

Financial Statements as of February 28, 2026 prepared for:

STRATA PLAN LMS 1367 (OCEAN PARK GARDENS)

STRATA PLAN LMS 1367 (OCEAN PARK GARDENS)

Financial Statements prepared on Monday, the 2 day of
March in the year of 2026



NOTICE TO READER

These financial statements have been prepared from monthly accounting information and are intended for the use of the Strata Council of LMS 1367. These statements are unaudited and readers other than Strata Council are cautioned that they may not be appropriate for their purposes.

March 2, 2026

STRATA PLAN LMS 1367 (OCEAN PARK GARDENS)

STATEMENT OF RECEIPTS AND EXPENDITURES

6 PERIODS ENDED February 28, 2026

(UNAUDITED-SEE NOTICE TO READER)

	CURRENT MO	CURRENT MO	YTD	YTD	ANNUAL	BUDGET
	ACTUAL	BUDGET	ACTUAL	BUDGET	BUDGET	REMAINING
RECEIPTS:						
STRATA FEES	\$27,610.59	\$27,610.58	\$165,663.54	\$165,663.48	\$331,327.00	\$165,663.46
INTEREST INCOME	\$61.76	\$150.00	\$912.02	\$900.00	\$1,800.00	\$887.98
MOVING FEES	\$0.00	\$33.33	\$400.00	\$199.98	\$400.00	\$0.00
RENTAL INCOME	\$63.79	\$41.67	\$75.00	\$250.02	\$500.00	\$425.00
SURPLUS FORWARD	\$929.58	\$929.58	\$5,577.48	\$5,577.48	\$11,155.00	\$5,577.52
	<u>\$28,665.72</u>	<u>\$28,765.16</u>	<u>\$172,628.04</u>	<u>\$172,590.96</u>	<u>\$345,182.00</u>	<u>\$172,553.96</u>
EXPENDITURES:						
ADMINISTRATION						
MANAGEMENT FEES	\$1,487.85	\$1,487.83	\$8,927.10	\$8,926.98	\$17,854.00	\$8,926.90
INSURANCE/APPRaisal	\$4,932.25	\$5,687.50	\$30,188.86	\$34,125.00	\$68,250.00	\$38,061.14
CONSULTING SERVICES	\$0.00	\$41.67	\$0.00	\$250.02	\$500.00	\$500.00
LEGAL FEES	\$0.00	\$166.67	\$0.00	\$1,000.02	\$2,000.00	\$2,000.00
MISCELLANEOUS	\$114.11	\$350.00	\$2,491.37	\$2,100.00	\$4,200.00	\$1,708.63
	<u>\$6,534.21</u>	<u>\$7,733.67</u>	<u>\$41,607.33</u>	<u>\$46,402.02</u>	<u>\$92,804.00</u>	<u>\$51,196.67</u>
UTILITIES						
GAS	\$3,845.60	\$3,583.33	\$12,131.02	\$21,499.98	\$43,000.00	\$30,868.98
ELECTRICITY	\$2,670.13	\$1,333.33	\$6,077.10	\$7,999.98	\$16,000.00	\$9,922.90
WATER	\$4,278.23	\$1,000.00	(\$1,655.83)	\$6,000.00	\$12,000.00	\$13,655.83
GARBAGE REMOVAL	\$240.05	\$200.00	\$1,352.98	\$1,200.00	\$2,400.00	\$1,047.02
	<u>\$11,034.01</u>	<u>\$6,116.66</u>	<u>\$17,905.27</u>	<u>\$36,699.96</u>	<u>\$73,400.00</u>	<u>\$55,494.73</u>
PROPERTY AND BUILDINGS						
ELEVATOR	\$407.40	\$333.33	\$2,586.15	\$1,999.98	\$4,000.00	\$1,413.85
CLEANING CONTRACT	\$527.03	\$541.67	\$3,162.18	\$3,250.02	\$6,500.00	\$3,337.82
LANDSCAPING-VISTA	\$0.00	\$2,916.67	\$13,813.80	\$17,500.02	\$35,000.00	\$21,186.20
GARDENING IMPROVEMENTS	\$37.12	\$125.00	\$56.15	\$750.00	\$1,500.00	\$1,443.85
GARDENER	\$0.00	\$41.67	\$0.00	\$250.02	\$500.00	\$500.00
TREE TRIMMING	\$0.00	\$166.67	\$0.00	\$1,000.02	\$2,000.00	\$2,000.00
REPAIRS AND MAINTENANCE	\$294.57	\$1,335.00	\$7,776.45	\$8,010.00	\$16,020.00	\$8,243.55
WINDOW CLEANING	\$0.00	\$291.67	\$0.00	\$1,750.02	\$3,500.00	\$3,500.00
ROOF MAINTENANCE	\$0.00	\$291.67	\$0.00	\$1,750.02	\$3,500.00	\$3,500.00
HANDYMAN	\$0.00	\$41.67	\$0.00	\$250.02	\$500.00	\$500.00
POND MAINTENANCE	\$0.00	\$41.67	\$198.30	\$250.02	\$500.00	\$301.70
IRRIGATION	\$0.00	\$208.33	\$367.50	\$1,249.98	\$2,500.00	\$2,132.50
WINDOW/DOOR REPAIRS	\$0.00	\$333.33	\$0.00	\$1,999.98	\$4,000.00	\$4,000.00
EQUIPMENT MAINTENANCE	\$1,697.59	\$666.67	\$7,798.46	\$4,000.02	\$8,000.00	\$201.54
SPRINKLER HEADS (FIRE)	\$0.00	\$208.33	\$0.00	\$1,249.98	\$2,500.00	\$2,500.00
	<u>\$2,963.71</u>	<u>\$7,543.35</u>	<u>\$35,758.99</u>	<u>\$45,260.10</u>	<u>\$90,520.00</u>	<u>\$54,761.01</u>
SUB-TOTAL	\$20,531.93	\$21,393.68	\$95,271.59	\$128,362.08	\$256,724.00	\$161,452.41
	<u>\$8,133.79</u>	<u>\$7,371.48</u>	<u>\$77,356.45</u>	<u>\$44,228.88</u>	<u>\$88,458.00</u>	<u>\$11,101.55</u>
TRANSFER TO CONTINGENCY FUND	(\$7,371.50)	(\$7,371.50)	(\$44,229.00)	(\$44,229.00)	(\$88,458.00)	(\$44,229.00)
EXCESS (DEFICIENCY) FOR PERIOD	\$762.29	(\$0.02)	\$33,127.45	(\$0.12)	\$0.00	(\$33,127.45)

Sort order: Account, fiscal period, source code, date, reference
 Selection: All accounts
 Department [] to [XXXXXX]
 Year 2026-, period [6] to year 2026-, period [6]
 Options: Exclude inactive accounts, exclude accounts with no activity.
 Show primary description
 Show units

Highest posting sequence : 7

GENERAL LEDGER PRINTOUT

Pd.	Source	Date	Description	Reference	Units	Debits	Credits	Net Posted / Balance	
1000 ENVISION CREDIT UNION						Opening Balance		15,743.62 *	
6	GL-9	02/20/26	RECORD INTEREST AND BANK CH	AJE1		41.76			
6	GL-9	02/20/26	RECORD CRF TRANSFER	AJE2			7,371.50		
6	GL-9	02/20/26	FCPM	AJE4			1,581.96		
6	GL-9	02/20/26	UTILITIES PAYMENT	AJE5			6,515.73		
6	GL-9	02/25/26	FUNDS TRANSFER	AJE10		13,428.45			
6	GL-9	02/25/26	WATER TO DEC 20	AJE8			4,278.23		
6	GL-9	02/25/26	CANCEL CHQ 2085	AJE9		342.67			
6	AP-CK	02/09/26	236 -February 2026	AJM DISPOSAL			240.05		
6	AP-CK	02/09/26	236 -February 2026	PT CLEANING			527.03		
6	AP-CK	02/09/26	236 -February 2026 - January 2027	VANDELTA COM			532.85		
6	AP-CK	02/09/26	236 -lightbulbs	WAYNE BOUDRI			77.72		
6	AP-CK	02/09/26	236 -RTU repairs	WESTECH PLUM			1,697.59		
6	AP-CK	02/23/26	237 -back fence	CLASSIC VINY			13,428.45		
6	AP-CK	02/23/26	237 -February 2026	RICHMOND ELE			407.40		
6	AR-CA	02/01/26	Consol. by AR on 2/28/2026	AR-CA		27,610.59		4,764.96	
15 transactions(s) printed.						Account Net Change	41,423.47	36,658.51	4,764.96
						Account Balance as of 2026-6		20,508.58	
1010 ENVISION CREDIT UNION-CRF						Opening Balance		159,693.27 *	
6	GL-9	02/20/26	RECORD INTEREST AND BANK CH	AJE1		314.79			
6	GL-9	02/20/26	RECORD CRF TRANSFER	AJE2		7,371.50			
6	GL-9	02/25/26	FUNDS TRANSFER	AJE10			13,428.45	-5,742.16	
3 transactions(s) printed.						Account Net Change	7,686.29	13,428.45	-5,742.16
						Account Balance as of 2026-6		153,951.11	
1015 ENVISION CREDIT UNION-LEVY						Opening Balance		88,748.60 *	
6	GL-9	02/20/26	RECORD INTEREST AND BANK CH	AJE1		170.20		170.20	
1 transactions(s) printed.						Account Net Change	170.20	0.00	170.20
						Account Balance as of 2026-6		88,918.80	
1020 ENVISION CREDIT UNION-HOLDBACK						Opening Balance		8,826.36 *	
6	GL-9	02/20/26	RECORD INTEREST AND BANK CH	AJE1		16.93		16.93	
1 transactions(s) printed.						Account Net Change	16.93	0.00	16.93
						Account Balance as of 2026-6		8,843.29	
1200 STRATA FEES/LEVIES RECEIVABLE						Opening Balance		0.00 *	
6	AR-CA	02/01/26	Consol. by AR on 2/28/2026	AR-CA			27,610.59		
6	AR-IN	02/01/26	Consol. by AR on 2/28/2026	AR-IN		27,610.59		0.00	
2 transactions(s) printed.						Account Net Change	27,610.59	27,610.59	0.00
						Account Balance as of 2026-6		0.00	
1400 PREPAID EXPENSES						Opening Balance		54,254.75 *	
6	GL-9	02/20/26	EXPENSE PREPAID INSURANCE	AJE3			4,932.25	-4,932.25	

Pd.	Source	Date	Description	Reference	Units	Debits	Credits	Net Posted / Balance	
1 transactions(s) printed.						Account Net Change	0.00	4,932.25	-4,932.25
Account Balance as of 2026-6								49,322.50	
2000	ACCOUNTS PAYABLE					Opening Balance		0.00 *	
6	AP-CK	02/09/26	236 -February 2026	AJM DISPOSAL		240.05			
6	AP-CK	02/09/26	236 -February 2026	PT CLEANING		527.03			
6	AP-CK	02/09/26	236 -February 2026 - January 2027	VANDELTA COM		532.85			
6	AP-CK	02/09/26	236 -lightbulbs	WAYNE BOUDRI		77.72			
6	AP-CK	02/09/26	236 -RTU repairs	WESTECH PLUM		1,697.59			
6	AP-CK	02/23/26	237 -back fence	CLASSIC VINY		13,428.45			
6	AP-CK	02/23/26	237 -February 2026	RICHMOND ELE		407.40			
6	AP-IN	02/01/26	239- 240- 1 -February 2026	AJM DISPOSAL			240.05		
6	AP-IN	02/03/26	239- 240- 2 -February 2026	PT CLEANING			527.03		
6	AP-IN	02/03/26	239- 240- 3 -February 2026 - Jan	VANDELTA COM			532.85		
6	AP-IN	02/04/26	239- 240- 5 -lightbulbs	WAYNE BOUDRI			40.60		
6	AP-IN	02/04/26	239- 240- 4 -supplies	WAYNE BOUDRI			37.12		
6	AP-IN	02/04/26	239- 240- 6 -RTU repairs	WESTECH PLUM			1,697.59		
6	AP-IN	02/10/26	240- 241- 1 -February 2026	RICHMOND ELE			407.40		
6	AP-IN	02/20/26	240- 241- 2 -back fence	CLASSIC VINY			13,428.45	0.00	
15 transactions(s) printed.						Account Net Change	16,911.09	16,911.09	0.00
Account Balance as of 2026-6								0.00	
2005	HOLDBACK PAYABLE					Opening Balance		-8,005.49 *	
Account Balance as of 2026-6								-8,005.49	
2300	DEPOSITS					Opening Balance		-5,762.00 *	
Account Balance as of 2026-6								-5,762.00	
3000	OPERATING FUND OPENING BALANCE					Opening Balance		-58,107.11 *	
Account Balance as of 2026-6								-58,107.11	
3100	TRFR TO/FROM OPERATING FUND					Opening Balance		26,235.90 *	
6	GL-9	02/20/26	RECORD SURPLUS FORWARD	AJE6		929.58		929.58	
1 transactions(s) printed.						Account Net Change	929.58	0.00	929.58
Account Balance as of 2026-6								27,165.48	
3200	CONTINGENCY RESERVE FUND-O/B					Opening Balance		-102,146.61 *	
Account Balance as of 2026-6								-102,146.61	
3225	CRF CURRENT APPROPRIATIONS					Opening Balance		-36,857.50 *	
6	GL-9	02/20/26	RECORD CRF TRANSFER	AJE2			7,371.50	-7,371.50	
1 transactions(s) printed.						Account Net Change	0.00	7,371.50	-7,371.50
Account Balance as of 2026-6								-44,229.00	
3230	CRF INTEREST INCOME					Opening Balance		-1,486.03 *	
6	GL-9	02/20/26	RECORD INTEREST AND BANK CH	AJE1			314.79	-314.79	
1 transactions(s) printed.						Account Net Change	0.00	314.79	-314.79
Account Balance as of 2026-6								-1,800.82	
3250	CRF EXPENDITURES					Opening Balance		2,384.87 *	

Pd.	Source	Date	Description	Reference	Units	Debits	Credits	Net Posted / Balance
3250 CRF EXPENDITURES - (Continued)								
6	AP-IN	02/20/26	240- 241- 2 -back fence	CLASSIC VINY		13,428.45		13,428.45
			1 transactions(s) printed.					
				Account Net Change		13,428.45	0.00	13,428.45
				Account Balance as of 2026-6				15,813.32
3275 TRSF TO/FROM CRF								
							Opening Balance	-21,588.00 *
								Account Balance as of 2026-6
								-21,588.00
3400 ROOF FUND - OPEN. BALANCE								
							Opening Balance	-88,449.19 *
								Account Balance as of 2026-6
								-88,449.19
3430 INTEREST								
6	GL-9	02/20/26	RECORD INTEREST AND BANK CF	AJE1			187.13	-187.13
			1 transactions(s) printed.					
				Account Net Change		0.00	187.13	-187.13
				Account Balance as of 2026-6				-1,307.41
4000 STRATA FEES								
6	AR-IN	02/01/26	Consol. by AR on 2/28/2026	AR-IN			27,610.59	-27,610.59
			1 transactions(s) printed.					
				Account Net Change		0.00	27,610.59	-27,610.59
				Account Balance as of 2026-6				-165,663.54
4300 INTEREST INCOME								
6	GL-9	02/20/26	RECORD INTEREST AND BANK CF	AJE1			61.76	-61.76
			1 transactions(s) printed.					
				Account Net Change		0.00	61.76	-61.76
				Account Balance as of 2026-6				-912.02
4500 MOVING FEES								
							Opening Balance	-400.00 *
								Account Balance as of 2026-6
								-400.00
4900 RENTAL INCOME								
6	GL-9	02/25/26	CANCEL CHQ 2085	AJE9			63.79	-63.79
			1 transactions(s) printed.					
				Account Net Change		0.00	63.79	-63.79
				Account Balance as of 2026-6				-75.00
4950 SURPLUS FORWARD								
6	GL-9	02/20/26	RECORD SURPLUS FORWARD	AJE6			929.58	-929.58
			1 transactions(s) printed.					
				Account Net Change		0.00	929.58	-929.58
				Account Balance as of 2026-6				-5,577.48
5000 MANAGEMENT FEES								
6	GL-9	02/20/26	FCPM-MGMT FEE	AJE4		1,487.85		1,487.85
			1 transactions(s) printed.					
				Account Net Change		1,487.85	0.00	1,487.85
				Account Balance as of 2026-6				8,927.10
5100 INSURANCE/APPRaisal								
6	GL-9	02/20/26	EXPENSE PREPAID INSURANCE	AJE3		4,932.25		4,932.25
			1 transactions(s) printed.					
				Account Net Change		4,932.25	0.00	4,932.25
				Account Balance as of 2026-6				30,188.86

Pd.	Source	Date	Description	Reference	Units	Debits	Credits	Net Posted / Balance
						Opening Balance		2,377.26 *
6	GL-9	02/20/26	RECORD INTEREST AND BANK CH	AJE1		20.00		
6	GL-9	02/20/26	FCPM-COPIES/POST/WEBSITE	AJE4		94.11		114.11
			2 transactions(s) printed.					
						Account Net Change	0.00	114.11
						Account Balance as of 2026-6		2,491.37
						Opening Balance		8,285.42 *
6	GL-9	02/20/26	FORTIS-JAN	AJE5		3,845.60		3,845.60
			1 transactions(s) printed.					
						Account Net Change	0.00	3,845.60
						Account Balance as of 2026-6		12,131.02
						Opening Balance		3,406.97 *
6	GL-9	02/20/26	BC HYDRO-DEC/JAN	AJE5		2,670.13		2,670.13
			1 transactions(s) printed.					
						Account Net Change	0.00	2,670.13
						Account Balance as of 2026-6		6,077.10
						Opening Balance		-5,934.06 *
6	GL-9	02/25/26	WATER TO DEC 20	AJE8		4,278.23		4,278.23
			1 transactions(s) printed.					
						Account Net Change	0.00	4,278.23
						Account Balance as of 2026-6		-1,655.83
						Opening Balance		1,112.93 *
6	AP-IN	02/01/26	239- 240- 1 -February 2026	AJM DISPOSAL		240.05		240.05
			1 transactions(s) printed.					
						Account Net Change	0.00	240.05
						Account Balance as of 2026-6		1,352.98
						Opening Balance		2,178.75 *
6	AP-IN	02/10/26	240- 241- 1 -February 2026	RICHMOND ELE		407.40		407.40
			1 transactions(s) printed.					
						Account Net Change	0.00	407.40
						Account Balance as of 2026-6		2,586.15
						Opening Balance		2,635.15 *
6	AP-IN	02/03/26	239- 240- 2 -February 2026	PT CLEANING		527.03		527.03
			1 transactions(s) printed.					
						Account Net Change	0.00	527.03
						Account Balance as of 2026-6		3,162.18
						Opening Balance		13,813.80 *
						Account Balance as of 2026-6		13,813.80
						Opening Balance		19.03 *
6	AP-IN	02/04/26	239- 240- 4 -supplies	WAYNE BOUDRI		37.12		37.12
			1 transactions(s) printed.					
						Account Net Change	0.00	37.12
						Account Balance as of 2026-6		56.15
						Opening Balance		7,481.88 *
6	GL-9	02/25/26	CANCEL CHQ 2085	AJE9			278.88	
6	AP-IN	02/03/26	239- 240- 3 -February 2026 - Jan	VANDELTA COM		532.85		
6	AP-IN	02/04/26	239- 240- 5 -lightbulbs	WAYNE BOUDRI		40.60		294.57

Pd.	Source	Date	Description	Reference	Units	Debits	Credits	Net Posted / Balance
			3 transactions(s) printed.					
					Account Net Change	573.45	278.88	294.57
					Account Balance as of 2026-6			7,776.45
7260			POND MAINTENANCE					
					Opening Balance			198.30 *
					Account Balance as of 2026-6			198.30
7270			IRRIGATION					
					Opening Balance			367.50 *
					Account Balance as of 2026-6			367.50
7400			EQUIPMENT MAINTENANCE					
					Opening Balance			6,100.87 *
6	AP-IN	02/04/26	239- 240- 6 -RTU repairs	WESTECH PLUM		1,697.59		1,697.59
			1 transactions(s) printed.					
					Account Net Change	1,697.59	0.00	1,697.59
					Account Balance as of 2026-6			7,798.46
9000			TRANSFER TO CONTINGENCY FUND					
					Opening Balance			36,857.50 *
6	GL-9	02/20/26	RECORD CRF TRANSFER	AJE2		7,371.50		7,371.50
			1 transactions(s) printed.					
					Account Net Change	7,371.50	0.00	7,371.50
					Account Balance as of 2026-6			44,229.00
			63 transaction(s) printed.					
			39 account(s) printed.					
					Report Net Change	136,358.91	136,358.91	0.00
					Report Balance			0.00

**STRATA PLAN LMS 1367 (OCEAN PARK GARDENS)
STATEMENT OF FUND BALANCES
February 28, 2026
(UNAUDITED-SEE NOTICE TO READER)**

OPERATING FUND

OPERATING FUND SURPLUS (DEFICIT) - OPENING BALANCE	\$58,107.11
TRANSFERS TO (FROM) OPERATING FUND	(\$27,165.48)
EXCESS OF RECEIPTS OVER EXPENDITURES FOR PERIOD	\$33,127.45
OPERATING FUND SURPLUS (DEFICIT) - ENDING BALANCE	<u>\$64,069.08</u>

CONTINGENCY RESERVE FUND

CONTINGENCY RESERVE FUND-O/B	\$102,146.61
CRF CURRENT APPROPRIATIONS	\$44,229.00
CRF INTEREST INCOME	\$1,800.82
BC HYDRO REBATE	\$0.00
CRF EXPENDITURES	(\$15,813.32)
TRSF TO/FROM CRF	\$21,588.00
CONTINGENCY RESERVE FUND - ENDING BALANCE	<u>\$153,951.11</u>

ROOF FUND

ROOF FUND - OPEN. BALANCE	\$88,449.19
SPECIAL LEVY	\$0.00
INTEREST	\$1,307.41
EXPENDITURES	\$0.00
TRANSFER FROM CRF	\$0.00
ROOF FUND - ENDING BALANCE	<u>\$89,756.60</u>

Sort order: Account, fiscal period, source code, date, reference
 Selection: Account [3200] to [3299]
 Department [] to [XXXXXX]
 Year 2026-, period [1] to year 2026-, period [6]
 Options: Exclude inactive accounts, exclude accounts with no activity.
 Show primary description
 Show units

Highest posting sequence : 7

**GENERAL LEDGER PRINTOUT
 CONTINGENCY RESERVE FUND**

Pd.	Source	Date	Description	Reference	Units	Debits	Credits	Net Posted / Balance
3200 CONTINGENCY RESERVE FUND-O/B						Opening Balance		-609,048.36 *
1	GL-9	09/30/25	CLOSE FUNDS AT YEAREND	AJE9		506,901.75		506,901.75
1 transactions(s) printed.						Account Net Change	506,901.75	0.00
						Account Balance as of 2026-6		-102,146.61
3225 CRF CURRENT APPROPRIATIONS						Opening Balance		-81,144.96 *
1	GL-9	09/30/25	RECORD CRF TRANSFER	AJE2			7,371.40	
1	GL-9	09/30/25	CLOSE FUNDS AT YEAREND	AJE9		81,144.96		73,773.56
						Balance as of 2026-1		-7,371.40
2	GL-9	10/31/25	RECORD CRF TRANSFER	AJE2			9,170.50	
2	GL-9	10/31/25	ADJ CRF TO BUDGET	AJE8			1,799.10	-10,969.60
						Balance as of 2026-2		-18,341.00
3	GL-9	11/30/25	RECORD CRF TRANSFER	AJE2			7,371.50	
3	GL-9	11/30/25	ADJ CRF TO BUDGET	AJE9		3,598.00		-3,773.50
						Balance as of 2026-3		-22,114.50
4	GL-9	12/31/25	RECORD CRF TRANSFER	AJE2			7,371.50	-7,371.50
						Balance as of 2026-4		-29,486.00
5	GL-9	01/31/26	RECORD CRF TRANSFER	AJE2			7,371.50	-7,371.50
						Balance as of 2026-5		-36,857.50
6	GL-9	02/20/26	RECORD CRF TRANSFER	AJE2			7,371.50	-7,371.50
9 transactions(s) printed.						Account Net Change	84,742.96	47,827.00
						Account Balance as of 2026-6		-44,229.00
3230 CRF INTEREST INCOME						Opening Balance		-11,742.31 *
1	GL-9	09/30/25	RECORD INTEREST AND BANK C†	AJE1			258.13	
1	GL-9	09/30/25	CLOSE FUNDS AT YEAREND	AJE9		11,742.31		11,484.18
						Balance as of 2026-1		-258.13
2	GL-9	10/31/25	RECORD INTEREST AND BANK C†	AJE1			273.25	-273.25
						Balance as of 2026-2		-531.38
3	GL-9	11/30/25	RECORD INTEREST AND BANK C†	AJE1			292.86	-292.86
						Balance as of 2026-3		-824.24
4	GL-9	12/31/25	RECORD INTEREST AND BANK C†	AJE1			324.44	-324.44
						Balance as of 2026-4		-1,148.68
5	GL-9	01/31/26	RECORD INTEREST AND BANK C†	AJE1			337.35	-337.35
						Balance as of 2026-5		-1,486.03
6	GL-9	02/20/26	RECORD INTEREST AND BANK C†	AJE1			314.79	-314.79
7 transactions(s) printed.						Account Net Change	11,742.31	1,800.82
						Account Balance as of 2026-6		-1,800.82
3250 CRF EXPENDITURES						Opening Balance		89,789.02 *
1	GL-9	09/30/25	CLOSE FUNDS AT YEAREND	AJE9			89,789.02	-89,789.02
						Balance as of 2026-1		0.00

Pd.	Source	Date	Description	Reference	Units	Debits	Credits	Net Posted / Balance
3250 CRF EXPENDITURES - (Continued)								
2	GL-9	10/31/25	ADJ CRF TO BUDGET	AJE8		1,799.10		
2	GL-9	10/31/25	ADJ CRF TO BUDGET	AJE8			1,799.10	0.00
						Balance as of 2026-2		0.00
4	AP-IN	12/19/25	235- 236- 3 -#305 leak investigat	MGH CONSULTI		2,384.87		2,384.87
						Balance as of 2026-4		2,384.87
6	AP-IN	02/20/26	240- 241- 2 -back fence	CLASSIC VINY		13,428.45		13,428.45
		5 transactions(s) printed.		Account Net Change		17,612.42	91,588.12	-73,975.70
						Account Balance as of 2026-6		15,813.32
3275 TRSF TO/FROM CRF								
						Opening Balance		510,000.00 *
1	GL-9	09/30/25	CLOSE FUNDS AT YEAREND	AJE9			510,000.00	-510,000.00
						Balance as of 2026-1		0.00
3	GL-9	11/30/25	OFS TO CRF	AJE10			21,588.00	-21,588.00
		2 transactions(s) printed.		Account Net Change		0.00	531,588.00	-531,588.00
						Account Balance as of 2026-6		-21,588.00
		24 transaction(s) printed.		Report Net Change		620,999.44	672,803.94	-51,804.50
		5 account(s) printed.		Report Balance				-153,951.11

Sort order: Account, fiscal period, source code, date, reference
 Selection: Account [3400] to [3499]
 Department [] to [XXXXXX]
 Year 2026-, period [1] to year 2026-, period [6]
 Options: Exclude inactive accounts, exclude accounts with no activity.
 Show primary description
 Show units
 Highest posting sequence : 7

**GENERAL LEDGER PRINTOUT
 SPECIAL LEVY FUND**

Pd.	Source	Date	Description	Reference	Units	Debits	Credits	Net Posted / Balance
	3400		ROOF FUND - OPEN. BALANCE			Opening Balance		0.00 *
1	GL-9	09/30/25	CLOSE FUNDS AT YEAREND	AJE9			88,449.19	-88,449.19
			1 transactions(s) printed.			Account Net Change	0.00	88,449.19
								-88,449.19
								Account Balance as of 2026-6
								-88,449.19
	3425		SPECIAL LEVY			Opening Balance		-450,000.00 *
1	GL-9	09/30/25	CLOSE FUNDS AT YEAREND	AJE9		450,000.00		450,000.00
			1 transactions(s) printed.			Account Net Change	450,000.00	0.00
								450,000.00
								Account Balance as of 2026-6
								0.00
	3430		INTEREST			Opening Balance		-11,586.46 *
1	GL-9	09/30/25	RECORD INTEREST AND BANK CF	AJE1			283.38	
1	GL-9	09/30/25	CLOSE FUNDS AT YEAREND	AJE9		11,586.46		11,303.08
								Balance as of 2026-1
								-283.38
2	GL-9	10/31/25	RECORD INTEREST AND BANK CF	AJE1			224.62	-224.62
								Balance as of 2026-2
								-508.00
3	GL-9	11/30/25	RECORD INTEREST AND BANK CF	AJE1			199.24	-199.24
								Balance as of 2026-3
								-707.24
4	GL-9	12/31/25	RECORD INTEREST AND BANK CF	AJE1			206.30	-206.30
								Balance as of 2026-4
								-913.54
5	GL-9	01/31/26	RECORD INTEREST AND BANK CF	AJE1			206.74	-206.74
								Balance as of 2026-5
								-1,120.28
6	GL-9	02/20/26	RECORD INTEREST AND BANK CF	AJE1			187.13	-187.13
			7 transactions(s) printed.			Account Net Change	11,586.46	1,307.41
								10,279.05
								Account Balance as of 2026-6
								-1,307.41
	3450		EXPENDITURES			Opening Balance		883,137.27 *
1	GL-9	09/30/25	CLOSE FUNDS AT YEAREND	AJE9			883,137.27	-883,137.27
			1 transactions(s) printed.			Account Net Change	0.00	883,137.27
								-883,137.27
								Account Balance as of 2026-6
								0.00
	3475		TRANSFER FROM CRF			Opening Balance		-510,000.00 *
1	GL-9	09/30/25	CLOSE FUNDS AT YEAREND	AJE9		510,000.00		510,000.00
			1 transactions(s) printed.			Account Net Change	510,000.00	0.00
								510,000.00
								Account Balance as of 2026-6
								0.00
								Report Net Change
							971,586.46	972,893.87
			11 transaction(s) printed.					-1,307.41
			5 account(s) printed.			Report Balance		-89,756.60

**STRATA PLAN LMS 1367 (OCEAN PARK GARDENS)
BALANCE SHEET
February 28, 2026
(UNAUDITED-SEE NOTICE TO READER)**

ASSETS

CURRENT:

ENVISION CREDIT UNION	\$20,508.58
ENVISION CREDIT UNION-CRF	\$153,951.11
ENVISION CREDIT UNION-LEVY	\$88,918.80
ENVISION CREDIT UNION-HOLDBACK	\$8,843.29
PROSPERA CREDIT UNION-CRF	\$0.00
PETTY CASH	\$0.00
BANK PREVIOUS MANAGEMENT	\$0.00
STRATA FEES/LEVIES RECEIVABLE	\$0.00
DUE FROM OPERATING FUND	\$0.00
ACCOUNTS RECEIVABLE - OTHER	\$0.00
PREPAID EXPENSES	\$49,322.50
CAPITAL ASSETS	\$0.00
RESERVE FOR LOAN PAYABLE	\$0.00
	<u>\$321,544.28</u>

LIABILITIES AND FUND BALANCES

CURRENT:

ACCOUNTS PAYABLE	\$0.00
HOLDBACK PAYABLE	\$8,005.49
ACCOUNTS PAYABLE-CRF	\$0.00
DUE TO CRF	\$0.00
DEPOSITS	\$5,762.00
TOTAL CURRENT LIABILITIES	<u>\$13,767.49</u>

FUND BALANCES:

OPERATING FUND - PER STATEMENT	\$64,069.08
CONTINGENCY RESERVE FUND - PER STATEMENT	\$153,951.11
ROOF FUND - PER STATEMENT	\$89,756.60
TOTAL FUND BALANCES	<u>\$307,776.79</u>
	<u>\$321,544.28</u>