

Strata Plan BCS 2237 Comparative Balance Sheet

| ASSET | As at 2026-01-31 | As at 2025-12-31 | Percent |
|---------------------------------------|------------------|------------------|---------|
| Current Assets | | | |
| Bank Operating Savings Account | 35,998.62 | 37,949.29 | -5.14 |
| Bank Chequing Account | 3,031.71 | 3,757.18 | -19.31 |
| Total Operating Funds | 39,030.33 | 41,706.47 | -6.42 |
| Bank Apt CRF Account | 68.33 | 68.25 | 0.12 |
| Bank Strata CRF Account | 28,561.38 | 27,201.63 | 5.00 |
| Bank Project Tree Replacement | 10,731.72 | 10,718.67 | 0.12 |
| Bank Depreciaton Report Account | 1,525.41 | 1,523.55 | 0.12 |
| Total CRF & Projects Funds | 40,886.84 | 39,512.10 | 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 | 122.12 | 0.00 | 0.00 |
| Total Receivable | 122.12 | 0.00 | 0.00 |
| Loan from Apartment to Joint | 14,433.57 | 9,952.36 | 45.03 |
| Prepaid Exp - Appraisal | 0.00 | 245.00 | -100.00 |
| Prepaid Exp - Insurance | 2,826.00 | 5,652.00 | -50.00 |
| Prepaid Exp - Alarm Monitoring | 135.45 | 0.00 | 0.00 |
| Total Prepaid Expense | 2,961.45 | 5,897.00 | -49.78 |
| Total Current Assets | 262,725.47 | 262,359.09 | 0.14 |
| TOTAL ASSET | 262,725.47 | 262,359.09 | 0.14 |
| LIABILITY | | | |
| Current Liabilities | | | |
| Accounts Payable | 879.87 | 12,879.08 | -93.17 |
| Total Accounts Payable | 879.87 | 12,879.08 | -93.17 |
| 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 | 14,433.57 | 9,952.36 | 45.03 |
| Prepaid Strata fee | 0.00 | 96.39 | -100.00 |
| Total Current Liabilities | 18,646.77 | 22,927.83 | -18.67 |
| TOTAL LIABILITY | 18,646.77 | 22,927.83 | -18.67 |
| EQUITY | | | |
| Reserve Funds | | | |
| 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 | 0.97 | 0.89 | 8.99 |
| Apartment CRF Total | 54,806.66 | 54,806.58 | 0.00 |
| Project Tree Replacement Carried Fw | 10,575.49 | 10,575.49 | 0.00 |
| Project Tree Replacement Interest | 156.23 | 143.18 | 9.11 |
| Project Tree replacement Total | 10,731.72 | 10,718.67 | 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 | 14,575.00 | 13,250.00 | 10.00 |
| Strata - CRF Interest | 400.57 | 365.82 | 9.50 |
| Strata - CRF Transfer to Projects | -7,000.00 | -7,000.00 | 0.00 |
| Strata CRF Total | 139,114.21 | 137,754.46 | 0.99 |
| Depreciaton Report Cu Yr Interest | 3.26 | 1.40 | 132.86 |
| Depreciaton Report Cu Yr Expense | -5,477.85 | -5,477.85 | 0.00 |
| Depreciaton Report Trf From CRF | 7,000.00 | 7,000.00 | 0.00 |
| Total Depreciaton Report | 1,525.41 | 1,523.55 | 0.12 |
| Total Reserve Funds | 206,178.00 | 204,803.26 | 0.67 |

Strata Plan BCS 2237 Comparative Balance Sheet

| | As at 2026-01-31 | As at 2025-12-31 | Percent |
|------------------------------------------|-------------------|-------------------|---------|
| 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) | <u>-8,601.59</u> | <u>-11,874.29</u> | -27.56 |
| Total Operating Surplus (Deficit) | <u>37,900.70</u> | <u>34,628.00</u> | 9.45 |
| TOTAL EQUITY | <u>244,078.70</u> | <u>239,431.26</u> | 1.94 |
| LIABILITIES AND EQUITY | <u>262,725.47</u> | <u>262,359.09</u> | 0.14 |



Prepared on
February 17, 2026



Checked on
February 24, 2026



Approved on
February 25, 2026

Strata Plan BCS 2237
Departmental Balance Sheet As at 2026-01-31

| | Total | Joint-use | Apartment | Townhouse |
|---------------------------------------|-------------------|-------------------|-------------------|-----------------|
| ASSET | | | | |
| Current Assets | | | | |
| Bank Operating Savings Account | 35,998.62 | 0.00 | 30,086.35 | 5,912.27 |
| Bank Chequing Account | 3,031.71 | 0.00 | 3,031.71 | 0.00 |
| Total Operating Funds | 39,030.33 | 0.00 | 33,118.06 | 5,912.27 |
| Bank Apt CRF Account | 68.33 | 0.00 | 68.33 | 0.00 |
| Bank Strata CRF Account | 28,561.38 | 28,561.38 | 0.00 | 0.00 |
| Bank Project Tree Replacement | 10,731.72 | 10,731.72 | 0.00 | 0.00 |
| Bank Depreciaton Report Account | 1,525.41 | 1,525.41 | 0.00 | 0.00 |
| Total CRF & Projects Funds | 40,886.84 | 40,818.51 | 68.33 | 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#... | 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 |
| Accounts Receivable | 122.12 | 122.12 | 0.00 | 0.00 |
| Total Receivable | 122.12 | 122.12 | 0.00 | 0.00 |
| Loan from Apartment to Joint | 14,433.57 | 0.00 | 14,433.57 | 0.00 |
| Prepaid Exp - Insurance | 2,826.00 | 2,826.00 | 0.00 | 0.00 |
| Prepaid Exp - Alarm Monitoring | 135.45 | 135.45 | 0.00 | 0.00 |
| Total Prepaid Expense | 2,961.45 | 2,961.45 | 0.00 | 0.00 |
| Total Current Assets | 262,725.47 | 154,454.91 | 102,358.29 | 5,912.27 |
| TOTAL ASSET | 262,725.47 | 154,454.91 | 102,358.29 | 5,912.27 |
| LIABILITY | | | | |
| Current Liabilities | | | | |
| Accounts Payable | 879.87 | 879.87 | 0.00 | 0.00 |
| Accounts Payable - Type | 0.00 | -846.27 | 846.27 | 0.00 |
| Total Accounts Payable | 879.87 | 33.60 | 846.27 | 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 | 14,433.57 | 14,433.57 | 0.00 | 0.00 |
| Prepaid Strata fee | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Current Liabilities | 18,646.77 | 17,800.50 | 846.27 | 0.00 |
| TOTAL LIABILITY | 18,646.77 | 17,800.50 | 846.27 | 0.00 |
| EQUITY | | | | |
| Reserve Funds | | | | |
| 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 | 0.97 | -1.50 | 2.47 | 0.00 |
| Apartment CRF Total | 54,806.66 | 0.00 | 54,806.66 | 0.00 |
| Project Tree Replacement Carried... | 10,575.49 | 10,575.49 | 0.00 | 0.00 |
| Project Tree Replacement Interest | 156.23 | 156.23 | 0.00 | 0.00 |
| Project Tree replacement Total | 10,731.72 | 10,731.72 | 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 | 14,575.00 | 14,575.00 | 0.00 | 0.00 |
| Strata - CRF Interest | 400.57 | 400.57 | 0.00 | 0.00 |
| Strata - CRF Expenditure | 0.00 | 0.00 | 0.00 | 0.00 |
| Strata - CRF Transfer to Projects | -7,000.00 | -7,000.00 | 0.00 | 0.00 |
| Strata CRF Total | 139,114.21 | 139,114.21 | 0.00 | 0.00 |
| Depreciaton Report Cu Yr Interest | 3.26 | 3.26 | 0.00 | 0.00 |
| Depreciaton Report Cu Yr Expense | -5,477.85 | -5,477.85 | 0.00 | 0.00 |
| Depreciaton Report Trf From CRF | 7,000.00 | 7,000.00 | 0.00 | 0.00 |
| Total Depreciaton Report | 1,525.41 | 1,525.41 | 0.00 | 0.00 |
| Total Reserve Funds | 206,178.00 | 151,371.34 | 54,806.66 | 0.00 |

Strata Plan BCS 2237
Departmental Balance Sheet As at 2026-01-31

| | Total | Joint-use | Apartment | Townhouse |
|----------------------------------------------|-------------------|-------------------|-------------------|-----------------|
| 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) | <u>-8,601.59</u> | <u>-15,336.33</u> | <u>5,822.10</u> | <u>912.64</u> |
| Total Operating Surplus (Deficit) | <u>37,900.70</u> | <u>-14,716.93</u> | <u>46,705.36</u> | <u>5,912.27</u> |
| TOTAL EQUITY | <u>244,078.70</u> | <u>136,654.41</u> | <u>101,512.02</u> | <u>5,912.27</u> |
| LIABILITIES AND EQUITY | <u>262,725.47</u> | <u>154,454.91</u> | <u>102,358.29</u> | <u>5,912.27</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>154,454.91</u> | <u>102,358.29</u> | <u>5,912.27</u> |



 Prepared on
 February 17, 2026



 Checked on
 February 24, 2026



 Approved on
 February 25, 2026

STRATA PLAN BCS2237

JOINT - INCOME STATEMENT

For the Period of 2026-01-01 to 2026-01-31

Reporting Period: 11

| Acct # | Current Month Actual | Current Month Budget | YTD Actual | YTD Budget | YTD Actual : YTD Budget | | Annual Budget |
|--------------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------|---------------|--------------------------|
| | 2026-01-01 to 2026-01-31 | 2026-01-01 to 2026-01-31 | 2025-03-01 to 2026-01-31 | 2025-03-01 to 2026-01-31 | 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 | 139,791.64 | 139,791.67 | -0.03 | 100.0% | 152,500 |
| 4230-10 Strata Fees - CRF Contribution | 1,325.00 | 1,325.00 | 14,575.00 | 14,575.00 | 0.00 | 100.0% | 15,900 |
| 4245-10 Miscellaneous Revenue | 49.33 | 0.00 | 423.23 | 0.00 | 423.23 | 0.0% | 0 |
| 4250-10 Late Interest & Payment | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0% | 0 |
| TOTAL REVENUE | 14,082.67 | 14,033.33 | 154,989.87 | 154,366.67 | 623.20 | 100.4% | 168,400 |
| EXPENSE | | | | | | | |
| Expenses | | | | | | | |
| 5755-10 Statutory Review of Trust Account | 0.00 | 35.00 | 420.00 | 385.00 | 35.00 | 109.1% | 420 |
| 5640-10 Postage and Copies/ Administration | 96.92 | 150.00 | 1,620.96 | 1,650.00 | -29.04 | 98.2% | 1,800 |
| 5670-10 Bank Charges | 24.00 | 20.83 | 315.66 | 229.17 | 86.49 | 137.7% | 250 |
| 5685-10 Insurance | 3,071.00 | 2,826.00 | 31,331.00 | 31,086.00 | 245.00 | 100.8% | 33,912 |
| 5695-10 Accounting & Legal | 0.00 | 41.67 | 0.00 | 458.33 | -458.33 | 0.0% | 500 |
| 5725-10 Management Fees | 1,177.79 | 1,177.83 | 12,955.70 | 12,956.17 | -0.47 | 100.0% | 14,134 |
| 5745-10 Supplies & Miscellaneous expenses | 0.00 | 41.67 | 361.15 | 458.33 | -97.18 | 78.8% | 500 |
| 5775-10 Electricity | 0.00 | 916.67 | 8,141.24 | 10,083.33 | -1,942.09 | 80.7% | 11,000 |
| 5785-10 Telephone | 33.60 | 41.67 | 356.16 | 458.33 | -102.17 | 77.7% | 500 |
| 5788-10 Water & Sewer | 3,333.33 | 3,333.33 | 47,050.03 | 36,666.67 | 10,383.36 | 128.3% | 40,000 |
| 5835-10 Fire Prevention | 0.00 | 375.00 | 11,751.22 | 4,125.00 | 7,626.22 | 284.9% | 4,500 |
| 5840-10 Garbage & Recycling Removal | 1,841.57 | 1,666.67 | 19,011.74 | 18,333.33 | 678.41 | 103.7% | 20,000 |
| 5860-10 Janitor/Cleaning & Supplies | 797.83 | 750.00 | 8,529.53 | 8,250.00 | 279.53 | 103.4% | 9,000 |
| 5865-10 Landscaping Expenses | 0.00 | 625.00 | 7,365.75 | 6,875.00 | 490.75 | 107.1% | 7,500 |
| 5870-10 Repair & Maintenance | 0.00 | 349.25 | 1,255.56 | 3,841.75 | -2,586.19 | 32.7% | 4,191 |
| 5872-10 Snow Removal | 0.00 | 83.33 | 0.00 | 916.67 | -916.67 | 0.0% | 1,000 |
| 5875-10 Alarm Monitoring | 67.73 | 70.83 | 677.27 | 779.17 | -101.90 | 86.9% | 850 |
| 5880-10 Mechanical & Plumbing | 0.00 | 250.00 | 4,608.23 | 2,750.00 | 1,858.23 | 167.6% | 3,000 |
| 5885-10 Dryer Vent Cleaning | 0.00 | 166.67 | 0.00 | 1,833.33 | -1,833.33 | 0.0% | 2,000 |
| 5950-10 Pressure Washing | 0.00 | 41.67 | 0.00 | 458.33 | -458.33 | 0.0% | 500 |
| TOTAL EXPENSES | 10,443.77 | 12,963.08 | 155,751.20 | 142,593.92 | 13,157.28 | 109.2% | 155,557 |
| CRF & Other Funds Transfer | | | | | | | |
| 5985-10 CRF Contribution | 1,325.00 | 1,325.00 | 14,575.00 | 14,575.00 | 0.00 | 100.0% | 15,900 |
| Total CRF & Other Fund Transfer | 1,325.00 | 1,325.00 | 14,575.00 | 14,575.00 | 0.00 | 100.0% | 15,900 |

STRATA PLAN BCS2237

JOINT - INCOME STATEMENT

For the Period of 2026-01-01 to 2026-01-31

Reporting Period: 11

| Acct # | Current Month Actual | Current Month Budget | YTD Actual | YTD Budget | YTD Actual : YTD Budget | | Annual Budget |
|---------------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|-----------------------|--------------------------|
| | 2026-01-01 to 2026-01-31 | 2026-01-01 to 2026-01-31 | 2025-03-01 to 2026-01-31 | 2025-03-01 to 2026-01-31 | Amount | % | 2025-03-01 to 2026-02-28 |
| TOTAL EXPENSE | <u>11,768.77</u> | <u>14,288.08</u> | <u>170,326.20</u> | <u>157,168.92</u> | <u>13,157.28</u> | <u>108.4%</u> | <u>171,457</u> |
| NET INCOME | <u>2,313.90</u> | <u>-254.75</u> | <u>-15,336.33</u> | <u>-2,802.25</u> | <u>-12,534.08</u> | <u>547.3%</u> | <u>-3,057</u> |
| Operating Surplus (Deficit) Balance Forward | 0.00 | 506.42 | 6,076.92 | 5,570.58 | 506.34 | 109.1% | 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>2,313.90</u></u> | <u><u>251.67</u></u> | <u><u>-14,716.93</u></u> | <u><u>2,768.33</u></u> | <u><u>-17,485.26</u></u> | <u><u>-531.6%</u></u> | <u><u>3,020.00</u></u> |

STRATA PLAN BCS2237

APT - INCOME STATEMENT

For the Period of 2026-01-01 to 2026-01-31

Reporting Period: 11

| Acct # | Current Month Actual | Current Month Budget | YTD Actual | YTD Budget | YTD Actual : YTD Budget | | Annual Budget |
|---------------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------|---------------|--------------------------|
| | 2026-01-01 to 2026-01-31 | 2026-01-01 to 2026-01-31 | 2025-03-01 to 2026-01-31 | 2025-03-01 to 2026-01-31 | Amount | % | 2025-03-01 to 2026-02-28 |
| REVENUE | | | | | | | |
| 4200-11 Strata Fees - Operating | 2,011.67 | 2,011.67 | 22,128.29 | 22,128.33 | -0.04 | 100.0% | 24,140 |
| 4240-11 Move in & Out Fees | 100.00 | 0.00 | 150.00 | 0.00 | 150.00 | 0.0% | 0 |
| TOTAL REVENUE | 2,111.67 | 2,011.67 | 22,278.29 | 22,128.33 | 149.96 | 100.7% | 24,140 |
| EXPENSE | | | | | | | |
| EXPENSE | | | | | | | |
| 5790-11 Gas | 846.27 | 766.67 | 7,767.93 | 8,433.33 | -665.40 | 92.1% | 9,200 |
| 5810-11 Carpet Cleaning | 0.00 | 125.00 | 1,512.00 | 1,375.00 | 137.00 | 110.0% | 1,500 |
| 5860-11 Janitor/Cleaning & Supplies | 0.00 | 354.67 | 0.00 | 3,901.33 | -3,901.33 | 0.0% | 4,256 |
| 5820-11 Elevator Maintenance/ License | 389.55 | 416.67 | 4,922.25 | 4,583.33 | 338.92 | 107.4% | 5,000 |
| 5880-11 Mechanical & Plumbing | 0.00 | 83.33 | 0.00 | 916.67 | -916.67 | 0.0% | 1,000 |
| 5870-11 Repair & Maintenance | 0.00 | 166.67 | 2,254.00 | 1,833.33 | 420.67 | 122.9% | 2,000 |
| TOTAL EXPENSES | 1,235.82 | 1,913.00 | 16,456.18 | 21,043.00 | -4,586.82 | 78.2% | 22,956 |
| NET INCOME | 875.85 | 98.67 | 5,822.11 | 1,085.33 | 4,736.78 | 536.4% | 1,184 |
| Operating Surplus (Deficit) Balance Forward | 0.00 | 3,406.92 | 40,883.26 | 37,476.08 | 3,407.18 | 109.1% | 40,883 |
| Pr Yr Surplus (Deficit) Adjustment | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0% | 0 |
| Ending OP Surplus/ (Deficit) | 875.85 | 3,505.58 | 46,705.37 | 38,561.42 | 8,143.95 | 121.1% | 42,067.00 |

STRATA PLAN BCS2237

TOWNHOUSE - INCOME STATEMENT

For the Period of 2026-01-01 to 2026-01-31

Reporting Period: 11

| Acct # | Current Month Actual | Current Month Budget | YTD Actual | YTD Budget | YTD Actual : YTD Budget | | Annual Budget |
|---------------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------|---------------|--------------------------|
| | 2026-01-01 to 2026-01-31 | 2026-01-01 to 2026-01-31 | 2025-03-01 to 2026-01-31 | 2025-03-01 to 2026-01-31 | Amount | % | 2025-03-01 to 2026-02-28 |
| <u>REVENUE</u> | | | | | | | |
| 4200-12 Strata Fees - Operating | 82.96 | 83.00 | 912.64 | 913.00 | -0.36 | 100.0% | 996 |
| TOTAL REVENUE | 82.96 | 83.00 | 912.64 | 913.00 | -0.36 | 100.0% | 996 |
| <u>EXPENSE</u> | | | | | | | |
| General Repairs & Maintenance | | | | | | | |
| 5870-12 General Repairs & Maintenance | 0.00 | 83.00 | 0.00 | 913.00 | -913.00 | 0.0% | 996 |
| Total Repairs & Maintenance | 0.00 | 83.00 | 0.00 | 913.00 | -913.00 | 0.0% | 996 |
| TOTAL EXPENSE | 0.00 | 83.00 | 0.00 | 913.00 | -913.00 | 0.0% | 996 |
| NET INCOME | 82.96 | 0.00 | 912.64 | 0.00 | 912.64 | 0.0% | 0 |
| Operating Surplus (Deficit) Balance Forward | 0.00 | 2,588.25 | 4,999.63 | 28,470.75 | -23,471.12 | 17.6% | 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 | 5,912.27 | 28,470.75 | -22,558.48 | 20.8% | 31,059.00 |