Balance Sheet

As of 2024-09-30, Accrual Basis

LMS 280_Chateau Comox_1272 Comox St_VAN

Assets	
Current Asset	
1010 Cha-Com LMS 280_Operating	1,846.30
1020 Cha-Com LMS 280_Contingency	98,267.43
1500 Prepaid - 1510 Prepaid Insurance	7,794.00
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	**$120,907.73**
Total Assets	**$120,907.73**
Liabilities	
Current Liability	
2005 Accounts Payable	94.52
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	**$13,514.52**
Total Liabilities	**$13,514.52**
Equity	
3201 Contingency Reserve Fund - Opening Balance	101,015.16
3205 Contingency Reserve Fund - Interest	6,172.26
3210 Contingency Reserve Fund - Contribution	13,991.22
3220 Contingency Reserve Fund - Expense	-9,911.21
3705 Retained Earnings	-2,917.56
Net Income	-956.66
Total Equity	**$107,393.21**
Total Liabilities & Equity	**$120,907.73**

Budget vs. Actuals

Accrual basis

LMS 280_Chateau Comox_1272 Comox St_VAN - Association level - Sep 24' to Oct 25' Operating Budget

	2024-09-01 - 2024-09-30				2024-09-01 - 2024-09-30			
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 %	11,945.85	11,945.83	0.02	100.00 %
4013 Interest Income	10.94	0.00	10.94	--	10.94	0.00	10.94	--
4081 Gas Stove Income	12.50	0.00	12.50	--	12.50	0.00	12.50	--
Total for 4000 REVENUE	**$11,969.29**	**$11,945.83**	**$23.46**	**100.20 %**	**$11,969.29**	**$11,945.83**	**$23.46**	**100.20 %**
Total for Income	**$11,969.29**	**$11,945.83**	**$23.46**	**100.20 %**	**$11,969.29**	**$11,945.83**	**$23.46**	**100.20 %**
Expense								
5200 UTILITIES EXPENSE								
5210 Water & Sewer	454.31	591.67	-137.36	76.78 %	454.31	591.67	-137.36	76.78 %
5220 Electricity	867.00	916.67	-49.67	94.58 %	867.00	916.67	-49.67	94.58 %
5230 Gas	466.83	916.67	-449.84	50.93 %	466.83	916.67	-449.84	50.93 %
5240 Garbage Disposal	871.04	833.33	37.71	104.53 %	871.04	833.33	37.71	104.53 %
5250 Telephone/Mobile /Internet	94.52	208.33	-113.81	45.37 %	94.52	208.33	-113.81	45.37 %
Total for 5200 UTILITIES EXPENSE	**$2,753.70**	**$3,466.67**	**-$712.97**	**79.43 %**	**$2,753.70**	**$3,466.67**	**-$712.97**	**79.43 %**
5300 BUILDING & EQUIPMENT								
5310 Maint. - Janitorial	1,100.00	1,208.33	-108.33	91.03 %	1,100.00	1,208.33	-108.33	91.03 %
5321 R&M - Elevator	0.00	666.66	-666.66	0.00 %	0.00	666.66	-666.66	0.00 %
5322 R&M - Fire Inspection/Prevention	0.00	83.33	-83.33	0.00 %	0.00	83.33	-83.33	0.00 %
5390 R&M - General	4,894.58	1,666.66	3,227.92	293.68 %	4,894.58	1,666.66	3,227.92	293.68 %

Budget vs. Actuals

Accrual basis

	2024-09-01 - 2024-09-30				2024-09-01 - 2024-09-30			
Account	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
Total for 5300 BUILDING & EQUIPMENT	**$5,994.58**	**$3,624.98**	**$2,369.60**	**165.37 %**	**$5,994.58**	**$3,624.98**	**$2,369.60**	**165.37 %**
5400 GROUND & GARDEN								
5410 Landscaping	0.00	150.00	-150.00	0.00 %	0.00	150.00	-150.00	0.00 %
Total for 5400 GROUND & GARDEN	**$0.00**	**$150.00**	**-$150.00**	**0.00 %**	**$0.00**	**$150.00**	**-$150.00**	**0.00 %**
5900 OPERATING EXPENSES								
5901 Administration Fee	62.50	62.50	0.00	100.00 %	62.50	62.50	0.00	100.00 %
5905 Bank Fees & Charges	66.67	66.67	0.00	100.00 %	66.67	66.67	0.00	100.00 %
5930 Insurance	1,948.50	1,916.67	31.83	101.66 %	1,948.50	1,916.67	31.83	101.66 %
5940 Professional/Legal Fees	0.00	41.67	-41.67	0.00 %	0.00	41.67	-41.67	0.00 %
5944 Engineering Fees	0.00	416.67	-416.67	0.00 %	0.00	416.67	-416.67	0.00 %
5980 Sundry/Miscellaneous Expense	0.00	100.00	-100.00	0.00 %	0.00	100.00	-100.00	0.00 %
5990 Management Fees	1,023.75	1,023.75	0.00	100.00 %	1,023.75	1,023.75	0.00	100.00 %
Total for 5900 OPERATING EXPENSES	**$3,101.42**	**$3,627.93**	**-$526.51**	**85.49 %**	**$3,101.42**	**$3,627.93**	**-$526.51**	**85.49 %**
Total for Expense	**$11,849.70**	**$10,869.58**	**$980.12**	**109.02 %**	**$11,849.70**	**$10,869.58**	**$980.12**	**109.02 %**
Net Operating Income	**$119.59**	**$1,076.25**	**-$956.66**	**11.11 %**	**$119.59**	**$1,076.25**	**-$956.66**	**11.11 %**
Non-operating Expense								
8000 OTHER EXPENSES								
8500 CRF Reserve Contribution	1,076.25	1,076.25	0.00	100.00 %	1,076.25	1,076.25	0.00	100.00 %
Total for 8000 OTHER EXPENSES	**$1,076.25**	**$1,076.25**	**$0.00**	**100.00 %**	**$1,076.25**	**$1,076.25**	**$0.00**	**100.00 %**

Budget vs. Actuals

Accrual basis

	2024-09-01 - 2024-09-30				2024-09-01 - 2024-09-30			
Account	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
Total for Non-operating Expense	**$1,076.25**	**$1,076.25**	**$0.00**	**100.00 %**	**$1,076.25**	**$1,076.25**	**$0.00**	**100.00 %**
Net Non-operating Income	**-$1,076.25**	**-$1,076.25**	**$0.00**	**0.00 %**	**-$1,076.25**	**-$1,076.25**	**$0.00**	**0.00 %**
Net Income	**-$956.66**	**$0.00**	**-$956.66**	**0.00 %**	**-$956.66**	**$0.00**	**-$956.66**	**0.00 %**