

Proline Management Ltd.
OPERATING STATEMENT
For the 5 Months Ending February 28, 2026
Eagle Ridge Estates VIS1579

March 4, 2026 8:49 AM

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Budget Comparison to Original Budget

	Account #	Current Actual	YTD Actual	Annual Budget	Last Year YTD	% Budget Used
INCOME						
Strata Assessments		58,125.00	286,875.00	693,750.00	271,280.00	41.4%
Interest Income	5470	227.06	1,750.54	6,000.00	2,940.84	29.2%
TOTAL INCOME		58,352.06	288,625.54	699,750.00	274,220.84	41.3%
OPERATING EXPENSES						
BUILDING COMMON AREA						
Hydro	6210	0.00	560.53	2,000.00	560.48	28.0%
Water & Sewer	6310	7,439.90	31,020.60	40,000.00	26,920.47	77.6%
Garbage & Recycling	6320	1,141.14	5,542.77	15,000.00	5,278.30	37.0%
Electrical	6620	0.00	367.27	1,500.00	351.38	24.5%
Plumbing & Heating	6630	1,701.82	17,438.31	54,500.00	790.13	32.0%
Painting	6646	0.00	0.00	100,000.00	1,006.09	
Building Maintenance -General	6720	0.00	7,584.55	23,300.00	6,666.80	32.6%
Window Maintenance	6721	1,455.55	2,943.66	30,000.00	10,699.35	9.8%
Roof Maintenance	6722	0.00	0.00	15,000.00	902.00	
Gutter Maintenance	6723	0.00	11,028.16	27,000.00	10,021.99	40.9%
Pest Control	6724	0.00	876.75	6,000.00	1,601.25	14.6%
Worksafe	6729	0.00	0.00	50.00	0.00	
Equipment - General	6730	0.00	0.00	2,000.00	1,035.31	
Ground Mtnc Contract	6765	4,583.25	23,126.44	60,830.00	21,682.24	38.0%
Grounds Mtnc Other	6766	0.00	891.23	7,400.00	412.65	12.0%
Roads & Trees	6767	2,153.08	14,087.42	79,000.00	18,082.02	17.8%
Tractor Operating	6769	723.73	723.73	2,500.00	228.08	29.0%
Insurance	6770	0.00	105,059.00	108,000.00	107,725.25	97.3%
NEST	6772	0.00	0.00	500.00	164.05	
Internet Fees	7070	0.00	747.91	1,500.00	0.00	49.9%
TOTAL		19,198.47	221,998.33	576,080.00	214,127.84	38.5%
ADMINISTRATION						
Property Management Fees		2,843.75	14,218.76	34,125.00	13,507.81	41.7%
Additional Services	7041	0.00	0.00	2,000.00	784.00	
Administration & Postage	7060	62.13	2,282.48	3,500.00	890.17	65.2%
Interest / Bank Charges	7090	25.00	125.00	300.00	125.00	41.7%
Professional Fees	7110	0.00	2,000.32	20,000.00	1,845.49	10.0%
Dues / Fees	7210	0.00	0.00	500.00	487.50	
Miscellaneous	7900	487.50	1,558.90	2,000.00	257.44	77.9%
Social Funds	7910	0.00	0.00	500.00	0.00	
TOTAL		3,418.38	20,185.46	62,925.00	17,897.41	32.1%

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Proline Management Ltd.
OPERATING STATEMENT
 For the 5 Months Ending February 28, 2026
 Eagle Ridge Estates VIS1579

Budget Comparison to Original Budget

	Account #	Current Actual	YTD Actual	Annual Budget	Last Year YTD	% Budget Used
OTHER EXPENSES						
Transfer to Reserve	8200	5,062.08	25,310.41	60,745.00	20,954.16	41.7%
TOTAL		5,062.08	25,310.41	60,745.00	20,954.16	41.7%
TOTAL OPERATING EXP.		27,678.93	267,494.20	699,750.00	252,979.41	38.2%
SUMMARY						
TOTAL INCOME		58,352.06	288,625.54	699,750.00	274,220.84	41.3%
TOTAL OPERATING EXP.		(27,678.93)	(267,494.20)	(699,750.00)	(252,979.41)	38.2%
CASH FLOW		30,673.13	21,131.34	0.00	21,241.43	
ADD BALANCE FORWARD BANK		129,555.71	232,097.50	232,097.50	(21,241.43)	100.0%
Less: Transfer to Reserve - Surplus		0.00	(93,000.00)	(125,000.00)	0.00	74.4%
CLOSING BALANCE BANK		160,228.84	160,228.84	107,097.50	0.00	149.6%

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Proline Management Ltd.
CONTINGENCY RESERVE FUND
For the 5 Months Ending February 28, 2026
Eagle Ridge Estates VIS1579

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Budget Comparison to Original Budget

	Account #	Current Actual	YTD Actual	Annual Budget	% Budget Used
CONTRIBUTIONS					
Monthly Assessments	8800	5,062.08	25,310.41	60,745.00	41.7%
Surplus Operating Funds	8811	0.00	93,000.00	125,000.00	74.4%
Interest	8870	248.41	4,711.40	30,000.00	15.7%
TOTAL CONTRIBUTIONS		5,310.49	123,021.81	215,745.00	57.0%
EXPENSES					
FireSmart	8929	0.00	0.00	571.00	
BECA/Depreciation Report	8930	1,903.12	8,347.12	9,762.58	85.5%
Front Gate Stonework	8932	0.00	0.00	5,000.00	
Upper Deck Inspections/Remediation	8934	0.00	0.00	20,000.00	
Electrical Planning Report	8937	0.00	0.00	5,941.56	
East Main Ditch Inspection & Remediation	8938	0.00	0.00	10,000.00	
Deck Maintenance	8941	0.00	4,292.40	20,000.00	21.5%
Structural Repairs	8942	0.00	0.00	10,000.00	
Fire Hydrant Repairs	8943	0.00	0.00	3,000.00	
Weed Control Tools - Pond	8944	0.00	435.68	3,000.00	14.5%
Brickwork Repairs	8945	19,665.18	25,814.58	30,000.00	86.1%
TOTAL EXPENSES		21,568.30	38,889.78	117,275.14	33.2%
SUMMARY					
TOTAL CONTRIBUTIONS		5,310.49	123,021.81	215,745.00	57.0%
TOTAL EXPENSES		(21,568.30)	(38,889.78)	(117,275.14)	33.2%
NET INCREASE (DECREASE) IN FUND		(16,257.81)	84,132.03	98,469.86	85.4%
OPENING FUND BALANCE		1,015,478.72	915,088.88	915,088.88	100.0%
CLOSING FUND BALANCE		999,220.91	999,220.91	1,013,558.74	98.6%
Held In:					
BMO Bank Account		103,664.52	103,664.52	0.00	
Investments		895,556.39	895,556.39	0.00	
Total Reserves Balance		999,220.91	999,220.91	0.00	

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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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