FirstService RESIDENTIAL

LMS0712 - 888 Beach

Balance Sheet Condensed

July 31, 2026

Account	Description	Current Month July
Entity: V0712 - LMS0712 - 888 Beach		
ASSETS		
10015 VCC1	Bank - Operating - VCC1 VANCITY	203,376
10015 VCC2	Bank - Operating - VCC2 VANCITY	90,478
TOTAL CASH		**$293,854**
11000 VCC1	Bank - CRF - VCC1 VANCITY	185,824
11020 VCC1	Investments - CRF GIC - VCC1 VANCITY	468,920
11030 VCC1	Investments - Structural GIC - VCC1 VANCITY	407,800
11050 VCC1	Bank - CRF Approved Expenditures - VCC1 VANCITY	18,251
11060 VCC1	Bank - Structural - VCC1 VANCITY	1,071,115
11075 VCC1	Bank - Elevator Modernization (RV10) - VCC1 VANCITY BANK	2,540,636
TOTAL RESERVE CASH AND INVESTMENTS		**$4,692,546**
12150 VCC1	Investments - Operating - VCC1 VANCITY	300,000
TOTAL OPERATING INVESTMENTS		**$300,000**
13000	Accounts Receivable	21,413
13016	Accounts Receivable Homeowner Chargeback	3,363
13045	Accrued Interest Receivable	3,827
13055	Accounts Receivable - Others	1,181
TOTAL ACCOUNTS RECEIVABLE		**$29,785**
14165	Prepaid Insurance	109,538
TOTAL PREPAID ASSETS		**$109,538**
19120	Operating - Due to/from CRF	(58,333)
19405	CRF - Due to/from Operating	58,333
19410	CRF - Due to/from Other Reserves	(262,500)

Account	Description	Current Month July
Entity: V0712 - LMS0712 - 888 Beach		
LIABILITIES		
20000	Accounts Payable	188,398
20055	Accounts Payable Other	158
20115	Accrued Payables Operating	79,579
20360	Refunds Payable	21,753
28030	Lien Holdback Payable	127,556
TOTAL ACCOUNTS PAYABLE		**$417,444**
22000	Accrued Vacation Payable	11,605
TOTAL DEFERRED LIABILITIES		**$11,605**
23000	Prepaid Assessments	31,149
TOTAL PREPAID ASSESSMENTS		**$31,149**
TOTAL LIABILITIES		**$460,198**
OWNER'S EQUITY		
30400	Operating Fund - Opening Balance	340,821
	CURRENT YEAR SURPLUS (DEFICIT)	134,086
TOTAL OPERATING FUND BALANCE		**$474,908**
33623	Reserve - Electrical Infrastructure (RAF)	18,000
33677	Reserve - Elevator Modernization (RV10)	2,644,254
36074	Reserve - Structural (RSV1)	1,374,208
TOTAL OTHER RESERVES		**$4,036,462**
35354	Contingency Reserve Fund - Opening Balance	819,622
	CURRENT YEAR SURPLUS (DEFICIT)	(365,466)
TOTAL RESERVE FUND BALANCE		**$454,155**

FirstService RESIDENTIAL

LMS0712 - 888 Beach

Balance Sheet Condensed

July 31, 2026

Account	Description	Current Month July
19505	Other Reserves - Due to/from CRF	262,500
TOTAL INTERFUND BALANCE		**$0**
TOTAL ASSETS		**$5,425,723**

Account	Description	Current Month July
TOTAL OWNER'S EQUITY		**$4,965,525**
TOTAL LIABILITIES AND EQUITY		**$5,425,723**

FirstService RESIDENTIAL

LMS0712 - 888 Beach

Income Statement Detail Month and YTD Accts

July 31, 2026

Account	Description	Jul Actual	Jul Budget	Jul Variance	Jul Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
OPERATING FUND											
ASSESSMENTS											
40000	Operating Fund Contribution	210,575	210,575	0	0.0%	1,474,024	1,474,025	(1)	0.0%	2,526,900	1,052,876
40030	Contingency Fund Contribution	58,333	58,333	0	0.0%	408,333	408,333	0	0.0%	700,000	291,667
	ASSESSMENTS TOTAL:	**$268,908**	**$268,908**	**$0**	**0.0%**	**$1,882,357**	**$1,882,358**	**($1)**	**0.0%**	**$3,226,900**	**$1,344,543**
OTHER REVENUE											
42340	Miscellaneous Income	3,555	1,083	2,472	>100%	13,708	7,583	6,125	80.8%	13,000	(708)
43000	Bylaw / Late Payment Fine	3,019	1,250	1,769	>100%	11,093	8,750	2,343	26.8%	15,000	3,907
44130	Interest Income	16	417	(400)	-96.1%	158	2,917	(2,758)	-94.6%	5,000	4,842
44670	Parking Income	50	0	50	0.0%	50	0	50	0.0%	0	(50)
	OTHER REVENUE TOTAL:	**$6,640**	**$2,750**	**$3,890**	**>100%**	**$25,009**	**$19,250**	**$5,759**	**29.9%**	**$33,000**	**$7,991**
	TOTAL REVENUE:	**$275,548**	**$271,658**	**$3,890**	**1.4%**	**$1,907,366**	**$1,901,608**	**$5,758**	**0.3%**	**$3,259,900**	**$1,352,534**
EXPENSES											
ADMINISTRATIVE											
50000	Administration	925	1,167	241	20.7%	7,373	8,167	794	9.7%	14,000	6,627
52105	Printing / Stationery	172	1,208	1,037	85.8%	10,880	8,458	(2,422)	-28.6%	14,500	3,620
	ADMINISTRATIVE TOTAL:	**$1,097**	**$2,375**	**$1,278**	**53.8%**	**$18,253**	**$16,625**	**($1,628)**	**-9.8%**	**$28,500**	**$10,247**
INSURANCE & TAXES											
53000	Insurance	27,385	27,917	532	1.9%	191,692	195,417	3,725	1.9%	335,000	143,308
	INSURANCE & TAXES TOTAL:	**$27,385**	**$27,917**	**$532**	**1.9%**	**$191,692**	**$195,417**	**$3,725**	**1.9%**	**$335,000**	**$143,308**
PROFESSIONAL FEES											
55065	Accounting / Audit / Tax Filing	0	825	825	100.0%	0	5,775	5,775	100.0%	9,900	9,900
55185	Engineering Services	0	2,500	2,500	100.0%	35,744	17,500	(18,244)	<-100%	30,000	(5,744)

LMS0712 - 888 Beach

Income Statement Detail Month and YTD Accts

July 31, 2026

Account	Description	Jul Actual	Jul Budget	Jul Variance	Jul Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
55235	Legal Fees	2,085	2,083	(2)	-0.1%	31,355	14,583	(16,771)	<-100%	25,000	(6,355)
55570	Management Fees	6,027	5,583	(444)	-8.0%	40,030	39,083	(947)	-2.4%	67,000	26,970
	PROFESSIONAL FEES TOTAL:	**$8,113**	**$10,992**	**$2,879**	**26.2%**	**$107,128**	**$76,942**	**($30,187)**	**-39.2%**	**$131,900**	**$24,772**
SALARIES & BENEFITS											
57105	Employee Benefits	824	1,750	926	52.9%	7,781	12,250	4,469	36.5%	21,000	13,219
58070	Building Manager Payroll	6,971	7,858	887	11.3%	55,983	55,008	(975)	-1.8%	94,300	38,317
58102	Cleaning Janitorial Payroll	18,677	14,167	(4,510)	-31.8%	105,901	99,167	(6,734)	-6.8%	170,000	64,099
58152	Concierge Payroll	12,326	15,683	3,357	21.4%	91,214	109,783	18,569	16.9%	188,200	96,986
58610	Concierge Relief (Security)	14,629	4,583	(10,045)	<-100%	71,659	32,083	(39,576)	<-100%	55,000	(16,659)
	SALARIES & BENEFITS TOTAL:	**$53,427**	**$44,042**	**($9,385)**	**-21.3%**	**$332,539**	**$308,292**	**($24,247)**	**-7.9%**	**$528,500**	**$195,961**
UTILITIES											
59000	Electricity	9,701	8,917	(785)	-8.8%	64,917	62,417	(2,500)	-4.0%	107,000	42,083
59300	Gas	5,974	11,542	5,568	48.2%	67,199	80,792	13,593	16.8%	138,500	71,301
59740	Garbage and Recycling	4,467	6,708	2,242	33.4%	38,554	46,958	8,404	17.9%	80,500	41,946
59800	Water Sewer	15,900	20,833	4,933	23.7%	83,752	145,833	62,081	42.6%	250,000	166,248
	UTILITIES TOTAL:	**$36,042**	**$48,000**	**$11,958**	**24.9%**	**$254,422**	**$336,000**	**$81,578**	**24.3%**	**$576,000**	**$321,578**
BUILDING & GROUNDS											
61955	Landscaping Interior	708	1,008	300	29.8%	5,139	7,058	1,919	27.2%	12,100	6,961
61960	Landscaping Exterior	7,946	7,250	(696)	-9.6%	41,989	50,750	8,761	17.3%	87,000	45,011
	BUILDING & GROUNDS TOTAL:	**$8,654**	**$8,258**	**($396)**	**-4.8%**	**$47,128**	**$57,808**	**$10,680**	**18.5%**	**$99,100**	**$51,972**
MAINTENANCE & REPAIRS											
64115	Repair Maintenance	35,156	28,333	(6,822)	-24.1%	291,162	198,333	(92,829)	-46.8%	340,000	48,838
64120	Repairs & Maintenance - Other	1,941	11,667	9,726	83.4%	7,469	81,667	74,197	90.9%	140,000	132,531

FirstService RESIDENTIAL

LMS0712 - 888 Beach

Income Statement Detail Month and YTD Accts

July 31, 2026

Account	Description	Jul Actual	Jul Budget	Jul Variance	Jul Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
65415	Painting	0	2,667	2,667	100.0%	0	18,667	18,667	100.0%	32,000	32,000
65835	Boiler RM	0	2,000	2,000	100.0%	0	14,000	14,000	100.0%	24,000	24,000
65915	Elevator RM	0	1,133	1,133	100.0%	671	7,933	7,262	91.5%	13,600	12,929
66100	Mechanical Improvement	0	20,833	20,833	100.0%	44,100	145,833	101,733	69.8%	250,000	205,900
66690	Fire Equipment RM	3,476	6,667	3,191	47.9%	18,376	46,667	28,291	60.6%	80,000	61,624
67255	Supplies	4,322	2,250	(2,072)	-92.1%	7,281	15,750	8,469	53.8%	27,000	19,719
67810	Window Cleaning	0	6,775	6,775	100.0%	33,348	47,425	14,077	29.7%	81,300	47,952
	MAINTENANCE & REPAIRS TOTAL:	**$44,894**	**$82,325**	**$37,431**	**45.5%**	**$402,408**	**$576,275**	**$173,867**	**30.2%**	**$987,900**	**$585,492**
RECREATION CENTER											
73852	Recreation Center RM	1,639	1,917	278	14.5%	11,377	13,417	2,040	15.2%	23,000	11,623
	RECREATION CENTER TOTAL:	**$1,639**	**$1,917**	**$278**	**14.5%**	**$11,377**	**$13,417**	**$2,040**	**15.2%**	**$23,000**	**$11,623**
OTHER EXPENSES											
76000	Contingency	58,333	58,333	0	0.0%	408,333	408,333	0	0.0%	700,000	291,667
	OTHER EXPENSES TOTAL:	**$58,333**	**$58,333**	**$0**	**0.0%**	**$408,333**	**$408,333**	**$0**	**0.0%**	**$700,000**	**$291,667**
	TOTAL OPERATING EXPENSES:	**$239,584**	**$284,158**	**$44,574**	**15.7%**	**$1,773,280**	**$1,989,108**	**$215,828**	**10.9%**	**$3,409,900**	**$1,636,620**
	NET OPERATING INCOME/(LOSS):	**35,964**	**(12,500)**	**$48,464**	**<-100%**	**134,086**	**(87,500)**	**221,586**	**<-100%**	**(150,000)**	**(284,086)**
	NET SPECIAL ASMT INCOME/(LOSS):	**0**	**0**	**$0**	**0.0%**	**0**	**0**	**0**	**0.0%**	**0**	**0**
RESERVE FUND											
RESERVE ASSESSMENTS											
48000	CRF - Current Year Contributions	58,333	0	58,333	0.0%	408,333	0	408,333	0.0%	0	(408,333)
	RESERVE ASSESSMENTS TOTAL:	**$58,333**	**$0**	**$58,333**	**0.0%**	**$408,333**	**$0**	**$408,333**	**0.0%**	**$0**	**($408,333)**

LMS0712 - 888 Beach

Income Statement Detail Month and YTD Accts

July 31, 2026

Account	Description	Jul Actual	Jul Budget	Jul Variance	Jul Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
RESERVE OTHER REVENUE											
49345	CRF - Interest	376	0	376	0.0%	8,075	0	8,075	0.0%	0	(8,075)
	RESERVE OTHER REVENUE TOTAL:	**$376**	**$0**	**$376**	**0.0%**	**$8,075**	**$0**	**$8,075**	**0.0%**	**$0**	**($8,075)**
	TOTAL RESERVE REVENUE:	**$58,709**	**$0**	**$58,709**	**0.0%**	**$416,408**	**$0**	**$416,408**	**0.0%**	**$0**	**($416,408)**
OTHER EXPENSE RESERVE											
93020	CRF - Emergency Expenditures (CRF1)	8,747	0	(8,747)	0.0%	105,708	0	(105,708)	0.0%	0	(105,708)
	OTHER EXPENSE RESERVE TOTAL:	**$8,747**	**$0**	**($8,747)**	**0.0%**	**$105,708**	**$0**	**($105,708)**	**0.0%**	**$0**	**($105,708)**
TRANSFERS RESERVE											
94230	CRF - Transfer To Structural Reserve Fund	51,667	0	(51,667)	0.0%	361,667	0	(361,667)	0.0%	0	(361,667)
94235	CRF - Transfer To Other Reserves	0	0	0	0.0%	314,500	0	(314,500)	0.0%	0	(314,500)
	TRANSFERS RESERVE TOTAL:	**$51,667**	**$0**	**($51,667)**	**0.0%**	**$676,167**	**$0**	**($676,167)**	**0.0%**	**$0**	**($676,167)**
	TOTAL RESERVE EXPENSES:	**$60,413**	**$0**	**($60,413)**	**0.0%**	**$781,875**	**$0**	**($781,875)**	**0.0%**	**$0**	**($781,875)**
	NET RESERVE INCOME/(LOSS):	**(1,704)**	**0**	**($1,704)**	**0.0%**	**(365,466)**	**0**	**(365,466)**	**0.0%**	**0**	**365,466**