

## LMS 280\_Chateau Comox\_1272 Comox St\_VAN

### Assets

#### Current Asset

1010 Cha-Com LMS 280_Operating	1,196.26
1020 Cha-Com LMS 280_Contingency	89,628.94
1030 Cha-Com LMS 280_SPL	704.73
1500 Prepaid - 1510 Prepaid Insurance	15,588.00
1701 Due to CRF from OP_Insurance Loan	16,000.00
1710 Due to SL from OP_Levy	6,435.92
<b>Total Current Asset</b>	<b>\$129,553.85</b>

#### Total Assets

**\$129,553.85**

### Liabilities

#### Current Liability

2005 Accounts Payable	189.85
2100 Accrued Liabilities	3,639.00
2422 Key Deposit	420.00
2701 Due from OP to CRF_Insurance Loan	16,000.00
2710 Due from OP to SL_Levy	6,435.92
<b>Total Current Liability</b>	<b>\$26,684.77</b>

#### Total Liabilities

**\$26,684.77**

### Equity

3205 Contingency Reserve Fund - Opening Balance	101,015.16
3210 Contingency Reserve Fund - Contribution	9,686.22
3215 Contingency Reserve Fund - Interest	4,838.77
3216 Contingency Reserve Fund - Expense	-9,911.21
3310 Levy 1 - Contribution	48,372.74
3315 Special Levy Fund - Interest	224.24
3320 Special Levy - Expense	-41,456.33
3705 Retained Earnings	1,237.09
Net Income	-11,137.60

#### Total Equity

**\$102,869.08**

#### Total Liabilities & Equity

**\$129,553.85**

## LMS 280\_Chateau Comox\_1272 Comox St\_VAN - Operating Budget for Fiscal Year September 2023 - August 2024

Account	2024-05-01 - 2024-05-31				2023-09-01 - 2024-05-31			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
<b>Income</b>								
4000 REVENUE								
4005 Strata Fees	11,945.85	11,945.83	0.02	100.00 %	107,512.59	107,512.47	0.12	100.00 %
4013 Interest Income	48.35	0.00	48.35	--	1,693.31	0.00	1,693.31	--
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	--	-56.00	0.00	-56.00	--
<b>Total for 4000 REVENUE</b>	<b>\$12,006.70</b>	<b>\$11,945.83</b>	<b>\$60.87</b>	<b>100.51 %</b>	<b>\$109,199.90</b>	<b>\$107,512.47</b>	<b>\$1,687.43</b>	<b>101.57 %</b>
<b>Total for Income</b>	<b>\$12,006.70</b>	<b>\$11,945.83</b>	<b>\$60.87</b>	<b>100.51 %</b>	<b>\$109,199.90</b>	<b>\$107,512.47</b>	<b>\$1,687.43</b>	<b>101.57 %</b>
<b>Expense</b>								
5200 UTILITIES EXPENSE								
5210 Water & Sewer	454.31	591.67	-137.36	76.78 %	5,250.43	5,325.03	-74.60	98.60 %
5220 Electricity	17,459.57	916.67	16,542.90	1,904.67 %	9,222.23	8,250.03	972.20	111.78 %
5221 Electricity EV	0.00	0.00	0.00	--	69.45	0.00	69.45	--
5230 Gas	875.83	916.67	-40.84	95.54 %	6,422.35	8,250.03	-1,827.68	77.85 %
5240 Garbage Disposal	942.99	833.33	109.66	113.16 %	6,304.75	7,499.97	-1,195.22	84.06 %
5250 Telephone/Mobile /Internet	94.52	208.33	-113.81	45.37 %	1,683.45	1,874.97	-191.52	89.79 %
<b>Total for 5200 UTILITIES EXPENSE</b>	<b>\$19,827.22</b>	<b>\$3,466.67</b>	<b>\$16,360.55</b>	<b>571.94 %</b>	<b>\$28,952.66</b>	<b>\$31,200.03</b>	<b>-\$2,247.37</b>	<b>92.80 %</b>
5300 BUILDING & EQUIPMENT								
5310 Maint. - Janitorial	1,100.00	1,208.33	-108.33	91.03 %	9,455.48	10,874.97	-1,419.49	86.95 %
5311 Maint. - Carpet & Hall Cleaning	0.00	0.00	0.00	--	456.75	0.00	456.75	--

# Budget vs. Actuals

Accrual basis

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

Account	2024-05-01 - 2024-05-31				2023-09-01 - 2024-05-31			
	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	0.00	666.66	-666.66	0.00 %	8,752.82	5,999.94	2,752.88	145.88 %
5322 R&M - Fire Inspection/Prevention	0.00	83.33	-83.33	0.00 %	9,064.23	749.97	8,314.26	1,208.61 %
5361 R&M - Duct Cleaning	0.00	0.00	0.00	--	1,287.30	0.00	1,287.30	--
5390 R&M - General	1,013.25	1,666.66	-653.41	60.80 %	16,869.01	14,999.94	1,869.07	112.46 %
<b>Total for 5300 BUILDING &amp; EQUIPMENT</b>	<b>\$2,113.25</b>	<b>\$3,624.98</b>	<b>-\$1,511.73</b>	<b>58.30 %</b>	<b>\$45,983.24</b>	<b>\$32,624.82</b>	<b>\$13,358.42</b>	<b>140.95 %</b>
<b>5400 GROUND &amp; GARDEN</b>								
5410 Landscaping	558.86	150.00	408.86	372.57 %	3,443.54	1,350.00	2,093.54	255.08 %
<b>Total for 5400 GROUND &amp; GARDEN</b>	<b>\$558.86</b>	<b>\$150.00</b>	<b>\$408.86</b>	<b>372.57 %</b>	<b>\$3,443.54</b>	<b>\$1,350.00</b>	<b>\$2,093.54</b>	<b>255.08 %</b>
<b>5900 OPERATING EXPENSES</b>								
5901 Administration Fee	69.00	62.50	6.50	110.40 %	562.50	562.50	0.00	100.00 %
5905 Bank Fees & Charges	399.62	66.67	332.95	599.40 %	600.03	600.03	0.00	100.00 %
5930 Insurance	2,198.33	1,916.67	281.66	114.70 %	16,787.31	17,250.03	-462.72	97.32 %
5940 Professional/Legal Fees	0.00	41.67	-41.67	0.00 %	52.50	375.03	-322.53	14.00 %
5941 Audit/Review Fees	351.75	0.00	351.75	--	351.75	0.00	351.75	--
5944 Engineering Fees	0.00	416.67	-416.67	0.00 %	4,704.00	3,750.03	953.97	125.44 %
5980 Sundry/Miscellaneous Expense	0.00	100.00	-100.00	0.00 %	0.00	900.00	-900.00	0.00 %
5990 Management Fees	1,023.75	1,023.75	0.00	100.00 %	9,213.75	9,213.75	0.00	100.00 %

# Budget vs. Actuals

Accrual basis

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

Account	2024-05-01 - 2024-05-31				2023-09-01 - 2024-05-31			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
<b>Total</b> for 5900 OPERATING EXPENSES	<b>\$4,042.45</b>	<b>\$3,627.93</b>	<b>\$414.52</b>	<b>111.43 %</b>	<b>\$32,271.84</b>	<b>\$32,651.37</b>	<b>-\$379.53</b>	<b>98.84 %</b>
<b>Total</b> for Expense	<b>\$26,541.78</b>	<b>\$10,869.58</b>	<b>\$15,672.20</b>	<b>244.18 %</b>	<b>\$110,651.28</b>	<b>\$97,826.22</b>	<b>\$12,825.06</b>	<b>113.11 %</b>
<b>Net Operating Income</b>	<b>-\$14,535.08</b>	<b>\$1,076.25</b>	<b>-\$15,611.33</b>	<b>-1,350.53 %</b>	<b>-\$1,451.38</b>	<b>\$9,686.25</b>	<b>-\$11,137.63</b>	<b>-14.98 %</b>
<b>Non-operating Expense</b>								
8000 OTHER EXPENSES								
8500 CRF Reserve Contribution	1,076.25	1,076.25	0.00	100.00 %	9,686.22	9,686.25	-0.03	100.00 %
<b>Total</b> for 8000 OTHER EXPENSES	<b>\$1,076.25</b>	<b>\$1,076.25</b>	<b>\$0.00</b>	<b>100.00 %</b>	<b>\$9,686.22</b>	<b>\$9,686.25</b>	<b>-\$0.03</b>	<b>100.00 %</b>
<b>Total</b> for Non-operating Expense	<b>\$1,076.25</b>	<b>\$1,076.25</b>	<b>\$0.00</b>	<b>100.00 %</b>	<b>\$9,686.22</b>	<b>\$9,686.25</b>	<b>-\$0.03</b>	<b>100.00 %</b>
<b>Net Non-operating Income</b>	<b>-\$1,076.25</b>	<b>-\$1,076.25</b>	<b>\$0.00</b>	<b>0.00 %</b>	<b>-\$9,686.22</b>	<b>-\$9,686.25</b>	<b>\$0.03</b>	<b>0.00 %</b>
<b>Net Income</b>	<b>-\$15,611.33</b>	<b>\$0.00</b>	<b>-\$15,611.33</b>	<b>0.00 %</b>	<b>-\$11,137.60</b>	<b>\$0.00</b>	<b>-\$11,137.60</b>	<b>0.00 %</b>