LMS0712 - 888 Beach

Balance Sheet Condensed

June 30, 2026

Account	Description	Current Month June
Entity: V0712 - LMS0712 - 888 Beach		
ASSETS		
10015 VCC1	Bank - Operating - VCC1 VANCITY	221,639
10015 VCC2	Bank - Operating - VCC2 VANCITY	12,530
TOTAL CASH		**$234,169**
11000 VCC1	Bank - CRF - VCC1 VANCITY	187,573
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	15,772
11060 VCC1	Bank - Structural - VCC1 VANCITY	1,099,944
11075 VCC1	Bank - Elevator Modernization (RV10) - VCC1 VANCITY BANK	2,589,591
TOTAL RESERVE CASH AND INVESTMENTS		**$4,753,900**
12150 VCC1	Investments - Operating - VCC1 VANCITY	300,000
TOTAL OPERATING INVESTMENTS		**$300,000**
13000	Accounts Receivable	27,796
13016	Accounts Receivable Homeowner Chargeback	2,741
13045	Accrued Interest Receivable	18,608
13055	Accounts Receivable - Others	1,181
TOTAL ACCOUNTS RECEIVABLE		**$50,326**
14165	Prepaid Insurance	136,923
TOTAL PREPAID ASSETS		**$136,923**
19120	Operating - Due to/from CRF	(58,333)
19235	Operating - Due to/from Other Reserves	4,776
19405	CRF - Due to/from Operating	58,333
19410	CRF - Due to/from Other Reserves	(262,500)

Account	Description	Current Month June
Entity: V0712 - LMS0712 - 888 Beach		
LIABILITIES		
20000	Accounts Payable	40,169
20055	Accounts Payable Other	126
20115	Accrued Payables Operating	119,468
20360	Refunds Payable	22,563
28030	Lien Holdback Payable	127,556
TOTAL ACCOUNTS PAYABLE		**$309,882**
22000	Accrued Vacation Payable	11,097
22495	Refund Clearing	(810)
TOTAL DEFERRED LIABILITIES		**$10,287**
23000	Prepaid Assessments	35,577
TOTAL PREPAID ASSESSMENTS		**$35,577**
TOTAL LIABILITIES		**$355,746**
OWNER'S EQUITY		
30400	Operating Fund - Opening Balance	340,821
	CURRENT YEAR SURPLUS (DEFICIT)	98,122
TOTAL OPERATING FUND BALANCE		**$438,943**
33146	Reserve - TUG & Trailer Project (RAF)	(2,447)
33623	Reserve - Electrical Infrastructure (RAF)	18,000
33677	Reserve - Elevator Modernization (RV10)	2,711,766
36074	Reserve - Structural (RSV1)	1,497,451
TOTAL OTHER RESERVES		**$4,224,770**
35354	Contingency Reserve Fund - Opening Balance	819,622

LMS0712 - 888 Beach

Balance Sheet Condensed

June 30, 2026

Account	Description	Current Month June
19500	Other Reserves - Due to/from Operating	(4,776)
19505	Other Reserves - Due to/from CRF	262,500
TOTAL INTERFUND BALANCE		**$0**
TOTAL ASSETS		**$5,475,319**

Account	Description	Current Month June
	CURRENT YEAR SURPLUS (DEFICIT)	(363,762)
TOTAL RESERVE FUND BALANCE		**$455,860**
TOTAL OWNER'S EQUITY		**$5,119,573**
TOTAL LIABILITIES AND EQUITY		**$5,475,319**

LMS0712 - 888 Beach

Income Statement Detail Month and YTD Accts

June 30, 2026

Account	Description	Jun Actual	Jun Budget	Jun Variance	Jun 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%	1,263,449	1,263,450	(1)	0.0%	2,526,900	1,263,451
40030	Contingency Fund Contribution	58,333	58,333	0	0.0%	350,000	350,000	0	0.0%	700,000	350,000
	ASSESSMENTS TOTAL:	**$268,908**	**$268,908**	**$0**	**0.0%**	**$1,613,449**	**$1,613,450**	**($1)**	**0.0%**	**$3,226,900**	**$1,613,451**
OTHER REVENUE											
42340	Miscellaneous Income	844	1,083	(239)	-22.1%	10,153	6,500	3,653	56.2%	13,000	2,847
43000	Bylaw / Late Payment Fine	1,041	1,250	(209)	-16.7%	8,074	7,500	574	7.7%	15,000	6,926
44130	Interest Income	14	417	(403)	-96.6%	142	2,500	(2,358)	-94.3%	5,000	4,858
	OTHER REVENUE TOTAL:	**$1,899**	**$2,750**	**($851)**	**-30.9%**	**$18,369**	**$16,500**	**$1,869**	**11.3%**	**$33,000**	**$14,631**
	TOTAL REVENUE:	**$270,807**	**$271,658**	**($851)**	**-0.3%**	**$1,631,818**	**$1,629,950**	**$1,868**	**0.1%**	**$3,259,900**	**$1,628,082**
EXPENSES											
ADMINISTRATIVE											
50000	Administration	612	1,167	555	47.6%	6,447	7,000	553	7.9%	14,000	7,553
52105	Printing / Stationery	505	1,208	704	58.2%	10,708	7,250	(3,459)	-47.7%	14,500	3,792
	ADMINISTRATIVE TOTAL:	**$1,116**	**$2,375**	**$1,259**	**53.0%**	**$17,156**	**$14,250**	**($2,906)**	**-20.4%**	**$28,500**	**$11,344**
INSURANCE & TAXES											
53000	Insurance	27,385	27,917	532	1.9%	164,307	167,500	3,193	1.9%	335,000	170,693
	INSURANCE & TAXES TOTAL:	**$27,385**	**$27,917**	**$532**	**1.9%**	**$164,307**	**$167,500**	**$3,193**	**1.9%**	**$335,000**	**$170,693**
PROFESSIONAL FEES											
55065	Accounting / Audit / Tax Filing	0	825	825	100.0%	0	4,950	4,950	100.0%	9,900	9,900
55185	Engineering Services	0	2,500	2,500	100.0%	35,744	15,000	(20,744)	<-100%	30,000	(5,744)
55235	Legal Fees	10,931	2,083	(8,848)	<-100%	29,269	12,500	(16,769)	<-100%	25,000	(4,269)

Income Statement Detail Month and YTD Accts

June 30, 2026

Account	Description	Jun Actual	Jun Budget	Jun Variance	Jun Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
55570	Management Fees	6,961	5,583	(1,377)	-24.7%	34,002	33,500	(502)	-1.5%	67,000	32,998
	PROFESSIONAL FEES TOTAL:	**$17,892**	**$10,992**	**($6,900)**	**-62.8%**	**$99,015**	**$65,950**	**($33,065)**	**-50.1%**	**$131,900**	**$32,885**
SALARIES & BENEFITS											
57105	Employee Benefits	1,680	1,750	70	4.0%	6,957	10,500	3,543	33.7%	21,000	14,043
58070	Building Manager Payroll	7,614	7,858	245	3.1%	49,012	47,150	(1,862)	-3.9%	94,300	45,288
58102	Cleaning Janitorial Payroll	14,495	14,167	(329)	-2.3%	87,224	85,000	(2,224)	-2.6%	170,000	82,776
58152	Concierge Payroll	10,042	15,683	5,641	36.0%	78,888	94,100	15,212	16.2%	188,200	109,312
58610	Concierge Relief (Security)	10,780	4,583	(6,197)	<-100%	57,031	27,500	(29,531)	<-100%	55,000	(2,031)
	SALARIES & BENEFITS TOTAL:	**$44,612**	**$44,042**	**($570)**	**-1.3%**	**$279,112**	**$264,250**	**($14,862)**	**-5.6%**	**$528,500**	**$249,388**
UTILITIES											
59000	Electricity	8,501	8,917	416	4.7%	55,216	53,500	(1,716)	-3.2%	107,000	51,784
59300	Gas	6,162	11,542	5,380	46.6%	61,225	69,250	8,025	11.6%	138,500	77,275
59740	Garbage and Recycling	4,386	6,708	2,322	34.6%	34,087	40,250	6,163	15.3%	80,500	46,413
59800	Water Sewer	23,330	20,833	(2,497)	-12.0%	67,852	125,000	57,148	45.7%	250,000	182,148
	UTILITIES TOTAL:	**$42,379**	**$48,000**	**$5,621**	**11.7%**	**$218,380**	**$288,000**	**$69,620**	**24.2%**	**$576,000**	**$357,620**
BUILDING & GROUNDS											
61955	Landscaping Interior	710	1,008	298	29.6%	4,431	6,050	1,619	26.8%	12,100	7,669
61960	Landscaping Exterior	7,884	7,250	(634)	-8.8%	34,043	43,500	9,457	21.7%	87,000	52,957
	BUILDING & GROUNDS TOTAL:	**$8,594**	**$8,258**	**($336)**	**-4.1%**	**$38,474**	**$49,550**	**$11,076**	**22.4%**	**$99,100**	**$60,626**
MAINTENANCE & REPAIRS											
64115	Repair Maintenance	88,333	28,333	(60,000)	<-100%	256,007	170,000	(86,007)	-50.6%	340,000	83,993

Income Statement Detail Month and YTD Accts

June 30, 2026

Account	Description	Jun Actual	Jun Budget	Jun Variance	Jun Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
64120	Repairs & Maintenance - Other	1,294	11,667	10,373	88.9%	5,529	70,000	64,472	92.1%	140,000	134,472
65415	Painting	0	2,667	2,667	100.0%	0	16,000	16,000	100.0%	32,000	32,000
65835	Boiler RM	0	2,000	2,000	100.0%	0	12,000	12,000	100.0%	24,000	24,000
65915	Elevator RM	0	1,133	1,133	100.0%	671	6,800	6,129	90.1%	13,600	12,929
66100	Mechanical Improvement	0	20,833	20,833	100.0%	44,100	125,000	80,900	64.7%	250,000	205,900
66690	Fire Equipment RM	10,676	6,667	(4,009)	-60.1%	14,900	40,000	25,100	62.7%	80,000	65,100
67255	Supplies	0	2,250	2,250	100.0%	2,959	13,500	10,541	78.1%	27,000	24,041
67810	Window Cleaning	0	6,775	6,775	100.0%	33,348	40,650	7,302	18.0%	81,300	47,952
	MAINTENANCE & REPAIRS TOTAL:	**$100,303**	**$82,325**	**($17,978)**	**-21.8%**	**$357,514**	**$493,950**	**$136,436**	**27.6%**	**$987,900**	**$630,386**
RECREATION CENTER											
73852	Recreation Center RM	1,636	1,917	281	14.7%	9,738	11,500	1,762	15.3%	23,000	13,262
	RECREATION CENTER TOTAL:	**$1,636**	**$1,917**	**$281**	**14.7%**	**$9,738**	**$11,500**	**$1,762**	**15.3%**	**$23,000**	**$13,262**
OTHER EXPENSES											
76000	Contingency	58,333	58,333	0	0.0%	350,000	350,000	0	0.0%	700,000	350,000
	OTHER EXPENSES TOTAL:	**$58,333**	**$58,333**	**$0**	**0.0%**	**$350,000**	**$350,000**	**$0**	**0.0%**	**$700,000**	**$350,000**
	TOTAL OPERATING EXPENSES:	**$302,249**	**$284,158**	**($18,091)**	**-6.4%**	**$1,533,696**	**$1,704,950**	**$171,254**	**10.0%**	**$3,409,900**	**$1,876,204**
	NET OPERATING INCOME/(LOSS):	**(31,442)**	**(12,500)**	**($18,942)**	**>100%**	**98,122**	**(75,000)**	**173,122**	**<-100%**	**(150,000)**	**(248,122)**
	NET SPECIAL ASMT INCOME/(LOSS):	**0**	**0**	**$0**	**0.0%**	**0**	**0**	**0**	**0.0%**	**0**	**0**
RESERVE FUND											
RESERVE ASSESSMENTS											

LMS0712 - 888 Beach

Income Statement Detail Month and YTD Accts

June 30, 2026

Account	Description	Jun Actual	Jun Budget	Jun Variance	Jun 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%	350,000	0	350,000	0.0%	0	(350,000)
	RESERVE ASSESSMENTS TOTAL:	**$58,333**	**$0**	**$58,333**	**0.0%**	**$350,000**	**$0**	**$350,000**	**0.0%**	**$0**	**($350,000)**
RESERVE OTHER REVENUE											
49345	CRF - Interest	1,272	0	1,272	0.0%	7,699	0	7,699	0.0%	0	(7,699)
	RESERVE OTHER REVENUE TOTAL:	**$1,272**	**$0**	**$1,272**	**0.0%**	**$7,699**	**$0**	**$7,699**	**0.0%**	**$0**	**($7,699)**
	TOTAL RESERVE REVENUE:	**$59,605**	**$0**	**$59,605**	**0.0%**	**$357,699**	**$0**	**$357,699**	**0.0%**	**$0**	**($357,699)**
OTHER EXPENSE RESERVE											
93020	CRF - Emergency Expenditures (CRF1)	0	0	0	0.0%	96,961	0	(96,961)	0.0%	0	(96,961)
	OTHER EXPENSE RESERVE TOTAL:	**$0**	**$0**	**$0**	**0.0%**	**$96,961**	**$0**	**($96,961)**	**0.0%**	**$0**	**($96,961)**
TRANSFERS RESERVE											
94230	CRF - Transfer To Structural Reserve Fund	51,667	0	(51,667)	0.0%	310,000	0	(310,000)	0.0%	0	(310,000)
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%**	**$624,500**	**$0**	**($624,500)**	**0.0%**	**$0**	**($624,500)**
	TOTAL RESERVE EXPENSES:	**$51,667**	**$0**	**($51,667)**	**0.0%**	**$721,461**	**$0**	**($721,461)**	**0.0%**	**$0**	**($721,461)**
	NET RESERVE INCOME/(LOSS):	**7,939**	**0**	**$7,939**	**0.0%**	**(363,762)**	**0**	**(363,762)**	**0.0%**	**0**	**363,762**