



The Owner's Strata Plan No.

EPS 11179

FINANCIAL STATEMENT

for the 11th month-end of

*** JULY 31, 2026 ***

NOTICE TO READER

This financial statement is intended for the use by strata council(s) to monitor disbursements and cash flow requirements. Readers other than the strata council(s) are cautioned that this statement may not necessarily be appropriate for their purposes.

PREPARED WITHOUT AUDIT.

CITYBASE MANAGEMENT LTD.

#1410 - 1200 West 73rd Avenue, Vancouver B.C. Canada V6P 6G5

Tel: (604) 708 8998 Fax: (604) 708 9982

www.citybase.ca / info@citybase.ca

Balance Sheet

EPS11179

As of: Jul 31, 2026

Description	Net
ASSETS	
CASH	
BMO-Operating Funds	\$57,492.10
BMO-Contingency Reserve Fund	\$157,800.45
BMO-SL-Warranty	\$2,159.18
Total CASH:	\$217,451.73
OTHER CURRENT ASSETS	
Accounts Receivable	\$3,975.51
Prepaid Insurance	\$78,793.92
Prepaid Expense	\$874.99
Total OTHER CURRENT ASSETS:	\$83,644.42
TOTAL ASSETS:	\$301,096.15
LIABILITIES & EQUITY	
LIABILITIES	
Accounts Payable	\$34,760.06
Accrued Payable	\$7,254.85
Security Deposit	\$400.00
Total LIABILITIES:	\$42,414.91
EQUITY	
Contribution to Contingency	\$155,314.79
CRF - Interest (Year-to-Date)	\$2,485.66
Contribution to Warranty	\$2,159.18
Retained Earnings	\$8,262.87
Current Earnings	\$90,458.74
Total EQUITY:	\$258,681.24
TOTAL LIABILITIES & EQUITY:	\$301,096.15
	\$301,096.15

vi 08.25.2026

The Owner's Strata Plan EPS 11179

Monaco

July-26

Accounting Analyst

#2510 Contingency

Opening Contingency	\$ 84,128.84	Bank - Contingency	\$ 157,800.45	
Contingency Contribution (YTD)	\$ 71,185.95			
CRF - Interest (YTD)	\$ 2,485.66			
	<u>\$ 157,800.45</u>		<u>\$ 157,800.45</u>	\$ -

#2685 Warranty

Contribution of Warranty	\$ 11,000.06	Bank - Warranty	\$ 2,159.18	
Levy Interest	\$ 141.87		\$ -	
Levy Expenitures	\$ (8,982.75)		\$ -	
	<u>\$ 2,159.18</u>		<u>\$ 2,159.18</u>	\$ -

Statement of Income

EPS11179; The Owners Strata Plan EPS11179

From Sep 01, 2025 to Jul 31, 2026

Account #	Description	----- July -----				----- Year - to- Date -----				Annual Budget
		Actual	Budget	Variance	% of Actual	Actual	Budget	Variance	% of Actual	
REVENUE										
3110-EP11179-COM	Maintenance Fees	\$6,108.27	\$6,108.27	\$0.00	100.00%	\$67,190.97	\$67,190.97	\$0.00	100.00%	\$73,299.24
3110-EP11179-GAR	Maintenance Fees	\$1,965.99	\$1,965.99	\$0.00	100.00%	\$21,625.89	\$21,625.89	\$0.00	100.00%	\$23,591.90
3110-EP11179-RES	Maintenance Fees	\$71,186.03	\$71,185.94	\$0.09	100.00%	\$783,046.18	\$783,045.34	\$0.84	100.00%	\$854,231.26
3135-EP11179	Bank Interest	\$344.07		\$344.07	0.00%	\$2,949.69		\$2,949.69	0.00%	
3325-EP11179-RES	Other Income - Late Int./Fine	\$0.00		\$0.00	0.00%	\$119.92		\$119.92	0.00%	
3330-EP11179-RES	Other Income - ByLaw Fine	\$200.00		\$200.00	0.00%	\$1,200.00		\$1,200.00	0.00%	
3335-EP11179-RES	Other Income - Move In/Out	\$0.00		\$0.00	0.00%	\$4,800.00		\$4,800.00	0.00%	
3345-EP11179-RES	Other Income - FOB/Access Card/Transmitters	\$0.00		\$0.00	0.00%	\$8,400.00		\$8,400.00	0.00%	
3375-EP11179-RES	Other Income - EV Charging	\$0.00		\$0.00	0.00%	\$2,990.89		\$2,990.89	0.00%	
3380-EP11179-RES	Other Income - User Fee	\$160.00		\$160.00	0.00%	\$1,760.00		\$1,760.00	0.00%	
3390-EP11179-RES	Other Income - Amenity	\$0.00		\$0.00	0.00%	\$300.00		\$300.00	0.00%	
TOTAL REVENUE:		\$79,964.36	\$79,260.20	\$704.16	100.89%	\$894,383.54	\$871,862.20	\$22,521.34	102.58%	\$951,122.40
EXPENSE										
ADMINISTRATION										
4105-EP11179-COM	Appraisal	\$0.00	\$3.47	(\$3.47)	0.00%	\$0.00	\$38.17	(\$38.17)	0.00%	\$41.60
4105-EP11179-RES	Appraisal	\$0.00	\$46.53	(\$46.53)	0.00%	\$0.00	\$511.83	(\$511.83)	0.00%	\$558.40
4106-EP11179-COM	GARAGE-Appraisal	\$0.00	\$3.23	(\$3.23)	0.00%	\$0.00	\$35.53	(\$35.53)	0.00%	\$38.76
4106-EP11179-GAR	GARAGE-Appraisal	\$0.00	\$3.42	(\$3.42)	0.00%	\$0.00	\$37.62	(\$37.62)	0.00%	\$40.99
4106-EP11179-RES	GARAGE-Appraisal	\$0.00	\$43.35	(\$43.35)	0.00%	\$0.00	\$476.85	(\$476.85)	0.00%	\$520.25
4110-EP11179-COM	Audit	\$0.00	\$5.46	(\$5.46)	0.00%	\$0.00	\$60.06	(\$60.06)	0.00%	\$65.52
4110-EP11179-RES	Audit	\$0.00	\$73.29	(\$73.29)	0.00%	\$0.00	\$806.19	(\$806.19)	0.00%	\$879.48
4115-EP11179-COM	Bank Service Charge	\$0.41	\$1.57	(\$1.16)	26.11%	\$5.34	\$17.27	(\$11.93)	30.92%	\$18.84
4115-EP11179-RES	Bank Service Charge	\$5.54	\$21.10	(\$15.56)	26.26%	\$60.11	\$232.10	(\$171.99)	25.90%	\$253.14
4120-EP11179-COM	Admin/Postage/Copies	\$8.33	\$17.33	(\$9.00)	48.07%	\$139.34	\$190.63	(\$51.29)	73.09%	\$207.99
4120-EP11179-RES	Admin/Postage/Copies	\$111.83	\$232.67	(\$120.84)	48.06%	\$2,076.83	\$2,559.37	(\$482.54)	81.15%	\$2,792.01
4135-EP11179-COM	Professional Fees	\$0.00	\$26.91	(\$26.91)	0.00%	\$0.00	\$296.01	(\$296.01)	0.00%	\$322.97
4135-EP11179-GAR	Professional Fees	\$0.00	\$28.46	(\$28.46)	0.00%	\$0.00	\$313.06	(\$313.06)	0.00%	\$341.58

1200 W 73rd Avenue, Unit 1410, Vancouver, BC V6P 6G5
Phone: (604) 708-8998 Fax: (604) 708-9982

Date: Aug 25, 2026

Statement of Income

EPS11179; The Owners Strata Plan EPS11179

From Sep 01, 2025 to Jul 31, 2026

Account #	Description	----- July -----				----- Year - to- Date -----				Annual Budget
		Actual	Budget	Variance	% of Actual	Actual	Budget	Variance	% of Actual	
4135-EP11179-RES	Professional Fees	\$0.00	\$361.29	(\$361.29)	0.00%	\$0.00	\$3,974.19	(\$3,974.19)	0.00%	\$4,335.45
4140-EP11179-COM	Insurance Expense	\$678.58	\$1,068.84	(\$390.26)	63.49%	\$7,680.69	\$11,757.24	(\$4,076.55)	65.33%	\$12,826.03
4140-EP11179-RES	Insurance Expense	\$6,484.50	\$14,347.83	(\$7,863.33)	45.19%	\$100,479.44	\$157,826.13	(\$57,346.69)	63.66%	\$172,173.97
4150-EP11179-COM	Management Expense	\$168.48	\$168.52	(\$0.04)	99.98%	\$1,853.28	\$1,853.72	(\$0.44)	99.98%	\$2,022.30
4150-EP11179-GAR	Management Expense	\$178.20	\$178.24	(\$0.04)	99.98%	\$1,960.20	\$1,960.64	(\$0.44)	99.98%	\$2,138.82
4150-EP11179-RES	Management Expense	\$2,262.22	\$2,262.24	(\$0.02)	100.00%	\$24,884.42	\$24,884.64	(\$0.22)	100.00%	\$27,146.88
4165-EP11179-COM	ASP-Management Expense	\$64.58	\$64.59	(\$0.01)	99.98%	\$710.38	\$710.49	(\$0.11)	99.98%	\$775.12
4165-EP11179-GAR	ASP-Management Expense	\$68.31	\$68.32	(\$0.01)	99.99%	\$751.41	\$751.52	(\$0.11)	99.99%	\$819.79
4165-EP11179-RES	ASP-Management Expense	\$867.06	\$867.09	(\$0.03)	100.00%	\$9,537.66	\$9,537.99	(\$0.33)	100.00%	\$10,405.09
Total ADMINISTRATION:		\$10,898.04	\$19,893.75	(\$8,995.71)	54.78%	\$150,139.10	\$218,831.25	(\$68,692.15)	68.61%	\$238,724.98
CONTRACT SERVICES										
4205-EP11179-COM	Alarm Monitoring Service	\$0.00	\$9.10	(\$9.10)	0.00%	\$78.85	\$100.10	(\$21.25)	78.77%	\$109.16
4205-EP11179-GAR	Alarm Monitoring Service	\$0.00	\$9.62	(\$9.62)	0.00%	\$83.95	\$105.82	(\$21.87)	79.33%	\$115.45
4205-EP11179-RES	Alarm Monitoring Service	\$0.00	\$122.12	(\$122.12)	0.00%	\$1,057.59	\$1,343.32	(\$285.73)	78.73%	\$1,465.38
4220-EP11179-COM	Garbage/Recycling/Organics	\$97.30	\$92.44	\$4.86	105.26%	\$908.04	\$1,016.84	(\$108.80)	89.30%	\$1,109.28
4220-EP11179-RES	Garbage/Recycling/Organics	\$1,306.14	\$1,240.89	\$65.25	105.26%	\$12,189.51	\$13,649.79	(\$1,460.28)	89.30%	\$14,890.72
4223-EP11179-COM	GARAGE-Janitorial	\$312.52	\$312.50	\$0.02	100.01%	\$3,437.72	\$3,437.50	\$0.22	100.01%	\$3,750.00
4223-EP11179-GAR	GARAGE-Janitorial	\$312.52	\$312.50	\$0.02	100.01%	\$3,437.72	\$3,437.50	\$0.22	100.01%	\$3,750.00
4223-EP11179-RES	GARAGE-Janitorial	\$625.03	\$625.00	\$0.03	100.00%	\$6,875.33	\$6,875.00	\$0.33	100.00%	\$7,500.00
4225-EP11179-COM	Janitorial	\$159.93	\$179.10	(\$19.17)	89.30%	\$1,951.03	\$1,970.10	(\$19.07)	99.03%	\$2,149.23
4225-EP11179-RES	Janitorial	\$2,146.92	\$2,404.23	(\$257.31)	89.30%	\$26,190.62	\$26,446.53	(\$255.91)	99.03%	\$28,850.77
4230-EP11179-COM	Landscaping	\$145.59	\$144.44	\$1.15	100.80%	\$1,662.65	\$1,588.84	\$73.81	104.65%	\$1,733.25
4230-EP11179-RES	Landscaping	\$1,954.41	\$1,938.90	\$15.51	100.80%	\$22,319.35	\$21,327.90	\$991.45	104.65%	\$23,266.75
4245-EP11179-COM	Pest Control	\$85.05	\$83.33	\$1.72	102.06%	\$298.32	\$916.63	(\$618.31)	32.55%	\$1,000.00
4245-EP11179-GAR	Pest Control	\$51.03	\$50.00	\$1.03	102.06%	\$179.00	\$550.00	(\$371.00)	32.55%	\$600.00
4245-EP11179-RES	Pest Control	\$34.02	\$33.33	\$0.69	102.07%	\$119.33	\$366.63	(\$247.30)	32.55%	\$400.00
4265-EP11179-COM	Concierge	\$1,306.46	\$1,312.50	(\$6.04)	99.54%	\$14,661.33	\$14,437.50	\$223.83	101.55%	\$15,750.00
4265-EP11179-GAR	Concierge	\$870.98	\$875.00	(\$4.02)	99.54%	\$9,774.29	\$9,625.00	\$149.29	101.55%	\$10,500.00
4265-EP11179-RES	Concierge	\$6,532.31	\$6,562.50	(\$30.19)	99.54%	\$73,511.54	\$72,187.50	\$1,324.04	101.83%	\$78,750.00
Total CONTRACT SERVICES:		\$15,940.21	\$16,307.50	(\$367.29)	97.75%	\$178,736.17	\$179,382.50	(\$646.33)	99.64%	\$195,689.99
UTILITES										

1200 W 73rd Avenue, Unit 1410, Vancouver, BC V6P 6G5
Phone: (604) 708-8998 Fax: (604) 708-9982

Date: Aug 25, 2026

Statement of Income

EPS11179; The Owners Strata Plan EPS11179

From Sep 01, 2025 to Jul 31, 2026

Account #	Description	----- July -----				----- Year - to- Date -----				Annual Budget
		Actual	Budget	Variance	% of Actual	Actual	Budget	Variance	% of Actual	
4305-EP11179-COM	Alarm/Enterphone/Internet Line	\$36.05	\$15.89	\$20.16	226.87%	\$389.39	\$174.79	\$214.60	222.78%	\$190.66
4305-EP11179-RES	Alarm/Enterphone/Internet Line	\$484.14	\$213.28	\$270.86	227.00%	\$5,011.94	\$2,346.08	\$2,665.86	213.63%	\$2,559.34
4315-EP11179-COM	Electricity	\$212.23	\$118.42	\$93.81	179.22%	\$2,794.35	\$1,302.62	\$1,491.73	214.52%	\$1,421.06
4315-EP11179-GAR	Electricity	\$224.48	\$125.24	\$99.24	179.24%	\$2,955.39	\$1,377.64	\$1,577.75	214.53%	\$1,502.94
4315-EP11179-RES	Electricity	\$2,849.13	\$1,589.67	\$1,259.46	179.23%	\$37,507.88	\$17,486.37	\$20,021.51	214.50%	\$19,076.00
4316-EP11179-COM	GARAGE-Electricity	\$65.58	\$34.99	\$30.59	187.42%	\$431.75	\$384.89	\$46.86	112.17%	\$419.86
4316-EP11179-GAR	GARAGE-Electricity	\$69.39	\$37.00	\$32.39	187.54%	\$456.69	\$407.00	\$49.69	112.21%	\$444.05
4316-EP11179-RES	GARAGE-Electricity	\$880.57	\$469.67	\$410.90	187.49%	\$5,796.14	\$5,166.37	\$629.77	112.19%	\$5,636.09
4320-EP11179-COM	Gas	\$11.97	\$231.10	(\$219.13)	5.18%	\$120.89	\$2,542.10	(\$2,421.21)	4.76%	\$2,773.20
4320-EP11179-RES	Gas	\$160.81	\$3,102.23	(\$2,941.42)	5.18%	\$1,623.10	\$34,124.53	(\$32,501.43)	4.76%	\$37,226.80
4325-EP11179-COM	Water & Sewer	(\$58.26)	\$404.42	(\$462.68)	(14.41%)	\$1,658.21	\$4,448.62	(\$2,790.41)	37.27%	\$4,853.09
4325-EP11179-RES	Water & Sewer	(\$791.62)	\$5,428.91	(\$6,220.53)	(14.58%)	\$22,259.41	\$59,718.01	(\$37,458.60)	37.27%	\$65,146.91
4330-EP11179-COM	Compactor Lease	\$0.00	\$53.83	(\$53.83)	0.00%	\$0.00	\$592.13	(\$592.13)	0.00%	\$645.94
4330-EP11179-GAR	Compactor Lease	\$0.00	\$56.93	(\$56.93)	0.00%	\$0.00	\$626.23	(\$626.23)	0.00%	\$683.16
4330-EP11179-RES	Compactor Lease	\$0.00	\$722.58	(\$722.58)	0.00%	\$0.00	\$7,948.38	(\$7,948.38)	0.00%	\$8,670.91
Total UTILITES:		\$4,144.47	\$12,604.16	(\$8,459.69)	32.88%	\$81,005.14	\$138,645.76	(\$57,640.62)	58.43%	\$151,250.01
BUILDING MAINTENANCE										
4405-EP11179-COM	Building Supplies	\$0.00	\$8.67	(\$8.67)	0.00%	\$552.03	\$95.37	\$456.66	578.83%	\$103.99
4405-EP11179-RES	Building Supplies	\$0.00	\$116.33	(\$116.33)	0.00%	\$10,497.60	\$1,279.63	\$9,217.97	820.36%	\$1,396.01
4430-EP11179-COM	Cleaning - Dry Vent	\$0.00	\$28.89	(\$28.89)	0.00%	\$0.00	\$317.79	(\$317.79)	0.00%	\$346.65
4430-EP11179-RES	Cleaning - Dry Vent	\$0.00	\$387.78	(\$387.78)	0.00%	\$0.00	\$4,265.58	(\$4,265.58)	0.00%	\$4,653.35
4440-EP11179-COM	Cleaning-Window	\$254.50	\$57.78	\$196.72	440.46%	\$254.50	\$635.58	(\$381.08)	40.04%	\$693.30
4440-EP11179-RES	Cleaning-Window	\$3,416.30	\$775.56	\$2,640.74	440.49%	\$3,416.30	\$8,531.16	(\$5,114.86)	40.04%	\$9,306.70
4450-EP11179-COM	Elevator & License	\$159.56	\$86.66	\$72.90	184.12%	\$709.73	\$953.26	(\$243.53)	74.45%	\$1,039.95
4450-EP11179-RES	Elevator & License	\$2,141.92	\$1,163.34	\$978.58	184.12%	\$9,526.97	\$12,796.74	(\$3,269.77)	74.45%	\$13,960.05
4455-EP11179-COM	Emergency Generator	\$345.76	\$21.53	\$324.23	1,605.95%	\$383.40	\$236.83	\$146.57	161.89%	\$258.37
4455-EP11179-GAR	Emergency Generator	\$365.73	\$22.77	\$342.96	1,606.19%	\$405.54	\$250.47	\$155.07	161.91%	\$273.26
4455-EP11179-RES	Emergency Generator	\$4,641.75	\$289.03	\$4,352.72	1,605.98%	\$5,147.05	\$3,179.33	\$1,967.72	161.89%	\$3,468.36
4460-EP11179-COM	Fire Equipment Maint.	\$0.00	\$16.15	(\$16.15)	0.00%	\$813.56	\$177.65	\$635.91	457.96%	\$193.78
4460-EP11179-GAR	Fire Equipment Maint.	\$0.00	\$17.08	(\$17.08)	0.00%	\$860.52	\$187.88	\$672.64	458.02%	\$204.95

1200 W 73rd Avenue, Unit 1410, Vancouver, BC V6P 6G5
Phone: (604) 708-8998 Fax: (604) 708-9982

Date: Aug 25, 2026

Statement of Income

EPS11179; The Owners Strata Plan EPS11179

From Sep 01, 2025 to Jul 31, 2026

Account #	Description	----- July -----				----- Year - to- Date -----				Annual Budget
		Actual	Budget	Variance	% of Actual	Actual	Budget	Variance	% of Actual	
4460-EP11179-RES	Fire Equipment Maint.	\$0.00	\$216.77	(\$216.77)	0.00%	\$10,921.61	\$2,384.47	\$8,537.14	458.03%	\$2,601.27
4462-EP11179-COM	GARAGE-Fire Equipment Maint.	\$0.00	\$4.31	(\$4.31)	0.00%	\$0.00	\$47.41	(\$47.41)	0.00%	\$51.67
4462-EP11179-GAR	GARAGE-Fire Equipment Maint.	\$0.00	\$4.55	(\$4.55)	0.00%	\$0.00	\$50.05	(\$50.05)	0.00%	\$54.65
4462-EP11179-RES	GARAGE-Fire Equipment Maint.	\$0.00	\$57.81	(\$57.81)	0.00%	\$0.00	\$635.91	(\$635.91)	0.00%	\$693.67
4465-EP11179-RES	RES-Garage Door Maintenance	\$0.00	\$41.67	(\$41.67)	0.00%	\$132.60	\$458.37	(\$325.77)	28.93%	\$500.00
4466-EP11179-COM	RES&COM-Garage Door Maintenance	\$23.66	\$7.22	\$16.44	327.70%	\$799.61	\$79.42	\$720.19	1,006.81%	\$86.66
4466-EP11179-RES	RES&COM-Garage Door Maintenance	\$317.59	\$96.94	\$220.65	327.62%	\$10,733.86	\$1,066.34	\$9,667.52	1,006.61%	\$1,163.34
4467-EP11179-COM	ASP&SHARED-Garage Door Maintenance	\$0.00	\$10.42	(\$10.42)	0.00%	\$13.26	\$114.62	(\$101.36)	11.57%	\$125.00
4467-EP11179-GAR	ASP&SHARED-Garage Door Maintenance	\$0.00	\$83.33	(\$83.33)	0.00%	\$106.08	\$916.63	(\$810.55)	11.57%	\$1,000.00
4467-EP11179-RES	ASP&SHARED-Garage Door Maintenance	\$0.00	\$10.42	(\$10.42)	0.00%	\$13.26	\$114.62	(\$101.36)	11.57%	\$125.00
4470-EP11179-RES	RES-General Repair / Maintenance	\$3,143.95	\$583.33	\$2,560.62	538.97%	\$6,438.55	\$6,416.63	\$21.92	100.34%	\$7,000.00
4471-EP11179-COM	SHARED-General Repair / Maintenance	\$359.82	\$37.68	\$322.14	954.94%	\$2,812.38	\$414.48	\$2,397.90	678.53%	\$452.16
4471-EP11179-GAR	SHARED-General Repair/Maintenance	\$380.60	\$39.85	\$340.75	955.08%	\$2,960.73	\$438.35	\$2,522.38	675.43%	\$478.21
4471-EP11179-RES	SHARED-General Repair/Maintenance	\$4,830.43	\$505.80	\$4,324.63	955.01%	\$35,700.93	\$5,563.80	\$30,137.13	641.66%	\$6,069.64
4472-EP11179-COM	HVAC Energy System	\$938.43	\$916.67	\$21.76	102.37%	\$10,461.49	\$10,083.37	\$378.12	103.75%	\$11,000.00
4472-EP11179-RES	HVAC Energy System	\$17,318.23	\$16,916.67	\$401.56	102.37%	\$193,060.81	\$186,083.37	\$6,977.44	103.75%	\$203,000.00
4475-EP11179-COM	HVAC/Mechanical Maint.	\$0.00	\$34.99	(\$34.99)	0.00%	\$498.87	\$384.89	\$113.98	129.61%	\$419.86
4475-EP11179-GAR	HVAC/Mechincial	\$0.00	\$37.00	(\$37.00)	0.00%	\$527.67	\$407.00	\$120.67	129.65%	\$444.05
4475-EP11179-RES	HVAC/Mechanical Maint.	\$0.00	\$469.67	(\$469.67)	0.00%	\$6,697.06	\$5,166.37	\$1,530.69	129.63%	\$5,636.09
4480-EP11179-COM	Irrigation	\$15.84	\$8.67	\$7.17	182.70%	\$119.55	\$95.37	\$24.18	125.35%	\$103.99
4480-EP11179-RES	Irrigation	\$212.66	\$116.33	\$96.33	182.81%	\$1,718.52	\$1,279.63	\$438.89	134.30%	\$1,396.01
4505-EP11179-COM	Snow Removal	\$0.00	\$516.67	(\$516.67)	0.00%	\$4,752.32	\$5,683.37	(\$931.05)	83.62%	\$6,200.00
4505-EP11179-GAR	Snow Removal	\$0.00	\$16.67	(\$16.67)	0.00%	\$153.28	\$183.37	(\$30.09)	83.59%	\$200.00

1200 W 73rd Avenue, Unit 1410, Vancouver, BC V6P 6G5
Phone: (604) 708-8998 Fax: (604) 708-9982

Date: Aug 25, 2026

Statement of Income

EPS11179; The Owners Strata Plan EPS11179

From Sep 01, 2025 to Jul 31, 2026

Account #	Description	----- July -----				----- Year - to- Date -----				Annual Budget
		Actual	Budget	Variance	% of Actual	Actual	Budget	Variance	% of Actual	
4505-EP11179-RES	Snow Removal	\$0.00	\$133.33	(\$133.33)	0.00%	\$1,226.40	\$1,466.63	(\$240.23)	83.62%	\$1,600.00
Total BUILDING MAINTENANCE:		\$38,866.73	\$23,858.34	\$15,008.39	162.91%	\$322,416.04	\$262,441.74	\$59,974.30	122.85%	\$286,299.99
RECREATION CENTER/CLUBHOUSE										
4610-EP11179-RES	Gym Equipment Maintenance	\$0.00	\$125.00	(\$125.00)	0.00%	\$442.40	\$1,375.00	(\$932.60)	32.17%	\$1,500.00
Total RECREATION CENTER/CLUBHOUSE:		\$0.00	\$125.00	(\$125.00)	0.00%	\$442.40	\$1,375.00	(\$932.60)	32.17%	\$1,500.00
CRF & OTHER RESERVES										
4950-EP11179-RES	Contingency Reserve	\$6,471.45	\$6,471.45	\$0.00	100.00%	\$71,185.95	\$71,185.95	\$0.00	100.00%	\$77,657.43
Total CRF & OTHER RESERVES:		\$6,471.45	\$6,471.45	\$0.00	100.00%	\$71,185.95	\$71,185.95	\$0.00	100.00%	\$77,657.43
TOTAL EXPENSE:		\$76,320.90	\$79,260.20	(\$2,939.30)	96.29%	\$803,924.80	\$871,862.20	(\$67,937.40)	92.21%	\$951,122.40
Net Income:		\$3,643.46	\$0.00	\$3,643.46		\$90,458.74	\$0.00	\$90,458.74		\$0.00

Strata Plan EPS11179, Monaco
1342 Johnston Rd, White Rock
Adopted Annual Operating Budget
September 1, 2025 to August 31, 2026

ACCOUNT TITLE	Adopted Budget	Remainder - Market Condo	Parcel 2 - Commercial	Parcel 1 - Garage/Parking
REVENUE				
Maintenance Fee Revenue Remainder - B2 Market Condo	\$ 854,231.26	854,231.26		
Income Recovery - Parcel 2 - Commercial	73,299.24		73,299.24	
Income Recovery - Parcel 1 - Garage/Parking	23,591.90			23,591.90
Move In Fees	0			
Misc. Revenue	0			
Access Card	0			
Fines	0			
Interest Income	0			
TOTAL REVENUE	\$ 951,122.39	854,231.26	73,299.24	23,591.90
EXPENSES				
Administration				
Audit Fees	\$ 945.00	879.48	65.52	0.00
Bank Charges	272.00	253.14	18.86	0.00
Communications (Internet/Cable)	2,750.00	2,559.34	190.66	0.00
Insurance	185,000.00	172,173.97	12,826.03	0.00
Garage Insurance	0.00	0.00	0.00	0.00
Insurance Appraisal	600.00	558.40	41.60	0.00
Garage Insurance Appraisal	600.00	520.25	38.76	40.99
Management Fees	31,308.00	27,146.88	2,022.30	2,138.82
Management Fees - Airspace Parcel	12,000.00	10,405.09	775.12	819.79
Professional Fees (warranty Review)	5,000.00	4,335.45	322.97	341.58
Photocopy / Postage / Courier/Administration	3,000.00	2,792.01	207.99	0.00
Total Administration	\$ 241,475.00	221,624.03	16,509.79	3,341.17
Building				
Elevator	\$ 15,000.00	13,960.05	1,039.95	0.00
Emergency Generator	4,000.00	3,468.36	258.37	273.26
Fire Alarm Monitoring	1,690.00	1,465.38	109.16	115.45
Fire Equipment Maintenance	3,000.00	2,601.27	193.78	204.95
Fire Equipment Maintenance Garage	800.00	693.67	51.67	54.65
Garage Door (Residential Only)	500.00	500.00	0.00	0.00
Garage Door (Residential and Commercial)	1,250.00	1,163.34	86.66	0.00
Garage Door (ASP1, and shared loading bays)	1,250.00	125.00	125.00	1,000.00
HVAC	6,500.00	5,636.09	419.86	444.05
HVAC Energy Systems	214,000.00	203,000.00	11,000.00	0.00
Garage Janitorial	15,000.00	7,500.00	3,750.00	3,750.00
Janitorial	31,000.00	28,850.77	2,149.23	0.00
Concierge	105,000.00	78,750.00	15,750.00	10,500.00
Pest Control	2,000.00	400.00	1,000.00	600.00
R&M - General (Residential)	7,000.00	7,000.00	0.00	0.00
R&M - General	7,000.00	6,069.64	452.16	478.21
Supplies	1,500.00	1,396.01	103.99	0.00
Dryer Vent Cleaning	5,000.00	4,653.35	346.65	0.00
Window Cleaning	10,000.00	9,306.70	693.30	0.00
Total Building	\$ 431,490.00	376,539.64	37,529.79	17,420.57
Utilities				
Electricity	\$ 22,000.00	19,076.00	1,421.06	1,502.94
Garage Electricity	6,500.00	5,636.09	419.86	444.05
Garbage & Recycling	16,000.00	14,890.72	1,109.28	0.00
Gas	40,000.00	37,226.80	2,773.20	0.00
Water & Sewage	70,000.00	65,146.91	4,853.09	0.00
Compactor Lease	10,000.00	8,670.91	645.94	683.16
Total Utilities	\$ 164,500.00	150,647.43	11,222.42	2,630.15
Grounds Maintenance				
Irrigation	\$ 1,500.00	1,396.01	103.99	0.00
Grounds Improvements	0.00	0.00	0.00	0.00
Landscaping	25,000.00	23,266.75	1,733.25	0.00
Snow Removal	8,000.00	1,600.00	6,200.00	200.00
Total Grounds Maintenance	\$ 34,500.00	26,262.76	8,037.24	200.00
Amenities				
Fitness Room - Quarterly Maintenance Visits	\$ 1,500.00	1,500.00	0.00	0.00
Total Recreation Area	\$ 1,500.00	1,500.00	0.00	0.00
TOTAL EXPENSES	\$ 873,465.00	776,573.87	73,299.24	23,591.90
Transfer to CRF	77,657.39	77,657.39		
TOTAL EXPENSES & TRANSFERS	\$ 951,122.39			