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

		Jul 31, 25
ASSETS		
Current Assets		
Chequing/Savings		
1000 · CCS Operating		2,256.60
1005 · CCS - CRF		108,068.41
1010 · CCS Special Levy #1		13,857.39
Total Chequing/Savings		124,182.40
Other Current Assets		
1500 · Prepaid Insurance		11,004.00
Total Other Current Assets		11,004.00
Total Current Assets		135,186.40
TOTAL ASSETS		**135,186.40**
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
20000 · *Accounts Payable		2,808.03
Total Accounts Payable		2,808.03
Other Current Liabilities		
2010 · A/P - Temp		173.25
2422 · Key Deposit		420.00
Total Other Current Liabilities		593.25
Total Current Liabilities		3,401.28
Total Liabilities		3,401.28
Equity		
3101 · Op Due To/From CRF		-11,004.00
3102 · CRF Due To/From Op		11,004.00
3200 · CONTINGENCY RESERVE		
3201 · CRF Opening Balance	109,856.83	
3205 · CRF Interest	2,341.89	
3210 · CRF Current Year Contribution	12,925.89	
3221 · CRF Approved - Windows/EPR	-4,600.88	
3225 · CRF Unapproved Expense (Emerg)	-3,078.60	
Total 3200 · CONTINGENCY RESERVE		117,445.13
3300 · SPECIAL LEVY - Membrane Design		
3301 · SL - Contributions	21,999.96	
3302 · SL - Interest	246.96	
3303 · SL - Approved Expenditure	-8,389.50	
Total 3300 · SPECIAL LEVY - Membrane Design		13,857.42
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		-243.13
Net Income		725.73
Total Equity		131,785.12
TOTAL LIABILITIES & EQUITY		**135,186.40**

The Owners, LMS280 Chateau Comox
Profit & Loss
July 2025

		Jul 25
Ordinary Income/Expense		
Income		
4005 · Strata Fees		13,169.03
4013 · Interest Income		22.76
4098 · Prior Year Retained Earnings		103.09
4099 · Prior Year Surplus/Deficit		-346.22
Total Income		12,948.66
Gross Profit		12,948.66
Expense		
5200 · Utilities		
5210 · Water & Sewer	1,531.90	
5220 · Electricity	1,678.00	
5230 · Gas	421.93	
5260 · Enterphone/ Alarm Monitor	143.33	
Total 5200 · Utilities		3,775.16
5300 · Building & Equipment		
5310 · Maintenance - Janitorial	3,950.62	
5322 · R&M Fire Inspection/Prevention	1,261.05	
5332 · R&M Exterior Windows	2,808.03	
Total 5300 · Building & Equipment		8,019.70
5900 · Administrative		
5901 · Administration Fee	38.97	
5905 · Bank Fees & Charges	50.65	
5930 · Insurance	1,834.00	
5980 · Sundry/Miscellaneous Expense	1,102.50	
5990 · Management Fees	1,290.45	
Total 5900 · Administrative		4,316.57
8000 · Reserve Funds		
8500 · CRF Reserve Contribution	1,175.08	
Total 8000 · Reserve Funds		1,175.08
Total Expense		17,286.51
Net Ordinary Income		-4,337.85
Net Income		**-4,337.85**

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Accrual Basis

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

	Jul 25	Budget	Sep '24 - Jul 25	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
4005 · Strata Fees	13,169.03	13,169.04	144,859.38	144,859.44	158,028.55
4013 · Interest Income	22.76		513.98		
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	1,133.99	1,133.99	1,237.09
4099 · Prior Year Surplus/Deficit	-346.22	-346.22	-3,808.42	-3,808.42	-4,154.64
4100 · Miscellaneous Income	0.00		117.50		
Total Income	12,948.66	12,925.91	143,491.60	142,185.01	155,111.00
Gross Profit	12,948.66	12,925.91	143,491.60	142,185.01	155,111.00
Expense					
5200 · Utilities					
5210 · Water & Sewer	1,531.90	641.66	13,507.64	7,058.26	7,700.00
5220 · Electricity	1,678.00	875.00	9,922.39	9,625.00	10,500.00
5221 · Electricity EV	0.00	8.33	350.00	91.63	100.00
5230 · Gas	421.93	708.33	8,620.29	7,791.63	8,500.00
5240 · Garbage Disposal	0.00	791.66	6,764.86	8,708.26	9,500.00
5250 · Telephone/Mobile/Internet	0.00	208.33	567.12	2,291.63	2,500.00
5260 · Enterphone/ Alarm Monitor	143.33		1,470.64		
Total 5200 · Utilities	3,775.16	3,233.31	41,202.94	35,566.41	38,800.00
5300 · Building & Equipment					
5310 · Maintenance - Janitorial	3,950.62	1,208.33	13,138.53	13,291.63	14,500.00
5321 · R&M Elevator	0.00	1,000.00	7,418.93	11,000.00	12,000.00
5322 · R&M Fire Inspection/Prevention	1,261.05	333.33	4,716.87	3,666.63	4,000.00
5332 · R&M Exterior Windows	2,808.03	208.33	11,898.89	2,291.63	2,500.00
5390 · R&M General	0.00	1,833.33	13,116.95	20,166.63	22,000.00
Total 5300 · Building & Equipment	8,019.70	4,583.32	50,290.17	50,416.52	55,000.00
5400 · Grounds & Gardens					
5410 · Landscaping	0.00	291.66	942.28	3,208.26	3,500.00
Total 5400 · Grounds & Gardens	0.00	291.66	942.28	3,208.26	3,500.00
5900 · Administrative					
5901 · Administration Fee	38.97	70.83	754.39	779.13	850.00
5905 · Bank Fees & Charges	50.65	70.83	492.00	779.13	850.00
5930 · Insurance	1,834.00	2,050.00	20,746.50	22,550.00	24,600.00
5940 · Professional/Legal Fees	0.00	125.00	81.57	1,375.00	1,500.00
5941 · Audit/Review Fees	0.00	30.00	0.00	330.00	360.00
5980 · Sundry/Miscellaneous Expense	1,102.50	100.00	1,380.33	1,100.00	1,200.00

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

	Jul 25	Budget	Sep '24 - Jul 25	YTD Budget	Annual Budget
5990 · Management Fees	1,290.45	1,195.83	13,816.48	13,154.13	14,350.00
Total 5900 · Administrative	4,316.57	3,642.49	37,271.27	40,067.39	43,710.00
5960 · Payroll Expenses	0.00		133.32		
8000 · Reserve Funds					
8500 · CRF Reserve Contribution	1,175.08	1,175.08	12,925.89	12,925.88	14,101.00
Total 8000 · Reserve Funds	1,175.08	1,175.08	12,925.89	12,925.88	14,101.00
Total Expense	17,286.51	12,925.86	142,765.87	142,184.46	155,111.00
Net Ordinary Income	-4,337.85	0.05	725.73	0.55	0.00
Net Income	**-4,337.85**	**0.05**	**725.73**	**0.55**	**0.00**