

Strata Plan LMS621 Comparative Balance Sheet

	As at 2025-11-30	As at 2025-10-31	Percent
ASSET			
Current Assets			
CRF Bank Account	23,187.89	20,510.59	13.05
Chequing Bank Account	16,008.06	11,022.76	45.23
Bank - Re-Roofing	0.00	0.97	-100.00
Bank - SL Balcony	18,729.99	18,707.69	0.12
Bank -SL Fire Panel Replace Project	2.25	14,141.30	-99.98
Bank - SL Enterphone Panel Project	0.31	475.44	-99.93
Total Cash	57,928.50	64,858.75	-10.69
CRF Term Deposit #4999	16,084.68	16,084.68	0.00
SL Balcony Term Deposit #5053	21,442.12	21,442.12	0.00
Total Term deposit	37,526.80	37,526.80	0.00
Accounts Receivable	1,968.05	18,998.95	-89.64
Prepaid Exp - Insurance	1,152.75	2,305.50	-50.00
Prepaid Exp - Appraisal	253.75	253.75	0.00
Prepaid Exp - Garbage	30.00	60.00	-50.00
Prepaid Exp - Intercom Line	28.00	56.00	-50.00
Prepaid Exp - Fireline	54.25	108.50	-50.00
Prepaid Exp - Alarm Monitoring	0.00	83.86	-100.00
Total Prepaid Expense	1,518.75	2,867.61	-47.04
Total Current Assets	98,942.10	124,252.11	-20.37
TOTAL ASSET	98,942.10	124,252.11	-20.37
LIABILITY			
Current Liabilities			
Accounts Payable	4,566.82	12,567.67	-63.66
Accrued Exp - Water & Sewer	1,650.00	3,750.00	-56.00
Total Accrued Expense	1,650.00	3,750.00	-56.00
Prepaid Strata Fees	42.48	84.98	-50.01
Due to CRF from Operating	16,567.84	17,817.84	-7.02
Total Current Liabilities	22,827.14	34,220.49	-33.29
TOTAL LIABILITY	22,827.14	34,220.49	-33.29
EQUITY			
Contingency Reserve Fund			
CRF Carried Fwd	48,911.23	48,911.23	0.00
CRF Contribution	3,250.00	2,600.00	25.00
Move Back From Re- Roofing	2,447.40	2,446.43	0.04
CRF Interest	481.11	455.45	5.63
Loan to Op from CRF	-16,567.84	-17,817.84	-7.02
Transfer from SL Project to CRF	750.67	0.00	0.00
CRF Loan to SL Fire Panel	-2,911.30	-2,911.30	0.00
CRF Loan Repayment by SL fire panel	2,911.30	2,911.30	0.00
Balance CRF Loan to SL Fire Panel	0.00	0.00	0.00
CRF Loan to SL Enterphone Panel	-2,357.54	-2,357.54	0.00
CRF Loan Repayment by SL Enterphone	2,357.54	2,357.54	0.00
Balance CRF Loan to SL Enterphone	0.00	0.00	0.00
Total Contingency Reserve Fund	39,272.57	36,595.27	7.32
Special Levy Balcony Repairs			
SL Balcony Funds	39,567.16	39,567.16	0.00
SL Balcony Interest	604.95	582.65	3.83
Total Speical Levy Balcony Repairs	40,172.11	40,149.81	0.06
Special Levy Roof Replacement			
Roof Replacement Funds	2,437.09	2,437.09	0.00

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	As at 2025-11-30	As at 2025-10-31	Percent
Roof Replacement Interest	10.31	10.31	0.00
Transfer to CRF	<u>-2,447.40</u>	<u>-2,446.43</u>	0.04
Total Roof Repairs	<u>0.00</u>	<u>0.97</u>	-100.00
S.L. C Partialy Replace Fire System			
SL 'C' Replce Fire Cr Yr Expense	<u>-47.25</u>	<u>-47.25</u>	0.00
Total SL 'C' Replace Fire System	<u>-47.25</u>	<u>-47.25</u>	0.00
S.L. 'D' Parkade Gate Op System			
S.L. Pakade Gate Cr Yr Expenditure	<u>-452.74</u>	<u>-452.74</u>	0.00
Total S.L. 'D Pakade Gate Op System	<u>-452.74</u>	<u>-452.74</u>	0.00
SL Fire Panel Replace Project			
SL Fire Panel Replace Proj Opening	11,158.68	11,158.68	0.00
SL Fire Panel Replace Contribution	2,911.32	2,911.32	0.00
SL Fire Panel Replace Interest	73.55	71.30	3.16
SL Fire Panel Replace Expenditure	-14,141.30	0.00	0.00
Loan from CRF to SL Fire Panel	2,911.30	2,911.30	0.00
Loan repay to CRF fm SL Fire panel	<u>-2,911.30</u>	<u>-2,911.30</u>	0.00
Total Loan fm CRF to SL Fire Panel	<u>0.00</u>	<u>0.00</u>	0.00
SL Fire Panel Replace Proj Total	<u>2.25</u>	<u>14,141.30</u>	-99.98
SL Enterphone Panel Upgrade Project			
SL Enterphone Panel Proj Opening	2,667.45	2,667.45	0.00
SL Enterphone Panel Contribution	2,357.59	2,082.36	13.22
SL Enterphone Panel Proj Interest	12.74	12.43	2.49
SL Enterphone Panel Proj Expenditur	-4,286.80	-4,286.80	0.00
Transfer to CRF from SL Enterphone	-750.67	0.00	0.00
Loan from CRF to SL Enterphon panel	2,357.54	2,357.54	0.00
Loan Repay to CRF from SI Enterphon	<u>-2,357.54</u>	<u>-2,357.54</u>	0.00
Total Loan fm CRF to SL Enterphone	<u>0.00</u>	<u>0.00</u>	0.00
Enterphone Panel Project Total	<u>0.31</u>	<u>475.44</u>	-99.93
Operating Surplus (Deficit)			
Pr Yr Op Surplus (Deficit)	-23,908.07	-23,908.07	0.00
Pr Yr Surplus (Deficit) Adjustment	-533.88	-533.88	0.00
Curr Yr Operating Surplus (Deficit)	<u>21,609.66</u>	<u>23,610.77</u>	-8.48
Total Operating Surplus (Deficit)	<u>-2,832.29</u>	<u>-831.18</u>	240.76
TOTAL EQUITY	<u>76,114.96</u>	<u>90,031.62</u>	-15.46
LIABILITIES AND EQUITY	<u>98,942.10</u>	<u>124,252.11</u>	-20.37



Prepared on
December 22, 2025



Checked on
December 23, 2025



Approved on
December 24, 2025

STRATA PLAN LMS621

INCOME STATEMENT

For the Period of 2025-11-01 to 2025-11-30

Reporting Period: 05

Acct #	Current Month Actual	Current Month Budget	YTD Actual	YTD Budget	YTD Actual : YTD Budget		Annual Budget
	2025-11-01 to 2025-11-30	2025-11-01 to 2025-11-30	2025-07-01 to 2025-11-30	2025-07-01 to 2025-11-30	Amount	%	2025-07-01 to 2026-06-30
REVENUE							
4200 Strata Fees - Operating	5,788.71	5,788.75	28,943.62	28,943.75	-0.13	100.0%	69,465
4205 Strata Fees - CRF Contribution	650.00	650.00	3,250.00	3,250.00	0.00	100.0%	7,800
4210 S.L Deficit Recovery	0.00	2,257.08	27,084.98	11,285.42	15,799.56	240.0%	27,085
4212 S.L. 'C' Fire System Replace	0.00	0.00	0.00	0.00	0.00	0.0%	0
4213 S.L. 'D' Parkade Gate Op System	0.00	0.00	0.00	0.00	0.00	0.0%	0
4222 S.L Fire Panel Replacement Contribution	0.00	0.00	0.00	0.00	0.00	0.0%	0
4224 S.L Enterphone Pannel Contribution	0.00	0.00	0.00	0.00	0.00	0.0%	0
4240 Late Fee Charges & Interest	0.00	0.00	0.00	0.00	0.00	0.0%	0
4245 Insurance Claim	0.00	0.00	7,468.07	0.00	7,468.07	0.0%	0
TOTAL REVENUE	6,438.71	8,695.83	66,746.67	43,479.17	23,267.50	153.5%	104,350
EXPENSE							
General Expenses							
5640 Postage & Copies	71.41	83.33	398.34	416.67	-18.33	95.6%	1,000
5670 Bank Charges	60.02	45.83	281.06	229.17	51.89	122.6%	550
5675 Telephone	28.00	62.50	140.00	312.50	-172.50	44.8%	750
5685 Insurance	1,152.75	1,166.67	5,763.75	5,833.33	-69.58	98.8%	14,000
5725 Management Fees	1,051.70	1,051.67	5,258.50	5,258.33	0.17	100.0%	12,620
5755 Statutory Review of Trust Account	0.00	35.00	0.00	175.00	-175.00	0.0%	420
5765 Repair And maintenance	682.50	419.67	6,973.79	2,098.33	4,875.46	332.3%	5,036
5788 Water & Sewer	2,113.67	825.00	5,153.16	4,125.00	1,028.16	124.9%	9,900
5790 Electricity/Gas	353.15	708.33	3,052.83	3,541.67	-488.84	86.2%	8,500
5805 Care Taker/Janitorial	315.00	541.67	2,409.76	2,708.33	-298.57	89.0%	6,500
5820 Alarm Monitoring	106.48	77.42	532.37	387.08	145.29	137.5%	929
5825 Landscaping	154.44	154.17	570.24	770.83	-200.59	74.0%	1,850
5830 Elevator	435.75	516.67	2,178.75	2,583.33	-404.58	84.3%	6,200
5835 Fire Protection	418.70	250.00	1,050.45	1,250.00	-199.55	84.0%	3,000
5840 Garbage	571.02	541.67	2,855.10	2,708.33	146.77	105.4%	6,500
Total General Expenses	7,514.59	6,479.58	36,618.10	32,397.92	4,220.18	113.0%	77,755
CRF & Other Funds Transfer							
5960 Contingency Reserve Fund Transfer	650.00	650.00	3,250.00	3,250.00	0.00	100.0%	7,800
5962 SL 'C' Fire System Replace Transfer	0.00	0.00	0.00	0.00	0.00	0.0%	0
5963 SL 'D' Parkade Gate Transfer	0.00	0.00	0.00	0.00	0.00	0.0%	0
5968 S.L Fire Panel Replacement Fund Transfer	0.00	0.00	2,911.32	0.00	2,911.32	0.0%	0
5970 S.L Enterphone Panel Fund Transfer	275.23	0.00	2,357.59	0.00	2,357.59	0.0%	0
Total CRF & Other Fund Transfer	925.23	650.00	8,518.91	3,250.00	5,268.91	262.1%	7,800

STRATA PLAN LMS621

INCOME STATEMENT

For the Period of 2025-11-01 to 2025-11-30

Reporting Period: 05

Acct #	Current Month Actual	Current Month Budget	YTD Actual	YTD Budget	YTD Actual : YTD Budget		Annual Budget
	2025-11-01 to 2025-11-30	2025-11-01 to 2025-11-30	2025-07-01 to 2025-11-30	2025-07-01 to 2025-11-30	Amount	%	2025-07-01 to 2026-06-30
TOTAL EXPENSE	<u>8,439.82</u>	<u>7,129.58</u>	<u>45,137.01</u>	<u>35,647.92</u>	<u>9,489.09</u>	<u>126.6%</u>	<u>85,555</u>
NET INCOME	<u>-2,001.11</u>	<u>1,566.25</u>	<u>21,609.66</u>	<u>7,831.25</u>	<u>13,778.41</u>	<u>275.9%</u>	<u>18,795</u>
Operating Surplus (Deficit) Balance Forward	0.00	-1,599.58	-23,908.07	-7,997.92	-15,910.15	298.9%	-19,195
Pr Yr Surplus (Deficit) Adjustment	0.00	0.00	-533.88	0.00	-533.88	0.0%	0
Ending OP Surplus/ (Deficit)	<u><u>-2,001.11</u></u>	<u><u>-33.33</u></u>	<u><u>-2,832.29</u></u>	<u><u>-166.67</u></u>	<u><u>-2,665.62</u></u>	<u><u>0.0%</u></u>	<u><u>-400</u></u>