COX BAY BEACH RESORT

Month ended February 28, 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 February 28, 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 February 28, 2026

	2026	2025
Revenue	155,547	107,914
Expenses		
Advertising and promotion	1,326	1,250
Amortization	499	611
Bad debts	-	-
Bank charges	7,657	6,052
Commissions	4,045	1,701
Insurance	-	-
Management fees	15,555	10,791
Memberships and licenses	991	1,818
Office	3,346	10,075
Professional fees	(644)	1,940
Repairs and maintenance	29,301	209,616
Supplies	13,976	7,489
Strata plan fees	467	467
Telephone	626	1,334
Utilities	8,387	6,112
Vehicle expense	1,216	1,238
Wages and employee benefits	73,760	114,498
	160,507	374,991
Income (loss) from Operations	(4,960)	(267,077)
Adjustment to reflect costs as variable (see schedule)	51,000	295,000
Interest income	0	0
Adjusted Net Income	46,040	27,923

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 February 28, 2026

Unit	Opening Capital $	Income $	Expenses $	Distributions $	Closing Capital $
1	5,377	3,340	2,343	-	6,374
2	6,766	4,771	3,347	-	8,191
3	8,238	5,101	3,578	-	9,761
4	5,293	2,885	2,024	-	6,154
5	5,632	3,340	2,343	-	6,629
6	4,866	2,882	2,022	-	5,726
7	4,530	3,487	2,446	-	5,571
8	5,276	2,049	1,437	-	5,888
9	6,098	3,195	2,241	-	7,052
10	6,006	3,560	2,497	-	7,069
11	5,118	3,633	2,549	-	6,203
12	5,279	3,340	2,343	-	6,276
13	4,917	3,340	2,343	-	5,915
14	4,797	3,257	2,285	-	5,769
15	5,402	3,187	2,236	-	6,354
16	5,151	3,376	2,368	-	6,159
17	5,207	3,340	2,343	-	6,204
18	4,885	3,487	2,446	-	5,926
19	5,365	2,856	2,004	-	6,218
20	4,286	2,289	1,605	-	4,970
21	3,062	2,962	2,078	-	3,946
22	8,251	4,955	3,475	-	9,730
23	5,741	4,184	2,935	-	6,990
24	6,701	4,184	2,935	-	7,950
25	6,943	4,037	2,832	-	8,149
26	5,170	3,150	2,210	-	6,111
27	5,554	3,741	2,624	-	6,671
28	6,080	4,221	2,960	-	7,340
29	8,045	5,247	3,681	-	9,611
30	5,250	4,661	3,269	-	6,641
31	6,210	4,661	3,269	-	7,602
32	5,641	4,808	3,372	-	7,077
33	10,545	6,239	4,376	-	12,408
34	4,092	3,303	2,317	-	5,079
35	7,874	4,771	3,347	-	9,298
36	6,370	4,111	2,883	-	7,597
37	7,415	4,123	2,892	-	8,646
38	5,249	4,404	3,089	-	6,564
39	6,602	4,832	3,389	-	8,045
40	8,442	6,239	4,376	-	10,304
	237,727	155,547	109,105	-	284,169

COX BAY BEACH RESORT
Schedule of Variable Cost Adjustment
Month ended February 28, 2026

	$
Balance, beginning of month	91,000
Expenses deferred to future periods during the month	51,000
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	142,000

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.