



# Balance Sheet

As of 2024-10-31, Accrual Basis

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

### Assets

#### Current Asset

1010 Cha-Com LMS 280_Operating	1,383.79
1020 Cha-Com LMS 280_Contingency	101,646.48
1500 Prepaid - 1510 Prepaid Insurance	5,845.50
1701 Due to CRF from OP_Insurance Loan	8,000.00
1702 Due to CRF from OP_AP Loan	3,000.00
<b>Total Current Asset</b>	<b>\$119,875.77</b>

#### Total Assets

**\$119,875.77**

### Liabilities

#### Current Liability

2422 Key Deposit	420.00
2701 Due from OP to CRF_Insurance Loan	8,000.00
2702 Due from OP to CRF_AP Loan	3,000.00
<b>Total Current Liability</b>	<b>\$11,420.00</b>

#### Total Liabilities

**\$11,420.00**

### Equity

3201 Contingency Reserve Fund - Opening Balance	109,856.83
3205 Contingency Reserve Fund - Interest	637.15
3210 Contingency Reserve Fund - Contribution	2,152.50
3705 Retained Earnings	-2,431.30
Net Income	-1,759.41
<b>Total Equity</b>	<b>\$108,455.77</b>

#### Total Liabilities & Equity

**\$119,875.77**



# Budget vs. Actuals

Accrual basis

## LMS 280\_Chateau Comox\_1272 Comox St\_VAN - Association level - Sep 24' to Oct 25' Operating Budget

Account	2024-10-01 - 2024-10-31				2024-09-01 - 2024-10-31			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
<b>Income</b>								
4000 REVENUE								
4005 Strata Fees	11,945.85	13,169.05	-1,223.20	90.71 %	23,891.70	26,338.09	-2,446.39	90.71 %
4013 Interest Income	19.96	0.00	19.96	--	30.90	0.00	30.90	--
4081 Gas Stove Income	12.50	0.00	12.50	--	25.00	0.00	25.00	--
4098 Prior Year Retained Earnings	206.18	103.09	103.09	200.00 %	206.18	206.18	0.00	100.00 %
<b>Total for 4000 REVENUE</b>	<b>\$12,184.49</b>	<b>\$13,272.14</b>	<b>-\$1,087.65</b>	<b>91.81 %</b>	<b>\$24,153.78</b>	<b>\$26,544.27</b>	<b>-\$2,390.49</b>	<b>90.99 %</b>
<b>Total for Income</b>	<b>\$12,184.49</b>	<b>\$13,272.14</b>	<b>-\$1,087.65</b>	<b>91.81 %</b>	<b>\$24,153.78</b>	<b>\$26,544.27</b>	<b>-\$2,390.49</b>	<b>90.99 %</b>
<b>Expense</b>								
5200 UTILITIES EXPENSE								
5210 Water & Sewer	454.31	641.67	-187.36	70.80 %	908.62	1,283.33	-374.71	70.80 %
5220 Electricity	853.00	875.00	-22.00	97.49 %	1,720.00	1,750.00	-30.00	98.29 %
5221 Electricity EV	0.00	8.33	-8.33	0.00 %	0.00	16.67	-16.67	0.00 %
5230 Gas	580.90	708.33	-127.43	82.01 %	1,047.73	1,416.67	-368.94	73.96 %
5240 Garbage Disposal	809.92	791.67	18.25	102.31 %	1,680.96	1,583.33	97.63	106.17 %
5250 Telephone/Mobile /Internet	94.52	208.33	-113.81	45.37 %	189.04	416.66	-227.62	45.37 %
5260 Enterphone/Alarm Monitor	143.33	0.00	143.33	--	143.33	0.00	143.33	--
<b>Total for 5200 UTILITIES EXPENSE</b>	<b>\$2,935.98</b>	<b>\$3,233.33</b>	<b>-\$297.35</b>	<b>90.80 %</b>	<b>\$5,689.68</b>	<b>\$6,466.66</b>	<b>-\$776.98</b>	<b>87.98 %</b>
5300 BUILDING & EQUIPMENT								
5310 Maint. - Janitorial	1,100.00	1,208.33	-108.33	91.03 %	2,200.00	2,416.67	-216.67	91.03 %



# Budget vs. Actuals

Accrual basis

Account	2024-10-01 - 2024-10-31				2024-09-01 - 2024-10-31			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
5321 R&M - Elevator	2,265.48	1,000.00	1,265.48	226.55 %	2,265.48	2,000.00	265.48	113.27 %
5322 R&M - Fire Inspection/Prevention	0.00	333.33	-333.33	0.00 %	0.00	666.67	-666.67	0.00 %
5332 R&M - Exterior - Windows	0.00	208.33	-208.33	0.00 %	0.00	416.67	-416.67	0.00 %
5390 R&M - General	1,682.35	1,833.33	-150.98	91.76 %	6,576.93	3,666.67	2,910.26	179.37 %
<b>Total for 5300 BUILDING &amp; EQUIPMENT</b>	<b>\$5,047.83</b>	<b>\$4,583.33</b>	<b>\$464.50</b>	<b>110.13 %</b>	<b>\$11,042.41</b>	<b>\$9,166.68</b>	<b>\$1,875.73</b>	<b>120.46 %</b>
5400 GROUND & GARDEN								
5410 Landscaping	0.00	291.67	-291.67	0.00 %	0.00	583.33	-583.33	0.00 %
<b>Total for 5400 GROUND &amp; GARDEN</b>	<b>\$0.00</b>	<b>\$291.67</b>	<b>-\$291.67</b>	<b>0.00 %</b>	<b>\$0.00</b>	<b>\$583.33</b>	<b>-\$583.33</b>	<b>0.00 %</b>
5900 OPERATING EXPENSES								
5901 Administration Fee	104.17	70.83	33.34	147.06 %	166.67	141.67	25.00	117.65 %
5905 Bank Fees & Charges	25.00	70.83	-45.83	35.29 %	91.67	141.67	-50.00	64.71 %
5930 Insurance	1,948.50	2,050.00	-101.50	95.05 %	3,897.00	4,100.00	-203.00	95.05 %
5940 Professional/Legal Fees	0.00	125.00	-125.00	0.00 %	0.00	250.00	-250.00	0.00 %
5941 Audit/Review Fees	0.00	30.00	-30.00	0.00 %	0.00	60.00	-60.00	0.00 %
5960 Payroll Expense	133.32	0.00	133.32	--	133.32	0.00	133.32	--
5980 Sundry/Miscellaneous Expense	0.00	100.00	-100.00	0.00 %	0.00	200.00	-200.00	0.00 %
5990 Management Fees	1,023.75	1,195.83	-172.08	85.61 %	2,047.50	2,391.67	-344.17	85.61 %
<b>Total for 5900 OPERATING EXPENSES</b>	<b>\$3,234.74</b>	<b>\$3,642.50</b>	<b>-\$407.76</b>	<b>88.81 %</b>	<b>\$6,336.16</b>	<b>\$7,285.01</b>	<b>-\$948.85</b>	<b>86.98 %</b>



# Budget vs. Actuals

Accrual basis

Account	2024-10-01 - 2024-10-31				2024-09-01 - 2024-10-31			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
<b>Total for Expense</b>	<b>\$11,218.55</b>	<b>\$11,750.83</b>	<b>-\$532.28</b>	<b>95.47 %</b>	<b>\$23,068.25</b>	<b>\$23,501.68</b>	<b>-\$433.43</b>	<b>98.16 %</b>
<b>Net Operating Income</b>	<b>\$965.94</b>	<b>\$1,521.31</b>	<b>-\$555.37</b>	<b>63.49 %</b>	<b>\$1,085.53</b>	<b>\$3,042.59</b>	<b>-\$1,957.06</b>	<b>35.68 %</b>
<b>Non-operating Expense</b>								
8000 OTHER EXPENSES								
8500 CRF Reserve Contribution	1,076.25	1,175.08	-98.83	91.59 %	2,152.50	2,350.17	-197.67	91.59 %
8900 Prior Year Deficit Recovery	692.44	346.22	346.22	200.00 %	692.44	692.44	0.00	100.00 %
<b>Total for 8000 OTHER EXPENSES</b>	<b>\$1,768.69</b>	<b>\$1,521.30</b>	<b>\$247.39</b>	<b>116.26 %</b>	<b>\$2,844.94</b>	<b>\$3,042.61</b>	<b>-\$197.67</b>	<b>93.50 %</b>
<b>Total for Non-operating Expense</b>	<b>\$1,768.69</b>	<b>\$1,521.30</b>	<b>\$247.39</b>	<b>116.26 %</b>	<b>\$2,844.94</b>	<b>\$3,042.61</b>	<b>-\$197.67</b>	<b>93.50 %</b>
<b>Net Non-operating Income</b>	<b>-\$1,768.69</b>	<b>-\$1,521.30</b>	<b>-\$247.39</b>	<b>0.00 %</b>	<b>-\$2,844.94</b>	<b>-\$3,042.61</b>	<b>\$197.67</b>	<b>0.00 %</b>
<b>Net Income</b>	<b>-\$802.75</b>	<b>\$0.00</b>	<b>-\$802.75</b>	<b>0.00 %</b>	<b>-\$1,759.41</b>	<b>-\$0.02</b>	<b>-\$1,759.39</b>	<b>0.00 %</b>