

Balance Sheet (Accrual)
ALDERWOOD I NW318 (ald1)
March 2026

Page 1
04/28/2026
4:54 PM

Prepared For:

ALDERWOOD I NW318
15915-15977 Alder Place
SURREY, BC

Prepared By:

Bradshaw Strata Management Ltd.
#200, 5740 - 176 A Street
Surrey, BC V3S 4H2

ASSETS

Operating Bank in Trust	55,710.10
Contingency Trust Bank	185,943.79
Accounts Receivable	1,584.14
Prepaid Insurance	4,172.13
Prepaid Expenses	717.50

TOTAL ASSETS	248,127.66
---------------------	------------------

LIABILITIES & OWNER'S EQUITY

LIABILITIES

Prepaid Accounts	898.06
Due to CRF fr Op Bank-Insurance	4,172.13

TOTAL LIABILITIES	5,070.19
--------------------------	----------------

OWNER'S EQUITY

Operating Surplus(Deficit)	57,113.68
Contingency Reserve	185,943.79

TOTAL OWNER'S EQUITY	243,057.47
-----------------------------	------------------

TOTAL LIABILITIES & OWNER'S EQUITY	248,127.66
---	------------------------

ALDERWOOD I NW318 ALD1
Income Statement
03/2026 to 03/2026

	Period to Date	%	Year to Date	%
REVENUE				
Strata Fees	20,696.08	99.30	60,196.08	73.17
Bank Interest	85.07	0.41	253.73	0.31
Parking	60.00	0.29	180.00	0.22
Miscellaneous	0.00	0.00	137.65	0.17
Prior Years Surplus	0.00	0.00	21,500.00	26.13
TOTAL REVENUE	20,841.15	100.00	82,267.46	100.00
EXPENSES				
BUILDING EXPENSES				
Gardening	2,677.50	12.85	8,032.50	9.76
General Repairs	236.25	1.13	551.25	0.67
Landscape Improvements	0.00	0.00	1,366.25	1.66
Pest Control - Service	0.00	0.00	203.70	0.25
Snow Removal	472.50	2.27	1,890.00	2.30
TOTAL BUILDING EXPENSE	3,386.25	16.25	12,043.70	14.64
INSURANCE EXPENSE				
Insurance	4,172.17	20.02	12,516.51	15.21
Insurance Appraisal	358.75	1.72	358.75	0.44
TOTAL INSURANCE EXPENSE	4,530.92	21.74	12,875.26	15.65
UTILITIES				
Electricity	33.99	0.16	33.99	0.04
Waste Removal	712.98	3.42	2,072.18	2.52
TOTAL UTILITIES	746.97	3.58	2,106.17	2.56
ADMINISTRATIVE EXPENSES				
Bank Charges - Services	32.00	0.15	96.00	0.12
Professional Fees	452.24	2.17	452.24	0.55
Office & Misc.	185.79	0.89	279.07	0.34
Strata Management	1,050.00	5.04	3,150.00	3.83
TOTAL ADMINISTRATION EXPENSES	1,720.03	8.25	3,977.31	4.83
FUND ACCOUNT EXPENSE				
Contingency Reserve Fund	(362.00)	(1.74)	7,021.26	8.53
TOTAL FUND ACCOUNT EXPENSE	(362.00)	(1.74)	7,021.26	8.53
TOTAL EXPENSES	10,022.17	48.09	38,023.70	46.22
SURPLUS(DEFICIT)	10,818.98	51.91	44,243.76	53.78