3:43 PM
2025-04-22
Accrual Basis

The Owners, LMS280 Chateau Comox
Balance Sheet
As of 31 March 2025

		31 Mar 25
ASSETS		
Current Assets		
Chequing/Savings		
1000 · CCS Operating		2,639.87
1005 · CCS - CRF		95,510.14
1010 · CCS Special Levy #1		22,098.72
Total Chequing/Savings		120,248.73
Accounts Receivable		
1100 · Accounts Receivable		1,342.29
Total Accounts Receivable		1,342.29
Other Current Assets		
1500 · Prepaid Insurance		18,340.00
1701 · Due to CRF from OP Insur Loan		-3,668.00
Total Other Current Assets		14,672.00
Total Current Assets		136,263.02
TOTAL ASSETS		**136,263.02**
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		-3,668.00
Total Other Current Liabilities		-3,074.75
Total Current Liabilities		-3,074.75
Total Liabilities		-3,074.75
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	1,819.94	
3210 · CRF Current Year Contribution	8,225.57	
3221 · CRF Approved - Windows/EPR	-4,600.88	
3225 · CRF Unapproved Expense (Emerg)	-3,078.60	
Total 3200 · CONTINGENCY RESERVE		112,222.86
3300 · SPECIAL LEVY - Membrane Design		
3301 · SL - Contributions	21,999.96	
3302 · SL - Interest	98.79	
Total 3300 · SPECIAL LEVY - Membrane Design		22,098.75
3400 · SPECIAL LEVY - Window (Reso D)		
3401 · SL - Contributions	14,999.97	
3403 · SL - Approved Expenditures	-15,000.00	
Total 3400 · SPECIAL LEVY - Window (Reso D)		-0.03
3705 · Retained Earnings		-1,215.65
Net Income		6,231.84
Total Equity		139,337.77
TOTAL LIABILITIES & EQUITY		**136,263.02**

The Owners, LMS280 Chateau Comox
Profit & Loss
March 2025

		Mar 25
Ordinary Income/Expense		
Income		
4005 · Strata Fees		13,169.03
4013 · Interest Income		34.13
4098 · Prior Year Retained Earnings		103.09
4099 · Prior Year Surplus/Deficit		-346.22
4100 · Miscellaneous Income		56.75
Total Income		13,016.78
Gross Profit		13,016.78
Expense		
5200 · Utilities		
5210 · Water & Sewer	0.00	
5220 · Electricity	864.69	
5230 · Gas	2,426.39	
5250 · Telephone/Mobile/Internet	0.00	
Total 5200 · Utilities		3,291.08
5300 · Building & Equipment		
5310 · Maintenance - Janitorial	2,437.74	
5332 · R&M Exterior Windows	1,641.10	
5390 · R&M General	542.50	
Total 5300 · Building & Equipment		4,621.34
5900 · Administrative		
5901 · Administration Fee	283.37	
5905 · Bank Fees & Charges	-101.48	
5930 · Insurance	1,834.00	
5990 · Management Fees	1,290.45	
Total 5900 · Administrative		3,306.34
8000 · Reserve Funds		
8500 · CRF Reserve Contribution	1,175.08	
Total 8000 · Reserve Funds		1,175.08
Total Expense		12,393.84
Net Ordinary Income		622.94
Net Income		**622.94**

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

	Mar 25	Budget	Sep '24 - Mar 25	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
4005 · Strata Fees	13,169.03	13,169.04	92,183.26	92,183.28	158,028.55
4013 · Interest Income	34.13		439.94		
4030 · Fobs/Keys Income	0.00		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	721.63	721.63	1,237.09
4099 · Prior Year Surplus/Deficit	-346.22	-346.22	-2,423.54	-2,423.54	-4,154.64
4100 · Miscellaneous Income	56.75		56.75		
Total Income	13,016.78	12,925.91	91,653.21	90,481.37	155,111.00
Gross Profit	13,016.78	12,925.91	91,653.21	90,481.37	155,111.00
Expense					
5200 · Utilities					
5210 · Water & Sewer	0.00	641.66	1,921.44	4,491.62	7,700.00
5220 · Electricity	864.69	875.00	5,940.69	6,125.00	10,500.00
5221 · Electricity EV	0.00	8.33	350.00	58.31	100.00
5230 · Gas	2,426.39	708.33	6,118.97	4,958.31	8,500.00
5240 · Garbage Disposal	0.00	791.66	3,304.30	5,541.62	9,500.00
5250 · Telephone/Mobile/Internet	0.00	208.33	472.60	1,458.31	2,500.00
5260 · Enterphone/ Alarm Monitor	0.00		589.06		
Total 5200 · Utilities	3,291.08	3,233.31	18,697.06	22,633.17	38,800.00
5300 · Building & Equipment					
5310 · Maintenance - Janitorial	2,437.74	1,208.33	8,087.91	8,458.31	14,500.00
5321 · R&M Elevator	0.00	1,000.00	4,660.11	7,000.00	12,000.00
5322 · R&M Fire Inspection/Prevention	0.00	333.33	3,455.82	2,333.31	4,000.00
5332 · R&M Exterior Windows	1,641.10	208.33	8,250.86	1,458.31	2,500.00
5390 · R&M General	542.50	1,833.33	10,629.46	12,833.31	22,000.00
Total 5300 · Building & Equipment	4,621.34	4,583.32	35,084.16	32,083.24	55,000.00
5400 · Grounds & Gardens					
5410 · Landscaping	0.00	291.66	140.81	2,041.62	3,500.00
Total 5400 · Grounds & Gardens	0.00	291.66	140.81	2,041.62	3,500.00
5900 · Administrative					
5901 · Administration Fee	283.37	70.83	560.16	495.81	850.00
5905 · Bank Fees & Charges	-101.48	70.83	433.54	495.81	850.00
5930 · Insurance	1,834.00	2,050.00	13,410.50	14,350.00	24,600.00
5940 · Professional/Legal Fees	0.00	125.00	81.57	875.00	1,500.00
5941 · Audit/Review Fees	0.00	30.00	0.00	210.00	360.00
5980 · Sundry/Miscellaneous Expense	0.00	100.00	0.00	700.00	1,200.00

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

	Mar 25	Budget	Sep '24 - Mar 25	YTD Budget	Annual Budget
5990 · Management Fees	1,290.45	1,195.83	8,654.68	8,370.81	14,350.00
Total 5900 · Administrative	3,306.34	3,642.49	23,140.45	25,497.43	43,710.00
5960 · Payroll Expenses	0.00		133.32		
8000 · Reserve Funds					
8500 · CRF Reserve Contribution	1,175.08	1,175.08	8,225.57	8,225.56	14,101.00
Total 8000 · Reserve Funds	1,175.08	1,175.08	8,225.57	8,225.56	14,101.00
Total Expense	12,393.84	12,925.86	85,421.37	90,481.02	155,111.00
Net Ordinary Income	622.94	0.05	6,231.84	0.35	0.00
Net Income	**622.94**	**0.05**	**6,231.84**	**0.35**	**0.00**