11:17 AM
2025-09-07
Accrual Basis

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

		Aug 31, 25
ASSETS		
Current Assets		
Chequing/Savings		
1000 · CCS Operating		3,001.15
1005 · CCS - CRF		111,221.87
1010 · CCS Special Levy #1		9,688.83
Total Chequing/Savings		123,911.85
Other Current Assets		
1500 · Prepaid Insurance		9,170.00
Total Other Current Assets		9,170.00
Total Current Assets		133,081.85
TOTAL ASSETS		**133,081.85**
LIABILITIES & EQUITY		
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		-9,170.00
3102 · CRF Due To/From Op		9,170.00
3200 · CONTINGENCY RESERVE		
3201 · CRF Opening Balance	109,856.83	
3205 · CRF Interest	2,486.27	
3210 · CRF Current Year Contribution	14,100.97	
3221 · CRF Approved - Windows/EPR	-4,600.88	
3225 · CRF Unapproved Expense (Emerg)	-3,078.60	
Total 3200 · CONTINGENCY RESERVE		118,764.59
3300 · SPECIAL LEVY - Membrane Design		
3301 · SL - Contributions	21,999.96	
3302 · SL - Interest	273.15	
3303 · SL - Approved Expenditure	-12,584.25	
Total 3300 · SPECIAL LEVY - Membrane Design		9,688.86
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		-0.01
Net Income		4,035.19
Total Equity		132,488.60
TOTAL LIABILITIES & EQUITY		**133,081.85**

The Owners, LMS280 Chateau Comox
Profit & Loss
August 2025

	Aug 25	
Ordinary Income/Expense		
Income		
4005 · Strata Fees		13,169.03
4013 · Interest Income		28.92
4040 · NSF & Chargeback		890.97
4098 · Prior Year Retained Earnings		103.10
4099 · Prior Year Surplus/Deficit		-346.22
Total Income		13,845.80
Gross Profit		13,845.80
Expense		
5200 · Utilities		
5220 · Electricity	2.64	
5230 · Gas	455.63	
Total 5200 · Utilities		458.27
5300 · Building & Equipment		
5310 · Maintenance - Janitorial	1,190.56	
5321 · R&M Elevator	2,399.13	
5390 · R&M General	2,147.46	
Total 5300 · Building & Equipment		5,737.15
5900 · Administrative		
5901 · Administration Fee	2.65	
5905 · Bank Fees & Charges	38.74	
5930 · Insurance	1,834.00	
5990 · Management Fees	1,290.45	
Total 5900 · Administrative		3,165.84
8000 · Reserve Funds		
8500 · CRF Reserve Contribution	1,175.08	
Total 8000 · Reserve Funds		1,175.08
Total Expense		10,536.34
Net Ordinary Income		3,309.46
Net Income		**3,309.46**

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

	Aug 25	Budget	Sep '24 - Aug 25	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
4005 · Strata Fees	13,169.03	13,169.11	158,028.41	158,028.55	158,028.55
4013 · Interest Income	28.92		542.90		
4030 · Fobs/Keys Income	0.00		300.00		
4035 · Move In/ Out Fees	0.00		200.00		
4040 · NSF & Chargeback	890.97		917.22		
4081 · Gas Stove Income	0.00		148.92		
4098 · Prior Year Retained Earnings	103.10	103.10	1,237.09	1,237.09	1,237.09
4099 · Prior Year Surplus/Deficit	-346.22	-346.22	-4,154.64	-4,154.64	-4,154.64
4100 · Miscellaneous Income	0.00		117.50		
Total Income	13,845.80	12,925.99	157,337.40	155,111.00	155,111.00
Gross Profit	13,845.80	12,925.99	157,337.40	155,111.00	155,111.00
Expense					
5200 · Utilities					
5210 · Water & Sewer	0.00	641.74	13,507.64	7,700.00	7,700.00
5220 · Electricity	2.64	875.00	9,925.03	10,500.00	10,500.00
5221 · Electricity EV	0.00	8.37	350.00	100.00	100.00
5230 · Gas	455.63	708.37	9,075.92	8,500.00	8,500.00
5240 · Garbage Disposal	0.00	791.74	6,764.86	9,500.00	9,500.00
5250 · Telephone/Mobile/Internet	0.00	208.37	567.12	2,500.00	2,500.00
5260 · Enterphone/ Alarm Monitor	0.00		1,470.64		
Total 5200 · Utilities	458.27	3,233.59	41,661.21	38,800.00	38,800.00
5300 · Building & Equipment					
5310 · Maintenance - Janitorial	1,190.56	1,208.37	14,329.09	14,500.00	14,500.00
5321 · R&M Elevator	2,399.13	1,000.00	9,818.06	12,000.00	12,000.00
5322 · R&M Fire Inspection/Prevention	0.00	333.37	4,716.87	4,000.00	4,000.00
5332 · R&M Exterior Windows	0.00	208.37	11,898.89	2,500.00	2,500.00
5390 · R&M General	2,147.46	1,833.37	15,264.41	22,000.00	22,000.00
Total 5300 · Building & Equipment	5,737.15	4,583.48	56,027.32	55,000.00	55,000.00
5400 · Grounds & Gardens					
5410 · Landscaping	0.00	291.74	942.28	3,500.00	3,500.00
Total 5400 · Grounds & Gardens	0.00	291.74	942.28	3,500.00	3,500.00
5900 · Administrative					
5901 · Administration Fee	2.65	70.87	757.04	850.00	850.00
5905 · Bank Fees & Charges	38.74	70.87	530.74	850.00	850.00
5930 · Insurance	1,834.00	2,050.00	22,580.50	24,600.00	24,600.00
5940 · Professional/Legal Fees	0.00	125.00	81.57	1,500.00	1,500.00
5941 · Audit/Review Fees	0.00	30.00	0.00	360.00	360.00
5980 · Sundry/Miscellaneous Expense	0.00	100.00	1,380.33	1,200.00	1,200.00

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

	Aug 25	Budget	Sep '24 - Aug 25	YTD Budget	Annual Budget
5990 · Management Fees	1,290.45	1,195.87	15,106.93	14,350.00	14,350.00
Total 5900 · Administrative	3,165.84	3,642.61	40,437.11	43,710.00	43,710.00
5960 · Payroll Expenses	0.00		133.32		
8000 · Reserve Funds					
8500 · CRF Reserve Contribution	1,175.08	1,175.12	14,100.97	14,101.00	14,101.00
Total 8000 · Reserve Funds	1,175.08	1,175.12	14,100.97	14,101.00	14,101.00
Total Expense	10,536.34	12,926.54	153,302.21	155,111.00	155,111.00
Net Ordinary Income	3,309.46	-0.55	4,035.19	0.00	0.00
Net Income	**3,309.46**	**-0.55**	**4,035.19**	**0.00**	**0.00**