

Budget Comparison

Owner = Strata VR 1607 (709 - 1251 to 1263 West 7th Ave)
 709 - 1251 to 1263 West 7th Ave
 Month = Nov 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	23,486.04	23,485.21	0.83	0.00	56,364.21
Other Income - Fees (NSF Forms and Move I...	150.00	0.00	150.00	N/A	150.00	0.00	150.00	N/A	0.00
Other Income - EV Charging	6.67	6.67	0.00	0.00	33.35	34.67	-1.32	-3.81	83.67
TOTAL STRATA INCOME	4,853.87	4,703.88	149.99	3.19	23,669.39	23,519.88	149.51	0.64	56,447.88
OTHER INCOME									
CleanUp (Misc)	-0.01	0.00	-0.01	N/A	0.00	0.00	0.00	N/A	0.00
TOTAL OTHER INCOME	-0.01	0.00	-0.01	N/A	0.00	0.00	0.00	N/A	0.00
TOTAL INCOME	4,853.86	4,703.88	149.98	3.19	23,669.39	23,519.88	149.51	0.64	56,447.88
OPERATING EXPENSES									
GENERAL EXPENSES									
Management Fees	330.75	340.83	10.08	2.96	1,653.75	1,704.83	51.08	3.00	4,091.83
Annual Review Fee	0.00	46.38	46.38	100.00	0.00	230.38	230.38	100.00	552.38
Administration	0.00	4.17	4.17	100.00	0.00	20.17	20.17	100.00	48.17
Professional Fees	0.00	129.17	129.17	100.00	0.00	645.17	645.17	100.00	1,548.17
Legal Fees	2,605.33	0.00	-2,605.33	N/A	2,605.33	0.00	-2,605.33	N/A	0.00
T2 Tax Filing and Accountant	0.00	35.00	35.00	100.00	0.00	175.00	175.00	100.00	420.00
Insurance (Accrued)	1,219.92	1,355.83	135.91	10.02	6,099.60	6,779.83	680.23	10.03	16,271.83
Insurance Appraisal (Accrued)	22.60	22.92	0.32	1.40	113.00	114.92	1.92	1.67	275.92
Bank Charges	0.00	2.08	2.08	100.00	0.00	10.08	10.08	100.00	24.08
TOTAL GENERAL EXPENSES	4,178.60	1,936.38	-2,242.22	-115.79	10,471.68	9,680.38	-791.30	-8.17	23,232.38
BUILDING EXPENSES									
Utilities - Electricity	0.00	58.33	58.33	100.00	182.28	290.33	108.05	37.22	696.33
Utilities - Gas	134.47	183.33	48.86	26.65	421.06	915.33	494.27	54.00	2,196.33
Utilities - Water and Sewer	1,131.18	216.67	-914.51	-422.08	2,121.39	1,084.67	-1,036.72	-95.58	2,603.67

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 Month = Nov 2025
 Book = Accrual

APPROVED
 By Kat Eagleson at 9:23 am, Dec 30, 2025

ACCOUNT	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Utilities - Fireline/ Street Cleaning/ Green Bin	0.00	66.67	66.67	100.00	0.00	334.67	334.67	100.00	803.67
Fire Prevention	0.00	41.67	41.67	100.00	0.00	209.67	209.67	100.00	503.67
Waste Removal	221.75	208.33	-13.42	-6.44	1,108.75	1,040.33	-68.42	-6.58	2,496.33
Landscaping	0.00	83.33	83.33	100.00	299.89	415.33	115.44	27.79	996.33
Gardening and Pruning	238.75	208.33	-30.42	-14.60	1,715.06	1,040.33	-674.73	-64.86	2,496.33
Snow Removal and Salt	0.00	2.50	2.50	100.00	0.00	10.50	10.50	100.00	24.50
Pest Control	0.00	0.00	0.00	N/A	257.25	0.00	-257.25	N/A	0.00
General Repairs and Maintenance	0.00	416.67	416.67	100.00	0.00	2,084.67	2,084.67	100.00	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	1,726.15	1,485.83	-240.32	-16.17	6,527.45	7,425.83	898.38	12.10	17,820.83
TOTAL OPERATING EXPENSES	5,904.75	3,422.21	-2,482.54	-72.54	16,999.13	17,106.21	107.08	0.63	41,053.21
RESERVE FUNDS									
Contingency Current Year Transfer	1,425.00	1,425.00	0.00	0.00	7,125.00	7,125.00	0.00	0.00	17,100.00
Investment Interest	-150.00	-150.00	0.00	0.00	-750.00	-750.00	0.00	0.00	-1,800.00
TOTAL RESERVE FUNDS	1,275.00	1,275.00	0.00	0.00	6,375.00	6,375.00	0.00	0.00	15,300.00
TOTAL EXPENSES	7,179.75	4,697.21	-2,482.54	-52.85	23,374.13	23,481.21	107.08	0.46	56,353.21
NET INCOME	-2,325.89	6.67	-2,332.56	-34,970.91	295.26	38.67	256.59	663.54	94.67
ASSETS									
BANK									
Operating BANK - ITF Strata VR1607 (709)	16,796.20	0.00	16,796.20	N/A	-113.65	0.00	-113.65	N/A	0.00
Contingency BANK - ITF Strata VR1607 (709)	-1,366.55	0.00	-1,366.55	N/A	-68,284.31	0.00	-68,284.31	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	15,429.65	0.00	15,429.65	N/A	-128,397.96	0.00	-128,397.96	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

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ACCOUNT	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
TOTAL SHARES & MEMBERSHIPS	0.00	0.00	0.00	N/A	-790.79	0.00	-790.79	N/A	0.00
ACCOUNTS RECEIVABLE									
Accounts Receivable	-2,059.20	0.00	-2,059.20	N/A	0.00	0.00	0.00	N/A	0.00
TOTAL ACCOUNTS RECEIVABLE	-2,059.20	0.00	-2,059.20	N/A	0.00	0.00	0.00	N/A	0.00
PREPAID EXPENSES									
Prepaid - Insurance	-14,057.08	0.00	-14,057.08	N/A	-15,276.95	0.00	-15,276.95	N/A	0.00
Prepaid - Insurance Appraisal	22.60	0.00	22.60	N/A	-180.95	0.00	-180.95	N/A	0.00
TOTAL PREPAID EXPENSES	-14,034.48	0.00	-14,034.48	N/A	-15,457.90	0.00	-15,457.90	N/A	0.00
TOTAL ASSETS	-664.03	0.00	-664.03	N/A	-144,646.65	0.00	-144,646.65	N/A	0.00
LIABILITIES AND CAPITAL									
LIABILITIES									
Accounts Payable	1,461.93	0.00	1,461.93	N/A	1,461.93	0.00	1,461.93	N/A	0.00
Prepaid Rent	2,815.86	0.00	2,815.86	N/A	0.00	0.00	0.00	N/A	0.00
Prepaid Strata Fees	-2,716.97	0.00	-2,716.97	N/A	5,661.74	0.00	5,661.74	N/A	0.00
TOTAL LIABILITIES	1,560.82	0.00	1,560.82	N/A	7,123.67	0.00	7,123.67	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	40,115.01	0.00	40,115.01	N/A	0.00
Contingency Reserve Fund - Interest	91.55	0.00	91.55	N/A	670.17	0.00	670.17	N/A	0.00
Contingency Reserve Fund - G.I.C	-150.00	0.00	-150.00	N/A	6,180.08	0.00	6,180.08	N/A	0.00
Contingency Reserve Fund - Expenditures	0.00	0.00	0.00	N/A	-39,387.46	0.00	-39,387.46	N/A	0.00
TOTAL Contingency Reserve Fund	1,366.55	0.00	1,366.55	N/A	36,654.57	0.00	36,654.57	N/A	0.00
Retained Earnings	-2,263.34	0.00	-2,263.34	N/A	100,868.41	0.00	100,868.41	N/A	0.00
TOTAL CAPITAL	-896.79	0.00	-896.79	N/A	137,522.98	0.00	137,522.98	N/A	0.00
TOTAL LIABILITIES AND CAPITAL	664.03	0.00	664.03	N/A	144,646.65	0.00	144,646.65	N/A	0.00
CASH FLOW	-2,325.89	6.67	-2,332.56	-34,970.91	295.26	38.67	256.59	663.54	94.67

Balance Sheet

Owner = Strata VR 1607 (709 - 1251 to 1263 West 7th Ave)
 709 - 1251 to 1263 West 7th Ave
 Month = Nov 2025
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ACCOUNT	CURRENT BALANCE
ASSETS	
BANK	
Operating BANK - ITF Strata VR1607 (709)	113.65
Contingency BANK - ITF Strata VR1607 (709)	68,284.31
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	128,397.96
Bank Shares & Memberships	
Bank Shares	795.79
Bank Memberships	-5.00
TOTAL SHARES & MEMBERSHIPS	<u>790.79</u>
ACCOUNTS RECEIVABLE	
TOTAL ACCOUNTS RECEIVABLE	<u>0.00</u>
PREPAID EXPENSES	
Prepaid - Insurance	15,276.95
Prepaid - Insurance Appraisal	180.95
TOTAL PREPAID EXPENSES	<u>15,457.90</u>
TOTAL ASSETS	<u>144,646.65</u>
LIABILITIES AND CAPITAL	
LIABILITIES	
Accounts Payable	1,461.93
Prepaid Strata Fees	5,661.74
TOTAL LIABILITIES	<u>7,123.67</u>
CAPITAL	
CONTINGENCY RESERVE FUND	
Contingency Reserve Fund - Opening Balance	29,076.77
Contingency Reserve Fund - Contribution	40,115.01
Contingency Reserve Fund - Interest	670.17
Contingency Reserve Fund - G.I.C	6,180.08
Contingency Reserve Fund - Expenditures	-39,387.46
TOTAL Contingency Reserve Fund	<u>36,654.57</u>
Retained Earnings	100,868.41
TOTAL CAPITAL	<u>137,522.98</u>
TOTAL LIABILITIES AND CAPITAL	<u>144,646.65</u>

APPROVED

By Kat Eagleson at 9:23 am, Dec 30, 2025

Receivable Summary

Property = 709 - 1251 to 1263 West 7th Ave Status: Current, Past, Future, Eviction, Notice Entity Type: Tenant Month From: 11/2025 To 11/2025 [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	926.51	926.52	-776.52
Strata VR 1607	709 - 1251 to 1263 West 7th Ave	1253	Patricia Vanderlaes	1,305.01	613.04	652.08	1,265.97
Strata VR 1607	709 - 1251 to 1263 West 7th Ave	1255	Tessie Lowe	1,822.83	639.36	0.00	2,462.19
Strata VR 1607	709 - 1251 to 1263 West 7th Ave	1257	Noriko Horiguchi	-5,114.78	639.36	0.00	-4,475.42
Strata VR 1607	709 - 1251 to 1263 West 7th Ave	1259	Jerome Thomas	48.49	646.03	701.91	-7.39
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	-6,212.22	776.52	0.00	-5,435.70
	Total			-7,622.05	4,853.86	2,893.54	-5,661.74
Grand Total				-7,622.05	4,853.86	2,893.54	-5,661.74

UserId : ysi Date : 12/29/2025 Time : 19:09

AP Aging Report

Period: -11/2025

As of : 11/30/2025

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
City of Vancouver Utility Billing Office	1,131.18	0.00	0.00	1,131.18	1,131.18	0.00	0.00	0.00
Eagleson Properties Ltd	330.75	0.00	0.00	330.75	330.75	0.00	0.00	0.00
Grand Total	1,461.93	0.00	0.00	1,461.93	1,461.93	0.00	0.00	0.00

Trust Account Summary

Property = 709 - 1251 to 1263 West 7th Ave

Period = 11/2025-11/2025

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	16,909.85	2,956.10	18,808.05	-1,275.00	-217.10	0.00	-217.10
Total	16,909.85	2,956.10	18,808.05	-1,275.00	-217.10	0.00	-217.10

APPROVED
By Kat Eagleson at 1:12 pm, Dec 18, 2025

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

Balance Per Bank Statement as of 11/30/2025 **15,390.65**

Outstanding Cheques

Cheque Date	Cheque Number	Payee	Amount
11/26/2025	352	A C & D Insurance	15,277.00
11/28/2025	353	Eagleson Properties Ltd	330.75
Less: Outstanding Cheques			15,607.75

Reconciled Bank Balance **-217.10**

Balance per GL as of 11/30/2025 **-217.10**

Reconciled Balance Per G/L **-217.10**

Difference **0.00**

Cleared Items:

Cleared Cheques

Date	Tran #	Notes	Amount	Date Cleared
11/10/2025	349	Greyrock Property Grooming Ltd.	238.75	11/30/2025
11/17/2025	350	Maple Leaf Disposal Ltd.	221.75	11/30/2025
11/17/2025	351000	FortisBC	134.47	11/30/2025
11/21/2025	351	Eagleson Properties Ltd	2,605.33	11/30/2025
Total Cleared Cheques			3,200.30	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
11/01/2025	24		639.36	11/30/2025
11/02/2025	25		652.08	11/30/2025
11/03/2025	23		613.04	11/30/2025
11/06/2025	34		150.00	11/30/2025
11/10/2025	28		62.55	11/30/2025
11/12/2025	27		62.55	11/30/2025
11/28/2025	31		776.52	11/30/2025
Total Cleared Deposits			2,956.10	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
11/07/2025	JE 1118	transfer from Operating a/c to CRF a/c	-1,275.00	11/30/2025
Total Cleared Other Items			-1,275.00	

APPROVED
By Kat Eagleson at 1:12 pm, Dec 18, 2025

Bank Register

Bank = 709: Strata VR 1607 Operating

Date = 11/01/2025-11/30/2025

Cheque or Deposit	Date	Vendor or Memo	Payment	Deposit	RCN	Balance
	11/01/2025	Beginning Balance				16,909.85
Dep - 24	11/01/2025	Jerome Thomas		639.36	X	17,549.21
Dep - 25	11/02/2025	Patricia Vanderflaes		652.08	X	18,201.29
Dep - 23	11/03/2025	Nancy Holme		613.04	X	18,814.33
Dep - 34	11/06/2025	Grant Ewing		150.00	X	18,964.33
Adj - JE 1118	11/07/2025	transfer from Operating a/c to CRF a/c	1,275.00		X	17,689.33
Dep - 28	11/10/2025	Jerome Thomas		62.55	X	17,751.88
Chq - 349	11/10/2025	Greyrock Property Grooming Ltd.	238.75		X	17,513.13
Dep - 27	11/12/2025	Strata VR 1607		62.55	X	17,575.68
Chq - 350	11/17/2025	Maple Leaf Disposal Ltd.	221.75		X	17,353.93
Chq - 351000	11/17/2025	FortisBC	134.47		X	17,219.46
Chq - 351	11/21/2025	Eagleson Properties Ltd	2,605.33		X	14,614.13
Chq - 352	11/26/2025	A C & D Insurance	15,277.00			-662.87
Chq - 353	11/28/2025	Eagleson Properties Ltd	330.75			-993.62
Dep - 31	11/28/2025	Grant Ewing		776.52	X	-217.10
	11/30/2025	Ending Balance				-217.10

Trust Account Summary

Property = 709 - 1251 to 1263 West 7th Ave

Period = 11/2025-11/2025

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	66,917.76	0.00	0.00	1,366.55	68,284.31	0.00	68,284.31
Total	66,917.76	0.00	0.00	1,366.55	68,284.31	0.00	68,284.31

APPROVED
By Kat Eagleson at 1:11 pm, Dec 18, 2025

709: Strata VR 1607 Contingenc
Bank Reconcile History Report

Balance Per Bank Statement as of 11/30/2025	68,284.31
Reconciled Bank Balance	68,284.31

Balance per GL as of 11/30/2025	68,284.31
Reconciled Balance Per G/L	68,284.31

Difference	0.00
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Cleared Items:

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
11/07/2025	JE 1118	transfer from Operating a/c to CRF a/c	1,275.00	11/30/2025
11/30/2025	JE 1132	INTEREST CREDITED TO ACCOUNT	91.55	11/30/2025
Total Cleared Other Items			1,366.55	

APPROVED
By Kat Eagleson at 1:11 pm, Dec 18, 2025

Bank Register

Bank = 709: Strata VR 1607 Contingenc

Date = 11/01/2025-11/30/2025

Cheque or Deposit	Date	Vendor or Memo	Payment	Deposit	RCN	Balance
	11/01/2025	Beginning Balance				66,917.76
Adj - JE 1118	11/07/2025	transfer from Operating a/c to CRF a/c		1,275.00	X	68,192.76
Adj - JE 1132	11/30/2025	INTEREST CREDITED TO ACCOUNT		91.55	X	68,284.31
	11/30/2025	Ending Balance				68,284.31



DECEMBER 01, 2025

My relationship number(s)
91268349

VANAS11000_1647868 E D 16300 34185
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 NOV 2025 to 30 NOV 2025



DAILY BANKING ACCOUNT SUMMARY	OPENING BALANCE ON 01 NOV 2025	TOTAL WITHDRAWALS	TOTAL DEPOSITS	CLOSING BALANCE ON 30 NOV 2025
INDEPENDENT BUSINESS ACCOUNT #100084835930	16,909.85	4,475.30	2,956.10	15,390.65
TOTAL NUMBER OF CHEQUES 3				

INDEPENDENT BUSINESS ACCOUNT #100084835930

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	OPENING BALANCE			16,909.85
01 NOV	ETRANSFER CREDIT (JEROMEWTHOMAS)		639.36	17,549.21
02 NOV	ETRANSFER CREDIT (PATRICIAVANDERFLAES)		652.08	18,201.29
03 NOV	CHEQUE DEPOSIT-BRANCH (NANCY HOLME)		613.04	18,814.33
06 NOV	ETRANSFER CREDIT (COLINDOIGPERSONALREAL)		150.00	18,964.33
07 NOV	FUNDS TRANSFER-ONLINE TO REL#91268601 (\$1,275.00) (OPERATING TO CRF TRANSFERS)	1,275.00		17,689.33
10 NOV	ETRANSFER CREDIT (JEROMEWTHOMAS)		62.55	17,751.88
12 NOV	CHEQUE DEPOSIT-BRANCH (MAPLE LEAF DESPOSAL)		62.55	17,814.43
15 NOV	CHEQUE CLEARED #349	238.75		17,575.68
22 NOV	CHEQUE CLEARED #350	221.75		17,353.93

Together, we are a financial force for change.™

INDEPENDENT BUSINESS ACCOUNT #100084835930 (CONT.)

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
25 NOV	PREAUTHORIZED PAYMENT (FORTISBC HOLDINGS INC.)	134.47		17,219.46
28 NOV	ETRANSFER CREDIT (GRANTEWING)		776.52	17,995.98
29 NOV	CHEQUE CLEARED #351	2,605.33		15,390.65

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: 14 NOV
 CHEQUE # 349 \$238.75

<p>EAGLESON PROPERTIES LTD. ITF STRATA CORP VR 1607 20-380 MAIN ST VANCOUVER, BC V5T 3G3 TEL: (604) 679-1070</p>	<p>VANCOUVER CITY SAVINGS CREDIT UNION DOWNTOWN COMMUNITY BRANCH 898 WEST PRINCE STREET TEL: 604 677 7000 VANCOUVER, BC V6C 1A8</p>	<p>000349</p> <p>2025-11-10 DATE YYYY MM DD</p>
<p>**** TWO HUNDRED THIRTY EIGHT AND 75/100 DOLLARS 238.75</p>		
<p>PAY TO THE ORDER OF</p> <p>Greyrock Property Grooming Ltd. 6305 45 Ave Delta, BC V4K 4T5</p>	<p>EAGLESON PROPERTIES LTD. ITF STRATA CORP VR 1607</p> <p>PER </p>	
<p>#000349# @16300#809# 100084835930#</p>		

DATE CLEARED: 14 NOV
 CHEQUE # 349 \$238.75

<p>Virtual Endorsement DSPACC: 1084649 DSPTR: 06720-003 CSID: 5253183584986002800 TXNID: 1 SCANSSES: 235,487,540 ITMSEQ: 4 CHAND: 003 APPCD: S900 TRANSIT: 02800 DSPCUR: CAD TEFDI: 14/11/25 OPID: 160957593</p>	<p>Printer ID# 1021 ID d'imprimeur 1021</p> <p>Endorsement - Signature or Stamp Endossement - Signature ou timbre</p> <p>BACKVERSO</p>
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DATE CLEARED: 21 NOV
 CHEQUE # 350 \$221.75

<p>EAGLESON PROPERTIES LTD. ITF STRATA CORP VR 1607 20-380 MAIN ST VANCOUVER, BC V5T 3G3 TEL: (604) 679-1070</p>	<p>VANCOUVER CITY SAVINGS CREDIT UNION DOWNTOWN COMMUNITY BRANCH 898 WEST PRINCE STREET TEL: 604 677 7000 VANCOUVER, BC V6C 1A8</p>	<p>000350</p> <p>2025-11-17 DATE YYYY MM DD</p>
<p>**** TWO HUNDRED TWENTY ONE AND 75/100 DOLLARS 221.75</p>		
<p>PAY TO THE ORDER OF</p> <p>Maple Leaf Disposal Ltd. 20378 Langley Bypass Vancouver, BC V3A 5E7</p>	<p>EAGLESON PROPERTIES LTD. ITF STRATA CORP VR 1607</p> <p>PER </p>	
<p>#000350# @16300#809# 100084835930#</p>		

DATE CLEARED: 21 NOV
 CHEQUE # 350 \$221.75

<p>DSPACC: 1124015 DSPTR: 09010-003 ITMSEQ: 41 LOC: Location 006MLD</p>	<p>Printer ID# 1021 ID d'imprimeur 1021</p> <p>Endorsement - Signature or Stamp Endossement - Signature ou timbre</p> <p>BACKVERSO</p>
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DATE CLEARED: 28 NOV
 CHEQUE # 351 \$2,605.33

<p>EAGLESON PROPERTIES LTD. ITF STRATA CORP VR 1607 20-380 MAIN ST VANCOUVER, BC V5T 3G3 TEL: (604) 679-1070</p>	<p>VANCOUVER CITY SAVINGS CREDIT UNION DOWNTOWN COMMUNITY BRANCH 898 WEST PRINCE STREET TEL: 604 677 7000 VANCOUVER, BC V6C 1A8</p>	<p>000351</p> <p>2025-11-21 DATE YYYY MM DD</p>
<p>**** TWO THOUSAND SIX HUNDRED FIVE AND 33/100 DOLLARS 2,605.33</p>		
<p>PAY TO THE ORDER OF</p> <p>Eagleson Properties Ltd 201 - 2940 Main Street Vancouver, BC V5T 3G3</p>	<p>EAGLESON PROPERTIES LTD. ITF STRATA CORP VR 1607</p> <p>PER </p>	
<p>#000351# @16300#809# 100084835930#</p>		

DATE CLEARED: 28 NOV
 CHEQUE # 351 \$2,605.33

<p>For Deposit Only Eagleson Properties Ltd. BICEM General Account 11960-000 11000075200</p>	<p>Printer ID# 1021 ID d'imprimeur 1021</p> <p>Endorsement - Signature or Stamp Endossement - Signature ou timbre</p> <p>BACKVERSO</p>
<p>CAPTURING BRANCH 11/28/25 5:00 PM Pacific TZ Interior Savings 11980-809 Main Street Branch - Vancouver</p>	

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.

DECEMBER 01, 2025

My relationship number(s)
91268601

VANAS11000_1647868 E D 16300 34187
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 NOV 2025 to 30 NOV 2025



DAILY BANKING

ACCOUNT SUMMARY	OPENING BALANCE ON 01 NOV 2025	TOTAL WITHDRAWALS	TOTAL DEPOSITS	CLOSING BALANCE ON 30 NOV 2025
BUSINESS JUMPSTART SAVINGS #100084886032 (CONTINGENCY)	66,917.76	0.00	1,366.55	68,284.31
TOTAL NUMBER OF CHEQUES 0				

BUSINESS JUMPSTART SAVINGS #100084886032 (CONTINGENCY)

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	OPENING BALANCE			66,917.76
07 NOV	FUNDS TRANSFER-ONLINE FROM REL #91268349 (\$1,275.00) (OPERATING TO CRF TRANSFER)		1,275.00	68,192.76
30 NOV	INTEREST CREDITED TO ACCOUNT (CREDIT INTEREST)		91.55	68,284.31

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

Together, we are a financial force for change.™

TERM DEPOSITS (CONT.)

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	#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 = Nov 2025
 Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
1305-00			Operating BANK - ITF St...					16,909.85 = Beginning Balance =	
709 - 1251 to 1263 West 7th Ave	11/01/2025	11/2025	Jerome Thomas	R-2047	:prepay	639.36	0.00	17,549.21	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	11/01/2025	11/2025	Jerome Thomas	R-2047	:prepay	0.00	639.36	16,909.85	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	11/01/2025	11/2025	Peggy Smyth	R-2048	:prepay	776.52	0.00	17,686.37	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	11/01/2025	11/2025	Peggy Smyth	R-2048	:prepay	0.00	776.52	16,909.85	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	11/01/2025	11/2025	Jerome Thomas	R-2278	et	81.42	0.00	16,991.27	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	11/01/2025	11/2025	Jerome Thomas	R-2278	et	6.67	0.00	16,997.94	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	11/01/2025	11/2025	Jerome Thomas	R-2278	et	6.67	0.00	17,004.61	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	11/01/2025	11/2025	Jerome Thomas	R-2278	et	590.87	0.00	17,595.48	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	11/01/2025	11/2025	Jerome Thomas	R-2278	et	28.48	0.00	17,623.96	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	11/01/2025	11/2025	Jerome Thomas	R-2278	et	6.67	0.00	17,630.63	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	11/01/2025	11/2025	Jerome Thomas	R-2278	et	0.00	81.42	17,549.21	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	11/02/2025	11/2025	Patricia Vanderflaes	R-2279	et	652.08	0.00	18,201.29	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	11/03/2025	11/2025	Nancy Holme	R-1955	chq # 086	1,918.17	0.00	20,119.46	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	11/03/2025	11/2025	Nancy Holme	R-1955	chq # 086	613.04	0.00	20,732.50	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	11/03/2025	11/2025	Nancy Holme	R-1955	chq # 086	0.00	1,305.13	19,427.37	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	11/03/2025	11/2025	Nancy Holme	R-1955	chq # 086	0.00	613.04	18,814.33	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	11/06/2025	11/2025	Grant Ewing	R-2696	et	98.89	0.00	18,913.22	COLIN DOIG PERSONAL REAL - Strata document payment for 1251 West 7th Avenue Vancouver
709 - 1251 to 1263 West 7th Ave	11/06/2025	11/2025	Grant Ewing	R-2696	et	0.00	98.89	18,814.33	COLIN DOIG PERSONAL REAL - Strata document payment for 1251 West 7th Avenue Vancouver
709 - 1251 to 1263 West 7th Ave	11/06/2025	11/2025	Grant Ewing	R-2696	et	150.00	0.00	18,964.33	COLIN DOIG PERSONAL REAL - Strata document payment for 1251 West 7th Avenue Vancouver
709 - 1251 to 1263 West 7th Ave	11/07/2025	11/2025	transfer from Operating a...	J-1118	transfers	0.00	1,275.00	17,689.33	transfer from Operating a/c to CRF a/c
709 - 1251 to 1263 West 7th Ave	11/10/2025	11/2025	Greyrock Property Groo...	K-875	349	0.00	238.75	17,450.58	Monthly maintenance & gardening
709 - 1251 to 1263 West 7th Ave	11/10/2025	11/2025	Jerome Thomas	R-2324	et	62.55	0.00	17,513.13	Garage FOB

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
709 - 1251 to 1263 West 7th Ave	11/12/2025	11/2025	Strata VR 1607	R-2287	CHEQUE ...	62.55	0.00	17,575.68	Maple Leaf Disposal cheque #10229
709 - 1251 to 1263 West 7th Ave	11/17/2025	11/2025	Maple Leaf Disposal Ltd.	K-897	350	0.00	221.75	17,353.93	Garbage Collection
709 - 1251 to 1263 West 7th Ave	11/17/2025	11/2025	FortisBC	K-904	351000	0.00	134.47	17,219.46	Natural Gas Bill : Nov 2025 (709)
709 - 1251 to 1263 West 7th Ave	11/21/2025	11/2025	Eagleson Properties Ltd	K-982	351	0.00	1,715.17	15,504.29	Legal advice (709)
709 - 1251 to 1263 West 7th Ave	11/21/2025	11/2025	Eagleson Properties Ltd	K-982	351	0.00	890.16	14,614.13	Legal advice (709)
709 - 1251 to 1263 West 7th Ave	11/26/2025	11/2025	A C & D Insurance	K-991	352	0.00	15,277.00	-662.87	Strata Insurance Renewal November 12, 2025-2026
709 - 1251 to 1263 West 7th Ave	11/28/2025	11/2025	Grant Ewing	R-2625		0.01	0.00	-662.86	:clean up – underpayment
709 - 1251 to 1263 West 7th Ave	11/28/2025	11/2025	Grant Ewing	R-2625		0.00	0.01	-662.87	:clean up – underpayment
709 - 1251 to 1263 West 7th Ave	11/28/2025	11/2025	Grant Ewing	R-2626	et	626.52	0.00	-36.35	Payment Received - Tank You
709 - 1251 to 1263 West 7th Ave	11/28/2025	11/2025	Grant Ewing	R-2626	et	150.00	0.00	113.65	Payment Received - Tank You
			Net Change=			16,796.20	6,470.47	23,266.67	113.65 = Ending Balance =
1306-00			Contingency BANK - ITF...					66,917.76 = Beginning Balance =	
709 - 1251 to 1263 West 7th Ave	11/07/2025	11/2025	transfer from Operating a...	J-1118	transfers	1,275.00	0.00	68,192.76	transfer from Operating a/c to CRF a/c
709 - 1251 to 1263 West 7th Ave	11/30/2025	11/2025	INTEREST CREDITED...	J-1132	N/A	91.55	0.00	68,284.31	INTEREST CREDITED TO ACCOUNT
			Net Change=			1,366.55	1,366.55	0.00	68,284.31 = 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 = Nov 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					-2,059.20 = Beginning Balance =	
709 - 1251 to 1263 West 7th Ave	11/01/2025	11/2025	Jerome Thomas	R-2047	:prepay	0.00	639.36	-2,698.56	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	11/01/2025	11/2025	Peggy Smyth	R-2048	:prepay	0.00	776.52	-3,475.08	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	11/01/2025	11/2025	Jerome Thomas	R-2278	et	0.00	590.87	-4,065.95	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	11/01/2025	11/2025	Jerome Thomas	R-2278	et	0.00	6.67	-4,072.62	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	11/01/2025	11/2025	Jerome Thomas	R-2278	et	0.00	6.67	-4,079.29	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	11/01/2025	11/2025	Jerome Thomas	R-2278	et	81.42	0.00	-3,997.87	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	11/01/2025	11/2025	Jerome Thomas	R-2278	et	0.00	81.42	-4,079.29	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	11/01/2025	11/2025	Jerome Thomas	R-2278	et	0.00	28.48	-4,107.77	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	11/01/2025	11/2025	Jerome Thomas	R-2278	et	0.00	6.67	-4,114.44	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	11/01/2025	11/2025	Grant Ewing	C-3113	:Post	776.52	0.00	-3,337.92	Strata Fees
709 - 1251 to 1263 West 7th Ave	11/01/2025	11/2025	Patricia Vanderflaes	C-3114	:Post	613.04	0.00	-2,724.88	Strata Fees
709 - 1251 to 1263 West 7th Ave	11/01/2025	11/2025	Tessie Lowe	C-3115	:Post	639.36	0.00	-2,085.52	Strata Fees
709 - 1251 to 1263 West 7th Ave	11/01/2025	11/2025	Noriko Horiguchi	C-3116	:Post	639.36	0.00	-1,446.16	Strata Fees
709 - 1251 to 1263 West 7th Ave	11/01/2025	11/2025	Jerome Thomas	C-3117	:Post	6.67	0.00	-1,439.49	EV Fee : Electrical Charging Fee
709 - 1251 to 1263 West 7th Ave	11/01/2025	11/2025	Jerome Thomas	C-3118	:Post	639.36	0.00	-800.13	Strata Fees
709 - 1251 to 1263 West 7th Ave	11/01/2025	11/2025	Nancy Holme	C-3119	:Post	613.04	0.00	-187.09	Strata Fees

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
709 - 1251 to 1263 West 7th Ave	11/01/2025	11/2025	Peggy Smyth	C-3120	:Post	776.52	0.00	589.43	Strata Fees
709 - 1251 to 1263 West 7th Ave	11/01/2025	11/2025	Grant Ewing	C-3715	Form B / R...	150.00	0.00	739.43	Form B / Registered Strata Plan/Bylaws & Rules/Current Financial Statements/Strata Minutes (2Years)
709 - 1251 to 1263 West 7th Ave	11/02/2025	11/2025	Patricia Vanderflaes	R-2279	et	0.00	652.08	87.35	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	11/03/2025	11/2025	Nancy Holme	R-1955	chq # 086	0.00	1,918.17	-1,830.82	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	11/03/2025	11/2025	Nancy Holme	R-1955	chq # 086	0.00	613.04	-2,443.86	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	11/06/2025	11/2025	Grant Ewing	R-2696	et	0.00	98.89	-2,542.75	COLIN DOIG PERSONAL REAL - Strata document payment for 1251 West 7th Avenue Vancouver
709 - 1251 to 1263 West 7th Ave	11/06/2025	11/2025	Grant Ewing	R-2696	et	0.00	150.00	-2,692.75	COLIN DOIG PERSONAL REAL - Strata document payment for 1251 West 7th Avenue Vancouver
709 - 1251 to 1263 West 7th Ave	11/06/2025	11/2025	Grant Ewing	R-2696	et	98.89	0.00	-2,593.86	COLIN DOIG PERSONAL REAL - Strata document payment for 1251 West 7th Avenue Vancouver
709 - 1251 to 1263 West 7th Ave	11/12/2025	11/2025	Strata VR 1607	R-2287	CHEQUE ...	0.00	62.55	-2,656.41	Maple Leaf Disposal cheque #10229
709 - 1251 to 1263 West 7th Ave	11/12/2025	11/2025	Strata VR 1607	C-3279	:Owner Charge	62.55	0.00	-2,593.86	:Owner Charge Autocreated
709 - 1251 to 1263 West 7th Ave	11/28/2025	11/2025	Grant Ewing	R-2625		0.00	0.01	-2,593.87	:clean up – underpayment
709 - 1251 to 1263 West 7th Ave	11/28/2025	11/2025	Grant Ewing	R-2625		0.01	0.00	-2,593.86	:clean up – underpayment
709 - 1251 to 1263 West 7th Ave	11/28/2025	11/2025	Grant Ewing	C-3623	:clean up –...	0.00	0.01	-2,593.87	:clean up – underpayment
709 - 1251 to 1263 West 7th Ave	11/30/2025	11/2025	reclassify prepaid strata fee	J-1162	N/A	2,593.87	0.00	0.00	reclassify prepaid strata fee
Net Change=2,059.20						7,690.61	5,631.41	0.00	= Ending Balance =
2200-00			Suspense					0.00	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	11/12/2025	11/2025	Strata VR 1607	C-3279	:Owner Charge	0.00	62.55	-62.55	:Owner Charge Autocreated
709 - 1251 to 1263 West 7th Ave	11/30/2025	11/2025	reclassify - retained ear...	J-1165	N/A	62.55	0.00	0.00	reclassify - retained earnings
Net Change=0.00						62.55	62.55	0.00	= Ending Balance =
2410-00			Prepaid - Insurance					1,219.87	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	11/30/2025	11/2025	Reclassify 2025/2026 In...	J-1145	N/A	15,277.00	0.00	16,496.87	Reclassify 2025/2026 Insurance
709 - 1251 to 1263 West 7th Ave	11/30/2025	11/2025	November 2025 -Realloc...	J-1168	November...	0.00	1,219.92	15,276.95	Insurance (Accrued)
Net Change=14,057.08						15,277.00	1,219.92	15,276.95	= Ending Balance =

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
2411-00			Prepaid - Insurance App...					203.55 = Beginning Balance =	
709 - 1251 to 1263 West 7th Ave	11/30/2025	11/2025	November 2025 -Realloc...	J-1168	November...	0.00	22.60	180.95	Insurance Appraisal (Accrued)
			Net Change=-22.60			0.00	22.60	180.95 = Ending Balance =	
4011-00			Accounts Payable					0.00 = Beginning Balance =	
709 - 1251 to 1263 West 7th Ave	10/31/2025	11/2025	Maple Leaf Disposal Ltd.	P-1321	658890 (709)	0.00	221.75	-221.75	Garbage Collection
709 - 1251 to 1263 West 7th Ave	11/03/2025	11/2025	Greyrock Property Groo...	P-1259	14273 (709)	0.00	238.75	-460.50	Monthly maintenance & gardening
709 - 1251 to 1263 West 7th Ave	11/06/2025	11/2025	City of Vancouver Utility B...	P-1488	5106769 (709)	0.00	1,131.18	-1,591.68	City Utilities - Water & Sewer
709 - 1251 to 1263 West 7th Ave	11/10/2025	11/2025	Greyrock Property Groo...	K-875	349	238.75	0.00	-1,352.93	Monthly maintenance & gardening
709 - 1251 to 1263 West 7th Ave	11/10/2025	11/2025	A C & D Insurance	P-1474	424330 (709)	0.00	15,277.00	-16,629.93	Strata Insurance Renewal November 12, 2025-2026
709 - 1251 to 1263 West 7th Ave	11/17/2025	11/2025	Maple Leaf Disposal Ltd.	K-897	350	221.75	0.00	-16,408.18	Garbage Collection
709 - 1251 to 1263 West 7th Ave	11/17/2025	11/2025	FortisBC	K-904	351000	134.47	0.00	-16,273.71	Natural Gas Bill : Nov 2025 (709)
709 - 1251 to 1263 West 7th Ave	11/17/2025	11/2025	FortisBC	P-1389	643 547 (7...	0.00	134.47	-16,408.18	Natural Gas Bill : Nov 2025 (709)
709 - 1251 to 1263 West 7th Ave	11/21/2025	11/2025	Eagleson Properties Ltd	K-982	351	1,715.17	0.00	-14,693.01	Legal advice (709)
709 - 1251 to 1263 West 7th Ave	11/21/2025	11/2025	Eagleson Properties Ltd	K-982	351	890.16	0.00	-13,802.85	Legal advice (709)
709 - 1251 to 1263 West 7th Ave	11/21/2025	11/2025	Eagleson Properties Ltd	P-1458	Charge Ba...	0.00	1,715.17	-15,518.02	Legal advice (709)
709 - 1251 to 1263 West 7th Ave	11/21/2025	11/2025	Eagleson Properties Ltd	P-1458	Charge Ba...	0.00	890.16	-16,408.18	Legal advice (709)
709 - 1251 to 1263 West 7th Ave	11/26/2025	11/2025	A C & D Insurance	K-991	352	15,277.00	0.00	-1,131.18	Strata Insurance Renewal November 12, 2025-2026
709 - 1251 to 1263 West 7th Ave	11/28/2025	11/2025	Eagleson Properties Ltd	P-1489	:MGTFee ...	0.00	330.75	-1,461.93	Management Fees
			Net Change=-1,461.93			18,477.30	19,939.23	-1,461.93 = Ending Balance =	
4030-00			Prepaid Rent					2,815.86 = Beginning Balance =	
709 - 1251 to 1263 West 7th Ave	11/01/2025	11/2025	Jerome Thomas	R-2047	:prepay	639.36	0.00	3,455.22	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	11/01/2025	11/2025	Peggy Smyth	R-2048	:prepay	776.52	0.00	4,231.74	: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 = Nov 2025
 Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
709 - 1251 to 1263 West 7th Ave	11/01/2025	11/2025	reclassify prepaid strata fees	J-1164	N/A	0.00	3,306.32	925.42	reclassify prepaid strata fees
709 - 1251 to 1263 West 7th Ave	11/03/2025	11/2025	Nancy Holme	R-1955	chq # 086	613.04	0.00	1,538.46	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	11/03/2025	11/2025	Nancy Holme	R-1955	chq # 086	1,305.13	0.00	2,843.59	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	11/10/2025	11/2025	Jerome Thomas	R-2324	et	0.00	62.55	2,781.04	Garage FOB
709 - 1251 to 1263 West 7th Ave	11/28/2025	11/2025	Grant Ewing	R-2626	et	0.00	626.52	2,154.52	Payment Received - Tank You
709 - 1251 to 1263 West 7th Ave	11/28/2025	11/2025	Grant Ewing	R-2626	et	0.00	150.00	2,004.52	Payment Received - Tank You
709 - 1251 to 1263 West 7th Ave	11/30/2025	11/2025	reclassify prepaid strata fees	J-1161	N/A	0.00	2,004.52	0.00	reclassify prepaid strata fees
			Net Change=	-2,815.86		3,334.05	6,149.91	0.00	= Ending Balance =
4040-00			Prepaid Strata Fees					-8,378.71	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	11/01/2025	11/2025	reclassify prepaid strata fees	J-1164	N/A	3,306.32	0.00	-5,072.39	reclassify prepaid strata fees
709 - 1251 to 1263 West 7th Ave	11/30/2025	11/2025	reclassify prepaid strata fees	J-1161	N/A	2,004.52	0.00	-3,067.87	reclassify prepaid strata fees
709 - 1251 to 1263 West 7th Ave	11/30/2025	11/2025	reclassify prepaid strata fee	J-1162	N/A	0.00	2,593.87	-5,661.74	reclassify prepaid strata fee
			Net Change=	2,716.97		5,310.84	2,593.87	-5,661.74	= 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...					-38,690.01	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	11/30/2025	11/2025	November 2025 -Realloc...	J-1168	November...	0.00	1,425.00	-40,115.01	Contingency Current Month Transfer
			Net Change=	-1,425.00		0.00	1,425.00	-40,115.01	= Ending Balance =
5107-00			Contingency Reserve Fu...					-578.62	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	11/30/2025	11/2025	INTEREST CREDITED...	J-1132	N/A	0.00	91.55	-670.17	INTEREST CREDITED TO ACCOUNT
			Net Change=	-91.55		0.00	91.55	-670.17	= Ending Balance =
5107-01			Contingency Reserve Fu...					-6,330.08	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	11/30/2025	11/2025	November 2025 -Realloc...	J-1168	November...	150.00	0.00	-6,180.08	GIC Interest
			Net Change=	150.00		150.00	0.00	-6,180.08	= Ending Balance =

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
5108-00			Contingency Reserve Fu...					39,387.46 = Beginning Balance =	
			Net Change=0.00			0.00	0.00	39,387.46 = Ending Balance =	
5800-00			Retained Earnings					-100,510.60 = Beginning Balance =	
709 - 1251 to 1263 West 7th Ave	11/30/2025	11/2025	reclassify - retained ear...	J-1165	N/A	0.00	62.55	-100,573.15	reclassify - retained earnings
			Net Change=-62.55			0.00	62.55	-100,573.15 = Ending Balance =	
6105-00			Strata Fees					-18,788.84 = Beginning Balance =	
709 - 1251 to 1263 West 7th Ave	11/01/2025	11/2025	Grant Ewing	C-3113	:Post	0.00	776.52	-19,565.36	Strata Fees
709 - 1251 to 1263 West 7th Ave	11/01/2025	11/2025	Patricia Vanderflaes	C-3114	:Post	0.00	613.04	-20,178.40	Strata Fees
709 - 1251 to 1263 West 7th Ave	11/01/2025	11/2025	Tessie Lowe	C-3115	:Post	0.00	639.36	-20,817.76	Strata Fees
709 - 1251 to 1263 West 7th Ave	11/01/2025	11/2025	Noriko Horiguchi	C-3116	:Post	0.00	639.36	-21,457.12	Strata Fees
709 - 1251 to 1263 West 7th Ave	11/01/2025	11/2025	Jerome Thomas	C-3118	:Post	0.00	639.36	-22,096.48	Strata Fees
709 - 1251 to 1263 West 7th Ave	11/01/2025	11/2025	Nancy Holme	C-3119	:Post	0.00	613.04	-22,709.52	Strata Fees
709 - 1251 to 1263 West 7th Ave	11/01/2025	11/2025	Peggy Smyth	C-3120	:Post	0.00	776.52	-23,486.04	Strata Fees
			Net Change=-4,697.20			0.00	4,697.20	-23,486.04 = Ending Balance =	
6115-00			Other Income - Fees (N...					0.00 = Beginning Balance =	
709 - 1251 to 1263 West 7th Ave	11/01/2025	11/2025	Grant Ewing	C-3715	Form B / R...	0.00	150.00	-150.00	Form B / Registered Strata Plan/Bylaws & Rules/Current Financial Statements/Strata Minutes (2Years)
			Net Change=-150.00			0.00	150.00	-150.00 = Ending Balance =	
6117-00			Other Income - EV Charging					-26.68 = Beginning Balance =	
709 - 1251 to 1263 West 7th Ave	11/01/2025	11/2025	Jerome Thomas	C-3117	:Post	0.00	6.67	-33.35	EV Fee : Electrical Charging Fee
			Net Change=-6.67			0.00	6.67	-33.35 = Ending Balance =	
6490-00			CleanUp (Misc)					-0.01 = Beginning Balance =	
709 - 1251 to 1263 West 7th Ave	11/28/2025	11/2025	Grant Ewing	C-3623	:clean up -...	0.01	0.00	0.00	:clean up - underpayment
			Net Change=0.01			0.01	0.00	0.00 = Ending Balance =	

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
7010-00			Management Fees					1,323.00 = Beginning Balance =	
709 - 1251 to 1263 West 7th Ave	11/28/2025	11/2025	Eagleson Properties Ltd	P-1489	:MGTFee ...	330.75	0.00	1,653.75	Management Fees
			Net Change=330.75			330.75	0.00	1,653.75 = Ending Balance =	
7122-00			Legal Fees					0.00 = Beginning Balance =	
709 - 1251 to 1263 West 7th Ave	11/21/2025	11/2025	Eagleson Properties Ltd	P-1458	Charge Ba...	1,715.17	0.00	1,715.17	Legal advice (709)
709 - 1251 to 1263 West 7th Ave	11/21/2025	11/2025	Eagleson Properties Ltd	P-1458	Charge Ba...	890.16	0.00	2,605.33	Legal advice (709)
			Net Change=2,605.33			2,605.33	0.00	2,605.33 = Ending Balance =	
7140-00			Insurance (Accrued)					4,879.68 = Beginning Balance =	
709 - 1251 to 1263 West 7th Ave	11/10/2025	11/2025	A C & D Insurance	P-1474	424330 (709)	15,277.00	0.00	20,156.68	Strata Insurance Renewal November 12, 2025-2026
709 - 1251 to 1263 West 7th Ave	11/30/2025	11/2025	Reclassify 2025/2026 In...	J-1145	N/A	0.00	15,277.00	4,879.68	Reclassify 2025/2026 Insurance
709 - 1251 to 1263 West 7th Ave	11/30/2025	11/2025	November 2025 -Realloc...	J-1168	November...	1,219.92	0.00	6,099.60	Insurance (Accrued)
			Net Change=1,219.92			16,496.92	15,277.00	6,099.60 = Ending Balance =	
7141-00			Insurance Appraisal (Ac...					90.40 = Beginning Balance =	
709 - 1251 to 1263 West 7th Ave	11/30/2025	11/2025	November 2025 -Realloc...	J-1168	November...	22.60	0.00	113.00	Insurance Appraisal (Accrued)
			Net Change=22.60			22.60	0.00	113.00 = Ending Balance =	
7305-00			Utilities - Electricity					182.28 = Beginning Balance =	
			Net Change=0.00			0.00	0.00	182.28 = Ending Balance =	
7307-00			Utilities - Gas					286.59 = Beginning Balance =	
709 - 1251 to 1263 West 7th Ave	11/17/2025	11/2025	FortisBC	P-1389	643 547 (7...	134.47	0.00	421.06	Natural Gas Bill : Nov 2025 (709)
			Net Change=134.47			134.47	0.00	421.06 = Ending Balance =	
7309-00			Utilities - Water and Sewer					990.21 = Beginning Balance =	
709 - 1251 to 1263 West 7th Ave	11/06/2025	11/2025	City of Vancouver Utility B...	P-1488	5106769 (709)	1,131.18	0.00	2,121.39	City Utilities - Water & Sewer
			Net Change=1,131.18			1,131.18	0.00	2,121.39 = Ending Balance =	

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
7330-00			Waste Removal					887.00 = Beginning Balance =	
709 - 1251 to 1263 West 7th Ave	10/31/2025	11/2025	Maple Leaf Disposal Ltd.	P-1321	658890 (709)	221.75	0.00	1,108.75	Garbage Collection
			Net Change=221.75			221.75	0.00	1,108.75 = Ending Balance =	
7340-00			Landscaping					299.89 = Beginning Balance =	
			Net Change=0.00			0.00	0.00	299.89 = Ending Balance =	
7341-00			Gardening and Pruning					1,476.31 = Beginning Balance =	
709 - 1251 to 1263 West 7th Ave	11/03/2025	11/2025	Greyrock Property Groo...	P-1259	14273 (709)	238.75	0.00	1,715.06	Monthly maintenance & gardening
			Net Change=238.75			238.75	0.00	1,715.06 = Ending Balance =	
7353-00			Pest Control					257.25 = Beginning Balance =	
			Net Change=0.00			0.00	0.00	257.25 = 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...					5,700.00 = Beginning Balance =	
709 - 1251 to 1263 West 7th Ave	11/30/2025	11/2025	November 2025 -Realloc...	J-1168	November...	1,425.00	0.00	7,125.00	Contingency Current Month Transfer
			Net Change=1,425.00			1,425.00	0.00	7,125.00 = Ending Balance =	
9015-00			Investment Interest					-600.00 = Beginning Balance =	
709 - 1251 to 1263 West 7th Ave	11/30/2025	11/2025	November 2025 -Realloc...	J-1168	November...	0.00	150.00	-750.00	GIC Interest
			Net Change=-150.00			0.00	150.00	-750.00 = Ending Balance =	
						80,746.13	80,746.13		

Owner Statement

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

Date	Reference	Property	Payee/Payer	Notes	Income	Expense	Balance
				Beginning Balance			16,909.85
11/01/2025	et	709 - 1251 to 1263 West 7th Ave	Jerome Thomas	Payment Received - Thank You	639.36	0.00	17,549.21
11/02/2025	et	709 - 1251 to 1263 West 7th Ave	Patricia Vanderflaes	Payment Received - Thank You	652.08	0.00	18,201.29
11/03/2025	chq # 086	709 - 1251 to 1263 West 7th Ave	Nancy Holme	Payment Received - Thank You	613.04	0.00	18,814.33
11/06/2025	et	709 - 1251 to 1263 West 7th Ave	Grant Ewing	COLIN DOIG PERSONAL REAL - Strata document payment for 1251 West 7th Avenue Vancouver	150.00	0.00	18,964.33
11/07/2025	transfers	709 - 1251 to 1263 West 7th Ave	JE-1118	transfer from Operating a/c to CRF a/c	0.00	1,275.00	17,689.33
11/10/2025	349	709 - 1251 to 1263 West 7th Ave	Greyrock Property Grooming Ltd.	Monthly maintenance & gardening	0.00	238.75	17,450.58
11/10/2025	et	709 - 1251 to 1263 West 7th Ave	Jerome Thomas	Garage FOB	62.55	0.00	17,513.13
11/12/2025	CHEQUE #10229	709 - 1251 to 1263 West 7th Ave	Strata VR 1607	Maple Leaf Disposal cheque #10229	62.55	0.00	17,575.68
11/17/2025	351000	709 - 1251 to 1263 West 7th Ave	FortisBC	Natural Gas Bill : Nov 2025 (709)	0.00	134.47	17,441.21
11/17/2025	350	709 - 1251 to 1263 West 7th Ave	Maple Leaf Disposal Ltd.	Garbage Collection	0.00	221.75	17,219.46
11/21/2025	351	709 - 1251 to 1263 West 7th Ave	Eagleson Properties Ltd	Legal advice (709)	0.00	2,605.33	14,614.13
11/26/2025	352	709 - 1251 to 1263 West 7th Ave	A C & D Insurance	Strata Insurance Renewal November 12, 2025-2026	0.00	15,277.00	-662.87
11/28/2025	et	709 - 1251 to 1263 West 7th Ave	Grant Ewing	Payment Received - Thank You	776.52	0.00	113.65
				Ending Balance	2,956.10	19,752.30	113.65
				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 14273

DATE 03/11/2025 TERMS Net 30

DUE DATE 03/12/2025

DATE	DESCRIPTION	TAX	QTY	RATE	AMOUNT
31/10/2025	Labour Maintenance service	GST	1	110.00	110.00
31/10/2025	Labour Gardening service	GST	1	85.00	85.00
31/10/2025	Truck Charge	Exempt	1	34.00	34.00

1251 W. 7th Ave. Monthly maintenance & gardening service for October, 2025.

SUBTOTAL 229.00

GST @ 5% 9.75

TOTAL 238.75

TOTAL DUE \$238.75

INVOICE



20378 Langley Bypass,
Langley, BC V3A 5E7

Invoice Number: 658890
Invoice Date: 2025-10-31
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: 2025-10-29

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)

2025-10	MONTHLY CHARGE FOR FE GARBAGE COLLECTION	\$86.90
2025-10	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



Natural gas



Amount to be withdrawn:

\$134.47

Due Tuesday, Nov 25, 2025

Billing period: Oct 7 - Nov 3, 2025

Billing date: Nov 3, 2025

Payment will automatically be withdrawn from your financial institution on the due date of your bill.

Your account

Account number: 643547

Name: Strata Plan Vr 1607 The Owners

Service address: HSE-1255 7th Ave W, Vancouver

Bill details

Small commercial

Last bill (Sep 05 - Oct 06)	\$83.86
Payment received (Oct 28, 2025)	\$83.86CR
Balance from last bill	\$0.00

Gas charges: Oct 7 - Nov 3, 2025

Basic charge (28 days at 1.4309 per day) Daily fee that covers part of the cost of being connected to our system	\$40.07 ^{+<}
Delivery (9.6 GJ at 5.143 per GJ) Cost of delivering gas through our system to your home or business	\$49.37 ^{+<}
Storage & transport (9.6 GJ at 1.813 per GJ) {Including 0.3 GJ RNG}	\$17.40 ^{+<}
Cost of gas (9.3 GJ at 2.230 per GJ) Market price of the gas you used	\$20.74 ^{+<}
Total gas charges	\$127.58

Energy taxes & fees

BC clean energy levy (0.40% of ⁺ amounts) Supports clean energy technology	\$0.51
GST (5% of ⁺ amounts)	\$6.38
Total energy taxes & fees	\$6.89

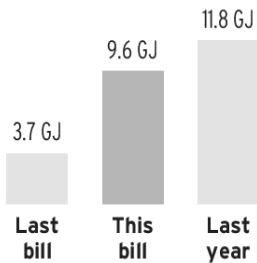
Withdrawal amount ——— \$134.47



We're here to help

1-888-224-2710 | Mon - Fri | 7 a.m. - 8 p.m.
fortisbc.com

Your natural gas usage



↑ You used 5.9 GJ more gas than your last bill.

↓ You used 2.2 GJ less gas than this time last year.

See details of your past usage on your online account.



Natural gas

Account number: 643547

GST: R100431592

FortisBC payment return slip

065491591169-m/

Due date: Nov 25, 2025

Amount due: \$134.47

STRATA PLAN VR 1607 THE OWNERS

201-2940 MAIN ST
VANCOUVER BC V5T 3G3

Amount paid \$

00 000 643547 0 00013447 5



Your meter reading

Meter number: RCT1515002 **Point of delivery: 482549**
This bill actual reading: 1523 (Nov 3, 2025)
Last bill actual reading: 1442 (Oct 6, 2025)
Conversion factor: 0.1185601

To calculate your usage, visit fortisbc.com/yourmeter

News to know

FortisBC is continuing our Gas Advanced Metering Infrastructure (AMI) Project this fall and winter. Log on to your account at FortisBC.com to confirm your contact details to help us inform you about appointment options. To learn more, visit fortisbc.com/newqasmeters.

Ideas to help you save energy & money



Air curtain rebates

Help reduce heat waste with rebates of up to \$2,000 on air curtains.

fortisbc.com/business

Full terms and conditions apply.



Direct contact water heaters

Save money with rebates of up to \$50,000 on direct contact water heaters.

fortisbc.com/directcontact

Full terms and conditions apply.

What is a gigajoule?

A gigajoule (GJ) is a measure of energy. One GJ of natural gas can:



Heat water for 200 loads of dishes*

*Using an ENERGY STAR® dishwasher with 15 L of hot water per cycle.



Reduce your usage: run the dishwasher only when full.

Ways to pay your bill

Account number: 643547



With your financial institution

Pay online, by phone or in person.
Consider a Pre-authorized Payment Plan and avoid late fees.



By credit card

Make payments by phone or over a secure website. For details, visit fortisbc.com/creditcard.



Mail a cheque to:

FortisBC - Natural gas
PO Box 6666 Station Terminal
Vancouver, BC V6B 6M9

Please note:

Overdue accounts - will incur a 1.5% per month late payment charge (19.56% per annum).

Disconnection of service - avoid disconnection by paying the overdue balance immediately and the current charges by due date shown.

FortisBC Energy Inc. provides you with natural gas and piped propane and operates in accordance with BC's privacy legislation. Visit fortisbc.com to learn more.

FortisBC Energy Inc. does business as FortisBC. FortisBC uses the FortisBC name and logo under license from Fortis Inc.

FortisBC acknowledges and respects Indigenous People in Canada, on whose Traditional Territories we all live and work. FortisBC is committed to Reconciliation with Indigenous Peoples and is guided by our Statement of Indigenous Principles, which can be found at fortisbc.com/indigenousprinciples.



Natural gas



Amount to be withdrawn:

\$134.47

Due Tuesday, Nov 25, 2025

Billing period: Oct 7 - Nov 3, 2025

Billing date: Nov 3, 2025

Payment will automatically be withdrawn from your financial institution on the due date of your bill.

Your account

Account number: 643547

Name: Strata Plan Vr 1607 The Owners

Service address: HSE-1255 7th Ave W, Vancouver

Bill details

Small commercial

Last bill (Sep 05 - Oct 06)	\$83.86
Payment received (Oct 28, 2025)	\$83.86CR
Balance from last bill	\$0.00

Gas charges: Oct 7 - Nov 3, 2025

Basic charge (28 days at 1.4309 per day) Daily fee that covers part of the cost of being connected to our system	\$40.07 ^{+<}
Delivery (9.6 GJ at 5.143 per GJ) Cost of delivering gas through our system to your home or business	\$49.37 ^{+<}
Storage & transport (9.6 GJ at 1.813 per GJ) {Including 0.3 GJ RNG} Cost to store and transport gas to our system	\$17.40 ^{+<}
Cost of gas (9.3 GJ at 2.230 per GJ) Market price of the gas you used	\$20.74 ^{+<}
Total gas charges	\$127.58

Energy taxes & fees

BC clean energy levy (0.40% of ⁺ amounts) Supports clean energy technology	\$0.51
GST (5% of ⁺ amounts)	\$6.38
Total energy taxes & fees	\$6.89

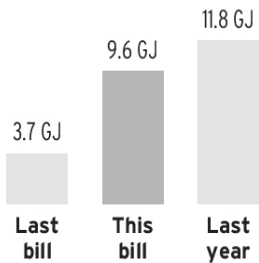
Withdrawal amount \$134.47



We're here to help

1-888-224-2710 | Mon - Fri | 7 a.m. - 8 p.m.
fortisbc.com

Your natural gas usage



↑ You used 5.9 GJ more gas than your last bill.

↓ You used 2.2 GJ less gas than this time last year.

See details of your past usage on your online account.



Natural gas

FortisBC payment return slip

Account number: 643547

GST: R100431592

065491591169-m/

Due date: Nov 25, 2025

Amount due: \$134.47

STRATA PLAN VR 1607 THE OWNERS

201-2940 MAIN ST
VANCOUVER BC V5T 3G3

Amount paid \$

00 000 643547 0 00013447 5



Your meter reading

Meter number: RCT1515002 **Point of delivery: 482549**
This bill actual reading: 1523 (Nov 3, 2025)
Last bill actual reading: 1442 (Oct 6, 2025)
Conversion factor: 0.1185601

To calculate your usage, visit fortisbc.com/yourmeter

News to know

FortisBC is continuing our Gas Advanced Metering Infrastructure (AMI) Project this fall and winter. Log on to your account at FortisBC.com to confirm your contact details to help us inform you about appointment options. To learn more, visit fortisbc.com/newqasmeters.

Ideas to help you save energy & money



Air curtain rebates

Help reduce heat waste with rebates of up to \$2,000 on air curtains.

fortisbc.com/business

Full terms and conditions apply.



Direct contact water heaters

Save money with rebates of up to \$50,000 on direct contact water heaters.

fortisbc.com/directcontact

Full terms and conditions apply.

What is a gigajoule?

A gigajoule (GJ) is a measure of energy. One GJ of natural gas can:



Heat water for 200 loads of dishes*

*Using an ENERGY STAR® dishwasher with 15 L of hot water per cycle.



Reduce your usage: run the dishwasher only when full.

Ways to pay your bill

Account number: 643547



With your financial institution

Pay online, by phone or in person.
Consider a Pre-authorized Payment Plan and avoid late fees.



By credit card

Make payments by phone or over a secure website. For details, visit fortisbc.com/creditcard.



Mail a cheque to:

FortisBC - Natural gas
PO Box 6666 Station Terminal
Vancouver, BC V6B 6M9

Please note:

Overdue accounts - will incur a 1.5% per month late payment charge (19.56% per annum).

Disconnection of service - avoid disconnection by paying the overdue balance immediately and the current charges by due date shown.

FortisBC Energy Inc. provides you with natural gas and piped propane and operates in accordance with BC's privacy legislation. Visit fortisbc.com to learn more.

FortisBC Energy Inc. does business as FortisBC. FortisBC uses the FortisBC name and logo under license from Fortis Inc.

FortisBC acknowledges and respects Indigenous People in Canada, on whose Traditional Territories we all live and work. FortisBC is committed to Reconciliation with Indigenous Peoples and is guided by our Statement of Indigenous Principles, which can be found at fortisbc.com/indigenousprinciples.



A C & D Insurance Services Ltd
 1315 Marine Drive
 North Vancouver, BC V7P 3E5
 Phone: 604-985-0581 604-984-3287

INVOICE NO. 424330		Page 1
ACCOUNT NO.	OP	DATE
SP-VR16	JO1	11/10/2025

Owners of Strata Plan VR1607

Eagleson Properties Ltd.
 201-2940 Main Street
 Vancouver, BC V5T 3G3

Itn #	Eff Date	Trn	Description	Amount
99C446	11/12/25	REN	25-26 Policy Renewal	\$11,689.00
99C46R	11/12/25	REN	25-26 Equipment Breakdown	\$240.00
99C46S	11/12/25	REN	25-26 Glass Policy	\$91.00
99C46T	11/12/25	REN	25-26 Earthquake Policy	\$3,475.00
99C46V	11/12/25	CFE	Company fee	\$150.00
Invoice Balance:				\$15,645.00



A C & D Insurance Services Ltd
1315 Marine Drive
North Vancouver, BC V7P 3E5
Phone: 604-985-0581 604-984-3287

INVOICE NO. 424512		Page 1
ACCOUNT NO.	OP	DATE
SP-VR16	AA	11/24/2025

Owners of Strata Plan VR1607

Eagleson Properties Ltd.
201-2940 Main Street
Vancouver, BC V5T 3G3

Itm #	Eff Date	Trn	Description	Amount
99C573	11/12/25	REW	25/26 Revised Policy	-\$233.00
99C574	11/14/25	NEW	25/ EQ - Revised	-\$135.00
Invoice Balance:				-\$368.00



Revenue Services, Utility Billing
 PO Box 7747
 Vancouver, BC V6B 8R1

UTILITY BILL

7890

ACCT NUMBER: 5106769 **BILLING PERIOD:** Jun 1, 2025
ACCESS CODE: 750150 **TO:** Sep 30, 2025
DUE DATE: Dec 22, 2025 **BILLING DATE:** Nov 6, 2025

NAME: OWNERS STRATA PLAN VAS1607
FOR SERVICE AT: 1255 7TH AVE W
ACCOUNT TYPE: RESIDENTIAL



FOLIO: COMPLEX **ROUTE:** 7207

DATE	METER NO.	NO. OF DAYS	CURRENT READING	PREV READING	CONSUMPTION	AMOUNT
Oct 2, 2025	A-46016473	118	7455	7363	92 UNITS	
					PREVIOUS BILL AMOUNT	1,039.72
Aug 22, 2025	PAYMENT					-990.21
	DISCOUNT					-49.51
Nov 6, 2025	WATER METERED 2025 Peak Season Rate (A)			(7-Jun-25 to 2-Oct-25/118 days)		476.62
Nov 6, 2025	SEWER METERED (A)			(7-Jun-25 to 2-Oct-25/118 days)		619.52
Nov 6, 2025	METER CHARGE 40MM			(1-Jun-25 to 30-Sep-25/122 days)		91.60

IF PAID AFTER DUE DATE: 1,187.74
DISCOUNT AVAILABLE: 56.56
IF PAID ON OR BEFORE DUE DATE: 1,131.18

THE DISCOUNT WILL BE LOST IF PAYMENT IS NOT RECEIVED BY THE DUE DATE

City Hall will close at 4:30 PM on Wednesday, December 24, 2025 and will re-open at 8:30 AM on Friday, January 2, 2026. See the back of this bill for information on ways to make payments during the closure.

Get water wise!
 WATERING REGULATIONS are in effect from May 1 through October 15 during which time peak pricing will apply.
 For full regulation restrictions and to learn how to prevent water wastage and better manage your water costs visit vancouver.ca/waterwise.

Amounts in arrears at the end of the calendar year will be transferred to the Property Tax Roll and will be subject to daily interest charges.

Go paperless by signing up for electronic billing: vancouver.ca/property-services

Know your bank's cut off time for same day bill payments. Transactions are considered to be paid the date the item posts to your account.

If your bill is higher because of an underground leak on the water line between the meter and the main building, you may qualify for a bill adjustment if reasonable steps to address the issue are taken within 14 days of the date of this bill or any other City-issued notification; whichever is sooner. Usage, internal/external plumbing failures as well as auxiliary uses such as pools, decorative features, irrigation systems do not qualify.

UTILITY BILL

Please make cheques payable to:
 City of Vancouver
 PO Box 7747
 Vancouver BC V6B 8R1

BILLING DATE: Nov 6, 2025
DUE DATE: Dec 22, 2025
ACCT NUMBER: 5106769

DETACH THIS PORTION AND RETURN WITH YOUR PAYMENT

IF PAID AFTER DUE DATE: \$1,187.74
IF PAID ON OR BEFORE DUE DATE: \$1,131.18

AMOUNT PAID

FOR SERVICE AT: 1255 7TH AVE W



07015

UTILITY

OWNERS STRATA PLAN VAS1607
 C/O EAGLESON PROPERTIES LTD
 201 - 2940 MAIN STREET
 VANCOUVER BC V5T 3G3

51067692 00001187744 00001131180