

The Owners, LMS280 Chateau Comox
Balance Sheet
 As of 28 February 2025

	28 Feb 25
ASSETS	
Current Assets	
Chequing/Savings	
1000 · CCS Operating	2,487.54
1005 · CCS - CRF	95,902.65
1010 · CCS Special Levy #1	37,026.84
Total Chequing/Savings	135,417.03
Accounts Receivable	
1100 · Accounts Receivable	894.86
Total Accounts Receivable	894.86
Other Current Assets	
1500 · Prepaid Insurance	20,174.00
1701 · Due to CRF from OP Insur Loan	-1,834.00
Total Other Current Assets	18,340.00
Total Current Assets	154,651.89
TOTAL ASSETS	154,651.89
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	-1,834.00
Total Other Current Liabilities	-1,240.75
Total Current Liabilities	-1,240.75
Total Liabilities	-1,240.75
Equity	
3101 · Op Due To/From CRF	-22,008.00
3102 · CRF Due To/From Op	22,008.00
3200 · CONTINGENCY RESERVE	
3201 · CRF Opening Balance	109,856.83
3205 · CRF Interest	1,685.48
3210 · CRF Current Year Contribution	7,050.49
Total 3200 · CONTINGENCY RESERVE	118,592.80
3300 · SPECIAL LEVY - Membrane Design	
3301 · SL - Contributions	21,999.96
3302 · SL - Interest	26.91
Total 3300 · SPECIAL LEVY - Membrane Design	22,026.87
3400 · SPECIAL LEVY - Window (Reso D)	
3401 · SL - Contributions	14,999.97
3403 · SL - Approved Expenditures	-3,877.12
Total 3400 · SPECIAL LEVY - Window (Reso D)	11,122.85
3705 · Retained Earnings	-1,458.78
Net Income	5,608.90
Total Equity	155,892.64
TOTAL LIABILITIES & EQUITY	154,651.89

The Owners, LMS280 Chateau Comox

Profit & Loss

February 2025

2025-03-11

Accrual Basis

	<u>Feb 25</u>
Ordinary Income/Expense	
Income	
4005 · Strata Fees	13,169.03
4013 · Interest Income	118.30
4030 · Fobs/Keys Income	100.00
4098 · Prior Year Retained Earnings	103.09
4099 · Prior Year Surplus/Deficit	-346.22
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Total Income	13,144.20
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Gross Profit	13,144.20
Expense	
5200 · Utilities	
5220 · Electricity	1,692.00
5221 · Electricity EV	315.00
5230 · Gas	1,147.68
5250 · Telephone/Mobile/Internet	94.52
5260 · Enterphone/ Alarm Monitor	445.73
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Total 5200 · Utilities	3,694.93
5300 · Building & Equipment	
5310 · Maintenance - Janitorial	1,250.17
5321 · R&M Elevator	2,265.48
5322 · R&M Fire Inspection/Prevention	3,455.82
5332 · R&M Exterior Windows	2,418.68
5390 · R&M General	6,412.29
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Total 5300 · Building & Equipment	15,802.44
5400 · Grounds & Gardens	
5410 · Landscaping	140.81
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Total 5400 · Grounds & Gardens	140.81
5900 · Administrative	
5901 · Administration Fee	79.73
5905 · Bank Fees & Charges	200.00
5930 · Insurance	1,834.00
5940 · Professional/Legal Fees	81.57
5990 · Management Fees	1,290.45
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Total 5900 · Administrative	3,485.75
8000 · Reserve Funds	
8500 · CRF Reserve Contribution	1,175.08
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Total 8000 · Reserve Funds	1,175.08
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Total Expense	24,299.01
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Net Ordinary Income	-11,154.81
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Net Income	<u><u>-11,154.81</u></u>

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

2025-03-11

Accrual Basis

	Feb 25	Budget	Sep '24 - Feb 25	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
4005 · Strata Fees	13,169.03	13,169.04	79,014.23	79,014.24	158,028.55
4013 · Interest Income	118.30		405.81		
4030 · Fobs/Keys Income	100.00		300.00		
4035 · Move In/ Out Fees	0.00		200.00		
4040 · NSF Chargeback	0.00		26.25		
4081 · Gas Stove Income	0.00		148.92		
4098 · Prior Year Retained Earnings	103.09	103.09	618.54	618.54	1,237.09
4099 · Prior Year Surplus/Deficit	-346.22	-346.22	-2,077.32	-2,077.32	-4,154.64
Total Income	13,144.20	12,925.91	78,636.43	77,555.46	155,111.00
Gross Profit	13,144.20	12,925.91	78,636.43	77,555.46	155,111.00
Expense					
5200 · Utilities					
5210 · Water & Sewer	0.00	641.66	1,921.44	3,849.96	7,700.00
5220 · Electricity	1,692.00	875.00	5,076.00	5,250.00	10,500.00
5221 · Electricity EV	315.00	8.33	350.00	49.98	100.00
5230 · Gas	1,147.68	708.33	3,692.58	4,249.98	8,500.00
5240 · Garbage Disposal	0.00	791.66	3,304.30	4,749.96	9,500.00
5250 · Telephone/Mobile/Internet	94.52	208.33	472.60	1,249.98	2,500.00
5260 · Enterphone/ Alarm Monitor	445.73		589.06		
Total 5200 · Utilities	3,694.93	3,233.31	15,405.98	19,399.86	38,800.00
5300 · Building & Equipment					
5310 · Maintenance - Janitorial	1,250.17	1,208.33	5,650.17	7,249.98	14,500.00
5321 · R&M Elevator	2,265.48	1,000.00	4,660.11	6,000.00	12,000.00
5322 · R&M Fire Inspection/Prevention	3,455.82	333.33	3,455.82	1,999.98	4,000.00
5332 · R&M Exterior Windows	2,418.68	208.33	6,609.76	1,249.98	2,500.00
5390 · R&M General	6,412.29	1,833.33	10,086.96	10,999.98	22,000.00
Total 5300 · Building & Equipment	15,802.44	4,583.32	30,462.82	27,499.92	55,000.00
5400 · Grounds & Gardens					
5410 · Landscaping	140.81	291.66	140.81	1,749.96	3,500.00
Total 5400 · Grounds & Gardens	140.81	291.66	140.81	1,749.96	3,500.00
5900 · Administrative					
5901 · Administration Fee	79.73	70.83	276.79	424.98	850.00
5905 · Bank Fees & Charges	200.00	70.83	535.02	424.98	850.00
5930 · Insurance	1,834.00	2,050.00	11,576.50	12,300.00	24,600.00
5940 · Professional/Legal Fees	81.57	125.00	81.57	750.00	1,500.00
5941 · Audit/Review Fees	0.00	30.00	0.00	180.00	360.00
5980 · Sundry/Miscellaneous Expense	0.00	100.00	0.00	600.00	1,200.00
5990 · Management Fees	1,290.45	1,195.83	7,364.23	7,174.98	14,350.00

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2025-03-11

Accrual Basis

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

	<u>Feb 25</u>	<u>Budget</u>	<u>Sep '24 - Feb 25</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Total 5900 · Administrative	3,485.75	3,642.49	19,834.11	21,854.94	43,710.00
5960 · Payroll Expenses	0.00		133.32		
8000 · Reserve Funds					
8500 · CRF Reserve Contribution	<u>1,175.08</u>	<u>1,175.08</u>	<u>7,050.49</u>	<u>7,050.48</u>	<u>14,101.00</u>
Total 8000 · Reserve Funds	<u>1,175.08</u>	<u>1,175.08</u>	<u>7,050.49</u>	<u>7,050.48</u>	<u>14,101.00</u>
Total Expense	<u>24,299.01</u>	<u>12,925.86</u>	<u>73,027.53</u>	<u>77,555.16</u>	<u>155,111.00</u>
Net Ordinary Income	<u>-11,154.81</u>	<u>0.05</u>	<u>5,608.90</u>	<u>0.30</u>	<u>0.00</u>
Net Income	<u>-11,154.81</u>	<u>0.05</u>	<u>5,608.90</u>	<u>0.30</u>	<u>0.00</u>