COX BAY BEACH RESORT

Month ended March 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 March 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.
May 12, 2026

DUSANJ & WIRK
Chartered Professional Accountants

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

	2026	2025
Revenue	218,681	187,166
Expenses		
Advertising and promotion	3,900	1,666
Amortization	480	601
Bad debts	-	-
Bank charges	4,926	3,720
Commissions	5,357	2,157
Insurance	-	-
Management fees	21,868	18,580
Memberships and licenses	-	877
Office	3,892	2,208
Professional fees	316	(1,959)
Repairs and maintenance	15,292	5,308
Supplies	14,263	20,908
Strata plan fees	467	467
Telephone	492	1,248
Utilities	17,130	18,714
Vehicle expense	1,268	499
Wages and employee benefits	70,389	83,706
	160,040	158,700
Income (loss) from Operations	58,641	28,466
Adjustment to reflect costs as variable (see schedule)	7,000	20,000
Interest income	0	0
Adjusted Net Income	65,641	48,466

Operating Cash Reserve		
Opening balance		785,797
Contributions	0	
Distributions		-
Ending balance		785,797
Contingency Reserve		
Opening balance		785,797
Contributions	0	
Distributions	0	-
Ending balance		785,797
Capital Expenditures		
Computer equipment / software		-
Equipment		-
Furniture & fixtures		-

COX BAY BEACH RESORT

Schedule of Unit Capital Accounts

Month ended March 31, 2026

Unit	Opening Capital $	Income $	Expenses $	Distributions $	Closing Capital $
1	6,374	5,122	3,593	-	7,903
2	8,191	7,317	5,132	-	10,375
3	9,761	7,824	5,488	-	12,097
4	6,154	5,178	3,632	-	7,700
5	6,629	5,122	3,593	-	8,158
6	5,726	5,347	3,751	-	7,323
7	5,571	5,347	3,751	-	7,167
8	5,888	4,232	2,969	-	7,152
9	7,052	5,403	3,790	-	8,666
10	7,069	5,460	3,830	-	8,699
11	6,203	2,157	1,513	-	6,847
12	6,276	5,122	3,593	-	7,806
13	5,915	5,122	3,593	-	7,444
14	5,769	4,202	2,947	-	7,024
15	6,354	4,888	3,428	-	7,813
16	6,159	5,178	3,632	-	7,705
17	6,204	5,122	3,593	-	7,733
18	5,926	5,347	3,751	-	7,523
19	6,218	4,608	3,232	-	7,593
20	4,970	5,002	3,508	-	6,463
21	3,946	3,484	2,444	-	4,987
22	9,730	7,598	5,330	-	11,999
23	6,990	3,882	2,723	-	8,149
24	7,950	6,356	4,458	-	9,848
25	8,149	6,191	4,343	-	9,997
26	6,111	6,521	4,574	-	8,058
27	6,671	4,602	3,228	-	8,045
28	7,340	6,473	4,540	-	9,273
29	9,611	6,340	4,447	-	11,504
30	6,641	2,085	1,462	-	7,264
31	7,602	7,148	5,014	-	9,736
32	7,077	1,225	859	-	7,442
33	12,408	9,568	6,712	-	15,265
34	5,079	4,622	3,242	-	6,459
35	9,298	3,621	2,540	-	10,379
36	7,597	3,523	2,471	-	8,649
37	8,646	7,880	5,527	-	10,999
38	6,564	6,754	4,738	-	8,581
39	8,045	8,139	5,709	-	10,475
40	10,304	9,568	6,712	-	13,161
	284,169	218,681	153,389	-	349,462

COX BAY BEACH RESORT
Schedule of Variable Cost Adjustment
Month ended March 31, 2026

	$
Balance, beginning of month	142,000
Expenses deferred to future periods during the month	7,000
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	149,000

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.