

LMS 280_Chateau Comox_1272 Comox St_VAN

Assets

Current Asset

1010 Cha-Com LMS 280_Operating	1,039.42
1020 Cha-Com LMS 280_Contingency	95,041.09
1030 Cha-Com LMS 280_SPL	707.42
1500 Prepaid - 1510 Prepaid Insurance	13,639.50
1701 Due to CRF from OP_Insurance Loan	12,000.00
1710 Due to SL from OP_Levy	6,435.92
Total Current Asset	\$128,863.35

Total Assets

\$128,863.35

Liabilities

Current Liability

2005 Accounts Payable	94.52
2100 Accrued Liabilities	1,800.00
2422 Key Deposit	420.00
2701 Due from OP to CRF_Insurance Loan	12,000.00
2710 Due from OP to SL_Levy	6,435.92
Total Current Liability	\$20,750.44

Total Liabilities

\$20,750.44

Equity

3205 Contingency Reserve Fund - Opening Balance	101,015.16
3210 Contingency Reserve Fund - Contribution	10,762.47
3215 Contingency Reserve Fund - Interest	5,174.67
3216 Contingency Reserve Fund - Expense	-9,911.21
3310 Levy 1 - Contribution	48,372.74
3315 Special Levy Fund - Interest	226.93
3320 Special Levy - Expense	-41,456.33
3705 Retained Earnings	1,237.09
Net Income	-7,308.61
Total Equity	\$108,112.91

Total Liabilities & Equity

\$128,863.35

LMS 280_Chateau Comox_1272 Comox St_VAN - Operating Budget for Fiscal Year September 2023 - August 2024

Account	2024-06-01 - 2024-06-30				2023-09-01 - 2024-06-30			
	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 %	119,458.44	119,458.30	0.14	100.00 %
4013 Interest Income	42.89	0.00	42.89	--	1,736.20	0.00	1,736.20	--
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	--	-43.50	0.00	-43.50	--
Total for 4000 REVENUE	\$12,001.24	\$11,945.83	\$55.41	100.46 %	\$121,201.14	\$119,458.30	\$1,742.84	101.46 %
Total for Income	\$12,001.24	\$11,945.83	\$55.41	100.46 %	\$121,201.14	\$119,458.30	\$1,742.84	101.46 %
Expense								
5200 UTILITIES EXPENSE								
5210 Water & Sewer	739.31	591.67	147.64	124.95 %	5,989.74	5,916.70	73.04	101.23 %
5220 Electricity	-100.00	916.67	-1,016.67	-10.91 %	9,122.23	9,166.70	-44.47	99.51 %
5221 Electricity EV	-16.00	0.00	-16.00	--	53.45	0.00	53.45	--
5230 Gas	682.10	916.67	-234.57	74.41 %	7,104.45	9,166.70	-2,062.25	77.50 %
5240 Garbage Disposal	872.46	833.33	39.13	104.70 %	7,177.21	8,333.30	-1,156.09	86.13 %
5250 Telephone/Mobile /Internet	94.52	208.33	-113.81	45.37 %	1,777.97	2,083.30	-305.33	85.34 %
Total for 5200 UTILITIES EXPENSE	\$2,272.39	\$3,466.67	-\$1,194.28	65.55 %	\$31,225.05	\$34,666.70	-\$3,441.65	90.07 %
5300 BUILDING & EQUIPMENT								
5310 Maint. - Janitorial	1,100.00	1,208.33	-108.33	91.03 %	10,555.48	12,083.30	-1,527.82	87.36 %
5321 R&M - Elevator	0.00	666.66	-666.66	0.00 %	8,752.82	6,666.60	2,086.22	131.29 %

Budget vs. Actuals

Accrual basis

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

Account	2024-06-01 - 2024-06-30				2023-09-01 - 2024-06-30			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
5322 R&M - Fire Inspection/Prevention	0.00	83.33	-83.33	0.00 %	9,064.23	833.30	8,230.93	1,087.75 %
5390 R&M - General	622.19	1,666.66	-1,044.47	37.33 %	19,332.90	16,666.60	2,666.30	116.00 %
Total for 5300 BUILDING & EQUIPMENT	\$1,722.19	\$3,624.98	-\$1,902.79	47.51 %	\$47,705.43	\$36,249.80	\$11,455.63	131.60 %
5400 GROUND & GARDEN								
5410 Landscaping	0.00	150.00	-150.00	0.00 %	3,443.54	1,500.00	1,943.54	229.57 %
Total for 5400 GROUND & GARDEN	\$0.00	\$150.00	-\$150.00	0.00 %	\$3,443.54	\$1,500.00	\$1,943.54	229.57 %
5900 OPERATING EXPENSES								
5901 Administration Fee	62.50	62.50	0.00	100.00 %	625.00	625.00	0.00	100.00 %
5905 Bank Fees & Charges	66.67	66.67	0.00	100.00 %	666.70	666.70	0.00	100.00 %
5930 Insurance	1,948.50	1,916.67	31.83	101.66 %	18,735.81	19,166.70	-430.89	97.75 %
5940 Professional/Legal Fees	0.00	41.67	-41.67	0.00 %	52.50	416.70	-364.20	12.60 %
5941 Audit/Review Fees	0.00	0.00	0.00	--	351.75	0.00	351.75	--
5944 Engineering Fees	0.00	416.67	-416.67	0.00 %	4,704.00	4,166.70	537.30	112.90 %
5980 Sundry/Miscellaneous Expense	0.00	100.00	-100.00	0.00 %	0.00	1,000.00	-1,000.00	0.00 %
5990 Management Fees	1,023.75	1,023.75	0.00	100.00 %	10,237.50	10,237.50	0.00	100.00 %
Total for 5900 OPERATING EXPENSES	\$3,101.42	\$3,627.93	-\$526.51	85.49 %	\$35,373.26	\$36,279.30	-\$906.04	97.50 %
Total for Expense	\$7,096.00	\$10,869.58	-\$3,773.58	65.28 %	\$117,747.28	\$108,695.80	\$9,051.48	108.33 %
Net Operating Income	\$4,905.24	\$1,076.25	\$3,828.99	455.77 %	\$3,453.86	\$10,762.50	-\$7,308.64	32.09 %

Budget vs. Actuals

Accrual basis

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

Account	2024-06-01 - 2024-06-30				2023-09-01 - 2024-06-30			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
Non-operating Expense								
8000 OTHER EXPENSES								
8500 CRF Reserve Contribution	1,076.25	1,076.25	0.00	100.00 %	10,762.47	10,762.50	-0.03	100.00 %
Total for 8000 OTHER EXPENSES	\$1,076.25	\$1,076.25	\$0.00	100.00 %	\$10,762.47	\$10,762.50	-\$0.03	100.00 %
Total for Non-operating Expense	\$1,076.25	\$1,076.25	\$0.00	100.00 %	\$10,762.47	\$10,762.50	-\$0.03	100.00 %
Net Non-operating Income	-\$1,076.25	-\$1,076.25	\$0.00	0.00 %	-\$10,762.47	-\$10,762.50	\$0.03	0.00 %
Net Income	\$3,828.99	\$0.00	\$3,828.99	0.00 %	-\$7,308.61	\$0.00	-\$7,308.61	0.00 %