

Budget Comparison

Owner = Strata VR 1607 (709 - 1251 to 1263 West 7th Ave)
 709 - 1251 to 1263 West 7th Ave
 Month = Sep 2025
 Book = Accrual

ACCOUNT	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME									
STRATA INCOME									
Strata Fees	4,697.20	4,697.21	-0.01	0.00	14,091.64	14,091.63	0.01	0.00	56,364.21
Other Income - EV Charging	6.67	6.66	0.01	0.15	20.01	19.98	0.03	0.15	83.67
TOTAL STRATA INCOME	4,703.87	4,703.87	0.00	0.00	14,111.65	14,111.61	0.04	0.00	56,447.88
TOTAL INCOME	4,703.87	4,703.87	0.00	0.00	14,111.65	14,111.61	0.04	0.00	56,447.88
OPERATING EXPENSES									
GENERAL EXPENSES									
Management Fees	330.75	340.83	10.08	2.96	992.25	1,022.49	30.24	2.96	4,091.83
Annual Review Fee	0.00	46.38	46.38	100.00	0.00	139.14	139.14	100.00	552.38
Administration	0.00	4.17	4.17	100.00	0.00	12.51	12.51	100.00	48.17
Professional Fees	0.00	129.17	129.17	100.00	0.00	387.51	387.51	100.00	1,548.17
T2 Tax Filing and Accountant	0.00	35.00	35.00	100.00	0.00	105.00	105.00	100.00	420.00
Insurance (Accrued)	1,219.92	1,355.83	135.91	10.02	3,659.76	4,067.49	407.73	10.02	16,271.83
Insurance Appraisal (Accrued)	22.60	22.92	0.32	1.40	67.80	68.76	0.96	1.40	275.92
Bank Charges	0.00	2.08	2.08	100.00	0.00	6.24	6.24	100.00	24.08
TOTAL GENERAL EXPENSES	1,573.27	1,936.38	363.11	18.75	4,719.81	5,809.14	1,089.33	18.75	23,232.38
BUILDING EXPENSES									
Utilities - Electricity	0.00	58.33	58.33	100.00	93.40	174.99	81.59	46.63	696.33
Utilities - Gas	72.33	183.34	111.01	60.55	202.73	550.02	347.29	63.14	2,196.33
Utilities - Water and Sewer	0.00	216.67	216.67	100.00	990.21	650.01	-340.20	-52.34	2,603.67
Utilities - Fireline/ Street Cleaning/ Green Bin	0.00	66.67	66.67	100.00	0.00	200.01	200.01	100.00	803.67
Fire Prevention	0.00	41.67	41.67	100.00	0.00	125.01	125.01	100.00	503.67
Waste Removal	221.75	208.33	-13.42	-6.44	665.25	624.99	-40.26	-6.44	2,496.33
Landscaping	0.00	83.33	83.33	100.00	0.00	249.99	249.99	100.00	996.33
Gardening and Pruning	272.59	208.33	-64.26	-30.85	1,476.31	625.03	-851.28	-136.20	2,496.33
Snow Removal and Salt	0.00	2.50	2.50	100.00	0.00	7.50	7.50	100.00	24.50
General Repairs and Maintenance	0.00	416.67	416.67	100.00	0.00	1,250.01	1,250.01	100.00	5,003.67
Plumbing	421.77	0.00	-421.77	N/A	421.77	0.00	-421.77	N/A	0.00

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ACCOUNT	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
TOTAL BUILDING EXPENSES	988.44	1,485.84	497.40	33.48	3,849.67	4,457.56	607.89	13.64	17,820.83
TOTAL OPERATING EXPENSES	2,561.71	3,422.22	860.51	25.14	8,569.48	10,266.70	1,697.22	16.53	41,053.21
RESERVE FUNDS									
Contingency Current Year Transfer	1,425.00	1,425.00	0.00	0.00	4,275.00	4,275.00	0.00	0.00	17,100.00
Investment Interest	-150.00	-150.00	0.00	0.00	-450.00	-450.00	0.00	0.00	-1,800.00
TOTAL RESERVE FUNDS	1,275.00	1,275.00	0.00	0.00	3,825.00	3,825.00	0.00	0.00	15,300.00
TOTAL EXPENSES	3,836.71	4,697.22	860.51	18.32	12,394.48	14,091.70	1,697.22	12.04	56,353.21
NET INCOME	867.16	6.65	860.51	12,940.00	1,717.17	19.91	1,697.26	8,524.66	94.67
ASSETS									
BANK									
Operating BANK - ITF Strata VR1607 (709)	-15,068.41	0.00	-15,068.41	N/A	-43,955.19	0.00	-43,955.19	N/A	0.00
Contingency BANK - ITF Strata VR1607 (709)	-5,029.39	0.00	-5,029.39	N/A	-68,856.34	0.00	-68,856.34	N/A	0.00
INVESTMENTS - Short Term - ITF Strata VR16...									
INVESTMENTS - Short Term G.I.C - 2.90percen...	0.00	0.00	0.00	N/A	-5,000.00	0.00	-5,000.00	N/A	0.00
INVESTMENTS - Short Term G.I.C - 2.90percen...	0.00	0.00	0.00	N/A	-5,000.00	0.00	-5,000.00	N/A	0.00
INVESTMENTS - Short Term G.I.C - 3percent 9...	0.00	0.00	0.00	N/A	-10,000.00	0.00	-10,000.00	N/A	0.00
INVESTMENTS - Short Term G.I.C - 5percent ...	0.00	0.00	0.00	N/A	-20,000.00	0.00	-20,000.00	N/A	0.00
INVESTMENTS - Short Term G.I.C - 5percent ...	0.00	0.00	0.00	N/A	-20,000.00	0.00	-20,000.00	N/A	0.00
TOTAL SHORT TERM INVESTMENTS - ITF St...	0.00	0.00	0.00	N/A	-60,000.00	0.00	-60,000.00	N/A	0.00
TOTAL BANK	-20,097.80	0.00	-20,097.80	N/A	-172,811.53	0.00	-172,811.53	N/A	0.00
Bank Shares & Memberships									
Bank Shares	0.00	0.00	0.00	N/A	-795.79	0.00	-795.79	N/A	0.00
Bank Memberships	0.00	0.00	0.00	N/A	5.00	0.00	5.00	N/A	0.00
TOTAL SHARES & MEMBERSHIPS	0.00	0.00	0.00	N/A	-790.79	0.00	-790.79	N/A	0.00
PREPAID EXPENSES									
Prepaid - Insurance	1,219.92	0.00	1,219.92	N/A	-2,439.79	0.00	-2,439.79	N/A	0.00
Prepaid - Insurance Appraisal	22.60	0.00	22.60	N/A	-226.15	0.00	-226.15	N/A	0.00
TOTAL PREPAID EXPENSES	1,242.52	0.00	1,242.52	N/A	-2,665.94	0.00	-2,665.94	N/A	0.00
TOTAL ASSETS	-18,855.28	0.00	-18,855.28	N/A	-176,268.26	0.00	-176,268.26	N/A	0.00
LIABILITIES AND CAPITAL									

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ACCOUNT	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
LIABILITIES									
Prepaid Strata Fees	-3,374.96	0.00	-3,374.96	N/A	8,378.71	0.00	8,378.71	N/A	0.00
TOTAL LIABILITIES	-3,374.96	0.00	-3,374.96	N/A	8,378.71	0.00	8,378.71	N/A	0.00
CAPITAL									
CONTINGENCY RESERVE FUND									
Contingency Reserve Fund - Opening Balance	0.00	0.00	0.00	N/A	29,076.77	0.00	29,076.77	N/A	0.00
Contingency Reserve Fund - Contribution	1,425.00	0.00	1,425.00	N/A	17,265.00	0.00	17,265.00	N/A	0.00
Contingency Reserve Fund - Interest	88.07	0.00	88.07	N/A	485.88	0.00	485.88	N/A	0.00
Contingency Reserve Fund - G.I.C	-150.00	0.00	-150.00	N/A	6,480.08	0.00	6,480.08	N/A	0.00
Contingency Reserve Fund - Expenditures	0.00	0.00	0.00	N/A	-7,645.96	0.00	-7,645.96	N/A	0.00
TOTAL Contingency Reserve Fund	1,363.07	0.00	1,363.07	N/A	45,661.77	0.00	45,661.77	N/A	0.00
SPECIAL LEVY RESERVE FUND									
Special Levy Reserve Fund - Contribution	20,000.01	0.00	20,000.01	N/A	20,000.01	0.00	20,000.01	N/A	0.00
TOTAL Special Levy Reserve Fund	20,000.01	0.00	20,000.01	N/A	20,000.01	0.00	20,000.01	N/A	0.00
Retained Earnings	867.16	0.00	867.16	N/A	102,227.77	0.00	102,227.77	N/A	0.00
TOTAL CAPITAL	22,230.24	0.00	22,230.24	N/A	167,889.55	0.00	167,889.55	N/A	0.00
TOTAL LIABILITIES AND CAPITAL	18,855.28	0.00	18,855.28	N/A	176,268.26	0.00	176,268.26	N/A	0.00
CASH FLOW	867.16	6.65	860.51	12,940.00	1,717.17	19.91	1,697.26	8,524.66	94.67

APPROVED
 By Kat Eagleson at 1:02 pm, Oct 30, 2025

Balance Sheet

Owner = Strata VR 1607 (709 - 1251 to 1263 West 7th Ave)
 709 - 1251 to 1263 West 7th Ave
 Month = Sep 2025
 Book = Accrual

ACCOUNT	CURRENT BALANCE
ASSETS	
BANK	
Operating BANK - ITF Strata VR1607 (709)	43,955.19
Contingency BANK - ITF Strata VR1607 (709)	68,856.34
INVESTMENTS - Short Term - ITF Strata VR1607 (709)	
INVESTMENTS - Short Term G.I.C - 2.90percent 30 - Day Casha	5,000.00
INVESTMENTS - Short Term G.I.C - 2.90percent 30 - Day Casha	5,000.00
INVESTMENTS - Short Term G.I.C - 3percent 90 - Day Cashable	10,000.00
INVESTMENTS - Short Term G.I.C - 5percent Non-Redeemable 1 -	20,000.00
INVESTMENTS - Short Term G.I.C - 5percent Non-Redeemable 2	20,000.00
TOTAL SHORT TERM INVESTMENTS - ITF Strata VR1607 (709)	<u>60,000.00</u>
TOTAL BANK	172,811.53
Bank Shares & Memberships	
Bank Shares	795.79
Bank Memberships	-5.00
TOTAL SHARES & MEMBERSHIPS	<u>790.79</u>
PREPAID EXPENSES	
Prepaid - Insurance	2,439.79
Prepaid - Insurance Appraisal	226.15
TOTAL PREPAID EXPENSES	<u>2,665.94</u>
TOTAL ASSETS	<u>176,268.26</u>
LIABILITIES AND CAPITAL	
LIABILITIES	
Prepaid Strata Fees	8,378.71
TOTAL LIABILITIES	<u>8,378.71</u>
CAPITAL	
CONTINGENCY RESERVE FUND	
Contingency Reserve Fund - Opening Balance	29,076.77
Contingency Reserve Fund - Contribution	17,265.00
Contingency Reserve Fund - Interest	485.88
Contingency Reserve Fund - G.I.C	6,480.08
Contingency Reserve Fund - Expenditures	-7,645.96
TOTAL Contingency Reserve Fund	<u>45,661.77</u>
SPECIAL LEVY RESERVE FUND	
Special Levy Reserve Fund - Contribution	20,000.01
TOTAL Special Levy Reserve Fund	<u>20,000.01</u>
Retained Earnings	<u>102,227.77</u>
TOTAL CAPITAL	167,889.55
TOTAL LIABILITIES AND CAPITAL	<u>176,268.26</u>

APPROVED

By Kat Eagleson at 1:02 pm, Oct 30, 2025

Receivable Summary

Property = 709 - 1251 to 1263 West 7th Ave Status: Current, Past, Future, Eviction, Notice Entity Type: Tenant Month From: 09/2025 To 09/2025 [Showing Unit]

Owner	Property	Unit	Charge To	Opening Balance	Charges	Receipts	Closing Balance
709 - 1251 to 1263 West 7th Ave							
Strata VR 1607	709 - 1251 to 1263 West 7th Ave	1251	Grant Ewing	-776.51	4,082.84	4,082.84	-776.51
Strata VR 1607	709 - 1251 to 1263 West 7th Ave	1253	Patricia Vanderlaes	-78.06	3,223.29	534.97	2,610.26
Strata VR 1607	709 - 1251 to 1263 West 7th Ave	1255	Tessie Lowe	-177.68	3,361.65	2,000.50	1,183.47
Strata VR 1607	709 - 1251 to 1263 West 7th Ave	1257	Noriko Horiguchi	-177.58	3,361.65	8,938.21	-5,754.14
Strata VR 1607	709 - 1251 to 1263 West 7th Ave	1259	Jerome Thomas	-46.27	3,368.32	3,280.23	41.82
Strata VR 1607	709 - 1251 to 1263 West 7th Ave	1261	Nancy Holme	574.01	3,223.29	2,492.17	1,305.13
Strata VR 1607	709 - 1251 to 1263 West 7th Ave	1263	Peggy Smyth	-11,071.58	4,082.84	0.00	-6,988.74
	Total			-11,753.67	24,703.88	21,328.92	-8,378.71
Grand Total				-11,753.67	24,703.88	21,328.92	-8,378.71

UserId : ysi Date : 10/24/2025 Time : 23:44

AP Aging Report

Period: -09/2025

As of : 09/30/2025

Payee Name	Current Net Owed	Current GST/HST Owed	Current PST Owed	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed
Grand Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Trust Account Summary

Property = 709 - 1251 to 1263 West 7th Ave

Period = 09/2025-09/2025

Cash Account = 1305-00

Book = Cash

Property	Beginning Balance	Receipts	Cheques	Journals	Ending Balance	Open Payables	Adjusted Balance
709 - 1251 to 1263 West 7th Ave	28,886.78	21,328.92	1,319.19	-4,941.32	43,955.19	0.00	43,955.19
Total	28,886.78	21,328.92	1,319.19	-4,941.32	43,955.19	0.00	43,955.19

APPROVED
By Kat Eagleson at 12:42 pm, Oct 30, 2025

**709: Strata VR 1607 Operating
Bank Reconcile History Report**

Balance Per Bank Statement as of 09/30/2025	43,955.19
Reconciled Bank Balance	43,955.19

Balance per GL as of 09/30/2025	43,955.19
Reconciled Balance Per G/L	43,955.19

Difference	0.00
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Cleared Items:

Cleared Cheques

Date	Tran #	Notes	Amount	Date Cleared
08/18/2025	337	Greyrock Property Grooming Ltd.	968.22	09/30/2025
09/09/2025	340	Greyrock Property Grooming Ltd.	272.59	09/30/2025
09/18/2025	341	Maple Leaf Disposal Ltd.	221.75	09/30/2025
09/25/2025	342	Quick Plumbing	421.77	09/30/2025
09/26/2025	26092025	FortisBC	72.33	09/30/2025
09/29/2025	343	Eagleson Properties Ltd	330.75	09/30/2025
Total Cleared Cheques			2,287.41	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
09/01/2025	8		1,092.91	09/30/2025
09/02/2025	3		1,187.04	09/30/2025
09/02/2025	9		2,500.00	09/30/2025
09/03/2025	10		806.32	09/30/2025
09/13/2025	14		639.36	09/30/2025
09/15/2025	11		1,305.13	09/30/2025
09/18/2025	12	Noriko Horiguchi: S levy	8,938.21	09/30/2025
09/23/2025	15	Payment Received - Thank	2,722.29	09/30/2025
09/29/2025	16	Payment Received - Thank	1,361.14	09/30/2025
09/30/2025	17	Payment Received - Thank	776.52	09/30/2025
Total Cleared Deposits			21,328.92	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
09/02/2025	JE 987	transfer from Operating a/c to the CRF a/c (709)	-1,635.00	09/30/2025
09/30/2025	JE 989	transfer from the operating a/c to the CRF a/c	-3,306.32	09/30/2025
Total Cleared Other Items			-4,941.32	

APPROVED
By Kat Eagleson at 12:42 pm, Oct 30, 2025

Bank Register

Bank = 709: Strata VR 1607 Operating

Date = 09/01/2025-09/30/2025

Cheque or Deposit	Date	Vendor or Memo	Payment	Deposit	RCN	Balance
	09/01/2025	Beginning Balance				28,886.78
Dep - 8	09/01/2025	Jerome Thomas		557.94	X	29,444.72
Dep - 8	09/01/2025	Patricia Vanderflaes		534.97	X	29,979.69
Dep - 3	09/02/2025	Nancy Holme		574.00	X	30,553.69
Dep - 3	09/02/2025	Nancy Holme		613.04	X	31,166.73
Dep - 9	09/02/2025	Grant Ewing		2,500.00	X	33,666.73
Adj - JE 987	09/02/2025	transfer from Operating a/c to the CRF a/c (709)	1,635.00		X	32,031.73
Dep - 10	09/03/2025	Grant Ewing		806.32	X	32,838.05
Chq - 340	09/09/2025	Greyrock Property Grooming Ltd.	272.59		X	32,565.46
Dep - 14	09/13/2025	Tessie Lowe		639.36	X	33,204.82
Dep - 11	09/15/2025	Nancy Holme		1,305.13	X	34,509.95
Dep - 12	09/18/2025	Noriko Horiguchi		8,938.21	X	43,448.16
Chq - 341	09/18/2025	Maple Leaf Disposal Ltd.	221.75		X	43,226.41
Dep - 15	09/23/2025	Jerome Thomas		2,722.29	X	45,948.70
Chq - 342	09/25/2025	Quick Plumbing	421.77		X	45,526.93
Chq - 26092025	09/26/2025	FortisBC	72.33		X	45,454.60
Chq - 343	09/29/2025	Eagleson Properties Ltd	330.75		X	45,123.85
Dep - 16	09/29/2025	Tessie Lowe		1,361.14	X	46,484.99
Dep - 17	09/30/2025	Grant Ewing		776.52	X	47,261.51
Adj - JE 989	09/30/2025	transfer from the operating a/c to the CRF a/c	3,306.32		X	43,955.19
	09/30/2025	Ending Balance				43,955.19

Trust Account Summary

Property = 709 - 1251 to 1263 West 7th Ave

Period = 09/2025-09/2025

Cash Account = 1306-00

Book = Cash

Property	Beginning Balance	Receipts	Cheques	Journals	Ending Balance	Open Payables	Adjusted Balance
709 - 1251 to 1263 West 7th Ave	63,826.95	0.00	0.00	5,029.39	68,856.34	0.00	68,856.34
Total	63,826.95	0.00	0.00	5,029.39	68,856.34	0.00	68,856.34

APPROVED

By Kat Eagleson at 12:41 pm, Oct 30, 2025

709: Strata VR 1607 Contingenc
Bank Reconcile History Report

Balance Per Bank Statement as of 09/30/2025	68,856.34
Reconciled Bank Balance	68,856.34

Balance per GL as of 09/30/2025	68,856.34
Reconciled Balance Per G/L	68,856.34

Difference	0.00
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Cleared Items:

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
09/02/2025	JE 987	transfer from Operating a/c to the CRF a/c (709)	1,635.00	09/30/2025
09/30/2025	JE 989	transfer from the operating a/c to the CRF a/c	3,306.32	09/30/2025
09/30/2025	JE 990	Credit Interest earned	88.07	09/30/2025
Total Cleared Other Items			5,029.39	

APPROVED
By Kat Eagleson at 12:41 pm, Oct 30, 2025

Bank Register

Bank = 709: Strata VR 1607 Contingenc

Date = 09/01/2025-09/30/2025

Cheque or Deposit	Date	Vendor or Memo	Payment	Deposit	RCN	Balance
	09/01/2025	Beginning Balance				63,826.95
Adj - JE 987	09/02/2025	transfer from Operating a/c to the CRF a/c (709)		1,635.00	X	65,461.95
Adj - JE 989	09/30/2025	transfer from the operating a/c to the CRF a/c		3,306.32	X	68,768.27
Adj - JE 990	09/30/2025	Credit Interest earned		88.07	X	68,856.34
	09/30/2025	Ending Balance				68,856.34



OCTOBER 01, 2025

My relationship number(s)
91268349

VANAS11000_8267862 E D 16300 34941
EAGLESON PROPERTIES ITF STRATA
CORP VR1607
201-2940 MAIN STREET
VANCOUVER BC V5T 3G3

My branch
DOWNTOWN
898 WEST PENDER ST.
VANCOUVER BC V6C 1J8
T 604 877 7000 TOLL-FREE 1 888 VANCITY
vancity.com

My accounts

STATEMENT PERIOD: 01 SEP 2025 to 30 SEP 2025



DAILY BANKING

ACCOUNT SUMMARY	OPENING BALANCE ON 01 SEP 2025	TOTAL WITHDRAWALS	TOTAL DEPOSITS	CLOSING BALANCE ON 30 SEP 2025
INDEPENDENT BUSINESS ACCOUNT #100084835930	29,855.00	7,228.73	21,328.92	43,955.19
TOTAL NUMBER OF CHEQUES 5				

INDEPENDENT BUSINESS ACCOUNT #100084835930

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	OPENING BALANCE			29,855.00
01 SEP	ETRANSFER CREDIT (JEROMEWTHOMAS)		557.94	30,412.94
01 SEP	ETRANSFER CREDIT (PATRICIAVANDERFLAES)		534.97	30,947.91
02 SEP	ETRANSFER CREDIT (GRANTEWING)		2,500.00	33,447.91
02 SEP	CHEQUE DEPOSIT-BRANCH (NANCY HOLME)		574.00	34,021.91
02 SEP	CHEQUE DEPOSIT-BRANCH (NANCY HOLME)		613.04	34,634.95
02 SEP	FUNDS TRANSFER-ONLINE TO REL#91268601 (\$1,635.00) (OPERATING TO CRF TRANSFERS)	1,635.00		32,999.95
03 SEP	ETRANSFER CREDIT (GRANTEWING)		806.32	33,806.27
03 SEP	CHEQUE CLEARED #337	968.22		32,838.05
13 SEP	ETRANSFER CREDIT (MELANIETERESELOWE)		639.36	33,477.41
16 SEP	CHEQUE CLEARED #340	272.59		33,204.82
18 SEP	CHEQUE DEPOSIT-BRANCH (ANNUAL FEE SPECIAL LEVY CREDIT)		8,938.21	42,143.03

Together, we are a financial force for change.™

INDEPENDENT BUSINESS ACCOUNT #100084835930 (CONT.)

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
18 SEP	CHEQUE DEPOSIT-BRANCH (NANCY HOLME)		1,305.13	43,448.16
23 SEP	ETRANSFER CREDIT (JEROMEWTHOMAS)		2,722.29	46,170.45
25 SEP	CHEQUE CLEARED #341	221.75		45,948.70
26 SEP	PREAUTHORIZED PAYMENT (FORTISBC HOLDINGS INC.)	72.33		45,876.37
27 SEP	CHEQUE CLEARED #342	421.77		45,454.60
29 SEP	ETRANSFER CREDIT (MELANIETERESELOWE)		1,361.14	46,815.74
30 SEP	FUNDS TRANSFER-ONLINE TO REL#91268601 (\$3,306.32) (OPERA TO CRF TRANSF S LEVY)	3,306.32		43,509.42
30 SEP	CHEQUE CLEARED #343	330.75		43,178.67
30 SEP	ETRANSFER CREDIT (GRANTEWING)		776.52	43,955.19

Please review your statement and report any errors or omissions to us within 30 days of the statement date. If we don't hear from you within 30 days, this statement will be considered correct.

CLEARED CHEQUES
INDEPENDENT BUSINESS ACCOUNT #100084835930

DATE CLEARED: 02 SEP
 CHEQUE # 337 \$968.22

EAGLESON PROPERTIES LTD.
 ITF STRATA CORP VR 1607
 201-2600 MAIN ST
 VANCOUVER, BC V6T 3G3
 TEL: (604) 879-1070

VANCOUVER CITY SAVINGS CREDIT UNION
 DOWNTOWN COMMUNITY BRANCH
 906 WEST PENDER STREET TEL: 604.877.7000
 VANCOUVER, B.C. V6C 1J8

000337

2025-08-18
 DATE YYYY MM DD

***** NINE HUNDRED SIXTY EIGHT AND 22/100 DOLLARS *****
 968.22

PAY TO THE ORDER OF
 Greyrock Property Grooming Ltd.
 6305 45 Ave
 Delta, BC V4K 4T5

MEMO: Invoice # 14224 Gardening (709)

PER *Mark Langford*

#000337# *16300#809# 100084835930#

DATE CLEARED: 02 SEP
 CHEQUE # 337 \$968.22

Virtual Endorsement
 DSPACC: 1084649
 DSPTR: 06720-003
 CSID: 2252454696063102800
 TXND: 1
 SCANSSES: 232,039,849
 ITMSEQ: 4
 CHANID: 003
 APPCD: S900
 TRANSIT: 02800
 DSPCUR: CAD
 TEFDI: 02/09/25
 OPID: 160957593

Printer ID# 1021
 ID d'imprimeur 1021

Endorsement - Signature or Stamp
 Endossement - Signature ou timbre

BACK/VERSO

DATE CLEARED: 15 SEP
 CHEQUE # 340 \$272.59

EAGLESON PROPERTIES LTD.
 ITF STRATA CORP VR 1607
 201-2600 MAIN ST
 VANCOUVER, BC V6T 3G3
 TEL: (604) 879-1070

VANCOUVER CITY SAVINGS CREDIT UNION
 DOWNTOWN COMMUNITY BRANCH
 906 WEST PENDER STREET TEL: 604.877.7000
 VANCOUVER, B.C. V6C 1J8

000340

2025-09-09
 DATE YYYY MM DD

***** TWO HUNDRED SEVENTY TWO AND 59/100 DOLLARS *****
 272.59

PAY TO THE ORDER OF
 Greyrock Property Grooming Ltd.
 6305 45 Ave
 Delta, BC V4K 4T5

MEMO: monthly gardening & maintenance

PER *Mark Langford*

#000340# *16300#809# 100084835930#

DATE CLEARED: 15 SEP
 CHEQUE # 340 \$272.59

Virtual Endorsement
 DSPACC: 1084649
 DSPTR: 06720-003
 CSID: 1252564055998702800
 TXND: 1
 SCANSSES: 232,615,550
 ITMSEQ: 5
 CHANID: 003
 APPCD: S900
 TRANSIT: 02800
 DSPCUR: CAD
 TEFDI: 13/09/25
 OPID: 233763101

Printer ID# 1021
 ID d'imprimeur 1021

Endorsement - Signature or Stamp
 Endossement - Signature ou timbre

BACK/VERSO

DATE CLEARED: 24 SEP
 CHEQUE # 341 \$221.75

EAGLESON PROPERTIES LTD.
 ITF STRATA CORP VR 1607
 201-2600 MAIN ST
 VANCOUVER, BC V6T 3G3
 TEL: (604) 879-1070

VANCOUVER CITY SAVINGS CREDIT UNION
 DOWNTOWN COMMUNITY BRANCH
 906 WEST PENDER STREET TEL: 604.877.7000
 VANCOUVER, B.C. V6C 1J8

000341

2025-09-18
 DATE YYYY MM DD

***** TWO HUNDRED TWENTY ONE AND 75/100 DOLLARS *****
 221.75

PAY TO THE ORDER OF
 Maple Leaf Disposal Ltd.
 20378 Langley Bypass
 Vancouver, BC V3A 5E7

MEMO: garbage - waste removal

PER *Mark Langford*

#000341# *16300#809# 100084835930#

DATE CLEARED: 24 SEP
 CHEQUE # 341 \$221.75

DSPACC: 1124015
 DSPTR: 00010-003
 ITMSEQ: 43
 LOC: Location 006MLD

Printer ID# 1021
 ID d'imprimeur 1021

Endorsement - Signature or Stamp
 Endossement - Signature ou timbre

BACK/VERSO

DATE CLEARED: 26 SEP
 CHEQUE # 342 \$421.77

EAGLESON PROPERTIES LTD.
 ITF STRATA CORP VR 1607
 201-2600 MAIN ST
 VANCOUVER, BC V6T 3G3
 TEL: (604) 879-1070

VANCOUVER CITY SAVINGS CREDIT UNION
 DOWNTOWN COMMUNITY BRANCH
 906 WEST PENDER STREET TEL: 604.877.7000
 VANCOUVER, B.C. V6C 1J8

000342

2025-09-25
 DATE YYYY MM DD

***** FOUR HUNDRED TWENTY ONE AND 77/100 DOLLARS *****
 421.77

PAY TO THE ORDER OF
 Quick Plumbing
 53 - 1091 Broughton St
 Vancouver, BC V6G 2A9

MEMO: remove and install drainage pipework at high level from water main room to fix leaking issue

PER *Mark Langford*

#000342# *16300#809# 100084835930#

DATE CLEARED: 26 SEP
 CHEQUE # 342 \$421.77

EAGLESON PROPERTIES LTD.
 ITF STRATA CORP VR 1607


DATE: 2025-09-25 CNR: 242 TOTAL: 421.77 BANK: 1091 Strata VR 1607 Operating (709ops)
 PAYEE: Quick Plumbing MEMO: remove and install drainage pipework at high level from water main room to fix leaking issue
 PROPERTY ADDRESS INVOICE DATE DESCRIPTION AMOUNT

709 - 1251 to 1263 West 7th Ave	1602 (709) - 09/11/2025	remove and install drainage pipework	421.77
20250926 06810-010	292361051		421.77
092625099052978 99			421.77

INDEPENDENT BUSINESS ACCOUNT #100084835930 (CONT.)

DATE CLEARED: 29 SEP
CHEQUE # 343

\$330.75

<p>EAGLESON PROPERTIES LTD. 117 STRATA CORP VR 1607 501 2940 MAIN ST VANCOUVER BC V5T 3G3 TEL: (604) 879-1070</p>	<p>VANCOUVER CITY SAVINGS CREDIT UNION DOWNTOWN COMMUNITY BRANCH 88 WEST PINE STREET TEL: 604 877-7000 VANCOUVER B.C. V6C 1J8</p>
	000343
	DATE 2025-09-29 TIME 11:51 AM '25
**** THREE HUNDRED THIRTY AND 75/100 DOLLARS	330.75
<p>PAY TO THE ORDER OF Eagleson Properties Ltd 201 - 2940 Main Street Vancouver, BC V5T 3G3</p>	<p>PER  EAGLESON PROPERTIES LTD 79 STOKES DRIVE VANCOUVER BC V6L 1A1</p>
⑈000343⑈ ⑆16300⑈809⑆ 100084835930⑈	

DATE CLEARED: 29 SEP
CHEQUE # 343

\$330.75

<p>For Deposit Only Eagleson Properties Ltd. BICM Client Account 1160-00110002427809</p> <p>Endorsement - Signature or Stamp Endossement - Signature ou Empreinte</p>	<p>Printer ID# 1021 ID d'imprimeur 1021</p> <p><small>Instructions: This document is for the use of the printer only. It is not to be used for any other purpose. The printer is responsible for ensuring that the document is printed correctly and that the information is accurate. The printer is also responsible for ensuring that the document is stored securely and that it is not lost or damaged. The printer is also responsible for ensuring that the document is not used for any other purpose.</small></p>
BACKVERSO	

Images shown above represent official copies of the original documents as processed by our institution. Inclusion of images in the statement does not guarantee items have been honoured.



OCTOBER 01, 2025

My relationship number(s)
91268601

VANAS11000_8267862 E D 16300 34943
EAGLESON PROPERTIES ITF STRATA
CORP VR1607
201-2940 MAIN STREET
VANCOUVER BC V5T 3G3

My branch
DOWNTOWN
898 WEST PENDER ST.
VANCOUVER BC V6C 1J8
T 604 877 7000 TOLL-FREE 1 888 VANCITY
vancity.com

My accounts

STATEMENT PERIOD: 01 SEP 2025 to 30 SEP 2025



DAILY BANKING

ACCOUNT SUMMARY	OPENING BALANCE ON 01 SEP 2025	TOTAL WITHDRAWALS	TOTAL DEPOSITS	CLOSING BALANCE ON 30 SEP 2025
BUSINESS JUMPSTART SAVINGS #100084886032 (CONTINGENCY)	63,826.95	0.00	5,029.39	68,856.34
TOTAL NUMBER OF CHEQUES 0				

BUSINESS JUMPSTART SAVINGS #100084886032 (CONTINGENCY)

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	OPENING BALANCE			63,826.95
02 SEP	FUNDS TRANSFER-ONLINE FROM REL #91268349 (\$1,635.00) (OPERATING TO CRF TRANSFER)		1,635.00	65,461.95
30 SEP	FUNDS TRANSFER-ONLINE FROM REL #91268349 (\$3,306.32) (OPERA TO CRF TRANSF S LEV)		3,306.32	68,768.27
30 SEP	INTEREST CREDITED TO ACCOUNT (CREDIT INTEREST)		88.07	68,856.34

Together, we are a financial force for change.™

INVESTMENTS

TERM DEPOSITS

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	#100095604541 CASHABLE 30 DAY LOCKOUT 12 MONTH TERM INITIAL DEPOSIT: 21AUG2024 \$5,000.00 MATURITY DATE: 21AUG2025 INTEREST RATE: 3.100% INTEREST IS COMPOUNDED AT MATURITY			0.00
	#100095604566 CASHABLE 30 DAY LOCKOUT 12 MONTH TERM INITIAL DEPOSIT: 21AUG2024 \$5,000.00 MATURITY DATE: 21AUG2025 INTEREST RATE: 3.100% INTEREST IS COMPOUNDED AT MATURITY			0.00
	#100095604590 CASHABLE 30 DAY LOCKOUT 12 MONTH TERM INITIAL DEPOSIT: 21AUG2024 \$5,000.00 MATURITY DATE: 21AUG2025 INTEREST RATE: 3.100% INTEREST IS COMPOUNDED AT MATURITY			0.00
	#100095604608 CASHABLE 30 DAY LOCKOUT 12 MONTH TERM INITIAL DEPOSIT: 21AUG2024 \$5,000.00 MATURITY DATE: 21AUG2025 INTEREST RATE: 3.100% INTEREST IS COMPOUNDED AT MATURITY			0.00
	#100095604632 CASHABLE 90 DAY LOCKOUT 12 MONTH TERM INITIAL DEPOSIT: 21AUG2024 \$10,000.00 MATURITY DATE: 21AUG2025 INTEREST RATE: 3.150% INTEREST IS COMPOUNDED AT MATURITY			0.00
	#100095604640 CASHABLE 90 DAY LOCKOUT 12 MONTH TERM INITIAL DEPOSIT: 21AUG2024 \$10,000.00 MATURITY DATE: 21AUG2025 INTEREST RATE: 3.150% INTEREST IS COMPOUNDED AT MATURITY			0.00
	#100095604657 NON-REDEEMABLE ANNUAL TERM 12 MONTH TERM INITIAL DEPOSIT: 21AUG2024 \$20,000.00 MATURITY DATE: 21AUG2025 INTEREST RATE: 4.600% INTEREST IS COMPOUNDED ANNUALLY			0.00
	#100095604665 NON-REDEEMABLE ANNUAL TERM 12 MONTH TERM INITIAL DEPOSIT: 21AUG2024 \$20,000.00 MATURITY DATE: 21AUG2025 INTEREST RATE: 4.600% INTEREST IS COMPOUNDED ANNUALLY			0.00

OCTOBER 01, 2025

91268601

DOWNTOWN
898 WEST PENDER ST.
VANCOUVER BC V6C 1J8
T 604 877 7000 TOLL-FREE 1 888 VANCITY
vancity.com



TERM DEPOSITS (CONT.)

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	#100098038424 NON-REDEEMABLE ANNUAL TERM 12 MONTH TERM INITIAL DEPOSIT: 21AUG2025 \$20,000.00 MATURITY DATE: 21AUG2026 INTEREST RATE: 3.100% INTEREST IS COMPOUNDED ANNUALLY OPENING BALANCE			20,000.00
	#100098038465 NON-REDEEMABLE ANNUAL TERM 12 MONTH TERM INITIAL DEPOSIT: 21AUG2025 \$20,000.00 MATURITY DATE: 21AUG2026 INTEREST RATE: 3.100% INTEREST IS COMPOUNDED ANNUALLY OPENING BALANCE			20,000.00
	#100098038499 NON-REDEEMABLE ANNUAL TERM 12 MONTH TERM INITIAL DEPOSIT: 21AUG2025 \$10,000.00 MATURITY DATE: 21AUG2026 INTEREST RATE: 3.100% INTEREST IS COMPOUNDED ANNUALLY OPENING BALANCE			10,000.00
	#100098038515 CASHABLE 30 DAY LOCKOUT 12 MONTH TERM INITIAL DEPOSIT: 21AUG2025 \$5,000.00 MATURITY DATE: 21AUG2026 INTEREST RATE: 2.100% INTEREST IS COMPOUNDED AT MATURITY OPENING BALANCE			5,000.00
	#100098038531 CASHABLE 30 DAY LOCKOUT 12 MONTH TERM INITIAL DEPOSIT: 21AUG2025 \$5,000.00 MATURITY DATE: 21AUG2026 INTEREST RATE: 2.100% INTEREST IS COMPOUNDED AT MATURITY OPENING BALANCE			5,000.00
	TOTAL TERMS			60,000.00

Please review your statement and report any errors or omissions to us within 30 days of the statement date. If we don't hear from you within 30 days, this statement will be considered correct.

General Ledger

Owner = Strata VR 1607 (709 - 1251 to 1263 West 7th Ave)
 709 - 1251 to 1263 West 7th Ave
 Month = Sep 2025
 Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
1305-00			Operating BANK - ITF St...					28,886.78 = Beginning Balance =	
709 - 1251 to 1263 West 7th Ave	09/01/2025	09/2025	Jerome Thomas	R-1358	et	557.94	0.00	29,444.72	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	09/01/2025	09/2025	Patricia Vanderflaes	R-1359	et	534.97	0.00	29,979.69	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	09/01/2025	09/2025	Grant Ewing	R-1415	:prepay	677.62	0.00	30,657.31	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	09/01/2025	09/2025	Grant Ewing	R-1415	:prepay	0.00	677.62	29,979.69	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	09/01/2025	09/2025	Peggy Smyth	R-1419	:prepay	776.52	0.00	30,756.21	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	09/01/2025	09/2025	Peggy Smyth	R-1419	:prepay	0.00	776.52	29,979.69	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	09/02/2025	09/2025	Nancy Holme	R-1169	cheque# 083	574.00	0.00	30,553.69	Payment received - Thank You
709 - 1251 to 1263 West 7th Ave	09/02/2025	09/2025	Nancy Holme	R-1170	cheque # 084	613.04	0.00	31,166.73	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	09/02/2025	09/2025	Grant Ewing	R-1360	et	1,624.58	0.00	32,791.31	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	09/02/2025	09/2025	Grant Ewing	R-1360	et	776.52	0.00	33,567.83	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	09/02/2025	09/2025	Grant Ewing	R-1360	et	98.90	0.00	33,666.73	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	09/02/2025	09/2025	transfer from Operating a...	J-987	transfer fr...	0.00	1,275.00	32,391.73	transfer from Operating a/c to the CRF a/c (709)
709 - 1251 to 1263 West 7th Ave	09/02/2025	09/2025	transfer from Operating a...	J-987	transfer fr...	0.00	180.00	32,211.73	transfer from Operating a/c to the CRF a/c (709)
709 - 1251 to 1263 West 7th Ave	09/02/2025	09/2025	transfer from Operating a...	J-987	transfer fr...	0.00	180.00	32,031.73	transfer from Operating a/c to the CRF a/c (709)
709 - 1251 to 1263 West 7th Ave	09/03/2025	09/2025	Grant Ewing	R-1361	et	806.32	0.00	32,838.05	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	09/06/2025	09/2025	Grant Ewing	R-1416	:prepay	98.90	0.00	32,936.95	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	09/06/2025	09/2025	Grant Ewing	R-1416	:prepay	0.00	98.90	32,838.05	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	09/06/2025	09/2025	Patricia Vanderflaes	R-1417	:prepay	534.97	0.00	33,373.02	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	09/06/2025	09/2025	Patricia Vanderflaes	R-1417	:prepay	0.00	534.97	32,838.05	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	09/06/2025	09/2025	Jerome Thomas	R-1418	:prepay	557.94	0.00	33,395.99	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	09/06/2025	09/2025	Jerome Thomas	R-1418	:prepay	0.00	557.94	32,838.05	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	09/09/2025	09/2025	Greyrock Property Groo...	K-272	340	0.00	272.59	32,565.46	monthly gardening & maintenance

General Ledger

Owner = Strata VR 1607 (709 - 1251 to 1263 West 7th Ave)
709 - 1251 to 1263 West 7th Ave
Month = Sep 2025
Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
709 - 1251 to 1263 West 7th Ave	09/13/2025	09/2025	Tessie Lowe	R-1835	et	680.07	0.00	33,245.53	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	09/13/2025	09/2025	Tessie Lowe	R-1835	et	0.00	81.42	33,164.11	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	09/13/2025	09/2025	Tessie Lowe	R-1835	et	639.36	0.00	33,803.47	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	09/13/2025	09/2025	Tessie Lowe	R-1835	et	177.68	0.00	33,981.15	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	09/13/2025	09/2025	Tessie Lowe	R-1835	et	0.00	776.33	33,204.82	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	09/15/2025	09/2025	Nancy Holme	R-1432	chq # 089	1,305.13	0.00	34,509.95	Special Levy #1 - Payment Received - Thank You (709)
709 - 1251 to 1263 West 7th Ave	09/16/2025	09/2025	Peggy Smyth	R-1472	:prepay	825.94	0.00	35,335.89	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	09/16/2025	09/2025	Peggy Smyth	R-1472	:prepay	0.00	825.94	34,509.95	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	09/18/2025	09/2025	Maple Leaf Disposal Ltd.	K-374	341	0.00	221.75	34,288.20	garbage - waste removal
709 - 1251 to 1263 West 7th Ave	09/18/2025	09/2025	Noriko Horiguchi	R-1473	cheque # 005	8,298.85	0.00	42,587.05	Payment Received - Thank You : SPECIAL LEVY (709)
709 - 1251 to 1263 West 7th Ave	09/18/2025	09/2025	Noriko Horiguchi	R-1473	cheque # 005	639.36	0.00	43,226.41	Payment Received - Thank You : SPECIAL LEVY (709)
709 - 1251 to 1263 West 7th Ave	09/20/2025	09/2025	Peggy Smyth	R-1479	:prepay	825.94	0.00	44,052.35	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	09/20/2025	09/2025	Peggy Smyth	R-1479	:prepay	0.00	825.94	43,226.41	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	09/23/2025	09/2025	Jerome Thomas	R-1838	et	2,722.29	0.00	45,948.70	Special Levy : Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	09/25/2025	09/2025	Quick Plumbing	K-384	342	0.00	421.77	45,526.93	remove and install drainage pipework at high level from water main room to fix leaking issue
709 - 1251 to 1263 West 7th Ave	09/26/2025	09/2025	FortisBC	K-606	26092025	0.00	72.33	45,454.60	Natural Gas Bill : August/September 2025 (709)
709 - 1251 to 1263 West 7th Ave	09/29/2025	09/2025	Eagleson Properties Ltd	K-404	343	0.00	330.75	45,123.85	
709 - 1251 to 1263 West 7th Ave	09/29/2025	09/2025	Tessie Lowe	R-1839	et	721.78	0.00	45,845.63	Special Levy : Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	09/29/2025	09/2025	Tessie Lowe	R-1839	et	639.36	0.00	46,484.99	Special Levy : Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	09/30/2025	09/2025	Grant Ewing	R-1840	et	776.52	0.00	47,261.51	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	09/30/2025	09/2025	Tessie Lowe	R-1853	:prepay	177.68	0.00	47,439.19	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	09/30/2025	09/2025	Tessie Lowe	R-1853	:prepay	0.00	177.68	47,261.51	:Prog Gen prepayment transfer

General Ledger

Owner = Strata VR 1607 (709 - 1251 to 1263 West 7th Ave)
 709 - 1251 to 1263 West 7th Ave
 Month = Sep 2025
 Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
709 - 1251 to 1263 West 7th Ave	09/30/2025	09/2025	Jerome Thomas	R-1854	:prepay	2,722.29	0.00	49,983.80	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	09/30/2025	09/2025	Jerome Thomas	R-1854	:prepay	0.00	2,722.29	47,261.51	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	09/30/2025	09/2025	Peggy Smyth	R-1855	:prepay	3,306.32	0.00	50,567.83	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	09/30/2025	09/2025	Peggy Smyth	R-1855	:prepay	0.00	3,306.32	47,261.51	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	09/30/2025	09/2025	transfer from the operati...	J-989	transfer fro...	0.00	3,306.32	43,955.19	transfer from the operating a/c to the CRF a/c
Net Change=15,068.41						32,690.79	17,622.38	43,955.19	= Ending Balance =
1306-00			Contingency BANK - ITF...					63,826.95	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	09/02/2025	09/2025	transfer from Operating a...	J-987	transfer fr...	1,275.00	0.00	65,101.95	transfer from Operating a/c to the CRF a/c (709)
709 - 1251 to 1263 West 7th Ave	09/02/2025	09/2025	transfer from Operating a...	J-987	transfer fr...	180.00	0.00	65,281.95	transfer from Operating a/c to the CRF a/c (709)
709 - 1251 to 1263 West 7th Ave	09/02/2025	09/2025	transfer from Operating a...	J-987	transfer fr...	180.00	0.00	65,461.95	transfer from Operating a/c to the CRF a/c (709)
709 - 1251 to 1263 West 7th Ave	09/30/2025	09/2025	transfer from the operati...	J-989	transfer fro...	3,306.32	0.00	68,768.27	transfer from the operating a/c to the CRF a/c
709 - 1251 to 1263 West 7th Ave	09/30/2025	09/2025	Credit Interest earned	J-990	Credit Interest	88.07	0.00	68,856.34	Credit Interest earned
Net Change=5,029.39						5,029.39	0.00	68,856.34	= Ending Balance =
1308-03			INVESTMENTS - Short...					5,000.00	= Beginning Balance =
Net Change=0.00						0.00	0.00	5,000.00	= Ending Balance =
1308-04			INVESTMENTS - Short...					5,000.00	= Beginning Balance =
Net Change=0.00						0.00	0.00	5,000.00	= Ending Balance =
1308-05			INVESTMENTS - Short...					10,000.00	= Beginning Balance =
Net Change=0.00						0.00	0.00	10,000.00	= Ending Balance =
1308-07			INVESTMENTS - Short...					20,000.00	= Beginning Balance =
Net Change=0.00						0.00	0.00	20,000.00	= Ending Balance =
1308-08			INVESTMENTS - Short...					20,000.00	= Beginning Balance =
Net Change=0.00						0.00	0.00	20,000.00	= Ending Balance =
1992-00			Bank Shares					795.79	= Beginning Balance =

General Ledger

Owner = Strata VR 1607 (709 - 1251 to 1263 West 7th Ave)
 709 - 1251 to 1263 West 7th Ave
 Month = Sep 2025
 Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
			Net Change=0.00			0.00	0.00	795.79	= Ending Balance =
1993-00			Bank Memberships					-5.00	= Beginning Balance =
			Net Change=0.00			0.00	0.00	-5.00	= Ending Balance =
2010-00			Accounts Receivable					0.00	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	09/01/2025	09/2025	Grant Ewing	R-1415	:prepay	0.00	677.62	-677.62	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	09/01/2025	09/2025	Peggy Smyth	R-1419	:prepay	0.00	776.52	-1,454.14	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	09/01/2025	09/2025	Grant Ewing	C-2294	:Post	776.52	0.00	-677.62	Strata Fees
709 - 1251 to 1263 West 7th Ave	09/01/2025	09/2025	Patricia Vanderflaes	C-2295	:Post	613.04	0.00	-64.58	Strata Fees
709 - 1251 to 1263 West 7th Ave	09/01/2025	09/2025	Tessie Lowe	C-2296	:Post	639.36	0.00	574.78	Strata Fees
709 - 1251 to 1263 West 7th Ave	09/01/2025	09/2025	Noriko Horiguchi	C-2297	:Post	639.36	0.00	1,214.14	Strata Fees
709 - 1251 to 1263 West 7th Ave	09/01/2025	09/2025	Jerome Thomas	C-2298	:Post	639.36	0.00	1,853.50	Strata Fees
709 - 1251 to 1263 West 7th Ave	09/01/2025	09/2025	Nancy Holme	C-2299	:Post	613.04	0.00	2,466.54	Strata Fees
709 - 1251 to 1263 West 7th Ave	09/01/2025	09/2025	Peggy Smyth	C-2300	:Post	776.52	0.00	3,243.06	Strata Fees
709 - 1251 to 1263 West 7th Ave	09/01/2025	09/2025	Jerome Thomas	C-2511	EV Fee	6.67	0.00	3,249.73	EV Fee
709 - 1251 to 1263 West 7th Ave	09/01/2025	09/2025	Grant Ewing	C-2764	Resolution...	3,306.32	0.00	6,556.05	Resolution #4 – Special Levy to fund CRF
709 - 1251 to 1263 West 7th Ave	09/02/2025	09/2025	Nancy Holme	R-1169	cheque# 083	0.00	574.00	5,982.05	Payment received - Thank You
709 - 1251 to 1263 West 7th Ave	09/06/2025	09/2025	Grant Ewing	R-1416	:prepay	0.00	98.90	5,883.15	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	09/06/2025	09/2025	Patricia Vanderflaes	R-1417	:prepay	0.00	534.97	5,348.18	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	09/06/2025	09/2025	Jerome Thomas	R-1418	:prepay	0.00	557.94	4,790.24	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	09/13/2025	09/2025	Tessie Lowe	R-1835	et	81.42	0.00	4,871.66	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	09/13/2025	09/2025	Tessie Lowe	R-1835	et	0.00	639.36	4,232.30	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	09/13/2025	09/2025	Tessie Lowe	R-1835	et	776.33	0.00	5,008.63	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	09/13/2025	09/2025	Tessie Lowe	R-1835	et	0.00	680.07	4,328.56	Payment Received - Thank You

General Ledger

Owner = Strata VR 1607 (709 - 1251 to 1263 West 7th Ave)
 709 - 1251 to 1263 West 7th Ave
 Month = Sep 2025
 Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
709 - 1251 to 1263 West 7th Ave	09/16/2025	09/2025	Peggy Smyth	R-1472	:prepay	0.00	825.94	3,502.62	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	09/18/2025	09/2025	Noriko Horiguchi	R-1473	cheque # 005	0.00	639.36	2,863.26	Payment Received - Thank You : SPECIAL LEVY (709)
709 - 1251 to 1263 West 7th Ave	09/20/2025	09/2025	Peggy Smyth	R-1479	:prepay	0.00	825.94	2,037.32	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	09/29/2025	09/2025	Tessie Lowe	R-1839	et	0.00	639.36	1,397.96	Special Levy : Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	09/30/2025	09/2025	Tessie Lowe	R-1853	:prepay	0.00	177.68	1,220.28	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	09/30/2025	09/2025	Jerome Thomas	R-1854	:prepay	0.00	2,722.29	-1,502.01	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	09/30/2025	09/2025	Peggy Smyth	R-1855	:prepay	0.00	3,306.32	-4,808.33	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	09/30/2025	09/2025	Patricia Vanderflaes	C-2765	Resolution...	2,610.25	0.00	-2,198.08	Resolution #4 – Special Levy to fund CRF
709 - 1251 to 1263 West 7th Ave	09/30/2025	09/2025	Tessie Lowe	C-2766	Resolution...	2,722.29	0.00	524.21	Resolution #4 – Special Levy to fund CRF
709 - 1251 to 1263 West 7th Ave	09/30/2025	09/2025	Noriko Horiguchi	C-2767	Resolution...	2,722.29	0.00	3,246.50	Resolution #4 – Special Levy to fund CRF
709 - 1251 to 1263 West 7th Ave	09/30/2025	09/2025	Jerome Thomas	C-2768	Resolution...	2,722.29	0.00	5,968.79	Resolution #4 – Special Levy to fund CRF
709 - 1251 to 1263 West 7th Ave	09/30/2025	09/2025	Nancy Holme	C-2770	Resolution...	2,610.25	0.00	8,579.04	Resolution #4 – Special Levy to fund CRF
709 - 1251 to 1263 West 7th Ave	09/30/2025	09/2025	Peggy Smyth	C-2771	Resolution...	3,306.32	0.00	11,885.36	Resolution #4 – Special Levy to fund CRF
709 - 1251 to 1263 West 7th Ave	09/30/2025	09/2025	reallocation of AR and P...	J-1006	reallocation...	0.00	11,885.36	0.00	reallocation of AR and Prepaid strata Fees
Net Change=0.00						25,561.63	25,561.63	0.00	= Ending Balance =
2410-00			Prepaid - Insurance					3,659.71	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	09/30/2025	09/2025	SEPT 2025 - Reallocatio...	J-997	SEPT 2025...	0.00	1,219.92	2,439.79	SEPT 2025 - Reallocation of INCOME/EXPENSES
Net Change=-1,219.92						0.00	1,219.92	2,439.79	= Ending Balance =
2411-00			Prepaid - Insurance App...					248.75	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	09/30/2025	09/2025	SEPT 2025 - Reallocatio...	J-997	SEPT 2025...	0.00	22.60	226.15	SEPT 2025 - Reallocation of INCOME/EXPENSES
Net Change=-22.60						0.00	22.60	226.15	= Ending Balance =
4011-00			Accounts Payable					0.00	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	08/31/2025	09/2025	Maple Leaf Disposal Ltd.	P-557	650418	0.00	221.75	-221.75	garbage - waste removal

General Ledger

Owner = Strata VR 1607 (709 - 1251 to 1263 West 7th Ave)
 709 - 1251 to 1263 West 7th Ave
 Month = Sep 2025
 Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
709 - 1251 to 1263 West 7th Ave	09/01/2025	09/2025	FortisBC	P-1009	a/c # 6435 ...	0.00	72.33	-294.08	Natural Gas Bill : August/September 2025 (709)
709 - 1251 to 1263 West 7th Ave	09/04/2025	09/2025	Greyrock Property Groo...	P-504	14236	0.00	272.59	-566.67	monthly gardening & maintenance
709 - 1251 to 1263 West 7th Ave	09/09/2025	09/2025	Greyrock Property Groo...	K-272	340	272.59	0.00	-294.08	monthly gardening & maintenance
709 - 1251 to 1263 West 7th Ave	09/11/2025	09/2025	Quick Plumbing	P-680	14022 (709)	0.00	421.77	-715.85	remove and install drainage pipework at high level from water main room to fix leaking issue
709 - 1251 to 1263 West 7th Ave	09/18/2025	09/2025	Maple Leaf Disposal Ltd.	K-374	341	221.75	0.00	-494.10	garbage - waste removal
709 - 1251 to 1263 West 7th Ave	09/25/2025	09/2025	Quick Plumbing	K-384	342	421.77	0.00	-72.33	remove and install drainage pipework at high level from water main room to fix leaking issue
709 - 1251 to 1263 West 7th Ave	09/26/2025	09/2025	FortisBC	K-606	26092025	72.33	0.00	0.00	Natural Gas Bill : August/September 2025 (709)
709 - 1251 to 1263 West 7th Ave	09/27/2025	09/2025	Eagleson Properties Ltd	P-713	:MGTFee ...	0.00	330.75	-330.75	
709 - 1251 to 1263 West 7th Ave	09/29/2025	09/2025	Eagleson Properties Ltd	K-404	343	330.75	0.00	0.00	
Net Change=0.00						1,319.19	1,319.19	0.00	= Ending Balance =
4030-00			Prepaid Rent			0.00 = Beginning Balance =			
709 - 1251 to 1263 West 7th Ave	09/01/2025	09/2025	Jerome Thomas	R-1358	et	0.00	557.94	-557.94	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	09/01/2025	09/2025	Patricia Vanderflaes	R-1359	et	0.00	534.97	-1,092.91	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	09/01/2025	09/2025	Grant Ewing	R-1415	:prepay	677.62	0.00	-415.29	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	09/01/2025	09/2025	Peggy Smyth	R-1419	:prepay	776.52	0.00	361.23	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	09/02/2025	09/2025	Nancy Holme	R-1170	cheque # 084	0.00	613.04	-251.81	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	09/02/2025	09/2025	Grant Ewing	R-1360	et	0.00	1,624.58	-1,876.39	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	09/02/2025	09/2025	Grant Ewing	R-1360	et	0.00	776.52	-2,652.91	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	09/02/2025	09/2025	Grant Ewing	R-1360	et	0.00	98.90	-2,751.81	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	09/03/2025	09/2025	Grant Ewing	R-1361	et	0.00	806.32	-3,558.13	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	09/06/2025	09/2025	Grant Ewing	R-1416	:prepay	98.90	0.00	-3,459.23	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	09/06/2025	09/2025	Patricia Vanderflaes	R-1417	:prepay	534.97	0.00	-2,924.26	:Prog Gen prepayment transfer

General Ledger

Owner = Strata VR 1607 (709 - 1251 to 1263 West 7th Ave)
 709 - 1251 to 1263 West 7th Ave
 Month = Sep 2025
 Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
709 - 1251 to 1263 West 7th Ave	09/06/2025	09/2025	Jerome Thomas	R-1418	:prepay	557.94	0.00	-2,366.32	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	09/13/2025	09/2025	Tessie Lowe	R-1835	et	0.00	177.68	-2,544.00	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	09/15/2025	09/2025	Nancy Holme	R-1432	chq # 089	0.00	1,305.13	-3,849.13	Special Levy #1 - Payment Received - Thank You (709)
709 - 1251 to 1263 West 7th Ave	09/16/2025	09/2025	Peggy Smyth	R-1472	:prepay	825.94	0.00	-3,023.19	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	09/18/2025	09/2025	Noriko Horiguchi	R-1473	cheque # 005	0.00	8,298.85	-11,322.04	Payment Received - Thank You : SPECIAL LEVY (709)
709 - 1251 to 1263 West 7th Ave	09/20/2025	09/2025	Peggy Smyth	R-1479	:prepay	825.94	0.00	-10,496.10	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	09/23/2025	09/2025	Jerome Thomas	R-1838	et	0.00	2,722.29	-13,218.39	Special Levy : Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	09/29/2025	09/2025	Tessie Lowe	R-1839	et	0.00	721.78	-13,940.17	Special Levy : Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	09/30/2025	09/2025	Grant Ewing	R-1840	et	0.00	776.52	-14,716.69	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	09/30/2025	09/2025	Tessie Lowe	R-1853	:prepay	177.68	0.00	-14,539.01	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	09/30/2025	09/2025	Jerome Thomas	R-1854	:prepay	2,722.29	0.00	-11,816.72	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	09/30/2025	09/2025	Peggy Smyth	R-1855	:prepay	3,306.32	0.00	-8,510.40	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	09/30/2025	09/2025	reallocation of AR and P...	J-1006	reallocation...	8,510.40	0.00	0.00	reallocation of AR and Prepaid strata Fees
			Net Change=0.00			19,014.52	19,014.52	0.00	= Ending Balance =
4040-00			Prepaid Strata Fees					-11,753.67	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	09/30/2025	09/2025	reallocation of AR and P...	J-1006	reallocation...	0.00	8,510.40	-20,264.07	reallocation of AR and Prepaid strata Fees
709 - 1251 to 1263 West 7th Ave	09/30/2025	09/2025	reallocation of AR and P...	J-1006	reallocation...	11,885.36	0.00	-8,378.71	reallocation of AR and Prepaid strata Fees
			Net Change=3,374.96			11,885.36	8,510.40	-8,378.71	= Ending Balance =
5105-00			Contingency Reserve Fu...					-29,076.77	= Beginning Balance =
			Net Change=0.00			0.00	0.00	-29,076.77	= Ending Balance =
5106-00			Contingency Reserve Fu...					-15,840.00	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	09/30/2025	09/2025	SEPT 2025 - Reallocatio...	J-997	SEPT 2025...	0.00	1,425.00	-17,265.00	SEPT 2025 - Reallocation of INCOME/EXPENSES
			Net Change=-1,425.00			0.00	1,425.00	-17,265.00	= Ending Balance =

General Ledger

Owner = Strata VR 1607 (709 - 1251 to 1263 West 7th Ave)
 709 - 1251 to 1263 West 7th Ave
 Month = Sep 2025
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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
5107-00			Contingency Reserve Fu...					-397.81 = Beginning Balance =	
709 - 1251 to 1263 West 7th Ave	09/30/2025	09/2025	Credit Interest earned	J-990	Credit Interest	0.00	88.07	-485.88	Credit Interest earned
			Net Change=-88.07			0.00	88.07	-485.88 = Ending Balance =	
5107-01			Contingency Reserve Fu...					-6,630.08 = Beginning Balance =	
709 - 1251 to 1263 West 7th Ave	09/30/2025	09/2025	SEPT 2025 - Reallocatio...	J-997	SEPT 2025...	150.00	0.00	-6,480.08	GIC Interest
			Net Change=150.00			150.00	0.00	-6,480.08 = Ending Balance =	
5108-00			Contingency Reserve Fu...					7,645.96 = Beginning Balance =	
			Net Change=0.00			0.00	0.00	7,645.96 = Ending Balance =	
5206-00			Special Levy Reserve Fu...					0.00 = Beginning Balance =	
709 - 1251 to 1263 West 7th Ave	09/01/2025	09/2025	Grant Ewing	C-2764	Resolution...	0.00	3,306.32	-3,306.32	Resolution #4 – Special Levy to fund CRF
709 - 1251 to 1263 West 7th Ave	09/30/2025	09/2025	Patricia Vanderflaes	C-2765	Resolution...	0.00	2,610.25	-5,916.57	Resolution #4 – Special Levy to fund CRF
709 - 1251 to 1263 West 7th Ave	09/30/2025	09/2025	Tessie Lowe	C-2766	Resolution...	0.00	2,722.29	-8,638.86	Resolution #4 – Special Levy to fund CRF
709 - 1251 to 1263 West 7th Ave	09/30/2025	09/2025	Noriko Horiguchi	C-2767	Resolution...	0.00	2,722.29	-11,361.15	Resolution #4 – Special Levy to fund CRF
709 - 1251 to 1263 West 7th Ave	09/30/2025	09/2025	Jerome Thomas	C-2768	Resolution...	0.00	2,722.29	-14,083.44	Resolution #4 – Special Levy to fund CRF
709 - 1251 to 1263 West 7th Ave	09/30/2025	09/2025	Nancy Holme	C-2770	Resolution...	0.00	2,610.25	-16,693.69	Resolution #4 – Special Levy to fund CRF
709 - 1251 to 1263 West 7th Ave	09/30/2025	09/2025	Peggy Smyth	C-2771	Resolution...	0.00	3,306.32	-20,000.01	Resolution #4 – Special Levy to fund CRF
			Net Change=-20,000.01			0.00	20,000.01	-20,000.01 = Ending Balance =	
5800-00			Retained Earnings					-100,510.60 = Beginning Balance =	
			Net Change=0.00			0.00	0.00	-100,510.60 = Ending Balance =	
6105-00			Strata Fees					-9,394.44 = Beginning Balance =	
709 - 1251 to 1263 West 7th Ave	09/01/2025	09/2025	Grant Ewing	C-2294	:Post	0.00	776.52	-10,170.96	Strata Fees
709 - 1251 to 1263 West 7th Ave	09/01/2025	09/2025	Patricia Vanderflaes	C-2295	:Post	0.00	613.04	-10,784.00	Strata Fees
709 - 1251 to 1263 West 7th Ave	09/01/2025	09/2025	Tessie Lowe	C-2296	:Post	0.00	639.36	-11,423.36	Strata Fees
709 - 1251 to 1263 West 7th Ave	09/01/2025	09/2025	Noriko Horiguchi	C-2297	:Post	0.00	639.36	-12,062.72	Strata Fees

General Ledger

Owner = Strata VR 1607 (709 - 1251 to 1263 West 7th Ave)
 709 - 1251 to 1263 West 7th Ave
 Month = Sep 2025
 Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
709 - 1251 to 1263 West 7th Ave	09/01/2025	09/2025	Jerome Thomas	C-2298	:Post	0.00	639.36	-12,702.08	Strata Fees
709 - 1251 to 1263 West 7th Ave	09/01/2025	09/2025	Nancy Holme	C-2299	:Post	0.00	613.04	-13,315.12	Strata Fees
709 - 1251 to 1263 West 7th Ave	09/01/2025	09/2025	Peggy Smyth	C-2300	:Post	0.00	776.52	-14,091.64	Strata Fees
			Net Change=-4,697.20			0.00	4,697.20	-14,091.64	= Ending Balance =
6117-00			Other Income - EV Charging					-13.34	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	09/01/2025	09/2025	Jerome Thomas	C-2511	EV Fee	0.00	6.67	-20.01	EV Fee
			Net Change=-6.67			0.00	6.67	-20.01	= Ending Balance =
7010-00			Management Fees					661.50	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	09/27/2025	09/2025	Eagleson Properties Ltd	P-713	:MGTFee ...	330.75	0.00	992.25	
			Net Change=330.75			330.75	0.00	992.25	= Ending Balance =
7140-00			Insurance (Accrued)					2,439.84	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	09/30/2025	09/2025	SEPT 2025 - Reallocatio...	J-997	SEPT 2025...	1,219.92	0.00	3,659.76	SEPT 2025 - Reallocation of INCOME/EXPENSES
			Net Change=1,219.92			1,219.92	0.00	3,659.76	= Ending Balance =
7141-00			Insurance Appraisal (Ac...					45.20	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	09/30/2025	09/2025	SEPT 2025 - Reallocatio...	J-997	SEPT 2025...	22.60	0.00	67.80	SEPT 2025 - Reallocation of INCOME/EXPENSES
			Net Change=22.60			22.60	0.00	67.80	= Ending Balance =
7305-00			Utilities - Electricity					93.40	= Beginning Balance =
			Net Change=0.00			0.00	0.00	93.40	= Ending Balance =
7307-00			Utilities - Gas					130.40	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	09/01/2025	09/2025	FortisBC	P-1009	a/c # 6435 ...	72.33	0.00	202.73	Natural Gas Bill : August/September 2025 (709)
			Net Change=72.33			72.33	0.00	202.73	= Ending Balance =
7309-00			Utilities - Water and Sewer					990.21	= Beginning Balance =
			Net Change=0.00			0.00	0.00	990.21	= Ending Balance =
7330-00			Waste Removal					443.50	= Beginning Balance =

General Ledger

Owner = Strata VR 1607 (709 - 1251 to 1263 West 7th Ave)
 709 - 1251 to 1263 West 7th Ave
 Month = Sep 2025
 Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
709 - 1251 to 1263 West 7th Ave	08/31/2025	09/2025	Maple Leaf Disposal Ltd.	P-557	650418	221.75	0.00	665.25	garbage - waste removal
			Net Change=221.75			221.75	0.00	665.25	= Ending Balance =
7341-00			Gardening and Pruning					1,203.72	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	09/04/2025	09/2025	Greyrock Property Groo...	P-504	14236	272.59	0.00	1,476.31	monthly gardening & maintenance
			Net Change=272.59			272.59	0.00	1,476.31	= Ending Balance =
7702-00			Plumbing					0.00	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	09/11/2025	09/2025	Quick Plumbing	P-680	14022 (709)	421.77	0.00	421.77	remove and install drainage pipework at high level from water main room to fix leaking issue
			Net Change=421.77			421.77	0.00	421.77	= Ending Balance =
9005-00			Contingency Current Yea...					2,850.00	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	09/30/2025	09/2025	SEPT 2025 - Reallocatio...	J-997	SEPT 2025...	1,425.00	0.00	4,275.00	SEPT 2025 - Reallocation of INCOME/EXPENSES
			Net Change=1,425.00			1,425.00	0.00	4,275.00	= Ending Balance =
9015-00			Investment Interest					-300.00	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	09/30/2025	09/2025	SEPT 2025 - Reallocatio...	J-997	SEPT 2025...	0.00	150.00	-450.00	GIC Interest
			Net Change=-150.00			0.00	150.00	-450.00	= Ending Balance =
						99,637.59	99,637.59		

Owner Statement

Owner = Strata VR 1607 (709 - 1251 to 1263 West 7th Ave)
 709 - 1251 to 1263 West 7th Ave
 Month = Sep 2025
 Book = Cash

Date	Reference	Property	Payee/Payer	Notes	Income	Expense	Balance
				Beginning Balance			28,886.78
09/01/2025	et	709 - 1251 to 1263 West 7th Ave	Jerome Thomas	Payment Received - Thank You	557.94	0.00	29,444.72
09/01/2025	et	709 - 1251 to 1263 West 7th Ave	Patricia Vanderflaes	Payment Received - Thank You	534.97	0.00	29,979.69
09/02/2025	et	709 - 1251 to 1263 West 7th Ave	Grant Ewing	Payment Received - Thank You	2,500.00	0.00	32,479.69
09/02/2025	transfer from Operating a/c to the CRF a/c	709 - 1251 to 1263 West 7th Ave	JE-987	transfer from Operating a/c to the CRF a/c (709)	0.00	1,275.00	31,204.69
09/02/2025	transfer from Operating a/c to the CRF a/c	709 - 1251 to 1263 West 7th Ave	JE-987	transfer from Operating a/c to the CRF a/c (709)	0.00	180.00	31,024.69
09/02/2025	transfer from Operating a/c to the CRF a/c	709 - 1251 to 1263 West 7th Ave	JE-987	transfer from Operating a/c to the CRF a/c (709)	0.00	180.00	30,844.69
09/02/2025	cheque# 083	709 - 1251 to 1263 West 7th Ave	Nancy Holme	Payment received - Thank You	574.00	0.00	31,418.69
09/02/2025	cheque # 084	709 - 1251 to 1263 West 7th Ave	Nancy Holme	Payment Received - Thank You	613.04	0.00	32,031.73
09/03/2025	et	709 - 1251 to 1263 West 7th Ave	Grant Ewing	Payment Received - Thank You	806.32	0.00	32,838.05
09/09/2025	340	709 - 1251 to 1263 West 7th Ave	Greyrock Property Grooming Ltd.	monthly gardening & maintenance	0.00	272.59	32,565.46
09/13/2025	et	709 - 1251 to 1263 West 7th Ave	Tessie Lowe	Payment Received - Thank You	639.36	0.00	33,204.82
09/15/2025	chq # 089	709 - 1251 to 1263 West 7th Ave	Nancy Holme	Special Levy #1 - Payment Received - Thank You (709)	1,305.13	0.00	34,509.95
09/18/2025	341	709 - 1251 to 1263 West 7th Ave	Maple Leaf Disposal Ltd.	garbage - waste removal	0.00	221.75	34,288.20
09/18/2025	cheque # 005	709 - 1251 to 1263 West 7th Ave	Noriko Horiguchi	Payment Received - Thank You : SPECIAL LEVY (709)	8,938.21	0.00	43,226.41
09/23/2025	et	709 - 1251 to 1263 West 7th Ave	Jerome Thomas	Special Levy : Payment Received - Thank You	2,722.29	0.00	45,948.70
09/25/2025	342	709 - 1251 to 1263 West 7th Ave	Quick Plumbing	remove and install drainage pipework at high level from water main room to fix leaking issue	0.00	421.77	45,526.93
09/26/2025	26092025	709 - 1251 to 1263 West 7th Ave	FortisBC	Natural Gas Bill : August/September 2025 (709)	0.00	72.33	45,454.60
09/29/2025	343	709 - 1251 to 1263 West 7th Ave	Eagleson Properties Ltd		0.00	330.75	45,123.85
09/29/2025	et	709 - 1251 to 1263 West 7th Ave	Tessie Lowe	Special Levy : Payment Received - Thank You	1,361.14	0.00	46,484.99
09/30/2025	et	709 - 1251 to 1263 West 7th Ave	Grant Ewing	Payment Received - Thank You	776.52	0.00	47,261.51
09/30/2025	transfer from the operating a/c to the CRF a/c	709 - 1251 to 1263 West 7th Ave	JE-989	transfer from the operating a/c to the CRF a/c	0.00	3,306.32	43,955.19
				Ending Balance	21,328.92	6,260.51	43,955.19
				Reserves Needed		0.00	
				Security Deposits (this period)		0.00	

Greyrock Property Grooming Ltd.

6305 45A Ave

Delta BC V4K 4T5

604-220-9823

greyrockproperties@gmail.com

GST/HST Registration No.:

137485934 RT0001



BILL TO

Eagleson Properties Ltd.

#201-2940 Main Street

Vancouver BC V5T 3G3

INVOICE 14236

DATE 04/09/2025 TERMS Net 30

DUE DATE 04/10/2025

DATE		DESCRIPTION	TAX	QTY	RATE	AMOUNT
10/08/2025	Materials	Weed inhibitor	GST/PST BC	1	32.00	32.00
31/08/2025	Labour	Monthly gardening service	GST	1	85.00	85.00
31/08/2025	Labour	Monthly maintenance service	GST	1	110.00	110.00
31/08/2025	Truck Charge		Exempt	1	32.00	32.00

1251 W. 7th Ave. Monthly gardening & maintenance service. Prune front shrubs & trees. Apply weed inhibitor to sidewalk weeds.

SUBTOTAL	259.00
GST @ 5%	11.35
PST (BC) @ 7%	2.24
TOTAL	272.59

TOTAL DUE \$272.59

INVOICE



20378 Langley Bypass,
Langley, BC V3A 5E7

Invoice Number: 650418
Invoice Date: 2025-08-31
Invoice Amount: \$221.75
Account Name: STRATA CORPORATION VR 1607 C/O EAGLE...
Account Number: 74501
Terms: NET 45 DAYS
Last Payment: \$221.75
Last Payment Date: 2025-08-25

STRATA CORPORATION VR 1607 C/O EAGLESON PROPERTIES LTD

201-2940 MAIN STREET,
VANCOUVER, BC V5T 3G3

1263 WEST 7TH AVENUE, VANCOUVER
(BUILDING 1251 to 1263)

2025-08	MONTHLY CHARGE FOR FE GARBAGE COLLECTION	\$86.90
2025-08	MONTHLY CHARGE FOR ORGANICS COLLECTION	\$82.50

As temperatures approach or drop to +4C, we must take precautions to prevent liquid waste from freezing by using an environmentally safe antifreeze. Additionally, we closely monitor weather conditions, especially when temperatures are forecasted to drop below +4C and down to -25C. During these extreme conditions, we will proactively apply a de-icing flake solution. As it is better to be prepared than deal with the unfortunate alternative. Please note that there are costs involved in winterizing the units and ensuring they remain operational when needed most. A portion of these costs will be passed on.

Diesel Surcharge	\$23.79
Environmental Fee	\$18.00
Subtotal	\$211.19
GST 5.00%	\$10.56
PST 7.00%	\$0.00
Invoice Amount	\$221.75

FOR YOUR CONVENIENCE, WE ACCEPT VISA, MASTERCARD, DEBIT, e-TRANSFER (EMAIL: ACCOUNTING@MAPLELEAFDISPOSAL.COM), CHEQUE OR ONLINE PAYMENT. IF YOU WOULD LIKE TO SET UP PRE-AUTHORIZED CREDIT CARD PAYMENTS PLEASE CALL OUR CREDIT DEPARTMENT AT 604-533-4993, MONDAY - FRIDAY 9:00AM - 5:00PM OR EMAIL ACCOUNTING@MAPLELEAFDISPOSAL.COM. WE WILL BE HAPPY TO ASSIST YOU. MAPLE LEAF DISPOSAL IS NOW ABLE TO ACCEPT ONLINE PAYMENTS, PLEASE CLICK THIS [LINK](#) TO PAY YOUR INVOICE.

BALANCES OUTSTANDING AFTER 30 DAYS ARE SUBJECT TO A SERVICE CHARGE OF 2% (26.824% ANNUALLY).

Maple Leaf Disposal Ltd. 20378 Langley Bypass, Langley, BC V3A 5E7 Tel:604-533-4993 Fax:604-533-1015 GST#134055771



Quick Plumbing
 778-829-9064
 53-1091 Broughton St
 Vancouver BC V6G2A9
 Canada

Billed To
 Eagleson Properties
 Eagleson Properties Ltd

Date of Issue
 09/11/2025

Invoice Number
 14022

Amount Due (CAD)
\$421.77

Due Date
 10/11/2025

Reference
 Strata VR 1607

Description	Rate	Qty	Line Total
14022 Strata VR 1607	\$0.00	1	\$0.00
Service Call	\$155.00 +Gst	1	\$155.00
Standard Hour	\$101.00 +Gst	1	\$101.00
Parts Used : 3" sys15 pipe 3" fernco adaptors Sys15 glue Misc	\$136.58 +Gst, Pst	1	\$136.58

Subtotal	392.58
Gst (5%)	19.63
Pst (7%)	9.56

Total	421.77
Amount Paid	0.00

Amount Due (CAD) **\$421.77**

Notes

Remove old section of 3" cast iron drainage pipework at high level from water main room, and install new pipework as needed to fix leaking issue. Found pipe was blocked solid with sand/cement. Cleared before installing new pipe.