

Strata Plan BCS 2237 Comparative Balance Sheet

	As at 2026-07-31		As at 2026-06-30	Percent
ASSET				
Current Assets				
Bank Operating Savings Account	28,182.44		23,152.62	21.72
Bank Chequing Account	6,269.43		2,368.36	164.72
Total Operating Funds		34,451.87	25,520.98	34.99
Bank Apt CRF Account	68.80		68.72	0.12
Bank Strata CRF Account	25,808.12		24,429.05	5.65
Bank Project Tree Replacement	10,803.81		10,791.39	0.12
Bank Electrical Planning & EV	5,026.87		5,021.09	0.12
Bank Depreciaton Report Account	1,535.66		1,533.89	0.12
Total CRF & Projects Funds		43,243.26	41,844.14	3.34
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	0.00		111.09	-100.00
Total Receivable		0.00	111.09	-100.00
Loan from Apartment to Joint		12,178.32	18,750.21	-35.05
Prepaid Exp - Insurance	15,876.00		18,144.00	-12.50
Prepaid Exp - Alarm Monitoring	145.95		0.00	0.00
Total Prepaid Expense		16,021.95	18,144.00	-11.70
Total Current Assets		<u>276,007.37</u>	<u>274,482.39</u>	0.56
TOTAL ASSET		<u>276,007.37</u>	<u>274,482.39</u>	0.56
LIABILITY				
Current Liabilities				
Accounts Payable	1,766.26		1,507.10	17.20
Total Accounts Payable		1,766.26	1,507.10	17.20
Accured - Water & Sewer Exp	6,666.66		3,333.33	100.00
Total Accured Liatilities		6,666.66	3,333.33	100.00
Loan from Apartment to Joint		12,178.32	18,750.21	-35.05
Prepaid Strata fee		491.42	725.01	-32.22
Total Current Liabilities		<u>21,102.66</u>	<u>24,315.65</u>	-13.21
TOTAL LIABILITY		<u>21,102.66</u>	<u>24,315.65</u>	-13.21
EQUITY				
Reserve Funds				
Apt - CRF Carried Fw	54,806.73		54,806.73	0.00
Apt - CRF Interest	1,615.18		1,615.10	0.00
Apartment CRF Total		56,421.91	56,421.83	0.00
Project Tree Replacement Carried Fw	10,742.83		10,742.83	0.00
Project Tree Replacement Interest	60.98		48.56	25.58
Project Tree replacement Total		10,803.81	10,791.39	0.12
Strata - CRF Carried Fw	140,470.45		140,470.45	0.00
Strata- CRF Current Yr Contribution	6,750.00		5,400.00	25.00
Strata - CRF Interest	3,346.53		3,317.46	0.88
Strata - CRF Transfer to Projects	-11,000.00		-11,000.00	0.00
Strata CRF Total		139,566.98	138,187.91	1.00
Depreciation Report Carried Fw	1,526.99		1,526.99	0.00
Depreciaton Report Cu Yr Interest	8.67		6.90	25.65
Total Depreciaton Report		1,535.66	1,533.89	0.12
Electrical Planning Trf from CRF	11,000.00		11,000.00	0.00
Electrical Planning Cu Yr Interest	39.56		33.78	17.11
Electrical Planning Cu Yr Expenses	-6,012.69		-6,012.69	0.00
Total Electrial Planning & EV Ready		<u>5,026.87</u>	<u>5,021.09</u>	0.12

Strata Plan BCS 2237 **Comparative Balance Sheet**

	As at 2026-07-31	As at 2026-06-30	Percent
Total Reserve Funds	<u>213,355.23</u>	<u>211,956.11</u>	0.66
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>2,095.37</u>	<u>-1,243.48</u>	-268.51
Total Operating Surplus (Deficit)	<u>41,549.48</u>	<u>38,210.63</u>	8.74
TOTAL EQUITY	<u>254,904.71</u>	<u>250,166.74</u>	1.89
LIABILITIES AND EQUITY	<u><u>276,007.37</u></u>	<u><u>274,482.39</u></u>	0.56



Prepared on
August 26, 2026



Checked on
August 26, 2026



Approved on
August 28, 2026

Strata Plan BCS 2237

Departmental Balance Sheet As at 2026-07-31

	Total	Joint-use	Apartment	Townhouse
ASSET				
Current Assets				
Bank Operating Savings Account	28,182.44	0.00	21,772.33	6,410.11
Bank Chequing Account	<u>6,269.43</u>	<u>0.00</u>	<u>6,269.43</u>	<u>0.00</u>
Total Operating Funds	34,451.87	0.00	28,041.76	6,410.11
Bank Apt CRF Account	68.80	0.00	68.80	0.00
Bank Strata CRF Account	25,808.12	25,808.12	0.00	0.00
Bank Project Tree Replacement	10,803.81	10,803.81	0.00	0.00
Bank Electrical Planning & EV	5,026.87	5,026.87	0.00	0.00
Bank Depreciaton Report Account	<u>1,535.66</u>	<u>1,535.66</u>	<u>0.00</u>	<u>0.00</u>
Total CRF & Projects Funds	43,243.26	43,174.46	68.80	0.00
Term Deposit - Apt CRF - AC#5842	<u>56,353.11</u>	<u>0.00</u>	<u>56,353.11</u>	<u>0.00</u>
Total Apt CRF Term Deposit	56,353.11	0.00	56,353.11	0.00
Term Deposit - Strata CRF - AC#5525	<u>113,758.86</u>	<u>113,758.86</u>	<u>0.00</u>	<u>0.00</u>
Total Strata CRF Term Deposits	113,758.86	113,758.86	0.00	0.00
Loan from Apartment to Joint	12,178.32	0.00	12,178.32	0.00
Prepaid Exp - Insurance	15,876.00	15,876.00	0.00	0.00
Prepaid Exp - Alarm Monitoring	<u>145.95</u>	<u>145.95</u>	<u>0.00</u>	<u>0.00</u>
Total Prepaid Expense	<u>16,021.95</u>	<u>16,021.95</u>	<u>0.00</u>	<u>0.00</u>
Total Current Assets	<u>276,007.37</u>	<u>172,955.27</u>	<u>96,641.99</u>	<u>6,410.11</u>
TOTAL ASSET	<u>276,007.37</u>	<u>172,955.27</u>	<u>96,641.99</u>	<u>6,410.11</u>
LIABILITY				
Current Liabilities				
Accounts Payable	1,766.26	1,766.26	0.00	0.00
Accounts Payable - Dept Allocation	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Accounts Payable	1,766.26	1,766.26	0.00	0.00
Accured - Water & Sewer Exp	<u>6,666.66</u>	<u>6,666.66</u>	<u>0.00</u>	<u>0.00</u>
Total Accured Liabilities	6,666.66	6,666.66	0.00	0.00
Loan from Apartment to Joint	12,178.32	12,178.32	0.00	0.00
Prepaid Strata fee	<u>491.42</u>	<u>491.42</u>	<u>0.00</u>	<u>0.00</u>
Total Current Liabilities	<u>21,102.66</u>	<u>21,102.66</u>	<u>0.00</u>	<u>0.00</u>
TOTAL LIABILITY	<u>21,102.66</u>	<u>21,102.66</u>	<u>0.00</u>	<u>0.00</u>
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	<u>1,615.18</u>	<u>0.00</u>	<u>1,615.18</u>	<u>0.00</u>
Apartment CRF Total	56,421.91	0.00	56,421.91	0.00
Project Tree Replacement Carried Fw	10,742.83	10,742.83	0.00	0.00
Project Tree Replacement Interest	<u>60.98</u>	<u>60.98</u>	<u>0.00</u>	<u>0.00</u>
Project Tree replacement Total	10,803.81	10,803.81	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	6,750.00	6,750.00	0.00	0.00
Strata - CRF Interest	3,346.53	3,346.53	0.00	0.00
Strata - CRF Transfer to Projects	<u>-11,000.00</u>	<u>-11,000.00</u>	<u>0.00</u>	<u>0.00</u>
Strata CRF Total	139,566.98	139,566.98	0.00	0.00
Depreciation Report Carried Fw	1,526.99	1,526.99	0.00	0.00
Depreciaton Report Cu Yr Interest	8.67	8.67	0.00	0.00
Depreciaton Report Cu Yr Expense	0.00	0.00	0.00	0.00
Depreciaton Report Trf From CRF	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Depreciaton Report	1,535.66	1,535.66	0.00	0.00
Electrical Planning Trf from CRF	11,000.00	11,000.00	0.00	0.00
Elactrical Planning Cu Yr Interest	<u>39.56</u>	<u>39.56</u>	<u>0.00</u>	<u>0.00</u>

Strata Plan BCS 2237
Departmental Balance Sheet As at 2026-07-31

	Total	Joint-use	Apartment	Townhouse
Electrical Planning Cu Yr Expenses	<u>-6,012.69</u>	<u>-6,012.69</u>	<u>0.00</u>	<u>0.00</u>
Total Electrical Planning & EV Ready	5,026.87	5,026.87	0.00	0.00
Total Reserve Funds	<u>213,355.23</u>	<u>156,933.32</u>	<u>56,421.91</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)	<u>2,095.37</u>	<u>2,472.14</u>	<u>-791.65</u>	<u>414.88</u>
Total Operating Surplus (Deficit)	<u>41,549.48</u>	<u>-5,080.71</u>	<u>40,220.08</u>	<u>6,410.11</u>
TOTAL EQUITY	<u>254,904.71</u>	<u>151,852.61</u>	<u>96,641.99</u>	<u>6,410.11</u>
LIABILITIES AND EQUITY	<u>276,007.37</u>	<u>172,955.27</u>	<u>96,641.99</u>	<u>6,410.11</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>172,955.27</u>	<u>96,641.99</u>	<u>6,410.11</u>



Prepared on
August 26, 2026



Checked on
August 26, 2026



Approved on
August 28, 2026

STRATA PLAN BCS2237

JOINT - INCOME STATEMENT

For the Period of 2026-07-01 to 2026-07-31

Reporting Period: 05

Acct #	Current Month Actual	Current Month Budget	YTD Actual	YTD Budget	YTD Actual : YTD Budget		Annual Budget
	2026-07-01 to 2026-07-31	2026-07-01 to 2026-07-31	2026-03-01 to 2026-07-31	2026-03-01 to 2026-07-31	Amount	%	2026-03-01 to 2027-02-28
<u>REVENUE</u>							
4135-10 FOB Fees	100.00	0.00	300.00	0.00	300.00	0.0%	0
4200-10 Strata Fees - Operating	13,662.18	13,662.25	68,311.06	68,311.25	-0.19	100.0%	163,947
4230-10 Strata Fees - CRF Contribution	1,350.00	1,350.00	6,750.00	6,750.00	0.00	100.0%	16,200
4245-10 Miscellaneous Revenue	29.82	0.00	143.56	0.00	143.56	0.0%	0
4250-10 Late Interest & Payment	0.00	0.00	0.00	0.00	0.00	0.0%	0
TOTAL REVENUE	15,142.00	15,012.25	75,504.62	75,061.25	443.37	100.6%	180,147
<u>EXPENSE</u>							
Expenses							
5755-10 Statutory Review of Trust Account	0.00	35.00	0.00	175.00	-175.00	0.0%	420
5640-10 Postage and Copies/ Administration	97.55	150.00	1,016.18	750.00	266.18	135.5%	1,800
5670-10 Bank Charges	42.00	26.67	139.67	133.33	6.34	104.8%	320
5685-10 Insurance	2,268.00	2,268.00	11,340.00	11,340.00	0.00	100.0%	27,216
5695-10 Accounting & Legal	0.00	41.67	0.00	208.33	-208.33	0.0%	500
5725-10 Management Fees	1,177.79	1,213.17	5,888.95	6,065.83	-176.88	97.1%	14,558
5745-10 Supplies & Miscellaneous expenses	0.00	41.67	0.00	208.33	-208.33	0.0%	500
5775-10 Electricity	0.00	833.33	2,962.37	4,166.67	-1,204.30	71.1%	10,000
5785-10 Telephone	33.60	33.33	168.00	166.67	1.33	100.8%	400
5788-10 Water & Sewer	3,333.33	4,166.67	21,779.50	20,833.33	946.17	104.5%	50,000
5835-10 Fire Prevention	0.00	500.00	5,506.31	2,500.00	3,006.31	220.3%	6,000
5840-10 Garbage & Recycling Removal	1,894.19	1,750.00	9,365.71	8,750.00	615.71	107.0%	21,000
5860-10 Janitor/Cleaning & Supplies	263.28	266.67	1,316.40	1,333.33	-16.93	98.7%	3,200
5865-10 Landscaping Expenses	871.50	625.00	4,357.50	3,125.00	1,232.50	139.4%	7,500
5870-10 Repair & Maintenance	0.00	166.67	414.67	833.33	-418.66	49.8%	2,000
5872-10 Snow Removal	0.00	83.33	0.00	416.67	-416.67	0.0%	1,000
5875-10 Alarm Monitoring	72.98	62.50	343.88	312.50	31.38	110.0%	750
5880-10 Mechanical & Plumbing	861.16	250.00	1,683.34	1,250.00	433.34	134.7%	3,000
5885-10 Dryer Vent Cleaning	0.00	150.00	0.00	750.00	-750.00	0.0%	1,800
5950-10 Pressure Washing	0.00	41.67	0.00	208.33	-208.33	0.0%	500
TOTAL EXPENSES	10,915.38	12,705.33	66,282.48	63,526.67	2,755.81	104.3%	152,464
CRF & Other Funds Transfer							
5985-10 CRF Contribution	1,350.00	1,350.00	6,750.00	6,750.00	0.00	100.0%	16,200
Total CRF & Other Fund Transfer	1,350.00	1,350.00	6,750.00	6,750.00	0.00	100.0%	16,200

STRATA PLAN BCS2237

JOINT - INCOME STATEMENT

For the Period of 2026-07-01 to 2026-07-31

Reporting Period: 05

Acct #	Current Month Actual	Current Month Budget	YTD Actual	YTD Budget	YTD Actual : YTD Budget		Annual Budget
	2026-07-01 to 2026-07-31	2026-07-01 to 2026-07-31	2026-03-01 to 2026-07-31	2026-03-01 to 2026-07-31	Amount	%	2026-03-01 to 2027-02-28
TOTAL EXPENSE	<u>12,265.38</u>	<u>14,055.33</u>	<u>73,032.48</u>	<u>70,276.67</u>	<u>2,755.81</u>	<u>103.9%</u>	<u>168,664</u>
NET INCOME	2,876.62	956.92	2,472.14	4,784.58	-2,312.44	51.7%	11,483
Operating Surplus (Deficit) Balance Forward	0.00	-950.33	-17,422.26	-4,751.67	-12,670.59	366.7%	-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>2,876.62</u></u>	<u><u>6.58</u></u>	<u><u>-5,080.71</u></u>	<u><u>32.92</u></u>	<u><u>-5,113.63</u></u>	<u><u>-15435.1%</u></u>	<u><u>79.00</u></u>

STRATA PLAN BCS2237

APT - INCOME STATEMENT

For the Period of 2026-07-01 to 2026-07-31

Reporting Period: 05

Acct #	Current Month Actual	Current Month Budget	YTD Actual	YTD Budget	YTD Actual : YTD Budget		Annual Budget
	2026-07-01 to 2026-07-31	2026-07-01 to 2026-07-31	2026-03-01 to 2026-07-31	2026-03-01 to 2026-07-31	Amount	%	2026-03-01 to 2027-02-28
<u>REVENUE</u>							
4200-11 Strata Fees - Operating	1,817.58	1,817.58	9,087.99	9,087.92	0.07	100.0%	21,811
4240-11 Move in & Out Fees	0.00	0.00	100.00	0.00	100.00	0.0%	0
TOTAL REVENUE	1,817.58	1,817.58	9,187.99	9,087.92	100.07	101.1%	21,811
<u>EXPENSE</u>							
EXPENSE							
5790-11 Gas	514.25	766.67	3,568.59	3,833.33	-264.74	93.1%	9,200
5810-11 Carpet Cleaning	0.00	125.00	977.55	625.00	352.55	156.4%	1,500
5820-11 Elevator Maintenance/ License	389.55	416.67	2,760.75	2,083.33	677.42	132.5%	5,000
5860-11 Janitor/Cleaning & Supplies	534.55	531.92	2,672.75	2,659.58	13.17	100.5%	6,383
5880-11 Mechanical & Plumbing	0.00	83.33	0.00	416.67	-416.67	0.0%	1,000
5870-11 Repair & Maintenance	0.00	166.67	0.00	833.33	-833.33	0.0%	2,000
TOTAL EXPENSES	1,438.35	2,090.25	9,979.64	10,451.25	-471.61	95.5%	25,083
NET INCOME	379.23	-272.67	-791.65	-1,363.33	571.68	58.1%	-3,272
Operating Surplus (Deficit) Balance Forward	0.00	3,417.67	47,029.97	17,088.33	29,941.64	275.2%	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)	379.23	3,145.00	40,220.08	15,725.00	24,495.08	255.8%	37,740.00

STRATA PLAN BCS2237

TOWNHOUSE - INCOME STATEMENT

For the Period of 2026-07-01 to 2026-07-31

Reporting Period: 05

Acct #	Current Month Actual	Current Month Budget	YTD Actual	YTD Budget	YTD Actual : YTD Budget		Annual Budget
	2026-07-01 to 2026-07-31	2026-07-01 to 2026-07-31	2026-03-01 to 2026-07-31	2026-03-01 to 2026-07-31	Amount	%	2026-03-01 to 2027-02-28
<u>REVENUE</u>							
4200-12 Strata Fees - Operating	83.00	83.00	414.88	415.00	-0.12	100.0%	996
TOTAL REVENUE	83.00	83.00	414.88	415.00	-0.12	100.0%	996
<u>EXPENSE</u>							
General Repairs & Maintenance							
5870-12 General Repairs & Maintenance	0.00	83.00	0.00	415.00	-415.00	0.0%	996
Total Repairs & Maintenance	0.00	83.00	0.00	415.00	-415.00	0.0%	996
TOTAL EXPENSE	0.00	83.00	0.00	415.00	-415.00	0.0%	996
NET INCOME	83.00	0.00	414.88	0.00	414.88	0.0%	0
Operating Surplus (Deficit) Balance Forward	0.00	2,588.25	5,995.23	12,941.25	-6,946.02	46.3%	31,059
Pr Yr Surplus (Deficit) Adjustment	0.00	0.00	0.00	0.00	0.00	0.0%	0
Ending OP Surplus/ (Deficit)	83.00	2,588.25	6,410.11	12,941.25	-6,531.14	49.5%	31,059.00