

# Balance Sheet Condensed

April 30, 2026

Account	Description	Current Month April
<b>Entity: V0712 - LMS0712 - 888 Beach</b>		
<b>ASSETS</b>		
10015 VCC1	Bank - Operating - VCC1 VANCITY	71,486
<b>TOTAL CASH</b>		<b>\$71,486</b>
11000 VCC1	Bank - CRF - VCC1 VANCITY	231,699
11020 VCC1	Investments - CRF GIC - VCC1 VANCITY	461,020
11030 VCC1	Investments - Structural GIC - VCC1 VANCITY	400,000
11050 VCC1	Bank - CRF Approved Expenditures - VCC1 VANCITY	52,031
11060 VCC1	Bank - Structural - VCC1 VANCITY	1,014,873
11075 VCC1	Bank - Elevator Modernization (RV10) - VCC1 VANCITY BANK	2,865,360
<b>TOTAL RESERVE CASH AND INVESTMENTS</b>		<b>\$5,024,984</b>
12150 VCC1	Investments - Operating - VCC1 VANCITY	300,000
<b>TOTAL OPERATING INVESTMENTS</b>		<b>\$300,000</b>
13000	Accounts Receivable	27,447
13016	Accounts Receivable Homeowner Chargeback	4,052
13045	Accrued Interest Receivable	15,827
13055	Accounts Receivable - Others	1,181
<b>TOTAL ACCOUNTS RECEIVABLE</b>		<b>\$48,507</b>
14165	Prepaid Insurance	191,692
<b>TOTAL PREPAID ASSETS</b>		<b>\$191,692</b>
19410	CRF - Due to/from Other Reserves	(262,500)
19505	Other Reserves - Due to/from CRF	262,500
<b>TOTAL INTERFUND BALANCE</b>		<b>\$0</b>

Account	Description	Current Month April
<b>Entity: V0712 - LMS0712 - 888 Beach</b>		
<b>LIABILITIES</b>		
20000	Accounts Payable	1,834
20055	Accounts Payable Other	189
20115	Accrued Payables Operating	87,733
20360	Refunds Payable	21,753
28030	Lien Holdback Payable	100,059
<b>TOTAL ACCOUNTS PAYABLE</b>		<b>\$211,568</b>
22000	Accrued Vacation Payable	9,415
<b>TOTAL DEFERRED LIABILITIES</b>		<b>\$9,415</b>
23000	Prepaid Assessments	44,458
<b>TOTAL PREPAID ASSESSMENTS</b>		<b>\$44,458</b>
<b>TOTAL LIABILITIES</b>		<b>\$265,440</b>
<b>OWNER'S EQUITY</b>		
30400	Operating Fund - Opening Balance	340,821
	CURRENT YEAR SURPLUS (DEFICIT)	84,732
<b>TOTAL OPERATING FUND BALANCE</b>		<b>\$425,554</b>
33146	Reserve - TUG & Trailer Project (RAF)	34,000
33623	Reserve - Electrical Infrastructure (RAF)	18,000
33677	Reserve - Elevator Modernization (RV10)	3,037,836
36074	Reserve - Structural (RSV1)	1,415,874
<b>TOTAL OTHER RESERVES</b>		<b>\$4,505,709</b>
35354	Contingency Reserve Fund - Opening Balance	819,622



LMS0712 - 888 Beach

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Account	Description	Current Month April
	CURRENT YEAR SURPLUS (DEFICIT)	(379,656)
<b>TOTAL RESERVE FUND BALANCE</b>		<b>\$439,965</b>
<b>TOTAL OWNER'S EQUITY</b>		<b>\$5,371,228</b>
<b>TOTAL LIABILITIES AND EQUITY</b>		<b>\$5,636,668</b>
<b>TOTAL ASSETS</b>		<b>\$5,636,668</b>

# Income Statement Detail Month and YTD Accts

April 30, 2026

Account	Description	Apr Actual	Apr Budget	Apr Variance	Apr Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
<b>OPERATING FUND</b>											
<b>ASSESSMENTS</b>											
40000	Operating Fund Contribution	210,575	210,575	0	0.0%	842,299	842,300	(1)	0.0%	2,526,900	1,684,601
40030	Contingency Fund Contribution	58,333	58,333	0	0.0%	233,333	233,333	0	0.0%	700,000	466,667
	<b>ASSESSMENTS TOTAL:</b>	<b>\$268,908</b>	<b>\$268,908</b>	<b>\$0</b>	<b>0.0%</b>	<b>\$1,075,633</b>	<b>\$1,075,633</b>	<b>(\$1)</b>	<b>0.0%</b>	<b>\$3,226,900</b>	<b>\$2,151,267</b>
<b>OTHER REVENUE</b>											
42340	Miscellaneous Income	2,982	1,083	1,898	>100%	6,804	4,333	2,470	57.0%	13,000	6,196
43000	Bylaw / Late Payment Fine	1,493	1,250	243	19.5%	6,148	5,000	1,148	23.0%	15,000	8,852
44130	Interest Income	15	417	(402)	-96.5%	118	1,667	(1,548)	-92.9%	5,000	4,882
	<b>OTHER REVENUE TOTAL:</b>	<b>\$4,490</b>	<b>\$2,750</b>	<b>\$1,740</b>	<b>63.3%</b>	<b>\$13,070</b>	<b>\$11,000</b>	<b>\$2,070</b>	<b>18.8%</b>	<b>\$33,000</b>	<b>\$19,930</b>
	<b>TOTAL REVENUE:</b>	<b>\$273,398</b>	<b>\$271,658</b>	<b>\$1,739</b>	<b>0.6%</b>	<b>\$1,088,703</b>	<b>\$1,086,633</b>	<b>\$2,070</b>	<b>0.2%</b>	<b>\$3,259,900</b>	<b>\$2,171,197</b>
<b>EXPENSES</b>											
<b>ADMINISTRATIVE</b>											
50000	Administration	1,808	1,167	(641)	-54.9%	4,768	4,667	(102)	-2.2%	14,000	9,232
52105	Printing / Stationery	2,046	1,208	(838)	-69.3%	9,963	4,833	(5,130)	<-100%	14,500	4,537
	<b>ADMINISTRATIVE TOTAL:</b>	<b>\$3,854</b>	<b>\$2,375</b>	<b>(\$1,479)</b>	<b>-62.3%</b>	<b>\$14,732</b>	<b>\$9,500</b>	<b>(\$5,232)</b>	<b>-55.1%</b>	<b>\$28,500</b>	<b>\$13,768</b>
<b>INSURANCE &amp; TAXES</b>											
53000	Insurance	27,385	27,917	532	1.9%	109,538	111,667	2,128	1.9%	335,000	225,462
	<b>INSURANCE &amp; TAXES TOTAL:</b>	<b>\$27,385</b>	<b>\$27,917</b>	<b>\$532</b>	<b>1.9%</b>	<b>\$109,538</b>	<b>\$111,667</b>	<b>\$2,128</b>	<b>1.9%</b>	<b>\$335,000</b>	<b>\$225,462</b>
<b>PROFESSIONAL FEES</b>											
55065	Accounting / Audit / Tax Filing	0	825	825	100.0%	0	3,300	3,300	100.0%	9,900	9,900
55185	Engineering Services	0	2,500	2,500	100.0%	11,083	10,000	(1,083)	-10.8%	30,000	18,917
55235	Legal Fees	2,725	2,083	(642)	-30.8%	10,955	8,333	(2,622)	-31.5%	25,000	14,045
Entity: V0712											
Executed: 05/21/2026 12:09 AM											



# Income Statement Detail Month and YTD Accts

April 30, 2026

Account	Description	Apr Actual	Apr Budget	Apr Variance	Apr Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
55570	Management Fees	5,305	5,583	278	5.0%	21,736	22,333	597	2.7%	67,000	45,264
	<b>PROFESSIONAL FEES TOTAL:</b>	<b>\$8,030</b>	<b>\$10,992</b>	<b>\$2,961</b>	<b>26.9%</b>	<b>\$43,774</b>	<b>\$43,967</b>	<b>\$192</b>	<b>0.4%</b>	<b>\$131,900</b>	<b>\$88,126</b>
<b>SALARIES &amp; BENEFITS</b>											
57105	Employee Benefits	1,633	1,750	117	6.7%	4,887	7,000	2,113	30.2%	21,000	16,113
58070	Building Manager Payroll	10,778	7,858	(2,920)	-37.2%	33,867	31,433	(2,433)	-7.7%	94,300	60,433
58102	Cleaning/Janitorial Payroll	13,340	14,167	826	5.8%	58,800	56,667	(2,134)	-3.8%	170,000	111,200
58152	Concierge Payroll	16,774	15,683	(1,091)	-7.0%	57,862	62,733	4,871	7.8%	188,200	130,338
58610	Concierge Relief (Security)	10,362	4,583	(5,779)	<-100%	37,873	18,333	(19,540)	<-100%	55,000	17,127
	<b>SALARIES &amp; BENEFITS TOTAL:</b>	<b>\$52,888</b>	<b>\$44,042</b>	<b>(\$8,846)</b>	<b>-20.1%</b>	<b>\$193,290</b>	<b>\$176,167</b>	<b>(\$17,123)</b>	<b>-9.7%</b>	<b>\$528,500</b>	<b>\$335,210</b>
<b>UTILITIES</b>											
59000	Electricity	8,019	8,917	898	10.1%	36,506	35,667	(839)	-2.4%	107,000	70,494
59300	Gas	9,456	11,542	2,085	18.1%	48,214	46,167	(2,048)	-4.4%	138,500	90,286
59740	Garbage and Recycling	6,801	6,708	(93)	-1.4%	19,959	26,833	6,874	25.6%	80,500	60,541
59800	Water Sewer	13,440	20,833	7,393	35.5%	30,522	83,333	52,811	63.4%	250,000	219,478
	<b>UTILITIES TOTAL:</b>	<b>\$37,716</b>	<b>\$48,000</b>	<b>\$10,284</b>	<b>21.4%</b>	<b>\$135,202</b>	<b>\$192,000</b>	<b>\$56,798</b>	<b>29.6%</b>	<b>\$576,000</b>	<b>\$440,798</b>
<b>BUILDING &amp; GROUNDS</b>											
61955	Landscaping Interior	708	1,008	300	29.8%	3,013	4,033	1,021	25.3%	12,100	9,088
61960	Landscaping Exterior	3,806	7,250	3,444	47.5%	19,106	29,000	9,894	34.1%	87,000	67,894
63200	Miscellaneous	(521)	0	521	0.0%	0	0	0	0.0%	0	0
	<b>BUILDING &amp; GROUNDS TOTAL:</b>	<b>\$3,994</b>	<b>\$8,258</b>	<b>\$4,264</b>	<b>51.6%</b>	<b>\$22,118</b>	<b>\$33,033</b>	<b>\$10,915</b>	<b>33.0%</b>	<b>\$99,100</b>	<b>\$76,982</b>
<b>MAINTENANCE &amp; REPAIRS</b>											
64115	Repair Maintenance	35,119	28,333	(6,786)	-24.0%	162,223	113,333	(48,890)	-43.1%	340,000	177,777



# Income Statement Detail Month and YTD Accts

April 30, 2026

Account	Description	Apr Actual	Apr Budget	Apr Variance	Apr Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
Repairs &											
64120	Maintenance - Other	0	11,667	11,667	100.0%	0	46,667	46,667	100.0%	140,000	140,000
65415	Painting	0	2,667	2,667	100.0%	0	10,667	10,667	100.0%	32,000	32,000
65835	Boiler RM	0	2,000	2,000	100.0%	0	8,000	8,000	100.0%	24,000	24,000
65915	Elevator RM	335	1,133	798	70.4%	671	4,533	3,862	85.2%	13,600	12,929
66100	Mechanical Improvement	0	20,833	20,833	100.0%	44,100	83,333	39,233	47.1%	250,000	205,900
66690	Fire Equipment RM	0	6,667	6,667	100.0%	4,224	26,667	22,442	84.2%	80,000	75,776
67255	Supplies	0	2,250	2,250	100.0%	1,062	9,000	7,938	88.2%	27,000	25,938
67810	Window Cleaning	33,348	6,775	(26,573)	<-100%	33,348	27,100	(6,248)	-23.1%	81,300	47,952
<b>MAINTENANCE &amp; REPAIRS TOTAL:</b>		<b>\$68,803</b>	<b>\$82,325</b>	<b>\$13,522</b>	<b>16.4%</b>	<b>\$245,628</b>	<b>\$329,300</b>	<b>\$83,672</b>	<b>25.4%</b>	<b>\$987,900</b>	<b>\$742,272</b>
RECREATION CENTER											
73852	Recreation Center RM	1,147	1,917	770	40.1%	6,355	7,667	1,312	17.1%	23,000	16,645
<b>RECREATION CENTER TOTAL:</b>		<b>\$1,147</b>	<b>\$1,917</b>	<b>\$770</b>	<b>40.1%</b>	<b>\$6,355</b>	<b>\$7,667</b>	<b>\$1,312</b>	<b>17.1%</b>	<b>\$23,000</b>	<b>\$16,645</b>
OTHER EXPENSES											
76000	Contingency	58,333	58,333	0	0.0%	233,333	233,333	0	0.0%	700,000	466,667
<b>OTHER EXPENSES TOTAL:</b>		<b>\$58,333</b>	<b>\$58,333</b>	<b>\$0</b>	<b>0.0%</b>	<b>\$233,333</b>	<b>\$233,333</b>	<b>\$0</b>	<b>0.0%</b>	<b>\$700,000</b>	<b>\$466,667</b>
<b>TOTAL OPERATING EXPENSES:</b>		<b>\$262,150</b>	<b>\$284,158</b>	<b>\$22,009</b>	<b>7.7%</b>	<b>\$1,003,971</b>	<b>\$1,136,633</b>	<b>\$132,662</b>	<b>11.7%</b>	<b>\$3,409,900</b>	<b>\$2,405,929</b>
<b>NET OPERATING INCOME/(LOSS):</b>		<b>11,248</b>	<b>(12,500)</b>	<b>\$23,748</b>	<b>&lt;-100%</b>	<b>84,732</b>	<b>(50,000)</b>	<b>134,732</b>	<b>&lt;-100%</b>	<b>(150,000)</b>	<b>(234,732)</b>
<b>NET SPECIAL ASMT INCOME/(LOSS):</b>		<b>0</b>	<b>0</b>	<b>\$0</b>	<b>0.0%</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>	<b>0</b>
RESERVE FUND											
RESERVE ASSESSMENTS											



LMS0712 - 888 Beach

# Income Statement Detail Month and YTD Accts

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Account	Description	Apr Actual	Apr Budget	Apr Variance	Apr Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
48000	CRF - Current Year Contributions	58,333	0	58,333	0.0%	233,333	0	233,333	0.0%	0	(233,333)
	<b>RESERVE ASSESSMENTS TOTAL:</b>	<b>\$58,333</b>	<b>\$0</b>	<b>\$58,333</b>	<b>0.0%</b>	<b>\$233,333</b>	<b>\$0</b>	<b>\$233,333</b>	<b>0.0%</b>	<b>\$0</b>	<b>(\$233,333)</b>
<b>RESERVE OTHER REVENUE</b>											
49345	CRF - Interest	1,252	0	1,252	0.0%	5,138	0	5,138	0.0%	0	(5,138)
	<b>RESERVE OTHER REVENUE TOTAL:</b>	<b>\$1,252</b>	<b>\$0</b>	<b>\$1,252</b>	<b>0.0%</b>	<b>\$5,138</b>	<b>\$0</b>	<b>\$5,138</b>	<b>0.0%</b>	<b>\$0</b>	<b>(\$5,138)</b>
	<b>TOTAL RESERVE REVENUE:</b>	<b>\$59,585</b>	<b>\$0</b>	<b>\$59,585</b>	<b>0.0%</b>	<b>\$238,472</b>	<b>\$0</b>	<b>\$238,472</b>	<b>0.0%</b>	<b>\$0</b>	<b>(\$238,472)</b>
<b>OTHER EXPENSE RESERVE</b>											
93020	CRF - Emergency Expenditures (CRF1)	0	0	0	0.0%	96,961	0	(96,961)	0.0%	0	(96,961)
	<b>OTHER EXPENSE RESERVE TOTAL:</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>0.0%</b>	<b>\$96,961</b>	<b>\$0</b>	<b>(\$96,961)</b>	<b>0.0%</b>	<b>\$0</b>	<b>(\$96,961)</b>
<b>TRANSFERS RESERVE</b>											
94230	CRF - Transfer To Structural Reserve Fund	51,667	0	(51,667)	0.0%	206,667	0	(206,667)	0.0%	0	(206,667)
94235	CRF - Transfer To Other Reserves	0	0	0	0.0%	314,500	0	(314,500)	0.0%	0	(314,500)
	<b>TRANSFERS RESERVE TOTAL:</b>	<b>\$51,667</b>	<b>\$0</b>	<b>(\$51,667)</b>	<b>0.0%</b>	<b>\$521,167</b>	<b>\$0</b>	<b>(\$521,167)</b>	<b>0.0%</b>	<b>\$0</b>	<b>(\$521,167)</b>
	<b>TOTAL RESERVE EXPENSES:</b>	<b>\$51,667</b>	<b>\$0</b>	<b>(\$51,667)</b>	<b>0.0%</b>	<b>\$618,128</b>	<b>\$0</b>	<b>(\$618,128)</b>	<b>0.0%</b>	<b>\$0</b>	<b>(\$618,128)</b>
	<b>NET RESERVE INCOME/(LOSS):</b>	<b>7,918</b>	<b>0</b>	<b>\$7,918</b>	<b>0.0%</b>	<b>(379,656)</b>	<b>0</b>	<b>(379,656)</b>	<b>0.0%</b>	<b>0</b>	<b>379,656</b>