

## Strata Plan BCS 2237 Comparative Balance Sheet

	As at 2025-12-31	As at 2025-11-30	Percent
<b>ASSET</b>			
<b>Current Assets</b>			
Bank Operating Savings Account	37,949.29	24,913.01	52.33
Bank Chequing Account	3,757.18	10,535.21	-64.34
<b>Total Operating Funds</b>	41,706.47	35,448.22	17.65
Bank Apt CRF Account	68.25	68.17	0.12
Bank Strata CRF Account	27,201.63	32,838.48	-17.17
Bank Project Tree Replacement	10,718.67	10,705.49	0.12
Bank Depreciaton Report Account	1,523.55	0.00	0.00
<b>Total CRF &amp; Projects Funds</b>	39,512.10	43,612.14	-9.40
Term Deposit - Apt CRF - AC#5842	54,738.33	54,738.33	0.00
<b>Total Apt CRF Term Deposit</b>	54,738.33	54,738.33	0.00
Term Deposit - Strata CRF - AC#5525	110,552.83	110,552.83	0.00
<b>Total Strata CRF Term Deposits</b>	110,552.83	110,552.83	0.00
Loan from Apartment to Joint	9,952.36	15,477.19	-35.70
Prepaid Exp - Appraisal	245.00	245.00	0.00
Prepaid Exp - Insurance	5,652.00	8,478.00	-33.33
Prepaid Exp - Alarm Monitoring	0.00	67.72	-100.00
<b>Total Prepaid Expense</b>	5,897.00	8,790.72	-32.92
<b>Total Current Assets</b>	262,359.09	268,619.43	-2.33
<b>TOTAL ASSET</b>	262,359.09	268,619.43	-2.33
<b>LIABILITY</b>			
<b>Current Liabilities</b>			
Accounts Payable	12,879.08	1,090.95	1,080.54
Accured - Water & Sewer Exp	0.00	6,666.66	-100.00
<b>Total Accured Liabilities</b>	0.00	6,666.66	-100.00
Loan from Apartment to Joint	9,952.36	15,477.19	-35.70
Prepaid Strata fee	96.39	314.90	-69.39
<b>Total Current Liabilities</b>	22,927.83	23,549.70	-2.64
<b>TOTAL LIABILITY</b>	22,927.83	23,549.70	-2.64
<b>EQUITY</b>			
<b>Reserve Funds</b>			
Apt - CRF Carried Fw	67.36	67.36	0.00
Apt - CRF Term Deposits	54,738.33	54,738.33	0.00
Apt - CRF Interest	0.89	0.81	9.88
<b>Apartment CRF Total</b>	54,806.58	54,806.50	0.00
Project Tree Replacement Carried Fw	10,575.49	10,575.49	0.00
Project Tree Replacement Interest	143.18	130.00	10.14
<b>Project Tree replacement Total</b>	10,718.67	10,705.49	0.12
Strata - CRF Carried Fw	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	13,250.00	11,925.00	11.11
Strata - CRF Interest	365.82	327.67	11.64
Strata - CRF Transfer to Projects	-7,000.00	0.00	0.00
<b>Strata CRF Total</b>	137,754.46	143,391.31	-3.93
Depreciaton Report Cu Yr Interest	1.40	0.00	0.00
Depreciaton Report Cu Yr Expense	-5,477.85	0.00	0.00
Depreciaton Report Trf From CRF	7,000.00	0.00	0.00
<b>Total Depreciaton Report</b>	1,523.55	0.00	0.00
<b>Total Reserve Funds</b>	204,803.26	208,903.30	-1.96
<b>Operating Surplus (Deficit)</b>			
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

### Strata Plan BCS 2237 Comparative Balance Sheet

	As at 2025-12-31	As at 2025-11-30	Percent
Current Yr Op Surplus (Deficit)	<u>-11,874.29</u>	<u>-10,335.86</u>	14.88
<b>Total Operating Surplus (Deficit)</b>	<u>34,628.00</u>	<u>36,166.43</u>	-4.25
<b>TOTAL EQUITY</b>	<u>239,431.26</u>	<u>245,069.73</u>	-2.30
<b>LIABILITIES AND EQUITY</b>	<u>262,359.09</u>	<u>268,619.43</u>	-2.33



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Prepared on  
January 21, 2025



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Checked on  
January 23, 2026



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Approved on  
January 20, 2026

**Strata Plan BCS 2237**  
**Departmental Balance Sheet As at 2025-12-31**

	Total	Joint-use	Apartment	Townhouse
<b>ASSET</b>				
<b>Current Assets</b>				
Bank Operating Savings Account	37,949.29	0.00	32,119.98	5,829.31
Bank Chequing Account	<u>3,757.18</u>	<u>0.00</u>	<u>3,757.18</u>	<u>0.00</u>
Total Operating Funds	41,706.47	0.00	35,877.16	5,829.31
Bank Apt CRF Account	68.25	0.00	68.25	0.00
Bank Strata CRF Account	27,201.63	27,201.63	0.00	0.00
Bank Project Tree Replacement	10,718.67	10,718.67	0.00	0.00
Bank Depreciaton Report Account	<u>1,523.55</u>	<u>1,523.55</u>	<u>0.00</u>	<u>0.00</u>
Total CRF & Projects Funds	39,512.10	39,443.85	68.25	0.00
Term Deposit - Apt CRF - AC#5842	<u>54,738.33</u>	<u>0.00</u>	<u>54,738.33</u>	<u>0.00</u>
Total Apt CRF Term Deposit	54,738.33	0.00	54,738.33	0.00
Term Deposit - Strata CRF - AC#5525	<u>110,552.83</u>	<u>110,552.83</u>	<u>0.00</u>	<u>0.00</u>
Total Strata CRF Term Deposits	110,552.83	110,552.83	0.00	0.00
Loan from Apartment to Joint	9,952.36	0.00	9,952.36	0.00
Prepaid Exp - Appraisal	245.00	245.00	0.00	0.00
Prepaid Exp - Insurance	<u>5,652.00</u>	<u>5,652.00</u>	<u>0.00</u>	<u>0.00</u>
Total Prepaid Expense	5,897.00	5,897.00	0.00	0.00
<b>Total Current Assets</b>	<u>262,359.09</u>	<u>155,893.68</u>	<u>100,636.10</u>	<u>5,829.31</u>
<b>TOTAL ASSET</b>	<u>262,359.09</u>	<u>155,893.68</u>	<u>100,636.10</u>	<u>5,829.31</u>
<b>LIABILITY</b>				
<b>Current Liabilities</b>				
Accounts Payable	12,879.08	12,879.08	0.00	0.00
Accounts Payable - Type	0.00	0.00	0.00	0.00
Loan from Apartment to Joint	9,952.36	9,952.36	0.00	0.00
Prepaid Strata fee	<u>96.39</u>	<u>96.39</u>	<u>0.00</u>	<u>0.00</u>
<b>Total Current Liabilities</b>	<u>22,927.83</u>	<u>22,927.83</u>	<u>0.00</u>	<u>0.00</u>
<b>TOTAL LIABILITY</b>	<u>22,927.83</u>	<u>22,927.83</u>	<u>0.00</u>	<u>0.00</u>
<b>EQUITY</b>				
<b>Reserve Funds</b>				
Apt - CRF Carried Fw	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	<u>0.89</u>	<u>-1.50</u>	<u>2.39</u>	<u>0.00</u>
Apartment CRF Total	54,806.58	0.00	54,806.58	0.00
Project Tree Replacement Carried Fw	10,575.49	10,575.49	0.00	0.00
Project Tree Replacement Interest	<u>143.18</u>	<u>143.18</u>	<u>0.00</u>	<u>0.00</u>
Project Tree replacement Total	10,718.67	10,718.67	0.00	0.00
Strata - CRF Carried Fw	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	13,250.00	13,250.00	0.00	0.00
Strata - CRF Interest	365.82	365.82	0.00	0.00
Strata - CRF Expenditure	0.00	0.00	0.00	0.00
Strata - CRF Transfer to Projects	<u>-7,000.00</u>	<u>-7,000.00</u>	<u>0.00</u>	<u>0.00</u>
Strata CRF Total	137,754.46	137,754.46	0.00	0.00
Depreciaton Report Cu Yr Interest	1.40	1.40	0.00	0.00
Depreciaton Report Cu Yr Expense	-5,477.85	-5,477.85	0.00	0.00
Depreciaton Report Trf From CRF	<u>7,000.00</u>	<u>7,000.00</u>	<u>0.00</u>	<u>0.00</u>
Total Depreciaton Report	1,523.55	1,523.55	0.00	0.00
<b>Total Reserve Funds</b>	<u>204,803.26</u>	<u>149,996.68</u>	<u>54,806.58</u>	<u>0.00</u>
<b>Operating Surplus (Deficit)</b>				
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)	<u>-11,874.29</u>	<u>-17,650.23</u>	<u>4,946.26</u>	<u>829.68</u>

**Strata Plan BCS 2237**  
**Departmental Balance Sheet As at 2025-12-31**

	Total	Joint-use	Apartment	Townhouse
<b>Total Operating Surplus (Deficit)</b>	<u>34,628.00</u>	<u>-17,030.83</u>	<u>45,829.52</u>	<u>5,829.31</u>
<b>TOTAL EQUITY</b>	<u>239,431.26</u>	<u>132,965.85</u>	<u>100,636.10</u>	<u>5,829.31</u>
<b>LIABILITIES AND EQUITY</b>	<u>262,359.09</u>	<u>155,893.68</u>	<u>100,636.10</u>	<u>5,829.31</u>
<b>ADJUSTMENTS FOR DEPARTMENT ALLOCATION</b>				
Previous Year Adjustment		0.00	0.00	0.00
Current Year Adjustment		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>ADJUSTED LIABILITIES AND EQUITY</b>		<u>155,893.68</u>	<u>100,636.10</u>	<u>5,829.31</u>



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Prepared on  
January 21, 2025



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Checked on  
January 23, 2026



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Approved on  
January 26, 2026

STRATA PLAN BCS2237

JOINT - INCOME STATEMENT

For the Period of 2025-12-01 to 2025-12-31

Reporting Period: 10

Acct #	Current Month Actual	Current Month Budget	YTD Actual	YTD Budget	YTD Actual : YTD Budget		Annual Budget
	2025-12-01 to 2025-12-31	2025-12-01 to 2025-12-31	2025-03-01 to 2025-12-31	2025-03-01 to 2025-12-31	Amount	%	2025-03-01 to 2026-02-28
<b>REVENUE</b>							
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	127,083.30	127,083.33	-0.03	100.0%	152,500
4230-10 Strata Fees - CRF Contribution	1,325.00	1,325.00	13,250.00	13,250.00	0.00	100.0%	15,900
4245-10 Miscellaneous Revenue	36.28	0.00	373.90	0.00	373.90	0.0%	0
4250-10 Late Interest & Payment	0.00	0.00	0.00	0.00	0.00	0.0%	0
<b>TOTAL REVENUE</b>	<b>14,069.62</b>	<b>14,033.33</b>	<b>140,907.20</b>	<b>140,333.33</b>	<b>573.87</b>	<b>100.4%</b>	<b>168,400</b>
<b>EXPENSE</b>							
<b>Expenses</b>							
5755-10 Statutory Review of Trust Account	420.00	35.00	420.00	350.00	70.00	120.0%	420
5640-10 Postage and Copies/ Administration	99.86	150.00	1,524.04	1,500.00	24.04	101.6%	1,800
5670-10 Bank Charges	19.20	20.83	291.66	208.33	83.33	140.0%	250
5685-10 Insurance	2,826.00	2,826.00	28,260.00	28,260.00	0.00	100.0%	33,912
5695-10 Accounting & Legal	0.00	41.67	0.00	416.67	-416.67	0.0%	500
5725-10 Management Fees	1,177.79	1,177.83	11,777.91	11,778.33	-0.42	100.0%	14,134
5745-10 Supplies & Miscellaneous expenses	0.00	41.67	361.15	416.67	-55.52	86.7%	500
5775-10 Electricity	1,532.16	916.67	8,141.24	9,166.67	-1,025.43	88.8%	11,000
5785-10 Telephone	33.60	41.67	322.56	416.67	-94.11	77.4%	500
5788-10 Water & Sewer	6,178.82	3,333.33	43,716.70	33,333.33	10,383.37	131.2%	40,000
5835-10 Fire Prevention	189.00	375.00	11,751.22	3,750.00	8,001.22	313.4%	4,500
5840-10 Garbage & Recycling Removal	1,705.17	1,666.67	17,170.17	16,666.67	503.50	103.0%	20,000
5860-10 Janitor/Cleaning & Supplies	767.15	750.00	7,731.70	7,500.00	231.70	103.1%	9,000
5865-10 Landscaping Expenses	0.00	625.00	7,365.75	6,250.00	1,115.75	117.9%	7,500
5870-10 Repair & Maintenance	0.00	349.25	1,255.56	3,492.50	-2,236.94	36.0%	4,191
5872-10 Snow Removal	0.00	83.33	0.00	833.33	-833.33	0.0%	1,000
5875-10 Alarm Monitoring	67.72	70.83	609.54	708.33	-98.79	86.1%	850
5880-10 Mechanical & Plumbing	0.00	250.00	4,608.23	2,500.00	2,108.23	184.3%	3,000
5885-10 Dryer Vent Cleaning	0.00	166.67	0.00	1,666.67	-1,666.67	0.0%	2,000
5950-10 Pressure Washing	0.00	41.67	0.00	416.67	-416.67	0.0%	500
<b>TOTAL EXPENSES</b>	<b>15,016.47</b>	<b>12,963.08</b>	<b>145,307.43</b>	<b>129,630.83</b>	<b>15,676.60</b>	<b>112.1%</b>	<b>155,557</b>
<b>CRF &amp; Other Funds Transfer</b>							
5985-10 CRF Contribution	1,325.00	1,325.00	13,250.00	13,250.00	0.00	100.0%	15,900
<b>Total CRF &amp; Other Fund Transfer</b>	<b>1,325.00</b>	<b>1,325.00</b>	<b>13,250.00</b>	<b>13,250.00</b>	<b>0.00</b>	<b>100.0%</b>	<b>15,900</b>

STRATA PLAN BCS2237

JOINT - INCOME STATEMENT

For the Period of 2025-12-01 to 2025-12-31

Reporting Period: 10

Acct #	Current Month Actual	Current Month Budget	YTD Actual	YTD Budget	YTD Actual : YTD Budget		Annual Budget
	2025-12-01 to 2025-12-31	2025-12-01 to 2025-12-31	2025-03-01 to 2025-12-31	2025-03-01 to 2025-12-31	Amount	%	2025-03-01 to 2026-02-28
<b>TOTAL EXPENSE</b>	<u>16,341.47</u>	<u>14,288.08</u>	<u>158,557.43</u>	<u>142,880.83</u>	<u>15,676.60</u>	<u>111.0%</u>	<u>171,457</u>
<b>NET INCOME</b>	<u>-2,271.85</u>	<u>-254.75</u>	<u>-17,650.23</u>	<u>-2,547.50</u>	<u>-15,102.73</u>	<u>692.8%</u>	<u>-3,057</u>
Operating Surplus (Deficit) Balance Forward	0.00	506.42	6,076.92	5,064.17	1,012.75	120.0%	6,077
Pr Yr Surplus (Deficit) Adjustment	0.00	0.00	-5,457.52	0.00	-5,457.52	0.0%	0
<b>Ending OP Surplus/ (Deficit)</b>	<u><u>-2,271.85</u></u>	<u><u>251.67</u></u>	<u><u>-17,030.83</u></u>	<u><u>2,516.67</u></u>	<u><u>-19,547.50</u></u>	<u><u>-676.7%</u></u>	<u><u>3,020.00</u></u>

STRATA PLAN BCS2237

APT - INCOME STATEMENT

For the Period of 2025-12-01 to 2025-12-31

Reporting Period: 10

Acct #	Current Month Actual	Current Month Budget	YTD Actual	YTD Budget	YTD Actual : YTD Budget		Annual Budget
	2025-12-01 to 2025-12-31	2025-12-01 to 2025-12-31	2025-03-01 to 2025-12-31	2025-03-01 to 2025-12-31	Amount	%	2025-03-01 to 2026-02-28
<b><u>REVENUE</u></b>							
4200-11 Strata Fees - Operating	2,011.66	2,011.67	20,116.62	20,116.67	-0.05	100.0%	24,140
4240-11 Move in & Out Fees	0.00	0.00	50.00	0.00	50.00	0.0%	0
<b>TOTAL REVENUE</b>	<b>2,011.66</b>	<b>2,011.67</b>	<b>20,166.62</b>	<b>20,116.67</b>	<b>49.95</b>	<b>100.2%</b>	<b>24,140</b>
<b><u>EXPENSE</u></b>							
<b>EXPENSE</b>							
5790-11 Gas	682.90	766.67	6,921.66	7,666.67	-745.01	90.3%	9,200
5810-11 Carpet Cleaning	288.75	125.00	1,512.00	1,250.00	262.00	121.0%	1,500
5860-11 Janitor/Cleaning & Supplies	0.00	354.67	0.00	3,546.67	-3,546.67	0.0%	4,256
5820-11 Elevator Maintenance/ License	389.55	416.67	4,532.70	4,166.67	366.03	108.8%	5,000
5880-11 Mechanical & Plumbing	0.00	83.33	0.00	833.33	-833.33	0.0%	1,000
5870-11 Repair & Maintenance	0.00	166.67	2,254.00	1,666.67	587.33	135.2%	2,000
<b>TOTAL EXPENSES</b>	<b>1,361.20</b>	<b>1,913.00</b>	<b>15,220.36</b>	<b>19,130.00</b>	<b>-3,909.64</b>	<b>79.6%</b>	<b>22,956</b>
<b>NET INCOME</b>	<b>650.46</b>	<b>98.67</b>	<b>4,946.26</b>	<b>986.67</b>	<b>3,959.59</b>	<b>501.3%</b>	<b>1,184</b>
Operating Surplus (Deficit) Balance Forward	0.00	3,406.92	40,883.26	34,069.17	6,814.09	120.0%	40,883
Pr Yr Surplus (Deficit) Adjustment	0.00	0.00	0.00	0.00	0.00	0.0%	0
<b>Ending OP Surplus/ (Deficit)</b>	<b>650.46</b>	<b>3,505.58</b>	<b>45,829.52</b>	<b>35,055.83</b>	<b>10,773.69</b>	<b>130.7%</b>	<b>42,067.00</b>

STRATA PLAN BCS2237

TOWNHOUSE - INCOME STATEMENT

For the Period of 2025-12-01 to 2025-12-31

Reporting Period: 10

Acct #	Current Month Actual	Current Month Budget	YTD Actual	YTD Budget	YTD Actual : YTD Budget		Annual Budget
	2025-12-01 to 2025-12-31	2025-12-01 to 2025-12-31	2025-03-01 to 2025-12-31	2025-03-01 to 2025-12-31	Amount	%	2025-03-01 to 2026-02-28
<b><u>REVENUE</u></b>							
4200-12 Strata Fees - Operating	82.96	83.00	829.68	830.00	-0.32	100.0%	996
<b>TOTAL REVENUE</b>	<b>82.96</b>	<b>83.00</b>	<b>829.68</b>	<b>830.00</b>	<b>-0.32</b>	<b>100.0%</b>	<b>996</b>
<b><u>EXPENSE</u></b>							
<b>General Repairs &amp; Maintenance</b>							
5870-12 General Repairs & Maintenance	0.00	83.00	0.00	830.00	-830.00	0.0%	996
<b>Total Repairs &amp; Maintenance</b>	<b>0.00</b>	<b>83.00</b>	<b>0.00</b>	<b>830.00</b>	<b>-830.00</b>	<b>0.0%</b>	<b>996</b>
<b>TOTAL EXPENSE</b>	<b>0.00</b>	<b>83.00</b>	<b>0.00</b>	<b>830.00</b>	<b>-830.00</b>	<b>0.0%</b>	<b>996</b>
<b>NET INCOME</b>	<b>82.96</b>	<b>0.00</b>	<b>829.68</b>	<b>0.00</b>	<b>829.68</b>	<b>0.0%</b>	<b>0</b>
Operating Surplus (Deficit) Balance Forward	0.00	2,588.25	4,999.63	25,882.50	-20,882.87	19.3%	31,059
Pr Yr Surplus (Deficit) Adjustment	0.00	0.00	0.00	0.00	0.00	0.0%	0
<b>Ending OP Surplus/ (Deficit)</b>	<b>82.96</b>	<b>2,588.25</b>	<b>5,829.31</b>	<b>25,882.50</b>	<b>-20,053.19</b>	<b>22.5%</b>	<b>31,059.00</b>