

Budget Comparison

Owner = Strata VR 1607 (709 - 1251 to 1263 West 7th Ave)
 709 - 1251 to 1263 West 7th Ave
 Month = Dec 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	4,697.20	0.00	0.00	28,183.24	28,182.20	1.04	0.00	56,364.21
Other Income - Fees (NSF Forms and Move I...	0.00	0.00	0.00	N/A	150.00	0.00	150.00	N/A	0.00
Other Income - EV Charging	6.67	6.67	0.00	0.00	40.02	41.67	-1.65	-3.96	83.67
TOTAL STRATA INCOME	4,703.87	4,703.87	0.00	0.00	28,373.26	28,223.87	149.39	0.53	56,447.88
TOTAL INCOME	4,703.87	4,703.87	0.00	0.00	28,373.26	28,223.87	149.39	0.53	56,447.88
OPERATING EXPENSES									
GENERAL EXPENSES									
Management Fees	330.75	340.83	10.08	2.96	1,984.50	2,045.83	61.33	3.00	4,091.83
Annual Review Fee	556.50	46.38	-510.12	-1,099.87	556.50	276.38	-280.12	-101.35	552.38
Administration	0.00	4.17	4.17	100.00	0.00	24.17	24.17	100.00	48.17
Professional Fees	0.00	129.17	129.17	100.00	0.00	774.17	774.17	100.00	1,548.17
Legal Fees	0.00	0.00	0.00	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	210.00	210.00	100.00	420.00
Insurance (Accrued)	1,273.08	1,355.83	82.75	6.10	7,372.68	8,135.83	763.15	9.38	16,271.83
Insurance Appraisal (Accrued)	22.60	22.92	0.32	1.40	135.60	137.92	2.32	1.68	275.92
Bank Charges	13.10	2.08	-11.02	-529.81	13.10	12.08	-1.02	-8.44	24.08
TOTAL GENERAL EXPENSES	2,196.03	1,936.38	-259.65	-13.41	12,667.71	11,616.38	-1,051.33	-9.05	23,232.38
BUILDING EXPENSES									
Utilities - Electricity	114.50	58.33	-56.17	-96.30	296.78	348.33	51.55	14.80	696.33
Utilities - Gas	171.14	183.33	12.19	6.65	592.20	1,098.33	506.13	46.08	2,196.33
Utilities - Water and Sewer	0.00	216.67	216.67	100.00	2,121.39	1,301.67	-819.72	-62.97	2,603.67
Utilities - Fireline/ Street Cleaning/ Green Bin	0.00	66.67	66.67	100.00	0.00	401.67	401.67	100.00	803.67
Fire Prevention	0.00	41.67	41.67	100.00	0.00	251.67	251.67	100.00	503.67
Waste Removal	221.75	208.33	-13.42	-6.44	1,330.50	1,248.33	-82.17	-6.58	2,496.33
Landscaping	0.00	83.33	83.33	100.00	299.89	498.33	198.44	39.82	996.33
Gardening and Pruning	0.00	208.33	208.33	100.00	1,715.06	1,248.33	-466.73	-37.39	2,496.33
Snow Removal and Salt	0.00	2.50	2.50	100.00	0.00	12.50	12.50	100.00	24.50

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ACCOUNT	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
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	2,501.67	2,501.67	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	507.39	1,485.83	978.44	65.85	7,034.84	8,910.83	1,875.99	21.05	17,820.83
TOTAL OPERATING EXPENSES	2,703.42	3,422.21	718.79	21.00	19,702.55	20,527.21	824.66	4.02	41,053.21
RESERVE FUNDS									
Contingency Current Year Transfer	1,425.00	1,425.00	0.00	0.00	8,550.00	8,550.00	0.00	0.00	17,100.00
Investment Interest	-150.00	-150.00	0.00	0.00	-900.00	-900.00	0.00	0.00	-1,800.00
TOTAL RESERVE FUNDS	1,275.00	1,275.00	0.00	0.00	7,650.00	7,650.00	0.00	0.00	15,300.00
TOTAL EXPENSES	3,978.42	4,697.21	718.79	15.30	27,352.55	28,177.21	824.66	2.93	56,353.21
NET INCOME	725.45	6.66	718.79	10,792.64	1,020.71	46.66	974.05	2,087.55	94.67
ASSETS									
BANK									
Operating BANK - ITF Strata VR1607 (709)	-4,169.92	0.00	-4,169.92	N/A	-4,283.57	0.00	-4,283.57	N/A	0.00
Contingency BANK - ITF Strata VR1607 (709)	-1,370.85	0.00	-1,370.85	N/A	-69,655.16	0.00	-69,655.16	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	-5,540.77	0.00	-5,540.77	N/A	-133,938.73	0.00	-133,938.73	N/A	0.00
Bank Shares & Memberships									
Bank Shares	0.00	0.00	0.00	N/A	-795.79	0.00	-795.79	N/A	0.00
Bank Memberships	0.00	0.00	0.00	N/A	5.00	0.00	5.00	N/A	0.00
TOTAL SHARES & MEMBERSHIPS	0.00	0.00	0.00	N/A	-790.79	0.00	-790.79	N/A	0.00
PREPAID EXPENSES									
Prepaid - Insurance	1,273.08	0.00	1,273.08	N/A	-14,003.87	0.00	-14,003.87	N/A	0.00
Prepaid - Insurance Appraisal	22.60	0.00	22.60	N/A	-158.35	0.00	-158.35	N/A	0.00
TOTAL PREPAID EXPENSES	1,295.68	0.00	1,295.68	N/A	-14,162.22	0.00	-14,162.22	N/A	0.00

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ACCOUNT	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
TOTAL ASSETS	-4,245.09	0.00	-4,245.09	N/A	-148,891.74	0.00	-148,891.74	N/A	0.00
LIABILITIES AND CAPITAL									
LIABILITIES									
Accounts Payable	-1,461.93	0.00	-1,461.93	N/A	0.00	0.00	0.00	N/A	0.00
Prepaid Strata Fees	3,610.72	0.00	3,610.72	N/A	9,272.46	0.00	9,272.46	N/A	0.00
TOTAL LIABILITIES	2,148.79	0.00	2,148.79	N/A	9,272.46	0.00	9,272.46	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	41,540.01	0.00	41,540.01	N/A	0.00
Contingency Reserve Fund - Interest	95.85	0.00	95.85	N/A	766.02	0.00	766.02	N/A	0.00
Contingency Reserve Fund - G.I.C	-150.00	0.00	-150.00	N/A	6,030.08	0.00	6,030.08	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	1,370.85	0.00	1,370.85	N/A	38,025.42	0.00	38,025.42	N/A	0.00
Retained Earnings	725.45	0.00	725.45	N/A	101,593.86	0.00	101,593.86	N/A	0.00
TOTAL CAPITAL	2,096.30	0.00	2,096.30	N/A	139,619.28	0.00	139,619.28	N/A	0.00
TOTAL LIABILITIES AND CAPITAL	4,245.09	0.00	4,245.09	N/A	148,891.74	0.00	148,891.74	N/A	0.00
CASH FLOW	725.45	6.66	718.79	10,792.64	1,020.71	46.66	974.05	2,087.55	94.67

Balance Sheet

Owner = Strata VR 1607 (709 - 1251 to 1263 West 7th Ave)

709 - 1251 to 1263 West 7th Ave

Month = Dec 2025

Book = Accrual

ACCOUNT	CURRENT BALANCE
ASSETS	
BANK	
Operating BANK - ITF Strata VR1607 (709)	4,283.57
Contingency BANK - ITF Strata VR1607 (709)	69,655.16
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	133,938.73
Bank Shares & Memberships	
Bank Shares	795.79
Bank Memberships	-5.00
TOTAL SHARES & MEMBERSHIPS	<u>790.79</u>
PREPAID EXPENSES	
Prepaid - Insurance	14,003.87
Prepaid - Insurance Appraisal	158.35
TOTAL PREPAID EXPENSES	<u>14,162.22</u>
TOTAL ASSETS	<u>148,891.74</u>
LIABILITIES AND CAPITAL	
LIABILITIES	
Prepaid Strata Fees	9,272.46
TOTAL LIABILITIES	<u>9,272.46</u>
CAPITAL	
CONTINGENCY RESERVE FUND	
Contingency Reserve Fund - Opening Balance	29,076.77
Contingency Reserve Fund - Contribution	41,540.01
Contingency Reserve Fund - Interest	766.02
Contingency Reserve Fund - G.I.C	6,030.08
Contingency Reserve Fund - Expenditures	-39,387.46
TOTAL Contingency Reserve Fund	<u>38,025.42</u>
Retained Earnings	<u>101,593.86</u>
TOTAL CAPITAL	<u>139,619.28</u>
TOTAL LIABILITIES AND CAPITAL	<u>148,891.74</u>

Receivable Summary

Property = 709 - 1251 to 1263 West 7th Ave Status: Current, Past, Future, Eviction, Notice Entity Type: Tenant Month From: 12/2025 To 12/2025 [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	-776.52	776.52	776.52	-776.52
Strata VR 1607	709 - 1251 to 1263 West 7th Ave	1253	Patricia Vanderlaes	1,265.97	613.04	1,879.00	0.01
Strata VR 1607	709 - 1251 to 1263 West 7th Ave	1255	Tessie Lowe	2,462.19	639.36	3,101.55	0.00
Strata VR 1607	709 - 1251 to 1263 West 7th Ave	1257	Noriko Horiguchi	-4,475.42	639.36	0.00	-3,836.06
Strata VR 1607	709 - 1251 to 1263 West 7th Ave	1259	Jerome Thomas	-7.39	646.03	639.36	-0.72
Strata VR 1607	709 - 1251 to 1263 West 7th Ave	1261	Nancy Holme	1,305.13	613.04	1,918.16	0.01
Strata VR 1607	709 - 1251 to 1263 West 7th Ave	1263	Peggy Smyth	-5,435.70	776.52	0.00	-4,659.18
	Total			-5,661.74	4,703.87	8,314.59	-9,272.46
Grand Total				-5,661.74	4,703.87	8,314.59	-9,272.46

UserId : ysi Date : 01/21/2026 Time : 23:22

AP Aging Report

Period: -12/2025

As of : 12/31/2025

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 = 12/2025-12/2025

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	113.65	8,314.59	2,856.57	-1,288.10	4,283.57	221.75	4,061.82
Total	113.65	8,314.59	2,856.57	-1,288.10	4,283.57	221.75	4,061.82

APPROVED
By Kat Eagleson at 12:44 pm, Jan 20, 2026

709: Strata VR 1607 Operating
Bank Reconcile History Report

Balance Per Bank Statement as of 12/31/2025	4,283.57
Reconciled Bank Balance	4,283.57

Balance per GL as of 12/31/2025	4,283.57
Reconciled Balance Per G/L	4,283.57

Difference	0.00
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Cleared Items:

Cleared Cheques

Date	Tran #	Notes	Amount	Date Cleared
11/26/2025	352	A C & D Insurance	15,277.00	12/31/2025
12/01/2025	cheque # 353	Eagleson Properties Ltd	330.75	12/31/2025
12/03/2025	354	City of Vancouver Utility Billing Office	1,131.18	12/31/2025
12/15/2025	355	Maple Leaf Disposal Ltd.	221.75	12/31/2025
12/15/2025	355000	BC Hydro	114.50	12/31/2025
12/15/2025	355001	FortisBC	171.14	12/31/2025
12/23/2025	356	Eagleson Properties Ltd	556.50	12/31/2025
12/23/2025	357	Eagleson Properties Ltd	330.75	12/31/2025
Total Cleared Cheques			18,133.57	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
12/01/2025	32		1,213.36	12/31/2025
12/01/2025	29		613.04	12/31/2025
12/15/2025	30		1,305.12	12/31/2025
12/15/2025	33		1,305.00	12/31/2025
12/24/2025	35		1,918.08	12/31/2025
12/24/2025	36		1,183.47	12/31/2025
12/31/2025	38	et	776.52	12/31/2025
Total Cleared Deposits			8,314.59	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
12/20/2025	JE 1126	transfer from Operating a/c to CRF a/c	-1,275.00	12/31/2025
12/31/2025	JE 1197	Bank Fees	-13.10	12/31/2025
Total Cleared Other Items			-1,288.10	

APPROVED
By Kat Eagleson at 12:45 pm, Jan 20, 2026

Bank Register

Bank = 709: Strata VR 1607 Operating

Date = 12/01/2025-12/31/2025

Cheque or Deposit	Date	Vendor or Memo	Payment	Deposit	RCN	Balance
	12/01/2025	Beginning Balance				113.65
Chq - cheque # 353	12/01/2025	Eagleson Properties Ltd	330.75		X	-217.10
Dep - 32	12/01/2025	Jerome Thomas		639.36	X	422.26
Dep - 32	12/01/2025	Patricia Vanderflaes		574.00	X	996.26
Dep - 29	12/01/2025	Nancy Holme		613.04	X	1,609.30
Chq - 354	12/03/2025	City of Vancouver Utility Billing Office	1,131.18		X	478.12
Chq - 355	12/15/2025	Maple Leaf Disposal Ltd.	221.75		X	256.37
Chq - 355000	12/15/2025	BC Hydro	114.50		X	141.87
Chq - 355001	12/15/2025	FortisBC	171.14		X	-29.27
Dep - 30	12/15/2025	Nancy Holme		1,305.12	X	1,275.85
Dep - 33	12/15/2025	Patricia Vanderflaes		1,305.00	X	2,580.85
Adj - JE 1126	12/20/2025	transfer from Operating a/c to CRF a/c	1,275.00		X	1,305.85
Chq - 356	12/23/2025	Eagleson Properties Ltd	556.50		X	749.35
Chq - 357	12/23/2025	Eagleson Properties Ltd	330.75		X	418.60
Dep - 35	12/24/2025	Tessie Lowe		1,918.08	X	2,336.68
Dep - 36	12/24/2025	Tessie Lowe		1,183.47	X	3,520.15
Dep - 38	12/31/2025	Grant Ewing		776.52	X	4,296.67
Adj - JE 1197	12/31/2025	Bank Fees	13.10		X	4,283.57
	12/31/2025	Ending Balance				4,283.57

Trust Account Summary

Property = 709 - 1251 to 1263 West 7th Ave

Period = 12/2025-12/2025

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	68,284.31	0.00	0.00	1,370.85	69,655.16	0.00	69,655.16
Total	68,284.31	0.00	0.00	1,370.85	69,655.16	0.00	69,655.16

APPROVED
By Kat Eagleson at 12:44 pm, Jan 20, 2026

709: Strata VR 1607 Contingenc
Bank Reconcile History Report

Balance Per Bank Statement as of 12/31/2025	69,655.16
Reconciled Bank Balance	69,655.16

Balance per GL as of 12/31/2025	69,655.16
Reconciled Balance Per G/L	69,655.16

Difference	0.00
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Cleared Items:

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
12/20/2025	JE 1126	transfer from Operating a/c to CRF a/c	1,275.00	12/31/2025
12/31/2025	JE 1198	Credit Interest	95.85	12/31/2025
Total Cleared Other Items			1,370.85	

APPROVED
By Kat Eagleson at 12:44 pm, Jan 20, 2026

Bank Register

Bank = 709: Strata VR 1607 Contingenc

Date = 12/01/2025-12/31/2025

Cheque or Deposit	Date	Vendor or Memo	Payment	Deposit	RCN	Balance
	12/01/2025	Beginning Balance				68,284.31
Adj - JE 1126	12/20/2025	transfer from Operating a/c to CRF a/c		1,275.00	X	69,559.31
Adj - JE 1198	12/31/2025	Credit Interest		95.85	X	69,655.16
	12/31/2025	Ending Balance				69,655.16



JANUARY 01, 2026

My relationship number(s)
91268349

VANAS11000_2185005 E D 16300 47260
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 DEC 2025 to 31 DEC 2025



DAILY BANKING

ACCOUNT SUMMARY	OPENING BALANCE ON 01 DEC 2025	TOTAL WITHDRAWALS	TOTAL DEPOSITS	CLOSING BALANCE ON 31 DEC 2025
INDEPENDENT BUSINESS ACCOUNT #100084835930	15,390.65	19,421.67	8,314.59	4,283.57
TOTAL NUMBER OF CHEQUES 6				

INDEPENDENT BUSINESS ACCOUNT #100084835930

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	OPENING BALANCE			15,390.65
01 DEC	CHEQUE DEPOSIT-BRANCH (NANCY HOLME)		613.04	16,003.69
01 DEC	ETRANSFER CREDIT (PATRICIAVANDERFLAES)		574.00	16,577.69
01 DEC	ETRANSFER CREDIT (JEROMEWTHOMAS)		639.36	17,217.05
02 DEC	CHEQUE CLEARED #353	330.75		16,886.30
02 DEC	CHEQUE CLEARED #352	15,277.00		1,609.30
15 DEC	ETRANSFER CREDIT (PATRICIAVANDERFLAES)		1,305.00	2,914.30
16 DEC	CHEQUE DEPOSIT-BRANCH (NANCY HOLME)		1,305.12	4,219.42
17 DEC	PREAUTHORIZED PAYMENT (B.C. HYDRO POWER AUTHORI)	114.50		4,104.92
20 DEC	FUNDS TRANSFER-ONLINE TO REL#91268601 (\$1,275.00) (OPERATING TO CRF TRANSFERS)	1,275.00		2,829.92
20 DEC	CHEQUE CLEARED #354	1,131.18		1,698.74
20 DEC	CHEQUE CLEARED #355	221.75		1,476.99

Together, we are a financial force for change.™

INDEPENDENT BUSINESS ACCOUNT #100084835930 (CONT.)

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
23 DEC	ETRANSFER CREDIT (MELANIETERESELOWE)		1,918.08	3,395.07
23 DEC	ETRANSFER CREDIT (MELANIETERESELOWE)		1,183.47	4,578.54
30 DEC	CHEQUE CLEARED #357	330.75		4,247.79
30 DEC	CHEQUE CLEARED #356	556.50		3,691.29
30 DEC	PREAUTHORIZED PAYMENT (FORTISBC HOLDINGS INC.)	171.14		3,520.15
31 DEC	ETRANSFER CREDIT (GRANTEWING)		776.52	4,296.67
31 DEC	CHARGES APPLIED TO ACCOUNT (PERIODIC FLAT FEE)	6.50		4,290.17
31 DEC	CHARGES APPLIED TO ACCOUNT (PER ITEM FEES)	6.60		4,283.57

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: 01 DEC
 CHEQUE # 352 \$15,277.00

<p>EAGLESON PROPERTIES LTD. ITF STRATA CORP VR 1607 201290 MAIN ST VANCOUVER BC V5T 3G3 TEL: (604) 878-1070</p>	<p>VANCOUVER CITY SAVINGS CREDIT UNION DOWNTOWN COMMUNITY BRANCH 888 WEST PENDER STREET TEL: 604.877.7000 VANCOUVER, B.C. V6C 1J8</p>
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000352

DATE 2025-11-26
 YYYY MM DD

**** FIFTEEN THOUSAND TWO HUNDRED SEVENTY SEVEN AND 00/100 DOLLARS 15,277.00

PAY TO THE ORDER OF
 A C & D Insurance
 1315 Marine Drive
 North Vancouver, BC V7F 3E5

PER *Mark Taylor*

EAGLESON PROPERTIES LTD.
 ITF STRATA CORP VR 1607

MEMO: Street Insurance Annual November 12, 2025-2026 Including credit

#000352# @16300#809# 100084835930# SP-VR16

DATE CLEARED: 01 DEC
 CHEQUE # 352 \$15,277.00

<p>07600-001 2025-12-01 24632614500050 BMO 1977927</p>	<p>Printer ID# 1021 ID d'imprimeur 1021</p> <p>Endorsement - Signature or Stamp Endossement - Signature ou timbre</p>
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BACKVERSO

DATE CLEARED: 01 DEC
 CHEQUE # 353 \$330.75

<p>EAGLESON PROPERTIES LTD. ITF STRATA CORP VR 1607 201290 MAIN ST VANCOUVER BC V5T 3G3 TEL: (604) 878-1070</p>	<p>VANCOUVER CITY SAVINGS CREDIT UNION DOWNTOWN COMMUNITY BRANCH 888 WEST PENDER STREET TEL: 604.877.7000 VANCOUVER, B.C. V6C 1J8</p>
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000353

DATE 2025-11-28
 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

PER *Mark Taylor*

EAGLESON PROPERTIES LTD.
 ITF STRATA CORP VR 1607

#000353# @16300#809# 100084835930#

DATE CLEARED: 01 DEC
 CHEQUE # 353 \$330.75

<p>For Deposit Only Eagleson Properties Ltd. BEEM General Account 11980-809 100024275269</p>	<p>Printer ID# 1021 ID d'imprimeur 1021</p> <p>Endorsement - Signature or Stamp Endossement - Signature ou timbre</p>
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BACKVERSO

CAPTURING BRANCH
 11/29/25 3:44 PM Pacific TZ
 Interior Savings
 11380-809
 Main Street Branch - Vancouver

DATE CLEARED: 19 DEC
 CHEQUE # 354 \$1,131.18

<p>EAGLESON PROPERTIES LTD. ITF STRATA CORP VR 1607 201290 MAIN ST VANCOUVER BC V5T 3G3 TEL: (604) 878-1070</p>	<p>VANCOUVER CITY SAVINGS CREDIT UNION DOWNTOWN COMMUNITY BRANCH 888 WEST PENDER STREET TEL: 604.877.7000 VANCOUVER, B.C. V6C 1J8</p>
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000354

DATE 2025-12-03
 YYYY MM DD

**** ONE THOUSAND ONE HUNDRED THIRTY ONE AND 18/100 DOLLARS 1,131.18

PAY TO THE ORDER OF
 City of Vancouver Utility Billing Office
 PO Box 7747
 Vancouver, BC V6B 8R1

PER *Mark Taylor*

EAGLESON PROPERTIES LTD.
 ITF STRATA CORP VR 1607

MEMO: City Utilities - Water & Sewer

#000354# @16300#809# 100084835930#

DATE CLEARED: 19 DEC
 CHEQUE # 354 \$1,131.18

<p>08048001 1668277 25353298400013 12192025</p>	<p>Printer ID# 1021 ID d'imprimeur 1021</p> <p>Endorsement - Signature or Stamp Endossement - Signature ou timbre</p>
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BACKVERSO

DATE CLEARED: 19 DEC
 CHEQUE # 355 \$221.75

<p>EAGLESON PROPERTIES LTD. ITF STRATA CORP VR 1607 201290 MAIN ST VANCOUVER BC V5T 3G3 TEL: (604) 878-1070</p>	<p>VANCOUVER CITY SAVINGS CREDIT UNION DOWNTOWN COMMUNITY BRANCH 888 WEST PENDER STREET TEL: 604.877.7000 VANCOUVER, B.C. V6C 1J8</p>
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000355

DATE 2025-12-15
 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

PER *Mark Taylor*

EAGLESON PROPERTIES LTD.
 ITF STRATA CORP VR 1607

MEMO: Monthly Garbage collection

#000355# @16300#809# 100084835930#

DATE CLEARED: 19 DEC
 CHEQUE # 355 \$221.75


<p>DSPACC: 1124015 DSPTR: 00010-003 ITMSEQ: 20 LOC: Location 006MLD</p>	<p>Printer ID# 1021 ID d'imprimeur 1021</p> <p>Endorsement - Signature or Stamp Endossement - Signature ou timbre</p>
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BACKVERSO

INDEPENDENT BUSINESS ACCOUNT #100084835930 (CONT.)

DATE CLEARED: 29 DEC
CHEQUE # 356

\$556.50

EAGLESON PROPERTIES LTD. ITF STRATA CORP VR 1607 201-2940 MAIN ST VANCOUVER, BC V5T 3G3 Tel: (604) 679-1070		VANCOUVER CITY SAVINGS CREDIT UNION DOWNTOWN COMMUNITY BRANCH 838 WEST HASTINGS STREET TEL: 604-671-7000 VANCOUVER, B.C. V6C 1J8		000356
		DATE 2025-12-23		
***** FIVE HUNDRED FIFTY SIX AND 50/100 DOLLARS *****		556.50		
PAY TO THE ORDER OF Eagleson Properties Ltd 201 - 2940 Main Street Vancouver, BC V5T 3G3		EAGLESON PROPERTIES LTD ITF STRATA CORP VR 1607 		
@000356* @16300*809* 100084835930*				


DATE CLEARED: 29 DEC
CHEQUE # 356

\$556.50

For Deposit Only Eagleson Properties Ltd. BEEM General Account 11980-809 100024275269		Printer ID# 1021 ID d'imprimeur 1021
Endorsement - Signature or Stamp Endossement - Signature ou timbre		CAPTURING BRANCH 12/29/25 4:28 PM Pacific TZ Interior Savings 11980-809 Main Street Branch - Vancouver
BACKVERSO		

DATE CLEARED: 29 DEC
CHEQUE # 357

\$330.75

EAGLESON PROPERTIES LTD. ITF STRATA CORP VR 1607 201-2940 MAIN ST VANCOUVER, BC V5T 3G3 Tel: (604) 679-1070		VANCOUVER CITY SAVINGS CREDIT UNION DOWNTOWN COMMUNITY BRANCH 838 WEST HASTINGS STREET TEL: 604-671-7000 VANCOUVER, B.C. V6C 1J8		000357
		DATE 2025-12-23		
***** 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 		
@000357* @16300*809* 100084835930*				

DATE CLEARED: 29 DEC
CHEQUE # 357

\$330.75

For Deposit Only Eagleson Properties Ltd. BEEM General Account 11980-809 100024275269		Printer ID# 1021 ID d'imprimeur 1021
Endorsement - Signature or Stamp Endossement - Signature ou timbre		CAPTURING BRANCH 12/29/25 4:28 PM Pacific TZ Interior Savings 11980-809 Main Street Branch - Vancouver
BACKVERSO		

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

JANUARY 01, 2026

My relationship number(s)
91268601

VANAS11000_2185005 E D 16300 47262
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 DEC 2025 to 31 DEC 2025



DAILY BANKING

ACCOUNT SUMMARY	OPENING BALANCE ON 01 DEC 2025	TOTAL WITHDRAWALS	TOTAL DEPOSITS	CLOSING BALANCE ON 31 DEC 2025
BUSINESS JUMPSTART SAVINGS #100084886032 (CONTINGENCY)	68,284.31	0.00	1,370.85	69,655.16
TOTAL NUMBER OF CHEQUES 0				

BUSINESS JUMPSTART SAVINGS #100084886032 (CONTINGENCY)

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	OPENING BALANCE			68,284.31
20 DEC	FUNDS TRANSFER-ONLINE FROM REL #91268349 (\$1,275.00) (OPERATING TO CRF TRANSFER)		1,275.00	69,559.31
31 DEC	INTEREST CREDITED TO ACCOUNT (CREDIT INTEREST)		95.85	69,655.16

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 = Dec 2025
 Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
1305-00			Operating BANK - ITF St...					113.65 = Beginning Balance =	
709 - 1251 to 1263 West 7th Ave	12/01/2025	12/2025	Eagleson Properties Ltd	K-1195	cheque # 353	0.00	330.75	-217.10	Management Fees
709 - 1251 to 1263 West 7th Ave	12/01/2025	12/2025	Peggy Smyth	R-2413	:prepay	776.52	0.00	559.42	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	12/01/2025	12/2025	Peggy Smyth	R-2413	:prepay	0.00	776.52	-217.10	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	12/01/2025	12/2025	Nancy Holme	R-2422	087	78.08	0.00	-139.02	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	12/01/2025	12/2025	Nancy Holme	R-2422	087	0.00	78.07	-217.09	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	12/01/2025	12/2025	Nancy Holme	R-2422	087	613.03	0.00	395.94	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	12/01/2025	12/2025	Jerome Thomas	R-2627	et	577.53	0.00	973.47	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	12/01/2025	12/2025	Jerome Thomas	R-2627	et	6.67	0.00	980.14	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	12/01/2025	12/2025	Jerome Thomas	R-2627	et	6.67	0.00	986.81	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	12/01/2025	12/2025	Jerome Thomas	R-2627	et	48.49	0.00	1,035.30	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	12/01/2025	12/2025	Patricia Vanderflaes	R-2628	et	574.00	0.00	1,609.30	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	12/03/2025	12/2025	City of Vancouver Utility B...	K-1035	354	0.00	1,131.18	478.12	City Utilities - Water & Sewer
709 - 1251 to 1263 West 7th Ave	12/15/2025	12/2025	BC Hydro	K-1131	355000	0.00	114.50	363.62	Electricity Bill : Oct/Dec 2025 (709)
709 - 1251 to 1263 West 7th Ave	12/15/2025	12/2025	FortisBC	K-1132	355001	0.00	171.14	192.48	Natural Gas Bill : Nov/Dec 2025 (709)
709 - 1251 to 1263 West 7th Ave	12/15/2025	12/2025	Maple Leaf Disposal Ltd.	K-1151	355	0.00	221.75	-29.27	Monthly Garbage collection
709 - 1251 to 1263 West 7th Ave	12/15/2025	12/2025	Nancy Holme	R-2474	090	613.04	0.00	583.77	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	12/15/2025	12/2025	Nancy Holme	R-2474	090	692.08	0.00	1,275.85	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	12/15/2025	12/2025	Patricia Vanderflaes	R-2693	et	1,305.00	0.00	2,580.85	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	12/17/2025	12/2025	Grant Ewing	R-2705	:prepay	150.00	0.00	2,730.85	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	12/17/2025	12/2025	Grant Ewing	R-2705	:prepay	0.00	150.00	2,580.85	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	12/20/2025	12/2025	transfer from Operating a...	J-1126	transfers	0.00	1,275.00	1,305.85	transfer from Operating a/c to CRF a/c
709 - 1251 to 1263 West 7th Ave	12/23/2025	12/2025	Eagleson Properties Ltd	K-1216	356	0.00	556.50	749.35	2025 /2026 Annual Review Fee (709)

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
709 - 1251 to 1263 West 7th Ave	12/23/2025	12/2025	Eagleson Properties Ltd	K-1217	357	0.00	330.75	418.60	
709 - 1251 to 1263 West 7th Ave	12/24/2025	12/2025	Tessie Lowe	R-2780	et	639.36	0.00	1,057.96	Payment Received - Thank You (Oct/Nov/Dec Strata Fees)
709 - 1251 to 1263 West 7th Ave	12/24/2025	12/2025	Tessie Lowe	R-2780	et	639.36	0.00	1,697.32	Payment Received - Thank You (Oct/Nov/Dec Strata Fees)
709 - 1251 to 1263 West 7th Ave	12/24/2025	12/2025	Tessie Lowe	R-2780	et	639.36	0.00	2,336.68	Payment Received - Thank You (Oct/Nov/Dec Strata Fees)
709 - 1251 to 1263 West 7th Ave	12/24/2025	12/2025	Tessie Lowe	R-2781	et	1,183.47	0.00	3,520.15	Payment Received - Thank you
709 - 1251 to 1263 West 7th Ave	12/31/2025	12/2025	Grant Ewing	R-3059	et	776.52	0.00	4,296.67	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	12/31/2025	12/2025	Grant Ewing	R-3059	et	626.52	0.00	4,923.19	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	12/31/2025	12/2025	Grant Ewing	R-3059	et	0.00	626.52	4,296.67	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	12/31/2025	12/2025	Bank Fees	J-1197	N/A	0.00	6.50	4,290.17	Bank Fees
709 - 1251 to 1263 West 7th Ave	12/31/2025	12/2025	Bank Fees	J-1197	N/A	0.00	6.60	4,283.57	Bank Fees
			Net Change=4,169.92			9,945.70	5,775.78	4,283.57	= Ending Balance =
1306-00			Contingency BANK - ITF...					68,284.31	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	12/20/2025	12/2025	transfer from Operating a...	J-1126	transfers	1,275.00	0.00	69,559.31	transfer from Operating a/c to CRF a/c
709 - 1251 to 1263 West 7th Ave	12/31/2025	12/2025	Credit Interest	J-1198	N/A	95.85	0.00	69,655.16	Credit Interest
			Net Change=1,370.85			1,370.85	0.00	69,655.16	= 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 = Dec 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	12/01/2025	12/2025	Peggy Smyth	R-2413	:prepay	0.00	776.52	-776.52	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	12/01/2025	12/2025	Nancy Holme	R-2422	087	0.00	78.08	-854.60	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	12/01/2025	12/2025	Nancy Holme	R-2422	087	78.07	0.00	-776.53	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	12/01/2025	12/2025	Nancy Holme	R-2422	087	0.00	613.03	-1,389.56	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	12/01/2025	12/2025	Jerome Thomas	R-2627	et	0.00	6.67	-1,396.23	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	12/01/2025	12/2025	Jerome Thomas	R-2627	et	0.00	577.53	-1,973.76	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	12/01/2025	12/2025	Jerome Thomas	R-2627	et	0.00	48.49	-2,022.25	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	12/01/2025	12/2025	Jerome Thomas	R-2627	et	0.00	6.67	-2,028.92	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	12/01/2025	12/2025	Patricia Vanderflaes	R-2628	et	0.00	574.00	-2,602.92	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	12/01/2025	12/2025	Grant Ewing	C-3541	:Post	776.52	0.00	-1,826.40	Strata Fees
709 - 1251 to 1263 West 7th Ave	12/01/2025	12/2025	Patricia Vanderflaes	C-3542	:Post	613.04	0.00	-1,213.36	Strata Fees
709 - 1251 to 1263 West 7th Ave	12/01/2025	12/2025	Tessie Lowe	C-3543	:Post	639.36	0.00	-574.00	Strata Fees
709 - 1251 to 1263 West 7th Ave	12/01/2025	12/2025	Noriko Horiguchi	C-3544	:Post	639.36	0.00	65.36	Strata Fees
709 - 1251 to 1263 West 7th Ave	12/01/2025	12/2025	Jerome Thomas	C-3545	:Post	6.67	0.00	72.03	EV Fee : Electrical Charging Fee
709 - 1251 to 1263 West 7th Ave	12/01/2025	12/2025	Jerome Thomas	C-3546	:Post	639.36	0.00	711.39	Strata Fees
709 - 1251 to 1263 West 7th Ave	12/01/2025	12/2025	Nancy Holme	C-3547	:Post	613.04	0.00	1,324.43	Strata Fees

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
709 - 1251 to 1263 West 7th Ave	12/01/2025	12/2025	Peggy Smyth	C-3548	:Post	776.52	0.00	2,100.95	Strata Fees
709 - 1251 to 1263 West 7th Ave	12/15/2025	12/2025	Patricia Vanderflaes	R-2693	et	0.00	1,305.00	795.95	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	12/17/2025	12/2025	Grant Ewing	R-2705	:prepay	0.00	150.00	645.95	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	12/24/2025	12/2025	Tessie Lowe	R-2780	et	0.00	639.36	6.59	Payment Received - Thank You (Oct/Nov/Dec Strata Fees)
709 - 1251 to 1263 West 7th Ave	12/24/2025	12/2025	Tessie Lowe	R-2780	et	0.00	639.36	-632.77	Payment Received - Thank You (Oct/Nov/Dec Strata Fees)
709 - 1251 to 1263 West 7th Ave	12/24/2025	12/2025	Tessie Lowe	R-2780	et	0.00	639.36	-1,272.13	Payment Received - Thank You (Oct/Nov/Dec Strata Fees)
709 - 1251 to 1263 West 7th Ave	12/24/2025	12/2025	Tessie Lowe	R-2781	et	0.00	1,183.47	-2,455.60	Payment Received - Thank you
709 - 1251 to 1263 West 7th Ave	12/31/2025	12/2025	Grant Ewing	R-3059	et	0.00	626.52	-3,082.12	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	12/31/2025	12/2025	Prepaid strata / rent and...	J-1231	Prepaid stra...	3,082.12	0.00	0.00	Prepaid strata / rent and AR adjustments
Net Change=0.00						7,864.06	7,864.06	0.00	= Ending Balance =
2410-00			Prepaid - Insurance					15,276.95	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	12/01/2025	12/2025	DECEMBER 2025 -Real...	J-1223	DECEMB...	0.00	1,273.08	14,003.87	Insurance (Accrued)
Net Change=-1,273.08						0.00	1,273.08	14,003.87	= Ending Balance =
2411-00			Prepaid - Insurance App...					180.95	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	12/01/2025	12/2025	DECEMBER 2025 -Real...	J-1223	DECEMB...	0.00	22.60	158.35	Insurance Appraisal (Accrued)
Net Change=-22.60						0.00	22.60	158.35	= Ending Balance =
4011-00			Accounts Payable					-1,461.93	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	11/30/2025	12/2025	Maple Leaf Disposal Ltd.	P-1766	663062 (709)	0.00	221.75	-1,683.68	Monthly Garbage collection
709 - 1251 to 1263 West 7th Ave	12/01/2025	12/2025	Eagleson Properties Ltd	K-1195	cheque # 353	330.75	0.00	-1,352.93	Management Fees
709 - 1251 to 1263 West 7th Ave	12/01/2025	12/2025	Eagleson Properties Ltd	P-1800	2025 Annu...	0.00	556.50	-1,909.43	2025 /2026 Annual Review Fee (709)
709 - 1251 to 1263 West 7th Ave	12/03/2025	12/2025	City of Vancouver Utility B...	K-1035	354	1,131.18	0.00	-778.25	City Utilities - Water & Sewer
709 - 1251 to 1263 West 7th Ave	12/15/2025	12/2025	BC Hydro	K-1131	355000	114.50	0.00	-663.75	Electricity Bill : Oct/Dec 2025 (709)
709 - 1251 to 1263 West 7th Ave	12/15/2025	12/2025	FortisBC	K-1132	355001	171.14	0.00	-492.61	Natural Gas Bill : Nov/Dec 2025 (709)

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
709 - 1251 to 1263 West 7th Ave	12/15/2025	12/2025	Maple Leaf Disposal Ltd.	K-1151	355	221.75	0.00	-270.86	Monthly Garbage collection
709 - 1251 to 1263 West 7th Ave	12/15/2025	12/2025	BC Hydro	P-1654	331 4660 0...	0.00	114.50	-385.36	Electricity Bill : Oct/Dec 2025 (709)
709 - 1251 to 1263 West 7th Ave	12/15/2025	12/2025	FortisBC	P-1676	643 547 (7...	0.00	171.14	-556.50	Natural Gas Bill : Nov/Dec 2025 (709)
709 - 1251 to 1263 West 7th Ave	12/23/2025	12/2025	Eagleson Properties Ltd	K-1216	356	556.50	0.00	0.00	2025 /2026 Annual Review Fee (709)
709 - 1251 to 1263 West 7th Ave	12/23/2025	12/2025	Eagleson Properties Ltd	K-1217	357	330.75	0.00	330.75	
709 - 1251 to 1263 West 7th Ave	12/24/2025	12/2025	Eagleson Properties Ltd	P-1817	:MGTFee ...	0.00	330.75	0.00	
Net Change=1,461.93						2,856.57	1,394.64	0.00	= Ending Balance =
4030-00			Prepaid Rent					0.00	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	12/01/2025	12/2025	Peggy Smyth	R-2413	:prepay	776.52	0.00	776.52	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	12/15/2025	12/2025	Nancy Holme	R-2474	090	0.00	613.04	163.48	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	12/15/2025	12/2025	Nancy Holme	R-2474	090	0.00	692.08	-528.60	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	12/17/2025	12/2025	Grant Ewing	R-2705	:prepay	150.00	0.00	-378.60	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	12/31/2025	12/2025	Grant Ewing	R-3059	et	626.52	0.00	247.92	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	12/31/2025	12/2025	Grant Ewing	R-3059	et	0.00	776.52	-528.60	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	12/31/2025	12/2025	reallocation of prepaid RENTJ-1233	N/A		528.60	0.00	0.00	reallocation of prepaid RENT
Net Change=0.00						2,081.64	2,081.64	0.00	= Ending Balance =
4040-00			Prepaid Strata Fees					-5,661.74	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	12/31/2025	12/2025	Prepaid strata / rent and...	J-1231	Prepaid stra...	0.00	3,082.12	-8,743.86	Prepaid strata / rent and AR adjustments
709 - 1251 to 1263 West 7th Ave	12/31/2025	12/2025	reallocation of prepaid RENTJ-1233	N/A		0.00	528.60	-9,272.46	reallocation of prepaid RENT
Net Change=-3,610.72						0.00	3,610.72	-9,272.46	= 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...					-40,115.01	= Beginning Balance =

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
709 - 1251 to 1263 West 7th Ave	12/01/2025	12/2025	DECEMBER 2025 -Real...	J-1223	DECEMB...	0.00	1,425.00	-41,540.01	Contingency Current Month Transfer
			Net Change=-1,425.00			0.00	1,425.00	-41,540.01	= Ending Balance =
5107-00			Contingency Reserve Fu...					-670.17	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	12/31/2025	12/2025	Credit Interest	J-1198	N/A	0.00	95.85	-766.02	Credit Interest
			Net Change=-95.85			0.00	95.85	-766.02	= Ending Balance =
5107-01			Contingency Reserve Fu...					-6,180.08	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	12/01/2025	12/2025	DECEMBER 2025 -Real...	J-1223	DECEMB...	150.00	0.00	-6,030.08	GIC Interest
			Net Change=150.00			150.00	0.00	-6,030.08	= Ending Balance =
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					-100,573.15	= Beginning Balance =
			Net Change=0.00			0.00	0.00	-100,573.15	= Ending Balance =
6105-00			Strata Fees					-23,486.04	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	12/01/2025	12/2025	Grant Ewing	C-3541	:Post	0.00	776.52	-24,262.56	Strata Fees
709 - 1251 to 1263 West 7th Ave	12/01/2025	12/2025	Patricia Vanderflaes	C-3542	:Post	0.00	613.04	-24,875.60	Strata Fees
709 - 1251 to 1263 West 7th Ave	12/01/2025	12/2025	Tessie Lowe	C-3543	:Post	0.00	639.36	-25,514.96	Strata Fees
709 - 1251 to 1263 West 7th Ave	12/01/2025	12/2025	Noriko Horiguchi	C-3544	:Post	0.00	639.36	-26,154.32	Strata Fees
709 - 1251 to 1263 West 7th Ave	12/01/2025	12/2025	Jerome Thomas	C-3546	:Post	0.00	639.36	-26,793.68	Strata Fees
709 - 1251 to 1263 West 7th Ave	12/01/2025	12/2025	Nancy Holme	C-3547	:Post	0.00	613.04	-27,406.72	Strata Fees
709 - 1251 to 1263 West 7th Ave	12/01/2025	12/2025	Peggy Smyth	C-3548	:Post	0.00	776.52	-28,183.24	Strata Fees
			Net Change=-4,697.20			0.00	4,697.20	-28,183.24	= Ending Balance =
6115-00			Other Income - Fees (N...					-150.00	= Beginning Balance =
			Net Change=0.00			0.00	0.00	-150.00	= Ending Balance =
6117-00			Other Income - EV Charging					-33.35	= Beginning Balance =

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
709 - 1251 to 1263 West 7th Ave	12/01/2025	12/2025	Jerome Thomas	C-3545	:Post	0.00	6.67	-40.02	EV Fee : Electrical Charging Fee
			Net Change=-6.67			0.00	6.67	-40.02	= Ending Balance =
7010-00			Management Fees					1,653.75	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	12/24/2025	12/2025	Eagleson Properties Ltd	P-1817	:MGTFee ...	330.75	0.00	1,984.50	
			Net Change=330.75			330.75	0.00	1,984.50	= Ending Balance =
7031-00			Annual Review Fee					0.00	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	12/01/2025	12/2025	Eagleson Properties Ltd	P-1800	2025 Annu...	556.50	0.00	556.50	2025 /2026 Annual Review Fee (709)
			Net Change=556.50			556.50	0.00	556.50	= Ending Balance =
7122-00			Legal Fees					2,605.33	= Beginning Balance =
			Net Change=0.00			0.00	0.00	2,605.33	= Ending Balance =
7140-00			Insurance (Accrued)					6,099.60	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	12/01/2025	12/2025	DECEMBER 2025 -Real...	J-1223	DECEMB...	1,273.08	0.00	7,372.68	Insurance (Accrued)
			Net Change=1,273.08			1,273.08	0.00	7,372.68	= Ending Balance =
7141-00			Insurance Appraisal (Ac...					113.00	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	12/01/2025	12/2025	DECEMBER 2025 -Real...	J-1223	DECEMB...	22.60	0.00	135.60	Insurance Appraisal (Accrued)
			Net Change=22.60			22.60	0.00	135.60	= Ending Balance =
7160-00			Bank Charges					0.00	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	12/31/2025	12/2025	Bank Fees	J-1197	N/A	6.60	0.00	6.60	Bank Fees
709 - 1251 to 1263 West 7th Ave	12/31/2025	12/2025	Bank Fees	J-1197	N/A	6.50	0.00	13.10	Bank Fees
			Net Change=13.10			13.10	0.00	13.10	= Ending Balance =
7305-00			Utilities - Electricity					182.28	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	12/15/2025	12/2025	BC Hydro	P-1654	331 4660 0...	114.50	0.00	296.78	Electricity Bill : Oct/Dec 2025 (709)
			Net Change=114.50			114.50	0.00	296.78	= Ending Balance =
7307-00			Utilities - Gas					421.06	= Beginning Balance =

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
709 - 1251 to 1263 West 7th Ave	12/15/2025	12/2025	FortisBC	P-1676	643 547 (7...	171.14	0.00	592.20	Natural Gas Bill : Nov/Dec 2025 (709)
			Net Change=171.14			171.14	0.00	592.20	= Ending Balance =
7309-00			Utilities - Water and Sewer					2,121.39	= Beginning Balance =
			Net Change=0.00			0.00	0.00	2,121.39	= Ending Balance =
7330-00			Waste Removal					1,108.75	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	11/30/2025	12/2025	Maple Leaf Disposal Ltd.	P-1766	663062 (709)	221.75	0.00	1,330.50	Monthly Garbage collection
			Net Change=221.75			221.75	0.00	1,330.50	= 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					1,715.06	= Beginning Balance =
			Net Change=0.00			0.00	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...					7,125.00	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	12/01/2025	12/2025	DECEMBER 2025 -Real...	J-1223	DECEMB...	1,425.00	0.00	8,550.00	Contingency Current Month Transfer
			Net Change=1,425.00			1,425.00	0.00	8,550.00	= Ending Balance =
9015-00			Investment Interest					-750.00	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	12/01/2025	12/2025	DECEMBER 2025 -Real...	J-1223	DECEMB...	0.00	150.00	-900.00	GIC Interest
			Net Change=-150.00			0.00	150.00	-900.00	= Ending Balance =
						28,397.24	28,397.24		

Owner Statement

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

Date	Reference	Property	Payee/Payer	Notes	Income	Expense	Balance
				Beginning Balance			113.65
12/01/2025	cheque # 353	709 - 1251 to 1263 West 7th Ave	Eagleson Properties Ltd	Management Fees	0.00	330.75	-217.10
12/01/2025	et	709 - 1251 to 1263 West 7th Ave	Jerome Thomas	Payment Received - Thank You	639.36	0.00	422.26
12/01/2025	087	709 - 1251 to 1263 West 7th Ave	Nancy Holme	Payment Received - Thank You	613.04	0.00	1,035.30
12/01/2025	et	709 - 1251 to 1263 West 7th Ave	Patricia Vanderflaes	Payment Received - Thank You	574.00	0.00	1,609.30
12/03/2025	354	709 - 1251 to 1263 West 7th Ave	City of Vancouver Utility Billing Office	City Utilities - Water & Sewer	0.00	1,131.18	478.12
12/15/2025	355000	709 - 1251 to 1263 West 7th Ave	BC Hydro	Electricity Bill : Oct/Dec 2025 (709)	0.00	114.50	363.62
12/15/2025	355001	709 - 1251 to 1263 West 7th Ave	FortisBC	Natural Gas Bill : Nov/Dec 2025 (709)	0.00	171.14	192.48
12/15/2025	355	709 - 1251 to 1263 West 7th Ave	Maple Leaf Disposal Ltd.	Monthly Garbage collection	0.00	221.75	-29.27
12/15/2025	090	709 - 1251 to 1263 West 7th Ave	Nancy Holme	Payment Received - Thank You	1,305.12	0.00	1,275.85
12/15/2025	et	709 - 1251 to 1263 West 7th Ave	Patricia Vanderflaes	Payment Received - Thank You	1,305.00	0.00	2,580.85
12/20/2025	transfers	709 - 1251 to 1263 West 7th Ave	JE-1126	transfer from Operating a/c to CRF a/c	0.00	1,275.00	1,305.85
12/23/2025	357	709 - 1251 to 1263 West 7th Ave	Eagleson Properties Ltd		0.00	330.75	975.10
12/23/2025	356	709 - 1251 to 1263 West 7th Ave	Eagleson Properties Ltd	2025 /2026 Annual Review Fee (709)	0.00	556.50	418.60
12/24/2025	et	709 - 1251 to 1263 West 7th Ave	Tessie Lowe	Payment Received - Thank You (Oct/Nov/Dec Strata Fees)	1,918.08	0.00	2,336.68
12/24/2025	et	709 - 1251 to 1263 West 7th Ave	Tessie Lowe	Payment Received - Thank you	1,183.47	0.00	3,520.15
12/31/2025	et	709 - 1251 to 1263 West 7th Ave	Grant Ewing	Payment Received - Thank You	776.52	0.00	4,296.67
12/31/2025	N/A	709 - 1251 to 1263 West 7th Ave	JE-1197	Bank Fees	0.00	6.50	4,290.17
12/31/2025	N/A	709 - 1251 to 1263 West 7th Ave	JE-1197	Bank Fees	0.00	6.60	4,283.57
				Ending Balance	8,314.59	4,144.67	4,283.57
				Reserves Needed		0.00	
				Security Deposits (this period)		0.00	

Your bill highlights

Your bill for Sep 26, 2025 to Nov 26, 2025

- ✔ Thank you for your payment of \$88.88 on Oct 15, 2025.
- To track your electricity usage, visit bchydro.com/login.

Auto-pay amount

\$114.50

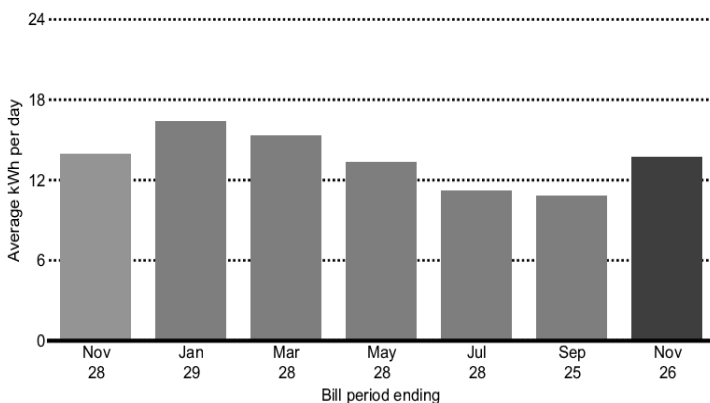
Withdrawn on or after Dec 16, 2025

Turn for bill details →

Your electricity usage over time

2%
decrease of less than 1 kWh per day in electricity used compared to the same period last year

\$1.76
average daily cost of electricity this bill period



■ Same period last year ■ Past usage ■ This period





Did you know?

You used a total of 851 kWh from Sep 26, 2025 to Nov 26, 2025.

Use our online tracking tools to view your detailed electricity use by the month, week, day or even hour – up to the previous day. Visit bchydro.com/login.

Ways to pay your bill

We offer several options for you to pay your bill.

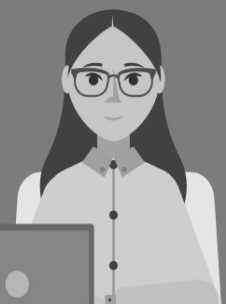
-  **bchydro.com/login** – direct withdrawal from your bank account through MyHydro
-  Auto-pay – have your bills paid automatically from your bank account
-  Online banking – visit your bank's website or pay in person at your local branch
-  Credit card – pay through Paymentus, a third party service provider that charges a service fee

For more information, visit bchydro.com/payments.

Earn rewards with Peak Saver

Earn credits on your BC Hydro bill by reducing your electricity use during peak events, which are brief periods of high demand on our system.

Learn more at bchydro.com/peaksaver



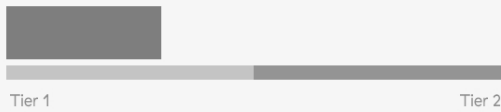
Meter reading information

Energy

Meter number 7024307

Starting Sep 26, 2025..... 6888
Ending Nov 26, 2025..... 7739
Difference..... 851

851 kWh used over 62 days



You're charged the Tier 1 price for electricity up to a certain threshold in each billing period, and a higher Tier 2 price for all electricity use beyond that threshold. This billing period you stayed in the lower Tier 1 price. You were 525 kWh below your Tier 2 threshold of 1,376 kWh this billing period.

Your next meter reading is on or around Jan 29, 2026.

Go paperless

Get access to your account online. To get started, visit bchydro.com/gopaperless.

Maintaining your account

If we receive your payment after the due date, you may be charged a late payment fee. To learn more about your account with BC Hydro, visit bchydro.com/customerservicerules.

Privacy

Protecting your personal information is an obligation we take seriously. For more information, visit bchydro.com/privacy.

GST Registration # R121454151

Have a question?

Visit bchydro.com/gethelp
Call us at 1 800 BCHYDRO (1 800 224 9376).

Bill details

PREVIOUS BILLING PERIOD

Previous bill..... \$88.88
Payment received Oct 15, 2025..... -\$88.88

BALANCE FORWARD \$0.00

ELECTRICITY CHARGES

Based on Residential Tiered Rate 1101

Sep 26, 2025 to Nov 26, 2025

Basic Charge 62 days x \$0.2330 /day..... \$14.45*

ENERGY CHARGES

Tier 1: 851 kWh x \$0.1172 /kWh..... \$99.74*
Tier 2: 0 kWh x \$0.1408 /kWh..... \$0.00

Deferral account rate rider -4.5%..... -\$5.14*

TAXES ON ELECTRICITY CHARGES

* GST 5% on \$109.05..... \$5.45

ELECTRICITY CHARGES SUBTOTAL \$114.50

TOTAL DUE \$114.50

STRATA PLAN VR 1607
THE OWNERS
201-2940 MAIN ST
VANCOUVER BC V5T 3G3



Natural gas



Amount to be withdrawn:

\$171.14

Due Thursday, Dec 25, 2025

Billing period: Nov 4 - Dec 3, 2025

Billing date: Dec 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 (Oct 07 - Nov 03)	\$134.47
Payment received (Nov 25, 2025)	\$134.47CR
Balance from last bill	\$0.00

Gas charges: Nov 4 - Dec 3, 2025

Basic charge (30 days at 1.4309 per day) Daily fee that covers part of the cost of being connected to our system	\$42.93 ^{+<}
Delivery (13.1 GJ at 5.143 per GJ) Cost of delivering gas through our system to your home or business	\$67.37 ^{+<}
Storage & transport (13.1 GJ at 1.813 per GJ) {Including 0.4 GJ RNG}	\$23.75 ^{+<}
Cost of gas (12.7 GJ at 2.230 per GJ) Market price of the gas you used	\$28.32 ^{+<}
Total gas charges	\$162.37

Energy taxes & fees

BC clean energy levy (0.40% of ^{+<} amounts) Supports clean energy technology	\$0.65
GST (5% of ^{+<} amounts)	\$8.12
Total energy taxes & fees	\$8.77

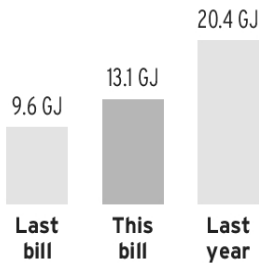
Withdrawal amount — \$171.14



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 3.5 GJ more gas than your last bill.

↓ You used 7.3 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

066259202321-m/

Due date: Dec 25, 2025

Amount due: \$171.14

STRATA PLAN VR 1607 THE OWNERS

201-2940 MAIN ST
VANCOUVER BC V5T 3G3

Amount paid \$

00 000 643547 0 00017114 7



News to know

Your meter reading

Meter number: RCT1515002 **Point of delivery: 482549**
This bill actual reading: 1634 (Dec 3, 2025)
Last bill actual reading: 1523 (Nov 3, 2025)
Conversion factor: 0.1180743

To calculate your usage, visit fortisbc.com/yourmeter

Ideas to help you save energy & money



Savings for property managers

We supply apartments and hotels with free assessments to help save money, energy and water.

fortisbc.com/suitesavings

Full terms and conditions apply.



Cooking and laundry rebates

Lower your energy costs with rebates on commercial laundry, dishwashing and cooking equipment.

fortisbc.com/instantrebates

Full terms and conditions apply.

What is a gigajoule?

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



Heat your whole home for a day*

*With a 120,000 BTU furnace running eight hours in a 2,000 sf home.



Reduce your usage: set your thermostat no higher than 20 °C for when you want heat.

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.

INVOICE



20378 Langley Bypass,
Langley, BC V3A 5E7

Invoice Number: 663062
Invoice Date: 2025-11-30
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: 2025-11-21

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)

2025-11	MONTHLY CHARGE FOR FE GARBAGE COLLECTION	\$86.90
2025-11	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