

The Owners, Strata Plan KAS1911
BALANCE SHEET
 As At December 31, 2025
 CML Properties

YTD Actual

ASSETS**Current Assets**

Cash - Operating	\$14,637.98
Cash - Contingency Reserve Fund	\$288,511.98
Petty Cash - General	\$100.00
Accounts Receivable	\$3,213.64
Due (To)/From Fortis	(\$3,223.07)
Prepaid Expenses	\$7,408.05

Total Current Assets**\$310,648.58****TOTAL ASSETS****\$310,648.58****LIABILITIES & EQUITY****LIABILITIES****Current Liabilities**

Accounts Payable	\$4,108.87
Accrued Liabilities	\$8,195.02
Payroll Liabilities	\$129.84
Loan From Contingency Reserve Fund	\$0.00
Unearned Revenue	\$361.30

Total Current Liabilities**\$12,795.03****TOTAL LIABILITIES****\$12,795.03****EQUITY****Restricted Equity**

Contingency Reserve Fund	\$288,511.98
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Total Restricted Equity**\$288,511.98****Retained Earnings**

Retained Earnings - Current	\$9,341.57
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Total Retained Earnings**\$9,341.57****TOTAL EQUITY****\$297,853.55****TOTAL LIABILITIES & EQUITY****\$310,648.58**

The Owners, Strata Plan KAS1911
STATEMENT OF INCOME & EXPENSE
For the 12 Months Ending December 31, 2025
CML Properties

	CURRENT MONTH		YEAR TO DATE		
	Actual	Budget	Actual	Budget	Annual Budget
REVENUE					
Strata Fee Income	\$23,667.70	\$23,667.67	\$275,772.99	\$275,772.96	\$275,772.96
Interest Income	\$40.16	\$83.37	\$642.66	\$1,000.00	\$1,000.00
Lien Recovery	\$500.00	\$0.00	\$1,000.00	\$500.00	\$500.00
Misc Income	\$0.00	\$12.50	\$400.00	\$150.00	\$150.00
Move In - Out Fees	\$0.00	\$29.13	\$825.00	\$350.00	\$350.00
Transferred from Retained Earnings	(\$1,204.60)	(\$1,204.60)	(\$14,455.16)	(\$14,455.16)	(\$14,455.16)
TOTAL REVENUE	\$23,003.26	\$22,588.07	\$264,185.49	\$263,317.80	\$263,317.80
EXPENSES					
Bank Charges	\$15.31	\$37.50	\$219.64	\$450.00	\$450.00
Caretaker	\$2,653.80	\$2,750.00	\$31,845.59	\$33,000.00	\$33,000.00
Cleaning - Labour & Material	\$123.31	\$41.63	\$216.46	\$500.00	\$500.00
Consulting Fees	\$3,934.88	\$166.63	\$8,054.11	\$2,000.00	\$2,000.00
Contingency Reserve	\$2,088.89	\$2,088.88	\$24,711.75	\$24,711.74	\$24,711.74
Elevator	\$506.17	\$666.63	\$9,294.81	\$8,000.00	\$8,000.00
Enterphone	\$51.41	\$54.13	\$603.71	\$650.00	\$650.00
Fire Systems	\$119.93	\$291.63	\$7,381.68	\$3,500.00	\$3,500.00
Garbage Removal	\$288.42	\$333.37	\$3,461.00	\$4,000.00	\$4,000.00
Insurance	\$3,256.92	\$3,333.37	\$41,772.40	\$40,000.00	\$40,000.00
Landscaping Maintenance	\$0.00	\$0.00	\$209.79	\$350.00	\$350.00
Legal	\$0.00	\$12.50	\$79.24	\$150.00	\$150.00
Lien Expense	\$391.85	\$0.00	\$862.19	\$500.00	\$500.00
Management Fees	\$1,785.00	\$1,785.00	\$21,262.50	\$21,262.50	\$21,262.50
Management Fees - Audit	\$0.00	\$0.00	\$315.00	\$315.00	\$315.00
Office & Meetings	\$0.00	\$50.00	\$851.07	\$600.00	\$600.00
Repairs & Maintenance	\$3,744.49	\$3,644.13	\$31,784.49	\$43,730.00	\$43,730.00
Snow Removal	\$409.50	\$800.00	\$2,174.68	\$4,000.00	\$4,000.00
Utilities - Heat (Gas)	\$3,253.70	\$2,833.37	\$29,076.91	\$34,000.00	\$34,000.00
Utilities - Hydro	\$1,194.00	\$1,375.00	\$13,430.41	\$16,500.00	\$16,500.00
Utilities - Water & Sewer	\$2,443.26	\$2,083.37	\$27,236.49	\$25,000.00	\$25,000.00
TOTAL EXPENSES	\$26,260.84	\$22,347.14	\$254,843.92	\$263,219.24	\$263,219.24
NET INCOME (LOSS)	(\$3,257.58)	\$240.93	\$9,341.57	\$98.56	\$98.56

The Owners, Strata Plan KAS1911
STATEMENT OF CONTINGENCY RESERVE FUND
For the 12 Months Ending December 31, 2025
CML Properties

	YEAR TO DATE		
	Actual	Budget	Annual Budget
CRF - General Opening Balance	\$276,096.44	\$276,096.44	\$276,096.44
CRF REVENUE			
CRF Contributions	\$24,711.75	\$24,711.74	\$24,711.74
CRF - Transfer from R/E	\$0.00	\$0.00	\$0.00
CRF - Interest Income	\$7,789.24	\$0.00	\$0.00
Total CRF Revenue	\$32,500.99	\$24,711.74	\$24,711.74
CRF EXPENSES			
CRF Expenses - Approved	\$10,500.00	\$20,000.00	\$20,000.00
CRF Expenses - Section 98.3 Expenditures	\$9,585.45	\$0.00	\$0.00
Total CRF Expenses	\$20,085.45	\$20,000.00	\$20,000.00
CRF SUBTOTAL	\$288,511.98	\$280,808.18	\$280,808.18
Loan To Operating	\$0.00	\$0.00	\$0.00
CRF CLOSING BALANCE	\$288,511.98	\$280,808.18	\$280,808.18