



Balance Sheet

As of 2024-08-31, Accrual Basis

LMS 280_Chateau Comox_1272 Comox St_VAN

Assets

Current Asset

1010 Cha-Com LMS 280_Operating	936.34
1020 Cha-Com LMS 280_Contingency	96,856.83
1500 Prepaid - 1510 Prepaid Insurance	9,742.50
1701 Due to CRF from OP_Insurance Loan	10,000.00
1702 Due to CRF from OP_AP Loan	3,000.00
Total Current Asset	\$120,535.67

Total Assets

\$120,535.67

Liabilities

Current Liability

2005 Accounts Payable	176.40
2422 Key Deposit	420.00
2701 Due from OP to CRF_Insurance Loan	10,000.00
2702 Due from OP to CRF_AP Loan	3,000.00
Total Current Liability	\$13,596.40

Total Liabilities

\$13,596.40

Equity

3201 Contingency Reserve Fund - Opening Balance	101,015.16
3205 Contingency Reserve Fund - Interest	5,837.91
3210 Contingency Reserve Fund - Contribution	12,914.97
3220 Contingency Reserve Fund - Expense	-9,911.21
3705 Retained Earnings	1,237.08
Net Income	-4,154.64

Total Equity

\$106,939.27

Total Liabilities & Equity

\$120,535.67



Budget vs. Actuals

Accrual basis

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

Account	2024-08-01 - 2024-08-31				2023-09-01 - 2024-08-31			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
Income								
4000 REVENUE								
4005 Strata Fees	11,945.85	11,945.87	-0.02	100.00 %	143,350.14	143,350.00	0.14	100.00 %
4013 Interest Income	28.38	0.00	28.38	--	1,789.70	0.00	1,789.70	--
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	--	-18.50	0.00	-18.50	--
Total for 4000 REVENUE	\$11,986.73	\$11,945.87	\$40.86	100.34 %	\$145,171.34	\$143,350.00	\$1,821.34	101.27 %
Total for Income	\$11,986.73	\$11,945.87	\$40.86	100.34 %	\$145,171.34	\$143,350.00	\$1,821.34	101.27 %
Expense								
5200 UTILITIES EXPENSE								
5210 Water & Sewer	454.31	591.63	-137.32	76.79 %	7,269.56	7,100.00	169.56	102.39 %
5220 Electricity	846.00	916.63	-70.63	92.29 %	9,801.46	11,000.00	-1,198.54	89.10 %
5221 Electricity EV	0.00	0.00	0.00	--	66.22	0.00	66.22	--
5230 Gas	511.43	916.63	-405.20	55.79 %	8,153.64	11,000.00	-2,846.36	74.12 %
5240 Garbage Disposal	812.57	833.37	-20.80	97.50 %	8,802.42	10,000.00	-1,197.58	88.02 %
5250 Telephone/Mobile /Internet	189.04	208.37	-19.33	90.72 %	2,412.74	2,500.00	-87.26	96.51 %
Total for 5200 UTILITIES EXPENSE	\$2,813.35	\$3,466.63	-\$653.28	81.16 %	\$36,506.04	\$41,600.00	-\$5,093.96	87.75 %
5300 BUILDING & EQUIPMENT								
5310 Maint. - Janitorial	1,100.00	1,208.37	-108.37	91.03 %	13,004.59	14,500.00	-1,495.41	89.69 %
5321 R&M - Elevator	2,265.48	666.74	1,598.74	339.78 %	11,018.30	8,000.00	3,018.30	137.73 %



Budget vs. Actuals

Accrual basis

Account	2024-08-01 - 2024-08-31				2023-09-01 - 2024-08-31			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
5322 R&M - Fire Inspection/Prevention	0.00	83.37	-83.37	0.00 %	10,742.13	1,000.00	9,742.13	1,074.21 %
5390 R&M - General	190.43	1,666.74	-1,476.31	11.43 %	19,881.32	20,000.00	-118.68	99.41 %
Total for 5300 BUILDING & EQUIPMENT	\$3,555.91	\$3,625.22	-\$69.31	98.09 %	\$54,646.34	\$43,500.00	\$11,146.34	125.62 %
5400 GROUND & GARDEN								
5410 Landscaping	0.00	150.00	-150.00	0.00 %	3,504.59	1,800.00	1,704.59	194.70 %
Total for 5400 GROUND & GARDEN	\$0.00	\$150.00	-\$150.00	0.00 %	\$3,504.59	\$1,800.00	\$1,704.59	194.70 %
5900 OPERATING EXPENSES								
5901 Administration Fee	62.50	62.50	0.00	100.00 %	802.50	750.00	52.50	107.00 %
5905 Bank Fees & Charges	66.71	66.63	0.08	100.12 %	801.58	800.00	1.58	100.20 %
5930 Insurance	1,948.50	1,916.63	31.87	101.66 %	22,632.81	23,000.00	-367.19	98.40 %
5940 Professional/Legal Fees	0.00	41.63	-41.63	0.00 %	0.00	500.00	-500.00	0.00 %
5941 Audit/Review Fees	0.00	0.00	0.00	--	351.75	0.00	351.75	--
5944 Engineering Fees	0.00	416.63	-416.63	0.00 %	4,704.00	5,000.00	-296.00	94.08 %
5980 Sundry/Miscellaneous Expense	176.40	100.00	76.40	176.40 %	176.40	1,200.00	-1,023.60	14.70 %
5990 Management Fees	1,023.75	1,023.75	0.00	100.00 %	12,285.00	12,285.00	0.00	100.00 %
Total for 5900 OPERATING EXPENSES	\$3,277.86	\$3,627.77	-\$349.91	90.35 %	\$41,754.04	\$43,535.00	-\$1,780.96	95.91 %
Total for Expense	\$9,647.12	\$10,869.62	-\$1,222.50	88.75 %	\$136,411.01	\$130,435.00	\$5,976.01	104.58 %
Net Operating Income	\$2,339.61	\$1,076.25	\$1,263.36	217.39 %	\$8,760.33	\$12,915.00	-\$4,154.67	67.83 %



Budget vs. Actuals

Accrual basis

Account	2024-08-01 - 2024-08-31				2023-09-01 - 2024-08-31			
	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 %	12,914.97	12,915.00	-0.03	100.00 %
Total for 8000 OTHER EXPENSES	\$1,076.25	\$1,076.25	\$0.00	100.00 %	\$12,914.97	\$12,915.00	-\$0.03	100.00 %
Total for Non-operating Expense	\$1,076.25	\$1,076.25	\$0.00	100.00 %	\$12,914.97	\$12,915.00	-\$0.03	100.00 %
Net Non-operating Income	-\$1,076.25	-\$1,076.25	\$0.00	0.00 %	-\$12,914.97	-\$12,915.00	\$0.03	0.00 %
Net Income	\$1,263.36	\$0.00	\$1,263.36	0.00 %	-\$4,154.64	\$0.00	-\$4,154.64	0.00 %