

Balance Sheet Condensed

September 30, 2026

Account	Description	Current Month September
Entity: V0712 - LMS0712 - 888 Beach		
ASSETS		
10015 VCC2	Bank - Operating - VCC2 VANCITY	278,724
TOTAL CASH		\$278,724
11000 VCC1	Bank - CRF - VCC1 VANCITY	57,724
11020 VCC1	Investments - CRF GIC - VCC1 VANCITY	407,900
11030 VCC1	Investments - Structural GIC - VCC1 VANCITY	407,800
11050 VCC1	Bank - CRF Approved Expenditures - VCC1 VANCITY	18,318
11060 VCC1	Bank - Structural - VCC1 VANCITY	1,048,370
11075 VCC1	Bank - Elevator Modernization (RV10) - VCC1 VANCITY BANK	2,581,660
TOTAL RESERVE CASH AND INVESTMENTS		\$4,521,773
12150 VCC1	Investments - Operating - VCC1 VANCITY	300,000
TOTAL OPERATING INVESTMENTS		\$300,000
13000	Accounts Receivable	1,222
13016	Accounts Receivable Homeowner Chargeback	2,741
13045	Accrued Interest Receivable	4,756
13055	Accounts Receivable - Others	1,497
TOTAL ACCOUNTS RECEIVABLE		\$10,215
14165	Prepaid Insurance	54,769
TOTAL PREPAID ASSETS		\$54,769

Entity: V0712

Account	Description	Current Month September
Entity: V0712 - LMS0712 - 888 Beach		
LIABILITIES		
20000	Accounts Payable	37,277
20055	Accounts Payable Other	126
20115	Accrued Payables Operating	111,724
20360	Refunds Payable	21,753
28030	Lien Holdback Payable	151,107
TOTAL ACCOUNTS PAYABLE		\$321,987
22000	Accrued Vacation Payable	13,604
TOTAL DEFERRED LIABILITIES		\$13,604
23000	Prepaid Assessments	28,771
TOTAL PREPAID ASSESSMENTS		\$28,771
TOTAL LIABILITIES		\$364,362
OWNER'S EQUITY		
30400	Operating Fund - Opening Balance	340,821
	CURRENT YEAR SURPLUS (DEFICIT)	119,874
TOTAL OPERATING FUND BALANCE		\$460,695
33623	Reserve - Electrical Infrastructure (RAF)	18,000
33677	Reserve - Elevator Modernization (RV10)	2,400,667
36074	Reserve - Structural (RSV1)	1,453,437
TOTAL OTHER RESERVES		\$3,872,103
35354	Contingency Reserve Fund - Opening Balance	819,622
	CURRENT YEAR SURPLUS (DEFICIT)	(351,301)
TOTAL RESERVE FUND BALANCE		\$468,320

 Balance Sheet Condensed
 Page 1 of 2

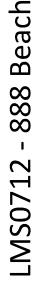


LMS0712 - 888 Beach

Balance Sheet Condensed

September 30, 2026

Account	Description	Current Month September
TOTAL OWNER'S EQUITY		\$4,801,119
TOTAL LIABILITIES AND EQUITY		\$5,165,481
TOTAL ASSETS		\$5,165,481



September 30, 2026

Income Statement Detail Month and YTD Accts



LMS0712 - 888 Beach

Income Statement Detail Month and YTD Accts

September 30, 2026

Account	Description	Sep Actual	Sep Budget	Sep Variance	Sep Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
55235	Legal Fees	6,410	2,083	(4,326)	<-100%	46,573	18,750	(27,823)	<-100%	25,000	(21,573)
55570	Management Fees	5,581	5,583	2	0.0%	51,192	50,250	(942)	-1.9%	67,000	15,808
PROFESSIONAL FEES TOTAL:		\$22,491	\$10,992	(\$11,499)	<-100%	\$144,384	\$98,925	(\$45,459)	-46.0%	\$131,900	(\$12,484)

SALARIES & BENEFITS											
57105	Employee Benefits	1,066	1,750	684	39.1%	9,671	15,750	6,079	38.6%	21,000	11,329
58070	Building Manager Payroll	7,614	7,858	245	3.1%	73,375	70,725	(2,650)	-3.7%	94,300	20,925
58102	Cleaning Janitorial Payroll	14,186	14,167	(19)	-0.1%	134,043	127,500	(6,543)	-5.1%	170,000	35,957
58152	Concierge Payroll	10,954	15,683	4,730	30.2%	114,230	141,150	26,920	19.1%	188,200	73,970
58610	Concierge Relief (Security)	9,299	4,583	(4,715)	<-100%	91,320	41,250	(50,070)	<-100%	55,000	(36,320)
SALARIES & BENEFITS TOTAL:		\$43,117	\$44,042	\$924	2.1%	\$422,639	\$396,375	(\$26,264)	-6.6%	\$528,500	\$105,861

UTILITIES											
59000	Electricity	9,334	8,917	(417)	-4.7%	84,813	80,250	(4,563)	-5.7%	107,000	22,187
59300	Gas	6,060	11,542	5,482	47.5%	79,030	103,875	24,845	23.9%	138,500	59,470
59740	Garbage and Recycling	4,463	6,708	2,245	33.5%	47,480	60,375	12,895	21.4%	80,500	33,020
59800	Water Sewer	15,100	20,833	5,733	27.5%	114,952	187,500	72,548	38.7%	250,000	135,048
UTILITIES TOTAL:		\$34,957	\$48,000	\$13,043	27.2%	\$326,275	\$432,000	\$105,725	24.5%	\$576,000	\$249,725

BUILDING & GROUNDS											
61955	Landscaping Interior	2,452	1,008	(1,444)	<-100%	8,299	9,075	775	8.5%	12,100	3,801
61960	Landscaping Exterior	10,924	7,250	(3,674)	-50.7%	56,877	65,250	8,373	12.8%	87,000	30,123
BUILDING & GROUNDS TOTAL:		\$13,376	\$8,258	(\$5,118)	-62.0%	\$65,176	\$74,325	\$9,149	12.3%	\$99,100	\$33,924

MAINTENANCE & REPAIRS											
64115	Repair Maintenance	54,518	28,333	(26,185)	-92.4%	372,190	255,000	(117,190)	-46.0%	340,000	(32,190)
64120	Repairs & Maintenance - Other	0	11,667	11,667	100.0%	7,469	105,000	97,531	92.9%	140,000	132,531



LMS0712 - 888 Beach

Income Statement Detail Month and YTD Accts

September 30, 2026

Account	Description	Sep Actual	Sep Budget	Sep Variance	Sep Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
65415	Painting	35,217	2,667	(32,550)	<-100%	35,217	24,000	(11,217)	-46.7%	32,000	(3,217)
65835	Boiler RM	0	2,000	2,000	100.0%	0	18,000	18,000	100.0%	24,000	24,000
65915	Elevator RM	0	1,133	1,133	100.0%	1,920	10,200	8,280	81.2%	13,600	11,680
66100	Mechanical Improvement	0	20,833	20,833	100.0%	44,100	187,500	143,400	76.5%	250,000	205,900
66690	Fire Equipment RM	538	6,667	6,129	91.9%	19,219	60,000	40,781	68.0%	80,000	60,781
67255	Supplies	112	2,250	2,138	95.0%	8,001	20,250	12,249	60.5%	27,000	18,999
67810	Window Cleaning	0	6,775	6,775	100.0%	53,928	60,975	7,047	11.6%	81,300	27,372
MAINTENANCE & REPAIRS TOTAL:		\$90,385	\$82,325	(\$8,060)	-9.8%	\$542,044	\$740,925	\$198,881	26.8%	\$987,900	\$445,856
RECREATION CENTER											
73852	Recreation Center RM	2,290	1,917	(374)	-19.5%	15,662	17,250	1,588	9.2%	23,000	7,338
RECREATION CENTER TOTAL:		\$2,290	\$1,917	(\$374)	-19.5%	\$15,662	\$17,250	\$1,588	9.2%	\$23,000	\$7,338
OTHER EXPENSES											
76000	Contingency	58,333	58,333	0	0.0%	525,000	525,000	0	0.0%	700,000	175,000
OTHER EXPENSES TOTAL:		\$58,333	\$58,333	\$0	0.0%	\$525,000	\$525,000	\$0	0.0%	\$700,000	\$175,000
TOTAL OPERATING EXPENSES:		\$294,924	\$284,158	(\$10,766)	-3.8%	\$2,326,972	\$2,557,425	\$230,453	9.0%	\$3,409,900	\$1,082,928
NET OPERATING INCOME/(LOSS):		(26,352)	(12,500)	(\$13,852)	>100%	119,874	(112,500)	232,374	<-100%	(150,000)	(269,874)
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%	525,000	0	525,000	0.0%	0	(525,000)
RESERVE ASSESSMENTS TOTAL:		\$58,333	\$0	\$58,333	0.0%	\$525,000	\$0	\$525,000	0.0%	\$0	(\$525,000)



LMS0712 - 888 Beach

Income Statement Detail Month and YTD Accts

September 30, 2026

Account	Description	Sep Actual	Sep Budget	Sep Variance	Sep Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
RESERVE OTHER REVENUE											
49345	CRF - Interest	1,076	0	1,076	0.0%	8,906	0	8,906	0.0%	0	(8,906)
	RESERVE OTHER REVENUE TOTAL:	\$1,076	\$0	\$1,076	0.0%	\$8,906	\$0	\$8,906	0.0%	\$0	(\$8,906)
	TOTAL RESERVE REVENUE:	\$59,409	\$0	\$59,409	0.0%	\$533,906	\$0	\$533,906	0.0%	\$0	(\$533,906)
OTHER EXPENSE RESERVE											
93020	CRF - Emergency Expenditures (CRF1)	0	0	0	0.0%	105,708	0	(105,708)	0.0%	0	(105,708)
	OTHER EXPENSE RESERVE TOTAL:	\$0	\$0	\$0	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%	465,000	0	(465,000)	0.0%	0	(465,000)
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%	\$779,500	\$0	(\$779,500)	0.0%	\$0	(\$779,500)
	TOTAL RESERVE EXPENSES:	\$51,667	\$0	(\$51,667)	0.0%	\$885,208	\$0	(\$885,208)	0.0%	\$0	(\$885,208)
	NET RESERVE INCOME/(LOSS):	7,743	0	\$7,743	0.0%	(351,301)	0	(351,301)	0.0%	0	351,301