

Strata Plan BCS 2237 Comparative Balance Sheet

| | As at 2025-09-30 | As at 2025-08-31 | Percent |
|--|-------------------|-------------------|----------------|
| ASSET | | | |
| Current Assets | | | |
| Bank Operating Savings Account | 35,845.54 | 35,800.21 | 0.13 |
| Bank Chequing Account | 8,972.95 | 4,190.98 | 114.10 |
| Total Operating Funds | 44,818.49 | 39,991.19 | 12.07 |
| Bank Apt CRF Account | 68.01 | 67.93 | 0.12 |
| Bank Strata CRF Account | 30,108.90 | 28,747.70 | 4.73 |
| Bank Project Tree Replacement | 10,679.60 | 10,666.89 | 0.12 |
| Total CRF & Projects Funds | 40,856.51 | 39,482.52 | 3.48 |
| Term Deposit - Apt CRF - AC#5842 | 54,738.33 | 54,738.33 | 0.00 |
| Total Apt CRF Term Deposit | 54,738.33 | 54,738.33 | 0.00 |
| Term Deposit - Strata CRF - AC#5525 | 110,552.83 | 110,552.83 | 0.00 |
| Total Strata CRF Term Deposits | 110,552.83 | 110,552.83 | 0.00 |
| Accounts Receivable | 0.00 | 423.91 | -100.00 |
| Total Receivable | 0.00 | 423.91 | -100.00 |
| Loan from Apartment to Joint | 5,189.04 | 8,261.27 | -37.19 |
| Prepaid Exp - Appraisal | 245.00 | 245.00 | 0.00 |
| Prepaid Exp - Insurance | 14,130.00 | 16,956.00 | -16.67 |
| Prepaid Exp - Alarm Monitoring | 0.00 | 67.72 | -100.00 |
| Total Prepaid Expense | 14,375.00 | 17,268.72 | -16.76 |
| Total Current Assets | 270,530.20 | 270,718.77 | -0.07 |
| TOTAL ASSET | 270,530.20 | 270,718.77 | -0.07 |
| LIABILITY | | | |
| Current Liabilities | | | |
| Accounts Payable | 25,403.50 | 831.60 | 2,954.77 |
| Accrued - Water & Sewer Exp | 0.00 | 9,999.99 | -100.00 |
| Total Accrued Liabilities | 0.00 | 9,999.99 | -100.00 |
| Loan from Apartment to Joint | 5,189.04 | 8,261.27 | -37.19 |
| Prepaid Strata fee | 751.92 | 970.43 | -22.52 |
| Total Current Liabilities | 31,344.46 | 20,063.29 | 56.23 |
| TOTAL LIABILITY | 31,344.46 | 20,063.29 | 56.23 |
| EQUITY | | | |
| Reserve Funds | | | |
| Apt - CRF Opening Balance | 67.36 | 67.36 | 0.00 |
| Apt - CRF Term Deposits | 54,738.33 | 54,738.33 | 0.00 |
| Apt - CRF Interest | 0.65 | 0.57 | 14.04 |
| Apartment CRF Total | 54,806.34 | 54,806.26 | 0.00 |
| Project Tree Replacement Op Balance | 10,575.49 | 10,575.49 | 0.00 |
| Project Tree Replacement Interest | 104.11 | 91.40 | 13.91 |
| Project Tree replacement Total | 10,679.60 | 10,666.89 | 0.12 |
| Strata - CRF Opening Balance | 20,585.81 | 20,585.81 | 0.00 |
| Strata - CRF Term Deposits | 110,552.83 | 110,552.83 | 0.00 |
| Strata- CRF Current Yr Contribution | 9,275.00 | 7,950.00 | 16.67 |
| Strata - CRF Interest | 248.09 | 211.89 | 17.08 |
| Strata CRF Total | 140,661.73 | 139,300.53 | 0.98 |
| Total Reserve Funds | 206,147.67 | 204,773.68 | 0.67 |
| Operating Surplus (Deficit) | | | |
| Pr Yr Op Surplus (Deficit) | 51,959.81 | 51,959.81 | 0.00 |
| Pr Yr Surplus (Deficit) Adjustment | -5,457.52 | -5,037.52 | 8.34 |
| Current Yr Op Surplus (Deficit) | -13,464.22 | -1,040.49 | 1,194.03 |
| Total Operating Surplus (Deficit) | 33,038.07 | 45,881.80 | -27.99 |
| TOTAL EQUITY | 239,185.74 | 250,655.48 | -4.58 |

Strata Plan BCS 2237 Comparative Balance Sheet

| | As at 2025-09-30 | As at 2025-08-31 | Percent |
|------------------------|-------------------|-------------------|---------|
| LIABILITIES AND EQUITY | <u>270,530.20</u> | <u>270,718.77</u> | -0.07 |



Prepared on
October 20, 2025



Checked on
October 28, 2025



Approved on
October 28, 2025

Strata Plan BCS 2237
Departmental Balance Sheet As at 2025-09-30

| | Total | Joint-use | Apartment | Townhouse |
|--|-------------------|-------------------|------------------|-----------------|
| ASSET | | | | |
| Current Assets | | | | |
| Bank Operating Savings Account | 35,845.54 | 0.00 | 30,265.11 | 5,580.43 |
| Bank Chequing Account | 8,972.95 | 0.00 | 8,972.95 | 0.00 |
| Total Operating Funds | 44,818.49 | 0.00 | 39,238.06 | 5,580.43 |
| Bank Apt CRF Account | 68.01 | 0.00 | 68.01 | 0.00 |
| Bank Strata CRF Account | 30,108.90 | 30,108.90 | 0.00 | 0.00 |
| Bank Project Tree Replacement | 10,679.60 | 10,679.60 | 0.00 | 0.00 |
| Total CRF & Projects Funds | 40,856.51 | 40,788.50 | 68.01 | 0.00 |
| Term Deposit - Apt CRF - AC#5842 | 54,738.33 | 0.00 | 54,738.33 | 0.00 |
| Total Apt CRF Term Deposit | 54,738.33 | 0.00 | 54,738.33 | 0.00 |
| Term Deposit - Strata CRF - AC#5525 | 110,552.83 | 110,552.83 | 0.00 | 0.00 |
| Total Strata CRF Term Deposits | 110,552.83 | 110,552.83 | 0.00 | 0.00 |
| Loan from Apartment to Joint | 5,189.04 | 0.00 | 5,189.04 | 0.00 |
| Prepaid Exp - Appraisal | 245.00 | 245.00 | 0.00 | 0.00 |
| Prepaid Exp - Insurance | 14,130.00 | 14,130.00 | 0.00 | 0.00 |
| Total Prepaid Expense | 14,375.00 | 14,375.00 | 0.00 | 0.00 |
| Total Current Assets | 270,530.20 | 165,716.33 | 99,233.44 | 5,580.43 |
| TOTAL ASSET | 270,530.20 | 165,716.33 | 99,233.44 | 5,580.43 |
| LIABILITY | | | | |
| Current Liabilities | | | | |
| Accounts Payable | 25,403.50 | 25,403.50 | 0.00 | 0.00 |
| Accounts Payable - Type | 0.00 | -829.74 | 829.74 | 0.00 |
| Loan from Apartment to Joint | 5,189.04 | 5,189.04 | 0.00 | 0.00 |
| Prepaid Strata fee | 751.92 | 751.92 | 0.00 | 0.00 |
| Total Current Liabilities | 31,344.46 | 30,514.72 | 829.74 | 0.00 |
| TOTAL LIABILITY | 31,344.46 | 30,514.72 | 829.74 | 0.00 |
| EQUITY | | | | |
| Reserve Funds | | | | |
| Apt - CRF Opening Balance | 67.36 | 1.50 | 65.86 | 0.00 |
| Apt - CRF Term Deposits | 54,738.33 | 0.00 | 54,738.33 | 0.00 |
| Apt - CRF Interest | 0.65 | -1.50 | 2.15 | 0.00 |
| Apartment CRF Total | 54,806.34 | 0.00 | 54,806.34 | 0.00 |
| Project Tree Replacement Op Balance | 10,575.49 | 10,575.49 | 0.00 | 0.00 |
| Project Tree Replacement Interest | 104.11 | 104.11 | 0.00 | 0.00 |
| Project Tree replacement Total | 10,679.60 | 10,679.60 | 0.00 | 0.00 |
| Strata - CRF Opening Balance | 20,585.81 | 20,585.81 | 0.00 | 0.00 |
| Strata - CRF Term Deposits | 110,552.83 | 110,552.83 | 0.00 | 0.00 |
| Strata- CRF Current Yr Contribution | 9,275.00 | 9,275.00 | 0.00 | 0.00 |
| Strata - CRF Interest | 248.09 | 248.09 | 0.00 | 0.00 |
| Strata - CRF Expenditure | 0.00 | 0.00 | 0.00 | 0.00 |
| Strata CRF Total | 140,661.73 | 140,661.73 | 0.00 | 0.00 |
| Total Reserve Funds | 206,147.67 | 151,341.33 | 54,806.34 | 0.00 |
| Operating Surplus (Deficit) | | | | |
| Pr Yr Op Surplus (Deficit) | 51,959.81 | 6,076.92 | 40,883.26 | 4,999.63 |
| Pr Yr Surplus (Deficit) Adjustment | -5,457.52 | -5,457.52 | 0.00 | 0.00 |
| Current Yr Op Surplus (Deficit) | -13,464.22 | -16,759.12 | 2,714.10 | 580.80 |
| Total Operating Surplus (Deficit) | 33,038.07 | -16,139.72 | 43,597.36 | 5,580.43 |
| TOTAL EQUITY | 239,185.74 | 135,201.61 | 98,403.70 | 5,580.43 |
| LIABILITIES AND EQUITY | 270,530.20 | 165,716.33 | 99,233.44 | 5,580.43 |

Strata Plan BCS 2237 Departmental Balance Sheet As at 2025-09-30

| | Total | Joint-use | Apartment | Townhouse |
|--|-------|-------------------|------------------|-----------------|
| ADJUSTMENTS FOR DEPARTMENT ALLOCATION | | | | |
| Previous Year Adjustment | | 0.00 | 0.00 | 0.00 |
| Current Year Adjustment | | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> |
| ADJUSTED LIABILITIES AND EQUITY | | <u>165,716.33</u> | <u>99,233.44</u> | <u>5,580.43</u> |



Prepared on
October 20, 2025



Checked on
October 28, 2025



Approved on
October 28, 2025

STRATA PLAN BCS2237

JOINT - INCOME STATEMENT

For the Period of 2025-09-01 to 2025-09-30

Reporting Period: 07

| Acct # | Current Month Actual | Current Month Budget | YTD Actual | YTD Budget | YTD Actual : YTD Budget | | Annual Budget |
|--|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------|---------------|--------------------------|
| | 2025-09-01 to 2025-09-30 | 2025-09-01 to 2025-09-30 | 2025-03-01 to 2025-09-30 | 2025-03-01 to 2025-09-30 | Amount | % | 2025-03-01 to 2026-02-28 |
| <u>REVENUE</u> | | | | | | | |
| 4135-10 FOB Fees | 0.00 | 0.00 | 200.00 | 0.00 | 200.00 | 0.0% | 0 |
| 4200-10 Strata Fees - Operating | 12,708.34 | 12,708.33 | 88,958.28 | 88,958.33 | -0.05 | 100.0% | 152,500 |
| 4230-10 Strata Fees - CRF Contribution | 1,325.00 | 1,325.00 | 9,275.00 | 9,275.00 | 0.00 | 100.0% | 15,900 |
| 4245-10 Miscellaneous Revenue | 45.33 | 0.00 | 270.15 | 0.00 | 270.15 | 0.0% | 0 |
| 4250-10 Late Interest & Payment | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0% | 0 |
| TOTAL REVENUE | 14,078.67 | 14,033.33 | 98,703.43 | 98,233.33 | 470.10 | 100.5% | 168,400 |
| <u>EXPENSE</u> | | | | | | | |
| Expenses | | | | | | | |
| 5755-10 Statutory Review of Trust Account | 0.00 | 35.00 | 0.00 | 245.00 | -245.00 | 0.0% | 420 |
| 5640-10 Postage and Copies/ Administration | 100.91 | 150.00 | 1,211.65 | 1,050.00 | 161.65 | 115.4% | 1,800 |
| 5670-10 Bank Charges | 19.04 | 20.83 | 209.42 | 145.83 | 63.59 | 143.6% | 250 |
| 5685-10 Insurance | 2,826.00 | 2,826.00 | 19,782.00 | 19,782.00 | 0.00 | 100.0% | 33,912 |
| 5695-10 Accounting & Legal | 0.00 | 41.67 | 0.00 | 291.67 | -291.67 | 0.0% | 500 |
| 5725-10 Management Fees | 1,177.79 | 1,177.83 | 8,244.54 | 8,244.83 | -0.29 | 100.0% | 14,134 |
| 5745-10 Supplies & Miscellaneous expenses | 0.00 | 41.67 | 361.15 | 291.67 | 69.48 | 123.8% | 500 |
| 5775-10 Electricity | 0.00 | 916.67 | 5,136.21 | 6,416.67 | -1,280.46 | 80.0% | 11,000 |
| 5785-10 Telephone | 33.60 | 41.67 | 221.76 | 291.67 | -69.91 | 76.0% | 500 |
| 5788-10 Water & Sewer | 12,975.02 | 3,333.33 | 30,871.22 | 23,333.33 | 7,537.89 | 132.3% | 40,000 |
| 5835-10 Fire Prevention | 4,781.00 | 375.00 | 11,562.22 | 2,625.00 | 8,937.22 | 440.5% | 4,500 |
| 5840-10 Garbage & Recycling Removal | 1,688.91 | 1,666.67 | 11,952.33 | 11,666.67 | 285.66 | 102.4% | 20,000 |
| 5860-10 Janitor/Cleaning & Supplies | 767.15 | 750.00 | 5,370.05 | 5,250.00 | 120.05 | 102.3% | 9,000 |
| 5865-10 Landscaping Expenses | 798.00 | 625.00 | 5,586.00 | 4,375.00 | 1,211.00 | 127.7% | 7,500 |
| 5870-10 Repair & Maintenance | 310.56 | 349.25 | 1,255.56 | 2,444.75 | -1,189.19 | 51.4% | 4,191 |
| 5872-10 Snow Removal | 0.00 | 83.33 | 0.00 | 583.33 | -583.33 | 0.0% | 1,000 |
| 5875-10 Alarm Monitoring | 67.72 | 70.83 | 406.36 | 495.83 | -89.47 | 82.0% | 850 |
| 5880-10 Mechanical & Plumbing | 557.03 | 250.00 | 4,017.08 | 1,750.00 | 2,267.08 | 229.5% | 3,000 |
| 5885-10 Dryer Vent Cleaning | 0.00 | 166.67 | 0.00 | 1,166.67 | -1,166.67 | 0.0% | 2,000 |
| 5950-10 Pressure Washing | 0.00 | 41.67 | 0.00 | 291.67 | -291.67 | 0.0% | 500 |
| TOTAL EXPENSES | 26,102.73 | 12,963.08 | 106,187.55 | 90,741.58 | 15,445.97 | 117.0% | 155,557 |
| CRF & Other Funds Transfer | | | | | | | |
| 5985-10 CRF Contribution | 1,325.00 | 1,325.00 | 9,275.00 | 9,275.00 | 0.00 | 100.0% | 15,900 |
| Total CRF & Other Fund Transfer | 1,325.00 | 1,325.00 | 9,275.00 | 9,275.00 | 0.00 | 100.0% | 15,900 |

STRATA PLAN BCS2237

JOINT - INCOME STATEMENT

For the Period of 2025-09-01 to 2025-09-30

Reporting Period: 07

| Acct # | Current Month Actual | Current Month Budget | YTD Actual | YTD Budget | YTD Actual : YTD Budget | | Annual Budget |
|---|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|-----------------------|--------------------------|
| | 2025-09-01 to 2025-09-30 | 2025-09-01 to 2025-09-30 | 2025-03-01 to 2025-09-30 | 2025-03-01 to 2025-09-30 | Amount | % | 2025-03-01 to 2026-02-28 |
| TOTAL EXPENSE | <u>27,427.73</u> | <u>14,288.08</u> | <u>115,462.55</u> | <u>100,016.58</u> | <u>15,445.97</u> | <u>115.4%</u> | <u>171,457</u> |
| NET INCOME | -13,349.06 | -254.75 | -16,759.12 | -1,783.25 | -14,975.87 | 939.8% | -3,057 |
| Operating Surplus (Deficit) Balance Forward | 0.00 | 506.42 | 6,076.92 | 3,544.92 | 2,532.00 | 171.4% | 6,077 |
| Pr Yr Surplus (Deficit) Adjustment | 0.00 | 0.00 | -5,457.52 | 0.00 | -5,457.52 | 0.0% | 0 |
| Ending OP Surplus/ (Deficit) | <u><u>-13,349.06</u></u> | <u><u>251.67</u></u> | <u><u>-16,139.72</u></u> | <u><u>1,761.67</u></u> | <u><u>-17,901.39</u></u> | <u><u>-916.2%</u></u> | <u><u>3,020.00</u></u> |

STRATA PLAN BCS2237

APT - INCOME STATEMENT

For the Period of 2025-09-01 to 2025-09-30

Reporting Period: 07

| Acct # | Current Month Actual | Current Month Budget | YTD Actual | YTD Budget | YTD Actual : YTD Budget | | Annual Budget |
|---|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------|---------------|--------------------------|
| | 2025-09-01 to 2025-09-30 | 2025-09-01 to 2025-09-30 | 2025-03-01 to 2025-09-30 | 2025-03-01 to 2025-09-30 | Amount | % | 2025-03-01 to 2026-02-28 |
| <u>REVENUE</u> | | | | | | | |
| 4200-11 Strata Fees - Operating | 2,011.66 | 2,011.67 | 14,081.64 | 14,081.67 | -0.03 | 100.0% | 24,140 |
| 4240-11 Move in & Out Fees | 50.00 | 0.00 | 50.00 | 0.00 | 50.00 | 0.0% | 0 |
| TOTAL REVENUE | 2,061.66 | 2,011.67 | 14,131.64 | 14,081.67 | 49.97 | 100.4% | 24,140 |
| <u>EXPENSE</u> | | | | | | | |
| EXPENSE | | | | | | | |
| 5790-11 Gas | 540.99 | 766.67 | 5,048.74 | 5,366.67 | -317.93 | 94.1% | 9,200 |
| 5810-11 Carpet Cleaning | 288.75 | 125.00 | 1,223.25 | 875.00 | 348.25 | 139.8% | 1,500 |
| 5860-11 Janitor/Cleaning & Supplies | 0.00 | 354.67 | 0.00 | 2,482.67 | -2,482.67 | 0.0% | 4,256 |
| 5820-11 Elevator Maintenance/ License | 389.55 | 416.67 | 2,891.55 | 2,916.67 | -25.12 | 99.1% | 5,000 |
| 5880-11 Mechanical & Plumbing | 0.00 | 83.33 | 0.00 | 583.33 | -583.33 | 0.0% | 1,000 |
| 5870-11 Repair & Maintenance | 0.00 | 166.67 | 2,254.00 | 1,166.67 | 1,087.33 | 193.2% | 2,000 |
| TOTAL EXPENSES | 1,219.29 | 1,913.00 | 11,417.54 | 13,391.00 | -1,973.46 | 85.3% | 22,956 |
| NET INCOME | 842.37 | 98.67 | 2,714.10 | 690.67 | 2,023.43 | 393.0% | 1,184 |
| Operating Surplus (Deficit) Balance Forward | 0.00 | 3,406.92 | 40,883.26 | 23,848.42 | 17,034.84 | 171.4% | 40,883 |
| Pr Yr Surplus (Deficit) Adjustment | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0% | 0 |
| Ending OP Surplus/ (Deficit) | 842.37 | 3,505.58 | 43,597.36 | 24,539.08 | 19,058.28 | 177.7% | 42,067.00 |

STRATA PLAN BCS2237

TOWNHOUSE - INCOME STATEMENT

For the Period of 2025-09-01 to 2025-09-30

Reporting Period: 07

| Acct # | Current Month Actual | Current Month Budget | YTD Actual | YTD Budget | YTD Actual : YTD Budget | | Annual Budget |
|---|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------|---------------|--------------------------|
| | 2025-09-01 to 2025-09-30 | 2025-09-01 to 2025-09-30 | 2025-03-01 to 2025-09-30 | 2025-03-01 to 2025-09-30 | Amount | % | 2025-03-01 to 2026-02-28 |
| <u>REVENUE</u> | | | | | | | |
| 4200-12 Strata Fees - Operating | 82.96 | 83.00 | 580.80 | 581.00 | -0.20 | 100.0% | 996 |
| TOTAL REVENUE | 82.96 | 83.00 | 580.80 | 581.00 | -0.20 | 100.0% | 996 |
| <u>EXPENSE</u> | | | | | | | |
| General Repairs & Maintenance | | | | | | | |
| 5870-12 General Repairs & Maintenance | 0.00 | 83.00 | 0.00 | 581.00 | -581.00 | 0.0% | 996 |
| Total Repairs & Maintenance | 0.00 | 83.00 | 0.00 | 581.00 | -581.00 | 0.0% | 996 |
| TOTAL EXPENSE | 0.00 | 83.00 | 0.00 | 581.00 | -581.00 | 0.0% | 996 |
| NET INCOME | 82.96 | 0.00 | 580.80 | 0.00 | 580.80 | 0.0% | 0 |
| Operating Surplus (Deficit) Balance Forward | 0.00 | 2,588.25 | 4,999.63 | 18,117.75 | -13,118.12 | 27.6% | 31,059 |
| Pr Yr Surplus (Deficit) Adjustment | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0% | 0 |
| Ending OP Surplus/ (Deficit) | 82.96 | 2,588.25 | 5,580.43 | 18,117.75 | -12,537.32 | 30.8% | 31,059.00 |