FirstService RESIDENTIAL

LMS0712 - 888 Beach

Balance Sheet Condensed

October 31, 2025

Account	Description	Current Month October
Entity: V0712 - LMS0712 - 888 Beach		
ASSETS		
10015 VCC1	Bank - Operating - VCC1 VANCITY	1,074,647
TOTAL CASH		**$1,074,647**
11000 VCC1	Bank - CRF - VCC1 VANCITY	400,519
11020 VCC1	Investments - CRF GIC - VCC1 VANCITY	461,020
11030 VCC1	Investments - Structural GIC - VCC1 VANCITY	400,000
11060 VCC1	Bank - Structural - VCC1 VANCITY	976,629
11075 VCC1	Bank - Elevator Modernization (RV10) - VCC1 VANCITY BANK	1,961,653
TOTAL RESERVE CASH AND INVESTMENTS		**$4,199,821**
13000	Accounts Receivable	61,383
13016	Accounts Receivable Homeowner Chargeback	3,197
13045	Accrued Interest Receivable	7,482
13055	Accounts Receivable - Others	1,991
13156	Accounts Receivable Special Levy	1,466,667
TOTAL ACCOUNTS RECEIVABLE		**$1,540,721**
14165	Prepaid Insurance	40,272
TOTAL PREPAID ASSETS		**$40,272**

Account	Description	Current Month October
Entity: V0712 - LMS0712 - 888 Beach		
LIABILITIES		
20000	Accounts Payable	68,887
20055	Accounts Payable Other	284
20115	Accrued Payables Operating	247,481
20360	Refunds Payable	22,563
28030	Lien Holdback Payable	62,056
TOTAL ACCOUNTS PAYABLE		**$401,270**
22000	Accrued Vacation Payable	9,501
TOTAL DEFERRED LIABILITIES		**$9,501**
23000	Prepaid Assessments	181,472
TOTAL PREPAID ASSESSMENTS		**$181,472**
TOTAL LIABILITIES		**$592,243**
OWNER'S EQUITY		
30400	Operating Fund - Opening Balance	407,206
30490	Prior Year Adjustment	(1,107)
	CURRENT YEAR SURPLUS (DEFICIT)	(74,319)
TOTAL OPERATING FUND BALANCE		**$331,781**
33677	Reserve - Elevator Modernization (RV10)	3,690,898
36074	Reserve - Structural (RSV1)	1,373,783
TOTAL OTHER RESERVES		**$5,064,681**
35354	Contingency Reserve Fund - Opening Balance	779,540
	CURRENT YEAR SURPLUS (DEFICIT)	87,215
TOTAL RESERVE FUND BALANCE		**$866,756**

FirstService RESIDENTIAL

LMS0712 - 888 Beach

Balance Sheet Condensed

October 31, 2025

TOTAL ASSETS	**$6,855,461**

Account	Description	Current Month October
TOTAL OWNER'S EQUITY		**$6,263,217**
TOTAL LIABILITIES AND EQUITY		**$6,855,461**

FirstService RESIDENTIAL

LMS0712 - 888 Beach

Income Statement Detail Month and YTD Accts

October 31, 2025

Account	Description	Oct Actual	Oct Budget	Oct Variance	Oct Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
OPERATING FUND											
ASSESSMENTS											
40000	Operating Fund Contribution	226,308	226,308	0	0.0%	2,263,083	2,263,083	0	0.0%	2,715,700	452,617
40030	Contingency Fund Contribution	30,000	30,000	0	0.0%	300,000	300,000	0	0.0%	360,000	60,000
	ASSESSMENTS TOTAL:	**$256,308**	**$256,308**	**$0**	**0.0%**	**$2,563,083**	**$2,563,083**	**$0**	**0.0%**	**$3,075,700**	**$512,617**
OTHER REVENUE											
42340	Miscellaneous Income	3,293	1,000	2,293	>100%	17,880	10,000	7,880	78.8%	12,000	(5,880)
43000	Bylaw / Late Payment Fine	12,192	667	11,525	>100%	26,973	6,667	20,306	>100%	8,000	(18,973)
44130	Interest Income	286	833	(547)	-65.7%	4,309	8,333	(4,025)	-48.3%	10,000	5,691
	OTHER REVENUE TOTAL:	**$15,771**	**$2,500**	**$13,271**	**>100%**	**$49,162**	**$25,000**	**$24,162**	**96.6%**	**$30,000**	**($19,162)**
	TOTAL REVENUE:	**$272,079**	**$258,808**	**$13,271**	**5.1%**	**$2,612,246**	**$2,588,083**	**$24,162**	**0.9%**	**$3,105,700**	**$493,454**
EXPENSES											
ADMINISTRATIVE											
50000	Administration	987	917	(71)	-7.7%	11,186	9,167	(2,020)	-22.0%	11,000	(186)
52105	Printing / Stationery	184	1,167	982	84.2%	12,751	11,667	(1,084)	-9.3%	14,000	1,249
	ADMINISTRATIVE TOTAL:	**$1,172**	**$2,083**	**$912**	**43.8%**	**$23,937**	**$20,833**	**($3,104)**	**-14.9%**	**$25,000**	**$1,063**
INSURANCE & TAXES											
53000	Insurance	32,208	31,250	(958)	-3.1%	311,715	312,500	785	0.3%	375,000	63,285
	INSURANCE & TAXES TOTAL:	**$32,208**	**$31,250**	**($958)**	**-3.1%**	**$311,715**	**$312,500**	**$785**	**0.3%**	**$375,000**	**$63,285**
PROFESSIONAL FEES											
55065	Accounting / Audit / Tax Filing	0	783	783	100.0%	9,416	7,833	(1,582)	-20.2%	9,400	(16)
55145	Concierge Relief	3,451	0	(3,451)	0.0%	3,451	0	(3,451)	0.0%	0	(3,451)
55185	Engineering Services	0	3,333	3,333	100.0%	3,378	33,333	29,955	89.9%	40,000	36,622

LMS0712 - 888 Beach

Income Statement Detail Month and YTD Accts

October 31, 2025

Account	Description	Oct Actual	Oct Budget	Oct Variance	Oct Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
55235	Legal Fees	9,043	4,167	(4,876)	<-100%	22,825	41,667	18,842	45.2%	50,000	27,175
55570	Management Fees	5,305	6,833	1,528	22.4%	53,054	68,333	15,280	22.4%	82,000	28,947
	PROFESSIONAL FEES TOTAL:	**$17,799**	**$15,117**	**($2,683)**	**-17.7%**	**$92,124**	**$151,167**	**$59,043**	**39.1%**	**$181,400**	**$89,276**
SALARIES & BENEFITS											
57105	Employee Benefits	1,189	1,833	645	35.2%	15,120	18,333	3,213	17.5%	22,000	6,880
58070	Building Manager Payroll	11,693	7,333	(4,360)	-59.5%	74,845	73,333	(1,512)	-2.1%	88,000	13,155
58102	Cleaning Janitorial Payroll	12,934	13,000	66	0.5%	123,960	130,000	6,040	4.6%	156,000	32,040
58152	Concierge Payroll	19,200	18,542	(658)	-3.5%	165,074	185,417	20,343	11.0%	222,500	57,426
58610	Concierge Relief (Security)	8,039	5,417	(2,622)	-48.4%	57,845	54,167	(3,678)	-6.8%	65,000	7,155
	SALARIES & BENEFITS TOTAL:	**$53,055**	**$46,125**	**($6,930)**	**-15.0%**	**$436,844**	**$461,250**	**$24,406**	**5.3%**	**$553,500**	**$116,656**
UTILITIES											
59000	Electricity	7,321	8,750	1,429	16.3%	85,221	87,500	2,279	2.6%	105,000	19,779
59300	Gas	5,700	14,583	8,883	60.9%	101,405	145,833	44,428	30.5%	175,000	73,595
59740	Garbage and Recycling	7,015	5,750	(1,265)	-22.0%	52,679	57,500	4,821	8.4%	69,000	16,321
59800	Water Sewer	119,050	21,667	(97,384)	<-100%	292,933	216,667	(76,266)	-35.2%	260,000	(32,933)
	UTILITIES TOTAL:	**$139,087**	**$50,750**	**($88,337)**	**<-100%**	**$532,238**	**$507,500**	**($24,738)**	**-4.9%**	**$609,000**	**$76,762**
BUILDING & GROUNDS											
61560	Parkade - Fire Equipment Rm	351	0	(351)	0.0%	351	0	(351)	0.0%	0	(351)
61955	Landscaping Interior	2,403	958	(1,445)	<-100%	9,341	9,583	243	2.5%	11,500	2,159
61960	Landscaping Exterior	13,725	6,250	(7,475)	<-100%	70,321	62,500	(7,821)	-12.5%	75,000	4,679
	BUILDING & GROUNDS TOTAL:	**$16,479**	**$7,208**	**($9,271)**	**<-100%**	**$80,013**	**$72,083**	**($7,929)**	**-11.0%**	**$86,500**	**$6,487**
MAINTENANCE & REPAIRS											
64115	Repair Maintenance	32,641	35,000	2,359	6.7%	401,548	350,000	(51,548)	-14.7%	420,000	18,452

LMS0712 - 888 Beach

Income Statement Detail Month and YTD Accts

October 31, 2025

Account	Description	Oct Actual	Oct Budget	Oct Variance	Oct Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
65415	Painting	0	2,667	2,667	100.0%	0	26,667	26,667	100.0%	32,000	32,000
65835	Boiler RM	32,333	1,692	(30,642)	<-100%	42,064	16,917	(25,147)	<-100%	20,300	(21,764)
65915	Elevator RM	6,599	7,833	1,234	15.8%	71,621	78,333	6,712	8.6%	94,000	22,379
66100	Mechanical Improvement	0	23,333	23,333	100.0%	264,059	233,333	(30,726)	-13.2%	280,000	15,941
66690	Fire Equipment RM	0	4,333	4,333	100.0%	43,901	43,333	(568)	-1.3%	52,000	8,099
67255	Supplies	4,980	1,167	(3,813)	<-100%	25,414	11,667	(13,747)	<-100%	14,000	(11,414)
67810	Window Cleaning	20,580	5,833	(14,747)	<-100%	41,160	58,333	17,173	29.4%	70,000	28,840
	MAINTENANCE & REPAIRS TOTAL:	**$97,133**	**$81,858**	**($15,275)**	**-18.7%**	**$889,767**	**$818,583**	**($71,183)**	**-8.7%**	**$982,300**	**$92,533**
RECREATION CENTER											
73826	Recreation Facilities / Amenity - Furniture / Equi	127	0	(127)	0.0%	3,207	0	(3,207)	0.0%	0	(3,207)
73852	Recreation Center RM	1,813	2,750	937	34.1%	16,719	27,500	10,781	39.2%	33,000	16,281
	RECREATION CENTER TOTAL:	**$1,940**	**$2,750**	**$810**	**29.4%**	**$19,926**	**$27,500**	**$7,574**	**27.5%**	**$33,000**	**$13,074**
OTHER EXPENSES											
76000	Contingency	30,000	30,000	0	0.0%	300,000	300,000	0	0.0%	360,000	60,000
	OTHER EXPENSES TOTAL:	**$30,000**	**$30,000**	**$0**	**0.0%**	**$300,000**	**$300,000**	**$0**	**0.0%**	**$360,000**	**$60,000**
	TOTAL OPERATING EXPENSES:	**$388,874**	**$267,142**	**($121,732)**	**-45.6%**	**$2,686,564**	**$2,671,417**	**($15,148)**	**-0.6%**	**$3,205,700**	**$519,136**
	NET OPERATING INCOME/(LOSS):	**(116,795)**	**(8,333)**	**($108,461)**	**>100%**	**(74,319)**	**(83,333)**	**9,015**	**-10.8%**	**(100,000)**	**(25,681)**
	NET SPECIAL ASMT INCOME/(LOSS):	**0**	**0**	**$0**	**0.0%**	**0**	**0**	**0**	**0.0%**	**0**	**0**
RESERVE FUND											
RESERVE ASSESSMENTS											

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October 31, 2025

Account	Description	Oct Actual	Oct Budget	Oct Variance	Oct Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
48000	CRF - Current Year Contributions	30,000	0	30,000	0.0%	300,000	0	300,000	0.0%	0	(300,000)
	RESERVE ASSESSMENTS TOTAL:	**$30,000**	**$0**	**$30,000**	**0.0%**	**$300,000**	**$0**	**$300,000**	**0.0%**	**$0**	**($300,000)**
RESERVE OTHER REVENUE											
49345	CRF - Interest	1,573	0	1,573	0.0%	24,428	0	24,428	0.0%	0	(24,428)
	RESERVE OTHER REVENUE TOTAL:	**$1,573**	**$0**	**$1,573**	**0.0%**	**$24,428**	**$0**	**$24,428**	**0.0%**	**$0**	**($24,428)**
	TOTAL RESERVE REVENUE:	**$31,573**	**$0**	**$31,573**	**0.0%**	**$324,428**	**$0**	**$324,428**	**0.0%**	**$0**	**($324,428)**
TRANSFERS RESERVE											
94210	CRF - Transfer From Other Reserve	0	0	0	0.0%	(12,787)	0	12,787	0.0%	0	12,787
94230	CRF - Transfer To Structural Reserve Fund	25,000	0	(25,000)	0.0%	250,000	0	(250,000)	0.0%	0	(250,000)
	TRANSFERS RESERVE TOTAL:	**$25,000**	**$0**	**($25,000)**	**0.0%**	**$237,213**	**$0**	**($237,213)**	**0.0%**	**$0**	**($237,213)**
	TOTAL RESERVE EXPENSES:	**$25,000**	**$0**	**($25,000)**	**0.0%**	**$237,213**	**$0**	**($237,213)**	**0.0%**	**$0**	**($237,213)**
	NET RESERVE INCOME/(LOSS):	**6,573**	**0**	**$6,573**	**0.0%**	**87,215**	**0**	**87,215**	**0.0%**	**0**	**(87,215)**