

## Strata Plan LMS621 Comparative Balance Sheet

	As at 2025-12-31	As at 2025-11-30	Percent
<b>ASSET</b>			
<b>Current Assets</b>			
CRF Bank Account	26,063.43	23,187.89	12.40
Chequing Bank Account	6,499.02	16,008.06	-59.40
Bank - SL D Parkade Gate	4,051.02	0.00	0.00
Bank - SL Balcony	18,753.06	18,729.99	0.12
Bank -SL Fire Panel Replace Project	0.00	2.25	-100.00
Bank - SL Enterphone Panel Project	0.00	0.31	-100.00
<b>Total Cash</b>	<u>55,366.53</u>	<u>57,928.50</u>	-4.42
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
<b>Total Term deposit</b>	<u>37,526.80</u>	<u>37,526.80</u>	0.00
Accounts Receivable	1,968.05	1,968.05	0.00
Prepaid Exp - Insurance	0.00	1,152.75	-100.00
Prepaid Exp - Appraisal	253.75	253.75	0.00
Prepaid Exp - Garbage	0.00	30.00	-100.00
Prepaid Exp - Intercom Line	0.00	28.00	-100.00
Prepaid Exp - Fireline	0.00	54.25	-100.00
Prepaid Exp - Alarm Monitoring	167.71	0.00	0.00
<b>Total Prepaid Expense</b>	<u>421.46</u>	<u>1,518.75</u>	-72.25
<b>Total Current Assets</b>	<u>95,282.84</u>	<u>98,942.10</u>	-3.70
<b>TOTAL ASSET</b>	<u>95,282.84</u>	<u>98,942.10</u>	-3.70
<b>LIABILITY</b>			
<b>Current Liabilities</b>			
Accounts Payable	1,311.43	4,566.82	-71.28
Accrued Exp - Water & Sewer	2,475.00	1,650.00	50.00
<b>Total Accrued Expense</b>	<u>2,475.00</u>	<u>1,650.00</u>	50.00
Prepaid Strata Fees	0.00	42.48	-100.00
Due to CRF from Operating	14,374.69	16,567.84	-13.24
<b>Total Current Liabilities</b>	<u>18,161.12</u>	<u>22,827.14</u>	-20.44
<b>TOTAL LIABILITY</b>	<u>18,161.12</u>	<u>22,827.14</u>	-20.44
<b>EQUITY</b>			
<b>Contingency Reserve Fund</b>			
CRF Carried Fwd	48,911.23	48,911.23	0.00
CRF Contribution	3,900.00	3,250.00	20.00
Move Back From Re- Roofing	2,447.40	2,447.40	0.00
CRF Interest	510.94	481.11	6.20
Loan to Op from CRF	-14,374.69	-16,567.84	-13.24
Tranfer from SL Project to CRF	753.23	750.67	0.34
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
<b>Balance CRF Loan to SL Fire Panel</b>	<u>0.00</u>	<u>0.00</u>	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
<b>Balance CRF Loan to SL Enterphone</b>	<u>0.00</u>	<u>0.00</u>	0.00
<b>Total Contingency Reserve Fund</b>	<u>42,148.11</u>	<u>39,272.57</u>	7.32
<b>Special Levy Balcony Repairs</b>			
SL Balcony Funds	39,567.16	39,567.16	0.00
SL Balcony Interest	628.02	604.95	3.81
<b>Total Speical Levy Balcony Repairs</b>	<u>40,195.18</u>	<u>40,172.11</u>	0.06
<b>Special Levy Roof Replacement</b>			
Roof Replacement Funds	2,437.09	2,437.09	0.00

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	As at 2025-12-31	As at 2025-11-30	Percent
Roof Replacement Interest	10.31	10.31	0.00
Transfer to CRF	-2,447.40	-2,447.40	0.00
<b>Total Roof Repairs</b>	<u>0.00</u>	<u>0.00</u>	0.00
<b>S.L. C Partially Replace Fire System</b>			
SL 'C' Replce Fire Cr Yr Expense	-47.25	-47.25	0.00
<b>Total SL 'C' Replace Fire System</b>	<u>-47.25</u>	<u>-47.25</u>	0.00
<b>S.L. 'D' Parkade Gate Op System</b>			
S.L. Pakade Gate System Interest	3.73	0.00	0.00
S.L. Pakade Gate Cr Yr Expenditure	-452.74	-452.74	0.00
S.L. Pakade Gate Cr Yr Contribution	4,500.03	0.00	0.00
<b>Total S.L. 'D' Pakade Gate Op System</b>	<u>4,051.02</u>	<u>-452.74</u>	-994.78
<b>SL Fire Panel Replace Project</b>			
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	73.55	0.00
SL Fire Panel Replace Expenditure	-14,141.30	-14,141.30	0.00
Transfer to CRF from SL Fire Panel	-2.25	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	-2,911.30	-2,911.30	0.00
Total Loan fm CRF to SL Fire Panel	<u>0.00</u>	<u>0.00</u>	0.00
<b>SL Fire Panel Replace Proj Total</b>	<u>0.00</u>	<u>2.25</u>	-100.00
<b>SL Enterphone Panel Upgrade Project</b>			
SL Enterphone Panel Proj Opening	2,667.45	2,667.45	0.00
SL Enterphone Panel Contribution	2,357.59	2,357.59	0.00
SL Enterphone Panel Proj Interest	12.74	12.74	0.00
SL Enterphone Panel Proj Expenditur	-4,286.80	-4,286.80	0.00
Transfer to CRF from SL Enterphone	-750.98	-750.67	0.04
Loan from CRF to SL Enterphon panel	2,357.54	2,357.54	0.00
Loan Repay to CRF from SI Enterphon	-2,357.54	-2,357.54	0.00
Total Loan fm CRF to SL Enterphone	<u>0.00</u>	<u>0.00</u>	0.00
<b>Enterphone Panel Project Total</b>	<u>0.00</u>	<u>0.31</u>	-100.00
<b>Operating Surplus (Deficit)</b>			
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)	15,216.61	21,609.66	-29.58
<b>Total Operating Surplus (Deficit)</b>	<u>-9,225.34</u>	<u>-2,832.29</u>	225.72
<b>TOTAL EQUITY</b>	<u>77,121.72</u>	<u>76,114.96</u>	1.32
<b>LIABILITIES AND EQUITY</b>	<u>95,282.84</u>	<u>98,942.10</u>	-3.70



Prepared on  
January 22, 2026



Checked on  
January 23, 2026



Approved on  
January 26, 2026

**STRATA PLAN LMS621**

**INCOME STATEMENT**

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

Reporting Period: 06

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	2025-07-01 to 2025-12-31	2025-07-01 to 2025-12-31	Amount	%	2025-07-01 to 2026-06-30
<b><u>REVENUE</u></b>							
4200 Strata Fees - Operating	5,788.69	5,788.75	34,732.31	34,732.50	-0.19	100.0%	69,465
4205 Strata Fees - CRF Contribution	650.00	650.00	3,900.00	3,900.00	0.00	100.0%	7,800
4210 S.L Deficit Recovery	0.00	2,257.08	27,084.98	13,542.50	13,542.48	200.0%	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
<b>TOTAL REVENUE</b>	<b>6,438.69</b>	<b>8,695.83</b>	<b>73,185.36</b>	<b>52,175.00</b>	<b>21,010.36</b>	<b>140.3%</b>	<b>104,350</b>
<b><u>EXPENSE</u></b>							
<b>General Expenses</b>							
5640 Postage & Copies	47.26	83.33	445.60	500.00	-54.40	89.1%	1,000
5670 Bank Charges	40.88	45.83	321.94	275.00	46.94	117.1%	550
5675 Telephone	28.00	62.50	168.00	375.00	-207.00	44.8%	750
5685 Insurance	1,152.75	1,166.67	6,916.50	7,000.00	-83.50	98.8%	14,000
5725 Management Fees	1,051.70	1,051.67	6,310.20	6,310.00	0.20	100.0%	12,620
5755 Statutory Review of Trust Account	420.00	35.00	420.00	210.00	210.00	200.0%	420
5765 Repair And maintenance	1,155.00	419.67	8,128.79	2,518.00	5,610.79	322.8%	5,036
5788 Water & Sewer	825.00	825.00	5,978.16	4,950.00	1,028.16	120.8%	9,900
5790 Electricity/Gas	1,311.43	708.33	4,364.26	4,250.00	114.26	102.7%	8,500
5805 Care Taker/Janitorial	315.00	541.67	2,724.76	3,250.00	-525.24	83.8%	6,500
5820 Alarm Monitoring	106.47	77.42	638.84	464.50	174.34	137.5%	929
5825 Landscaping	167.20	154.17	737.44	925.00	-187.56	79.7%	1,850
5830 Elevator	435.75	516.67	2,614.50	3,100.00	-485.50	84.3%	6,200
5835 Fire Protection	54.25	250.00	1,104.70	1,500.00	-395.30	73.6%	3,000
5840 Garbage	571.02	541.67	3,426.12	3,250.00	176.12	105.4%	6,500
<b>Total General Expenses</b>	<b>7,681.71</b>	<b>6,479.58</b>	<b>44,299.81</b>	<b>38,877.50</b>	<b>5,422.31</b>	<b>113.9%</b>	<b>77,755</b>
<b>CRF &amp; Other Funds Transfer</b>							
5960 Contingency Reserve Fund Transfer	650.00	650.00	3,900.00	3,900.00	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	4,500.03	0.00	4,500.03	0.00	4,500.03	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	0.00	0.00	2,357.59	0.00	2,357.59	0.0%	0
<b>Total CRF &amp; Other Fund Transfer</b>	<b>5,150.03</b>	<b>650.00</b>	<b>13,668.94</b>	<b>3,900.00</b>	<b>9,768.94</b>	<b>350.5%</b>	<b>7,800</b>

STRATA PLAN LMS621

INCOME STATEMENT

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

Reporting Period: 06

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	2025-07-01 to 2025-12-31	2025-07-01 to 2025-12-31	Amount	%	2025-07-01 to 2026-06-30
<b>TOTAL EXPENSE</b>	<u>12,831.74</u>	<u>7,129.58</u>	<u>57,968.75</u>	<u>42,777.50</u>	<u>15,191.25</u>	<u>135.5%</u>	<u>85,555</u>
<b>NET INCOME</b>	<u>-6,393.05</u>	<u>1,566.25</u>	<u>15,216.61</u>	<u>9,397.50</u>	<u>5,819.11</u>	<u>161.9%</u>	<u>18,795</u>
Operating Surplus (Deficit) Balance Forward	0.00	-1,599.58	-23,908.07	-9,597.50	-14,310.57	249.1%	-19,195
Pr Yr Surplus (Deficit) Adjustment	0.00	0.00	-533.88	0.00	-533.88	0.0%	0
<b>Ending OP Surplus/ (Deficit)</b>	<u><u>-6,393.05</u></u>	<u><u>-33.33</u></u>	<u><u>-9,225.34</u></u>	<u><u>-200.00</u></u>	<u><u>-9,025.34</u></u>	<u><u>0.0%</u></u>	<u><u>-400</u></u>