

Strata Plan VR1153 Comparative Balance Sheet

	As at 2026-01-31	As at 2025-12-31	Percent
ASSET			
Current Assets			
Chequing Bank Account	1,168.10	6,683.92	-82.52
CRF Bank Account	95,694.26	94,990.76	0.74
SL - Replace Transformer	<u>0.00</u>	<u>2.86</u>	-100.00
Total Cash	96,862.36	101,677.54	-4.74
Prepaid Exp - Appraisal	253.75	253.75	0.00
Prepaid Exp - Insurance	<u>7,052.83</u>	<u>7,694.00</u>	-8.33
Total Prepaid Exp	7,306.58	7,947.75	-8.07
Total Current Assets	<u>104,168.94</u>	<u>109,625.29</u>	-4.98
TOTAL ASSET	<u>104,168.94</u>	<u>109,625.29</u>	-4.98
LIABILITY			
Current Liabilities			
Accounts Payable	898.07	7,731.93	-88.38
Accrued Exp - Water & Sewer	1,000.00	750.00	33.33
Accrued Exp - Street Cleaning Exp	<u>91.58</u>	<u>0.00</u>	0.00
Total Accrued Liabilities	1,091.58	750.00	45.54
Total Current Liabilities	<u>1,989.65</u>	<u>8,481.93</u>	-76.54
TOTAL LIABILITY	<u>1,989.65</u>	<u>8,481.93</u>	-76.54
EQUITY			
SL-Replace Transformer Project			
SL-Replace Transformer Opening	2.86	187.31	-98.47
SL-Replace Transformer Interest	0.00	50.67	-100.00
Transfer to CRF from SL Transformer	<u>-2.86</u>	<u>-235.12</u>	-98.78
Total SL-Replace Transformer Projec	<u>0.00</u>	<u>2.86</u>	-100.00
Contingency Reserve Fund			
CRF - Opening Balance (carried fwd)	94,990.76	86,419.76	9.92
CRF Current Year Contribution	566.67	6,800.04	-91.67
CRF Current Year Interests	133.97	1,535.84	-91.28
Transfer back to CRF from Projects	<u>2.86</u>	<u>235.12</u>	-98.78
Total Contingency Reserve Fund	<u>95,694.26</u>	<u>94,990.76</u>	0.74
Retained Earnings			
Retained Earnings - Previous Year	6,149.74	10,035.70	-38.72
Prior Year Adjustment	0.00	-819.58	-100.00
Current Earnings	<u>335.29</u>	<u>-3,066.38</u>	-110.93
Total Retained Earnings	<u>6,485.03</u>	<u>6,149.74</u>	5.45
TOTAL EQUITY	<u>102,179.29</u>	<u>101,143.36</u>	1.02
LIABILITIES AND EQUITY	<u>104,168.94</u>	<u>109,625.29</u>	-4.98



Prepared on
February 11, 2026



Checked on
February 18, 2026



Approved on
February 26, 2026

STRATA PLAN VR1153

INCOME STATEMENT

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

Reporting Period: 01

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	2026-01-01 to 2026-01-31	2026-01-01 to 2026-01-31	Amount	%	2026-01-01 to 2026-12-31
<u>REVENUE</u>							
4136 Moving Fees	0.00	0.00	0.00	0.00	0.00	0.0%	0
4200 Strata Fees - Operating	3,207.33	3,207.33	3,207.33	3,207.33	0.00	100.0%	38,488
4230 Strata Fees - CRF Contribution	566.67	566.67	566.67	566.67	0.00	100.0%	6,800
4240 Prior Year Allocation	0.00	318.33	0.00	318.33	-318.33	0.0%	3,820
4460 Miscellaneous Income	0.00	0.00	0.00	0.00	0.00	0.0%	0
TOTAL REVENUE	3,774.00	4,092.33	3,774.00	4,092.33	-318.33	92.2%	49,108
<u>EXPENSE</u>							
Operating Expenses (General)							
5640 Administration/Courier & Postage	23.11	41.67	23.11	41.67	-18.56	55.5%	500
5670 Bank Charges	15.98	30.00	15.98	30.00	-14.02	53.3%	360
5685 Insurance	641.17	641.17	641.17	641.17	0.00	100.0%	7,694
5725 Management Fees	386.40	440.42	386.40	440.42	-54.02	87.7%	5,285
5765 General Repairs & Maintenance	576.45	833.33	576.45	833.33	-256.88	69.2%	10,000
5775 Electricity	321.62	250.00	321.62	250.00	71.62	128.6%	3,000
5788 Water, Sewer & Waste Removal	607.31	483.33	607.31	483.33	123.98	125.7%	5,800
5815 Fire Prevention	0.00	116.67	0.00	116.67	-116.67	0.0%	1,400
5825 Landscaping Services	0.00	208.33	0.00	208.33	-208.33	0.0%	2,500
5840 W.C.B.	0.00	5.00	0.00	5.00	-5.00	0.0%	60
5855 Pest Control	0.00	8.33	0.00	8.33	-8.33	0.0%	100
5865 Janitor/Cleaning & Supplies	300.00	316.67	300.00	316.67	-16.67	94.7%	3,800
5882 Building Suppliers	0.00	33.33	0.00	33.33	-33.33	0.0%	400
Total Repairs & Maintenance	2,872.04	3,408.25	2,872.04	3,408.25	-536.21	84.3%	40,899
CRF & Other Funds Transfer							
5985 Contingency Reserve Fund Transfer	566.67	566.67	566.67	566.67	0.00	100.0%	6,800
Total CRF & Other Fund Transfer	566.67	566.67	566.67	566.67	0.00	100.0%	6,800
TOTAL EXPENSE	3,438.71	3,974.92	3,438.71	3,974.92	-536.21	86.5%	47,699
NET INCOME	335.29	117.42	335.29	117.42	217.87	285.6%	1,409
Operating Surplus (Deficit) Balance Forward	0.00	854.75	6,149.74	854.75	5,294.99	0.0%	10,257
Pr Yr Surplus (Deficit) Adjustment	0.00	0.00	0.00	0.00	0.00	0.0%	0
Budget Surplus Carrying Forward	0.00	0.00	0.00	0.00	0.00	0.0%	0
Ending OP Surplus/ (Deficit)	335.29	972.17	6,485.03	972.17	5,512.86	667.1%	11,666