

Budget Comparison

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

APPROVED
 By Kat Eagleson at 1:14 pm, Nov 26, 2025

| 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 | 18,788.84 | 18,788.21 | 0.63 | 0.00 | 56,364.21 |
| Other Income - EV Charging | 6.67 | 6.66 | 0.01 | 0.15 | 26.68 | 27.66 | -0.98 | -3.54 | 83.67 |
| TOTAL STRATA INCOME | 4,703.87 | 4,703.87 | 0.00 | 0.00 | 18,815.52 | 18,815.87 | -0.35 | 0.00 | 56,447.88 |
| OTHER INCOME | | | | | | | | | |
| CleanUp (Misc) | 0.01 | 0.00 | 0.01 | N/A | 0.01 | 0.00 | 0.01 | N/A | 0.00 |
| TOTAL OTHER INCOME | 0.01 | 0.00 | 0.01 | N/A | 0.01 | 0.00 | 0.01 | N/A | 0.00 |
| TOTAL INCOME | 4,703.88 | 4,703.87 | 0.01 | 0.00 | 18,815.53 | 18,815.87 | -0.34 | 0.00 | 56,447.88 |
| OPERATING EXPENSES | | | | | | | | | |
| GENERAL EXPENSES | | | | | | | | | |
| Management Fees | 330.75 | 340.83 | 10.08 | 2.96 | 1,323.00 | 1,363.83 | 40.83 | 2.99 | 4,091.83 |
| Annual Review Fee | 0.00 | 46.38 | 46.38 | 100.00 | 0.00 | 184.38 | 184.38 | 100.00 | 552.38 |
| Administration | 0.00 | 4.17 | 4.17 | 100.00 | 0.00 | 16.17 | 16.17 | 100.00 | 48.17 |
| Professional Fees | 0.00 | 129.17 | 129.17 | 100.00 | 0.00 | 516.17 | 516.17 | 100.00 | 1,548.17 |
| T2 Tax Filing and Accountant | 0.00 | 35.00 | 35.00 | 100.00 | 0.00 | 140.00 | 140.00 | 100.00 | 420.00 |
| Insurance (Accrued) | 1,219.92 | 1,355.83 | 135.91 | 10.02 | 4,879.68 | 5,423.83 | 544.15 | 10.03 | 16,271.83 |
| Insurance Appraisal (Accrued) | 22.60 | 22.92 | 0.32 | 1.40 | 90.40 | 91.92 | 1.52 | 1.65 | 275.92 |
| Bank Charges | 0.00 | 2.08 | 2.08 | 100.00 | 0.00 | 8.08 | 8.08 | 100.00 | 24.08 |
| TOTAL GENERAL EXPENSES | 1,573.27 | 1,936.38 | 363.11 | 18.75 | 6,293.08 | 7,744.38 | 1,451.30 | 18.74 | 23,232.38 |
| BUILDING EXPENSES | | | | | | | | | |
| Utilities - Electricity | 88.88 | 58.33 | -30.55 | -52.37 | 182.28 | 232.33 | 50.05 | 21.54 | 696.33 |
| Utilities - Gas | 83.86 | 183.34 | 99.48 | 54.26 | 286.59 | 732.34 | 445.75 | 60.87 | 2,196.33 |
| Utilities - Water and Sewer | 0.00 | 216.67 | 216.67 | 100.00 | 990.21 | 867.67 | -122.54 | -14.12 | 2,603.67 |
| Utilities - Fireline/ Street Cleaning/ Green Bin | 0.00 | 66.67 | 66.67 | 100.00 | 0.00 | 267.67 | 267.67 | 100.00 | 803.67 |
| Fire Prevention | 0.00 | 41.67 | 41.67 | 100.00 | 0.00 | 167.67 | 167.67 | 100.00 | 503.67 |
| Waste Removal | 221.75 | 208.33 | -13.42 | -6.44 | 887.00 | 832.33 | -54.67 | -6.57 | 2,496.33 |

Budget Comparison

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

| ACCOUNT | PTD Actual | PTD Budget | Variance | % Var | YTD Actual | YTD Budget | Variance | % Var | Annual |
|------------------------------------------------------|-------------------|-----------------|-------------------|--------------------|--------------------|------------------|--------------------|-------------------|------------------|
| Landscaping | 299.89 | 83.33 | -216.56 | -259.88 | 299.89 | 332.33 | 32.44 | 9.76 | 996.33 |
| Gardening and Pruning | 0.00 | 208.33 | 208.33 | 100.00 | 1,476.31 | 832.33 | -643.98 | -77.37 | 2,496.33 |
| Snow Removal and Salt | 0.00 | 2.50 | 2.50 | 100.00 | 0.00 | 8.50 | 8.50 | 100.00 | 24.50 |
| Pest Control | 257.25 | 0.00 | -257.25 | N/A | 257.25 | 0.00 | -257.25 | N/A | 0.00 |
| General Repairs and Maintenance | 31,741.50 | 416.67 | -31,324.83 | -7,517.90 | 31,741.50 | 1,667.67 | -30,073.83 | -1,803.34 | 5,003.67 |
| Plumbing | 0.00 | 0.00 | 0.00 | N/A | 421.77 | 0.00 | -421.77 | N/A | 0.00 |
| TOTAL BUILDING EXPENSES | 32,693.13 | 1,485.84 | -31,207.29 | -2,100.31 | 36,542.80 | 5,940.84 | -30,601.96 | -515.11 | 17,820.83 |
| TOTAL OPERATING EXPENSES | 34,266.40 | 3,422.22 | -30,844.18 | -901.29 | 42,835.88 | 13,685.22 | -29,150.66 | -213.01 | 41,053.21 |
| RESERVE FUNDS | | | | | | | | | |
| Contingency Current Year Transfer | 1,425.00 | 1,425.00 | 0.00 | 0.00 | 5,700.00 | 5,700.00 | 0.00 | 0.00 | 17,100.00 |
| Investment Interest | -150.00 | -150.00 | 0.00 | 0.00 | -600.00 | -600.00 | 0.00 | 0.00 | -1,800.00 |
| TOTAL RESERVE FUNDS | 1,275.00 | 1,275.00 | 0.00 | 0.00 | 5,100.00 | 5,100.00 | 0.00 | 0.00 | 15,300.00 |
| TOTAL EXPENSES | 35,541.40 | 4,697.22 | -30,844.18 | -656.65 | 47,935.88 | 18,785.22 | -29,150.66 | -155.18 | 56,353.21 |
| NET INCOME | -30,837.52 | 6.65 | -30,844.17 | -463,822.11 | -29,120.35 | 30.65 | -29,151.00 | -95,109.30 | 94.67 |
| ASSETS | | | | | | | | | |
| BANK | | | | | | | | | |
| Operating BANK - ITF Strata VR1607 (709) | 27,045.34 | 0.00 | 27,045.34 | N/A | -16,909.85 | 0.00 | -16,909.85 | N/A | 0.00 |
| Contingency BANK - ITF Strata VR1607 (709) | 1,938.58 | 0.00 | 1,938.58 | N/A | -66,917.76 | 0.00 | -66,917.76 | 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 | 28,983.92 | 0.00 | 28,983.92 | N/A | -143,827.61 | 0.00 | -143,827.61 | 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 |
| ACCOUNTS RECEIVABLE | | | | | | | | | |

Budget Comparison

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

| ACCOUNT | PTD Actual | PTD Budget | Variance | % Var | YTD Actual | YTD Budget | Variance | % Var | Annual |
|--------------------------------------------|-------------------|-------------|-------------------|--------------------|--------------------|--------------|--------------------|-------------------|--------------|
| Accounts Receivable | 2,059.20 | 0.00 | 2,059.20 | N/A | 2,059.20 | 0.00 | 2,059.20 | N/A | 0.00 |
| Suspense | -3,306.32 | 0.00 | -3,306.32 | N/A | -3,306.32 | 0.00 | -3,306.32 | N/A | 0.00 |
| TOTAL ACCOUNTS RECEIVABLE | -1,247.12 | 0.00 | -1,247.12 | N/A | -1,247.12 | 0.00 | -1,247.12 | N/A | 0.00 |
| PREPAID EXPENSES | | | | | | | | | |
| Prepaid - Insurance | 1,219.92 | 0.00 | 1,219.92 | N/A | -1,219.87 | 0.00 | -1,219.87 | N/A | 0.00 |
| Prepaid - Insurance Appraisal | 22.60 | 0.00 | 22.60 | N/A | -203.55 | 0.00 | -203.55 | N/A | 0.00 |
| TOTAL PREPAID EXPENSES | 1,242.52 | 0.00 | 1,242.52 | N/A | -1,423.42 | 0.00 | -1,423.42 | N/A | 0.00 |
| TOTAL ASSETS | 28,979.32 | 0.00 | 28,979.32 | N/A | -147,288.94 | 0.00 | -147,288.94 | N/A | 0.00 |
| LIABILITIES AND CAPITAL | | | | | | | | | |
| LIABILITIES | | | | | | | | | |
| Prepaid Rent | 490.46 | 0.00 | 490.46 | N/A | 490.46 | 0.00 | 490.46 | N/A | 0.00 |
| Prepaid Strata Fees | 0.00 | 0.00 | 0.00 | N/A | 8,378.71 | 0.00 | 8,378.71 | N/A | 0.00 |
| TOTAL LIABILITIES | 490.46 | 0.00 | 490.46 | N/A | 8,869.17 | 0.00 | 8,869.17 | 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 | 18,690.00 | 0.00 | 18,690.00 | N/A | 0.00 |
| Contingency Reserve Fund - Interest | 92.74 | 0.00 | 92.74 | N/A | 578.62 | 0.00 | 578.62 | N/A | 0.00 |
| Contingency Reserve Fund - G.I.C | -150.00 | 0.00 | -150.00 | N/A | 6,330.08 | 0.00 | 6,330.08 | 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 | 1,367.74 | 0.00 | 1,367.74 | N/A | 47,029.51 | 0.00 | 47,029.51 | N/A | 0.00 |
| SPECIAL LEVY RESERVE FUND | | | | | | | | | |
| Special Levy Reserve Fund - Contribution | 0.00 | 0.00 | 0.00 | N/A | 20,000.01 | 0.00 | 20,000.01 | N/A | 0.00 |
| TOTAL Special Levy Reserve Fund | 0.00 | 0.00 | 0.00 | N/A | 20,000.01 | 0.00 | 20,000.01 | N/A | 0.00 |
| Retained Earnings | -30,837.52 | 0.00 | -30,837.52 | N/A | 71,390.25 | 0.00 | 71,390.25 | N/A | 0.00 |
| TOTAL CAPITAL | -29,469.78 | 0.00 | -29,469.78 | N/A | 138,419.77 | 0.00 | 138,419.77 | N/A | 0.00 |
| TOTAL LIABILITIES AND CAPITAL | -28,979.32 | 0.00 | -28,979.32 | N/A | 147,288.94 | 0.00 | 147,288.94 | N/A | 0.00 |
| CASH FLOW | -30,837.52 | 6.65 | -30,844.17 | -463,822.11 | -29,120.35 | 30.65 | -29,151.00 | -95,109.30 | 94.67 |

Balance Sheet

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

APPROVED
 By Kat Eagleson at 1:14 pm, Nov 26, 2025

| ACCOUNT | CURRENT BALANCE |
|--------------------------------------------------------------|-------------------|
| ASSETS | |
| BANK | |
| Operating BANK - ITF Strata VR1607 (709) | 16,909.85 |
| Contingency BANK - ITF Strata VR1607 (709) | 66,917.76 |
| 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 | 143,827.61 |
| Bank Shares & Memberships | |
| Bank Shares | 795.79 |
| Bank Memberships | -5.00 |
| TOTAL SHARES & MEMBERSHIPS | <u>790.79</u> |
| ACCOUNTS RECEIVABLE | |
| Accounts Receivable | -2,059.20 |
| Suspense | 3,306.32 |
| TOTAL ACCOUNTS RECEIVABLE | <u>1,247.12</u> |
| PREPAID EXPENSES | |
| Prepaid - Insurance | 1,219.87 |
| Prepaid - Insurance Appraisal | 203.55 |
| TOTAL PREPAID EXPENSES | <u>1,423.42</u> |
| TOTAL ASSETS | <u>147,288.94</u> |
| LIABILITIES AND CAPITAL | |
| LIABILITIES | |
| Prepaid Rent | 490.46 |
| Prepaid Strata Fees | 8,378.71 |
| TOTAL LIABILITIES | <u>8,869.17</u> |
| CAPITAL | |
| CONTINGENCY RESERVE FUND | |
| Contingency Reserve Fund - Opening Balance | 29,076.77 |
| Contingency Reserve Fund - Contribution | 18,690.00 |
| Contingency Reserve Fund - Interest | 578.62 |
| Contingency Reserve Fund - G.I.C | 6,330.08 |
| Contingency Reserve Fund - Expenditures | -7,645.96 |
| TOTAL Contingency Reserve Fund | <u>47,029.51</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 | 71,390.25 |
| TOTAL CAPITAL | <u>138,419.77</u> |
| TOTAL LIABILITIES AND CAPITAL | <u>147,288.94</u> |

Receivable Summary

Property = 709 - 1251 to 1263 West 7th Ave Status: Current, Past, Future, Eviction, Notice Entity Type: Tenant Month From: 10/2025 To 10/2025 [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 | 776.53 | 776.53 | -776.51 |
| Strata VR 1607 | 709 - 1251 to 1263 West 7th Ave | 1253 | Patricia Vanderlaes | 2,610.26 | 613.04 | 1,918.29 | 1,305.01 |
| Strata VR 1607 | 709 - 1251 to 1263 West 7th Ave | 1255 | Tessie Lowe | 1,183.47 | 639.36 | 0.00 | 1,822.83 |
| Strata VR 1607 | 709 - 1251 to 1263 West 7th Ave | 1257 | Noriko Horiguchi | -5,754.14 | 639.36 | 0.00 | -5,114.78 |
| Strata VR 1607 | 709 - 1251 to 1263 West 7th Ave | 1259 | Jerome Thomas | 41.82 | 646.03 | 639.36 | 48.49 |
| Strata VR 1607 | 709 - 1251 to 1263 West 7th Ave | 1261 | Nancy Holme | 1,305.13 | 613.04 | 613.04 | 1,305.13 |
| Strata VR 1607 | 709 - 1251 to 1263 West 7th Ave | 1263 | Peggy Smyth | -6,988.74 | 776.52 | 3,306.32 | -9,518.54 |
| | Total | | | -8,378.71 | 4,703.87 | 7,253.54 | -10,928.37 |
| Grand Total | | | | -8,378.71 | 4,703.87 | 7,253.54 | -10,928.37 |

UserId : ysi Date : 11/26/2025 Time : 19:07

AP Aging Report

Period: -10/2025

As of : 10/31/2025

| 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 = 10/2025-10/2025

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 | 43,955.19 | 7,253.54 | 33,023.88 | -1,275.00 | 16,909.85 | 0.00 | 16,909.85 |
| Total | 43,955.19 | 7,253.54 | 33,023.88 | -1,275.00 | 16,909.85 | 0.00 | 16,909.85 |

APPROVED

By Kat Eagleson at 7:37 am, Nov 26, 2025

709: Strata VR 1607 Operating
Bank Reconcile History Report

| | |
|---------------------------------------------|-----------|
| Balance Per Bank Statement as of 10/31/2025 | 16,909.85 |
| Reconciled Bank Balance | 16,909.85 |

| | |
|---------------------------------|-----------|
| Balance per GL as of 10/31/2025 | 16,909.85 |
| Reconciled Balance Per G/L | 16,909.85 |

| | |
|------------|------|
| Difference | 0.00 |
|------------|------|

Cleared Items:

Cleared Cheques

| Date | Tran # | Notes | Amount | Date Cleared |
|------------------------------|----------|---------------------------------|------------------|--------------|
| 10/07/2025 | 344 | Greyrock Property Grooming Ltd. | 299.89 | 10/20/2025 |
| 10/09/2025 | 345 | Ocean West Construction | 31,741.50 | 10/20/2025 |
| 10/16/2025 | 16102025 | BC Hydro | 88.88 | 10/20/2025 |
| 10/22/2025 | 346 | FortisBC | 83.86 | 10/31/2025 |
| 10/22/2025 | 347 | Maple Leaf Disposal Ltd. | 221.75 | 10/31/2025 |
| 10/22/2025 | 348 | Westside Pest Control | 257.25 | 10/31/2025 |
| 10/29/2025 | 346 | Eagleson Properties Ltd | 330.75 | 10/31/2025 |
| Total Cleared Cheques | | | 33,023.88 | |

Cleared Deposits

| Date | Tran # | Notes | Amount | Date Cleared |
|-------------------------------|--------|--------------------------|-----------------|--------------|
| 10/01/2025 | 13 | | 613.04 | 10/20/2025 |
| 10/01/2025 | 18 | Payment Received - Thank | 639.36 | 10/20/2025 |
| 10/01/2025 | 19 | Payment Received - Thank | 613.04 | 10/20/2025 |
| 10/01/2025 | 20 | | 1,305.25 | 10/20/2025 |
| 10/07/2025 | 21 | Payment Received - Thank | 3,306.32 | 10/20/2025 |
| 10/31/2025 | 26 | | 776.53 | 10/31/2025 |
| Total Cleared Deposits | | | 7,253.54 | |

Cleared Other Items

| Date | Tran # | Notes | Amount | Date Cleared |
|----------------------------------|---------|-------|------------------|--------------|
| 10/31/2025 | JE 1057 | | -1,275.00 | 10/31/2025 |
| Total Cleared Other Items | | | -1,275.00 | |

APPROVED

By Kat Eagleson at 7:37 am, Nov 26, 2025

Bank Register

Bank = 709: Strata VR 1607 Operating

Date = 10/01/2025-10/31/2025

| Cheque or Deposit | Date | Vendor or Memo | Payment | Deposit | RCN | Balance |
|-------------------|-------------------|---------------------------------|-----------|----------|-----|------------------|
| | 10/01/2025 | Beginning Balance | | | | 43,955.19 |
| Dep - 13 | 10/01/2025 | Nancy Holme | | 613.04 | X | 44,568.23 |
| Dep - 18 | 10/01/2025 | Jerome Thomas | | 639.36 | X | 45,207.59 |
| Dep - 19 | 10/01/2025 | Patricia Vanderflaes | | 613.04 | X | 45,820.63 |
| Dep - 20 | 10/01/2025 | Patricia Vanderflaes | | 1,305.25 | X | 47,125.88 |
| Dep - 21 | 10/07/2025 | Peggy Smyth | | 3,306.32 | X | 50,432.20 |
| Chq - 344 | 10/07/2025 | Greyrock Property Grooming Ltd. | 299.89 | | X | 50,132.31 |
| Chq - 345 | 10/09/2025 | Ocean West Construction | 31,741.50 | | X | 18,390.81 |
| Chq - 16102025 | 10/16/2025 | BC Hydro | 88.88 | | X | 18,301.93 |
| Chq - 347 | 10/22/2025 | Maple Leaf Disposal Ltd. | 221.75 | | X | 18,080.18 |
| Chq - 348 | 10/22/2025 | Westside Pest Control | 257.25 | | X | 17,822.93 |
| Chq - 346 | 10/22/2025 | FortisBC | 83.86 | | X | 17,739.07 |
| Chq - 346 | 10/29/2025 | Eagleson Properties Ltd | 330.75 | | X | 17,408.32 |
| Dep - 26 | 10/31/2025 | Grant Ewing | | 776.53 | X | 18,184.85 |
| Adj - JE 1057 | 10/31/2025 | | 1,275.00 | | X | 16,909.85 |
| | 10/31/2025 | Ending Balance | | | | 16,909.85 |

Trust Account Summary

Property = 709 - 1251 to 1263 West 7th Ave

Period = 10/2025-10/2025

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 | 68,856.34 | 0.00 | 0.00 | -1,938.58 | 66,917.76 | 0.00 | 66,917.76 |
| Total | 68,856.34 | 0.00 | 0.00 | -1,938.58 | 66,917.76 | 0.00 | 66,917.76 |

APPROVED

By Kat Eagleson at 7:36 am, Nov 26, 2025

709: Strata VR 1607 Contingenc
Bank Reconcile History Report

| | |
|---------------------------------------------|-----------|
| Balance Per Bank Statement as of 10/31/2025 | 66,917.76 |
| Reconciled Bank Balance | 66,917.76 |

| | |
|---------------------------------|-----------|
| Balance per GL as of 10/31/2025 | 66,917.76 |
| Reconciled Balance Per G/L | 66,917.76 |

| | |
|------------|------|
| Difference | 0.00 |
|------------|------|

Cleared Items:

Cleared Other Items

| Date | Tran # | Notes | Amount | Date Cleared |
|---------------------------|---------|-------|-----------|--------------|
| 10/07/2025 | JE 1058 | | -3,306.32 | 10/31/2025 |
| 10/31/2025 | JE 1057 | | 1,367.74 | 10/31/2025 |
| Total Cleared Other Items | | | -1,938.58 | |

APPROVED

By Kat Eagleson at 7:36 am, Nov 26, 2025

Bank Register

Bank = 709: Strata VR 1607 Contingenc

Date = 10/01/2025-10/31/2025

| Cheque or Deposit | Date | Vendor or Memo | Payment | Deposit | RCN | Balance |
|-------------------|------------|-------------------|----------|----------|-----|-----------|
| | 10/01/2025 | Beginning Balance | | | | 68,856.34 |
| Adj - JE 1058 | 10/07/2025 | | 3,306.32 | | X | 65,550.02 |
| Adj - JE 1057 | 10/31/2025 | | | 1,367.74 | X | 66,917.76 |
| | 10/31/2025 | Ending Balance | | | | 66,917.76 |

My relationship number(s)
91268349

VANAS11000_1104448 E D 16300 34582
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 OCT 2025 to 31 OCT 2025



DAILY BANKING

| ACCOUNT SUMMARY | OPENING BALANCE ON 01 OCT 2025 | TOTAL WITHDRAWALS | TOTAL DEPOSITS | CLOSING BALANCE ON 31 OCT 2025 |
|--------------------------------------------|--------------------------------------|----------------------|-------------------|--------------------------------------|
| INDEPENDENT BUSINESS ACCOUNT #100084835930 | 43,955.19 | 34,298.88 | 7,253.54 | 16,909.85 |
| TOTAL NUMBER OF CHEQUES 5 | | | | |

INDEPENDENT BUSINESS ACCOUNT #100084835930

| DATE | DESCRIPTION | WITHDRAWALS | DEPOSITS | BALANCE |
|--------|------------------------------------------------------------------------------------|-------------|----------|-----------|
| | OPENING BALANCE | | | 43,955.19 |
| 01 OCT | ETRANSFER CREDIT (JEROMEWTHOMAS) | | 639.36 | 44,594.55 |
| 01 OCT | ETRANSFER CREDIT (PATRICIAVANDERFLAES) | | 613.04 | 45,207.59 |
| 01 OCT | ETRANSFER CREDIT (PATRICIAVANDERFLAES) | | 1,305.25 | 46,512.84 |
| 01 OCT | CHEQUE DEPOSIT-BRANCH | | 613.04 | 47,125.88 |
| 07 OCT | FUNDS TRANSFER-ONLINE FROM REL #91268601 (\$3,306.32) (MARGARET BROWNE SMYTH) | | 3,306.32 | 50,432.20 |
| 11 OCT | CHEQUE CLEARED #345 | 31,741.50 | | 18,690.70 |
| 15 OCT | CHEQUE CLEARED #344 | 299.89 | | 18,390.81 |
| 16 OCT | PREAUTHORIZED PAYMENT (B.C. HYDRO POWER AUTHORI) | 88.88 | | 18,301.93 |
| 20 OCT | FUNDS TRANSFER-ONLINE TO REL#91268601 (\$1,275.00) (CONTNGENCY OCTOBER RECEIPT) | 1,275.00 | | 17,026.93 |
| 28 OCT | PREAUTHORIZED PAYMENT (FORTISBC HOLDINGS INC.) | 83.86 | | 16,943.07 |
| 30 OCT | CHEQUE CLEARED #347 | 221.75 | | 16,721.32 |

Together, we are a financial force for change.™

INDEPENDENT BUSINESS ACCOUNT #100084835930 (CONT.)

| DATE | DESCRIPTION | WITHDRAWALS | DEPOSITS | BALANCE |
|--------|-------------------------------|-------------|----------|-----------|
| 31 OCT | ETRANSFER CREDIT (GRANTEWING) | | 776.53 | 17,497.85 |
| 31 OCT | CHEQUE CLEARED #346 | 330.75 | | 17,167.10 |
| 31 OCT | CHEQUE CLEARED #348 | 257.25 | | 16,909.85 |

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: 10 OCT
CHEQUE # 345

\$31,741.50

000345
EAGLESON PROPERTIES LTD.
ITF STRATA CORP VR 1607
2025-10-09
DATE YYYY MM DD
***** THIRTY ONE THOUSAND SEVEN HUNDRED FORTY ONE AND 50/100 DOLLARS \$31,741.50
PAY TO THE ORDER OF
Ocean West Construction
113 - 1083 East Kent
Vancouver, BC V5X 4V9
MEMO: Check retained, 1237 and 1239
EAGLESON PROPERTIES LTD.
ITF STRATA CORP VR 1607
PER [Signature]
⑈000345⑈ ⑆16300⑈809⑆ 100084835930⑈

DATE CLEARED: 10 OCT
CHEQUE # 345

\$31,741.50

Printer ID# 1021
ID d'imprimeur 1021
Endorsement - Signature or Stamp
Endossement - Signature ou timbre
BACKVERSO
910444832
CAPTURING BRANCH
10/10/25 4:10 PM Pacific TZ
Vancity Savings Credit Union
15460-809
Branch 56 - South Slope - Burnaby

DATE CLEARED: 14 OCT
CHEQUE # 344

\$299.89

000344
EAGLESON PROPERTIES LTD.
ITF STRATA CORP VR 1607
2025-10-07
DATE YYYY MM DD
***** TWO HUNDRED NINETY NINE AND 89/100 DOLLARS 299.89
PAY TO THE ORDER OF
Greyrock Property Grooming Ltd.
6305 45 Ave
Delta, BC V4K 4T5
MEMO: PAN - gardening & pruning
EAGLESON PROPERTIES LTD.
ITF STRATA CORP VR 1607
PER [Signature]
⑈000344⑈ ⑆16300⑈809⑆ 100084835930⑈

DATE CLEARED: 14 OCT
CHEQUE # 344

\$299.89

Virtual Endorsement
DSPACC: 1084645
DSPTF: 05720-003
CSID: 0252873460610905400
TXND: 1
SCANSSES: 233,903,139
ITMSEQ: 003
CHAND: 003
APPCD: 5900
TRANSIT: 05400
DSPCUR: CAD
TEFDT: 14/10/25
OPID: 570481663
Printer ID# 1021
ID d'imprimeur 1021
Endorsement - Signature or Stamp
Endossement - Signature ou timbre
BACKVERSO

DATE CLEARED: 29 OCT
CHEQUE # 347

\$221.75

000347
EAGLESON PROPERTIES LTD.
ITF STRATA CORP VR 1607
2025-10-22
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
EAGLESON PROPERTIES LTD.
ITF STRATA CORP VR 1607
PER [Signature]
⑈000347⑈ ⑆16300⑈809⑆ 100084835930⑈

DATE CLEARED: 29 OCT
CHEQUE # 347

\$221.75

DSPACC: 1124015
DSPTF: 00010-003
ITMSEQ: 24
LOC: Location 006MLD
Printer ID# 1021
ID d'imprimeur 1021
Endorsement - Signature or Stamp
Endossement - Signature ou timbre
BACKVERSO

DATE CLEARED: 30 OCT
CHEQUE # 346

\$330.75

000346
EAGLESON PROPERTIES LTD.
ITF STRATA CORP VR 1607
2025-10-29
DATE YYYY MM DD
***** THREE HUNDRED THIRTY AND 75/100 DOLLARS 330.75
PAY TO THE ORDER OF
Eagleson Properties Ltd
201 - 2940 Main Street
Vancouver, BC V5T 3G3
EAGLESON PROPERTIES LTD.
ITF STRATA CORP VR 1607
PER [Signature]
⑈000346⑈ ⑆16300⑈809⑆ 100084835930⑈

DATE CLEARED: 30 OCT
CHEQUE # 346

\$330.75

For Deposit Only
Eagleson Properties Ltd
BEM General Account
11960-809 100024276269
Printer ID# 1021
ID d'imprimeur 1021
Endorsement - Signature or Stamp
Endossement - Signature ou timbre
BACKVERSO
CAPTURING BRANCH
10/30/25 4:31 PM Pacific TZ
Interior Savings
11980-809
Main Street Branch - Vancouver

INDEPENDENT BUSINESS ACCOUNT #100084835930 (CONT.)

DATE CLEARED: 30 OCT
CHEQUE # 348

\$257.25

000348

EAGLESON PROPERTIES LTD.
ITF STRATA CORP VR 1607
20-0401 MAIN ST
VANCOUVER, BC V6J 3B3
Tel: (604) 679-1070


VANCOUVER CITY SAVINGS CREDIT UNION
DOWNTOWN COMMUNITY BRANCH
88 WEST PENDER STREET TEL: 604.677.0200
VANCOUVER, B.C. V6C 1J8

2025-10-22
DATE YYYY MM DD

**** TWO HUNDRED FIFTY SEVEN AND 25/100 DOLLARS

257.25

PAY TO THE ORDER OF
Westside Pest Control
2231 Hartley Ave
Coquitlam, BC V3K 6X3

PER 

EAGLESON PROPERTIES LTD.
ITF STRATA CORP VR 1607

#000348# 019300#809# 100084835930#

DATE CLEARED: 30 OCT
CHEQUE # 348

\$257.25

Printer ID 1021
ID d'imprimeur 1021

000348

20251030
>05560-304< 5219997
TD 10N 1441817605
RDC DEPOSIT / TDU DEPOT
TEL 501
20251030 019300#809#
CR 05560-3219997

BACK/VERSO

DEPOSIT FOR DEPOSIT
EAGLESON PROPERTIES LTD.
ITF STRATA CORP VR 1607

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.

NOVEMBER 01, 2025

My relationship number(s)
91268601

VANAS11000_1104448 E D 16300 34584
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 OCT 2025 to 31 OCT 2025



DAILY BANKING

| ACCOUNT SUMMARY | OPENING BALANCE ON 01 OCT 2025 | TOTAL WITHDRAWALS | TOTAL DEPOSITS | CLOSING BALANCE ON 31 OCT 2025 |
|-----------------------------------------------------------|--------------------------------------|----------------------|-------------------|--------------------------------------|
| BUSINESS JUMPSTART SAVINGS #100084886032 (CONTINGENCY) | 68,856.34 | 3,306.32 | 1,367.74 | 66,917.76 |
| TOTAL NUMBER OF CHEQUES 0 | | | | |

BUSINESS JUMPSTART SAVINGS #100084886032 (CONTINGENCY)

| DATE | DESCRIPTION | WITHDRAWALS | DEPOSITS | BALANCE |
|--------|--------------------------------------------------------------------------------------|-------------|----------|-----------|
| | OPENING BALANCE | | | 68,856.34 |
| 07 OCT | FUNDS TRANSFER-ONLINE TO REL#91268349 (\$3,306.32) (MARGARET BROWNE SMYTH) | 3,306.32 | | 65,550.02 |
| 20 OCT | FUNDS TRANSFER-ONLINE FROM REL #91268349 (\$1,275.00) (CONTNGENCY OCTOBER RECEIP) | | 1,275.00 | 66,825.02 |
| 31 OCT | INTEREST CREDITED TO ACCOUNT (CREDIT INTEREST) | | 92.74 | 66,917.76 |

Together, we are a financial force for change.™

INVESTMENTS

TERM DEPOSITS

| 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 = Oct 2025
 Book = Accrual

| Property Name | Date | Period | Person/Description | CTRL Number | Reference | Debit | Credit | Balance | Remarks |
|---------------------------------|------------|---------|-----------------------------------|-------------|-----------|----------|-----------|----------------------------------------|----------------------------------------|
| 1305-00 | | | Operating BANK - ITF St... | | | | | 43,955.19 = Beginning Balance = | |
| 709 - 1251 to 1263 West 7th Ave | 10/01/2025 | 10/2025 | Nancy Holme | R-1515 | CHQ # 085 | 613.04 | 0.00 | 44,568.23 | Payment Received- Thank You |
| 709 - 1251 to 1263 West 7th Ave | 10/01/2025 | 10/2025 | Nancy Holme | R-1515 | CHQ # 085 | 613.04 | 0.00 | 45,181.27 | Payment Received- Thank You |
| 709 - 1251 to 1263 West 7th Ave | 10/01/2025 | 10/2025 | Nancy Holme | R-1515 | CHQ # 085 | 0.00 | 613.04 | 44,568.23 | Payment Received- Thank You |
| 709 - 1251 to 1263 West 7th Ave | 10/01/2025 | 10/2025 | Grant Ewing | R-1649 | :prepay | 776.52 | 0.00 | 45,344.75 | :Prog Gen prepayment transfer |
| 709 - 1251 to 1263 West 7th Ave | 10/01/2025 | 10/2025 | Grant Ewing | R-1649 | :prepay | 0.00 | 776.52 | 44,568.23 | :Prog Gen prepayment transfer |
| 709 - 1251 to 1263 West 7th Ave | 10/01/2025 | 10/2025 | Peggy Smyth | R-1650 | :prepay | 51.95 | 0.00 | 44,620.18 | :Prog Gen prepayment transfer |
| 709 - 1251 to 1263 West 7th Ave | 10/01/2025 | 10/2025 | Peggy Smyth | R-1650 | :prepay | 0.00 | 51.95 | 44,568.23 | :Prog Gen prepayment transfer |
| 709 - 1251 to 1263 West 7th Ave | 10/01/2025 | 10/2025 | Peggy Smyth | R-1651 | :prepay | 724.57 | 0.00 | 45,292.80 | :Prog Gen prepayment transfer |
| 709 - 1251 to 1263 West 7th Ave | 10/01/2025 | 10/2025 | Peggy Smyth | R-1651 | :prepay | 0.00 | 724.57 | 44,568.23 | :Prog Gen prepayment transfer |
| 709 - 1251 to 1263 West 7th Ave | 10/01/2025 | 10/2025 | Jerome Thomas | R-1841 | et | 639.36 | 0.00 | 45,207.59 | Payment Received - Thank You |
| 709 - 1251 to 1263 West 7th Ave | 10/01/2025 | 10/2025 | Patricia Vanderflaes | R-1842 | et | 78.07 | 0.00 | 45,285.66 | Payment Received - Thank You |
| 709 - 1251 to 1263 West 7th Ave | 10/01/2025 | 10/2025 | Patricia Vanderflaes | R-1842 | et | 613.04 | 0.00 | 45,898.70 | Payment Received - Thank You |
| 709 - 1251 to 1263 West 7th Ave | 10/01/2025 | 10/2025 | Patricia Vanderflaes | R-1842 | et | 0.00 | 78.07 | 45,820.63 | Payment Received - Thank You |
| 709 - 1251 to 1263 West 7th Ave | 10/01/2025 | 10/2025 | Patricia Vanderflaes | R-1843 | et | 1,305.24 | 0.00 | 47,125.87 | Payment Received - Thank You |
| 709 - 1251 to 1263 West 7th Ave | 10/01/2025 | 10/2025 | Patricia Vanderflaes | R-1843 | et | 0.01 | 0.00 | 47,125.88 | Payment Received - Thank You |
| 709 - 1251 to 1263 West 7th Ave | 10/07/2025 | 10/2025 | Greyrock Property Groo... | K-431 | 344 | 0.00 | 299.89 | 46,825.99 | R&M - gardening & pruning |
| 709 - 1251 to 1263 West 7th Ave | 10/07/2025 | 10/2025 | Peggy Smyth | R-1844 | et | 3,306.32 | 0.00 | 50,132.31 | Payment Received - Thank You |
| 709 - 1251 to 1263 West 7th Ave | 10/09/2025 | 10/2025 | Ocean West Construction | K-467 | 345 | 0.00 | 31,741.50 | 18,390.81 | Deck renewal, 1257 and 1259 |
| 709 - 1251 to 1263 West 7th Ave | 10/16/2025 | 10/2025 | BC Hydro | K-605 | 16102025 | 0.00 | 88.88 | 18,301.93 | Electricity Bill : Sept/Oct 2025 (709) |
| 709 - 1251 to 1263 West 7th Ave | 10/22/2025 | 10/2025 | FortisBC | K-610 | 346 | 0.00 | 83.86 | 18,218.07 | Natural Gas Bill - October Bill (709) |
| 709 - 1251 to 1263 West 7th Ave | 10/22/2025 | 10/2025 | Maple Leaf Disposal Ltd. | K-621 | 347 | 0.00 | 221.75 | 17,996.32 | garbage - waste removal |
| 709 - 1251 to 1263 West 7th Ave | 10/22/2025 | 10/2025 | Westside Pest Control | K-622 | 348 | 0.00 | 257.25 | 17,739.07 | wasp treatment |

General Ledger

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

| Property Name | Date | Period | Person/Description | CTRL Number | Reference | Debit | Credit | Balance | Remarks |
|---------------------------------|------------|---------|----------------------------------|-------------|---------------|------------------|------------------|------------------|----------------------------------------|
| 709 - 1251 to 1263 West 7th Ave | 10/22/2025 | 10/2025 | Grant Ewing | R-1850 | :prepay | 1,624.58 | 0.00 | 19,363.65 | :Prog Gen prepayment transfer |
| 709 - 1251 to 1263 West 7th Ave | 10/22/2025 | 10/2025 | Grant Ewing | R-1850 | :prepay | 0.00 | 1,624.58 | 17,739.07 | :Prog Gen prepayment transfer |
| 709 - 1251 to 1263 West 7th Ave | 10/22/2025 | 10/2025 | Grant Ewing | R-1851 | :prepay | 806.32 | 0.00 | 18,545.39 | :Prog Gen prepayment transfer |
| 709 - 1251 to 1263 West 7th Ave | 10/22/2025 | 10/2025 | Grant Ewing | R-1851 | :prepay | 0.00 | 806.32 | 17,739.07 | :Prog Gen prepayment transfer |
| 709 - 1251 to 1263 West 7th Ave | 10/22/2025 | 10/2025 | Grant Ewing | R-1852 | :prepay | 776.52 | 0.00 | 18,515.59 | :Prog Gen prepayment transfer |
| 709 - 1251 to 1263 West 7th Ave | 10/22/2025 | 10/2025 | Grant Ewing | R-1852 | :prepay | 0.00 | 776.52 | 17,739.07 | :Prog Gen prepayment transfer |
| 709 - 1251 to 1263 West 7th Ave | 10/29/2025 | 10/2025 | Eagleson Properties Ltd | K-746 | 346 | 0.00 | 330.75 | 17,408.32 | |
| 709 - 1251 to 1263 West 7th Ave | 10/31/2025 | 10/2025 | Grant Ewing | R-2281 | et | 0.01 | 0.00 | 17,408.33 | Payment Received - Thank You |
| 709 - 1251 to 1263 West 7th Ave | 10/31/2025 | 10/2025 | Grant Ewing | R-2281 | et | 776.52 | 0.00 | 18,184.85 | Payment Received - Thank You |
| 709 - 1251 to 1263 West 7th Ave | 10/31/2025 | 10/2025 | | J-1057 | transfers | 0.00 | 1,275.00 | 16,909.85 | transfer from Operating a/c to CRF a/c |
| | | | Net Change=-27,045.34 | | | 12,705.11 | 39,750.45 | 16,909.85 | = Ending Balance = |
| 1306-00 | | | Contingency BANK - ITF... | | | | | 68,856.34 | = Beginning Balance = |
| 709 - 1251 to 1263 West 7th Ave | 10/07/2025 | 10/2025 | | J-1058 | transfer -... | 0.00 | 3,306.32 | 65,550.02 | transfer - MARGARETBROWNESMYTH |
| 709 - 1251 to 1263 West 7th Ave | 10/31/2025 | 10/2025 | | J-1057 | transfers | 1,275.00 | 0.00 | 66,825.02 | transfer from Operating a/c to CRF a/c |
| 709 - 1251 to 1263 West 7th Ave | 10/31/2025 | 10/2025 | | J-1057 | transfers | 92.74 | 0.00 | 66,917.76 | |
| | | | Net Change=-1,938.58 | | | 1,367.74 | 3,306.32 | 66,917.76 | = 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 = |

General Ledger

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

| Property Name | Date | Period | Person/Description | CTRL Number | Reference | Debit | Credit | Balance | Remarks |
|---------------------------------|------------|---------|-------------------------------|-------------|-----------|-------------|-------------|----------------------------------------|----------------------------------|
| 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 = | |
| | | | 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 | 10/01/2025 | 10/2025 | Nancy Holme | R-1515 | CHQ # 085 | 0.00 | 613.04 | -613.04 | Payment Received- Thank You |
| 709 - 1251 to 1263 West 7th Ave | 10/01/2025 | 10/2025 | Grant Ewing | R-1649 | :prepay | 0.00 | 776.52 | -1,389.56 | :Prog Gen prepayment transfer |
| 709 - 1251 to 1263 West 7th Ave | 10/01/2025 | 10/2025 | Peggy Smyth | R-1650 | :prepay | 0.00 | 51.95 | -1,441.51 | :Prog Gen prepayment transfer |
| 709 - 1251 to 1263 West 7th Ave | 10/01/2025 | 10/2025 | Peggy Smyth | R-1651 | :prepay | 0.00 | 724.57 | -2,166.08 | :Prog Gen prepayment transfer |
| 709 - 1251 to 1263 West 7th Ave | 10/01/2025 | 10/2025 | Patricia Vanderflaes | R-1842 | et | 0.00 | 613.04 | -2,779.12 | Payment Received - Thank You |
| 709 - 1251 to 1263 West 7th Ave | 10/01/2025 | 10/2025 | Patricia Vanderflaes | R-1842 | et | 78.07 | 0.00 | -2,701.05 | Payment Received - Thank You |
| 709 - 1251 to 1263 West 7th Ave | 10/01/2025 | 10/2025 | Patricia Vanderflaes | R-1842 | et | 0.00 | 78.07 | -2,779.12 | Payment Received - Thank You |
| 709 - 1251 to 1263 West 7th Ave | 10/01/2025 | 10/2025 | Patricia Vanderflaes | R-1843 | et | 0.00 | 0.01 | -2,779.13 | Payment Received - Thank You |
| 709 - 1251 to 1263 West 7th Ave | 10/01/2025 | 10/2025 | Grant Ewing | C-2657 | :Post | 776.52 | 0.00 | -2,002.61 | Strata Fees |
| 709 - 1251 to 1263 West 7th Ave | 10/01/2025 | 10/2025 | Patricia Vanderflaes | C-2658 | :Post | 613.04 | 0.00 | -1,389.57 | Strata Fees |
| 709 - 1251 to 1263 West 7th Ave | 10/01/2025 | 10/2025 | Tessie Lowe | C-2659 | :Post | 639.36 | 0.00 | -750.21 | Strata Fees |
| 709 - 1251 to 1263 West 7th Ave | 10/01/2025 | 10/2025 | Noriko Horiguchi | C-2660 | :Post | 639.36 | 0.00 | -110.85 | Strata Fees |
| 709 - 1251 to 1263 West 7th Ave | 10/01/2025 | 10/2025 | Jerome Thomas | C-2661 | :Post | 6.67 | 0.00 | -104.18 | EV Fee : Electrical Charging Fee |
| 709 - 1251 to 1263 West 7th Ave | 10/01/2025 | 10/2025 | Jerome Thomas | C-2662 | :Post | 639.36 | 0.00 | 535.18 | Strata Fees |
| 709 - 1251 to 1263 West 7th Ave | 10/01/2025 | 10/2025 | Nancy Holme | C-2663 | :Post | 613.04 | 0.00 | 1,148.22 | Strata Fees |
| 709 - 1251 to 1263 West 7th Ave | 10/01/2025 | 10/2025 | Peggy Smyth | C-2664 | :Post | 776.52 | 0.00 | 1,924.74 | Strata Fees |

General Ledger

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

| Property Name | Date | Period | Person/Description | CTRL Number | Reference | Debit | Credit | Balance | Remarks |
|---------------------------------|------------|---------|-----------------------------------|-------------|---------------|-----------------|-----------------|------------------|------------------------------------------------|
| 709 - 1251 to 1263 West 7th Ave | 10/22/2025 | 10/2025 | Grant Ewing | R-1850 | :prepay | 0.00 | 1,624.58 | 300.16 | :Prog Gen prepayment transfer |
| 709 - 1251 to 1263 West 7th Ave | 10/22/2025 | 10/2025 | Grant Ewing | R-1851 | :prepay | 0.00 | 806.32 | -506.16 | :Prog Gen prepayment transfer |
| 709 - 1251 to 1263 West 7th Ave | 10/22/2025 | 10/2025 | Grant Ewing | R-1852 | :prepay | 0.00 | 776.52 | -1,282.68 | :Prog Gen prepayment transfer |
| 709 - 1251 to 1263 West 7th Ave | 10/31/2025 | 10/2025 | Grant Ewing | R-2281 | et | 0.00 | 0.01 | -1,282.69 | Payment Received - Thank You |
| 709 - 1251 to 1263 West 7th Ave | 10/31/2025 | 10/2025 | Grant Ewing | R-2281 | et | 0.00 | 776.52 | -2,059.21 | Payment Received - Thank You |
| 709 - 1251 to 1263 West 7th Ave | 10/31/2025 | 10/2025 | Grant Ewing | C-3278 | :cleanup-o... | 0.01 | 0.00 | -2,059.20 | :cleanup-overpayment |
| Net Change=-2,059.20 | | | | | | 4,781.95 | 6,841.15 | -2,059.20 | = Ending Balance = |
| 2200-00 | | | Suspense | | | | | 0.00 | = Beginning Balance = |
| 709 - 1251 to 1263 West 7th Ave | 10/07/2025 | 10/2025 | | J-1058 | transfer -... | 3,306.32 | 0.00 | 3,306.32 | transfer - MARGARETBROWNESMYTH |
| Net Change=3,306.32 | | | | | | 3,306.32 | 0.00 | 3,306.32 | = Ending Balance = |
| 2410-00 | | | Prepaid - Insurance | | | | | 2,439.79 | = Beginning Balance = |
| 709 - 1251 to 1263 West 7th Ave | 10/31/2025 | 10/2025 | October 2025 - Reallocat... | J-1063 | October202... | 0.00 | 1,219.92 | 1,219.87 | October 2025 - Reallocation of INCOME/EXPENSES |
| Net Change=-1,219.92 | | | | | | 0.00 | 1,219.92 | 1,219.87 | = Ending Balance = |
| 2411-00 | | | Prepaid - Insurance App... | | | | | 226.15 | = Beginning Balance = |
| 709 - 1251 to 1263 West 7th Ave | 10/31/2025 | 10/2025 | October 2025 - Reallocat... | J-1063 | October202... | 0.00 | 22.60 | 203.55 | October 2025 - Reallocation of INCOME/EXPENSES |
| Net Change=-22.60 | | | | | | 0.00 | 22.60 | 203.55 | = Ending Balance = |
| 4011-00 | | | Accounts Payable | | | | | 0.00 | = Beginning Balance = |
| 709 - 1251 to 1263 West 7th Ave | 08/18/2025 | 10/2025 | Ocean West Construction | P-792 | 25-9039 (709) | 0.00 | 31,741.50 | -31,741.50 | Deck renewal, 1257 and 1259 |
| 709 - 1251 to 1263 West 7th Ave | 09/30/2025 | 10/2025 | Maple Leaf Disposal Ltd. | P-939 | 654613 (709) | 0.00 | 221.75 | -31,963.25 | garbage - waste removal |
| 709 - 1251 to 1263 West 7th Ave | 10/01/2025 | 10/2025 | Eagleson Properties Ltd | P-1177 | :MGTFee ... | 0.00 | 330.75 | -32,294.00 | |
| 709 - 1251 to 1263 West 7th Ave | 10/03/2025 | 10/2025 | Greyrock Property Groo... | P-776 | 14246 (709) | 0.00 | 299.89 | -32,593.89 | R&M - gardening & pruning |
| 709 - 1251 to 1263 West 7th Ave | 10/07/2025 | 10/2025 | Greyrock Property Groo... | K-431 | 344 | 299.89 | 0.00 | -32,294.00 | R&M - gardening & pruning |
| 709 - 1251 to 1263 West 7th Ave | 10/09/2025 | 10/2025 | Ocean West Construction | K-467 | 345 | 31,741.50 | 0.00 | -552.50 | Deck renewal, 1257 and 1259 |

General Ledger

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

| Property Name | Date | Period | Person/Description | CTRL Number | Reference | Debit | Credit | Balance | Remarks |
|---------------------------------|------------|---------|----------------------------|-------------|----------------|------------------|------------------|------------------|----------------------------------------|
| 709 - 1251 to 1263 West 7th Ave | 10/10/2025 | 10/2025 | Westside Pest Control | P-940 | 219810 (709) | 0.00 | 257.25 | -809.75 | wasp treatment |
| 709 - 1251 to 1263 West 7th Ave | 10/15/2025 | 10/2025 | FortisBC | P-920 | October Bil... | 0.00 | 83.86 | -893.61 | Natural Gas Bill - October Bill (709) |
| 709 - 1251 to 1263 West 7th Ave | 10/16/2025 | 10/2025 | BC Hydro | K-605 | 16102025 | 88.88 | 0.00 | -804.73 | Electricity Bill : Sept/Oct 2025 (709) |
| 709 - 1251 to 1263 West 7th Ave | 10/16/2025 | 10/2025 | BC Hydro | P-1008 | a/c331 46... | 0.00 | 88.88 | -893.61 | Electricity Bill : Sept/Oct 2025 (709) |
| 709 - 1251 to 1263 West 7th Ave | 10/22/2025 | 10/2025 | FortisBC | K-610 | 346 | 83.86 | 0.00 | -809.75 | Natural Gas Bill - October Bill (709) |
| 709 - 1251 to 1263 West 7th Ave | 10/22/2025 | 10/2025 | Maple Leaf Disposal Ltd. | K-621 | 347 | 221.75 | 0.00 | -588.00 | garbage - waste removal |
| 709 - 1251 to 1263 West 7th Ave | 10/22/2025 | 10/2025 | Westside Pest Control | K-622 | 348 | 257.25 | 0.00 | -330.75 | wasp treatment |
| 709 - 1251 to 1263 West 7th Ave | 10/29/2025 | 10/2025 | Eagleson Properties Ltd | K-746 | 346 | 330.75 | 0.00 | 0.00 | |
| Net Change=0.00 | | | | | | 33,023.88 | 33,023.88 | 0.00 | = Ending Balance = |
| 4030-00 | | | Prepaid Rent | | | | | 0.00 | = Beginning Balance = |
| 709 - 1251 to 1263 West 7th Ave | 10/01/2025 | 10/2025 | Nancy Holme | R-1515 | CHQ # 085 | 0.00 | 613.04 | -613.04 | Payment Received- Thank You |
| 709 - 1251 to 1263 West 7th Ave | 10/01/2025 | 10/2025 | Nancy Holme | R-1515 | CHQ # 085 | 613.04 | 0.00 | 0.00 | Payment Received- Thank You |
| 709 - 1251 to 1263 West 7th Ave | 10/01/2025 | 10/2025 | Grant Ewing | R-1649 | :prepay | 776.52 | 0.00 | 776.52 | :Prog Gen prepayment transfer |
| 709 - 1251 to 1263 West 7th Ave | 10/01/2025 | 10/2025 | Peggy Smyth | R-1650 | :prepay | 51.95 | 0.00 | 828.47 | :Prog Gen prepayment transfer |
| 709 - 1251 to 1263 West 7th Ave | 10/01/2025 | 10/2025 | Peggy Smyth | R-1651 | :prepay | 724.57 | 0.00 | 1,553.04 | :Prog Gen prepayment transfer |
| 709 - 1251 to 1263 West 7th Ave | 10/01/2025 | 10/2025 | Jerome Thomas | R-1841 | et | 0.00 | 639.36 | 913.68 | Payment Received - Thank You |
| 709 - 1251 to 1263 West 7th Ave | 10/01/2025 | 10/2025 | Patricia Vanderflaes | R-1843 | et | 0.00 | 1,305.24 | -391.56 | Payment Received - Thank You |
| 709 - 1251 to 1263 West 7th Ave | 10/07/2025 | 10/2025 | Peggy Smyth | R-1844 | et | 0.00 | 3,306.32 | -3,697.88 | Payment Received - Thank You |
| 709 - 1251 to 1263 West 7th Ave | 10/22/2025 | 10/2025 | Grant Ewing | R-1850 | :prepay | 1,624.58 | 0.00 | -2,073.30 | :Prog Gen prepayment transfer |
| 709 - 1251 to 1263 West 7th Ave | 10/22/2025 | 10/2025 | Grant Ewing | R-1851 | :prepay | 806.32 | 0.00 | -1,266.98 | :Prog Gen prepayment transfer |
| 709 - 1251 to 1263 West 7th Ave | 10/22/2025 | 10/2025 | Grant Ewing | R-1852 | :prepay | 776.52 | 0.00 | -490.46 | :Prog Gen prepayment transfer |
| Net Change=-490.46 | | | | | | 5,373.50 | 5,863.96 | -490.46 | = Ending Balance = |
| 4040-00 | | | Prepaid Strata Fees | | | | | -8,378.71 | = Beginning Balance = |

General Ledger

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

| Property Name | Date | Period | Person/Description | CTRL Number | Reference | Debit | Credit | Balance | Remarks |
|---------------------------------|------------|---------|-----------------------------------|-------------|---------------|---------------|-----------------|--------------------|------------------------------------------------|
| | | | Net Change=0.00 | | | 0.00 | 0.00 | -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... | | | | | -17,265.00 | = Beginning Balance = |
| 709 - 1251 to 1263 West 7th Ave | 10/31/2025 | 10/2025 | October 2025 - Reallocat... | J-1063 | October202... | 0.00 | 1,425.00 | -18,690.00 | October 2025 - Reallocation of INCOME/EXPENSES |
| | | | Net Change=-1,425.00 | | | 0.00 | 1,425.00 | -18,690.00 | = Ending Balance = |
| 5107-00 | | | Contingency Reserve Fu... | | | | | -485.88 | = Beginning Balance = |
| 709 - 1251 to 1263 West 7th Ave | 10/31/2025 | 10/2025 | | J-1057 | transfers | 0.00 | 92.74 | -578.62 | |
| | | | Net Change=-92.74 | | | 0.00 | 92.74 | -578.62 | = Ending Balance = |
| 5107-01 | | | Contingency Reserve Fu... | | | | | -6,480.08 | = Beginning Balance = |
| 709 - 1251 to 1263 West 7th Ave | 10/31/2025 | 10/2025 | October 2025 - Reallocat... | J-1063 | October202... | 150.00 | 0.00 | -6,330.08 | GIC Interest |
| | | | Net Change=150.00 | | | 150.00 | 0.00 | -6,330.08 | = 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... | | | | | -20,000.01 | = Beginning Balance = |
| | | | Net Change=0.00 | | | 0.00 | 0.00 | -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 | | | | | -14,091.64 | = Beginning Balance = |
| 709 - 1251 to 1263 West 7th Ave | 10/01/2025 | 10/2025 | Grant Ewing | C-2657 | :Post | 0.00 | 776.52 | -14,868.16 | Strata Fees |
| 709 - 1251 to 1263 West 7th Ave | 10/01/2025 | 10/2025 | Patricia Vanderflaes | C-2658 | :Post | 0.00 | 613.04 | -15,481.20 | Strata Fees |
| 709 - 1251 to 1263 West 7th Ave | 10/01/2025 | 10/2025 | Tessie Lowe | C-2659 | :Post | 0.00 | 639.36 | -16,120.56 | Strata Fees |
| 709 - 1251 to 1263 West 7th Ave | 10/01/2025 | 10/2025 | Noriko Horiguchi | C-2660 | :Post | 0.00 | 639.36 | -16,759.92 | Strata Fees |
| 709 - 1251 to 1263 West 7th Ave | 10/01/2025 | 10/2025 | Jerome Thomas | C-2662 | :Post | 0.00 | 639.36 | -17,399.28 | Strata Fees |

General Ledger

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

| Property Name | Date | Period | Person/Description | CTRL Number | Reference | Debit | Credit | Balance | Remarks |
|---------------------------------|------------|---------|-----------------------------------|-------------|----------------|-----------------|-----------------|-------------------|------------------------------------------------|
| 709 - 1251 to 1263 West 7th Ave | 10/01/2025 | 10/2025 | Nancy Holme | C-2663 | :Post | 0.00 | 613.04 | -18,012.32 | Strata Fees |
| 709 - 1251 to 1263 West 7th Ave | 10/01/2025 | 10/2025 | Peggy Smyth | C-2664 | :Post | 0.00 | 776.52 | -18,788.84 | Strata Fees |
| | | | Net Change=-4,697.20 | | | 0.00 | 4,697.20 | -18,788.84 | = Ending Balance = |
| 6117-00 | | | Other Income - EV Charging | | | | | -20.01 | = Beginning Balance = |
| 709 - 1251 to 1263 West 7th Ave | 10/01/2025 | 10/2025 | Jerome Thomas | C-2661 | :Post | 0.00 | 6.67 | -26.68 | EV Fee : Electrical Charging Fee |
| | | | Net Change=-6.67 | | | 0.00 | 6.67 | -26.68 | = Ending Balance = |
| 6490-00 | | | CleanUp (Misc) | | | | | 0.00 | = Beginning Balance = |
| 709 - 1251 to 1263 West 7th Ave | 10/31/2025 | 10/2025 | Grant Ewing | C-3278 | :cleanup-o... | 0.00 | 0.01 | -0.01 | :cleanup-overpayment |
| | | | Net Change=-0.01 | | | 0.00 | 0.01 | -0.01 | = Ending Balance = |
| 7010-00 | | | Management Fees | | | | | 992.25 | = Beginning Balance = |
| 709 - 1251 to 1263 West 7th Ave | 10/01/2025 | 10/2025 | Eagleson Properties Ltd | P-1177 | :MGTFee ... | 330.75 | 0.00 | 1,323.00 | |
| | | | Net Change=330.75 | | | 330.75 | 0.00 | 1,323.00 | = Ending Balance = |
| 7140-00 | | | Insurance (Accrued) | | | | | 3,659.76 | = Beginning Balance = |
| 709 - 1251 to 1263 West 7th Ave | 10/31/2025 | 10/2025 | October 2025 - Reallocat... | J-1063 | October202... | 1,219.92 | 0.00 | 4,879.68 | October 2025 - Reallocation of INCOME/EXPENSES |
| | | | Net Change=1,219.92 | | | 1,219.92 | 0.00 | 4,879.68 | = Ending Balance = |
| 7141-00 | | | Insurance Appraisal (Ac... | | | | | 67.80 | = Beginning Balance = |
| 709 - 1251 to 1263 West 7th Ave | 10/31/2025 | 10/2025 | October 2025 - Reallocat... | J-1063 | October202... | 22.60 | 0.00 | 90.40 | October 2025 - Reallocation of INCOME/EXPENSES |
| | | | Net Change=22.60 | | | 22.60 | 0.00 | 90.40 | = Ending Balance = |
| 7305-00 | | | Utilities - Electricity | | | | | 93.40 | = Beginning Balance = |
| 709 - 1251 to 1263 West 7th Ave | 10/16/2025 | 10/2025 | BC Hydro | P-1008 | a/c331 46... | 88.88 | 0.00 | 182.28 | Electricity Bill : Sept/Oct 2025 (709) |
| | | | Net Change=88.88 | | | 88.88 | 0.00 | 182.28 | = Ending Balance = |
| 7307-00 | | | Utilities - Gas | | | | | 202.73 | = Beginning Balance = |
| 709 - 1251 to 1263 West 7th Ave | 10/15/2025 | 10/2025 | FortisBC | P-920 | October Bil... | 83.86 | 0.00 | 286.59 | Natural Gas Bill - October Bill (709) |
| | | | Net Change=83.86 | | | 83.86 | 0.00 | 286.59 | = Ending Balance = |

General Ledger

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

| Property Name | Date | Period | Person/Description | CTRL Number | Reference | Debit | Credit | Balance | Remarks |
|---------------------------------|------------|---------|------------------------------------|-------------|---------------|------------------|---------------|---------------------------------------|------------------------------------------------|
| 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 | | | | | 665.25 = Beginning Balance = | |
| 709 - 1251 to 1263 West 7th Ave | 09/30/2025 | 10/2025 | Maple Leaf Disposal Ltd. | P-939 | 654613 (709) | 221.75 | 0.00 | 887.00 | garbage - waste removal |
| | | | Net Change=221.75 | | | 221.75 | 0.00 | 887.00 = Ending Balance = | |
| 7340-00 | | | Landscaping | | | | | 0.00 = Beginning Balance = | |
| 709 - 1251 to 1263 West 7th Ave | 10/03/2025 | 10/2025 | Greyrock Property Groo... | P-776 | 14246 (709) | 299.89 | 0.00 | 299.89 | R&M - gardening & pruning |
| | | | Net Change=299.89 | | | 299.89 | 0.00 | 299.89 = Ending Balance = | |
| 7341-00 | | | Gardening and Pruning | | | | | 1,476.31 = Beginning Balance = | |
| | | | Net Change=0.00 | | | 0.00 | 0.00 | 1,476.31 = Ending Balance = | |
| 7353-00 | | | Pest Control | | | | | 0.00 = Beginning Balance = | |
| 709 - 1251 to 1263 West 7th Ave | 10/10/2025 | 10/2025 | Westside Pest Control | P-940 | 219810 (709) | 257.25 | 0.00 | 257.25 | wasp treatment |
| | | | Net Change=257.25 | | | 257.25 | 0.00 | 257.25 = Ending Balance = | |
| 7500-00 | | | General Repairs and Ma... | | | | | 0.00 = Beginning Balance = | |
| 709 - 1251 to 1263 West 7th Ave | 08/18/2025 | 10/2025 | Ocean West Construction | P-792 | 25-9039 (709) | 31,741.50 | 0.00 | 31,741.50 | Deck renewal, 1257 and 1259 |
| | | | Net Change=31,741.50 | | | 31,741.50 | 0.00 | 31,741.50 = Ending Balance = | |
| 7702-00 | | | Plumbing | | | | | 421.77 = Beginning Balance = | |
| | | | Net Change=0.00 | | | 0.00 | 0.00 | 421.77 = Ending Balance = | |
| 9005-00 | | | Contingency Current Yea... | | | | | 4,275.00 = Beginning Balance = | |
| 709 - 1251 to 1263 West 7th Ave | 10/31/2025 | 10/2025 | October 2025 - Reallocat... | J-1063 | October202... | 1,425.00 | 0.00 | 5,700.00 | October 2025 - Reallocation of INCOME/EXPENSES |
| | | | Net Change=1,425.00 | | | 1,425.00 | 0.00 | 5,700.00 = Ending Balance = | |
| 9015-00 | | | Investment Interest | | | | | -450.00 = Beginning Balance = | |
| 709 - 1251 to 1263 West 7th Ave | 10/31/2025 | 10/2025 | October 2025 - Reallocat... | J-1063 | October202... | 0.00 | 150.00 | -600.00 | GIC Interest |
| | | | Net Change=-150.00 | | | 0.00 | 150.00 | -600.00 = Ending Balance = | |

General Ledger

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

| Property Name | Date | Period | Person/Description | CTRL Number | Reference | Debit | Credit | Balance | Remarks |
|---------------|------|--------|--------------------|-------------|-----------|-----------|-----------|---------|---------|
| | | | | | | 96,399.90 | 96,399.90 | | |

Owner Statement

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

| Date | Reference | Property | Payee/Payer | Notes | Income | Expense | Balance |
|------------|-----------|---------------------------------|---------------------------------|----------------------------------------|-----------------|------------------|------------------|
| | | | | Beginning Balance | | | 43,955.19 |
| 10/01/2025 | et | 709 - 1251 to 1263 West 7th Ave | Jerome Thomas | Payment Received - Thank You | 639.36 | 0.00 | 44,594.55 |
| 10/01/2025 | CHQ # 085 | 709 - 1251 to 1263 West 7th Ave | Nancy Holme | Payment Received- Thank You | 613.04 | 0.00 | 45,207.59 |
| 10/01/2025 | et | 709 - 1251 to 1263 West 7th Ave | Patricia Vanderflaes | Payment Received - Thank You | 613.04 | 0.00 | 45,820.63 |
| 10/01/2025 | et | 709 - 1251 to 1263 West 7th Ave | Patricia Vanderflaes | Payment Received - Thank You | 1,305.25 | 0.00 | 47,125.88 |
| 10/07/2025 | 344 | 709 - 1251 to 1263 West 7th Ave | Greyrock Property Grooming Ltd. | R&M - gardening & pruning | 0.00 | 299.89 | 46,825.99 |
| 10/07/2025 | et | 709 - 1251 to 1263 West 7th Ave | Peggy Smyth | Payment Received - Thank You | 3,306.32 | 0.00 | 50,132.31 |
| 10/09/2025 | 345 | 709 - 1251 to 1263 West 7th Ave | Ocean West Construction | Deck renewal, 1257 and 1259 | 0.00 | 31,741.50 | 18,390.81 |
| 10/16/2025 | 16102025 | 709 - 1251 to 1263 West 7th Ave | BC Hydro | Electricity Bill : Sept/Oct 2025 (709) | 0.00 | 88.88 | 18,301.93 |
| 10/22/2025 | 346 | 709 - 1251 to 1263 West 7th Ave | FortisBC | Natural Gas Bill - October Bill (709) | 0.00 | 83.86 | 18,218.07 |
| 10/22/2025 | 347 | 709 - 1251 to 1263 West 7th Ave | Maple Leaf Disposal Ltd. | garbage - waste removal | 0.00 | 221.75 | 17,996.32 |
| 10/22/2025 | 348 | 709 - 1251 to 1263 West 7th Ave | Westside Pest Control | wasp treatment | 0.00 | 257.25 | 17,739.07 |
| 10/29/2025 | 346 | 709 - 1251 to 1263 West 7th Ave | Eagleson Properties Ltd | | 0.00 | 330.75 | 17,408.32 |
| 10/31/2025 | et | 709 - 1251 to 1263 West 7th Ave | Grant Ewing | Payment Received - Thank You | 776.53 | 0.00 | 18,184.85 |
| 10/31/2025 | transfers | 709 - 1251 to 1263 West 7th Ave | JE-1057 | transfer from Operating a/c to CRF a/c | 0.00 | 1,275.00 | 16,909.85 |
| | | | | Ending Balance | 7,253.54 | 34,298.88 | 16,909.85 |
| | | | | 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 14246

DATE 03/10/2025 TERMS Net 30

DUE DATE 02/11/2025

| DATE | | DESCRIPTION | TAX | QTY | RATE | AMOUNT |
|------------|---------------------|----------------------------------|------------|-----|--------|--------|
| 30/09/2025 | Labour | Gardening service | GST | 1 | 85.00 | 85.00 |
| 30/09/2025 | Labour | Maintenance service | GST | 1 | 115.00 | 115.00 |
| 30/09/2025 | Materials | Fertilizer, bone meal, Round-Up. | GST/PST BC | 1 | 49.90 | 49.90 |
| 30/09/2025 | Truck Charge | | Exempt | 1 | 34.00 | 34.00 |

1251 W. 7th Ave. Monthly gardening & maintenance service for September, 2025. Spray weeds, fertilize shrubs. Remove timer.

| | |
|---------------|---------------|
| SUBTOTAL | 283.90 |
| GST @ 5% | 12.50 |
| PST (BC) @ 7% | 3.49 |
| TOTAL | 299.89 |

TOTAL DUE \$299.89

Invoice # 25-9039

113-1083 East Kent Vancouver BC V5X4V9

Due upon Receipt. 2% interest ON OVERDUE ACCOUNTS

August 18 2025

VR1607
1251-1263 West. 7th
Vancouver, BC
V6H 1B7

Attention: Kat Eagleson

Re: Deck renewal @ 1257 & 1259 West 7th.

| | | |
|----------------------|-----------|--------------------|
| Original Contract | | 31,220.00 |
| T&M work | | 260.00 |
| Credit (deck boards) | | (1,250.00) |
| Sub-total | \$ | 30,230.00 |
| Completed to date | \$ | 30,230.00 |
| Previously Invoiced | | - |
| Total | \$ | 30,230.00 |
| | | |
| GST | 5% | \$ 1,511.50 |
| | | |
| Total Now Due | \$ | 31,741.50 |

INVOICE



20378 Langley Bypass,
Langley, BC V3A 5E7

Invoice Number: 654613
Invoice Date: 2025-09-30
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: 2025-09-24

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)

| | | |
|---------|------------------------------------------|---------|
| 2025-09 | MONTHLY CHARGE FOR FE GARBAGE COLLECTION | \$86.90 |
| 2025-09 | 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

Invoice



**WESTSIDE
PEST CONTROL** LTD.

The Eco-Friendly Choice

www.westsidepest.com

604-559-9060

Invoice: 219810

Total: \$257.25

Bill To: VR 1607

201 - 2940 Main Street

VANCOUVER, BC V5T 3G3

Primary Contact: Katherine Eagleson

Email: kat@eaglesonproperties.com

WO, ID: 131721-1

Service Address:

1255 West 7th Avenue

VANCOUVER, BC V6H 1B7

On-site Contact:

Katherine Eagleson (kat@eaglesonproperties.com)

Date of Service: 10/10/2025 02:30 PM

Forward Payment To:

West Side Pest Control Ltd.

2231 Hartley Avenue

COQUITLAM, BC V3K 6W1

Contact: Raul Reis -266924

Ph.: (604) 559-9060

Web: http://www.westsidepest.com

| Terms | Purchase Order | Date Issued | Due Date |
|-------|----------------|-------------|------------|
| Net30 | | 10/10/2025 | 11/09/2025 |

| # | Item | Description | Qty | Price | Line Total |
|----|------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----------|------------|
| 1. | Wasp Treatment - Unexposed 10-30ft | <p>Activity Noted by Customer:</p> <ul style="list-style-type: none"> - Spoke with customer on arrival and discussed noted wasp activity. - Customer has noted a unexposed wasp nest underneath the front window of the unit <p>Technician's Findings:</p> <ul style="list-style-type: none"> - Located unexposed wasp nest outside downstairs bedroom above sliding door <p>Work Performed:</p> <ul style="list-style-type: none"> - Injected directly into nest location with aerosol insecticide to kill queen and colony currently in the nest. - Applied a residual powder insecticide to entry point to affect wasps attempting to exit or enter. <p>** Please allow a minimum of 72 hours for wasp activity to subside **</p> <p>** Please note: It is not required but we recommend adjacent rooms to the treated area be left vacant for two hours after the treatment **</p> <p>Guarantee:</p> <ul style="list-style-type: none"> - Valid until the end of the calendar year (December 31 of the current year). - Applies only to the specific nest location that was treated. - Does not apply when treating wasp nests in vents. | -- | \$245.00 | \$245.00 |
| 2. | Drione | Amount - 1 gram | -- | \$0.00 | \$0.00 |

| | | | | | |
|----|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|--------|--------|
| 3. | Seclira WSG - Outdoor | Weather Conditions - rain Precipitation - yes Temperature - 13 Area Applied - wasp nest Wind Direction - SE Wind Speed - 5kmh PCP Number - 15255 Active Ingredients and Percentages: Pyrethrins - 1.0% Piperonyl Butoxide - 10.0% Amorphous Silica Gel - 40.0% Amount - 20g Area Applied - wasp nest Weather Conditions - rain Precipitation - yes Temperature - 13 Wind Direction - SE Wind Speed - 5kmh PCP Number - 34816 Active Ingredient - Dinotefuran Applied percentage Percentage - 0.2% | -- | \$0.00 | \$0.00 |
|----|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|--------|--------|

Tax Reference: 83699 0267 RT0001

| | |
|---------------|-----------------|
| Subtotal | \$245.00 |
| GST | \$12.25 |
| Total | \$257.25 |
| Payments Made | \$0.00 |
| Balance Due | \$257.25 |