COX BAY BEACH RESORT

Month ended September 30, 2025

Compilation Engagement Report

To: Management of Cox Bay Beach Resort

On the basis of information provided by management, we have compiled the statements of operations and unit capital for the month ended September 30, 2025.

Management is responsible for the accompanying financial information, including the accuracy and completeness of the underlying information used to compile it and the selection of the basis of accounting.

We performed this engagement in accordance with Canadian Standard on Related Services (CSRS) 4200, Compilation Engagements, which requires us to comply with relevant ethical requirements. Our responsibility is to assist management in the preparation of the financial information

We have not performed an audit engagement or a review engagement, nor were we required to perform procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an audit opinion or a review conclusion, or provide any form of assurance on the financial information.

Readers are cautioned that the financial information may not be appropriate for their purposes.

Victoria B.C.
November 6, 2025

DUSANJ & WIRK
Chartered Professional Accountants

COX BAY BEACH RESORT
Statement of Operations
Month ended September 30, 2025

	2025	2024
Revenue	434,417	345,583
Expenses		
Advertising and promotion	618	647
Amortization	543	679
Bad debts	-	-
Bank charges	14,421	12,090
Commissions	9,499	2,712
Insurance	2,111	1,863
Management fees	43,442	34,558
Memberships and licenses	2,191	-
Office	2,184	1,201
Professional fees	2,973	628
Repairs and maintenance	3,218	6,462
Supplies	15,275	11,360
Strata plan fees	467	-
Telephone	7,255	1,303
Utilities	13,922	13,607
Vehicle expense	33	499
Wages and employee benefits	87,940	92,263
	206,093	179,871
Income (loss) from Operations	228,324	165,712
Adjustment to reflect costs as variable (see schedule)	(116,000)	(74,000)
Interest income	0	0
Adjusted Net Income	112,324	91,712

Operating Cash Reserve		
Opening balance		646,057
Contributions	0	
Distributions	0	-
Ending balance		646,057
Contingency Reserve		
Opening balance		646,057
Contributions	0	
Distributions	0	-
Ending balance		646,057
Capital Expenditures		
Computer equipment / software		-
Equipment		-
Furniture & fixtures		-

COX BAY BEACH RESORT

Schedule of Unit Capital Accounts

Month ended September 30, 2025

Unit	Opening Capital $	Income $	Expenses $	Distributions $	Closing Capital $
1	14,738	10,220	7,568	-	17,390
2	15,924	9,830	7,279	-	18,475
3	21,627	15,611	11,560	-	25,679
4	14,027	10,332	7,651	-	16,709
5	14,980	10,220	7,568	-	17,632
6	15,280	10,669	7,900	-	18,048
7	12,144	6,038	4,471	-	13,711
8	14,548	7,654	5,668	-	16,535
9	15,814	10,782	7,984	-	18,612
10	16,125	10,894	8,067	-	18,952
11	13,203	11,119	8,233	-	16,088
12	14,507	9,105	6,742	-	16,870
13	13,087	10,220	7,568	-	15,739
14	12,334	10,220	7,568	-	14,986
15	13,956	9,753	7,222	-	16,487
16	14,244	9,649	7,145	-	16,748
17	13,410	10,220	7,568	-	16,063
18	14,059	10,669	7,900	-	16,828
19	14,858	9,088	6,730	-	17,216
20	14,529	8,345	6,179	-	16,695
21	11,555	5,569	4,124	-	13,000
22	22,270	15,162	11,227	-	26,204
23	17,269	12,804	9,481	-	20,591
24	18,745	12,804	9,481	-	22,067
25	18,769	9,748	7,218	-	21,299
26	16,688	12,903	9,555	-	20,036
27	15,872	11,532	8,539	-	18,864
28	16,114	12,373	9,162	-	19,325
29	23,636	14,846	10,993	-	27,489
30	15,514	3,614	2,676	-	16,452
31	16,125	4,640	3,436	-	17,329
32	15,348	7,682	5,689	-	17,342
33	27,583	17,673	13,087	-	32,169
34	13,226	7,100	5,257	-	15,069
35	18,171	12,506	9,261	-	21,416
36	16,706	12,579	9,314	-	19,971
37	21,133	15,723	11,643	-	25,213
38	18,931	13,477	9,980	-	22,428
39	19,181	14,662	10,857	-	22,986
40	21,628	16,383	12,131	-	25,879
	657,858	434,417	321,683	-	770,592

COX BAY BEACH RESORT
Schedule of Variable Cost Adjustment
Month ended September 30, 2025

	$
Balance, beginning of month	359,000
Expenses deferred to future periods during the month	-
Revenue deferred to future periods during the month	-
Expenses allocated to income during the month	(116,000)
Revenue allocated to income during the month	-
Balance, end of month	243,000

Note to Owners : Important comment on Unit Capital Accounts

This schedule details the adjustments made to income each month to reflect the amendment approved at the AGM (April 2011) with respect to determining the profit allocation for owners participating in the rental pool. The percentage used to calculate expenses for the month is 74.05%. This percentage is provided by management and is the expected percentage that expenses will be of revenue based on the 2025 budget. This percentage will be updated at the year end for the actual results realized during this fiscal year. As a result, the schedule of unit capital accounts is subject to change. The amount of change, if any, will depend upon the actual results realized for the twelve months ended December 31 of each year and the degree that the actual percentage expenses are of revenues for the year varies from the estimate being used.