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02/12/26  
Accrual Basis

Mayfair Gardens - NWS 2912  
Balance Sheet  
As of January 31, 2026

	Jan 31, 26
<b>ASSETS</b>	
Current Assets	
Chequing/Savings	
1000 · Prospera 103985785 (OP)	48,937.77
1050 · Prospera 703985777 (CRF)	232,885.16
1090 · Petty Cash	350.00
<b>Total Chequing/Savings</b>	<b>282,172.93</b>
Accounts Receivable	
1100 · Accounts Receivable	
1120 · LEVY- Boiler Replace - 2024 SGM	1,447.23
1100 · Accounts Receivable - Other	11,645.98
<b>Total 1100 · Accounts Receivable</b>	<b>13,093.21</b>
<b>Total Accounts Receivable</b>	<b>13,093.21</b>
Other Current Assets	
1300 · Prepaid - Insurance	5,258.86
<b>Total Other Current Assets</b>	<b>5,258.86</b>
<b>Total Current Assets</b>	<b>300,525.00</b>
<b>TOTAL ASSETS</b>	<b>300,525.00</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	4,157.87
<b>Total Accounts Payable</b>	<b>4,157.87</b>
Other Current Liabilities	
2070 · Accrued Appraisal	1,750.06
2080 · Accrued Social Fund	78.90
2090 · Accrued Depreciation Report	1,808.19
2500 · Due to CRF - Insurance	5,258.86
2554 · Due to OP From CRF	(5,775.00)
<b>Total Other Current Liabilities</b>	<b>3,121.01</b>
<b>Total Current Liabilities</b>	<b>7,278.88</b>
<b>Total Liabilities</b>	<b>7,278.88</b>
Equity	
3100 · Contingency Reserve Fund	
3110 · CRF Reserve	205,387.15
3112 · Due to OP from CRF - Boiler	5,775.00
3120 · Interest Earned	28,429.10
3121 · Due to CRF from LEVY	(1,447.23)
3500 · Due from Operating - Insurance	(5,258.86)
<b>Total 3100 · Contingency Reserve Fund</b>	<b>232,885.16</b>
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
<b>Total 3157 · Levy-Boiler Replace - 2024 SGM</b>	<b>1,447.23</b>
3200 · Surplus (Deficit)	25,293.23
Net Income	33,620.50
<b>Total Equity</b>	<b>293,246.12</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>300,525.00</b>

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Accrual Basis

**Mayfair Gardens - NWS 2912**  
**Profit & Loss Budget Performance**  
**January 2026**

	Jan 26	Budget	May '25 - Jan 26	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
4000 · Owner Contributions	18,123.67	18,123.63	163,112.89	163,112.61	217,483.50
4200 · Interest	134.87		1,088.10		
4250 · Other Income	45.00		90.00		
4260 · By-Law Violation Fines	0.00		694.01		
4300 · Prior Year's Surplus Forward	1,000.00	1,000.00	9,000.00	9,000.00	12,000.00
<b>Total Income</b>	<b>19,303.54</b>	<b>19,123.63</b>	<b>173,985.00</b>	<b>172,112.61</b>	<b>229,483.50</b>
<b>Gross Profit</b>	<b>19,303.54</b>	<b>19,123.63</b>	<b>173,985.00</b>	<b>172,112.61</b>	<b>229,483.50</b>
<b>Expense</b>					
<b>Administration</b>					
6020 · Bank Charges and Interest	13.00	16.67	117.00	149.99	200.00
6100 · Insurance	2,629.46	2,666.67	23,665.14	23,999.99	32,000.00
6110 · Insurance - Appraisal	83.34		750.06	0.00	0.00
6115 · WorkSafe BC	0.00	8.34	0.00	74.98	100.00
6125 · CRA Filings / RESA	0.00	39.59	420.00	356.23	475.00
6130 · Management Fees	1,300.71	1,300.71	12,100.12	11,706.37	15,608.50
6150 · Office and Sundry	6.17	125.00	288.36	1,125.00	1,500.00
6160 · Professional Fees	0.00	83.34	682.50	749.98	1,000.00
<b>Total Administration</b>	<b>4,032.68</b>	<b>4,240.32</b>	<b>38,023.18</b>	<b>38,162.54</b>	<b>50,883.50</b>
<b>General Maintenance</b>					
6040 · Fire Protection	157.50	583.34	3,689.18	5,249.98	7,000.00
6060 · Landscaping	(1,002.75)	1,250.00	9,402.75	11,250.00	15,000.00
6065 · Pest Control	0.00	100.00	0.00	900.00	1,200.00
6070 · Landscaping Improvements	0.00	83.34	102.61	749.98	1,000.00
6120 · Repairs and Maintenance	3,649.89	2,916.67	23,228.16	26,249.99	35,000.00
6132 · Mechanical Maintenance	0.00	625.00	4,386.81	5,625.00	7,500.00
6135 · Elevator & License	309.75	350.00	2,730.00	3,150.00	4,200.00
6145 · Janitorial	500.00	583.34	4,950.00	5,249.98	7,000.00
6180 · Snow Removal	0.00	333.34	0.00	2,999.98	4,000.00
6185 · Hytec Water Treatment Sys...	1,080.58	1,083.34	9,725.22	9,749.98	13,000.00
6190 · Depreciation Report	0.00	583.34	0.00	5,249.98	7,000.00
6195 · Arborist	2,047.50	250.00	2,047.50	2,250.00	3,000.00
<b>Total General Maintenance</b>	<b>6,742.47</b>	<b>8,741.71</b>	<b>60,262.23</b>	<b>78,674.87</b>	<b>104,900.00</b>
<b>Utilities</b>					
6030 · Electricity	456.00	541.67	3,948.00	4,874.99	6,500.00
6140 · Natural Gas	2,120.65	2,000.00	7,691.49	18,000.00	24,000.00
6200 · Telephone / Enterphone	67.41	100.00	557.78	900.00	1,200.00
6210 · Waste Removal	253.18	291.67	2,247.86	2,624.99	3,500.00
6220 · Water and Sewer	1,067.86	708.34	4,473.74	6,374.98	8,500.00
<b>Total Utilities</b>	<b>3,965.10</b>	<b>3,641.68</b>	<b>18,918.87</b>	<b>32,774.96</b>	<b>43,700.00</b>
<b>Contingency Fund</b>					
6900 · Contingency Reserve Alloca...	2,500.00	2,500.00	22,500.00	22,500.00	30,000.00
<b>Total Contingency Fund</b>	<b>2,500.00</b>	<b>2,500.00</b>	<b>22,500.00</b>	<b>22,500.00</b>	<b>30,000.00</b>
<b>Total Expense</b>	<b>17,240.25</b>	<b>19,123.71</b>	<b>139,704.28</b>	<b>172,112.37</b>	<b>229,483.50</b>
<b>Net Ordinary Income</b>	<b>2,063.29</b>	<b>(0.08)</b>	<b>34,280.72</b>	<b>0.24</b>	<b>0.00</b>
<b>Other Income/Expense</b>					
<b>Other Expense</b>					
8999 · Prev Fiscal Year Expense	0.00		660.22		
<b>Total Other Expense</b>	<b>0.00</b>		<b>660.22</b>		
<b>Net Other Income</b>	<b>0.00</b>		<b>(660.22)</b>		
<b>Net Income</b>	<b>2,063.29</b>	<b>(0.08)</b>	<b>33,620.50</b>	<b>0.24</b>	<b>0.00</b>

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**Mayfair Gardens - NWS 2912**  
**General Ledger**  
**As of January 31, 2026**

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	01/31/2026			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	01/05/2026	Insura...		Prepaid Insura...	2,629.46
Total 6100 · Insurance					2,629.46
<b>6110 · Insurance - Appraisal</b>					
General Journal	01/05/2026	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	01/01/2026	12928	Advantage Property ...	Strata Mgmt F...	1,300.71
Total 6130 · Management Fees					1,300.71
<b>6150 · Office and Sundry</b>					
Bill	01/31/2026	15586 ...	Advantage Property ...	Inv. 15586 - Ja...	6.17
Total 6150 · Office and Sundry					6.17
<b>6160 · Professional Fees</b>					
Total 6160 · Professional Fees					
Total Administration					4,032.68
<b>General Maintenance</b>					
<b>6040 · Fire Protection</b>					
Bill	01/01/2026	152802	Elite Fire Protection L...	Inv. 152802 - 3...	157.50
Total 6040 · Fire Protection					157.50
<b>6060 · Landscaping</b>					
General Journal	01/29/2026	Re-Allo...		To Re-Allocate ...	(2,047.50)
Bill	01/31/2026	1624 - ...	GroundsPro Landscap...	Inv. 1624 - Gro...	1,044.75
Total 6060 · Landscaping					(1,002.75)
<b>6070 · Landscaping Improvements</b>					
Total 6070 · Landscaping Improvements					
<b>6120 · Repairs and Maintenance</b>					
Bill	01/06/2026	4441	Breslin Plumbing 101 ...	Inv. 4441 - Uni...	367.50
Bill	01/12/2026	W12445	Saxon Service Inc.	Inv. W11307 - ...	1,513.14
Bill	01/19/2026	W12475	Saxon Service Inc.	Inv. W12475 - ...	1,769.25
Total 6120 · Repairs and Maintenance					3,649.89

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**General Ledger**  
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Type	Date	Num	Name	Memo	Amount
<b>6132 · Mechanical Maintenance</b>					
Total 6132 · Mechanical Maintenance					
<b>6135 · Elevator &amp; License</b>					
Bill	01/07/2026	973569	Richmond Elevator - ...	Inv. 973569 - R...	309.75
Total 6135 · Elevator & License					
<b>6145 · Janitorial</b>					
Bill	01/01/2026	41 - Ja...	West Falls Cleaning S...	Inv. 41 - Cleani...	500.00
Total 6145 · Janitorial					
<b>6185 · Hytec Water Treatment System</b>					
Cheque	01/01/2026	Debit	Meridian OneCap Cre...	Hytec Water T...	1,080.58
Total 6185 · Hytec Water Treatment System					
<b>6195 · Arborist</b>					
General Journal	01/29/2026	Re-Allo...		To Re-Allocate ...	2,047.50
Total 6195 · Arborist					
Total General Maintenance					
<b>Utilities</b>					
<b>6030 · Electricity</b>					
Bill	01/06/2026	13500...	BC Hydro PAP - #222...	Inv. 13500017...	456.00
Total 6030 · Electricity					
<b>6140 · Natural Gas</b>					
Bill	01/07/2026	Dec 5 -...	Fortis BC - #933019 - ...	Acct# 933019 - ...	2,120.65
Total 6140 · Natural Gas					
<b>6200 · Telephone / Enterphone</b>					
Bill	01/01/2026	Dec 20...	Telus - Acct 2398836...	Acct 23988361...	23.87
Bill	01/19/2026	Jan 19 ...	Telus - PAP Acct 2383...	Acct# 2383242...	43.54
Total 6200 · Telephone / Enterphone					
<b>6210 · Waste Removal</b>					
Bill	01/31/2026	7305-0...	Waste Connections	Inv. 7305-0004...	253.18
Total 6210 · Waste Removal					
<b>6220 · Water and Sewer</b>					
Bill	01/26/2026	Nov/D...	City of Abbotsford PAD	Water & Sewer	1,124.06
Bill	01/26/2026	Nov/D...	City of Abbotsford PAD	Discount	(56.20)
Total 6220 · Water and Sewer					
Total Utilities					
<b>Contingency Fund</b>					
<b>6900 · Contingency Reserve Allocation</b>					
General Journal	01/05/2026	CRF Co...		Monthly CRF C...	2,500.00
Total 6900 · Contingency Reserve Allocation					
Total Contingency Fund					

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General Ledger  
As of January 31, 2026

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Type	Date	Num	Name	Memo	Amount
<b>8999 - Prev Fiscal Year Expense</b>					
Total 8999 - Prev Fiscal Year Expense					
<b>TOTAL</b>					<b><u>17,240.25</u></b>