

**Financial Statements as of June 30, 2025 prepared for:**

**STRATA PLAN NW 1860 (ENGLESEA)**

**STRATA PLAN NW 1860 (ENGLESEA)**

Financial Statements prepared on Wednesday, the 2 day of  
July in the year of 2025



## **NOTICE TO READER**

These financial statements have been prepared from monthly accounting information and are intended for the use of the Strata Council of NW 1860. These statements are unaudited and readers other than Strata Council are cautioned that they may not be appropriate for their purposes.

July 2, 2025

**STRATA PLAN NW 1860 (ENGLESEA)**  
**STATEMENT OF RECEIPTS AND EXPENDITURES**  
**1 PERIODS ENDED June 30, 2025**  
**(UNAUDITED-SEE NOTICE TO READER)**

	CURRENT MO	CURRENT MO	YTD	YTD	ANNUAL	BUDGET
	ACTUAL	BUDGET	ACTUAL	BUDGET	BUDGET	REMAINING
<b>RECEIPTS:</b>						
STRATA FEES	\$28,611.17	\$28,611.25	\$28,611.17	\$28,611.25	\$343,335.00	\$314,723.83
INTEREST INCOME	\$136.90	\$150.00	\$136.90	\$150.00	\$1,800.00	\$1,663.10
SURPLUS FORWARD	\$2,041.67	\$833.33	\$2,041.67	\$833.33	\$10,000.00	\$7,958.33
	\$30,789.74	\$29,594.58	\$30,789.74	\$29,594.58	\$355,135.00	\$324,345.26
<b>EXPENDITURES:</b>						
<b>ADMINISTRATION</b>						
MANAGEMENT FEES	\$1,627.50	\$1,575.00	\$1,627.50	\$1,575.00	\$18,900.00	\$17,272.50
INSURANCE/APPRaisal	\$6,824.67	\$8,083.33	\$6,824.67	\$8,083.33	\$97,000.00	\$90,175.33
DEPRECIATION REPORT	\$0.00	\$458.33	\$0.00	\$458.33	\$5,500.00	\$5,500.00
LEGAL FEES	\$0.00	\$208.33	\$0.00	\$208.33	\$2,500.00	\$2,500.00
MISCELLANEOUS	\$692.17	\$337.50	\$692.17	\$337.50	\$4,050.00	\$3,357.83
	\$9,144.34	\$10,662.49	\$9,144.34	\$10,662.49	\$127,950.00	\$118,805.66
<b>UTILITIES</b>						
GAS	\$116.00	\$166.67	\$116.00	\$166.67	\$2,000.00	\$1,884.00
ELECTRICITY	\$28.48	\$229.17	\$28.48	\$229.17	\$2,750.00	\$2,721.52
GARBAGE REMOVAL	\$1,743.15	\$1,666.67	\$1,743.15	\$1,666.67	\$20,000.00	\$18,256.85
TELEPHONE	\$49.23	\$50.00	\$49.23	\$50.00	\$600.00	\$550.77
	\$1,936.86	\$2,112.51	\$1,936.86	\$2,112.51	\$25,350.00	\$23,413.14
<b>PROPERTY AND BUILDINGS</b>						
PEST CONTROL	\$603.07	\$1,166.67	\$603.07	\$1,166.67	\$14,000.00	\$13,396.93
GARDEN MAINTENANCE	\$5,229.00	\$5,077.92	\$5,229.00	\$5,077.92	\$60,935.00	\$55,706.00
LAWN IMPROVEMENTS	\$0.00	\$416.67	\$0.00	\$416.67	\$5,000.00	\$5,000.00
LANDSCAPE UPGRADE	\$0.00	\$583.33	\$0.00	\$583.33	\$7,000.00	\$7,000.00
LARGE TREE CONTROL	\$0.00	\$416.67	\$0.00	\$416.67	\$5,000.00	\$5,000.00
IRRIGATION	(\$283.00)	\$166.67	(\$283.00)	\$166.67	\$2,000.00	\$2,283.00
REPAIRS AND MAINTENANCE	\$0.00	\$1,666.67	\$0.00	\$1,666.67	\$20,000.00	\$20,000.00
WINDOW REPAIRS	\$0.00	\$400.00	\$0.00	\$400.00	\$4,800.00	\$4,800.00
SNOW REMOVAL	\$0.00	\$750.00	\$0.00	\$750.00	\$9,000.00	\$9,000.00
DOOR MAINTENANCE	\$0.00	\$1,000.00	\$0.00	\$1,000.00	\$12,000.00	\$12,000.00
GUTTERS/ROOF/ANNUAL INSPEC	\$0.00	\$1,333.33	\$0.00	\$1,333.33	\$16,000.00	\$16,000.00
DRIVEWAY/SIDEWALK PAVERS	\$0.00	\$166.67	\$0.00	\$166.67	\$2,000.00	\$2,000.00
CLUBHOUSE	\$0.00	\$258.33	\$0.00	\$258.33	\$3,100.00	\$3,100.00
POOL	\$0.00	\$500.00	\$0.00	\$500.00	\$6,000.00	\$6,000.00
	\$5,549.07	\$13,902.93	\$5,549.07	\$13,902.93	\$166,835.00	\$161,285.93
SUB-TOTAL	\$16,630.27	\$26,677.93	\$16,630.27	\$26,677.93	\$320,135.00	\$303,504.73
	\$14,159.47	\$2,916.65	\$14,159.47	\$2,916.65	\$35,000.00	\$20,840.53
TRANSFER TO CONTINGENCY FUND	(\$3,254.58)	(\$2,916.67)	(\$3,254.58)	(\$2,916.67)	(\$35,000.00)	(\$31,745.42)
EXCESS (DEFICIENCY) FOR PERIOD	\$10,904.89	(\$0.02)	\$10,904.89	(\$0.02)	\$0.00	(\$10,904.89)

Sort order: Account, fiscal period, source code, date, reference

Selection: Account [ 3000] to [ZZZZZZ]

Department [ ] to [XXXXXX]

Year 2026-, period [ 1] to year 2026-, period [ 1]

Options: Exclude inactive accounts, exclude accounts with no activity.

Show primary description

Show units

Highest posting sequence : 1

## GENERAL LEDGER PRINTOUT

Pd.	Source	Date	Description	Reference	Units	Debits	Credits	Net Posted / Balance
<b>3000 OPERATING FUND OPENING BALANCE</b>						Opening Balance		-83,194.10 *
1	GL-9	06/30/25	CLOSE FUNDS AT YEAREND	AJE8		9,999.96		9,999.96
1 transactions(s) printed.						Account Net Change	9,999.96 0.00	9,999.96
						Account Balance as of 2026-1		-73,194.14
<b>3100 TRFR TO/FROM OPERATING FUND</b>						Opening Balance		9,999.96 *
1	GL-9	06/30/25	SURPLUS FORWARD	AJE6		2,041.67		
1	GL-9	06/30/25	CLOSE FUNDS AT YEAREND	AJE8			9,999.96	-7,958.29
2 transactions(s) printed.						Account Net Change	2,041.67 9,999.96	-7,958.29
						Account Balance as of 2026-1		2,041.67
<b>3200 CONTINGENCY RESERVE FUND-O/B</b>						Opening Balance		-203,408.51 *
1	GL-9	06/30/25	CLOSE FUNDS AT YEAREND	AJE8			35,883.79	-35,883.79
1 transactions(s) printed.						Account Net Change	0.00 35,883.79	-35,883.79
						Account Balance as of 2026-1		-239,292.30
<b>3225 CRF CURRENT APPROPRIATIONS</b>						Opening Balance		-35,000.04 *
1	GL-9	06/30/25	RECORD CRF TRANSFER	AJE2			3,254.58	
1	GL-9	06/30/25	CLOSE FUNDS AT YEAREND	AJE8		35,000.04		31,745.46
2 transactions(s) printed.						Account Net Change	35,000.04 3,254.58	31,745.46
						Account Balance as of 2026-1		-3,254.58
<b>3230 CRF INTEREST INCOME</b>						Opening Balance		-8,758.75 *
1	GL-9	06/30/25	BANK CHARGE AND INTEREST	AJE1			597.53	
1	GL-9	06/30/25	CLOSE FUNDS AT YEAREND	AJE8		8,758.75		8,161.22
2 transactions(s) printed.						Account Net Change	8,758.75 597.53	8,161.22
						Account Balance as of 2026-1		-597.53
<b>3250 CRF EXPENDITURES</b>						Opening Balance		7,875.00 *
1	GL-9	06/30/25	CLOSE FUNDS AT YEAREND	AJE8			7,875.00	-7,875.00
1 transactions(s) printed.						Account Net Change	0.00 7,875.00	-7,875.00
						Account Balance as of 2026-1		0.00
<b>3400 SPECIAL LEVY FUND - OPENING BAL</b>						Opening Balance		0.00 *
1	GL-9	06/30/25	CLOSE FUNDS AT YEAREND	AJE8			84,715.23	-84,715.23
1 transactions(s) printed.						Account Net Change	0.00 84,715.23	-84,715.23
						Account Balance as of 2026-1		-84,715.23
<b>3425 SPECIAL LEVY</b>						Opening Balance		-116,601.97 *
1	GL-9	06/30/25	CLOSE FUNDS AT YEAREND	AJE8		116,601.97		116,601.97
1 transactions(s) printed.						Account Net Change	116,601.97 0.00	116,601.97
						Account Balance as of 2026-1		0.00

Pd.	Source	Date	Description	Reference	Units	Debits	Credits	Net Posted / Balance
<b>3430 INTEREST INCOME</b>						<b>Opening Balance</b>		<b>-231.47 *</b>
1	GL-9	06/30/25	BANK CHARGE AND INTEREST	AJE1			122.71	
1	GL-9	06/30/25	CLOSE FUNDS AT YEAREND	AJE8		231.47		108.76
2 transactions(s) printed.						<b>Account Net Change</b>	<b>231.47</b>	<b>108.76</b>
						<b>Account Balance as of 2026-1</b>		<b>-122.71</b>
<b>3450 EXPENDITURES</b>						<b>Opening Balance</b>		<b>32,118.21 *</b>
1	GL-9	06/30/25	FCPM-PROJECT SURCHARGE	AJE4		1,102.50		
1	GL-9	06/30/25	CLOSE FUNDS AT YEAREND	AJE8			32,118.21	
1	AP-IN	06/04/25	224- 226- 4 -units #10 - 20	ART VISION P		15,913.44		
1	AP-IN	06/09/25	224- 226- 12 -units #20 - 30	ART VISION P		15,913.44		
1	AP-IN	06/20/25	225- 227- 2 -completion of #30-4	ART VISION P		15,913.44		16,724.61
5 transactions(s) printed.						<b>Account Net Change</b>	<b>48,842.82</b>	<b>16,724.61</b>
						<b>Account Balance as of 2026-1</b>		<b>48,842.82</b>
<b>4000 STRATA FEES</b>						<b>Opening Balance</b>		<b>0.00 *</b>
1	AR-IN	06/01/25	Consol. by AR on 6/30/2025	AR-IN			28,611.17	-28,611.17
1 transactions(s) printed.						<b>Account Net Change</b>	<b>0.00</b>	<b>-28,611.17</b>
						<b>Account Balance as of 2026-1</b>		<b>-28,611.17</b>
<b>4300 INTEREST INCOME</b>						<b>Opening Balance</b>		<b>0.00 *</b>
1	GL-9	06/30/25	BANK CHARGE AND INTEREST	AJE1			136.90	-136.90
1 transactions(s) printed.						<b>Account Net Change</b>	<b>0.00</b>	<b>-136.90</b>
						<b>Account Balance as of 2026-1</b>		<b>-136.90</b>
<b>4950 SURPLUS FORWARD</b>						<b>Opening Balance</b>		<b>0.00 *</b>
1	GL-9	06/30/25	SURPLUS FORWARD	AJE6			2,041.67	-2,041.67
1 transactions(s) printed.						<b>Account Net Change</b>	<b>0.00</b>	<b>-2,041.67</b>
						<b>Account Balance as of 2026-1</b>		<b>-2,041.67</b>
<b>5000 MANAGEMENT FEES</b>						<b>Opening Balance</b>		<b>0.00 *</b>
1	GL-9	06/30/25	FCPM-MGMT FEE	AJE4		1,627.50		1,627.50
1 transactions(s) printed.						<b>Account Net Change</b>	<b>1,627.50</b>	<b>1,627.50</b>
						<b>Account Balance as of 2026-1</b>		<b>1,627.50</b>
<b>5100 INSURANCE/APPRAISAL</b>						<b>Opening Balance</b>		<b>0.00 *</b>
1	GL-9	06/30/25	EXPENSE PREPAID INSURANCE	AJE3		6,824.67		6,824.67
1 transactions(s) printed.						<b>Account Net Change</b>	<b>6,824.67</b>	<b>6,824.67</b>
						<b>Account Balance as of 2026-1</b>		<b>6,824.67</b>
<b>5400 MISCELLANEOUS</b>						<b>Opening Balance</b>		<b>0.00 *</b>
1	GL-9	06/30/25	BANK CHARGE AND INTEREST	AJE1		20.00		
1	GL-9	06/30/25	FCPM-POSTAGE/COPIES	AJE4		147.17		
1	GL-9	06/30/25	FCPM-T2/T1044 RETURNS	AJE4		525.00		692.17
3 transactions(s) printed.						<b>Account Net Change</b>	<b>692.17</b>	<b>692.17</b>
						<b>Account Balance as of 2026-1</b>		<b>692.17</b>
<b>6000 GAS</b>						<b>Opening Balance</b>		<b>0.00 *</b>
1	GL-9	06/30/25	FORTIS-JUNE	AJE5		116.00		116.00

Pd.	Source	Date	Description	Reference	Units	Debits	Credits	Net Posted / Balance	
1 transactions(s) printed.						Account Net Change	116.00	0.00	116.00
						Account Balance as of 2026-1			116.00
6100	ELECTRICITY					Opening Balance		0.00	*
1	GL-9	06/30/25	BC HYDRO-APR/MAY	AJE5		278.48			
1	GL-9	06/30/25	REVERSE YEAREND PAYABLES	AJE7			250.00	28.48	
2 transactions(s) printed.						Account Net Change	278.48	250.00	28.48
						Account Balance as of 2026-1		28.48	
6300	GARBAGE REMOVAL					Opening Balance		0.00	*
1	AP-IN	06/01/25	224- 226- 1 -June 2025	AJM DISPOSAL		1,743.15		1,743.15	
1 transactions(s) printed.						Account Net Change	1,743.15	0.00	1,743.15
						Account Balance as of 2026-1		1,743.15	
6500	TELEPHONE					Opening Balance		0.00	*
1	AP-IN	06/04/25	224- 226- 9 -	SHAW CABLE		49.23		49.23	
1 transactions(s) printed.						Account Net Change	49.23	0.00	49.23
						Account Balance as of 2026-1		49.23	
6800	PEST CONTROL					Opening Balance		0.00	*
1	AP-IN	06/18/25	225- 227- 1 -June 13/25	AXIOM PEST M		603.07		603.07	
1 transactions(s) printed.						Account Net Change	603.07	0.00	603.07
						Account Balance as of 2026-1		603.07	
6900	GARDEN MAINTENANCE					Opening Balance		0.00	*
1	AP-IN	06/04/25	224- 226- 10 -June 2025	VISTA LANDSC		5,229.00		5,229.00	
1 transactions(s) printed.						Account Net Change	5,229.00	0.00	5,229.00
						Account Balance as of 2026-1		5,229.00	
6920	LAWN IMPROVEMENTS					Opening Balance		0.00	*
1	GL-9	06/30/25	REVERSE YEAREND PAYABLES	AJE7			546.00		
1	AP-IN	06/04/25	224- 226- 11 -soil/seed	VISTA LANDSC		546.00		0.00	
2 transactions(s) printed.						Account Net Change	546.00	546.00	0.00
						Account Balance as of 2026-1		0.00	
6960	IRRIGATION					Opening Balance		0.00	*
1	GL-9	06/30/25	REVERSE YEAREND PAYABLES	AJE7			283.00	-283.00	
1 transactions(s) printed.						Account Net Change	0.00	283.00	-283.00
						Account Balance as of 2026-1		-283.00	
7200	REPAIRS AND MAINTENANCE					Opening Balance		0.00	*
1	GL-9	06/30/25	REVERSE YEAREND PAYABLES	AJE7			3,570.00		
1	GL-9	06/30/25	REVERSE YEAREND PAYABLES	AJE7			1,000.74		
1	AP-IN	06/04/25	224- 226- 5 -repairs/supplies	LLOYD LEES		1,000.74			
1	AP-IN	06/09/25	224- 226- 13 -crawlspce inspect	A-Z HOME INS		3,570.00		0.00	
4 transactions(s) printed.						Account Net Change	4,570.74	4,570.74	0.00
						Account Balance as of 2026-1		0.00	
7220	WINDOW REPAIRS					Opening Balance		0.00	*

Pd.	Source	Date	Description	Reference	Units	Debits	Credits	Net Posted / Balance
7220			WINDOW REPAIRS - (Continued)					
1	GL-9	06/30/25	REVERSE YEAREND PAYABLES	AJE7			865.20	
1	GL-9	06/30/25	REVERSE YEAREND PAYABLES	AJE7			3,483.90	
1	AP-IN	06/04/25	224- 226- 7 -#5 bay window	MY GLASS GUY		865.20		
1	AP-IN	06/04/25	224- 226- 6 -window repairs #23, MY GLASS GUY			3,483.90		0.00
4 transactions(s) printed.			Account Net Change			4,349.10	4,349.10	0.00
			Account Balance as of 2026-1					0.00
7250			GUTTERS/ROOF/ANNUAL INSPECTON			Opening Balance		0.00 *
1	GL-9	06/30/25	REVERSE YEAREND PAYABLES	AJE7			1,837.50	
1	AP-IN	06/04/25	224- 226- 8 -maintenance inspec	PHOENIX ROOF		1,837.50		0.00
2 transactions(s) printed.			Account Net Change			1,837.50	1,837.50	0.00
			Account Balance as of 2026-1					0.00
8000			CLUBHOUSE			Opening Balance		0.00 *
1	GL-9	06/30/25	REVERSE YEAREND PAYABLES	AJE7			661.50	
1	AP-IN	06/02/25	224- 226- 3 -May 2025	PT CLEANING		661.50		0.00
2 transactions(s) printed.			Account Net Change			661.50	661.50	0.00
			Account Balance as of 2026-1					0.00
8100			POOL			Opening Balance		0.00 *
1	GL-9	06/30/25	REVERSE YEAREND PAYABLES	AJE7			826.20	
1	AP-IN	06/02/25	224- 226- 2 -May 2025	ARGOSY POOLS		826.20		0.00
2 transactions(s) printed.			Account Net Change			826.20	826.20	0.00
			Account Balance as of 2026-1					0.00
9000			TRANSFER TO CONTINGENCY FUND			Opening Balance		0.00 *
1	GL-9	06/30/25	RECORD CRF TRANSFER	AJE2		3,254.58		3,254.58
1 transactions(s) printed.			Account Net Change			3,254.58	0.00	3,254.58
			Account Balance as of 2026-1					3,254.58
51 transaction(s) printed.			Report Net Change			254,685.57	218,680.79	36,004.78
30 account(s) printed.			Report Balance					-361,196.89

**STRATA PLAN NW 1860 (ENGLESEA)**  
**STATEMENT OF FUND BALANCES**  
**June 30, 2025**  
**(UNAUDITED-SEE NOTICE TO READER)**

**OPERATING FUND**

OPERATING FUND SURPLUS (DEFICIT) - OPENING BALANCE	\$73,194.14
TRANSFERS TO (FROM) OPERATING FUND	(\$2,041.67)
ROOF MOSS TREATMENT	\$0.00
EXCESS OF RECEIPTS OVER EXPENDITURES FOR PERIOD	<u>\$10,904.89</u>
OPERATING FUND SURPLUS (DEFICIT) - ENDING BALANCE	<u>\$82,057.36</u>

**CONTINGENCY RESERVE FUND**

CONTINGENCY RESERVE FUND-O/B	\$239,292.30
CRF CURRENT APPROPRIATIONS	\$3,254.58
CRF INTEREST INCOME	\$597.53
SPECIAL ASSESSMENT	\$0.00
CRF EXPENDITURES	\$0.00
TRFR TO/FROM CRF	<u>\$0.00</u>
CONTINGENCY RESERVE FUND - ENDING BALANCE	<u>\$243,144.41</u>

**SPECIAL LEVY FUND**

SPECIAL LEVY FUND - OPENING BAL	\$84,715.23
SPECIAL LEVY	\$0.00
INTEREST INCOME	\$122.71
EXPENDITURES	(\$48,842.82)
REFUND	\$0.00
TRFR TO/FROM SPECIAL LEVY FUND	<u>\$0.00</u>
SPECIAL LEVY FUND - ENDING BALANCE	<u>\$35,995.12</u>



Sort order: Account, fiscal period, source code, date, reference

Selection: Account [ 3200] to [ 3299]

Department [ ] to [XXXXXX]

Year 2026-, period [ 1] to year 2026-, period [ 1]

Options: Exclude inactive accounts, exclude accounts with no activity.

Show primary description

Show units

Highest posting sequence : 1

GENERAL LEDGER PRINTOUT  
CONTINGENCY RESERVE FUND

Pd.	Source	Date	Description	Reference	Units	Debits	Credits	Net Posted / Balance
3200			CONTINGENCY RESERVE FUND-O/B			Opening Balance		-203,408.51 *
1	GL-9	06/30/25	CLOSE FUNDS AT YEAREND	AJE8			35,883.79	-35,883.79
			1 transactions(s) printed.		Account Net Change	0.00	35,883.79	-35,883.79
					Account Balance as of 2026-1			-239,292.30
3225			CRF CURRENT APPROPRIATIONS			Opening Balance		-35,000.04 *
1	GL-9	06/30/25	RECORD CRF TRANSFER	AJE2			3,254.58	
1	GL-9	06/30/25	CLOSE FUNDS AT YEAREND	AJE8		35,000.04		31,745.46
			2 transactions(s) printed.		Account Net Change	35,000.04	3,254.58	31,745.46
					Account Balance as of 2026-1			-3,254.58
3230			CRF INTEREST INCOME			Opening Balance		-8,758.75 *
1	GL-9	06/30/25	BANK CHARGE AND INTEREST	AJE1			597.53	
1	GL-9	06/30/25	CLOSE FUNDS AT YEAREND	AJE8		8,758.75		8,161.22
			2 transactions(s) printed.		Account Net Change	8,758.75	597.53	8,161.22
					Account Balance as of 2026-1			-597.53
3250			CRF EXPENDITURES			Opening Balance		7,875.00 *
1	GL-9	06/30/25	CLOSE FUNDS AT YEAREND	AJE8			7,875.00	-7,875.00
			1 transactions(s) printed.		Account Net Change	0.00	7,875.00	-7,875.00
					Account Balance as of 2026-1			0.00
			6 transaction(s) printed.		Report Net Change	43,758.79	47,610.90	-3,852.11
			4 account(s) printed.		Report Balance			-243,144.41

Sort order: Account, fiscal period, source code, date, reference  
Selection: Account [ 3400] to [ 3499]  
Department [ ] to [XXXXXX]  
Year 2026-, period [ 1] to year 2026-, period [ 1]  
Options: Exclude inactive accounts, exclude accounts with no activity.  
Show primary description  
Show units  
Highest posting sequence : 1

GENERAL LEDGER PRINTOUT  
SPECIAL LEVY FUND

Pd.	Source	Date	Description	Reference	Units	Debits	Credits	Posted / Balance
3400			SPECIAL LEVY FUND - OPENING BAL			Opening Balance		0.00 *
1	GL-9	06/30/25	CLOSE FUNDS AT YEAREND	AJE8			84,715.23	-84,715.23
			1 transactions(s) printed.			Account Net Change	0.00	84,715.23
								-84,715.23
								Account Balance as of 2026-1
								-84,715.23
3425			SPECIAL LEVY			Opening Balance		-116,601.97 *
1	GL-9	06/30/25	CLOSE FUNDS AT YEAREND	AJE8		116,601.97		116,601.97
			1 transactions(s) printed.			Account Net Change	116,601.97	0.00
								116,601.97
								Account Balance as of 2026-1
								0.00
3430			INTEREST INCOME			Opening Balance		-231.47 *
1	GL-9	06/30/25	BANK CHARGE AND INTEREST	AJE1			122.71	
1	GL-9	06/30/25	CLOSE FUNDS AT YEAREND	AJE8		231.47		108.76
			2 transactions(s) printed.			Account Net Change	231.47	122.71
								108.76
								Account Balance as of 2026-1
								-122.71
3450			EXPENDITURES			Opening Balance		32,118.21 *
1	GL-9	06/30/25	FCPM-PROJECT SURCHARGE	AJE4		1,102.50		
1	GL-9	06/30/25	CLOSE FUNDS AT YEAREND	AJE8			32,118.21	
1	AP-IN	06/04/25	224- 226- 4 -units #10 - 20	ART VISION P		15,913.44		
1	AP-IN	06/09/25	224- 226- 12 -units #20 - 30	ART VISION P		15,913.44		
1	AP-IN	06/20/25	225- 227- 2 -completion of #30-4	ART VISION P		15,913.44		16,724.61
			5 transactions(s) printed.			Account Net Change	48,842.82	32,118.21
								16,724.61
								Account Balance as of 2026-1
								48,842.82
								Report Net Change
						165,676.26	116,956.15	48,720.11
								Report Balance
								-35,995.12

**STRATA PLAN NW 1860 (ENGLESEA)**  
**BALANCE SHEET**  
**June 30, 2025**  
**(UNAUDITED-SEE NOTICE TO READER)**

**ASSETS**

**CURRENT:**

ENVISION CREDIT UNION	\$41,107.69
ENVISION CREDIT UNION-CRF	\$243,144.41
ENVISION CREDIT UNION-SPECIAL LEVY	\$29,407.77
ENVISION CREDIT UNION-HOLDBACK	\$0.00
ENVISION CREDIT UNION-CRF TERM	\$0.00
VANCITY-CRF ACCOUNT	\$0.00
PETTY CASH	\$0.00
STRATA FEES RECEIVABLE	\$6,589.04
DUE FROM OPERATING FUND	\$0.00
ACCOUNTS RECEIVABLE - OTHER	\$0.00
PREPAID EXPENSES	\$40,947.98
CAPITAL ASSETS	\$0.00
OTHER ASSETS	\$0.00
	<u>\$361,196.89</u>

**LIABILITIES AND FUND BALANCES**

**CURRENT:**

ACCOUNTS PAYABLE	\$0.00
ACCOUNTS PAYABLE-CRF	\$0.00
HOLDBACK PAYABLE	\$0.00
DUE TO CRF	\$0.00
SOCIAL FUND PAYABLE	\$0.00
DEPOSITS	\$0.00
MORTGAGE PAYABLE	\$0.00
TOTAL CURRENT LIABILITIES	<u>\$0.00</u>

**FUND BALANCES:**

OPERATING FUND - PER STATEMENT	\$82,057.36
CONTINGENCY RESERVE FUND - PER STATEMENT	\$243,144.41
SPECIAL LEVY FUND - PER STATEMENT	\$35,995.12
TOTAL FUND BALANCES	<u>\$361,196.89</u>