

Mayfair Gardens - NWS 2912
Balance Sheet
As of December 31, 2025

	Dec 31, 25
ASSETS	
Current Assets	
Chequing/Savings	
1000 · Prospera 103985785 (OP)	46,768.38
1050 · Prospera 703985777 (CRF)	227,224.59
1090 · Petty Cash	350.00
Total Chequing/Savings	274,342.97
Accounts Receivable	
1100 · Accounts Receivable	
1120 · LEVY- Boiler Replace - 2024 SGM	1,447.23
1100 · Accounts Receivable - Other	11,016.01
Total 1100 · Accounts Receivable	12,463.24
Total Accounts Receivable	12,463.24
Other Current Assets	
1300 · Prepaid - Insurance	7,888.32
Total Other Current Assets	7,888.32
Total Current Assets	294,694.53
TOTAL ASSETS	294,694.53
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	3,805.85
Total Accounts Payable	3,805.85
Other Current Liabilities	
2070 · Accrued Appraisal	1,666.72
2080 · Accrued Social Fund	78.90
2090 · Accrued Depreciation Report	1,808.19
2500 · Due to CRF - Insurance	7,888.32
2554 · Due to OP From CRF	(5,775.00)
Total Other Current Liabilities	5,667.13
Total Current Liabilities	9,472.98
Total Liabilities	9,472.98
Equity	
3100 · Contingency Reserve Fund	
3110 · CRF Reserve	202,887.15
3112 · Due to OP from CRF - Boiler	5,775.00
3120 · Interest Earned	27,897.99
3121 · Due to CRF from LEVY	(1,447.23)
3500 · Due from Operating - Insurance	(7,888.32)
Total 3100 · Contingency Reserve Fund	227,224.59
3157 · Levy-Boiler Replace - 2024 SGM	
3158 · S/L - Boiler Rplc - Trnsf to OP	(49,239.50)
3159 · Due to CRF from LEVY	1,447.23
3157 · Levy-Boiler Replace - 2024 SGM - Other	49,239.50
Total 3157 · Levy-Boiler Replace - 2024 SGM	1,447.23
3200 · Surplus (Deficit)	24,992.52
Net Income	31,557.21
Total Equity	285,221.55
TOTAL LIABILITIES & EQUITY	294,694.53

Mayfair Gardens - NWS 2912
Profit & Loss Budget Performance
December 2025

	Dec 25	Budget	May - Dec 25	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
4000 · Owner Contributions	18,123.67	18,123.63	144,989.22	144,988.98	217,483.50
4200 · Interest	129.66		953.23		
4250 · Other Income	15.00		45.00		
4260 · By-Law Violation Fines	0.00		694.01		
4300 · Prior Year's Surplus Forward	1,000.00	1,000.00	8,000.00	8,000.00	12,000.00
Total Income	<u>19,268.33</u>	<u>19,123.63</u>	<u>154,681.46</u>	<u>152,988.98</u>	<u>229,483.50</u>
Gross Profit	19,268.33	19,123.63	154,681.46	152,988.98	229,483.50
Expense					
Administration					
6020 · Bank Charges and Interest	13.00	16.67	104.00	133.32	200.00
6045 · Collection Assurance Fee	0.00		0.00		
6100 · Insurance	2,629.46	2,666.67	21,035.68	21,333.32	32,000.00
6110 · Insurance - Appraisal	83.34	0.00	666.72	0.00	0.00
6115 · WorkSafe BC	0.00	8.34	0.00	66.64	100.00
6125 · CRA Filings / RESA	0.00	39.59	420.00	316.64	475.00
6130 · Management Fees	1,300.71	1,300.71	10,799.41	10,405.66	15,608.50
6150 · Office and Sundry	16.66	125.00	282.19	1,000.00	1,500.00
6160 · Professional Fees	0.00	83.34	682.50	666.64	1,000.00
Total Administration	<u>4,043.17</u>	<u>4,240.32</u>	<u>33,990.50</u>	<u>33,922.22</u>	<u>50,883.50</u>
General Maintenance					
6040 · Fire Protection	0.00	583.34	3,531.68	4,666.64	7,000.00
6060 · Landscaping	1,044.75	1,250.00	10,405.50	10,000.00	15,000.00
6065 · Pest Control	0.00	100.00	0.00	800.00	1,200.00
6070 · Landscaping Improvements	0.00	83.34	102.61	666.64	1,000.00
6120 · Repairs and Maintenance	3,525.90	2,916.67	19,578.27	23,333.32	35,000.00
6132 · Mechanical Maintenance	1,489.27	625.00	4,386.81	5,000.00	7,500.00
6135 · Elevator & License	309.75	350.00	2,420.25	2,800.00	4,200.00
6145 · Janitorial	800.00	583.34	4,450.00	4,666.64	7,000.00
6155 · Painting	0.00	0.00	0.00	0.00	0.00
6180 · Snow Removal	0.00	333.34	0.00	2,666.64	4,000.00
6185 · Hytec Water Treatment Sys...	1,080.58	1,083.34	8,644.64	8,666.64	13,000.00
6190 · Depreciation Report	0.00	583.34	0.00	4,666.64	7,000.00
6195 · Arborist	0.00	250.00	0.00	2,000.00	3,000.00
Total General Maintenance	<u>8,250.25</u>	<u>8,741.71</u>	<u>53,519.76</u>	<u>69,933.16</u>	<u>104,900.00</u>
Utilities					
6030 · Electricity	456.00	541.67	3,492.00	4,333.32	6,500.00
6140 · Natural Gas	1,297.54	2,000.00	5,570.84	16,000.00	24,000.00
6200 · Telephone / Enterphone	87.08	100.00	490.37	800.00	1,200.00
6210 · Waste Removal	253.18	291.67	1,994.68	2,333.32	3,500.00
6220 · Water and Sewer	0.00	708.34	3,405.88	5,666.64	8,500.00
Total Utilities	<u>2,093.80</u>	<u>3,641.68</u>	<u>14,953.77</u>	<u>29,133.28</u>	<u>43,700.00</u>
Contingency Fund					
6900 · Contingency Reserve Alloca...	2,500.00	2,500.00	20,000.00	20,000.00	30,000.00
Total Contingency Fund	<u>2,500.00</u>	<u>2,500.00</u>	<u>20,000.00</u>	<u>20,000.00</u>	<u>30,000.00</u>
Total Expense	<u>16,887.22</u>	<u>19,123.71</u>	<u>122,464.03</u>	<u>152,988.66</u>	<u>229,483.50</u>
Net Ordinary Income	2,381.11	(0.08)	32,217.43	0.32	0.00
Other Income/Expense					
Other Expense					
8999 · Prev Fiscal Year Expense	0.00		660.22		
Total Other Expense	<u>0.00</u>		<u>660.22</u>		
Net Other Income	<u>0.00</u>		<u>(660.22)</u>		
Net Income	<u><u>2,381.11</u></u>	<u><u>(0.08)</u></u>	<u><u>31,557.21</u></u>	<u><u>0.32</u></u>	<u><u>0.00</u></u>

Mayfair Gardens - NWS 2912
General Ledger
As of December 31, 2025

Type	Date	Num	Name	Memo	Amount
3200 · Surplus (Deficit)					
Total 3200 · Surplus (Deficit)					
Administration					
6020 · Bank Charges and Interest					
Cheque	12/31/2025			Service Charge	13.00
Total 6020 · Bank Charges and Interest					13.00
6045 · Collection Assurance Fee					
Total 6045 · Collection Assurance Fee					
6100 · Insurance					
General Journal	12/05/2025	Insura...		Prepaid Insura...	2,629.46
Total 6100 · Insurance					2,629.46
6110 · Insurance - Appraisal					
General Journal	12/05/2025	Insura...		Monthly Insur...	83.34
Total 6110 · Insurance - Appraisal					83.34
6125 · CRA Filings / RESA					
Total 6125 · CRA Filings / RESA					
6130 · Management Fees					
Bill	12/01/2025	11945	Advantage Property ...	Strata Mgmt F...	1,300.71
Total 6130 · Management Fees					1,300.71
6150 · Office and Sundry					
Bill	12/31/2025	14654 ...	Advantage Property ...	Inv. 14654 - De...	16.66
Total 6150 · Office and Sundry					16.66
6160 · Professional Fees					
Total 6160 · Professional Fees					
Total Administration					4,043.17
General Maintenance					
6040 · Fire Protection					
Total 6040 · Fire Protection					
6060 · Landscaping					
Bill	12/31/2025	1607 - ...	GroundsPro Landscap...	Inv. 1607 - Gro...	1,044.75
Total 6060 · Landscaping					1,044.75
6070 · Landscaping Improvements					
Total 6070 · Landscaping Improvements					
6120 · Repairs and Maintenance					
Bill	12/01/2025	1821	EC Echo Contracting L...	Inv. 1821 - Driv...	3,389.40
Bill	12/05/2025	2503891	Superior Door Services	Inv. 2503891 - ...	136.50
Total 6120 · Repairs and Maintenance					3,525.90

Mayfair Gardens - NWS 2912
General Ledger
As of December 31, 2025

Type	Date	Num	Name	Memo	Amount
6132 · Mechanical Maintenance					
Bill	12/05/2025	02562...	Technical Safety BC	Inv. 02562212 ...	309.00
Bill	12/18/2025	283399	C & C Electrical/Mech...	Inv. 00028339...	1,180.27
Total 6132 · Mechanical Maintenance					1,489.27
6135 · Elevator & License					
Bill	12/04/2025	968209	Richmond Elevator - ...	Inv. 968209 - R...	309.75
Total 6135 · Elevator & License					309.75
6145 · Janitorial					
Bill	12/01/2025	39 - De...	West Falls Cleaning S...	Inv. 39 - Dece...	500.00
Bill	12/18/2025	Bonus ...	West Falls Cleaning S...	Bonus From C...	300.00
Total 6145 · Janitorial					800.00
6185 · Hytec Water Treatment System					
Cheque	12/01/2025	Debit	Meridian OneCap Cre...	Hytec Water T...	1,080.58
Total 6185 · Hytec Water Treatment System					1,080.58
Total General Maintenance					8,250.25
Utilities					
6030 · Electricity					
Bill	12/04/2025	11401...	BC Hydro PAP - #222...	Inv. 11401619...	456.00
Total 6030 · Electricity					456.00
6140 · Natural Gas					
Bill	12/04/2025	Nov 7 -...	Fortis BC - #933019 - ...	Acct# 933019 -...	1,297.54
Total 6140 · Natural Gas					1,297.54
6200 · Telephone / Enterphone					
Bill	12/01/2025	Nov 19...	Telus - PAP Acct 2383...	Acct# 2383242...	43.54
Bill	12/18/2025	Dec 19...	Telus - PAP Acct 2383...	Acct# 2383242...	43.54
Total 6200 · Telephone / Enterphone					87.08
6210 · Waste Removal					
Bill	12/31/2025	7305-0...	Waste Connections	Inv. 7305-0004...	253.18
Total 6210 · Waste Removal					253.18
6220 · Water and Sewer					
Total 6220 · Water and Sewer					
Total Utilities					2,093.80
Contingency Fund					
6900 · Contingency Reserve Allocation					
General Journal	12/05/2025	CRF Co...		Monthly CRF C...	2,500.00
Total 6900 · Contingency Reserve Allocation					2,500.00
Total Contingency Fund					2,500.00

3:21 PM
01/16/26
Accrual Basis

Mayfair Gardens - NWS 2912
General Ledger
As of December 31, 2025

Type	Date	Num	Name	Memo	Amount
8999 - Prev Fiscal Year Expense					
Total 8999 - Prev Fiscal Year Expense					
TOTAL					16,887.22
