

## The Owners, LMS280 Chateau Comox

2025-06-08

## Balance Sheet

Accrual Basis

As of May 31, 2025

	May 31, 25
<b>ASSETS</b>	
Current Assets	
Chequing/Savings	
1000 · CCS Operating	681.41
1005 · CCS - CRF	98,774.08
1010 · CCS Special Levy #1	17,988.90
Total Chequing/Savings	117,444.39
Accounts Receivable	
1100 · Accounts Receivable	447.43
Total Accounts Receivable	447.43
Other Current Assets	
1500 · Prepaid Insurance	14,672.00
Total Other Current Assets	14,672.00
Total Current Assets	132,563.82
<b>TOTAL ASSETS</b>	<b>132,563.82</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2010 · A/P - Temp	173.25
2422 · Key Deposit	420.00
Total Other Current Liabilities	593.25
Total Current Liabilities	593.25
Total Liabilities	593.25
Equity	
3101 · Op Due To/From CRF	-16,506.00
3102 · CRF Due To/From Op	16,506.00
3200 · CONTINGENCY RESERVE	
3201 · CRF Opening Balance	109,856.83
3205 · CRF Interest	2,074.80
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	113,652.80
3300 · SPECIAL LEVY - Membrane Design	
3301 · SL - Contributions	21,999.96
3302 · SL - Interest	183.72
3303 · SL - Approved Expenditure	-4,194.75
Total 3300 · SPECIAL LEVY - Membrane Design	17,988.93
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	-729.39
Net Income	1,058.26
Total Equity	131,970.57
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>132,563.82</b>

## The Owners, LMS280 Chateau Comox

## Profit &amp; Loss

2025-06-08

May 2025

Accrual Basis

	<u>May 25</u>
Ordinary Income/Expense	
Income	
4005 · Strata Fees	13,169.03
4013 · Interest Income	14.38
4098 · Prior Year Retained Earnings	103.09
4099 · Prior Year Surplus/Deficit	-346.22
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Total Income	12,940.28
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Gross Profit	12,940.28
Expense	
5200 · Utilities	
5220 · Electricity	612.70
5230 · Gas	619.02
5240 · Garbage Disposal	3,460.56
5260 · Enterphone/ Alarm Monitor	292.52
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Total 5200 · Utilities	4,984.80
5300 · Building & Equipment	
5310 · Maintenance - Janitorial	1,100.00
5321 · R&M Elevator	2,265.48
5390 · R&M General	173.25
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Total 5300 · Building & Equipment	3,538.73
5400 · Grounds & Gardens	
5410 · Landscaping	610.47
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Total 5400 · Grounds & Gardens	610.47
5900 · Administrative	
5901 · Administration Fee	47.53
5905 · Bank Fees & Charges	2.52
5930 · Insurance	1,834.00
5980 · Sundry/Miscellaneous Expense	151.83
5990 · Management Fees	1,290.45
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Total 5900 · Administrative	3,326.33
Total Expense	12,460.33
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Net Ordinary Income	479.95
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Net Income	<b>479.95</b>
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## The Owners, LMS280 Chateau Comox Profit & Loss Budget Performance May 2025

	May 25	Budget	Sep '24 - May 25	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
4005 · Strata Fees	13,169.03	13,169.04	118,521.32	118,521.36	158,028.55
4013 · Interest Income	14.38		471.05		
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	927.81	927.81	1,237.09
4099 · Prior Year Surplus/Deficit	-346.22	-346.22	-3,115.98	-3,115.98	-4,154.64
4100 · Miscellaneous Income	0.00		56.75		
<b>Total Income</b>	<b>12,940.28</b>	<b>12,925.91</b>	<b>117,536.12</b>	<b>116,333.19</b>	<b>155,111.00</b>
<b>Gross Profit</b>	<b>12,940.28</b>	<b>12,925.91</b>	<b>117,536.12</b>	<b>116,333.19</b>	<b>155,111.00</b>
<b>Expense</b>					
<b>5200 · Utilities</b>					
5210 · Water & Sewer	0.00	641.66	10,820.74	5,774.94	7,700.00
5220 · Electricity	612.70	875.00	7,405.39	7,875.00	10,500.00
5221 · Electricity EV	0.00	8.33	350.00	74.97	100.00
5230 · Gas	619.02	708.33	7,702.16	6,374.97	8,500.00
5240 · Garbage Disposal	3,460.56	791.66	6,764.86	7,124.94	9,500.00
5250 · Telephone/Mobile/Internet	0.00	208.33	567.12	1,874.97	2,500.00
5260 · Enterphone/ Alarm Monitor	292.52		1,024.91		
<b>Total 5200 · Utilities</b>	<b>4,984.80</b>	<b>3,233.31</b>	<b>34,635.18</b>	<b>29,099.79</b>	<b>38,800.00</b>
<b>5300 · Building &amp; Equipment</b>					
5310 · Maintenance - Janitorial	1,100.00	1,208.33	9,187.91	10,874.97	14,500.00
5321 · R&M Elevator	2,265.48	1,000.00	6,925.59	9,000.00	12,000.00
5322 · R&M Fire Inspection/Prevention	0.00	333.33	3,455.82	2,999.97	4,000.00
5332 · R&M Exterior Windows	0.00	208.33	9,090.86	1,874.97	2,500.00
5390 · R&M General	173.25	1,833.33	13,116.95	16,499.97	22,000.00
<b>Total 5300 · Building &amp; Equipment</b>	<b>3,538.73</b>	<b>4,583.32</b>	<b>41,777.13</b>	<b>41,249.88</b>	<b>55,000.00</b>
<b>5400 · Grounds &amp; Gardens</b>					
5410 · Landscaping	610.47	291.66	751.28	2,624.94	3,500.00
<b>Total 5400 · Grounds &amp; Gardens</b>	<b>610.47</b>	<b>291.66</b>	<b>751.28</b>	<b>2,624.94</b>	<b>3,500.00</b>
<b>5900 · Administrative</b>					
5901 · Administration Fee	47.53	70.83	668.24	637.47	850.00
5905 · Bank Fees & Charges	2.52	70.83	438.58	637.47	850.00
5930 · Insurance	1,834.00	2,050.00	17,078.50	18,450.00	24,600.00
5940 · Professional/Legal Fees	0.00	125.00	81.57	1,125.00	1,500.00
5941 · Audit/Review Fees	0.00	30.00	0.00	270.00	360.00

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2025-06-08

Accrual Basis

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

	May 25	Budget	Sep '24 - May 25	YTD Budget	Annual Budget
5980 · Sundry/Miscellaneous Expense	151.83	100.00	277.83	900.00	1,200.00
5990 · Management Fees	1,290.45	1,195.83	11,235.58	10,762.47	14,350.00
<b>Total 5900 · Administrative</b>	<b>3,326.33</b>	<b>3,642.49</b>	<b>29,780.30</b>	<b>32,782.41</b>	<b>43,710.00</b>
5960 · Payroll Expenses	0.00		133.32		
8000 · Reserve Funds					
8500 · CRF Reserve Contribution	0.00	1,175.08	9,400.65	10,575.72	14,101.00
<b>Total 8000 · Reserve Funds</b>	<b>0.00</b>	<b>1,175.08</b>	<b>9,400.65</b>	<b>10,575.72</b>	<b>14,101.00</b>
<b>Total Expense</b>	<b>12,460.33</b>	<b>12,925.86</b>	<b>116,477.86</b>	<b>116,332.74</b>	<b>155,111.00</b>
<b>Net Ordinary Income</b>	<b>479.95</b>	<b>0.05</b>	<b>1,058.26</b>	<b>0.45</b>	<b>0.00</b>
<b>Net Income</b>	<b>479.95</b>	<b>0.05</b>	<b>1,058.26</b>	<b>0.45</b>	<b>0.00</b>