

Mayfair Gardens - NWS 2912  
 Balance Sheet  
 As of November 30, 2025

	Nov 30, 25
<b>ASSETS</b>	
Current Assets	
Chequing/Savings	
1000 · Prospera 103985785 (OP)	40,075.49
1050 · Prospera 703985777 (CRF)	221,576.97
1090 · Petty Cash	350.00
Total Chequing/Savings	262,002.46
Accounts Receivable	
1100 · Accounts Receivable	
1120 · LEVY- Boiler Replace - 2024 SGM	1,447.23
1100 · Accounts Receivable - Other	16,127.45
Total 1100 · Accounts Receivable	17,574.68
Total Accounts Receivable	17,574.68
Other Current Assets	
1300 · Prepaid - Insurance	10,517.78
Total Other Current Assets	10,517.78
Total Current Assets	290,094.92
<b>TOTAL ASSETS</b>	<b>290,094.92</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	2,388.14
Total Accounts Payable	2,388.14
Other Current Liabilities	
2070 · Accrued Appraisal	1,583.38
2080 · Accrued Social Fund	78.90
2090 · Accrued Depreciation Report	1,808.19
2500 · Due to CRF - Insurance	10,517.78
2554 · Due to OP From CRF	(5,775.00)
Total Other Current Liabilities	8,213.25
Total Current Liabilities	10,601.39
Total Liabilities	10,601.39
Equity	
3100 · Contingency Reserve Fund	
3110 · CRF Reserve	200,387.15
3112 · Due to OP from CRF - Boiler	5,775.00
3120 · Interest Earned	27,379.83
3121 · Due to CRF from LEVY	(1,447.23)
3500 · Due from Operating - Insurance	(10,517.78)
Total 3100 · Contingency Reserve Fund	221,576.97
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)	27,293.23
Net Income	29,176.10
Total Equity	279,493.53
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>290,094.92</b>

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

	Nov 25	Budget	May - Nov 25	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
4000 · Owner Contributions	18,123.67	18,123.63	126,865.55	126,865.35	217,483.50
4200 · Interest	110.78		823.57		
4250 · Other Income	0.00		30.00		
4260 · By-Law Violation Fines	0.00		694.01		
4300 · Prior Year's Surplus Forward	1,000.00	1,000.00	7,000.00	7,000.00	12,000.00
<b>Total Income</b>	<b>19,234.45</b>	<b>19,123.63</b>	<b>135,413.13</b>	<b>133,865.35</b>	<b>229,483.50</b>
<b>Gross Profit</b>	<b>19,234.45</b>	<b>19,123.63</b>	<b>135,413.13</b>	<b>133,865.35</b>	<b>229,483.50</b>
<b>Expense</b>					
<b>Administration</b>					
6020 · Bank Charges and Interest	13.00	16.67	91.00	116.65	200.00
6100 · Insurance	2,629.46	2,666.67	18,406.22	18,666.65	32,000.00
6110 · Insurance - Appraisal	83.34	0.00	583.38	0.00	0.00
6115 · WorkSafe BC	0.00	8.34	0.00	58.30	100.00
6125 · CRA Filings / RESA	0.00	39.59	420.00	277.05	475.00
6130 · Management Fees	1,300.71	1,300.71	9,498.70	9,104.95	15,608.50
6150 · Office and Sundry	10.28	125.00	265.53	875.00	1,500.00
6160 · Professional Fees	0.00	83.34	682.50	583.30	1,000.00
<b>Total Administration</b>	<b>4,036.79</b>	<b>4,240.32</b>	<b>29,947.33</b>	<b>29,681.90</b>	<b>50,883.50</b>
<b>General Maintenance</b>					
6040 · Fire Protection	0.00	583.34	3,531.68	4,083.30	7,000.00
6060 · Landscaping	3,092.25	1,250.00	9,360.75	8,750.00	15,000.00
6065 · Pest Control	0.00	100.00	0.00	700.00	1,200.00
6070 · Landscaping Improvements	0.00	83.34	102.61	583.30	1,000.00
6120 · Repairs and Maintenance	(1,456.41)	2,916.67	16,052.37	20,416.65	35,000.00
6132 · Mechanical Maintenance	0.00	625.00	2,897.54	4,375.00	7,500.00
6135 · Elevator & License	309.75	350.00	2,110.50	2,450.00	4,200.00
6145 · Janitorial	500.00	583.34	3,650.00	4,083.30	7,000.00
6180 · Snow Removal	0.00	333.34	0.00	2,333.30	4,000.00
6185 · Hytec Water Treatment Sys...	1,080.58	1,083.34	7,564.06	7,583.30	13,000.00
6190 · Depreciation Report	0.00	583.34	0.00	4,083.30	7,000.00
6195 · Arborist	(2,047.50)	250.00	0.00	1,750.00	3,000.00
<b>Total General Maintenance</b>	<b>1,478.67</b>	<b>8,741.71</b>	<b>45,269.51</b>	<b>61,191.45</b>	<b>104,900.00</b>
<b>Utilities</b>					
6030 · Electricity	456.00	541.67	3,036.00	3,791.65	6,500.00
6140 · Natural Gas	1,101.13	2,000.00	4,273.30	14,000.00	24,000.00
6200 · Telephone / Enterphone	48.22	100.00	403.29	700.00	1,200.00
6210 · Waste Removal	228.77	291.67	1,741.50	2,041.65	3,500.00
6220 · Water and Sewer	1,072.77	708.34	3,405.88	4,958.30	8,500.00
<b>Total Utilities</b>	<b>2,906.89</b>	<b>3,641.68</b>	<b>12,859.97</b>	<b>25,491.60</b>	<b>43,700.00</b>
<b>Contingency Fund</b>					
6900 · Contingency Reserve Alloca...	2,500.00	2,500.00	17,500.00	17,500.00	30,000.00
<b>Total Contingency Fund</b>	<b>2,500.00</b>	<b>2,500.00</b>	<b>17,500.00</b>	<b>17,500.00</b>	<b>30,000.00</b>
<b>Total Expense</b>	<b>10,922.35</b>	<b>19,123.71</b>	<b>105,576.81</b>	<b>133,864.95</b>	<b>229,483.50</b>
<b>Net Ordinary Income</b>	<b>8,312.10</b>	<b>(0.08)</b>	<b>29,836.32</b>	<b>0.40</b>	<b>0.00</b>
<b>Other Income/Expense</b>					
<b>Other Expense</b>					
8999 · Prev Fiscal Year Expense	228.77		660.22		
<b>Total Other Expense</b>	<b>228.77</b>		<b>660.22</b>		
<b>Net Other Income</b>	<b>(228.77)</b>		<b>(660.22)</b>		
<b>Net Income</b>	<b>8,083.33</b>	<b>(0.08)</b>	<b>29,176.10</b>	<b>0.40</b>	<b>0.00</b>

Mayfair Gardens - NWS 2912  
 General Ledger  
 As of November 30, 2025

Type	Date	Num	Name	Memo	Amount
<b>3200 · Surplus (Deficit)</b>					
Total 3200 · Surplus (Deficit)					
<b>Administration</b>					
<b>6020 · Bank Charges and Interest</b>					
Cheque	11/30/2025			Service Charge	13.00
Total 6020 · Bank Charges and Interest					13.00
<b>6045 · Collection Assurance Fee</b>					
Total 6045 · Collection Assurance Fee					
<b>6100 · Insurance</b>					
General Journal	11/05/2025	Insura...		Prepaid Insura...	2,629.46
Total 6100 · Insurance					2,629.46
<b>6110 · Insurance - Appraisal</b>					
General Journal	11/05/2025	Insura...		Monthly Insur...	83.34
Total 6110 · Insurance - Appraisal					83.34
<b>6125 · CRA Filings / RESA</b>					
Total 6125 · CRA Filings / RESA					
<b>6130 · Management Fees</b>					
Bill	11/01/2025	10965	Advantage Property ...	Strata Mgmt F...	1,300.71
Total 6130 · Management Fees					1,300.71
<b>6150 · Office and Sundry</b>					
Bill	11/30/2025	13722 ...	Advantage Property ...	Inv. 13722 - N...	10.28
Total 6150 · Office and Sundry					10.28
<b>6160 · Professional Fees</b>					
Total 6160 · Professional Fees					
Total Administration					4,036.79
<b>General Maintenance</b>					
<b>6040 · Fire Protection</b>					
Total 6040 · Fire Protection					
<b>6060 · Landscaping</b>					
General Journal	11/30/2025	Re-Allo...		To Re-Allocate ...	2,047.50
Bill	11/30/2025	1591 - ...	GroundsPro Landscap...	Inv. 1591 - Gro...	1,044.75
Total 6060 · Landscaping					3,092.25
<b>6070 · Landscaping Improvements</b>					
Total 6070 · Landscaping Improvements					
<b>6120 · Repairs and Maintenance</b>					
Invoice	11/20/2025	Charge...	210 Morrison	Chargeback for...	(1,456.41)
Total 6120 · Repairs and Maintenance					(1,456.41)
<b>6132 · Mechanical Maintenance</b>					
Total 6132 · Mechanical Maintenance					

12:17 PM  
 12/15/25  
 Accrual Basis

**Mayfair Gardens - NWS 2912**  
**General Ledger**  
**As of November 30, 2025**

Type	Date	Num	Name	Memo	Amount
<b>6135 · Elevator &amp; License</b>					
Bill	11/06/2025	963464	Richmond Elevator - ...	Inv. 963464 - R...	309.75
Total 6135 · Elevator & License					309.75
<b>6145 · Janitorial</b>					
Bill	11/20/2025	38 - N...	West Falls Cleaning S...	Inv. 37 - Nove...	500.00
Total 6145 · Janitorial					500.00
<b>6185 · Hytec Water Treatment System</b>					
Cheque	11/01/2025	Debit	Meridian OneCap Cre...	Hytec Water T...	1,080.58
Total 6185 · Hytec Water Treatment System					1,080.58
<b>6195 · Arborist</b>					
General Journal	11/30/2025	Re-Allo...		To Re-Allocate ...	(2,047.50)
Total 6195 · Arborist					(2,047.50)
Total General Maintenance					1,478.67
<b>Utilities</b>					
<b>6030 · Electricity</b>					
Bill	11/04/2025	13300...	BC Hydro PAP - #222...	Inv. 13300010...	456.00
Total 6030 · Electricity					456.00
<b>6140 · Natural Gas</b>					
Bill	11/06/2025	Oct 7 - ...	Fortis BC - #933019 - ...	Acct# 933019 - ...	1,101.13
Total 6140 · Natural Gas					1,101.13
<b>6200 · Telephone / Enterphone</b>					
Bill	11/05/2025	Sept 2...	Telus - Acct 2398836...	Acct 23988361...	23.86
Bill	11/20/2025	Nov 20...	Telus - Acct 2398836...	Acct 23988361...	24.36
Total 6200 · Telephone / Enterphone					48.22
<b>6210 · Waste Removal</b>					
Bill	11/30/2025	7305-0...	Waste Connections	Inv. 7305-0004...	228.77
Total 6210 · Waste Removal					228.77
<b>6220 · Water and Sewer</b>					
Bill	11/24/2025	Sep/O...	City of Abbotsford PAD	Water & Sewer	1,129.24
Bill	11/24/2025	Sep/O...	City of Abbotsford PAD	Discount	(56.47)
Total 6220 · Water and Sewer					1,072.77
Total Utilities					2,906.89
<b>Contingency Fund</b>					
<b>6900 · Contingency Reserve Allocation</b>					
General Journal	11/05/2025	CRF Co...		Monthly CRF C...	2,500.00
Total 6900 · Contingency Reserve Allocation					2,500.00
Total Contingency Fund					2,500.00

12:17 PM  
12/15/25  
Accrual Basis

Mayfair Gardens - NWS 2912  
General Ledger  
As of November 30, 2025

---

Type	Date	Num	Name	Memo	Amount
<b>8999 · Prev Fiscal Year Expense</b>					
Bill	11/01/2025	7305-0...	Waste Connections	Inv. 7305-0004...	228.77
Total 8999 · Prev Fiscal Year Expense					228.77
<b>TOTAL</b>					<b>11,151.12</b>

---

---