0.00	456.75	--

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

Budget vs. Actuals

Accrual basis

	2024-04-01 - 2024-04-30				2023-09-01 - 2024-04-30			
Account	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
5315 Maint._Pest Control	0.00	0.00	0.00	--	97.65	0.00	97.65	--
5321 R&M_Elevator	2,825.68	666.66	2,159.02	423.86 %	8,752.82	5,333.28	3,419.54	164.12 %
5322 R&M_Fire Inspection/Prevention	0.00	83.33	-83.33	0.00 %	9,064.23	666.64	8,397.59	1,359.69 %
5361 R&M_Duct Cleaning	1,287.30	0.00	1,287.30	--	1,287.30	0.00	1,287.30	--
5390 R&M - General	2,233.58	1,666.66	566.92	134.02 %	15,855.76	13,333.28	2,522.48	118.92 %
Total for 5300 BUILDING & EQUIPMENT	**$7,028.48**	**$3,624.98**	**$3,403.50**	**193.89 %**	**$43,869.99**	**$28,999.84**	**$14,870.15**	**151.28 %**
5400 GROUND & GARDEN								
5410 Landscaping	0.00	150.00	-150.00	0.00 %	2,884.68	1,200.00	1,684.68	240.39 %
Total for 5400 GROUND & GARDEN	**$0.00**	**$150.00**	**-$150.00**	**0.00 %**	**$2,884.68**	**$1,200.00**	**$1,684.68**	**240.39 %**
5900 OPERATING EXPENSES								
5901 Administration Fee	52.50	62.50	-10.00	84.00 %	493.50	500.00	-6.50	98.70 %
5905 Bank Fees & Charges	25.00	66.67	-41.67	37.50 %	200.41	533.36	-332.95	37.57 %
5930 Insurance	1,698.67	1,916.67	-218.00	88.63 %	14,588.98	15,333.36	-744.38	95.15 %
5940 Professional/Legal Fees	0.00	41.67	-41.67	0.00 %	52.50	333.36	-280.86	15.75 %
5944 Engineering Fees	3,528.00	416.67	3,111.33	846.71 %	4,704.00	3,333.36	1,370.64	141.12 %
5980 Sundry/Miscellaneous Expense	0.00	100.00	-100.00	0.00 %	0.00	800.00	-800.00	0.00 %
5990 Management Fees	1,023.75	1,023.75	0.00	100.00 %	8,190.00	8,190.00	0.00	100.00 %
Total for 5900 OPERATING EXPENSES	**$6,327.92**	**$3,627.93**	**$2,699.99**	**174.42 %**	**$28,229.39**	**$29,023.44**	**-$794.05**	**97.26 %**

Budget vs. Actuals

Accrual basis

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

	2024-04-01 - 2024-04-30				2023-09-01 - 2024-04-30			
Account	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
Total for Expense	**$15,051.67**	**$10,869.58**	**$4,182.09**	**138.48 %**	**$84,109.50**	**$86,956.64**	**-$2,847.14**	**96.73 %**
Net Operating Income	**-$3,010.98**	**$1,076.25**	**-$4,087.23**	**-279.77 %**	**$13,083.70**	**$8,610.00**	**$4,473.70**	**151.96 %**
Non-operating Expense								
8000 OTHER EXPENSES								
8500 CRF Reserve Contribution	1,076.25	1,076.25	0.00	100.00 %	8,609.97	8,610.00	-0.03	100.00 %
Total for 8000 OTHER EXPENSES	**$1,076.25**	**$1,076.25**	**$0.00**	**100.00 %**	**$8,609.97**	**$8,610.00**	**-$0.03**	**100.00 %**
Total for Non-operating Expense	**$1,076.25**	**$1,076.25**	**$0.00**	**100.00 %**	**$8,609.97**	**$8,610.00**	**-$0.03**	**100.00 %**
Net Non-operating Income	**-$1,076.25**	**-$1,076.25**	**$0.00**	**0.00 %**	**-$8,609.97**	**-$8,610.00**	**$0.03**	**0.00 %**
Net Income	**-$4,087.23**	**$0.00**	**-$4,087.23**	**0.00 %**	**$4,473.73**	**$0.00**	**$4,473.73**	**0.00 %**