

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

	Jun 30, 25
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Chequing/Savings</b>	
1000 · CCS Operating	3,543.29
1005 · CCS - CRF	104,920.30
1010 · CCS Special Levy #1	13,825.69
<b>Total Chequing/Savings</b>	122,289.28
<b>Other Current Assets</b>	
1500 · Prepaid Insurance	12,838.00
<b>Total Other Current Assets</b>	12,838.00
<b>Total Current Assets</b>	135,127.28
<b>TOTAL ASSETS</b>	<b>135,127.28</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
2010 · A/P - Temp	173.25
2422 · Key Deposit	420.00
<b>Total Other Current Liabilities</b>	593.25
<b>Total Current Liabilities</b>	593.25
<b>Total Liabilities</b>	593.25
<b>Equity</b>	
3101 · Op Due To/From CRF	-12,838.00
3102 · CRF Due To/From Op	12,838.00
<b>3200 · CONTINGENCY RESERVE</b>	
3201 · CRF Opening Balance	109,856.83
3205 · CRF Interest	2,202.86
3210 · CRF Current Year Contribution	11,750.81
3221 · CRF Approved - Windows/EPR	-4,600.88
3225 · CRF Unapproved Expense (Emerg)	-3,078.60
<b>Total 3200 · CONTINGENCY RESERVE</b>	116,131.02
<b>3300 · SPECIAL LEVY - Membrane Design</b>	
3301 · SL - Contributions	21,999.96
3302 · SL - Interest	215.26
3303 · SL - Approved Expenditure	-8,389.50
<b>Total 3300 · SPECIAL LEVY - Membrane Design</b>	13,825.72
<b>3400 · SPECIAL LEVY - Window (Reso D)</b>	
3401 · SL - Contributions	14,999.97
3403 · SL - Approved Expenditures	-15,000.00
<b>Total 3400 · SPECIAL LEVY - Window (Reso D)</b>	-0.03
3705 · Retained Earnings	-486.26
Net Income	5,063.58
<b>Total Equity</b>	134,534.03
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>135,127.28</b>

## The Owners, LMS280 Chateau Comox

## Profit &amp; Loss

June 2025

	<u>Jun 25</u>
Ordinary Income/Expense	
Income	
4005 · Strata Fees	13,169.03
4013 · Interest Income	20.17
4098 · Prior Year Retained Earnings	103.09
4099 · Prior Year Surplus/Deficit	-346.22
4100 · Miscellaneous Income	60.75
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<b>Total Income</b>	<b>13,006.82</b>
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<b>Gross Profit</b>	<b>13,006.82</b>
Expense	
5200 · Utilities	
5210 · Water & Sewer	1,155.00
5220 · Electricity	839.00
5230 · Gas	496.20
5260 · Enterphone/ Alarm Monitor	302.40
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<b>Total 5200 · Utilities</b>	<b>2,792.60</b>
5300 · Building & Equipment	
5321 · R&M Elevator	493.34
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<b>Total 5300 · Building &amp; Equipment</b>	<b>493.34</b>
5400 · Grounds & Gardens	
5410 · Landscaping	191.00
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<b>Total 5400 · Grounds &amp; Gardens</b>	<b>191.00</b>
5900 · Administrative	
5901 · Administration Fee	47.18
5905 · Bank Fees & Charges	2.77
5930 · Insurance	1,834.00
5990 · Management Fees	1,290.45
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<b>Total 5900 · Administrative</b>	<b>3,174.40</b>
8000 · Reserve Funds	
8500 · CRF Reserve Contribution	2,350.16
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<b>Total 8000 · Reserve Funds</b>	<b>2,350.16</b>
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<b>Total Expense</b>	<b>9,001.50</b>
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<b>Net Ordinary Income</b>	<b>4,005.32</b>
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<b>Net Income</b>	<b><u>4,005.32</u></b>

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

2025-07-04

Accrual Basis

	Jun 25	Budget	Sep '24 - Jun 25	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
4005 · Strata Fees	13,169.03	13,169.04	131,690.35	131,690.40	158,028.55
4013 · Interest Income	20.17		491.22		
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	1,030.90	1,030.90	1,237.09
4099 · Prior Year Surplus/Deficit	-346.22	-346.22	-3,462.20	-3,462.20	-4,154.64
4100 · Miscellaneous Income	60.75		117.50		
<b>Total Income</b>	<b>13,006.82</b>	<b>12,925.91</b>	<b>130,542.94</b>	<b>129,259.10</b>	<b>155,111.00</b>
<b>Gross Profit</b>	<b>13,006.82</b>	<b>12,925.91</b>	<b>130,542.94</b>	<b>129,259.10</b>	<b>155,111.00</b>
<b>Expense</b>					
<b>5200 · Utilities</b>					
5210 · Water & Sewer	1,155.00	641.66	11,975.74	6,416.60	7,700.00
5220 · Electricity	839.00	875.00	8,244.39	8,750.00	10,500.00
5221 · Electricity EV	0.00	8.33	350.00	83.30	100.00
5230 · Gas	496.20	708.33	8,198.36	7,083.30	8,500.00
5240 · Garbage Disposal	0.00	791.66	6,764.86	7,916.60	9,500.00
5250 · Telephone/Mobile/Internet	0.00	208.33	567.12	2,083.30	2,500.00
5260 · Enterphone/ Alarm Monitor	302.40		1,327.31		
<b>Total 5200 · Utilities</b>	<b>2,792.60</b>	<b>3,233.31</b>	<b>37,427.78</b>	<b>32,333.10</b>	<b>38,800.00</b>
<b>5300 · Building &amp; Equipment</b>					
5310 · Maintenance - Janitorial	0.00	1,208.33	9,187.91	12,083.30	14,500.00
5321 · R&M Elevator	493.34	1,000.00	7,418.93	10,000.00	12,000.00
5322 · R&M Fire Inspection/Prevention	0.00	333.33	3,455.82	3,333.30	4,000.00
5332 · R&M Exterior Windows	0.00	208.33	9,090.86	2,083.30	2,500.00
5390 · R&M General	0.00	1,833.33	13,116.95	18,333.30	22,000.00
<b>Total 5300 · Building &amp; Equipment</b>	<b>493.34</b>	<b>4,583.32</b>	<b>42,270.47</b>	<b>45,833.20</b>	<b>55,000.00</b>
<b>5400 · Grounds &amp; Gardens</b>					
5410 · Landscaping	191.00	291.66	942.28	2,916.60	3,500.00
<b>Total 5400 · Grounds &amp; Gardens</b>	<b>191.00</b>	<b>291.66</b>	<b>942.28</b>	<b>2,916.60</b>	<b>3,500.00</b>
<b>5900 · Administrative</b>					
5901 · Administration Fee	47.18	70.83	715.42	708.30	850.00
5905 · Bank Fees & Charges	2.77	70.83	441.35	708.30	850.00
5930 · Insurance	1,834.00	2,050.00	18,912.50	20,500.00	24,600.00
5940 · Professional/Legal Fees	0.00	125.00	81.57	1,250.00	1,500.00
5941 · Audit/Review Fees	0.00	30.00	0.00	300.00	360.00

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2025-07-04

Accrual Basis

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

	<u>Jun 25</u>	<u>Budget</u>	<u>Sep '24 - Jun 25</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
5980 · Sundry/Miscellaneous Expense	0.00	100.00	277.83	1,000.00	1,200.00
5990 · Management Fees	1,290.45	1,195.83	12,526.03	11,958.30	14,350.00
<b>Total 5900 · Administrative</b>	<b>3,174.40</b>	<b>3,642.49</b>	<b>32,954.70</b>	<b>36,424.90</b>	<b>43,710.00</b>
5960 · Payroll Expenses	0.00		133.32		
8000 · Reserve Funds					
8500 · CRF Reserve Contribution	2,350.16	1,175.08	11,750.81	11,750.80	14,101.00
<b>Total 8000 · Reserve Funds</b>	<b>2,350.16</b>	<b>1,175.08</b>	<b>11,750.81</b>	<b>11,750.80</b>	<b>14,101.00</b>
<b>Total Expense</b>	<b>9,001.50</b>	<b>12,925.86</b>	<b>125,479.36</b>	<b>129,258.60</b>	<b>155,111.00</b>
<b>Net Ordinary Income</b>	<b>4,005.32</b>	<b>0.05</b>	<b>5,063.58</b>	<b>0.50</b>	<b>0.00</b>
<b>Net Income</b>	<b>4,005.32</b>	<b>0.05</b>	<b>5,063.58</b>	<b>0.50</b>	<b>0.00</b>