

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

	Sep 30, 25
ASSETS	
Current Assets	
Chequing/Savings	
1000 · CCS Operating	8,435.87
1005 · CCS - CRF	114,367.78
1010 · CCS Special Levy #1	9,709.47
Total Chequing/Savings	132,513.12
Accounts Receivable	
1100 · Accounts Receivable	-467.46
Total Accounts Receivable	-467.46
Other Current Assets	
1500 · Prepaid Insurance	7,336.00
Total Other Current Assets	7,336.00
Total Current Assets	139,381.66
TOTAL ASSETS	139,381.66
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	-7,336.00
3200 · CONTINGENCY RESERVE	
3102 · CRF Due To/From Op	7,336.00
3201 · CRF Opening Balance	109,856.83
3205 · CRF Interest	2,623.10
3210 · CRF Current Year Contribution	15,276.05
3221 · CRF Approved - Windows/EPR	-4,600.88
3225 · CRF Unapproved Expense (Emerg)	-3,078.60
Total 3200 · CONTINGENCY RESERVE	127,412.50
3300 · SPECIAL LEVY - Membrane Design	
3301 · SL - Contributions	21,999.96
3302 · SL - Interest	293.79
3303 · SL - Approved Expenditure	-12,584.25
Total 3300 · SPECIAL LEVY - Membrane Design	9,709.50
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	4,035.18
Net Income	4,967.26
Total Equity	138,788.41
TOTAL LIABILITIES & EQUITY	139,381.66

7:34 PM

2025-10-07

Accrual Basis

The Owners, LMS280 Chateau Comox

Profit & Loss

September 2025

	Sep 25
Ordinary Income/Expense	
Income	
4005 · Strata Fees	13,169.03
4013 · Interest Income	30.11
4100 · Miscellaneous Income	37.75
Total Income	13,236.89
Gross Profit	13,236.89
Expense	
5200 · Utilities	
5220 · Electricity	844.00
5230 · Gas	395.09
Total 5200 · Utilities	1,239.09
5300 · Building & Equipment	
5310 · Maintenance - Janitorial	1,300.00
5390 · R&M General	1,393.35
Total 5300 · Building & Equipment	2,693.35
5900 · Administrative	
5901 · Administration Fee	35.01
5905 · Bank Fees & Charges	2.65
5930 · Insurance	1,834.00
5990 · Management Fees	1,290.45
Total 5900 · Administrative	3,162.11
8000 · Reserve Funds	
8500 · CRF Reserve Contribution	1,175.08
Total 8000 · Reserve Funds	1,175.08
Total Expense	8,269.63
Net Ordinary Income	4,967.26
Net Income	4,967.26

7:34 PM

2025-10-07

Accrual Basis

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

	Sep 25	Budget	Sep 25	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
4005 · Strata Fees	13,169.03	0.00	13,169.03	0.00	0.00
4013 · Interest Income	30.11		30.11		
4100 · Miscellaneous Income	37.75		37.75		
Total Income	<u>13,236.89</u>	<u>0.00</u>	<u>13,236.89</u>	<u>0.00</u>	<u>0.00</u>
Gross Profit	<u>13,236.89</u>	<u>0.00</u>	<u>13,236.89</u>	<u>0.00</u>	<u>0.00</u>
Expense					
5200 · Utilities					
5220 · Electricity	844.00	0.00	844.00	0.00	0.00
5230 · Gas	395.09	0.00	395.09	0.00	0.00
Total 5200 · Utilities	<u>1,239.09</u>	<u>0.00</u>	<u>1,239.09</u>	<u>0.00</u>	<u>0.00</u>
5300 · Building & Equipment					
5310 · Maintenance - Janitorial	1,300.00	0.00	1,300.00	0.00	0.00
5390 · R&M General	1,393.35	0.00	1,393.35	0.00	0.00
Total 5300 · Building & Equipment	<u>2,693.35</u>	<u>0.00</u>	<u>2,693.35</u>	<u>0.00</u>	<u>0.00</u>
5900 · Administrative					
5901 · Administration Fee	35.01	0.00	35.01	0.00	0.00
5905 · Bank Fees & Charges	2.65	0.00	2.65	0.00	0.00
5930 · Insurance	1,834.00	0.00	1,834.00	0.00	0.00
5990 · Management Fees	1,290.45	0.00	1,290.45	0.00	0.00
Total 5900 · Administrative	<u>3,162.11</u>	<u>0.00</u>	<u>3,162.11</u>	<u>0.00</u>	<u>0.00</u>
8000 · Reserve Funds					
8500 · CRF Reserve Contribution	1,175.08	0.00	1,175.08	0.00	0.00
Total 8000 · Reserve Funds	<u>1,175.08</u>	<u>0.00</u>	<u>1,175.08</u>	<u>0.00</u>	<u>0.00</u>
Total Expense	<u>8,269.63</u>	<u>0.00</u>	<u>8,269.63</u>	<u>0.00</u>	<u>0.00</u>
Net Ordinary Income	<u>4,967.26</u>	<u>0.00</u>	<u>4,967.26</u>	<u>0.00</u>	<u>0.00</u>
Net Income	<u><u>4,967.26</u></u>	<u><u>0.00</u></u>	<u><u>4,967.26</u></u>	<u><u>0.00</u></u>	<u><u>0.00</u></u>