

**Balance Sheet (Accrual)**  
**CHELSEA - Operations - 02 (lms1416)**  
**July 2025**

**Prepared For:**  
CHELSEA - Operations - 02  
  
Surrey, BC

**Prepared By:**  
Crossroads Management Ltd.  
#215 -7455 - 132nd Street  
Surrey BC, V3W 1J8  
Phone (778) 578-4445

**ASSETS**

1010-0000	Petty Cash	212.35
1013-0000	Bank Shares	5.00
1020-0000	Bank - Westminster - Chequing	55,259.37
1025-0120	Bank - Roof Replacement	334,706.17
1025-0121	Bank - Roofing Levy Holdback	8,549.13
1027-0000	Bank - Water Surcharge	128,294.78
1028-1300	Bank - Golf Tournament Funds	3,637.05
1029-0000	Bank - Apt Utilities	55,964.23
1030-0000	Bank - Exercise Room	1,421.00
1040-0000	Bank - Social Committee	2,205.17
1200-0000	Prepaid Insurance	86,277.09
1205-0000	Prepaid Expenses	3,752.70
1300-0000	Accounts Receivable	16,893.49
1301-0002	A/R - Roof Replacement	63,820.27
	<b>TOTAL ASSETS</b>	760,997.80

**LIABILITIES**

2010-0000	Accounts Payable	93,498.22
2014-0000	Accrued Water & Sewer	22,500.00
2017-0000	Social Committee Fund	2,205.17
2018-0000	Exercise Room	1,421.00
2019-0000	Golf Tournament Fund	3,637.05
2035-0000	Security Deposits	300.00
2170-0000	Vacation Payable	7,153.48
2250-0000	Pre-Paid Fees	1,111.00
	<b>TOTAL LIABILITIES</b>	131,825.92

**OWNERS EQUITY**

**RESERVES**

3479-0015	ROOF REPLACEMENT	
3479-0016	Roof Replacement Levy	2,591,003.97
3479-0017	Roof Replacement CRF Contribution	2,590,000.00
3479-0018	Roof Replacement Expenses	-4,782,477.53
3479-0019	Roof Replacement Holdback	8,549.13
3479-0020	<b>ROOF REPLACEMENT TOTAL</b>	407,075.57
3500-0000	Net Income - Prior Years	6,836.30
3510-0000	Net Income - Current Year	113,045.68
3510-2000	Net Income - Utilities	50,718.82

DATE: AUG. 19/2025  
ACCOUNTANT: [Signature]  
PROPERTY MANAGER: [Signature]

3510-3000

Net Income - Water & Sewer

51,495.51

**TOTAL OWNERS' EQUITY**

629,171.88

**TOTAL LIABILITIES AND EQUITY**

760,997.80

## Budget Comparison (Accrual) CHELSEA - Operations - 02 (ims1416) July 2025

Prepared For:  
CHELSEA - Operations - 02  
  
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	MTD Actual	MTD Budget	\$ Var	YTD Actual	YTD Budget	\$ Var	Annual	
<b>INCOME</b>								
4010-0000	Strata Fees	72,228.46	71,905.33	323.13	361,142.30	359,526.65	1,615.65	862,864.00
4012-0000	CRF Strata Fees - Apartments	-21,878.17	-21,878.17	0.00	-109,390.85	-109,390.85	0.00	-262,538.00
4015-0000	Parking,Scooter & EV Parking	281.00	625.00	-344.00	2,455.00	3,125.00	-670.00	7,500.00
4021-0000	Miscellaneous	100.00	0.00	100.00	100.00	0.00	100.00	0.00
4022-0000	Move in/out	200.00	166.67	33.33	400.00	833.35	-433.35	2,000.00
4025-0000	Prior Year Surplus (Deficit)	9,089.17	9,089.17	0.00	45,445.85	45,445.85	0.00	109,070.00
	<b>TOTAL</b>	<b>60,020.46</b>	<b>59,908.00</b>	<b>112.46</b>	<b>300,152.30</b>	<b>299,540.00</b>	<b>612.30</b>	<b>718,896.00</b>
4030-0000	Strata Fees	135,544.08	135,544.08	0.00	677,720.40	677,720.40	0.00	1,626,529.00
4032-0000	CRF Strata Fees - Townhomes	-47,598.50	-47,598.50	0.00	-237,992.50	-237,992.50	0.00	-571,182.00
4037-0000	Prior Year Surplus	12,412.83	12,412.83	0.00	62,064.15	62,064.15	0.00	148,954.00
	<b>TOTAL</b>	<b>100,358.41</b>	<b>100,358.41</b>	<b>0.00</b>	<b>501,792.05</b>	<b>501,792.05</b>	<b>0.00</b>	<b>1,204,301.00</b>
<b>OTHER</b>								
4040-0000	Rental - Fireside Lounge	200.00	83.33	116.67	500.00	416.65	83.35	1,000.00
4045-0000	Rental - Caretaker Suite	600.00	550.00	50.00	2,400.00	2,750.00	-350.00	6,600.00
4050-0000	Rental - Guest Suites	3,150.00	833.33	2,316.67	5,800.00	4,166.65	1,633.35	10,000.00
4055-0000	R.V. Parking	1,000.00	833.33	166.67	4,966.94	4,166.65	800.29	10,000.00
4062-0000	Dish and Cutlery Rental	50.00	8.33	41.67	50.00	41.65	8.35	100.00
4065-0000	Interest Income	314.01	708.33	-394.32	3,624.59	3,541.65	82.94	8,500.00
4066-0000	Remote Control Sale	1,480.00	200.00	1,280.00	2,700.00	1,000.00	1,700.00	2,400.00
4084-0000	Keys	-10.00	0.00	-10.00	30.00	0.00	30.00	0.00
	<b>TOTAL OTHER</b>	<b>6,784.01</b>	<b>3,216.65</b>	<b>3,567.36</b>	<b>20,071.53</b>	<b>16,083.25</b>	<b>3,988.28</b>	<b>38,600.00</b>
	<b>TOTAL INCOME</b>	<b>167,162.88</b>	<b>163,483.06</b>	<b>3,679.82</b>	<b>822,015.88</b>	<b>817,415.30</b>	<b>4,600.58</b>	<b>1,961,797.00</b>
<b>EXPENSES</b>								
6030-0000	Apt Janitor/Contract Services	2,347.76	2,666.67	318.91	11,738.80	13,333.35	1,594.55	32,000.00
6208-0000	Building Maint. - Apartments	1,819.80	3,750.00	1,930.20	27,497.04	18,750.00	-8,747.04	45,000.00
6215-0000	Equipment Maint.-Apartments	1,053.24	5,416.67	4,363.43	26,599.62	27,083.35	483.73	65,000.00
6268-0050	Elevator Maint. - Apartments	1,623.95	1,875.00	251.05	6,931.75	9,375.00	2,443.25	22,500.00
6275-0000	Gate & Door Maint. - Apartment	2,039.56	416.67	-1,622.89	2,039.56	2,083.35	43.79	5,000.00
6279-0000	Garbage Pick-up - Apts.	2,774.56	2,333.33	-441.23	12,368.20	11,666.65	-701.55	28,000.00
	<b>TOTAL EXPS. BEFORE UTILITIES</b>	<b>11,658.87</b>	<b>16,458.34</b>	<b>4,799.47</b>	<b>87,174.97</b>	<b>82,291.70</b>	<b>-4,883.27</b>	<b>197,500.00</b>
<b>TOWNHOUSE EXPENSES</b>								
6315-0000	Building Maint. - Townhomes	5,918.61	5,833.33	-85.28	27,516.58	29,166.65	1,650.07	70,000.00
6320-0000	Garbage Pick-up - Townhomes	5,752.09	6,666.67	914.58	29,920.87	33,333.35	3,412.48	80,000.00
	<b>TOTAL OPERATING EXPS. - T.H.</b>	<b>11,670.70</b>	<b>12,500.00</b>	<b>829.30</b>	<b>57,437.45</b>	<b>62,500.00</b>	<b>5,062.55</b>	<b>150,000.00</b>
<b>COMMON EXPENSES</b>								
<b>LANDSCAPING &amp; GROUNDS</b>								
6415-0000	Landscape Contract	14,070.00	14,583.33	513.33	70,350.00	72,916.65	2,566.65	175,000.00
6425-0000	Drainage Repair & Maint-Ground	0.00	4,583.33	4,583.33	18,516.75	22,916.65	4,399.90	55,000.00
6435-0000	Plant Replacement & Imp-Ground	0.00	833.33	833.33	7,066.70	4,166.65	-2,900.05	10,000.00
6440-0000	Irrigation System	0.00	541.67	541.67	5,322.27	2,708.35	-2,613.92	6,500.00
6455-0000	Snow Removal	0.00	2,000.00	2,000.00	0.00	10,000.00	10,000.00	24,000.00
	<b>TOTAL LANDS. &amp; GROUNDS</b>	<b>14,070.00</b>	<b>22,541.66</b>	<b>8,471.66</b>	<b>101,255.72</b>	<b>112,708.30</b>	<b>11,452.58</b>	<b>270,500.00</b>
<b>REPAIR &amp; MAINTENANCE- GENERAL</b>								
6510-0000	Repair & Maintenance	11,684.53	2,916.67	-8,767.86	21,102.18	14,583.35	-6,518.83	35,000.00
6515-0000	Equipment Rep. & Maint.-Common	97.07	1,250.00	1,152.93	8,834.55	6,250.00	-2,584.55	15,000.00
6520-0000	Supplies Equipment - Common	739.89	1,250.00	510.11	3,592.31	6,250.00	2,657.69	15,000.00
6525-0000	Supplies Maintenance-Common	50.00	250.00	200.00	2,507.56	1,250.00	-1,257.56	3,000.00
6535-0000	Enterphone and Security	409.06	500.00	90.94	948.20	2,500.00	1,551.80	6,000.00
6560-0000	Gate Repair & Maint. - Common	672.00	500.00	-172.00	1,533.00	2,500.00	967.00	6,000.00
6565-0000	Pest Control - Common	1,437.05	1,666.67	229.62	5,713.23	8,333.35	2,620.12	20,000.00
	<b>TOTAL REPAIR &amp; MAINT.</b>	<b>15,089.60</b>	<b>8,333.34</b>	<b>-6,756.26</b>	<b>44,231.03</b>	<b>41,666.70</b>	<b>-2,564.33</b>	<b>100,000.00</b>
<b>UTILITIES</b>								

	MTD Actual	MTD Budget	\$ Var	YTD Actual	YTD Budget	\$ Var	Annual
6576-0000 Electricity	118.00	166.67	48.67	590.00	833.35	243.35	2,000.00
6577-0000 Electricity Ponds - Common	365.00	416.67	51.67	1,825.00	2,083.35	258.35	5,000.00
6580-0000 Electricity Stream - Common	599.00	666.67	67.67	2,995.00	3,333.35	338.35	8,000.00
6595-0000 Telephone Caretaker	97.44	125.00	27.56	478.24	625.00	146.76	1,500.00
<b>TOTAL UTILITIES</b>	<b>1,179.44</b>	<b>1,375.01</b>	<b>195.57</b>	<b>5,888.24</b>	<b>6,875.05</b>	<b>986.81</b>	<b>16,500.00</b>
<b>RV LOT EXPENSES</b>							
6640-0000 Repair & Maintenance - RV Lot	0.00	208.33	208.33	204.75	1,041.65	836.90	2,500.00
6690-0000 Electricity - RV Lot	68.00	70.83	2.83	340.00	354.15	14.15	850.00
<b>TOTAL OPERATING EXPS-RV LOT</b>	<b>68.00</b>	<b>279.16</b>	<b>211.16</b>	<b>544.75</b>	<b>1,395.80</b>	<b>851.05</b>	<b>3,350.00</b>
<b>RECREATION CENTRE - COMMON</b>							
6710-0000 Bldg Repair & Maint-Rec Centre	4,210.24	750.00	-3,460.24	10,250.17	3,750.00	-6,500.17	9,000.00
6712-0000 Equip. Rep. & Maint.-Clubhouse	336.00	2,083.33	1,747.33	3,888.31	10,416.65	6,528.34	25,000.00
6715-0000 Lock Up Costs - Rec. Centre	80.00	200.00	120.00	1,960.00	1,000.00	-960.00	2,400.00
6725-0000 Exercise Equip R & M-Rec Centr	0.00	1,000.00	1,000.00	1,146.29	5,000.00	3,853.71	12,000.00
6730-0000 Workshop R & M-Rec. Centre	0.00	83.33	83.33	0.00	416.65	416.65	1,000.00
6735-0000 Pool Repair & Maint.-Rec. Cent	6,482.37	1,000.00	-5,482.37	15,481.13	5,000.00	-10,481.13	12,000.00
6740-0000 Pool Supplies & Chemicals-Rec.	835.76	458.33	-377.43	3,531.11	2,291.65	-1,239.46	5,500.00
6750-0000 Cleaning Supplies-Rec. Centre	824.35	208.33	-616.02	1,126.67	1,041.65	-85.02	2,500.00
6755-0000 Window & Carpet Cleaning-Rec.	0.00	83.33	83.33	0.00	416.65	416.65	1,000.00
6764-0000 Electricity - Rec. Centre	1,661.00	1,875.00	214.00	8,305.00	9,375.00	1,070.00	22,500.00
6765-0000 Gas - Rec. Centre	901.70	2,000.00	1,098.30	4,946.41	10,000.00	5,053.59	24,000.00
<b>TOTAL OPER. EXPS-REC. CENTRE</b>	<b>15,331.42</b>	<b>9,741.65</b>	<b>-5,589.77</b>	<b>50,635.09</b>	<b>48,708.25</b>	<b>-1,926.84</b>	<b>116,900.00</b>
<b>SALARIES &amp; BENEFITS</b>							
6820-0000 Caretaker Salary and Benefits	3,943.66	5,666.67	1,723.01	25,262.05	28,333.35	3,071.30	68,000.00
6830-0000 Caretaker Assistant Wages	892.50	1,666.67	774.17	6,232.50	8,333.35	2,100.85	20,000.00
6865-0000 R. C. Janitor Wages and Ben.	2,066.15	1,916.67	-149.48	9,616.75	9,583.35	-33.40	23,000.00
6875-0000 Payroll Costs	812.64	1,041.67	229.03	4,023.40	5,208.35	1,184.95	12,500.00
6890-0000 Workers Compensation Board	0.00	83.33	83.33	52.50	416.65	364.15	1,000.00
<b>TOTAL SALARIES &amp; PAYROLL COSTS</b>	<b>7,714.95</b>	<b>10,375.01</b>	<b>2,660.06</b>	<b>45,187.20</b>	<b>51,875.05</b>	<b>6,687.85</b>	<b>124,500.00</b>
<b>OFFICE EXPENSES</b>							
6910-0000 Equipment Rep. & Maint.-Office	0.00	83.33	83.33	585.73	416.65	-169.08	1,000.00
6915-0000 Supplies	0.00	75.00	75.00	818.99	375.00	-443.99	900.00
6920-0000 Telephone & Cable - Office	370.44	375.00	4.56	1,837.26	1,875.00	37.74	4,500.00
<b>TOTAL OFFICE EXPENSES</b>	<b>370.44</b>	<b>533.33</b>	<b>162.89</b>	<b>3,241.98</b>	<b>2,666.65</b>	<b>-575.33</b>	<b>6,400.00</b>
<b>ADMINISTRATION</b>							
6968-0000 Depreciation Report	2,480.63	0.00	-2,480.63	2,480.63	0.00	-2,480.63	0.00
6970-0000 AGM Expenses - Admin.	0.00	666.67	666.67	3,693.72	3,333.35	-360.37	8,000.00
6975-0000 Council Expenses - Admin.	0.00	291.67	291.67	0.00	1,458.35	1,458.35	3,500.00
6980-0000 Legal Expenses	0.00	333.33	333.33	533.85	1,666.65	1,132.80	4,000.00
6984-0000 Postage and Printing	912.61	1,166.67	254.06	4,181.75	5,833.35	1,651.60	14,000.00
6985-0000 Insurance Appraisal	0.00	41.67	41.67	0.00	208.35	208.35	500.00
6990-0000 Insurance Premiums	51,532.92	51,532.92	0.00	257,664.60	257,664.60	0.00	618,395.00
6992-0000 Insurance Carrying Charges	906.79	906.75	-0.04	4,533.95	4,533.75	-0.20	10,881.00
7000-0000 Management Fees	8,699.99	7,666.67	-1,033.32	38,333.35	38,333.35	0.00	92,000.00
7010-0000 Property Taxes - Admin.	0.00	62.50	62.50	547.00	312.50	-234.50	750.00
7020-0000 Security - Admin.	0.00	83.33	83.33	0.00	416.65	416.65	1,000.00
7023-0000 Emergency Preparedness	0.00	250.00	250.00	405.16	1,250.00	844.84	3,000.00
7025-0000 Bank Charges	13.00	16.67	3.67	80.00	83.35	3.35	200.00
7030-0000 Strata Web Site	0.00	33.33	33.33	55.97	166.65	110.68	400.00
7050-0000 Miscellaneous	0.00	0.00	0.00	111.99	0.00	-111.99	0.00
7051-0000 Statutory Financial Review	498.75	83.33	-415.42	751.80	416.65	-335.15	1,000.00
<b>TOTAL ADMINISTRATION EXPENSES</b>	<b>65,044.69</b>	<b>63,135.51</b>	<b>-1,909.18</b>	<b>313,373.77</b>	<b>315,677.55</b>	<b>2,303.78</b>	<b>757,626.00</b>
<b>TOTAL COMMON EXPENSES</b>	<b>118,868.54</b>	<b>116,314.67</b>	<b>-2,553.87</b>	<b>564,357.78</b>	<b>581,573.35</b>	<b>17,215.57</b>	<b>1,395,776.00</b>
<b>TOTAL EXPENSES</b>	<b>142,198.11</b>	<b>145,273.01</b>	<b>3,074.90</b>	<b>708,970.20</b>	<b>726,365.05</b>	<b>17,394.85</b>	<b>1,743,276.00</b>
<b>NET INCOME (LOSS)</b>	<b>24,964.77</b>	<b>18,210.05</b>	<b>6,754.72</b>	<b>113,045.68</b>	<b>91,050.25</b>	<b>21,995.43</b>	<b>218,521.00</b>
<b>REVENUE UTILITIES</b>							
<b>REVENUE - APARTMENT UTILITIES</b>							
9260-0000 Utilities Income - Apts.	13,306.33	13,306.33	0.00	66,531.65	66,531.65	0.00	159,676.00
9262-0000 Utilities Interest Income	164.07	166.67	-2.60	786.87	833.35	-46.48	2,000.00
9264-0000 Prior Year Surplus (Deficit)	0.00	0.00	0.00	45,323.82	45,324.00	-0.18	45,324.00
<b>TOTAL APARTMENT UTILITIES</b>	<b>13,470.40</b>	<b>13,473.00</b>	<b>-2.60</b>	<b>112,642.34</b>	<b>112,689.00</b>	<b>-46.66</b>	<b>207,000.00</b>
<b>UTILITY EXPENSES</b>							
<b>ELECTRICITY - APARTMENTS</b>							
9360-0000 Electricity Kens & Mayfair	2,255.00	2,750.00	495.00	11,275.00	13,750.00	2,475.00	33,000.00
9365-0000 Electricity Windsor	1,476.00	1,833.33	357.33	7,380.00	9,166.65	1,786.65	22,000.00
<b>TOTAL ELECTRICITY - APART.</b>	<b>3,731.00</b>	<b>4,583.33</b>	<b>852.33</b>	<b>18,655.00</b>	<b>22,916.65</b>	<b>4,261.65</b>	<b>55,000.00</b>

	MTD Actual	MTD Budget	\$ Var	YTD Actual	YTD Budget	\$ Var	Annual
<b>GAS - APARTMENTS</b>							
9410-0000 Gas - Mayfair	901.15	2,666.67	1,765.52	9,428.49	13,333.35	3,904.86	32,000.00
9420-0000 Gas - Kensington	3,040.00	5,000.00	1,960.00	19,532.00	25,000.00	5,468.00	60,000.00
9430-0000 Gas - Windsor	1,304.26	5,000.00	3,695.74	14,308.03	25,000.00	10,691.97	60,000.00
<b>TOTAL GAS - APARTMENTS</b>	<b>5,245.41</b>	<b>12,666.67</b>	<b>7,421.26</b>	<b>43,268.52</b>	<b>63,333.35</b>	<b>20,064.83</b>	<b>152,000.00</b>
<b>TOTAL UTILITIES - APARTMENT</b>	<b>8,976.41</b>	<b>17,250.00</b>	<b>8,273.59</b>	<b>61,923.52</b>	<b>86,250.00</b>	<b>24,326.48</b>	<b>207,000.00</b>
<b>NET INCOME (LOSS) UTILITIES</b>	<b>4,493.99</b>	<b>-3,777.00</b>	<b>8,270.99</b>	<b>50,718.82</b>	<b>26,439.00</b>	<b>24,279.82</b>	<b>0.00</b>
<b>REVENUE - WATER INCOME</b>							
9650-0000 Water - Apartments	8,160.58	8,160.58	0.00	40,802.90	40,802.90	0.00	97,927.00
9700-0000 Water - Townhouses	11,934.83	11,934.83	0.00	59,674.15	59,674.15	0.00	143,218.00
9725-0000 Water - Interest Income	374.82	208.33	166.49	1,461.88	1,041.65	420.23	2,500.00
9745-0000 Prior Year Surplus (Deficit)	0.00	0.00	0.00	26,355.85	26,355.00	0.85	26,355.00
<b>TOTAL WATER INCOME</b>	<b>20,470.23</b>	<b>20,303.74</b>	<b>166.49</b>	<b>128,294.78</b>	<b>127,873.70</b>	<b>421.08</b>	<b>270,000.00</b>
<b>WATER EXPENSE</b>							
9850-0000 Water Usage	22,500.00	22,500.00	0.00	76,799.27	112,500.00	35,700.73	270,000.00
<b>TOTAL WATER</b>	<b>22,500.00</b>	<b>22,500.00</b>	<b>0.00</b>	<b>76,799.27</b>	<b>112,500.00</b>	<b>35,700.73</b>	<b>270,000.00</b>
<b>NET INCOME (LOSS) WATER</b>	<b>-2,029.77</b>	<b>-2,196.26</b>	<b>166.49</b>	<b>51,495.51</b>	<b>15,373.70</b>	<b>36,121.81</b>	<b>0.00</b>

**Balance Sheet (Accrual)**  
**CHELSEA - Contingency - 02 (Ims1416c)**  
**July 2025**

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**Prepared For:**  
CHELSEA - Contingency - 02  
  
Surrey, BC

**Prepared By:**  
Crossroads Management Ltd.  
#215 -7455 - 132nd Street  
Surrey BC, V3W 1J8  
Phone (778) 578-4445

**ASSETS**

1025-0000	Bank - Westminster - Contingency	1,182,471.56
1038-1364	Prospera GIC - 5.0000% - Mar 6/2026	200,000.00
1038-1365	Prospera GIC - 4.2000% - Mar 6/2027	200,000.00
1038-1366	Prospera GIC - 4.1000% - Mar 6/2028	200,000.00
1038-1367	Prospera GIC - 4.1000% - Mar 6/2029	200,000.00
	<b>TOTAL ASSETS</b>	<u>1,982,471.56</u>

**LIABILITIES**

2010-0000	Accounts Payable	11,165.70
	<b>TOTAL LIABILITIES</b>	<u>11,165.70</u>

**OWNERS EQUITY  
RESERVES**

3479-0015	ROOF REPLACEMENT	
3479-0017	Roof Replacement CRF Contribution	-2,590,000.00
3479-0020	ROOF REPLACEMENT TOTAL	<u>-2,590,000.00</u>
3500-0000	Net Income - Prior Years	4,207,317.35
3510-0000	Net Income - Current Year	353,988.51
	<b>TOTAL OWNERS' EQUITY</b>	<u>1,971,305.86</u>
	<b>TOTAL LIABILITIES AND EQUITY</b>	<u>1,982,471.56</u>

DATE: AUG. 19/2025  
ACCOUNTANT:   
PROPERTY MANAGER: 

**Budget Comparison (Accrual)**  
**CHELSEA - Contingency - 02 (lms1416c)**  
**July 2025**

**Prepared For:**  
CHELSEA - Contingency - 02  
  
Surrey, BC

**Prepared By:**  
Crossroads Management Ltd.  
#215 -7455 - 132nd Street  
Surrey BC, V3W 1J8  
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		MTD Actual	MTD Budget	\$ Var	YTD Actual	YTD Budget	\$ Var	Annual
<b>INCOME</b>								
4010-5000	Strata Fees - Apartments	21,878.17	21,878.17	0.00	109,390.85	109,390.85	0.00	262,538.00
4010-6000	Strata Fees - Townhomes	47,598.50	47,598.50	0.00	237,992.50	237,992.50	0.00	571,182.00
4025-0000	Prior Year Surplus (Deficit)	0.00	0.00	0.00	150,000.00	0.00	150,000.00	0.00
	<b>TOTAL</b>	<b>69,476.67</b>	<b>69,476.67</b>	<b>0.00</b>	<b>497,383.35</b>	<b>347,383.35</b>	<b>150,000.00</b>	<b>833,720.00</b>
4031-0000	Interest Income	3,729.24	0.00	3,729.24	58,453.24	0.00	58,453.24	0.00
	<b>TOTAL</b>	<b>3,729.24</b>	<b>0.00</b>	<b>3,729.24</b>	<b>58,453.24</b>	<b>0.00</b>	<b>58,453.24</b>	<b>0.00</b>
	<b>TOTAL INCOME</b>	<b>73,205.91</b>	<b>69,476.67</b>	<b>3,729.24</b>	<b>555,836.59</b>	<b>347,383.35</b>	<b>208,453.24</b>	<b>833,720.00</b>
<b>EXPENSES</b>								
6280-2025	Hot Water Tank Replacement	0.00	0.00	0.00	19,889.10	0.00	-19,889.10	0.00
	<b>TOTAL EXPS. BEFORE UTILITIES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>19,889.10</b>	<b>0.00</b>	<b>-19,889.10</b>	<b>0.00</b>
<b>TOWNHOUSE EXPENSES</b>								
6342-2025	2025 Townhouse Envelope Repairs	8,342.62	4,166.67	-4,175.95	24,740.80	20,833.35	-3,907.45	50,000.00
	<b>TOTAL OPERATING EXPS. - T.H.</b>	<b>8,342.62</b>	<b>4,166.67</b>	<b>-4,175.95</b>	<b>24,740.80</b>	<b>20,833.35</b>	<b>-3,907.45</b>	<b>50,000.00</b>
<b>COMMON EXPENSES</b>								
<b>LANDSCAPING &amp; GROUNDS</b>								
6431-2025	Tree Remedial Work	0.00	1,250.00	1,250.00	11,020.80	6,250.00	-4,770.80	15,000.00
6451-2025	Privacy Fencing repairs	0.00	2,083.33	2,083.33	0.00	10,416.65	10,416.65	25,000.00
	<b>TOTAL LANDS. &amp; GROUNDS</b>	<b>0.00</b>	<b>3,333.33</b>	<b>3,333.33</b>	<b>11,020.80</b>	<b>16,666.65</b>	<b>5,645.85</b>	<b>40,000.00</b>
<b>REPAIR &amp; MAINTENANCE- GENERAL</b>								
6511-2025	Painting Project	73,627.89	58,333.33	-15,294.56	137,875.08	291,666.65	153,791.57	700,000.00
6560-2025	Front Entrance & East Gate Repairs	1,785.00	12,083.33	10,298.33	8,322.30	60,416.65	52,094.35	145,000.00
	<b>TOTAL REPAIR &amp; MAINT.</b>	<b>75,412.89</b>	<b>70,416.66</b>	<b>-4,996.23</b>	<b>146,197.38</b>	<b>352,083.30</b>	<b>205,885.92</b>	<b>845,000.00</b>
	<b>TOTAL COMMON EXPENSES</b>	<b>75,412.89</b>	<b>73,749.99</b>	<b>-1,662.90</b>	<b>157,218.18</b>	<b>368,749.95</b>	<b>211,531.77</b>	<b>885,000.00</b>
	<b>TOTAL EXPENSES</b>	<b>83,755.51</b>	<b>77,916.66</b>	<b>-5,838.85</b>	<b>201,848.08</b>	<b>389,583.30</b>	<b>187,735.22</b>	<b>935,000.00</b>
	<b>NET INCOME (LOSS)</b>	<b>-10,549.60</b>	<b>-8,439.99</b>	<b>-2,109.61</b>	<b>353,988.51</b>	<b>-42,199.95</b>	<b>396,188.46</b>	<b>-101,280.00</b>