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2025-05-04
Accrual Basis

The Owners, LMS280 Chateau Comox
Balance Sheet
As of 30 April 2025

		30 Apr 25
ASSETS		
Current Assets		
Chequing/Savings		
1000 · CCS Operating		976.79
1005 · CCS - CRF		98,646.34
1010 · CCS Special Levy #1		17,947.74
Total Chequing/Savings		117,570.87
Accounts Receivable		
1100 · Accounts Receivable		1,789.72
Total Accounts Receivable		1,789.72
Other Current Assets		
1500 · Prepaid Insurance		16,506.00
1701 · Due to CRF from OP Insur Loan		-5,502.00
Total Other Current Assets		11,004.00
Total Current Assets		130,364.59
TOTAL ASSETS		**130,364.59**
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		-5,502.00
Total Other Current Liabilities		-4,908.75
Total Current Liabilities		-4,908.75
Total Liabilities		-4,908.75
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	1,947.06	
3210 · CRF Current Year Contribution	9,400.65	
3221 · CRF Approved - Windows/EPR	-4,600.88	
3225 · CRF Unapproved Expense (Emerg)	-3,078.60	
Total 3200 · CONTINGENCY RESERVE		113,525.06
3300 · SPECIAL LEVY - Membrane Design		
3301 · SL - Contributions	21,999.96	
3302 · SL - Interest	142.56	
Total 3300 · SPECIAL LEVY - Membrane Design		22,142.52
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		-972.52
Net Income		578.31
Total Equity		135,273.34
TOTAL LIABILITIES & EQUITY		**130,364.59**

The Owners, LMS280 Chateau Comox
Profit & Loss
April 2025

		Apr 25
Ordinary Income/Expense		
Income		
4005 · Strata Fees		13,169.03
4013 · Interest Income		16.73
4098 · Prior Year Retained Earnings		103.09
4099 · Prior Year Surplus/Deficit		-346.22
Total Income		12,942.63
Gross Profit		12,942.63
Expense		
5200 · Utilities		
5210 · Water & Sewer	8,899.30	
5220 · Electricity	852.00	
5230 · Gas	964.17	
5250 · Telephone/Mobile/Internet	94.52	
5260 · Enterphone/ Alarm Monitor	143.33	
Total 5200 · Utilities		10,953.32
5300 · Building & Equipment		
5332 · R&M Exterior Windows	840.00	
5390 · R&M General	2,314.24	
Total 5300 · Building & Equipment		3,154.24
5900 · Administrative		
5901 · Administration Fee	60.55	
5905 · Bank Fees & Charges	2.52	
5930 · Insurance	1,834.00	
5980 · Sundry/Miscellaneous Expense	126.00	
5990 · Management Fees	1,290.45	
Total 5900 · Administrative		3,313.52
8000 · Reserve Funds		
8500 · CRF Reserve Contribution	1,175.08	
Total 8000 · Reserve Funds		1,175.08
Total Expense		18,596.16
Net Ordinary Income		-5,653.53
Net Income		**-5,653.53**

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

	Apr 25	Budget	Sep '24 - Apr 25	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
4005 · Strata Fees	13,169.03	13,169.04	105,352.29	105,352.32	158,028.55
4013 · Interest Income	16.73		456.67		
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	824.72	824.72	1,237.09
4099 · Prior Year Surplus/Deficit	-346.22	-346.22	-2,769.76	-2,769.76	-4,154.64
4100 · Miscellaneous Income	0.00		56.75		
Total Income	12,942.63	12,925.91	104,595.84	103,407.28	155,111.00
Gross Profit	12,942.63	12,925.91	104,595.84	103,407.28	155,111.00
Expense					
5200 · Utilities					
5210 · Water & Sewer	8,899.30	641.66	10,820.74	5,133.28	7,700.00
5220 · Electricity	852.00	875.00	6,792.69	7,000.00	10,500.00
5221 · Electricity EV	0.00	8.33	350.00	66.64	100.00
5230 · Gas	964.17	708.33	7,083.14	5,666.64	8,500.00
5240 · Garbage Disposal	0.00	791.66	3,304.30	6,333.28	9,500.00
5250 · Telephone/Mobile/Internet	94.52	208.33	567.12	1,666.64	2,500.00
5260 · Enterphone/ Alarm Monitor	143.33		732.39		
Total 5200 · Utilities	10,953.32	3,233.31	29,650.38	25,866.48	38,800.00
5300 · Building & Equipment					
5310 · Maintenance - Janitorial	0.00	1,208.33	8,087.91	9,666.64	14,500.00
5321 · R&M Elevator	0.00	1,000.00	4,660.11	8,000.00	12,000.00
5322 · R&M Fire Inspection/Prevention	0.00	333.33	3,455.82	2,666.64	4,000.00
5332 · R&M Exterior Windows	840.00	208.33	9,090.86	1,666.64	2,500.00
5390 · R&M General	2,314.24	1,833.33	12,943.70	14,666.64	22,000.00
Total 5300 · Building & Equipment	3,154.24	4,583.32	38,238.40	36,666.56	55,000.00
5400 · Grounds & Gardens					
5410 · Landscaping	0.00	291.66	140.81	2,333.28	3,500.00
Total 5400 · Grounds & Gardens	0.00	291.66	140.81	2,333.28	3,500.00
5900 · Administrative					
5901 · Administration Fee	60.55	70.83	620.71	566.64	850.00
5905 · Bank Fees & Charges	2.52	70.83	436.06	566.64	850.00
5930 · Insurance	1,834.00	2,050.00	15,244.50	16,400.00	24,600.00
5940 · Professional/Legal Fees	0.00	125.00	81.57	1,000.00	1,500.00
5941 · Audit/Review Fees	0.00	30.00	0.00	240.00	360.00
5980 · Sundry/Miscellaneous Expense	126.00	100.00	126.00	800.00	1,200.00

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

	Apr 25	Budget	Sep '24 - Apr 25	YTD Budget	Annual Budget
5990 · Management Fees	1,290.45	1,195.83	9,945.13	9,566.64	14,350.00
Total 5900 · Administrative	3,313.52	3,642.49	26,453.97	29,139.92	43,710.00
5960 · Payroll Expenses	0.00		133.32		
8000 · Reserve Funds					
8500 · CRF Reserve Contribution	1,175.08	1,175.08	9,400.65	9,400.64	14,101.00
Total 8000 · Reserve Funds	1,175.08	1,175.08	9,400.65	9,400.64	14,101.00
Total Expense	18,596.16	12,925.86	104,017.53	103,406.88	155,111.00
Net Ordinary Income	-5,653.53	0.05	578.31	0.40	0.00
Net Income	**-5,653.53**	**0.05**	**578.31**	**0.40**	**0.00**