COX BAY BEACH RESORT

Month ended January 31, 2026

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 January 31, 2026.

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.
April 19, 2026

DUSANJ & WIRK
Chartered Professional Accountants

COX BAY BEACH RESORT
Statement of Operations
Month ended January 31, 2026

	2026	2025
Revenue	113,822	105,548
Expenses		
Advertising and promotion	1,026	10
Amortization	507	621
Bad debts	-	-
Bank charges	2,663	3,040
Commissions	2,426	884
Insurance	-	-
Management fees	11,382	10,555
Memberships and licenses	1,530	818
Office	5,298	2,445
Professional fees	4,455	543
Repairs and maintenance	36,892	211,159
Supplies	9,501	9,762
Strata plan fees	467	467
Telephone	696	1,385
Utilities	12,896	19,399
Vehicle expense	1,237	938
Wages and employee benefits	79,710	59,849
	170,687	321,875
Income (loss) from Operations	(56,865)	(216,327)
Adjustment to reflect costs as variable (see schedule)	91,000	244,000
Interest income		
Adjusted Net Income	34,135	27,673
Operating Cash Reserve		
Opening balance	785,797	
Contributions		
Distributions		
Ending balance	785,797	
Contingency Reserve		
Opening balance	785,797	
Contributions		
Distributions		
Ending balance	785,797	
Capital Expenditures		
Computer equipment / software	-	
Equipment	-	
Furniture & fixtures	-	

COX BAY BEACH RESORT

Schedule of Unit Capital Accounts

Month ended January 31, 2026

Unit	Opening Capital $	Income $	Expenses $	Distributions $	Closing Capital $
1	4,638	2,475	1,736		5,377
2	5,711	3,536	2,480		6,766
3	7,110	3,780	2,652		8,238
4	4,546	2,502	1,755		5,293
5	4,893	2,475	1,736		5,632
6	4,311	1,859	1,304		4,866
7	3,813	2,400	1,684		4,530
8	4,586	2,310	1,620		5,276
9	5,319	2,611	1,831		6,098
10	5,218	2,638	1,850		6,006
11	4,540	1,937	1,359		5,118
12	4,540	2,475	1,736		5,279
13	4,241	2,265	1,589		4,917
14	4,236	1,878	1,317		4,797
15	4,697	2,362	1,657		5,402
16	4,492	2,207	1,548		5,151
17	4,468	2,475	1,736		5,207
18	4,185	2,345	1,645		4,885
19	4,577	2,638	1,850		5,365
20	3,695	1,980	1,389		4,286
21	2,489	1,918	1,345		3,062
22	7,155	3,672	2,575		8,251
23	5,022	2,406	1,687		5,741
24	5,775	3,100	2,175		6,701
25	6,050	2,992	2,098		6,943
26	4,332	2,808	1,969		5,170
27	4,651	3,024	2,121		5,554
28	5,146	3,128	2,194		6,080
29	6,884	3,889	2,728		8,045
30	4,218	3,454	2,423		5,250
31	5,179	3,454	2,423		6,210
32	4,901	2,480	1,740		5,641
33	9,164	4,623	3,243		10,545
34	3,361	2,448	1,717		4,092
35	6,818	3,536	2,480		7,874
36	5,460	3,046	2,137		6,370
37	6,420	3,332	2,337		7,415
38	4,275	3,264	2,289		5,249
39	5,563	3,479	2,440		6,602
40	7,061	4,623	3,243		8,442
	203,743	113,822	79,837	-	237,727

NOTE: opening capital has been adjusted to match December 31, 2025 year end financial statements

COX BAY BEACH RESORT

Schedule of Variable Cost Adjustment

Month ended January 31, 2026

	$
Balance, beginning of month	-
Expenses deferred to future periods during the month	91,000
Revenue deferred to future periods during the month	-
Expenses allocated to income during the month	-
Revenue allocated to income during the month	-
Balance, end of month	91,000

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 70.14%. This percentage is provided by management and is the expected percentage that expenses will be of revenue based on the 2026 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.