

**V4098 EPS4098 - Miramar Towers C & D**  
**Approved Annual Budget**  
**Feb 01, 2025 to Jan 31, 2026**

<u>Account</u>	<u>Description</u>	<u>Approved</u> <u>2025/2026</u> <u>Budget</u> <u>\$</u>
OPERATING FUND		
ASSESSMENTS		
40000	Operating Fund Contribution	1,611,505
40030	Contingency Fund Contribution	195,700
<b>TOTAL ASSESSMENTS</b>		<b>1,807,205</b>
OTHER REVENUE		
42015	Key / Security Card	2,000
43680	Move In / Move Out Fee	5,000
44130	Interest Income	7,000
44955	Rent - Strata Suite	12,668
<b>TOTAL OTHER REVENUE</b>		<b>26,668</b>
<b>TOTAL REVENUE</b>		<b>1,833,873</b>
EXPENSES		
ADMINISTRATIVE		
50750	Committees	2,500
52045	Office Rent	64,000
<b>TOTAL ADMINISTRATIVE</b>		<b>66,500</b>
INSURANCE & TAXES		
53000	Insurance	424,610
<b>TOTAL INSURANCE &amp; TAXES</b>		<b>424,610</b>
PROFESSIONAL FEES		
55120	Concierge Service	159,354
55235	Legal Fees	20,000
55570	Management Fees	74,291
55705	Professional Fees	10,000
<b>TOTAL PROFESSIONAL FEES</b>		<b>263,645</b>
SALARIES & BENEFITS		
57000	Caretaker Wages & Benefits	80,000

**V4098 EPS4098 - Miramar Towers C & D**

**Approved Annual Budget**

**Feb 01, 2025 to Jan 31, 2026**

<u>Account</u>	<u>Description</u>	<u>Approved 2025/2026 Budget \$</u>
<b>TOTAL SALARIES &amp; BENEFITS</b>		<b>80,000</b>
UTILITIES		
59000	Electricity	84,000
59300	Gas	66,000
59660	Telephone, Cellular, Cable, Internet	3,000
59740	Garbage and Recycling	84,000
59800	Water Sewer	78,000
<b>TOTAL UTILITIES</b>		<b>315,000</b>
BUILDING & GROUNDS		
60285	Public Plaza Maintenance	49,698
61960	Landscaping Maintenance	43,500
62100	Snow Removal	6,000
63200	Miscellaneous	14,000
63310	Pest Control	3,000
63375	Pressure Cleaning	10,000
63450	Window Cleaning	35,100
<b>TOTAL BUILDING &amp; GROUNDS</b>		<b>161,298</b>
MAINTENANCE & REPAIRS		
64115	Repair Maintenance	36,000
64885	Gate	7,500
65235	Carpet Cleaning	5,000
65340	Interior RM	7,000
65915	Elevator RM	53,000
66095	Mechanical RM	60,000
66535	Cleaning Janitorial Service	113,336
66665	Emergency Generator	8,000
67255	Supplies	12,000
67885	Dryer Duct Cleaning	6,500
<b>TOTAL MAINTENANCE &amp; REPAIRS</b>		<b>308,336</b>
SECURITY & MONITORING		
68530	Fire Equipment RM	37,000
69735	Security Upgrades	46,000

**V4098 EPS4098 - Miramar Towers C & D**  
**Approved Annual Budget**  
**Feb 01, 2025 to Jan 31, 2026**

<u>Account</u>	<u>Description</u>	<u>Approved</u> <u>2025/2026</u> <u>Budget</u> \$
<b>TOTAL SECURITY &amp; MONITORING</b>		<b>83,000</b>
	POOL OPERATIONS	
73576	Contribution to Amenity-Pool	68,171
<b>TOTAL POOL OPERATIONS</b>		<b>68,171</b>
	RECREATION CENTER	
73800	Recreation Facilities / Amenities / Gym	5,000
<b>TOTAL REC CENTER OPERATIONS</b>		<b>5,000</b>
	RESIDENT AMENITIES	
74000	Strata Suite - Expenses	4,838
<b>TOTAL RESIDENT AMENITIES</b>		<b>4,838</b>
	OTHER EXPENSES	
76000	Contingency	195,700
<b>TOTAL OTHER EXPENSE</b>		<b>195,700</b>
<b>TOTAL OPERATING EXPENSES</b>		<b>1,976,097</b>
<b>NET OPERATING INCOME/(LOSS)</b>		<b>(142,224)</b>
	OPENING BALANCE	
30400	Operating Fund - Opening Balance	246,777
<b>ENDING OPERATING FUND BALANCE</b>		<b>104,553</b>



EPS4098 - Miramar Towers C & D  
**Balance Sheet Condensed**

December 31, 2025

Account	Description	Current Month December
<b>Entity: V4098 - EPS4098 - Miramar Towers C &amp; D</b>		
<b>ASSETS</b>		
10000	Petty Cash	1,500
10015 VCC1	Bank - Operating - VCC1 VANCITY	416,816
<b>TOTAL CASH</b>		<b>\$418,316</b>
11000 VCC1	Bank - CRF - VCC1 VANCITY	587,247
<b>TOTAL RESERVE CASH AND INVESTMENTS</b>		<b>\$587,247</b>
13000	Accounts Receivable	14,590
13007	Accounts Receivable - Commercial	4,788
13016	Accounts Receivable Homeowner Chargeback	721
13064	Due from Amenity/Pool	6,598
<b>TOTAL ACCOUNTS RECEIVABLE</b>		<b>\$26,697</b>
14150	Prepaid Expenses	1,307
14165	Prepaid Insurance	242,326
<b>TOTAL PREPAID ASSETS</b>		<b>\$243,633</b>
19120	Operating - Due to/from CRF	(264,356)
19405	CRF - Due to/from Operating	264,356
<b>TOTAL INTERFUND BALANCE</b>		<b>\$0</b>
<b>TOTAL ASSETS</b>		<b>\$1,275,895</b>

Account	Description	Current Month December
<b>Entity: V4098 - EPS4098 - Miramar Towers C &amp; D</b>		
<b>LIABILITIES</b>		
20000	Accounts Payable	(1,426)
20055	Accounts Payable Other	(32)
20115	Accrued Payables Operating	231,045
20360	Refunds Payable	38
<b>TOTAL ACCOUNTS PAYABLE</b>		<b>\$229,625</b>
22520	Refundable Damage Deposits	500
<b>TOTAL DEFERRED LIABILITIES</b>		<b>\$500</b>
23000	Prepaid Assessments	8,337
<b>TOTAL PREPAID ASSESSMENTS</b>		<b>\$8,337</b>
<b>TOTAL LIABILITIES</b>		<b>\$238,463</b>
<b>OWNER'S EQUITY</b>		
30400	Operating Fund - Opening Balance	246,777
	CURRENT YEAR SURPLUS (DEFICIT)	(60,949)
<b>TOTAL OPERATING FUND BALANCE</b>		<b>\$185,829</b>
35354	Contingency Reserve Fund - Opening Balance	738,413
	CURRENT YEAR SURPLUS (DEFICIT)	113,190
<b>TOTAL RESERVE FUND BALANCE</b>		<b>\$851,603</b>
<b>TOTAL OWNER'S EQUITY</b>		<b>\$1,037,432</b>
<b>TOTAL LIABILITIES AND EQUITY</b>		<b>\$1,275,895</b>

# Income Statement Detail Month and YTD Accts

December 31, 2025

Account	Description	Dec Actual	Dec Budget	Dec Variance	Dec Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
<b>OPERATING FUND</b>											
<b>ASSESSMENTS</b>											
40000	Operating Fund Contribution	134,292	134,292	0	0.0%	1,477,215	1,477,213	2	0.0%	1,611,505	134,290
40030	Contingency Fund Contribution	16,308	16,308	0	0.0%	179,392	179,392	0	0.0%	195,700	16,308
	<b>ASSESSMENTS TOTAL:</b>	<b>\$150,601</b>	<b>\$150,600</b>	<b>\$0</b>	<b>0.0%</b>	<b>\$1,656,607</b>	<b>\$1,656,605</b>	<b>\$2</b>	<b>0.0%</b>	<b>\$1,807,205</b>	<b>\$150,598</b>
<b>OTHER REVENUE</b>											
42015	Key / Security Card	300	167	133	80.0%	4,400	1,833	2,567	>100%	2,000	(2,400)
42340	Miscellaneous Income	0	0	0	0.0%	150	0	150	0.0%	0	(150)
43000	Bylaw / Late Payment Fine	15	0	15	0.0%	2,953	0	2,953	0.0%	0	(2,953)
43680	Move In / Move Out Fee	1,100	417	683	>100%	15,200	4,583	10,617	>100%	5,000	(10,200)
44130	Interest Income	19	583	(564)	-96.7%	1,672	6,417	(4,745)	-73.9%	7,000	5,328
44765	EV Charging Income	405	0	405	0.0%	1,020	0	1,020	0.0%	0	(1,020)
44955	Rent - Strata Suite	0	1,056	(1,056)	-100.0%	6,211	11,612	(5,402)	-46.5%	12,668	6,458
44970	Rent-Common Facilities	200	0	200	0.0%	2,200	0	2,200	0.0%	0	(2,200)
	<b>OTHER REVENUE TOTAL:</b>	<b>\$2,039</b>	<b>\$2,222</b>	<b>(\$183)</b>	<b>-8.2%</b>	<b>\$33,805</b>	<b>\$24,446</b>	<b>\$9,359</b>	<b>38.3%</b>	<b>\$26,668</b>	<b>(\$7,137)</b>
	<b>TOTAL REVENUE:</b>	<b>\$152,640</b>	<b>\$152,823</b>	<b>(\$183)</b>	<b>-0.1%</b>	<b>\$1,690,412</b>	<b>\$1,681,050</b>	<b>\$9,362</b>	<b>0.6%</b>	<b>\$1,833,873</b>	<b>\$143,461</b>
<b>EXPENSES</b>											
<b>ADMINISTRATIVE</b>											
50750	Committees	0	208	208	100.0%	853	2,292	1,439	62.8%	2,500	1,647
52045	Office Rent	5,096	5,333	237	4.4%	56,659	58,667	2,007	3.4%	64,000	7,341
	<b>ADMINISTRATIVE TOTAL:</b>	<b>\$5,096</b>	<b>\$5,542</b>	<b>\$446</b>	<b>8.0%</b>	<b>\$57,512</b>	<b>\$60,958</b>	<b>\$3,446</b>	<b>5.7%</b>	<b>\$66,500</b>	<b>\$8,988</b>
<b>INSURANCE &amp; TAXES</b>											

# Income Statement Detail Month and YTD Accts

December 31, 2025

Account	Description	Dec Actual	Dec Budget	Dec Variance	Dec Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
53000	Insurance	22,030	39,461	17,431	44.2%	367,718	385,149	17,431	4.5%	424,610	56,892
	<b>INSURANCE &amp; TAXES TOTAL:</b>	<b>\$22,030</b>	<b>\$39,461</b>	<b>\$17,431</b>	<b>44.2%</b>	<b>\$367,718</b>	<b>\$385,149</b>	<b>\$17,431</b>	<b>4.5%</b>	<b>\$424,610</b>	<b>\$56,892</b>
<b>PROFESSIONAL FEES</b>											
55120	Concierge Service	13,772	13,280	(492)	-3.7%	153,759	146,075	(7,685)	-5.3%	159,354	5,595
55235	Legal Fees	16	1,667	1,651	99.1%	4,698	18,333	13,636	74.4%	20,000	15,302
55570	Management Fees	6,191	6,191	0	0.0%	68,100	68,100	0	0.0%	74,291	6,191
55705	Professional Fees	0	833	833	100.0%	678	9,167	8,489	92.6%	10,000	9,322
	<b>PROFESSIONAL FEES TOTAL:</b>	<b>\$19,978</b>	<b>\$21,970</b>	<b>\$1,992</b>	<b>9.1%</b>	<b>\$227,235</b>	<b>\$241,675</b>	<b>\$14,440</b>	<b>6.0%</b>	<b>\$263,645</b>	<b>\$36,410</b>
<b>SALARIES &amp; BENEFITS</b>											
57000	Caretaker Wages & Benefits	5,524	6,667	1,143	17.1%	62,250	73,333	11,083	15.1%	80,000	17,750
	<b>SALARIES &amp; BENEFITS TOTAL:</b>	<b>\$5,524</b>	<b>\$6,667</b>	<b>\$1,143</b>	<b>17.1%</b>	<b>\$62,250</b>	<b>\$73,333</b>	<b>\$11,083</b>	<b>15.1%</b>	<b>\$80,000</b>	<b>\$17,750</b>
<b>UTILITIES</b>											
59000	Electricity	11,652	7,728	(3,924)	-50.8%	108,970	75,970	(33,000)	-43.4%	84,000	(24,970)
59300	Gas	7,694	7,158	(536)	-7.5%	57,571	56,221	(1,350)	-2.4%	66,000	8,429
59660	Telephone, Cellular, Cable, Internet	202	250	48	19.4%	2,173	2,750	577	21.0%	3,000	827
59740	Garbage and Recycling	7,809	7,000	(809)	-11.6%	86,995	77,000	(9,995)	-13.0%	84,000	(2,995)
59800	Water Sewer	6,200	5,968	(232)	-3.9%	67,679	72,359	4,680	6.5%	78,000	10,321
	<b>UTILITIES TOTAL:</b>	<b>\$33,556</b>	<b>\$28,104</b>	<b>(\$5,452)</b>	<b>-19.4%</b>	<b>\$323,388</b>	<b>\$284,300</b>	<b>(\$39,088)</b>	<b>-13.7%</b>	<b>\$315,000</b>	<b>(\$8,388)</b>
<b>BUILDING &amp; GROUNDS</b>											
60285	Public Plaza Maintenance	2,976	4,142	1,166	28.1%	36,136	45,557	9,420	20.7%	49,698	13,562
61960	Landscaping Maintenance	3,355	3,625	270	7.5%	32,462	39,875	7,413	18.6%	43,500	11,038
62100	Snow Removal	945	2,000	1,055	52.8%	4,451	4,000	(451)	-11.3%	6,000	1,549

# Income Statement Detail Month and YTD Accts

December 31, 2025

Account	Description	Dec Actual	Dec Budget	Dec Variance	Dec Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
63200	Miscellaneous	362	1,167	805	69.0%	14,667	12,833	(1,834)	-14.3%	14,000	(667)
63310	Pest Control	187	250	63	25.3%	2,107	2,750	643	23.4%	3,000	893
63375	Pressure Cleaning	0	0	0	0.0%	9,827	10,000	173	1.7%	10,000	173
63450	Window Cleaning	0	0	0	0.0%	17,535	35,100	17,565	50.0%	35,100	17,565
<b>BUILDING &amp; GROUNDS TOTAL:</b>		<b>\$7,824</b>	<b>\$11,183</b>	<b>\$3,359</b>	<b>30.0%</b>	<b>\$117,186</b>	<b>\$150,115</b>	<b>\$32,929</b>	<b>21.9%</b>	<b>\$161,298</b>	<b>\$44,112</b>
<b>MAINTENANCE &amp; REPAIRS</b>											
64115	Repair Maintenance	3,417	3,000	(417)	-13.9%	51,800	33,000	(18,800)	-57.0%	36,000	(15,800)
64885	Gate	0	625	625	100.0%	9,019	6,875	(2,144)	-31.2%	7,500	(1,519)
65235	Carpet Cleaning	0	417	417	100.0%	2,352	4,583	2,231	48.7%	5,000	2,648
65340	Interior RM	0	583	583	100.0%	2,641	6,417	3,776	58.8%	7,000	4,359
65915	Elevator RM	3,716	4,417	701	15.9%	45,933	48,583	2,651	5.5%	53,000	7,067
66095	Mechanical RM	4,097	5,000	903	18.1%	76,876	55,000	(21,876)	-39.8%	60,000	(16,876)
66535	Cleaning Janitorial Service	7,660	9,445	1,784	18.9%	96,400	103,891	7,491	7.2%	113,336	16,936
66665	Emergency Generator	0	667	667	100.0%	4,128	7,333	3,205	43.7%	8,000	3,872
67255	Supplies	358	1,000	642	64.2%	10,766	11,000	234	2.1%	12,000	1,234
67885	Dryer Duct Cleaning	0	0	0	0.0%	5,250	6,500	1,250	19.2%	6,500	1,250
<b>MAINTENANCE &amp; REPAIRS TOTAL:</b>		<b>\$19,250</b>	<b>\$25,153</b>	<b>\$5,903</b>	<b>23.5%</b>	<b>\$305,164</b>	<b>\$283,183</b>	<b>(\$21,981)</b>	<b>-7.8%</b>	<b>\$308,336</b>	<b>\$3,172</b>
<b>SECURITY &amp; MONITORING</b>											
68530	Fire Equipment RM	0	3,083	3,083	100.0%	43,576	33,917	(9,659)	-28.5%	37,000	(6,576)
69735	Security Upgrades	0	3,833	3,833	100.0%	0	42,167	42,167	100.0%	46,000	46,000
<b>SECURITY &amp; MONITORING TOTAL:</b>		<b>\$0</b>	<b>\$6,917</b>	<b>\$6,917</b>	<b>100.0%</b>	<b>\$43,576</b>	<b>\$76,083</b>	<b>\$32,508</b>	<b>42.7%</b>	<b>\$83,000</b>	<b>\$39,424</b>
<b>POOL OPERATIONS</b>											
73576	Contribution to Amenity-Pool	5,681	5,681	0	0.0%	62,490	62,490	0	0.0%	68,171	5,681
<b>POOL OPERATIONS TOTAL:</b>		<b>\$5,681</b>	<b>\$5,681</b>	<b>\$0</b>	<b>0.0%</b>	<b>\$62,490</b>	<b>\$62,490</b>	<b>\$0</b>	<b>0.0%</b>	<b>\$68,171</b>	<b>\$5,681</b>

# Income Statement Detail Month and YTD Accts

December 31, 2025

Account	Description	Dec Actual	Dec Budget	Dec Variance	Dec Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/(Over)
<b>RECREATION CENTER</b>											
73800	Recreation Facilities / Amenities / Gym	0	417	417	100.0%	3,659	4,583	925	20.2%	5,000	1,341
	<b>RECREATION CENTER TOTAL:</b>	<b>\$0</b>	<b>\$417</b>	<b>\$417</b>	<b>100.0%</b>	<b>\$3,659</b>	<b>\$4,583</b>	<b>\$925</b>	<b>20.2%</b>	<b>\$5,000</b>	<b>\$1,341</b>
<b>RESIDENT AMENITIES</b>											
74000	Strata Suite - Expenses	403	403	0	0.0%	4,434	4,434	0	0.0%	4,838	403
	<b>RESIDENT AMENITIES TOTAL:</b>	<b>\$403</b>	<b>\$403</b>	<b>\$0</b>	<b>0.0%</b>	<b>\$4,434</b>	<b>\$4,434</b>	<b>\$0</b>	<b>0.0%</b>	<b>\$4,838</b>	<b>\$403</b>
<b>OTHER EXPENSES</b>											
76000	Contingency	16,308	16,308	0	0.0%	179,392	179,392	0	0.0%	195,700	16,308
76505	Prior Period Adjustments	0	0	0	0.0%	(2,642)	0	2,642	0.0%	0	2,642
	<b>OTHER EXPENSES TOTAL:</b>	<b>\$16,308</b>	<b>\$16,308</b>	<b>\$0</b>	<b>0.0%</b>	<b>\$176,749</b>	<b>\$179,392</b>	<b>\$2,643</b>	<b>1.5%</b>	<b>\$195,700</b>	<b>\$18,951</b>
	<b>TOTAL OPERATING EXPENSES:</b>	<b>\$135,650</b>	<b>\$167,805</b>	<b>\$32,155</b>	<b>19.2%</b>	<b>\$1,751,361</b>	<b>\$1,805,696</b>	<b>\$54,335</b>	<b>3.0%</b>	<b>\$1,976,097</b>	<b>\$224,736</b>
	<b>NET OPERATING INCOME/(LOSS):</b>	<b>16,990</b>	<b>(14,983)</b>	<b>\$31,972</b>	<b>&lt;-100%</b>	<b>(60,949)</b>	<b>(124,646)</b>	<b>63,697</b>	<b>-51.1%</b>	<b>(142,224)</b>	<b>(81,276)</b>
	<b>NET SPECIAL ASMT INCOME/(LOSS):</b>	<b>0</b>	<b>0</b>	<b>\$0</b>	<b>0.0%</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>	<b>0</b>
<b>RESERVE FUND</b>											
<b>RESERVE ASSESSMENTS</b>											
48000	CRF - Current Year Contributions	16,308	16,308	0	0.0%	179,392	179,392	0	0.0%	195,700	16,308
	<b>RESERVE ASSESSMENTS TOTAL:</b>	<b>\$16,308</b>	<b>\$16,308</b>	<b>\$0</b>	<b>0.0%</b>	<b>\$179,392</b>	<b>\$179,392</b>	<b>\$0</b>	<b>0.0%</b>	<b>\$195,700</b>	<b>\$16,308</b>
<b>RESERVE OTHER REVENUE</b>											

# Income Statement Detail Month and YTD Accts

December 31, 2025

Account	Description	Dec Actual	Dec Budget	Dec Variance	Dec Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
49345	CRF - Interest	1,365	750	615	82.0%	14,798	8,250	6,548	79.4%	9,000	(5,798)
	<b>RESERVE OTHER REVENUE TOTAL:</b>	<b>\$1,365</b>	<b>\$750</b>	<b>\$615</b>	<b>82.0%</b>	<b>\$14,798</b>	<b>\$8,250</b>	<b>\$6,548</b>	<b>79.4%</b>	<b>\$9,000</b>	<b>(\$5,798)</b>
	<b>TOTAL RESERVE REVENUE:</b>	<b>\$17,673</b>	<b>\$17,058</b>	<b>\$615</b>	<b>3.6%</b>	<b>\$194,189</b>	<b>\$187,642</b>	<b>\$6,548</b>	<b>3.5%</b>	<b>\$204,700</b>	<b>\$10,511</b>
<b>OTHER EXPENSE RESERVE</b>											
93020	CRF - Emergency Expenditures (CRF1)	0	0	0	0.0%	80,999	0	(80,999)	0.0%	0	(80,999)
	<b>OTHER EXPENSE RESERVE TOTAL:</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>0.0%</b>	<b>\$80,999</b>	<b>\$0</b>	<b>(\$80,999)</b>	<b>0.0%</b>	<b>\$0</b>	<b>(\$80,999)</b>
	<b>TOTAL RESERVE EXPENSES:</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>0.0%</b>	<b>\$80,999</b>	<b>\$0</b>	<b>(\$80,999)</b>	<b>0.0%</b>	<b>\$0</b>	<b>(\$80,999)</b>
	<b>NET RESERVE INCOME/(LOSS):</b>	<b>17,673</b>	<b>17,058</b>	<b>\$615</b>	<b>3.6%</b>	<b>113,190</b>	<b>187,642</b>	<b>(74,451)</b>	<b>-39.7%</b>	<b>204,700</b>	<b>91,510</b>