Balance Sheet

As of 2024-07-31, Accrual Basis

Prepared By:
Sterling Management Services Ltd.
L110-560 Beatty Street, Vancouver
V6B 2L3

LMS 280_Chateau Comox_1272 Comox St_VAN

Assets	
Current Asset	
1010 Cha-Com LMS 280_Operating	1,599.40
1020 Cha-Com LMS 280_Contingency	98,438.81
1500 Prepaid - 1510 Prepaid Insurance	11,691.00
1500 Prepaid - 1550 Prepaid_General	94.52
1701 Due to CRF from OP_Insurance Loan	10,000.00
1710 Due to SL from OP_Levy	6,435.92
Total Current Asset	**$128,259.65**
Total Assets	**$128,259.65**
Liabilities	
Current Liability	
2422 Key Deposit	420.00
2701 Due from OP to CRF_Insurance Loan	10,000.00
2710 Due from OP to SL_Levy	6,435.92
Total Current Liability	**$16,855.92**
Total Liabilities	**$16,855.92**
Equity	
3205 Contingency Reserve Fund - Opening Balance	101,015.16
3210 Contingency Reserve Fund - Contribution	11,838.72
3215 Contingency Reserve Fund - Interest	5,496.14
3216 Contingency Reserve Fund - Expense	-9,911.21
3310 Levy 1 - Contribution	48,372.74
3315 Special Levy Fund - Interest	229.42
3320 Special Levy - Expense	-41,456.33
3705 Retained Earnings	1,237.09
Net Income	-5,418.00
Total Equity	**$111,403.73**
Total Liabilities & Equity	**$128,259.65**

STERLING
MANAGEMENT SERVICES LTD.

Budget vs. Actuals

Accrual basis

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

	2024-07-01 - 2024-07-31				2023-09-01 - 2024-07-31			
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 %	131,404.29	131,404.13	0.16	100.00 %
4013 Interest Income	25.12	0.00	25.12	--	1,761.32	0.00	1,761.32	--
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	--	-31.00	0.00	-31.00	--
Total for 4000 REVENUE	**$11,983.47**	**$11,945.83**	**$37.64**	**100.32 %**	**$133,184.61**	**$131,404.13**	**$1,780.48**	**101.35 %**
Total for Income	**$11,983.47**	**$11,945.83**	**$37.64**	**100.32 %**	**$133,184.61**	**$131,404.13**	**$1,780.48**	**101.35 %**
Expense								
5200 UTILITIES EXPENSE								
5210 Water & Sewer	825.51	591.67	233.84	139.52 %	6,815.25	6,508.37	306.88	104.72 %
5220 Electricity	-154.00	916.67	-1,070.67	-16.80 %	8,968.23	10,083.37	-1,115.14	88.94 %
5221 Electricity EV	0.00	0.00	0.00	--	53.45	0.00	53.45	--
5230 Gas	537.76	916.67	-378.91	58.66 %	7,642.21	10,083.37	-2,441.16	75.79 %
5240 Garbage Disposal	812.64	833.33	-20.69	97.52 %	7,989.85	9,166.63	-1,176.78	87.16 %
5250 Telephone/Mobile/Internet	445.73	208.33	237.40	213.95 %	2,223.70	2,291.63	-67.93	97.04 %
Total for 5200 UTILITIES EXPENSE	**$2,467.64**	**$3,466.67**	**-$999.03**	**71.18 %**	**$33,692.69**	**$38,133.37**	**-$4,440.68**	**88.35 %**
5300 BUILDING & EQUIPMENT								
5310 Maint. - Janitorial	1,349.11	1,208.33	140.78	111.65 %	11,904.59	13,291.63	-1,387.04	89.56 %
5321 R&M - Elevator	0.00	666.66	-666.66	0.00 %	8,752.82	7,333.26	1,419.56	119.36 %

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	2024-07-01 - 2024-07-31				2023-09-01 - 2024-07-31			
Account	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
5322 R&M - Fire Inspection/Prevention	1,677.90	83.33	1,594.57	2,013.56 %	10,742.13	916.63	9,825.50	1,171.92 %
5390 R&M - General	357.99	1,666.66	-1,308.67	21.48 %	19,690.89	18,333.26	1,357.63	107.41 %
Total for 5300 BUILDING & EQUIPMENT	**$3,385.00**	**$3,624.98**	**-$239.98**	**93.38 %**	**$51,090.43**	**$39,874.78**	**$11,215.65**	**128.13 %**
5400 GROUND & GARDEN								
5410 Landscaping	61.05	150.00	-88.95	40.70 %	3,504.59	1,650.00	1,854.59	212.40 %
Total for 5400 GROUND & GARDEN	**$61.05**	**$150.00**	**-$88.95**	**40.70 %**	**$3,504.59**	**$1,650.00**	**$1,854.59**	**212.40 %**
5900 OPERATING EXPENSES								
5901 Administration Fee	62.50	62.50	0.00	100.00 %	687.50	687.50	0.00	100.00 %
5905 Bank Fees & Charges	68.17	66.67	1.50	102.25 %	734.87	733.37	1.50	100.20 %
5930 Insurance	1,948.50	1,916.67	31.83	101.66 %	20,684.31	21,083.37	-399.06	98.11 %
5940 Professional/Legal Fees	0.00	41.67	-41.67	0.00 %	52.50	458.37	-405.87	11.45 %
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	4,583.37	120.63	102.63 %
5980 Sundry/Miscellaneous Expense	0.00	100.00	-100.00	0.00 %	0.00	1,100.00	-1,100.00	0.00 %
5990 Management Fees	1,023.75	1,023.75	0.00	100.00 %	11,261.25	11,261.25	0.00	100.00 %
Total for 5900 OPERATING EXPENSES	**$3,102.92**	**$3,627.93**	**-$525.01**	**85.53 %**	**$38,476.18**	**$39,907.23**	**-$1,431.05**	**96.41 %**
Total for Expense	**$9,016.61**	**$10,869.58**	**-$1,852.97**	**82.95 %**	**$126,763.89**	**$119,565.38**	**$7,198.51**	**106.02 %**
Net Operating Income	**$2,966.86**	**$1,076.25**	**$1,890.61**	**275.67 %**	**$6,420.72**	**$11,838.75**	**-$5,418.03**	**54.23 %**

Budget vs. Actuals

Accrual basis

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	2024-07-01 - 2024-07-31				2023-09-01 - 2024-07-31			
Account	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 %	11,838.72	11,838.75	-0.03	100.00 %
Total for 8000 OTHER EXPENSES	**$1,076.25**	**$1,076.25**	**$0.00**	**100.00 %**	**$11,838.72**	**$11,838.75**	**-$0.03**	**100.00 %**
Total for Non-operating Expense	**$1,076.25**	**$1,076.25**	**$0.00**	**100.00 %**	**$11,838.72**	**$11,838.75**	**-$0.03**	**100.00 %**
Net Non-operating Income	**-$1,076.25**	**-$1,076.25**	**$0.00**	**0.00 %**	**-$11,838.72**	**-$11,838.75**	**$0.03**	**0.00 %**
Net Income	**$1,890.61**	**$0.00**	**$1,890.61**	**0.00 %**	**-$5,418.00**	**$0.00**	**-$5,418.00**	**0.00 %**