

Balance Sheet

As of 31 January 2025

	<u>31 Jan 25</u>
ASSETS	
Current Assets	
Chequing/Savings	
1000 · CCS Operating	49,629.61
1005 · CCS - CRF	114,770.85
Total Chequing/Savings	<u>164,400.46</u>
Accounts Receivable	
1100 · Accounts Receivable	
1101 · Due From Prior Management	114.66
1100 · Accounts Receivable - Other	1,308.43
Total 1100 · Accounts Receivable	<u>1,423.09</u>
Total Accounts Receivable	1,423.09
Other Current Assets	
1701 · Due to CRF from OP Insur Loan	35,051.43
Total Other Current Assets	<u>35,051.43</u>
Total Current Assets	<u>200,874.98</u>
TOTAL ASSETS	<u>200,874.98</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2010 · A/P - Temp	173.25
2422 · Key Deposit	420.00
2701 · Due from OP to CRF Ins Loan	35,051.43
Total Other Current Liabilities	<u>35,644.68</u>
Total Current Liabilities	<u>35,644.68</u>
Total Liabilities	35,644.68
Equity	
3201 · CRF Opening Balance	109,856.83
3205 · CRF Interest	1,313.45
3210 · CRF Contribution	5,875.41
3251 · Restricted CRF - Parking Lot RM	14,999.97
3254 · Restricted CRF - Window	18,122.84
3705 · Retained Earnings	-1,701.91
Net Income	16,763.71
Total Equity	<u>165,230.30</u>
TOTAL LIABILITIES & EQUITY	<u>200,874.98</u>

The Owners, LMS280 Chateau Comox
Profit & Loss
January 2025

	Jan 25
Ordinary Income/Expense	
Income	
4005 · Strata Fees	13,169.03
4013 · Interest Income	92.34
4030 · Fobs/Keys Income	200.00
4040 · NSF Chargeback	26.25
4098 · Prior Year Retained Earnings	103.09
4099 · Prior Year Surplus/Deficit	-1,731.10
Total Income	11,859.61
Gross Profit	11,859.61
Expense	
5900 · Administrative	
5901 · Administration Fee	22.05
5930 · Insurance	1,948.50
5990 · Management Fees	1,290.45
Total 5900 · Administrative	3,261.00
8000 · Reserve Funds	
8500 · CRF Reserve Contribution	1,175.08
8900 · Prior Year Deficit Recovery	-1,384.88
Total 8000 · Reserve Funds	-209.80
Total Expense	3,051.20
Net Ordinary Income	8,808.41
Other Income/Expense	
Other Expense	
9999 · Suspense	-114.66
Total Other Expense	-114.66
Net Other Income	114.66
Net Income	8,923.07

The Owners, LMS280 Chateau Comox Profit & Loss Budget Performance January 2025

	Jan 25	Budget	Sep '24 - Jan 25	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
4005 · Strata Fees	13,169.03	13,169.04	65,845.20	65,845.20	158,028.55
4013 · Interest Income	92.34		287.51		
4030 · Fobs/Keys Income	200.00		200.00		
4035 · Move In/ Out Fees	0.00		200.00		
4040 · NSF Chargeback	26.25		26.25		
4081 · Gas Stove Income	0.00		148.92		
4098 · Prior Year Retained Earnings	103.09	103.09	515.45	515.45	1,237.09
4099 · Prior Year Surplus/Deficit	-1,731.10	-346.22	-1,731.10	-1,731.10	-4,154.64
Total Income	11,859.61	12,925.91	65,492.23	64,629.55	155,111.00
Gross Profit	11,859.61	12,925.91	65,492.23	64,629.55	155,111.00
Expense					
5200 · Utilities					
5210 · Water & Sewer	0.00	641.66	1,921.44	3,208.30	7,700.00
5220 · Electricity	0.00	875.00	3,384.00	4,375.00	10,500.00
5221 · Electricity EV	0.00	8.33	35.00	41.65	100.00
5230 · Gas	0.00	708.33	2,544.90	3,541.65	8,500.00
5240 · Garbage Disposal	0.00	791.66	3,304.30	3,958.30	9,500.00
5250 · Telephone/Mobile/Internet	0.00	208.33	378.08	1,041.65	2,500.00
5260 · Enterphone/ Alarm Monitor	0.00		143.33		
Total 5200 · Utilities	0.00	3,233.31	11,711.05	16,166.55	38,800.00
5300 · Building & Equipment					
5310 · Maintenance - Janitorial	0.00	1,208.33	4,400.00	6,041.65	14,500.00
5321 · R&M Elevator	0.00	1,000.00	2,394.63	5,000.00	12,000.00
5322 · R&M Fire Inspection/Prevention	0.00	333.33	0.00	1,666.65	4,000.00
5332 · R&M Exterior Windows	0.00	208.33	4,191.08	1,041.65	2,500.00
5390 · R&M General	0.00	1,833.33	3,674.67	9,166.65	22,000.00
Total 5300 · Building & Equipment	0.00	4,583.32	14,660.38	22,916.60	55,000.00
5400 · Grounds & Gardens					
5410 · Landscaping	0.00	291.66	0.00	1,458.30	3,500.00
Total 5400 · Grounds & Gardens	0.00	291.66	0.00	1,458.30	3,500.00
5900 · Administrative					
5901 · Administration Fee	22.05	70.83	197.06	354.15	850.00
5905 · Bank Fees & Charges	0.00	70.83	335.02	354.15	850.00
5930 · Insurance	1,948.50	2,050.00	9,742.50	10,250.00	24,600.00
5940 · Professional/Legal Fees	0.00	125.00	0.00	625.00	1,500.00
5941 · Audit/Review Fees	0.00	30.00	0.00	150.00	360.00
5944 · Engineering Fees	0.00	0.00	0.00	0.00	0.00
5980 · Sundry/Miscellaneous Expense	0.00	100.00	0.00	500.00	1,200.00

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2025-02-10

Accrual Basis

The Owners, LMS280 Chateau Comox
Profit & Loss Budget Performance
January 2025

	<u>Jan 25</u>	<u>Budget</u>	<u>Sep '24 - Jan 25</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
5990 · Management Fees	1,290.45	1,195.83	6,073.78	5,979.15	14,350.00
Total 5900 · Administrative	3,261.00	3,642.49	16,348.36	18,212.45	43,710.00
5960 · Payroll Expenses	0.00		133.32		
8000 · Reserve Funds					
8500 · CRF Reserve Contribution	1,175.08	1,175.08	5,875.41	5,875.40	14,101.00
8900 · Prior Year Deficit Recovery	-1,384.88		0.00		
Total 8000 · Reserve Funds	-209.80	1,175.08	5,875.41	5,875.40	14,101.00
Total Expense	3,051.20	12,925.86	48,728.52	64,629.30	155,111.00
Net Ordinary Income	8,808.41	0.05	16,763.71	0.25	0.00
Other Income/Expense					
Other Expense					
9999 · Suspense	-114.66		0.00		
Total Other Expense	-114.66		0.00		
Net Other Income	114.66	0.00	0.00	0.00	0.00
Net Income	<u>8,923.07</u>	<u>0.05</u>	<u>16,763.71</u>	<u>0.25</u>	<u>0.00</u>