



Balance Sheet

As of 2024-12-31, Accrual Basis

LMS 280_Chateau Comox_1272 Comox St_VAN

Assets

Current Asset

1010 Cha-Com LMS 280_Operating	41,879.84
1020 Cha-Com LMS 280_Contingency	111,551.29
1500 Prepaid - 1510 Prepaid Insurance	1,948.50
1710 Due to SL from OP_Levy	36,999.93
1721 Due to CRF_from_OP	346.22
Total Current Asset	\$192,725.78

Total Assets

\$192,725.78

Liabilities

Current Liability

2005 Accounts Payable	173.25
2422 Key Deposit	420.00
2710 Due from OP to SL_Levy	36,999.93
2721 Due from OP to CRF	346.22
Total Current Liability	\$37,939.40

Total Liabilities

\$37,939.40

Equity

3201 Contingency Reserve Fund - Opening Balance	109,856.83
3205 Contingency Reserve Fund - Interest	1,217.47
3210 Contingency Reserve Fund - Contribution	4,700.33
3251 Restricted CRF - Parking Lot Repairs	14,999.97
3254 Restricted CRF - Window	18,122.84
3705 Retained Earnings	-1,945.04
Net Income	7,833.98
Total Equity	\$154,786.38

Total Liabilities & Equity

\$192,725.78



Budget vs. Actuals

Accrual basis

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

Account	2024-12-01 - 2024-12-31				2024-09-01 - 2025-08-31			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
Income								
4000 REVENUE								
4005 Strata Fees	16,838.62	13,169.05	3,669.57	127.87 %	52,676.17	158,028.56	-105,352.39	33.33 %
4013 Interest Income	22.44	0.00	22.44	--	195.16	0.00	195.16	--
4035 Move In/Out Fees	0.00	0.00	0.00	--	200.00	0.00	200.00	--
4081 Gas Stove Income	0.00	0.00	0.00	--	148.92	0.00	148.92	--
4098 Prior Year Retained Earnings	103.09	103.09	0.00	100.00 %	412.36	1,237.08	-824.72	33.33 %
Total for 4000 REVENUE	\$16,964.15	\$13,272.14	\$3,692.01	127.82 %	\$53,632.61	\$159,265.64	\$105,633.03	33.67 %
Total for Income	\$16,964.15	\$13,272.14	\$3,692.01	127.82 %	\$53,632.61	\$159,265.64	\$105,633.03	33.67 %
Expense								
5200 UTILITIES EXPENSE								
5210 Water & Sewer	0.00	641.67	-641.67	0.00 %	1,921.44	7,700.00	-5,778.56	24.95 %
5220 Electricity	846.00	875.00	-29.00	96.69 %	3,384.00	10,500.00	-7,116.00	32.23 %
5221 Electricity EV	0.00	8.33	-8.33	0.00 %	35.00	100.00	-65.00	35.00 %
5230 Gas	849.38	708.33	141.05	119.91 %	2,544.90	8,500.00	-5,955.10	29.94 %
5240 Garbage Disposal	812.10	791.67	20.43	102.58 %	3,304.30	9,500.00	-6,195.70	34.78 %
5250 Telephone/Mobile /Internet	94.52	208.33	-113.81	45.37 %	378.08	2,500.00	-2,121.92	15.12 %
5260 Enterphone/Alarm Monitor	0.00	0.00	0.00	--	143.33	0.00	143.33	--
Total for 5200 UTILITIES EXPENSE	\$2,602.00	\$3,233.33	-\$631.33	80.47 %	\$11,711.05	\$38,800.00	-\$27,088.95	30.18 %
5300 BUILDING & EQUIPMENT								



Budget vs. Actuals

Accrual basis

Account	2024-12-01 - 2024-12-31				2024-09-01 - 2025-08-31			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
5310 Maint. - Janitorial	1,100.00	1,208.33	-108.33	91.03 %	4,400.00	14,500.00	-10,100.00	30.34 %
5321 R&M - Elevator	129.15	1,000.00	-870.85	12.92 %	2,394.63	12,000.00	-9,605.37	19.96 %
5322 R&M - Fire Inspection/Prevention	0.00	333.33	-333.33	0.00 %	0.00	4,000.00	-4,000.00	0.00 %
5332 R&M - Exterior - Windows	0.00	208.33	-208.33	0.00 %	4,191.08	2,500.00	1,691.08	167.64 %
5390 R&M - General	0.00	1,833.33	-1,833.33	0.00 %	3,674.67	22,000.00	-18,325.33	16.70 %
Total for 5300 BUILDING & EQUIPMENT	\$1,229.15	\$4,583.33	-\$3,354.18	26.82 %	\$14,660.38	\$55,000.00	-\$40,339.62	26.66 %
5400 GROUND & GARDEN								
5410 Landscaping	0.00	291.67	-291.67	0.00 %	0.00	3,500.00	-3,500.00	0.00 %
Total for 5400 GROUND & GARDEN	\$0.00	\$291.67	-\$291.67	0.00 %	\$0.00	\$3,500.00	-\$3,500.00	0.00 %
5900 OPERATING EXPENSES								
5901 Administration Fee	104.17	70.83	33.34	147.06 %	375.01	850.00	-474.99	44.12 %
5905 Bank Fees & Charges	25.00	70.83	-45.83	35.29 %	141.67	850.00	-708.33	16.67 %
5930 Insurance	1,948.50	2,050.00	-101.50	95.05 %	7,794.00	24,600.00	-16,806.00	31.68 %
5940 Professional/Legal Fees	0.00	125.00	-125.00	0.00 %	0.00	1,500.00	-1,500.00	0.00 %
5941 Audit/Review Fees	0.00	30.00	-30.00	0.00 %	0.00	360.00	-360.00	0.00 %
5960 Payroll Expense	0.00	0.00	0.00	--	133.32	0.00	133.32	--
5980 Sundry/Miscellaneous Expense	0.00	100.00	-100.00	0.00 %	0.00	1,200.00	-1,200.00	0.00 %
5990 Management Fees	1,195.83	1,195.83	0.00	100.00 %	4,783.33	14,350.00	-9,566.67	33.33 %



Budget vs. Actuals

Accrual basis

Account	2024-12-01 - 2024-12-31				2024-09-01 - 2025-08-31			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
Total for 5900 OPERATING EXPENSES	\$3,273.50	\$3,642.50	-\$369.00	89.87 %	\$13,227.33	\$43,710.00	-\$30,482.67	30.26 %
Total for Expense	\$7,104.65	\$11,750.83	-\$4,646.18	60.46 %	\$39,598.76	\$141,010.00	-\$101,411.24	28.08 %
Net Operating Income	\$9,859.50	\$1,521.31	\$8,338.19	648.09 %	\$14,033.85	\$18,255.64	-\$4,221.79	76.87 %
Non-operating Expense								
8000 OTHER EXPENSES								
8500 CRF Reserve Contribution	1,175.08	1,175.08	0.00	100.00 %	4,700.33	14,101.00	-9,400.67	33.33 %
8900 Prior Year Deficit Recovery	346.22	346.22	0.00	100.00 %	1,384.88	4,154.64	-2,769.76	33.33 %
Total for 8000 OTHER EXPENSES	\$1,521.30	\$1,521.30	\$0.00	100.00 %	\$6,085.21	\$18,255.64	-\$12,170.43	33.33 %
Total for Non-operating Expense	\$1,521.30	\$1,521.30	\$0.00	100.00 %	\$6,085.21	\$18,255.64	-\$12,170.43	33.33 %
Net Non-operating Income	-\$1,521.30	-\$1,521.30	\$0.00	0.00 %	-\$6,085.21	-\$18,255.64	\$12,170.43	0.00 %
Net Income	\$8,338.20	\$0.00	\$8,338.20	0.00 %	\$7,948.64	\$0.00	\$7,948.64	0.00 %