LMS 2407 OCEANWOOD
Balance Sheet
As of 30 Sep 2026

Date: Sep 30 2026 Fiscal Year End: March

Assets			
110000	Operating Fund Trust Account		3,035.67
110500	Contingency Reserve Fund Trust Account	138,757.00	
159400	A/r Crf From Operating	11,000.00	
	Total CONTINGENCY RESERVE FUND		149,757.00
111000	Petty Cash		500.00
114100	Special Levy Trust Account 2 (Levy #2)	31.34	
	Total SPECIAL LEVY ACCT 2		31.34
160000	Prepaid Insurance		16,077.00
	Total Assets		**169,401.01**
Liabilities			
220003	A/p Operating Loan Payable To Crf		11,000.00
	Total Liabilities		**11,000.00**
Owners Equity			
303100	Sp/ Levy #2 Exterior Painting 2026 Agm March 10, 2026	31.34	
	Total SPECIAL LEVY		31.34
310000	Contingency Reserve Fund	149,757.00	
	Total CONTINGENCY RESERVE FUND		149,757.00
380000	Operating Fund Opening Balance		<316.38>
	Y.T.D. Surplus(Deficit)		8,929.05
	Total Owners Equity		**158,401.01**
	Total Liabilities and Equity		**169,401.01**

LMS 2407 OCEANWOOD
Income Statement

30 SEP 2026 for the Sixth Month Ending September 2026

		Current Month		Year to Date		Variance	Annual
		Budget	Actual	Budget	Actual		Budget
Income							
430000	Interest (Bank Acc)	25.00	32.81	150.00	331.25	181.25	300.00
440000	Strata Maintenance Fees	16,832.50	16,832.52	100,995.00	100,995.12	.12	201,990.00
	Total Income	16,857.50	16,865.33	101,145.00	101,326.37	181.37	202,290.00
Expenses							
General							
510200	Audit R.e.s.a.	33.33		199.98	420.00	220.02	400.00
535000	Choa Membership	16.67		100.02		100.02-	200.00
540000	Insurance	3,383.33	2,679.50	20,299.98	16,077.00	4,222.98-	40,600.00
542000	Insurance Appraisal	75.00		450.00	1,076.25	626.25	900.00
550000	Management Fees	1,241.67	1,241.10	7,450.02	7,446.60	3.42-	14,900.00
565000	Wcb Coverage	8.33		49.98		49.98-	100.00
580000	Legal	125.00		750.00		750.00-	1,500.00
580510	Consultant	475.00		2,850.00	2,100.00	750.00-	5,700.00
585000	Council Administration	33.33		199.98		199.98-	400.00
586000	Duplicating & Postage	50.00	31.13	300.00	204.69	95.31-	600.00
	Total General	5,441.66	3,951.73	32,649.96	27,324.54	5,325.42-	65,300.00
Building							
606000	Special Projects	8.33		49.98		49.98-	100.00
625000	Extermination	133.33	380.23	799.98	945.35	145.37	1,600.00
626500	Entrance Gate	83.33		499.98	252.00	247.98-	1,000.00
627000	General Maintenance	416.67	5,083.85	2,500.02	8,801.04	6,301.02	5,000.00
632000	Door Repairs/replacement	191.67		1,150.02		1,150.02-	2,300.00
640015	Exterior Painting (Elma Painting	150.00		900.00		900.00-	1,800.00
645000	Repairs (Exterior Arbor Post, C	500.00		3,000.00	6,218.63	3,218.63	6,000.00
660100	Dryer Vent Cleaning	58.33		349.98		349.98-	700.00
661000	Enterphone/entercom	58.33	60.43	349.98	334.58	15.40-	700.00
666000	Gutter Repairs	50.00		300.00		300.00-	600.00
668000	Roof Cleaning	208.33		1,249.98		1,249.98-	2,500.00
669000	Gutter Cleaning	633.33		3,799.98	682.50	3,117.48-	7,600.00
671000	Deck Repairs	500.00	84.00	3,000.00	5,334.00	2,334.00	6,000.00
676000	Window Replacement	291.67		1,750.02	1,575.00	175.02-	3,500.00
683100	Roof Maintenance	1,075.00		6,450.00		6,450.00-	12,900.00
	Total Building	4,358.32	5,608.51	26,149.92	24,143.10	2,006.82-	52,300.00
Grounds							
710000	Electricity	100.00	95.00	600.00	685.30	85.30	1,200.00
718000	Retaining Walls	8.33		49.98		49.98-	100.00
724000	Fence Repair	83.33		499.98		499.98-	1,000.00
725000	Gardening	3,208.33	3,191.83	19,249.98	19,150.98	99.00-	38,500.00
730000	Improvements		935.97-				
732100	Landscaping Improvements	333.33	935.97	1,999.98	3,393.40	1,393.42	4,000.00
733000	Tree & Hedge Pruning	291.67	837.38	1,750.02	1,897.88	147.86	3,500.00
770000	Road & Sewer Maintenance	625.00		3,750.00		3,750.00-	7,500.00
780000	Snow/ice Removal	250.00		1,500.00		1,500.00-	3,000.00
785000	Fire Hydrants	41.67		250.02		250.02-	500.00
788500	Concrete & Road Repairs	291.67	1,806.00	1,750.02	3,696.00	1,945.98	3,500.00
795000	Irrigation	125.00	992.10	750.00	2,070.20	1,320.20	1,500.00

LMS 2407 OCEANWOOD
Income Statement

30 SEP 2026 for the Sixth Month Ending September 2026

		Current Month		Year to Date		Variance	Annual
		Budget	Actual	Budget	Actual		Budget
	Total Grounds	5,358.33	6,922.31	32,149.98	30,893.76	1,256.22-	64,300.00
Recreation Facility							
825000	Electricity	75.00	31.00	450.00	191.00	259.00-	900.00
831000	Heating Fuel / Gas	50.00	48.00	300.00	271.41	28.59-	600.00
840000	Maintenance	41.67		250.02	378.51	128.49	500.00
	Total Recreation Facility	166.67	79.00	1,000.02	840.92	159.10-	2,000.00
Capital							
935000	Transfer To Reserves	1,532.50	1,532.50	9,195.00	9,195.00		18,390.00
	Total Capital	1,532.50	1,532.50	9,195.00	9,195.00		18,390.00
	Total Expenses	16,857.48	18,094.05	101,144.88	92,397.32	8,747.56-	202,290.00
	Surplus/Deficit	.02	1,228.72-	.12	8,929.05	8,928.93	

Rec #	Date	Description	Amount	Total
		Opening Balance		-2606.03
			.00	-2606.03
4577861	APR 30 2026	To adjust as per directives	2606.03	
			2606.03	.00
	***	Closing Balance		.00

Rec #	Date	Description	Amount	Total
		Opening Balance		.00
			.00	.00
4576001	APR 09 2026	Credit Interest	19.62	
4577177	APR 15 2026	INSPECTION FEE	-4006.66	
4567646	APR 30 2026	Credit Interest	153.34	
4577298	APR 30 2026	April 2026 S/P LEVY #2 EXTERIOR PAINTING AGM MAR.10/26	54333.37	
			50499.67	50499.67
4595651	MAY 15 2026	PAINTING	-50000.00	
4584291	MAY 28 2026	Special Levy Fee - April 2026	-105.00	
4604034	MAY 28 2026	Special Levy Fee - May 2026	-105.00	
4590047	MAY 29 2026	Credit Interest	221.09	
4595108	MAY 31 2026	May 2026 S/P LEVY #2 EXTERIOR PAINTING AGM MAR.10/26	54333.37	
			4344.46	54844.13
4610799	JUN 01 2026	PRUNING EXTRA	-420.00	
4609842	JUN 25 2026	Special Levy Fee - June 2026	-105.00	
4618720	JUN 30 2026	Credit Interest	199.60	
4622923	JUN 30 2026	June 2026 S/P LEVY #2 EXTERIOR PAINTING AGM MAR.10/26	54333.37	
			54007.97	108852.10
4638768	JUL 15 2026	TWO DRAWS	-50000.00	
4654155	JUL 24 2026	#5 & #9 DELETE CREDIT BALANCE	.02	
4644658	JUL 28 2026	Special Levy Fee - July 2026	-105.00	
4658387	JUL 31 2026	Credit Interest	218.84	
			-49886.14	58965.96
4680016	AUG 01 2026	14 AUG 2026	-25000.00	
4681792	AUG 15 2026	FENCES	-6537.47	
4670416	AUG 28 2026	Special Levy Fee - August 2026	-105.00	
4682974	AUG 31 2026	Credit Interest	102.45	
			-31540.02	27425.94
4685521	SEP 01 2026	1110	-27320.94	
4704927	SEP 28 2026	Special Levy Fee	-105.00	
4698186	SEP 29 2026	Credit Interest	31.34	
			-27394.60	31.34
	***	Closing Balance		31.34

Rec #	Date	Description	Amount	Total
		Opening Balance		171587.15
			.00	171587.15
4569258	APR 27 2026	To record transfer of net prior year surplus into crf as per agm response form dated 10/03/2026	23933.75	
4570377	APR 30 2026	Credit Interest	358.19	
4575883	APR 30 2026	April 2026 RESERVE CONTRIBUTION	1532.50	
			25824.44	197411.59
4606999	MAY 29 2026	Credit Interest	359.08	
4597056	MAY 31 2026	May 2026 RESERVE CONTRIBUTION	1532.50	
			1891.58	199303.17
4611745	JUN 01 2026	LEAKS	-3548.86	
4615754	JUN 01 2026	PAINTING PROJECT	-25000.00	
4617604	JUN 15 2026	DRAW 3	-25000.00	
4621888	JUN 30 2026	June 2026 RESERVE CONTRIBUTION	1532.50	
4623844	JUN 30 2026	Credit Interest	319.65	
			-51696.71	147606.46
4656418	JUL 21 2026	To recode as per directives/trustitplumbing/inv10282	3548.66	
4638434	JUL 31 2026	To recode as per directives/trustitplumbing/inv10282	.20	
4641921	JUL 31 2026	July 2026 RESERVE CONTRIBUTION	1532.50	
4643177	JUL 31 2026	Credit Interest	280.66	
			5362.02	152968.48
4676868	AUG 31 2026	August 2026 RESERVE CONTRIBUTION	1532.50	
4679929	AUG 31 2026	Credit Interest	306.39	
			1838.89	154807.37
4688353	SEP 01 2026	1110	-6881.94	
4696970	SEP 29 2026	Credit Interest	299.07	
4688132	SEP 30 2026	September 2026 RESERVE CONTRIBUTION	1532.50	
			-5050.37	149757.00
	***	Closing Balance		149757.00