

Strata Plan BCS 2237 Comparative Balance Sheet

	As at 2025-10-31	As at 2025-09-30	Percent
ASSET			
Current Assets			
Bank Operating Savings Account	24,883.35	35,845.54	-30.58
Bank Chequing Account	1,830.06	8,972.95	-79.60
Total Operating Funds	26,713.41	44,818.49	-40.40
Bank Apt CRF Account	68.09	68.01	0.12
Bank Strata CRF Account	31,473.36	30,108.90	4.53
Bank Project Tree Replacement	10,692.75	10,679.60	0.12
Total CRF & Projects Funds	42,234.20	40,856.51	3.37
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
Loan from Apartment to Joint	23,133.60	5,189.04	345.82
Prepaid Exp - Appraisal	245.00	245.00	0.00
Prepaid Exp - Insurance	11,304.00	14,130.00	-20.00
Prepaid Exp - Alarm Monitoring	135.45	0.00	0.00
Total Prepaid Expense	11,684.45	14,375.00	-18.72
Total Current Assets	269,056.82	270,530.20	-0.54
TOTAL ASSET	269,056.82	270,530.20	-0.54
LIABILITY			
Current Liabilities			
Accounts Payable	831.60	25,403.50	-96.73
Accured - Water & Sewer Exp	3,333.33	0.00	0.00
Total Accured Liabilities	3,333.33	0.00	0.00
Loan from Apartment to Joint	23,133.60	5,189.04	345.82
Prepaid Strata fee	533.41	751.92	-29.06
Total Current Liabilities	27,831.94	31,344.46	-11.21
TOTAL LIABILITY	27,831.94	31,344.46	-11.21
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	0.73	0.65	12.31
Apartment CRF Total	54,806.42	54,806.34	0.00
Project Tree Replacement Op Balance	10,575.49	10,575.49	0.00
Project Tree Replacement Interest	117.26	104.11	12.63
Project Tree replacement Total	10,692.75	10,679.60	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	10,600.00	9,275.00	14.29
Strata - CRF Interest	287.55	248.09	15.91
Strata CRF Total	142,026.19	140,661.73	0.97
Total Reserve Funds	207,525.36	206,147.67	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	-5,457.52	0.00
Current Yr Op Surplus (Deficit)	-12,802.77	-13,464.22	-4.91
Total Operating Surplus (Deficit)	33,699.52	33,038.07	2.00
TOTAL EQUITY	241,224.88	239,185.74	0.85
LIABILITIES AND EQUITY	269,056.82	270,530.20	-0.54

Prepared on
November 20, 2025

Checked on
November 25, 2025

Approved on
November 26, 2025

Strata Plan BCS 2237
Departmental Balance Sheet As at 2025-10-31

	Total	Joint-use	Apartment	Townhouse
ASSET				
Current Assets				
Bank Operating Savings Account	24,883.35	0.00	19,219.96	5,663.39
Bank Chequing Account	1,830.06	0.00	1,830.06	0.00
Total Operating Funds	26,713.41	0.00	21,050.02	5,663.39
Bank Apt CRF Account	68.09	0.00	68.09	0.00
Bank Strata CRF Account	31,473.36	31,473.36	0.00	0.00
Bank Project Tree Replacement	10,692.75	10,692.75	0.00	0.00
Total CRF & Projects Funds	42,234.20	42,166.11	68.09	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	23,133.60	0.00	23,133.60	0.00
Prepaid Exp - Appraisal	245.00	245.00	0.00	0.00
Prepaid Exp - Insurance	11,304.00	11,304.00	0.00	0.00
Prepaid Exp - Alarm Monitoring	135.45	135.45	0.00	0.00
Total Prepaid Expense	11,684.45	11,684.45	0.00	0.00
Total Current Assets	269,056.82	164,403.39	98,990.04	5,663.39
TOTAL ASSET	269,056.82	164,403.39	98,990.04	5,663.39
LIABILITY				
Current Liabilities				
Accounts Payable	831.60	831.60	0.00	0.00
Accounts Payable - Type	0.00	0.00	0.00	0.00
Accured - Water & Sewer Exp	3,333.33	3,333.33	0.00	0.00
Total Accured Liabilities	3,333.33	3,333.33	0.00	0.00
Loan from Apartment to Joint	23,133.60	23,133.60	0.00	0.00
Prepaid Strata fee	533.41	533.41	0.00	0.00
Total Current Liabilities	27,831.94	27,831.94	0.00	0.00
TOTAL LIABILITY	27,831.94	27,831.94	0.00	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	0.73	-1.50	2.23	0.00
Apartment CRF Total	54,806.42	0.00	54,806.42	0.00
Project Tree Replacement Op Balance	10,575.49	10,575.49	0.00	0.00
Project Tree Replacement Interest	117.26	117.26	0.00	0.00
Project Tree replacement Total	10,692.75	10,692.75	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	10,600.00	10,600.00	0.00	0.00
Strata - CRF Interest	287.55	287.55	0.00	0.00
Strata - CRF Expenditure	0.00	0.00	0.00	0.00
Strata CRF Total	142,026.19	142,026.19	0.00	0.00
Total Reserve Funds	207,525.36	152,718.94	54,806.42	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)	-12,802.77	-16,766.89	3,300.36	663.76
Total Operating Surplus (Deficit)	33,699.52	-16,147.49	44,183.62	5,663.39
TOTAL EQUITY	241,224.88	136,571.45	98,990.04	5,663.39

Strata Plan BCS 2237
Departmental Balance Sheet As at 2025-10-31

	<u>Total</u>	<u>Joint-use</u>	<u>Apartment</u>	<u>Townhouse</u>
LIABILITIES AND EQUITY	<u>269,056.82</u>	<u>164,403.39</u>	<u>98,990.04</u>	<u>5,663.39</u>
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>164,403.39</u>	<u>98,990.04</u>	<u>5,663.39</u>



Prepared on
November 20, 2025



Checked on
November 25, 2025



Approved on
November 26, 2025

STRATA PLAN BCS2237

JOINT - INCOME STATEMENT

For the Period of 2025-10-01 to 2025-10-31

Reporting Period: 08

Acct #	Current Month Actual	Current Month Budget	YTD Actual	YTD Budget	YTD Actual : YTD Budget		Annual Budget
	2025-10-01 to 2025-10-31	2025-10-01 to 2025-10-31	2025-03-01 to 2025-10-31	2025-03-01 to 2025-10-31	Amount	%	2025-03-01 to 2026-02-28
REVENUE							
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	101,666.62	101,666.67	-0.05	100.0%	152,500
4230-10 Strata Fees - CRF Contribution	1,325.00	1,325.00	10,600.00	10,600.00	0.00	100.0%	15,900
4245-10 Miscellaneous Revenue	37.81	0.00	307.96	0.00	307.96	0.0%	0
4250-10 Late Interest & Payment	0.00	0.00	0.00	0.00	0.00	0.0%	0
TOTAL REVENUE	14,071.15	14,033.33	112,774.58	112,266.67	507.91	100.5%	168,400
EXPENSE							
Expenses							
5755-10 Statutory Review of Trust Account	0.00	35.00	0.00	280.00	-280.00	0.0%	420
5640-10 Postage and Copies/ Administration	113.51	150.00	1,325.16	1,200.00	125.16	110.4%	1,800
5670-10 Bank Charges	24.64	20.83	234.06	166.67	67.39	140.4%	250
5685-10 Insurance	2,826.00	2,826.00	22,608.00	22,608.00	0.00	100.0%	33,912
5695-10 Accounting & Legal	0.00	41.67	0.00	333.33	-333.33	0.0%	500
5725-10 Management Fees	1,177.79	1,177.83	9,422.33	9,422.67	-0.34	100.0%	14,134
5745-10 Supplies & Miscellaneous expenses	0.00	41.67	361.15	333.33	27.82	108.3%	500
5775-10 Electricity	1,472.87	916.67	6,609.08	7,333.33	-724.25	90.1%	11,000
5785-10 Telephone	33.60	41.67	255.36	333.33	-77.97	76.6%	500
5788-10 Water & Sewer	3,333.33	3,333.33	34,204.55	26,666.67	7,537.88	128.3%	40,000
5835-10 Fire Prevention	0.00	375.00	11,562.22	3,000.00	8,562.22	385.4%	4,500
5840-10 Garbage & Recycling Removal	1,807.50	1,666.67	13,759.83	13,333.33	426.50	103.2%	20,000
5860-10 Janitor/Cleaning & Supplies	767.15	750.00	6,137.20	6,000.00	137.20	102.3%	9,000
5865-10 Landscaping Expenses	798.00	625.00	6,384.00	5,000.00	1,384.00	127.7%	7,500
5870-10 Repair & Maintenance	0.00	349.25	1,255.56	2,794.00	-1,538.44	44.9%	4,191
5872-10 Snow Removal	0.00	83.33	0.00	666.67	-666.67	0.0%	1,000
5875-10 Alarm Monitoring	67.73	70.83	474.09	566.67	-92.58	83.7%	850
5880-10 Mechanical & Plumbing	331.80	250.00	4,348.88	2,000.00	2,348.88	217.4%	3,000
5885-10 Dryer Vent Cleaning	0.00	166.67	0.00	1,333.33	-1,333.33	0.0%	2,000
5950-10 Pressure Washing	0.00	41.67	0.00	333.33	-333.33	0.0%	500
TOTAL EXPENSES	12,753.92	12,963.08	118,941.47	103,704.67	15,236.80	114.7%	155,557
CRF & Other Funds Transfer							
5985-10 CRF Contribution	1,325.00	1,325.00	10,600.00	10,600.00	0.00	100.0%	15,900
Total CRF & Other Fund Transfer	1,325.00	1,325.00	10,600.00	10,600.00	0.00	100.0%	15,900

STRATA PLAN BCS2237

JOINT - INCOME STATEMENT

For the Period of 2025-10-01 to 2025-10-31

Reporting Period: 08

Acct #	Current Month Actual	Current Month Budget	YTD Actual	YTD Budget	YTD Actual : YTD Budget		Annual Budget
	2025-10-01 to 2025-10-31	2025-10-01 to 2025-10-31	2025-03-01 to 2025-10-31	2025-03-01 to 2025-10-31	Amount	%	2025-03-01 to 2026-02-28
TOTAL EXPENSE	<u>14,078.92</u>	<u>14,288.08</u>	<u>129,541.47</u>	<u>114,304.67</u>	<u>15,236.80</u>	<u>113.3%</u>	<u>171,457</u>
NET INCOME	-7.77	-254.75	-16,766.89	-2,038.00	-14,728.89	822.7%	-3,057
Operating Surplus (Deficit) Balance Forward	0.00	506.42	6,076.92	4,051.33	2,025.59	150.0%	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>-7.77</u></u>	<u><u>251.67</u></u>	<u><u>-16,147.49</u></u>	<u><u>2,013.33</u></u>	<u><u>-18,160.82</u></u>	<u><u>-802.0%</u></u>	<u><u>3,020.00</u></u>

STRATA PLAN BCS2237

APT - INCOME STATEMENT

For the Period of 2025-10-01 to 2025-10-31

Reporting Period: 08

Acct #	Current Month Actual	Current Month Budget	YTD Actual	YTD Budget	YTD Actual : YTD Budget		Annual Budget
	2025-10-01 to 2025-10-31	2025-10-01 to 2025-10-31	2025-03-01 to 2025-10-31	2025-03-01 to 2025-10-31	Amount	%	2025-03-01 to 2026-02-28
<u>REVENUE</u>							
4200-11 Strata Fees - Operating	2,011.66	2,011.67	16,093.30	16,093.33	-0.03	100.0%	24,140
4240-11 Move in & Out Fees	0.00	0.00	50.00	0.00	50.00	0.0%	0
TOTAL REVENUE	2,011.66	2,011.67	16,143.30	16,093.33	49.97	100.3%	24,140
<u>EXPENSE</u>							
EXPENSE							
5790-11 Gas	563.35	766.67	5,612.09	6,133.33	-521.24	91.5%	9,200
5810-11 Carpet Cleaning	0.00	125.00	1,223.25	1,000.00	223.25	122.3%	1,500
5860-11 Janitor/Cleaning & Supplies	0.00	354.67	0.00	2,837.33	-2,837.33	0.0%	4,256
5820-11 Elevator Maintenance/ License	862.05	416.67	3,753.60	3,333.33	420.27	112.6%	5,000
5880-11 Mechanical & Plumbing	0.00	83.33	0.00	666.67	-666.67	0.0%	1,000
5870-11 Repair & Maintenance	0.00	166.67	2,254.00	1,333.33	920.67	169.1%	2,000
TOTAL EXPENSES	1,425.40	1,913.00	12,842.94	15,304.00	-2,461.06	83.9%	22,956
NET INCOME	586.26	98.67	3,300.36	789.33	2,511.03	418.1%	1,184
Operating Surplus (Deficit) Balance Forward	0.00	3,406.92	40,883.26	27,255.33	13,627.93	150.0%	40,883
Pr Yr Surplus (Deficit) Adjustment	0.00	0.00	0.00	0.00	0.00	0.0%	0
Ending OP Surplus/ (Deficit)	586.26	3,505.58	44,183.62	28,044.67	16,138.95	157.5%	42,067.00

STRATA PLAN BCS2237

TOWNHOUSE - INCOME STATEMENT

For the Period of 2025-10-01 to 2025-10-31

Reporting Period: 08

Acct #	Current Month Actual	Current Month Budget	YTD Actual	YTD Budget	YTD Actual : YTD Budget		Annual Budget
	2025-10-01 to 2025-10-31	2025-10-01 to 2025-10-31	2025-03-01 to 2025-10-31	2025-03-01 to 2025-10-31	Amount	%	2025-03-01 to 2026-02-28
<u>REVENUE</u>							
4200-12 Strata Fees - Operating	82.96	83.00	663.76	664.00	-0.24	100.0%	996
TOTAL REVENUE	82.96	83.00	663.76	664.00	-0.24	100.0%	996
<u>EXPENSE</u>							
General Repairs & Maintenance							
5870-12 General Repairs & Maintenance	0.00	83.00	0.00	664.00	-664.00	0.0%	996
Total Repairs & Maintenance	0.00	83.00	0.00	664.00	-664.00	0.0%	996
TOTAL EXPENSE	0.00	83.00	0.00	664.00	-664.00	0.0%	996
NET INCOME	82.96	0.00	663.76	0.00	663.76	0.0%	0
Operating Surplus (Deficit) Balance Forward	0.00	2,588.25	4,999.63	20,706.00	-15,706.37	24.1%	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	5,663.39	20,706.00	-15,042.61	27.4%	31,059.00