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Accrual Basis

## Mayfair Gardens - NWS 2912

## Balance Sheet

As of February 28, 2025

|                                               | Feb 28, 25        |
|-----------------------------------------------|-------------------|
| <b>ASSETS</b>                                 |                   |
| Current Assets                                |                   |
| Chequing/Savings                              |                   |
| 1000 · Prospera 103985785 (OP)                | 31,313.21         |
| 1050 · Prospera 703985777 (CRF)               | 272,316.12        |
| 1080 · LEVY- Boiler Replace - 2024 SGM        | 41,807.27         |
| 1090 · Petty Cash                             | 350.00            |
| Total Chequing/Savings                        | 345,786.60        |
| Accounts Receivable                           |                   |
| 1100 · Accounts Receivable                    |                   |
| 1120 · LEVY- Boiler Replace - 2024 SGM        | 1,447.23          |
| 1100 · Accounts Receivable - Other            | 8,324.42          |
| Total 1100 · Accounts Receivable              | 9,771.65          |
| Total Accounts Receivable                     | 9,771.65          |
| Other Current Assets                          |                   |
| 1300 · Prepaid - Insurance                    | 4,560.38          |
| 1402 · A/R - BC Hydro                         | 3,000.00          |
| Total Other Current Assets                    | 7,560.38          |
| Total Current Assets                          | 363,118.63        |
| <b>TOTAL ASSETS</b>                           | <b>363,118.63</b> |
| <b>LIABILITIES &amp; EQUITY</b>               |                   |
| Liabilities                                   |                   |
| Current Liabilities                           |                   |
| Accounts Payable                              |                   |
| 2000 · Accounts Payable                       | 123,945.45        |
| Total Accounts Payable                        | 123,945.45        |
| Other Current Liabilities                     |                   |
| 2060 · Accrued Water & Sewer                  | 2,000.01          |
| 2070 · Accrued Appraisal                      | 833.32            |
| 2080 · Accrued Social Fund                    | 112.90            |
| 2090 · Accrued Depreciation Report            | 1,808.19          |
| 2500 · Due to CRF - Insurance                 | 5,806.30          |
| 2552 · Due to OP from LEVY                    | (41,807.27)       |
| 2554 · Due to OP From CRF                     | (78,041.15)       |
| Total Other Current Liabilities               | (109,287.70)      |
| Total Current Liabilities                     | 14,657.75         |
| Total Liabilities                             | 14,657.75         |
| Equity                                        |                   |
| 3100 · Contingency Reserve Fund               |                   |
| 3110 · CRF Reserve                            | 178,932.09        |
| 3112 · Due to OP from CRF - Boiler            | 78,041.15         |
| 3120 · Interest Earned                        | 22,596.41         |
| 3121 · Due to CRF from LEVY                   | (1,447.23)        |
| 3500 · Due from Operating - Insurance         | (5,806.30)        |
| Total 3100 · Contingency Reserve Fund         | 272,316.12        |
| 3157 · Levy-Boiler Replace - 2024 SGM         |                   |
| 3158 · S/L - Boiler Rplc - Trnsf to OP        | (49,239.50)       |
| 3156 · Due to OP from LEVY                    | 41,807.27         |
| 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   | 43,254.50         |
| 3200 · Surplus (Deficit)                      | 11,749.96         |
| Net Income                                    | 21,140.30         |
| Total Equity                                  | 348,460.88        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b>         | <b>363,118.63</b> |

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Accrual Basis

**Mayfair Gardens - NWS 2912**  
**Profit & Loss Budget Performance**  
**February 2025**

|                                          | Feb 25            | Budget           | May '24 - Feb 25  | YTD Budget        | Annual Budget     |
|------------------------------------------|-------------------|------------------|-------------------|-------------------|-------------------|
| <b>Ordinary Income/Expense</b>           |                   |                  |                   |                   |                   |
| <b>Income</b>                            |                   |                  |                   |                   |                   |
| 4000 · Owner Contributions               | 16,381.25         | 16,381.25        | 163,815.50        | 163,812.50        | 196,575.00        |
| 4200 · Interest                          | 107.43            |                  | 1,804.96          |                   |                   |
| 4250 · Other Income                      | 0.00              |                  | 150.00            |                   |                   |
| 4080 · Key Income (Fob or Replacement)   | 0.00              |                  | 200.00            |                   |                   |
| 4260 · By-Law Violation Fines            | 168.27            |                  | 860.87            |                   |                   |
| 4300 · Prior Year's Surplus Forward      | 1,189.47          | 1,189.47         | 11,894.70         | 11,894.70         | 14,273.64         |
| <b>Total Income</b>                      | <b>17,846.42</b>  | <b>17,570.72</b> | <b>178,726.03</b> | <b>175,707.20</b> | <b>210,848.64</b> |
| <b>Gross Profit</b>                      | <b>17,846.42</b>  | <b>17,570.72</b> | <b>178,726.03</b> | <b>175,707.20</b> | <b>210,848.64</b> |
| <b>Expense</b>                           |                   |                  |                   |                   |                   |
| <b>Administration</b>                    |                   |                  |                   |                   |                   |
| 6020 · Bank Charges and Interest         | 13.00             | 20.84            | 130.00            | 208.32            | 250.00            |
| 6045 · Collection Assurance Fee          | 0.00              |                  | 0.00              |                   |                   |
| 6100 · Insurance                         | 2,903.17          | 2,666.67         | 29,031.70         | 26,666.66         | 32,000.00         |
| 6110 · Insurance - Appraisal             | 83.34             | 83.34            | 833.32            | 833.32            | 1,000.00          |
| 6115 · WorkSafe BC                       | 0.00              | 12.50            | 45.65             | 125.00            | 150.00            |
| 6125 · CRF Filings / RESA                | 0.00              | 31.25            | 393.75            | 312.50            | 375.00            |
| 6130 · Management Fees                   | 1,227.08          | 1,227.09         | 12,270.82         | 12,270.82         | 14,725.00         |
| 6150 · Office and Sundry                 | 0.00              | 166.67           | 1,071.03          | 1,666.66          | 2,000.00          |
| 6160 · Professional Fees                 | 0.00              | 83.34            | 309.82            | 833.32            | 1,000.00          |
| <b>Total Administration</b>              | <b>4,226.59</b>   | <b>4,291.70</b>  | <b>44,086.09</b>  | <b>42,916.60</b>  | <b>51,500.00</b>  |
| <b>General Maintenance</b>               |                   |                  |                   |                   |                   |
| 6121 · EPR - Planning Report             | 0.00              |                  | 1,987.50          |                   |                   |
| 6040 · Fire Protection                   | 1,176.00          | 250.00           | 4,216.12          | 2,500.00          | 3,000.00          |
| 6060 · Landscaping                       | 1,044.75          | 1,041.67         | 10,447.50         | 10,416.66         | 12,500.00         |
| 6065 · Pest Control                      | 0.00              | 50.00            | 1,139.25          | 500.00            | 600.00            |
| 6070 · Landscaping Improvements          | 0.00              | 83.34            | 288.16            | 833.32            | 1,000.00          |
| 6120 · Repairs and Maintenance           | 1,470.00          | 2,500.00         | 27,623.16         | 25,000.00         | 30,000.00         |
| 6132 · Mechanical Maintenance            | 173.25            | 625.00           | 2,465.05          | 6,250.00          | 7,500.00          |
| 6135 · Elevator & License                | 298.20            | 333.34           | 3,374.70          | 3,333.32          | 4,000.00          |
| 6145 · Janitorial                        | 500.00            | 583.34           | 5,505.00          | 5,833.32          | 7,000.00          |
| 6155 · Painting                          | 0.00              | 1,092.00         | 0.00              | 10,920.00         | 13,104.00         |
| 6180 · Snow Removal                      | 0.00              | 333.34           | 777.00            | 3,333.32          | 4,000.00          |
| 6185 · Hytec Water Treatment System      | 1,080.58          | 720.39           | 10,805.80         | 7,203.86          | 8,644.64          |
| <b>Total General Maintenance</b>         | <b>5,742.78</b>   | <b>7,612.42</b>  | <b>68,629.24</b>  | <b>76,123.80</b>  | <b>91,348.64</b>  |
| <b>Utilities</b>                         |                   |                  |                   |                   |                   |
| 6030 · Electricity                       | 32.83             | 541.67           | 4,268.83          | 5,416.66          | 6,500.00          |
| 6140 · Natural Gas                       | 3,195.11          | 2,166.67         | 14,626.61         | 21,666.66         | 26,000.00         |
| 6200 · Telephone / Enterphone            | 43.54             | 83.34            | 570.56            | 833.32            | 1,000.00          |
| 6210 · Waste Removal                     | 202.68            | 291.67           | 2,213.25          | 2,916.66          | 3,500.00          |
| 6220 · Water and Sewer                   | 0.00              | 708.34           | 4,231.38          | 7,083.32          | 8,500.00          |
| <b>Total Utilities</b>                   | <b>3,474.16</b>   | <b>3,791.69</b>  | <b>25,910.63</b>  | <b>37,916.62</b>  | <b>45,500.00</b>  |
| <b>Contingency Fund</b>                  |                   |                  |                   |                   |                   |
| 6900 · Contingency Reserve Allocation    | 1,875.00          | 1,875.00         | 18,750.00         | 18,750.00         | 22,500.00         |
| <b>Total Contingency Fund</b>            | <b>1,875.00</b>   | <b>1,875.00</b>  | <b>18,750.00</b>  | <b>18,750.00</b>  | <b>22,500.00</b>  |
| <b>Total Expense</b>                     | <b>15,318.53</b>  | <b>17,570.81</b> | <b>157,375.96</b> | <b>175,707.02</b> | <b>210,848.64</b> |
| <b>Net Ordinary Income</b>               | <b>2,527.89</b>   | <b>(0.09)</b>    | <b>21,350.07</b>  | <b>0.18</b>       | <b>0.00</b>       |
| <b>Other Income/Expense</b>              |                   |                  |                   |                   |                   |
| <b>Other Income</b>                      |                   |                  |                   |                   |                   |
| 7005 · CRF Income                        | 10,987.67         |                  | 10,987.67         |                   |                   |
| 7006 · CRF Fund Held - Boiler Income     | 65,606.25         |                  | 100,000.00        |                   |                   |
| 7007 · Levy Income (Boiler)              | 39,241.08         |                  | 52,389.50         |                   |                   |
| <b>Total Other Income</b>                | <b>115,835.00</b> |                  | <b>163,377.17</b> |                   |                   |
| <b>Other Expense</b>                     |                   |                  |                   |                   |                   |
| 8005 · CRF Expense                       | 10,987.67         |                  | 10,987.67         |                   |                   |
| 8006 · CRF - Funds Held - Boiler Expense | 65,606.25         |                  | 100,000.00        |                   |                   |
| 8020 · Levy Expense Boiler               | 39,241.08         |                  | 52,389.50         |                   |                   |
| 8999 · Prev Fiscal Year Expense          | 0.00              |                  | 209.77            |                   |                   |
| <b>Total Other Expense</b>               | <b>115,835.00</b> |                  | <b>163,586.94</b> |                   |                   |
| <b>Net Other Income</b>                  | <b>0.00</b>       |                  | <b>(209.77)</b>   |                   |                   |
| <b>Net Income</b>                        | <b>2,527.89</b>   | <b>(0.09)</b>    | <b>21,140.30</b>  | <b>0.18</b>       | <b>0.00</b>       |