

Strata Plan BCS 2237 Comparative Balance Sheet

	As at 2026-05-31		As at 2026-04-30		Percent
ASSET					
Current Assets					
Bank Operating Savings Account	23,126.96		23,100.47		0.11
Bank Chequing Account	12,233.99		4,261.91		187.05
Total Operating Funds		35,360.95		27,362.38	29.23
Bank Apt CRF Account	68.64		68.56		0.12
Bank Strata CRF Account	23,052.67		21,627.03		6.59
Bank Project Tree Replacement	10,779.43		10,767.08		0.11
Bank Electrical Planning & EV	9,924.44		9,913.07		0.11
Bank Depreciaiton Report Account	1,532.19		1,530.44		0.11
Total CRF & Projects Funds		45,357.37		43,906.18	3.31
Term Deposit - Apt CRF - AC#5842	56,353.11		56,353.11		0.00
Total Apt CRF Term Deposit		56,353.11		56,353.11	0.00
Term Deposit - Strata CRF - AC#5525	113,758.86		113,758.86		0.00
Total Strata CRF Term Deposits		113,758.86		113,758.86	0.00
Accounts Receivable	3,851.17		3,851.17		0.00
Total Receivable		3,851.17		3,851.17	0.00
Loan from Apartment to Joint		9,034.61		16,704.88	-45.92
Prepaid Exp - Insurance	20,412.00		22,680.00		-10.00
Prepaid Exp - Alarm Monitoring	67.72		135.45		-50.00
Total Prepaid Expense		20,479.72		22,815.45	-10.24
Total Current Assets		284,195.79		284,752.03	-0.20
TOTAL ASSET		284,195.79		284,752.03	-0.20
LIABILITY					
Current Liabilities					
Accounts Payable	23,375.50		1,747.32		1,237.79
Total Accounts Payable		23,375.50		1,747.32	1,237.79
Accured - Water & Sewer Exp	0.00		13,333.32		-100.00
Total Accured Liatbilities		0.00		13,333.32	-100.00
Loan from Apartment to Joint		9,034.61		16,704.88	-45.92
Prepaid Strata fee		1,003.84		1,222.35	-17.88
Total Current Liabilities		33,413.95		33,007.87	1.23
TOTAL LIABILITY		33,413.95		33,007.87	1.23
EQUITY					
Reserve Funds					
Apt - CRF Carried Fw	54,806.73		54,806.73		0.00
Apt - CRF Interest	1,615.02		1,614.94		0.00
Apartment CRF Total		56,421.75		56,421.67	0.00
Project Tree Replacement Carried Fw	10,742.83		10,742.83		0.00
Project Tree Replacement Interest	36.60		24.25		50.93
Project Tree replacement Total		10,779.43		10,767.08	0.11
Strata - CRF Carried Fw	140,470.45		140,470.45		0.00
Strata- CRF Current Yr Contribution	4,050.00		2,650.00		52.83
Strata - CRF Interest	3,291.08		3,265.44		0.79
Strata - CRF Transfer to Projects	-11,000.00		-11,000.00		0.00
Strata CRF Total		136,811.53		135,385.89	1.05
Depreciation Report Carried Fw	1,526.99		1,526.99		0.00
Depreciaiton Report Cu Yr Interest	5.20		3.45		50.72
Total Depreciaiton Report		1,532.19		1,530.44	0.11
Electrical Planning Trf from CRF	11,000.00		11,000.00		0.00
Elactrical Planning Cu Yr Interest	23.13		11.76		96.68
Electrical Planning Cu Yr Expenses	-1,098.69		-1,098.69		0.00
Total Electrial Planning & EV Ready		9,924.44		9,913.07	0.11

Strata Plan BCS 2237 **Comparative Balance Sheet**

	As at 2026-05-31	As at 2026-04-30	Percent
Total Reserve Funds	<u>215,469.34</u>	<u>214,018.15</u>	0.68
Operating Surplus (Deficit)			
Pr Yr Op Surplus (Deficit)	35,602.94	35,602.94	0.00
Pr Yr Surplus (Deficit) Adjustment	3,851.17	3,851.17	0.00
Current Yr Op Surplus (Deficit)	<u>-4,141.61</u>	<u>-1,728.10</u>	139.66
Total Operating Surplus (Deficit)	<u>35,312.50</u>	<u>37,726.01</u>	-6.40
TOTAL EQUITY	<u>250,781.84</u>	<u>251,744.16</u>	-0.38
LIABILITIES AND EQUITY	<u>284,195.79</u>	<u>284,752.03</u>	-0.20



Prepared on
June 17, 2026



Checked on
June 26, 2026



Approved on
June 30, 2026

Strata Plan BCS 2237

Departmental Balance Sheet As at 2026-05-31

	Total	Joint-use	Apartment	Townhouse
ASSET				
Current Assets				
Bank Operating Savings Account	23,126.96	0.00	16,882.85	6,244.11
Bank Chequing Account	12,233.99	0.00	12,233.99	0.00
Total Operating Funds	35,360.95	0.00	29,116.84	6,244.11
Bank Apt CRF Account	68.64	0.00	68.64	0.00
Bank Strata CRF Account	23,052.67	23,052.67	0.00	0.00
Bank Project Tree Replacement	10,779.43	10,779.43	0.00	0.00
Bank Electrical Planning & EV	9,924.44	9,924.44	0.00	0.00
Bank Depreciaton Report Account	1,532.19	1,532.19	0.00	0.00
Total CRF & Projects Funds	45,357.37	45,288.73	68.64	0.00
Term Deposit - Apt CRF - AC#5842	56,353.11	0.00	56,353.11	0.00
Total Apt CRF Term Deposit	56,353.11	0.00	56,353.11	0.00
Term Deposit - Strata CRF - AC#5525	113,758.86	113,758.86	0.00	0.00
Total Strata CRF Term Deposits	113,758.86	113,758.86	0.00	0.00
Accounts Receivable	3,851.17	3,851.17	0.00	0.00
Account Receivable - Dept Allocatio	0.00	-3,851.17	3,851.17	0.00
Total Receivable	3,851.17	0.00	3,851.17	0.00
Loan from Apartment to Joint	9,034.61	0.00	9,034.61	0.00
Prepaid Exp - Insurance	20,412.00	20,412.00	0.00	0.00
Prepaid Exp - Alarm Monitoring	67.72	67.72	0.00	0.00
Total Prepaid Expense	20,479.72	20,479.72	0.00	0.00
Total Current Assets	284,195.79	179,527.31	98,424.37	6,244.11
TOTAL ASSET	284,195.79	179,527.31	98,424.37	6,244.11
LIABILITY				
Current Liabilities				
Accounts Payable	23,375.50	23,375.50	0.00	0.00
Accounts Payable - Dept Allocation	0.00	-690.90	690.90	0.00
Total Accounts Payable	23,375.50	22,684.60	690.90	0.00
Accured - Water & Sewer Exp	0.00	0.00	0.00	0.00
Total Accured Liatibilities	0.00	0.00	0.00	0.00
Loan from Apartment to Joint	9,034.61	9,034.61	0.00	0.00
Prepaid Strata fee	1,003.84	1,003.84	0.00	0.00
Total Current Liabilities	33,413.95	32,723.05	690.90	0.00
TOTAL LIABILITY	33,413.95	32,723.05	690.90	0.00
EQUITY				
Reserve Funds				
Apt - CRF Carried Fw	54,806.73	0.00	54,806.73	0.00
Apt - CRF Term Deposits	0.00	0.00	0.00	0.00
Apt - CRF Interest	1,615.02	0.00	1,615.02	0.00
Apartment CRF Total	56,421.75	0.00	56,421.75	0.00
Project Tree Replacement Carried Fw	10,742.83	10,742.83	0.00	0.00
Project Tree Replacement Interest	36.60	36.60	0.00	0.00
Project Tree replacement Total	10,779.43	10,779.43	0.00	0.00
Strata - CRF Carried Fw	140,470.45	140,470.45	0.00	0.00
Strata - CRF Term Deposits	0.00	0.00	0.00	0.00
Strata- CRF Current Yr Contribution	4,050.00	4,050.00	0.00	0.00
Strata - CRF Interest	3,291.08	3,291.08	0.00	0.00
Strata - CRF Transfer to Projects	-11,000.00	-11,000.00	0.00	0.00
Strata CRF Total	136,811.53	136,811.53	0.00	0.00
Depreciation Report Carried Fw	1,526.99	1,526.99	0.00	0.00
Depreciaton Report Cu Yr Interest	5.20	5.20	0.00	0.00
Depreciaton Report Cu Yr Expense	0.00	0.00	0.00	0.00
Depreciaton Report Trf From CRF	0.00	0.00	0.00	0.00

Strata Plan BCS 2237
Departmental Balance Sheet As at 2026-05-31

	Total	Joint-use	Apartment	Townhouse
Total Depreciaton Report	1,532.19	1,532.19	0.00	0.00
Electrical Planning Trf from CRF	11,000.00	11,000.00	0.00	0.00
Electrical Planning Cu Yr Interest	23.13	23.13	0.00	0.00
Electrical Planning Cu Yr Expenses	-1,098.69	-1,098.69	0.00	0.00
Total Electrial Planning & EV Ready	9,924.44	9,924.44	0.00	0.00
Total Reserve Funds	<u>215,469.34</u>	<u>159,047.59</u>	<u>56,421.75</u>	<u>0.00</u>
Operating Surplus (Deficit)				
Pr Yr Op Surplus (Deficit)	35,602.94	-17,422.26	47,029.97	5,995.23
Pr Yr Surplus (Deficit) Adjustment	3,851.17	9,869.41	-6,018.24	0.00
Current Yr Op Surplus (Deficit)	-4,141.61	-4,690.48	299.99	248.88
Total Operating Surplus (Deficit)	<u>35,312.50</u>	<u>-12,243.33</u>	<u>41,311.72</u>	<u>6,244.11</u>
TOTAL EQUITY	<u>250,781.84</u>	<u>146,804.26</u>	<u>97,733.47</u>	<u>6,244.11</u>
LIABILITIES AND EQUITY	<u>284,195.79</u>	<u>179,527.31</u>	<u>98,424.37</u>	<u>6,244.11</u>
ADJUSTMENTS FOR DEPARTMENT ALLOCATION				
Previous Year Adjustment		0.00	0.00	0.00
Current Year Adjustment		0.00	0.00	0.00
ADJUSTED LIABILITIES AND EQUITY		<u>179,527.31</u>	<u>98,424.37</u>	<u>6,244.11</u>


 Prepared on
 June 17, 2026


 Checked on
 June 26, 2026


 Approved on
 June 30, 2026

STRATA PLAN BCS2237

JOINT - INCOME STATEMENT

For the Period of 2026-05-01 to 2026-05-31

Reporting Period: 03

Acct #	Current Month Actual	Current Month Budget	YTD Actual	YTD Budget	YTD Actual : YTD Budget		Annual Budget
	2026-05-01 to 2026-05-31	2026-05-01 to 2026-05-31	2026-03-01 to 2026-05-31	2026-03-01 to 2026-05-31	Amount	%	2026-03-01 to 2027-02-28
<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	13,662.25	38,125.02	40,986.75	-2,861.73	93.0%	163,947
4230-10 Strata Fees - CRF Contribution	1,325.00	1,350.00	3,975.00	4,050.00	-75.00	98.1%	16,200
4245-10 Miscellaneous Revenue	26.49	0.00	88.08	0.00	88.08	0.0%	0
4250-10 Late Interest & Payment	0.00	0.00	0.00	0.00	0.00	0.0%	0
TOTAL REVENUE	14,059.83	15,012.25	42,388.10	45,036.75	-2,648.65	94.1%	180,147
<u>EXPENSE</u>							
Expenses							
5755-10 Statutory Review of Trust Account	0.00	35.00	0.00	105.00	-105.00	0.0%	420
5640-10 Postage and Copies/ Administration	103.33	150.00	806.59	450.00	356.59	179.2%	1,800
5670-10 Bank Charges	50.72	26.67	97.67	80.00	17.67	122.1%	320
5685-10 Insurance	2,268.00	2,268.00	6,804.00	6,804.00	0.00	100.0%	27,216
5695-10 Accounting & Legal	0.00	41.67	0.00	125.00	-125.00	0.0%	500
5725-10 Management Fees	1,177.79	1,213.17	3,533.37	3,639.50	-106.13	97.1%	14,558
5745-10 Supplies & Miscellaneous expenses	0.00	41.67	0.00	125.00	-125.00	0.0%	500
5775-10 Electricity	0.00	833.33	1,467.48	2,500.00	-1,032.52	58.7%	10,000
5785-10 Telephone	33.60	33.33	100.80	100.00	0.80	100.8%	400
5788-10 Water & Sewer	8,446.18	4,166.67	15,112.84	12,500.00	2,612.84	120.9%	50,000
5835-10 Fire Prevention	376.64	500.00	5,506.31	1,500.00	4,006.31	367.1%	6,000
5840-10 Garbage & Recycling Removal	1,894.19	1,750.00	5,577.33	5,250.00	327.33	106.2%	21,000
5860-10 Janitor/Cleaning & Supplies	263.28	266.67	789.84	800.00	-10.16	98.7%	3,200
5865-10 Landscaping Expenses	871.50	625.00	2,614.50	1,875.00	739.50	139.4%	7,500
5870-10 Repair & Maintenance	0.00	166.67	414.67	500.00	-85.33	82.9%	2,000
5872-10 Snow Removal	0.00	83.33	0.00	250.00	-250.00	0.0%	1,000
5875-10 Alarm Monitoring	67.73	62.50	203.18	187.50	15.68	108.4%	750
5880-10 Mechanical & Plumbing	0.00	250.00	0.00	750.00	-750.00	0.0%	3,000
5885-10 Dryer Vent Cleaning	0.00	150.00	0.00	450.00	-450.00	0.0%	1,800
5950-10 Pressure Washing	0.00	41.67	0.00	125.00	-125.00	0.0%	500
TOTAL EXPENSES	15,552.96	12,705.33	43,028.58	38,116.00	4,912.58	112.9%	152,464
CRF & Other Funds Transfer							
5985-10 CRF Contribution	1,400.00	1,350.00	4,050.00	4,050.00	0.00	100.0%	16,200
Total CRF & Other Fund Transfer	1,400.00	1,350.00	4,050.00	4,050.00	0.00	100.0%	16,200

STRATA PLAN BCS2237

JOINT - INCOME STATEMENT

For the Period of 2026-05-01 to 2026-05-31

Reporting Period: 03

Acct #	Current Month Actual	Current Month Budget	YTD Actual	YTD Budget	YTD Actual : YTD Budget		Annual Budget
	2026-05-01 to 2026-05-31	2026-05-01 to 2026-05-31	2026-03-01 to 2026-05-31	2026-03-01 to 2026-05-31	Amount	%	2026-03-01 to 2027-02-28
TOTAL EXPENSE	<u>16,952.96</u>	<u>14,055.33</u>	<u>47,078.58</u>	<u>42,166.00</u>	<u>4,912.58</u>	<u>111.7%</u>	<u>168,664</u>
NET INCOME	-2,893.13	956.92	-4,690.48	2,870.75	-7,561.23	-163.4%	11,483
Operating Surplus (Deficit) Balance Forward	0.00	-950.33	-17,422.26	-2,851.00	-14,571.26	611.1%	-11,404
Pr Yr Surplus (Deficit) Adjustment	0.00	0.00	9,869.41	0.00	9,869.41	0.0%	0
Ending OP Surplus/ (Deficit)	<u><u>-2,893.13</u></u>	<u><u>6.58</u></u>	<u><u>-12,243.33</u></u>	<u><u>19.75</u></u>	<u><u>-12,263.08</u></u>	<u><u>-61991.5%</u></u>	<u><u>79.00</u></u>

STRATA PLAN BCS2237

APT - INCOME STATEMENT

For the Period of 2026-05-01 to 2026-05-31

Reporting Period: 03

Acct #	Current Month Actual	Current Month Budget	YTD Actual	YTD Budget	YTD Actual : YTD Budget		Annual Budget
	2026-05-01 to 2026-05-31	2026-05-01 to 2026-05-31	2026-03-01 to 2026-05-31	2026-03-01 to 2026-05-31	Amount	%	2026-03-01 to 2027-02-28
<u>REVENUE</u>							
4200-11 Strata Fees - Operating	2,011.66	1,817.58	6,034.98	5,452.75	582.23	110.7%	21,811
4240-11 Move in & Out Fees	0.00	0.00	100.00	0.00	100.00	0.0%	0
TOTAL REVENUE	2,011.66	1,817.58	6,134.98	5,452.75	682.23	112.5%	21,811
<u>EXPENSE</u>							
EXPENSE							
5790-11 Gas	690.90	766.67	2,452.34	2,300.00	152.34	106.6%	9,200
5810-11 Carpet Cleaning	0.00	125.00	301.35	375.00	-73.65	80.4%	1,500
5820-11 Elevator Maintenance/ License	389.55	416.67	1,477.65	1,250.00	227.65	118.2%	5,000
5860-11 Janitor/Cleaning & Supplies	534.55	531.92	1,603.65	1,595.75	7.90	100.5%	6,383
5880-11 Mechanical & Plumbing	0.00	83.33	0.00	250.00	-250.00	0.0%	1,000
5870-11 Repair & Maintenance	0.00	166.67	0.00	500.00	-500.00	0.0%	2,000
TOTAL EXPENSES	1,615.00	2,090.25	5,834.99	6,270.75	-435.76	93.1%	25,083
NET INCOME	396.66	-272.67	299.99	-818.00	1,117.99	-36.7%	-3,272
Operating Surplus (Deficit) Balance Forward	0.00	3,417.67	47,029.97	10,253.00	36,776.97	458.7%	41,012
Pr Yr Surplus (Deficit) Adjustment	0.00	0.00	-6,018.24	0.00	-6,018.24	0.0%	0
Ending OP Surplus/ (Deficit)	396.66	3,145.00	41,311.72	9,435.00	31,876.72	437.9%	37,740.00

STRATA PLAN BCS2237

TOWNHOUSE - INCOME STATEMENT

For the Period of 2026-05-01 to 2026-05-31

Reporting Period: 03

Acct #	Current Month Actual	Current Month Budget	YTD Actual	YTD Budget	YTD Actual : YTD Budget		Annual Budget
	2026-05-01 to 2026-05-31	2026-05-01 to 2026-05-31	2026-03-01 to 2026-05-31	2026-03-01 to 2026-05-31	Amount	%	2026-03-01 to 2027-02-28
<u>REVENUE</u>							
4200-12 Strata Fees - Operating	82.96	83.00	248.88	249.00	-0.12	100.0%	996
TOTAL REVENUE	82.96	83.00	248.88	249.00	-0.12	100.0%	996
<u>EXPENSE</u>							
General Repairs & Maintenance							
5870-12 General Repairs & Maintenance	0.00	83.00	0.00	249.00	-249.00	0.0%	996
Total Repairs & Maintenance	0.00	83.00	0.00	249.00	-249.00	0.0%	996
TOTAL EXPENSE	0.00	83.00	0.00	249.00	-249.00	0.0%	996
NET INCOME	82.96	0.00	248.88	0.00	248.88	0.0%	0
Operating Surplus (Deficit) Balance Forward	0.00	2,588.25	5,995.23	7,764.75	-1,769.52	77.2%	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	6,244.11	7,764.75	-1,520.64	80.4%	31,059.00