

**Proline Management Ltd.**  
**OPERATING STATEMENT**  
For the 8 Months Ending December 31, 2022  
Carnation Place VIS235

	Account #	Current Actual	YTD Actual	Annual Budget	Last Year YTD	% Budget Used
<b>INCOME</b>						
Strata Assessments		35,657.79	273,278.11	422,512.50	266,046.23	64.7%
Interest Income	5470	322.16	1,298.89	0.00	0.00	
Other Income	5480	0.00	0.00	0.00	50.00	
<b>TOTAL INCOME</b>		<b>35,979.95</b>	<b>274,577.00</b>	<b>422,512.50</b>	<b>266,096.23</b>	<b>65.0%</b>
<b>OPERATING EXPENSES</b>						
<b>BUILDING COMMON AREA</b>						
Hydro	6210	129.26	430.05	1,000.00	442.26	43.0%
Water & Sewer	6310	0.00	42,186.55	63,000.00	30,388.18	67.0%
Garbage & Recycling	6320	799.03	6,299.12	11,000.00	6,694.36	57.3%
Fire Alarm Servicing & Monitoring	6335	0.00	262.50	1,500.00	1,142.89	17.5%
Electrical	6620	0.00	0.00	1,000.00	966.00	
Plumbing & Heating	6630	891.44	14,483.63	9,000.00	628.48	160.9%
Building Maintenance - General	6720	5,008.37	13,329.87	45,000.00	38,273.29	29.6%
Dryer Vent Cleaning	6722	0.00	3,097.50	3,200.00	2,910.60	96.8%
Lock Repairs & Maintenance	6723	0.00	10.73	300.00	0.00	3.6%
Pest Control	6724	68.25	1,684.20	2,500.00	897.75	67.4%
Window Cleaning	6725	0.00	0.00	2,000.00	78.75	
Gutter Cleaning	6727	0.00	3,412.50	5,000.00	3,412.50	68.3%
Supplies - Lighting	6741	0.00	257.25	750.00	374.95	34.3%
Grounds Maintenance	6760	3,858.75	28,392.00	38,000.00	20,643.00	74.7%
Irrigation Equipment & Maintenance	6761	0.00	11.40	2,000.00	573.16	.6%
Tree Maintenance	6762	0.00	1,548.75	10,000.00	1,617.75	15.5%
Roads, Gates & Fences	6763	2,527.35	8,531.25	7,000.00	1,192.38	121.9%
Insurance	6770	0.00	72,744.00	74,000.00	70,619.00	98.3%
<b>TOTAL</b>		<b>13,282.45</b>	<b>196,681.30</b>	<b>276,250.00</b>	<b>180,855.30</b>	<b>71.2%</b>
<b>ADMINISTRATION</b>						
Property Management Fees		2,121.87	16,975.01	25,462.50	15,433.59	66.7%
Additional Services	7041	0.00	0.00	500.00	2,604.00	
Administration & Postage	7060	557.56	2,564.54	3,000.00	2,723.24	85.5%
Interest/Bank Chrgs.	7090	25.00	200.00	300.00	200.00	66.7%
Professional Fees	7110	0.00	481.74	1,000.00	0.00	48.2%
Swan Creek Maintenance	7115	1,257.10	10,056.80	16,000.00	10,056.80	62.9%
<b>TOTAL</b>		<b>3,961.53</b>	<b>30,278.09</b>	<b>46,262.50</b>	<b>31,017.63</b>	<b>65.5%</b>

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered By: Maria Furtado of One Percent Realty on 2023/01/17  
Document Uploaded and Verified: 2023/01/23

**Proline Management Ltd.**  
**OPERATING STATEMENT**  
For the 8 Months Ending December 31, 2022  
Carnation Place VIS235

	Account #	Current Actual	YTD Actual	Annual Budget	Last Year YTD	% Budget Used
<b>OTHER EXPENSES</b>						
Trans to Reserve	8200	8,333.33	66,666.72	100,000.00	66,666.66	66.7%
TOTAL		8,333.33	66,666.72	100,000.00	66,666.66	66.7%
TOTAL OPERATING EXP.		25,577.31	293,626.11	422,512.50	278,539.59	69.5%
<b>SUMMARY</b>						
TOTAL INCOME		35,979.95	274,577.00	422,512.50	266,096.23	65.0%
TOTAL OPERATING EXP.		(25,577.31)	(293,626.11)	(422,512.50)	(278,539.59)	69.5%
CASH FLOW		10,402.64	(19,049.11)	0.00	(12,443.36)	
ADD BALANCE FORWARD BANK		91,131.43	120,583.18	120,583.00	12,443.36	100.0%
CLOSING BALANCE BANK		101,534.07	101,534.07	120,583.00	0.00	84.2%

Supplied to StrataDocs 2023/01/23  
Ordered by Maria Furtado 2023/01/17

Ordered By: Maria Furtado of One Percent Realty on 2023/01/17  
Document Uploaded and Verified: 2023/01/23

**Proline Management Ltd.**  
**CONTINGENCY RESERVE FUND**  
For the 8 Months Ending December 31, 2022  
Carnation Place VIS235

	Account #	Current Actual	YTD Actual	Annual Budget	% Budget Used
<b>CONTRIBUTIONS</b>					
Monthly Assessments	8800	8,333.33	66,666.72	100,000.00	66.7%
Interest	8870	348.82	2,719.84	0.00	
<b>TOTAL CONTRIBUTIONS</b>		<b>8,682.15</b>	<b>69,386.56</b>	<b>100,000.00</b>	<b>69.4%</b>
<b>EXPENSES</b>					
Depreciation Report	8901	0.00	0.00	9,000.00	
Blocks 3, 4, & 5 Painting	8923	0.00	134,043.00	135,000.00	99.3%
Siding Repairs	8925	20,790.00	20,790.00	60,000.00	34.7%
Emergency Expense - Attic Restoration	8950	0.00	20,000.00	0.00	
<b>TOTAL EXPENSES</b>		<b>20,790.00</b>	<b>174,833.00</b>	<b>204,000.00</b>	<b>85.7%</b>
<b>SUMMARY</b>					
TOTAL CONTRIBUTIONS		8,682.15	69,386.56	100,000.00	69.4%
TOTAL EXPENSES		(20,790.00)	(174,833.00)	(204,000.00)	85.7%
NET INCREASE (DECREASE) IN FUND		(12,107.85)	(105,446.44)	(104,000.00)	101.4%
OPENING FUND BALANCE		113,449.44	206,788.03	206,788.00	100.0%
CLOSING FUND BALANCE		101,341.59	101,341.59	102,788.00	98.6%
<b>Held In:</b>					
BMO Bank Account		101,341.59	101,341.59	0.00	
Total Reserves Balance		101,341.59	101,341.59	0.00	

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Supplied to StrataDocs 2023/01/17  
Ordered by Maria Furtado 2023/01/17

Ordered By: Maria Furtado of One Percent Realty on 2023/01/17  
Document Uploaded and Verified: 2023/01/23

**Proline Management Ltd.**  
**Special Levy Funds**  
As At December 31, 2022  
Carnation Place VIS235

	Account #	Current Actual	YTD Actual	Annual Budget	% Budget Used
<b>INCOME</b>					
Special Levy (Jun/21)	50151.0002	0.00	200,000.16	200,000.00	100.0%
Spec Levy Interest	54700.0002	0.00	145.77	0.00	
<b>TOTAL INCOME</b>		<b>0.00</b>	<b>200,145.93</b>	<b>200,000.00</b>	<b>100.1%</b>
<b>EXPENSES</b>					
Attic Remediation	91000.0002	7,335.30	126,420.14	200,000.00	63.2%
Special Levy Administration	91040.0002	0.00	693.00	0.00	
<b>TOTAL</b>		<b>7,335.30</b>	<b>127,113.14</b>	<b>200,000.00</b>	<b>63.6%</b>
<b>SUMMARY</b>					
TOTAL INCOME		0.00	200,145.93	200,000.00	100.1%
TOTAL EXPENSES		(7,335.30)	(127,113.14)	(200,000.00)	63.6%
<b>CASH FLOW</b>					
ADD BALANCE FORWARD BANK		80,368.09	0.00	0.00	
<b>CLOSING BALANCE BANK</b>		<b>73,032.79</b>	<b>73,032.79</b>	<b>0.00</b>	

Supplied to StrataDocs 2023/01/17  
Ordered by Maria Furtado 2023/01/17

Ordered By: Maria Furtado of One Percent Realty on 2023/01/17  
Document Uploaded and Verified: 2023/01/23

**Proline Management Ltd.**  
**Special Levy Funds**  
 As At December 31, 2022  
 Carnation Place VIS235

	Account #	Current Actual	YTD Actual	Annual Budget	% Budget Used
<b>INCOME</b>					
Special Levy (Aug/Dec21)	50151.0003	4,777.69	661,114.63	666,386.00	99.2%
Spec Levy Interest	54700.0003	1,386.43	9,012.79	0.00	
<b>TOTAL INCOME</b>		<b>6,164.12</b>	<b>670,127.42</b>	<b>666,386.00</b>	<b>100.6%</b>
<b>EXPENSES</b>					
Siding and Fence Remediation	91000.0003	0.00	175,000.00	175,000.00	100.0%
Perimeter Drain Replacement	91001.0003	0.00	170,128.38	490,000.00	34.7%
Special Levy Processing Fee	91002.0003	0.00	1,386.00	1,386.00	100.0%
<b>TOTAL</b>		<b>0.00</b>	<b>346,514.38</b>	<b>666,386.00</b>	<b>52.0%</b>
<b>SUMMARY</b>					
TOTAL INCOME		6,164.12	670,127.42	666,386.00	100.6%
TOTAL EXPENSES		0.00	(346,514.38)	(666,386.00)	52.0%
<b>CASH FLOW</b>					
ADD BALANCE FORWARD BANK		317,448.92	0.00	0.00	
<b>CLOSING BALANCE BANK</b>		<b>323,613.04</b>	<b>323,613.04</b>	<b>0.00</b>	

Supplied to StrataDocs 2023/01/17  
 Ordered by Maria Furtado 2023/01/17

Ordered By: Maria Furtado of One Percent Realty on 2023/01/17  
 Document Uploaded and Verified: 2023/01/23

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

**Proline Management Ltd.**  
**Special Levy Funds**  
As At December 31, 2022  
Carnation Place VIS235

	Account #	Current Actual	YTD Actual	Annual Budget	% Budget Used
<b>INCOME</b>					
Special Levy (May/23)	50151.0004	0.00	0.00	230,000.00	
TOTAL INCOME		0.00	0.00	230,000.00	
<b>EXPENSES</b>					
Exterior Painting	91001.0004	0.00	0.00	230,000.00	
TOTAL		0.00	0.00	230,000.00	
<b>SUMMARY</b>					
TOTAL INCOME		0.00	0.00	230,000.00	
TOTAL EXPENSES		0.00	0.00	(230,000.00)	
CLOSING BALANCE BANK		0.00	0.00	0.00	

Supplied to StrataDocs 2023/01/23  
Ordered by Maria Furtado 2023/01/17

Ordered By: Maria Furtado of One Percent Realty on 2023/01/17  
Document Uploaded and Verified: 2023/01/23