

THE OWNERS, STRATA PLAN VIS1579 (Eagle Ridge Estates)

STATEMENT OF OPERATING FUND
For the fiscal year ended September 30, 2025; and
Budget for the fiscal year ending September 30, 2026

DESCRIPTION	FISCAL 2025	FISCAL 2025	Approved
	ACTUAL	BUDGET	FISCAL 2026 BUDGET
INCOME			
Strata Assessments - Operating	615,627.86	616,834.00	633,005.00
Strata Assessments - Reserve	50,290.00	50,290.00	60,745.00
Interest Income	6,362.75	6,500.00	6,000.00
Subtotal	672,280.61	673,624.00	699,750.00
OPERATING EXPENSES			
Building Common Areas			
Hydro	1,608.49	2,000.00	2,000.00
Water & Sewer	32,990.73	40,000.00	40,000.00
Garbage & Recycling	12,886.11	13,000.00	15,000.00
Electrical (Street Lights)	556.29	1,500.00	1,500.00
Plumbing & Heating	31,953.82	51,800.00	54,500.00
Painting	89,085.31	100,000.00	100,000.00
Building Maintenance - General	15,797.07	23,300.00	23,300.00
Window Maintenance	32,416.34	30,000.00	30,000.00
Roof Maintenance	14,139.86	15,000.00	15,000.00
Gutter Maintenance	20,296.25	27,000.00	27,000.00
Pest Control	8,295.00	6,000.00	6,000.00
WorkSafe	-	50.00	50.00
Equipment - General	1,359.41	2,000.00	2,000.00
Grounds Maintenance - Contract & Labour	51,592.34	58,600.00	60,830.00
Grounds Maintenance - Other	5,700.82	6,500.00	7,400.00
Bricks, Paving, Road & Trees	52,484.70	68,000.00	79,000.00
Tractor Operating	2,220.64	2,500.00	2,500.00
Internet Fees	1,407.15	800.00	1,500.00
NEST	605.52	500.00	500.00
Insurance	109,325.25	107,384.00	108,000.00
Subtotal - Building Common Areas	484,721.10	555,934.00	576,080.00
Administration			
Property Management Fees	32,418.80	30,875.00	32,500.00
Taxes on Property Management Fees	-	1,625.00	1,625.00
Additional Services	1,458.00	1,600.00	2,000.00
Administration & Postage	2,497.42	5,000.00	3,500.00
Interest/Bank Charges	300.00	300.00	300.00
Professional Fees	5,034.60	25,000.00	20,000.00
Social Fund	500.00	500.00	500.00
Memberships	487.50	500.00	500.00
Miscellaneous	(140.31)	2,000.00	2,000.00
Subtotal - Administration	42,556.01	67,400.00	62,925.00
Other Expenses			
Transfer to Reserve	50,290.00	50,290.00	60,745.00
Subtotal - Other Expenses	50,290.00	50,290.00	60,745.00
TOTAL OPERATING EXPENSES	577,567.11	673,624.00	699,750.00
NET CASH FLOW - SURPLUS/(DEFICIT)	94,713.50	-	-
OPENING BALANCE, OPERATING FUND	171,461.38	171,461.38	232,097.50
LESS: TRANSFER SURPLUS TO CRF	(34,077.38)	(34,077.38)	(125,000.00)
CLOSING BALANCE, OPERATING FUND	232,097.50	137,384.00	107,097.50

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THE OWNERS, STRATA PLAN VIS1579 (Eagle Ridge Estates)

STATEMENT OF CONTINGENCY RESERVE FUND
For the fiscal year ended September 30, 2025; and
Budget for the fiscal year ending September 30, 2026

	FISCAL 2025 ACTUAL	FISCAL 2025 BUDGET	Approved FISCAL 2026 BUDGET
CONTRIBUTIONS			
Monthly Assessments	50,290.00	50,290.00	60,745.00
Surplus Operating Funds	34,077.38	34,077.38	125,000.00
Interest	43,200.02	25,000.00	30,000.00
Total Contributions	127,567.40	109,367.38	215,745.00
EXPENSES			
<u>Previously Approved Projects</u>			
Main Level Deck Remediation	29,229.01	30,000.00	-
FireSmart	-	571.00	571.00
BECA/Depreciation Report	10,237.42	20,000.00	9,762.58
Front Gate Stonework	-	5,000.00	5,000.00
Tractor Garage Legal Review	3,125.46	3,292.11	-
Upper Deck Inspections/Remediation	13,276.25	20,000.00	20,000.00
Strata Lot Deck Assessment	12,000.00	12,000.00	-
Solaria Deck Structure Remediation	49,202.18	50,000.00	-
Electrical Planning Report	2,058.44	8,000.00	5,941.56
East Main Ditch Inspection and Remediation	-	10,000.00	10,000.00
Document Scanning	752.82	20,000.00	-
Split Rail Structure	2,163.40	2,300.00	-
Emergency Expense	8,201.28	-	-
Deck Maintenance	-	-	20,000.00
Structural Repairs	-	-	10,000.00
Fire Hydrant Repairs	-	-	3,000.00
Weed Control Tools - Pond	-	-	3,000.00
Brickwork Repairs	-	-	30,000.00
Total Expenses	130,246.26	181,163.11	117,275.14
NET INCREASE/(DECREASE) IN FUND	(2,678.86)	(71,795.73)	98,469.86
OPENING FUND BALANCE	917,767.74	917,767.74	915,088.88
CLOSING FUND BALANCE	915,088.88	845,972.01	1,013,558.74

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THE OWNERS, STRATA PLAN VIS1579 (Eagle Ridge Estates)

STATEMENT OF OPERATING FUND
For the fiscal year ended September 30, 2024; and
Budget for the fiscal year ending September 30, 2025

DESCRIPTION	FISCAL 2024	FISCAL 2024	Approved
	ACTUAL	BUDGET	FISCAL 2025 BUDGET
INCOME			
Strata Assessments - Operating	568,580.00	563,894.00	616,834.00
Strata Assessments - Reserve	70,605.00	70,605.00	50,290.00
Interest Income	6,557.74	5,000.00	6,500.00
Subtotal	645,742.74	639,499.00	673,624.00
OPERATING EXPENSES			
Building Common Areas			
Hydro	1,549.63	2,000.00	2,000.00
Water & Sewer	17,251.03	50,000.00	40,000.00
Garbage & Recycling	12,218.89	11,000.00	13,000.00
Electrical (Street Lights)	832.58	1,500.00	1,500.00
Plumbing & Heating	30,901.52	31,300.00	51,800.00
Deck Maintenance	283.49	-	-
Painting	67,688.47	95,000.00	100,000.00
Building Maintenance - General	10,408.91	23,000.00	23,300.00
Window Maintenance	21,510.30	35,000.00	30,000.00
Roof Maintenance	4,184.75	15,000.00	15,000.00
Gutter Maintenance	21,211.49	27,000.00	27,000.00
Pest Control	2,961.00	6,000.00	6,000.00
WorkSafe	16.13	-	50.00
Equipment - General	1,403.34	1,500.00	2,000.00
Grounds Maintenance - Contract & Labour	51,267.83	52,094.00	58,600.00
Grounds Maintenance - Other	3,964.48	7,000.00	6,500.00
Bricks, Paving, Road & Trees	34,123.97	55,000.00	68,000.00
Tractor Operating	682.84	2,500.00	2,500.00
Telephone/Internet	-	-	800.00
NEST	279.27	500.00	500.00
Insurance	111,191.00	111,200.00	107,384.00
Subtotal - Building Common Areas	393,930.92	526,594.00	555,934.00
Administration			
Property Management Fees	28,757.88	28,830.00	30,875.00
Taxes on Property Management Fees	1,513.58	2,170.00	1,625.00
Additional Services	-	-	1,600.00
Administration & Postage	3,063.30	5,000.00	5,000.00
Interest/Bank Charges	300.00	300.00	300.00
Professional Fees	2,024.02	2,000.00	25,000.00
Social Fund	-	-	500.00
Memberships	-	-	500.00
Miscellaneous	4,086.66	4,000.00	2,000.00
Subtotal - Administration	39,745.44	42,300.00	67,400.00
Other Expenses			
Transfer to Reserve	70,605.00	70,605.00	50,290.00
Subtotal - Other Expenses	70,605.00	70,605.00	50,290.00
TOTAL OPERATING EXPENSES	504,281.36	639,499.00	673,624.00
NET CASH FLOW - SURPLUS/(DEFICIT)	141,461.38	-	-
OPENING BALANCE, OPERATING FUND	92,810.48	92,810.48	171,461.38
LESS: TRANSFER SURPLUS TO CRF	(62,810.48)	(62,810.48)	(34,077.38)
CLOSING BALANCE, OPERATING FUND	171,461.38	30,000.00	137,384.00

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THE OWNERS, STRATA PLAN VIS1579 (Eagle Ridge Estates)

STATEMENT OF CONTINGENCY RESERVE FUND
For the fiscal year ended September 30, 2024; and
Budget for the fiscal year ending September 30, 2025

	FISCAL 2024 ACTUAL	FISCAL 2024 BUDGET	Approved FISCAL 2025 BUDGET
CONTRIBUTIONS			
Monthly Assessments	70,605.00	70,605.00	50,290.00
Surplus Operating Funds	62,810.48	62,810.00	34,077.38
Interest	37,041.95	15,000.00	25,000.00
Total Contributions	170,457.43	148,415.00	109,367.38
EXPENSES			
<u>Previously Approved Projects</u>			
Upper Deck Inspections / Remediation	20,422.24	30,000.00	-
Low Sloped and Flat Roof - Renewal	16,590.00	25,000.00	-
Emergency Expense	7,539.94	-	-
Pond Remediation	-	8,000.00	-
Underground Water Review	851.08	2,000.00	-
Legal Review for Bylaws	2,000.00	2,000.00	-
Main Level Deck Remediation	22,536.62	25,000.00	30,000.00
FireSmart	1,562.44	2,000.00	571.00
Road Repairs (DR)	26,176.50	46,500.00	-
BECA/Depreciation Report	-	20,000.00	20,000.00
Front Gate Stonework	-	5,000.00	5,000.00
Tractor Garage Legal Review	4,207.89	7,500.00	3,292.11
<u>2025 Projects</u>			
Upper Deck Inspections/Remediation	-	-	20,000.00
Strata Lot Deck Assessment	-	-	12,000.00
Solaria Deck Structure Remediation	-	-	50,000.00
Electrical Planning Report	-	-	8,000.00
East Main Ditch Inspection and Remediation	-	-	10,000.00
Document Scanning	-	-	20,000.00
Split Rail Structure	-	-	2,300.00
Total Expenses	101,886.71	173,000.00	181,163.11
NET INCREASE/(DECREASE) IN FUND	68,570.72	(24,585.00)	(71,795.73)
OPENING FUND BALANCE	849,197.02	617,118.00	917,767.74
CLOSING FUND BALANCE	917,767.74	592,533.00	845,972.01

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