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Balance Sheet Report
VAS2131-The Emperor

As of January 31, 2026

	<u>Balance</u> <u>Jan 31, 2026</u>	<u>Balance</u> <u>Dec 31, 2025</u>	<u>Change</u>
Assets			
Operating Funds			
1008 - Bank - Operating - CIBC	18,060.95	19,416.36	(1,355.41)
Total Operating Funds	18,060.95	19,416.36	(1,355.41)
Reserve Funds			
1310 - CRF General Bank - CIBC	78,976.58	75,995.07	2,981.51
1450 - Reserve Bank - Electrical Planning	10,000.00	10,000.00	0.00
Total Reserve Funds	88,976.58	85,995.07	2,981.51
Accounts Receivable			
1500 - Accounts Receivable	(172.30)	(1,796.79)	1,624.49
Total Accounts Receivable	(172.30)	(1,796.79)	1,624.49
Prepaid Expenses			
1600 - Prepaid Insurance	9,290.00	11,148.00	(1,858.00)
Total Prepaid Expenses	9,290.00	11,148.00	(1,858.00)
Total Assets	<u>116,155.23</u>	<u>114,762.64</u>	<u>1,392.59</u>
Liabilities			
Accounts Payable			
2036 - CRF Loan	9,290.00	11,148.00	(1,858.00)
Total Accounts Payable	9,290.00	11,148.00	(1,858.00)
Accrued Expenses			
2395 - Other Accrued Expenses	0.00	2,564.53	(2,564.53)
Total Accrued Expenses	0.00	2,564.53	(2,564.53)
Total Liabilities	<u>9,290.00</u>	<u>13,712.53</u>	<u>(4,422.53)</u>

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	<u>Balance</u> <u>Jan 31, 2026</u>	<u>Balance</u> <u>Dec 31, 2025</u>	<u>Change</u>
<u>Owners' Equity</u>			
Owners Equity - Prior Years			
3000 - Operating Surplus/(Deficit) Prior Years	17,142.49	17,142.49	0.00
3005 - Prior Year Operating Surplus - Adjustmen	(477.68)	(247.93)	(229.75)
Total Owners Equity - Prior Years	16,664.81	16,894.56	(229.75)
Capital Reserves			
3150 - Electrical Reserves	10,000.00	10,000.00	0.00
Total Capital Reserves	10,000.00	10,000.00	0.00
Contingency Reserve			
3460 - Contingency Reserve Fund - General	78,976.58	75,995.07	2,981.51
Total Contingency Reserve	78,976.58	75,995.07	2,981.51
Total Owners' Equity	105,641.39	102,889.63	2,751.76
Net Income / (Loss)	1,223.84	(1,839.52)	3,063.36
Total Liabilities and Equity	116,155.23	114,762.64	1,392.59

Statement of Operations

VAS2131-The Emperor

For the Month Ending January 31, 2026

	Current Actual	Year to Date Actual	Annual Budget	YTD - Budget
<u>Income</u>				
Assessment Income				
4000 - Owners' Contributions	9,829.60	68,807.20	117,955.00	58%
Total Assessment Income	9,829.60	68,807.20	117,955.00	58%
User Fee Income				
4225 - Fobs/Keys/Remotes Fees	0.00	150.00	225.00	67%
4240 - Move-In & Out Fees	0.00	0.00	600.00	0%
Total User Fee Income	0.00	150.00	825.00	18%
Other Income				
4810 - Bylaw Fines	150.00	200.00	0.00	0%
4815 - Prior Year Surplus	833.33	5,833.32	10,000.00	58%
Total Other Income	983.33	6,033.32	10,000.00	60%
Investment Income				
4900 - Interest Income - Operating	31.99	321.29	1,240.00	26%
Total Investment Income	31.99	321.29	1,240.00	26%
Total Income	10,844.92	75,311.81	130,020.00	58%
Expense				
Administrative				
5002 - Statutory Review of Trust Accounts	0.00	525.00	525.00	100%
5015 - Bank Services	25.00	125.00	200.00	63%
Total Administrative	25.00	650.00	725.00	90%
Communications				
5210 - Admin/Postage/Printing/copying	24.79	826.89	900.00	92%
Total Communications	24.79	826.89	900.00	92%
Insurance				
5400 - Insurance Premiums	1,858.00	13,006.00	24,400.00	53%
Total Insurance	1,858.00	13,006.00	24,400.00	53%
Utilities				
6000 - Electric Service	195.00	941.16	4,000.00	24%
6025 - Water Service	(2,564.53)	3,242.57	8,000.00	41%
6035 - Garbage and Recycling Service	344.05	4,563.35	4,000.00	114%
Total Utilities	(2,025.48)	8,747.08	16,000.00	55%
Landscaping				
6110 - Landscape Repair & Maintenance	0.00	1,341.35	11,000.00	12%
Total Landscaping	0.00	1,341.35	11,000.00	12%
Contracted Services				
6430 - Janitorial Services	483.00	3,381.00	6,000.00	56%

Statement of Operations

VAS2131-The Emperor

For the Month Ending January 31, 2026

	Current Actual	Year to Date Actual	Annual Budget	YTD - Budget
<u>Expense</u>				
Contracted Services				
6434 - Pest Control	129.23	904.61	1,550.00	58%
Total Contracted Services	612.23	4,285.61	7,550.00	57%
Repair & Maintenance				
6537 - Duct Cleaning	0.00	0.00	882.00	0%
6550 - Elevator Repair & Maintenance	432.60	3,797.70	5,400.00	70%
6565 - Fire Protection Repair & Maintenance	0.00	1,876.27	6,000.00	31%
6600 - General Repair & Maintenance	3,885.84	17,719.86	16,000.00	111%
6695 - Plumbing Supplies/Repair & Maintenance	0.00	932.14	500.00	186%
6750 - Snow Removal & Supplies	0.00	0.00	500.00	0%
6780 - Windows Cleaning	0.00	0.00	2,500.00	0%
6785 - Chimney Cleaning/Maintenance	0.00	0.00	850.00	0%
6795 - Other Supplies/Repair & Maintenance	0.00	0.00	350.00	0%
Total Repair & Maintenance	4,318.44	24,325.97	32,982.00	74%
Professional Services				
7020 - Legal Services	0.00	0.00	500.00	0%
7040 - Management Fees	1,365.00	9,555.00	16,380.00	58%
7095 - Other Professional Services	0.00	125.00	340.00	37%
Total Professional Services	1,365.00	9,680.00	17,220.00	56%
Other Expenses				
9110 - Deficit Recovery	603.58	4,225.07	7,243.00	58%
Total Other Expenses	603.58	4,225.07	7,243.00	58%
Reserve Expenses				
9834 - Contingency Reserve Fund	1,000.00	7,000.00	12,000.00	58%
Total Reserve Expenses	1,000.00	7,000.00	12,000.00	58%
Total Expense	7,781.56	74,087.97	130,020.00	57%
Surplus / (Deficit)	3,063.36	1,223.84	0.00	0%