

Budget Comparison

Owner = Strata VR 1607 (709 - 1251 to 1263 West 7th Ave)
 709 - 1251 to 1263 West 7th Ave
 Month = Jan 2026
 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	32,880.44	32,879.20	1.24	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	46.69	48.67	-1.98	-4.07	83.67
TOTAL STRATA INCOME	4,703.87	4,703.87	0.00	0.00	33,077.13	32,927.87	149.26	0.45	56,447.88
TOTAL INCOME	4,703.87	4,703.87	0.00	0.00	33,077.13	32,927.87	149.26	0.45	56,447.88
OPERATING EXPENSES									
GENERAL EXPENSES									
Management Fees	330.75	340.83	10.08	2.96	2,315.25	2,386.83	71.58	3.00	4,091.83
Annual Review Fee	0.00	46.38	46.38	100.00	556.50	322.38	-234.12	-72.62	552.38
Administration	0.00	4.17	4.17	100.00	0.00	28.17	28.17	100.00	48.17
Professional Fees	0.00	129.17	129.17	100.00	0.00	903.17	903.17	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	393.75	35.00	-358.75	-1,025.00	393.75	245.00	-148.75	-60.71	420.00
Insurance (Accrued)	1,273.08	1,355.83	82.75	6.10	8,645.76	9,491.83	846.07	8.91	16,271.83
Insurance Appraisal (Accrued)	22.60	22.92	0.32	1.40	158.20	160.92	2.72	1.69	275.92
Bank Charges	0.00	2.08	2.08	100.00	13.10	14.08	0.98	6.96	24.08
TOTAL GENERAL EXPENSES	2,020.18	1,936.38	-83.80	-4.33	14,687.89	13,552.38	-1,135.51	-8.38	23,232.38
BUILDING EXPENSES									
Utilities - Electricity	0.00	58.33	58.33	100.00	296.78	406.33	109.55	26.96	696.33
Utilities - Gas	217.58	183.33	-34.25	-18.68	809.78	1,281.33	471.55	36.80	2,196.33
Utilities - Water and Sewer	0.00	216.67	216.67	100.00	2,121.39	1,518.67	-602.72	-39.69	2,603.67
Utilities - Fireline/ Street Cleaning/ Green Bin	0.00	66.67	66.67	100.00	0.00	468.67	468.67	100.00	803.67
Fire Prevention	0.00	41.67	41.67	100.00	0.00	293.67	293.67	100.00	503.67
Waste Removal	221.75	208.33	-13.42	-6.44	1,552.25	1,456.33	-95.92	-6.59	2,496.33
Landscaping	0.00	83.33	83.33	100.00	299.89	581.33	281.44	48.41	996.33
Gardening and Pruning	0.00	208.33	208.33	100.00	1,715.06	1,456.33	-258.73	-17.77	2,496.33
Snow Removal and Salt	0.00	2.50	2.50	100.00	0.00	14.50	14.50	100.00	24.50

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APPROVED
 By Kat Eagleson at 3:01 pm, Feb 24, 2026

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	149.50	416.67	267.17	64.12	149.50	2,918.67	2,769.17	94.88	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	588.83	1,485.83	897.00	60.37	7,623.67	10,395.83	2,772.16	26.67	17,820.83
TOTAL OPERATING EXPENSES	2,609.01	3,422.21	813.20	23.76	22,311.56	23,948.21	1,636.65	6.83	41,053.21
RESERVE FUNDS									
Contingency Current Year Transfer	1,425.00	1,425.00	0.00	0.00	9,975.00	9,975.00	0.00	0.00	17,100.00
Investment Interest	-150.00	-150.00	0.00	0.00	-1,050.00	-1,050.00	0.00	0.00	-1,800.00
TOTAL RESERVE FUNDS	1,275.00	1,275.00	0.00	0.00	8,925.00	8,925.00	0.00	0.00	15,300.00
TOTAL EXPENSES	3,884.01	4,697.21	813.20	17.31	31,236.56	32,873.21	1,636.65	4.98	56,353.21
NET INCOME	819.86	6.66	813.20	12,210.21	1,840.57	54.66	1,785.91	3,267.31	94.67
ASSETS									
BANK									
Operating BANK - ITF Strata VR1607 (709)	-53.63	0.00	-53.63	N/A	-4,337.20	0.00	-4,337.20	N/A	0.00
Contingency BANK - ITF Strata VR1607 (709)	-1,371.92	0.00	-1,371.92	N/A	-71,027.08	0.00	-71,027.08	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	-1,425.55	0.00	-1,425.55	N/A	-135,364.28	0.00	-135,364.28	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	-12,730.79	0.00	-12,730.79	N/A	0.00
Prepaid - Insurance Appraisal	-248.53	0.00	-248.53	N/A	-406.88	0.00	-406.88	N/A	0.00
TOTAL PREPAID EXPENSES	1,024.55	0.00	1,024.55	N/A	-13,137.67	0.00	-13,137.67	N/A	0.00

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709 - 1251 to 1263 West 7th Ave

Month = Jan 2026

Book = Accrual

ACCOUNT	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
TOTAL ASSETS	-401.00	0.00	-401.00	N/A	-149,292.74	0.00	-149,292.74	N/A	0.00
LIABILITIES AND CAPITAL									
LIABILITIES									
Prepaid Strata Fees	-2,061.91	0.00	-2,061.91	N/A	7,210.55	0.00	7,210.55	N/A	0.00
TOTAL LIABILITIES	-2,061.91	0.00	-2,061.91	N/A	7,210.55	0.00	7,210.55	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	42,965.01	0.00	42,965.01	N/A	0.00
Contingency Reserve Fund - Interest	96.92	0.00	96.92	N/A	862.94	0.00	862.94	N/A	0.00
Contingency Reserve Fund - G.I.C	-150.00	0.00	-150.00	N/A	5,880.08	0.00	5,880.08	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	1,371.92	0.00	1,371.92	N/A	39,397.34	0.00	39,397.34	N/A	0.00
Retained Earnings	1,090.99	0.00	1,090.99	N/A	102,684.85	0.00	102,684.85	N/A	0.00
TOTAL CAPITAL	2,462.91	0.00	2,462.91	N/A	142,082.19	0.00	142,082.19	N/A	0.00
TOTAL LIABILITIES AND CAPITAL	401.00	0.00	401.00	N/A	149,292.74	0.00	149,292.74	N/A	0.00
CASH FLOW	819.86	6.66	813.20	12,210.21	1,840.57	54.66	1,785.91	3,267.31	94.67

Balance Sheet

Owner = Strata VR 1607 (709 - 1251 to 1263 West 7th Ave)
709 - 1251 to 1263 West 7th Ave
Month = Jan 2026
Book = Accrual

ACCOUNT	CURRENT BALANCE
ASSETS	
BANK	
Operating BANK - ITF Strata VR1607 (709)	4,337.20
Contingency BANK - ITF Strata VR1607 (709)	71,027.08
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)	60,000.00
TOTAL BANK	135,364.28
Bank Shares & Memberships	
Bank Shares	795.79
Bank Memberships	-5.00
TOTAL SHARES & MEMBERSHIPS	790.79
PREPAID EXPENSES	
Prepaid - Insurance	12,730.79
Prepaid - Insurance Appraisal	406.88
TOTAL PREPAID EXPENSES	13,137.67
TOTAL ASSETS	149,292.74
LIABILITIES AND CAPITAL	
LIABILITIES	
Prepaid Strata Fees	7,210.55
TOTAL LIABILITIES	7,210.55
CAPITAL	
CONTINGENCY RESERVE FUND	
Contingency Reserve Fund - Opening Balance	29,076.77
Contingency Reserve Fund - Contribution	42,965.01
Contingency Reserve Fund - Interest	862.94
Contingency Reserve Fund - G.I.C	5,880.08
Contingency Reserve Fund - Expenditures	-39,387.46
TOTAL Contingency Reserve Fund	39,397.34
Retained Earnings	102,684.85
TOTAL CAPITAL	142,082.19
TOTAL LIABILITIES AND CAPITAL	149,292.74

APPROVED
By Kat Eagleson at 3:07 pm, Feb 24, 2026

Receivable Summary

Property = 709 - 1251 to 1263 West 7th Ave Status: Current, Past, Future, Eviction, Notice Entity Type: Tenant Month From: 01/2026 To 01/2026 [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 Vanderflaes	0.01	613.04	613.04	0.01
Strata VR 1607	709 - 1251 to 1263 West 7th Ave	1255	Tessie Lowe	0.00	639.36	0.00	639.36
Strata VR 1607	709 - 1251 to 1263 West 7th Ave	1257	Noriko Horiguchi	-3,836.06	639.36	0.00	-3,196.70
Strata VR 1607	709 - 1251 to 1263 West 7th Ave	1259	Jerome Thomas	-0.72	646.03	639.36	5.95
Strata VR 1607	709 - 1251 to 1263 West 7th Ave	1261	Nancy Holme	0.01	613.04	613.04	0.01
Strata VR 1607	709 - 1251 to 1263 West 7th Ave	1263	Peggy Smyth	-4,659.18	776.52	0.00	-3,882.66
	Total			-9,272.46	4,703.87	2,641.96	-7,210.55
Grand Total				-9,272.46	4,703.87	2,641.96	-7,210.55

UserId : ysi Date : 02/24/2026 Time : 17:20

AP Aging Report

Period: -01/2026

As of : 01/31/2026

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 = 01/2026-01/2026

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	4,283.57	2,641.96	1,313.33	-1,275.00	4,337.20	0.00	4,337.20
Total	4,283.57	2,641.96	1,313.33	-1,275.00	4,337.20	0.00	4,337.20

APPROVED
By Kat Eagleson at 8:33 am, Feb 23, 2026

709: Strata VR 1607 Operating
Bank Reconcile History Report

Balance Per Bank Statement as of 01/31/2026	4,337.20
Reconciled Bank Balance	4,337.20

Balance per GL as of 01/31/2026	4,337.20
Reconciled Balance Per G/L	4,337.20

Difference	0.00
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Cleared Items:

Cleared Cheques

Date	Tran #	Notes	Amount	Date Cleared
01/08/2026	358	Greyrock Property Grooming Ltd.	149.50	01/31/2026
01/16/2026	359	Dong Russell & Company Inc.	393.75	01/31/2026
01/16/2026	360000	FortisBC	217.58	01/31/2026
01/20/2026	361	Maple Leaf Disposal Ltd.	221.75	01/31/2026
01/29/2026	360	Eagleson Properties Ltd	330.75	01/31/2026
Total Cleared Cheques			1,313.33	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
01/02/2026	37		613.04	01/31/2026
01/03/2026	40	et	639.36	01/31/2026
01/05/2026	39	et	613.04	01/31/2026
01/30/2026	44		776.52	01/31/2026
Total Cleared Deposits			2,641.96	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
01/20/2026	JE 1262	transfer from Operating a/c to CRF a/c	-1,275.00	01/31/2026
Total Cleared Other Items			-1,275.00	

APPROVED
By Kat Eagleson at 8:33 am, Feb 23, 2026

Bank Register

Bank = 709: Strata VR 1607 Operating

Date = 01/01/2026-01/31/2026

Cheque or Deposit	Date	Vendor or Memo	Payment	Deposit	RCN	Balance
	01/01/2026	Beginning Balance				4,283.57
Dep - 37	01/02/2026	Nancy Holme		613.04	X	4,896.61
Dep - 40	01/03/2026	Jerome Thomas		639.36	X	5,535.97
Dep - 39	01/05/2026	Patricia Vanderflaes		613.04	X	6,149.01
Chq - 358	01/08/2026	Greyrock Property Grooming Ltd.	149.50		X	5,999.51
Chq - 359	01/16/2026	Dong Russell & Company Inc.	393.75		X	5,605.76
Chq - 360000	01/16/2026	FortisBC	217.58		X	5,388.18
Chq - 361	01/20/2026	Maple Leaf Disposal Ltd.	221.75		X	5,166.43
Adj - JE 1262	01/20/2026	transfer from Operating a/c to CRF a/c	1,275.00		X	3,891.43
Chq - 360	01/29/2026	Eagleson Properties Ltd	330.75		X	3,560.68
Dep - 44	01/30/2026	Grant Ewing		776.52	X	4,337.20
	01/31/2026	Ending Balance				4,337.20

Trust Account Summary

Property = 709 - 1251 to 1263 West 7th Ave

Period = 01/2026-01/2026

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	69,655.16	0.00	0.00	1,371.92	71,027.08	0.00	71,027.08
Total	69,655.16	0.00	0.00	1,371.92	71,027.08	0.00	71,027.08

APPROVED
By Kat Eagleson at 8:31 am, Feb 23, 2026

Friday, February 20, 2026

11:09 AM

709: Strata VR 1607 Contingenc
 Bank Reconcile History Report

Balance Per Bank Statement as of 01/31/2026	71,027.08
Reconciled Bank Balance	71,027.08

Balance per GL as of 01/31/2026	71,027.08
Reconciled Balance Per G/L	71,027.08

Difference	0.00
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Cleared Items:

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
01/20/2026	JE 1262	transfer from Operating a/c to CRF a/c	1,275.00	01/31/2026
01/31/2026	JE 1261	Credit Interest	96.92	01/31/2026
Total Cleared Other Items			1,371.92	

APPROVED
 By Kat Eagleson at 8:32 am, Feb 23, 2026

Bank Register

Bank = 709: Strata VR 1607 Contingenc

Date = 01/01/2026-01/31/2026

Cheque or Deposit	Date	Vendor or Memo	Payment	Deposit	RCN	Balance
	01/01/2026	Beginning Balance				69,655.16
Adj - JE 1262	01/20/2026	transfer from Operating a/c to CRF a/c		1,275.00	X	70,930.16
Adj - JE 1261	01/31/2026	Credit Interest		96.92	X	71,027.08
	01/31/2026	Ending Balance				71,027.08



FEBRUARY 01, 2026

My relationship number(s)
91268349

VANAS11000_2838811 E D 16300 35134
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 JAN 2026 to 31 JAN 2026



DAILY BANKING ACCOUNT SUMMARY	OPENING BALANCE ON 01 JAN 2026	TOTAL WITHDRAWALS	TOTAL DEPOSITS	CLOSING BALANCE ON 31 JAN 2026
INDEPENDENT BUSINESS ACCOUNT #100084835930	4,283.57	2,588.33	2,641.96	4,337.20
TOTAL NUMBER OF CHEQUES 4				

INDEPENDENT BUSINESS ACCOUNT #100084835930

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	OPENING BALANCE			4,283.57
02 JAN	CHEQUE DEPOSIT-BRANCH (NANCY HOLME)		613.04	4,896.61
02 JAN	ETRANSFER CREDIT (JEROMEWTHOMAS)		639.36	5,535.97
05 JAN	ETRANSFER CREDIT (PATRICIAVANDERFLAES)		613.04	6,149.01
14 JAN	CHEQUE CLEARED #358	149.50		5,999.51
20 JAN	FUNDS TRANSFER-ONLINE TO REL#91268601 (\$1,275.00) (OPERATING TO CRF TRANSFERS)	1,275.00		4,724.51
27 JAN	CHEQUE CLEARED #361	221.75		4,502.76
27 JAN	CHEQUE CLEARED #359	393.75		4,109.01
27 JAN	PREAUTHORIZED PAYMENT (FORTISBC HOLDINGS INC.)	217.58		3,891.43
30 JAN	ETRANSFER CREDIT (GRANTEWING)		776.52	4,667.95
31 JAN	CHEQUE CLEARED #360	330.75		4,337.20

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.

Together, we are a financial force for change.™

CLEARED CHEQUES
INDEPENDENT BUSINESS ACCOUNT #100084835930

DATE CLEARED: 13 JAN
 CHEQUE # 358 \$149.50

EAGLESON PROPERTIES LTD.
 ITF STRATA CORP VR 1607
 201-2940 MAIN ST
 VANCOUVER BC V5T 3G3
 TEL (604) 878-1070

VANCOUVER CITY SAVINGS CREDIT UNION
 DOWNTOWN COMMUNITY BRANCH
 804 WEST PENDER STREET TEL: 604 877-7000
 VANCOUVER, B.C. V6C 1J8

000358

2026-01-08
 DATE YYYY MM DD

**** ONE HUNDRED FORTY NINE AND 50/100 DOLLARS 149.50

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

PER *Mat England*

MEMO: Monthly maintenance service for December

#000358# @16300#809# 100084835930#

DATE CLEARED: 13 JAN
 CHEQUE # 358 \$149.50

Virtual Endorsement
 DSPACC: 1084649
 DSPTR: 06720-003
 CSID: 8260134276412802800
 TXND: 1
 SCANS: 238,165,600
 ITMSEQ: 3
 CHAND: 003
 APPCD: 5900
 TRANSIT: 02800
 DSPCUR: CAD
 TEFD: 13/01/26
 OPID: 981412117

Printer ID# 1021
 ID d'imprimeur 1021

Endorsement - Signature or Stamp
 Endossement - Signature ou timbre

BACKVERSO 6720-1084649

DATE CLEARED: 26 JAN
 CHEQUE # 359 \$393.75

EAGLESON PROPERTIES LTD.
 ITF STRATA CORP VR 1607
 201-2940 MAIN ST
 VANCOUVER BC V5T 3G3
 TEL (604) 878-1070

VANCOUVER CITY SAVINGS CREDIT UNION
 DOWNTOWN COMMUNITY BRANCH
 804 WEST PENDER STREET TEL: 604 877-7000
 VANCOUVER, B.C. V6C 1J8

000359

2026-01-16
 DATE YYYY MM DD

**** THREE HUNDRED NINETY THREE AND 75/100 DOLLARS 393.75

PAY TO THE ORDER OF
 Dong Russell & Company Inc.
 2443 Alder Street
 Vancouver, BC V6H 4A4

PER *Mat England*

MEMO: Preparation of 2025 Corporate Income Tax Return

#000359# @16300#809# 100084835930#

DATE CLEARED: 26 JAN
 CHEQUE # 359 \$393.75

Deposit to credit of
 Dong Russell & Company Inc.
 75.032760-004
 ACC. 005369243240

Printer ID# 1021
 ID d'imprimeur 1021

20260126
 93240-0046 5243240
 TD ISN 1443715063
 RDC DEPOSIT / TDD DEPOT
 TRCT RMC
 20260126 588-0146392705
 CR 93240-5243240

Endorsement - Signature or Stamp
 Endossement - Signature ou timbre

BACKVERSO

DATE CLEARED: 26 JAN
 CHEQUE # 361 \$221.75

EAGLESON PROPERTIES LTD.
 ITF STRATA CORP VR 1607
 201-2940 MAIN ST
 VANCOUVER BC V5T 3G3
 TEL (604) 878-1070

VANCOUVER CITY SAVINGS CREDIT UNION
 DOWNTOWN COMMUNITY BRANCH
 804 WEST PENDER STREET TEL: 604 877-7000
 VANCOUVER, B.C. V6C 1J8

000361

2026-01-20
 DATE YYYY MM DD

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

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

PER *Mat England*

MEMO: Garbage

#000361# @16300#809# 100084835930#

DATE CLEARED: 26 JAN
 CHEQUE # 361 \$221.75

DSPACC: 1124015
 DSPTR: 00010-003
 ITMSEQ: 19
 LOC: Location 006MLD

Printer ID# 1021
 ID d'imprimeur 1021

Endorsement - Signature or Stamp
 Endossement - Signature ou timbre

BACKVERSO

DATE CLEARED: 30 JAN
 CHEQUE # 360 \$330.75

EAGLESON PROPERTIES LTD.
 ITF STRATA CORP VR 1607
 201-2940 MAIN ST
 VANCOUVER BC V5T 3G3
 TEL (604) 878-1070

VANCOUVER CITY SAVINGS CREDIT UNION
 DOWNTOWN COMMUNITY BRANCH
 804 WEST PENDER STREET TEL: 604 877-7000
 VANCOUVER, B.C. V6C 1J8

000360

2026-01-29
 DATE YYYY MM DD

**** THREE HUNDRED THIRTY AND 75/100 DOLLARS 330.75

PAY TO THE ORDER OF
 Eagleson Properties Ltd
 201 - 2940 Main Street
 Vancouver, BC V5T 3G3

PER *Mat England*

#000360# @16300#809# 100084835930#

DATE CLEARED: 30 JAN
 CHEQUE # 360 \$330.75

For Deposit Only
 Eagleson Properties Ltd.
 BEEM General Account
 11980-809 100024275069

Printer ID# 1021
 ID d'imprimeur 1021

Endorsement - Signature or Stamp
 Endossement - Signature ou timbre

BACKVERSO

CAPTURING BRANCH
 1/30/26 5:21 PM Pacific TZ
 Interior Savings
 11980-809
 Main Street Branch - Vancouver

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.

FEBRUARY 01, 2026

My relationship number(s)
91268601

VANAS11000_2838811 E D 16300 35136
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 JAN 2026 to 31 JAN 2026



DAILY BANKING

ACCOUNT SUMMARY	OPENING BALANCE ON 01 JAN 2026	TOTAL WITHDRAWALS	TOTAL DEPOSITS	CLOSING BALANCE ON 31 JAN 2026
BUSINESS JUMPSTART SAVINGS #100084886032 (CONTINGENCY)	69,655.16	0.00	1,371.92	71,027.08
TOTAL NUMBER OF CHEQUES 0				

BUSINESS JUMPSTART SAVINGS #100084886032 (CONTINGENCY)

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	OPENING BALANCE			69,655.16
20 JAN	FUNDS TRANSFER-ONLINE FROM REL #91268349 (\$1,275.00) (OPERATING TO CRF TRANSFER)		1,275.00	70,930.16
31 JAN	INTEREST CREDITED TO ACCOUNT (CREDIT INTEREST)		96.92	71,027.08

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 = Jan 2026
 Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
1305-00			Operating BANK - ITF St...					4,283.57 = Beginning Balance =	
709 - 1251 to 1263 West 7th Ave	01/01/2026	01/2026	Grant Ewing	R-3091	:prepay	776.52	0.00	5,060.09	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	01/01/2026	01/2026	Grant Ewing	R-3091	:prepay	0.00	776.52	4,283.57	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	01/01/2026	01/2026	Nancy Holme	R-3092	:prepay	0.00	613.04	3,670.53	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	01/01/2026	01/2026	Nancy Holme	R-3092	:prepay	613.04	0.00	4,283.57	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	01/01/2026	01/2026	Peggy Smyth	R-3093	:prepay	428.03	0.00	4,711.60	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	01/01/2026	01/2026	Peggy Smyth	R-3093	:prepay	0.00	428.03	4,283.57	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	01/01/2026	01/2026	Peggy Smyth	R-3094	:prepay	348.49	0.00	4,632.06	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	01/01/2026	01/2026	Peggy Smyth	R-3094	:prepay	0.00	348.49	4,283.57	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	01/02/2026	01/2026	Nancy Holme	R-2790	088	534.00	0.00	4,817.57	Payment Received - Thank you
709 - 1251 to 1263 West 7th Ave	01/02/2026	01/2026	Nancy Holme	R-2790	088	0.00	613.04	4,204.53	Payment Received - Thank you
709 - 1251 to 1263 West 7th Ave	01/02/2026	01/2026	Nancy Holme	R-2790	088	79.04	0.00	4,283.57	Payment Received - Thank you
709 - 1251 to 1263 West 7th Ave	01/02/2026	01/2026	Nancy Holme	R-2790	088	613.04	0.00	4,896.61	Payment Received - Thank you
709 - 1251 to 1263 West 7th Ave	01/03/2026	01/2026	Jerome Thomas	R-3121	et	639.36	0.00	5,535.97	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	01/05/2026	01/2026	Patricia Vanderflaes	R-3120	et	0.00	1,305.24	4,230.73	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	01/05/2026	01/2026	Patricia Vanderflaes	R-3120	et	79.16	0.00	4,309.89	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	01/05/2026	01/2026	Patricia Vanderflaes	R-3120	et	613.04	0.00	4,922.93	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	01/05/2026	01/2026	Patricia Vanderflaes	R-3120	et	613.04	0.00	5,535.97	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	01/05/2026	01/2026	Patricia Vanderflaes	R-3120	et	613.04	0.00	6,149.01	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	01/08/2026	01/2026	Greyrock Property Groo...	K-1275	358	0.00	149.50	5,999.51	Monthly maintenance service for December
709 - 1251 to 1263 West 7th Ave	01/16/2026	01/2026	Dong Russell & Compan...	K-1359	359	0.00	393.75	5,605.76	Preparation of T2 Corporate Income Tax Return
709 - 1251 to 1263 West 7th Ave	01/16/2026	01/2026	FortisBC	K-1364	360000	0.00	217.58	5,388.18	Natutal Gas Bill Dec/Jan (709)
709 - 1251 to 1263 West 7th Ave	01/20/2026	01/2026	Maple Leaf Disposal Ltd.	K-1369	361	0.00	221.75	5,166.43	Garbage

General Ledger

Owner = Strata VR 1607 (709 - 1251 to 1263 West 7th Ave)
 709 - 1251 to 1263 West 7th Ave
 Month = Jan 2026
 Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
709 - 1251 to 1263 West 7th Ave	01/20/2026	01/2026	transfer from Operating a...	J-1262	transfers	0.00	1,275.00	3,891.43	transfer from Operating a/c to CRF a/c
709 - 1251 to 1263 West 7th Ave	01/29/2026	01/2026	Eagleson Properties Ltd	K-1412	360	0.00	330.75	3,560.68	
709 - 1251 to 1263 West 7th Ave	01/30/2026	01/2026	Grant Ewing	R-3537	et	776.52	0.00	4,337.20	Payment Received - Thank you
			Net Change=53.63			6,726.32	6,672.69	4,337.20	= Ending Balance =
1306-00			Contingency BANK - ITF...					69,655.16	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	01/20/2026	01/2026	transfer from Operating a...	J-1262	transfers	1,275.00	0.00	70,930.16	transfer from Operating a/c to CRF a/c
709 - 1251 to 1263 West 7th Ave	01/31/2026	01/2026	Credit Interest	J-1261	N/A	96.92	0.00	71,027.08	Credit Interest
			Net Change=1,371.92			1,371.92	0.00	71,027.08	= Ending Balance =
1308-03			INVESTMENTS - Short...					5,000.00	= Beginning Balance =
			Net Change=0.00			0.00	0.00	5,000.00	= Ending Balance =
1308-04			INVESTMENTS - Short...					5,000.00	= Beginning Balance =
			Net Change=0.00			0.00	0.00	5,000.00	= Ending Balance =
1308-05			INVESTMENTS - Short...					10,000.00	= Beginning Balance =
			Net Change=0.00			0.00	0.00	10,000.00	= Ending Balance =
1308-07			INVESTMENTS - Short...					20,000.00	= Beginning Balance =
			Net Change=0.00			0.00	0.00	20,000.00	= Ending Balance =
1308-08			INVESTMENTS - Short...					20,000.00	= Beginning Balance =
			Net Change=0.00			0.00	0.00	20,000.00	= Ending Balance =
1992-00			Bank Shares					795.79	= Beginning Balance =
			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	01/01/2026	01/2026	Grant Ewing	R-3091	:prepay	0.00	776.52	-776.52	: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 = Jan 2026
 Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
709 - 1251 to 1263 West 7th Ave	01/01/2026	01/2026	Nancy Holme	R-3092	:prepay	0.00	613.04	-1,389.56	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	01/01/2026	01/2026	Peggy Smyth	R-3093	:prepay	0.00	428.03	-1,817.59	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	01/01/2026	01/2026	Peggy Smyth	R-3094	:prepay	0.00	348.49	-2,166.08	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	01/01/2026	01/2026	Grant Ewing	C-4284	:Post	776.52	0.00	-1,389.56	Strata Fees
709 - 1251 to 1263 West 7th Ave	01/01/2026	01/2026	Patricia Vanderflaes	C-4285	:Post	613.04	0.00	-776.52	Strata Fees
709 - 1251 to 1263 West 7th Ave	01/01/2026	01/2026	Tessie Lowe	C-4286	:Post	639.36	0.00	-137.16	Strata Fees
709 - 1251 to 1263 West 7th Ave	01/01/2026	01/2026	Noriko Horiguchi	C-4287	:Post	639.36	0.00	502.20	Strata Fees
709 - 1251 to 1263 West 7th Ave	01/01/2026	01/2026	Jerome Thomas	C-4288	:Post	6.67	0.00	508.87	EV Fee : Electrical Charging Fee
709 - 1251 to 1263 West 7th Ave	01/01/2026	01/2026	Jerome Thomas	C-4289	:Post	639.36	0.00	1,148.23	Strata Fees
709 - 1251 to 1263 West 7th Ave	01/01/2026	01/2026	Nancy Holme	C-4290	:Post	613.04	0.00	1,761.27	Strata Fees
709 - 1251 to 1263 West 7th Ave	01/01/2026	01/2026	Peggy Smyth	C-4291	:Post	776.52	0.00	2,537.79	Strata Fees
709 - 1251 to 1263 West 7th Ave	01/02/2026	01/2026	Nancy Holme	R-2790	088	0.00	613.04	1,924.75	Payment Received - Thank you
709 - 1251 to 1263 West 7th Ave	01/03/2026	01/2026	Jerome Thomas	R-3121	et	0.00	639.36	1,285.39	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	01/05/2026	01/2026	Patricia Vanderflaes	R-3120	et	0.00	79.16	1,206.23	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	01/05/2026	01/2026	Patricia Vanderflaes	R-3120	et	0.00	613.04	593.19	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	01/05/2026	01/2026	Patricia Vanderflaes	R-3120	et	0.00	613.04	-19.85	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	01/05/2026	01/2026	Patricia Vanderflaes	R-3120	et	0.00	613.04	-632.89	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	01/31/2026	01/2026	prepaid strata fees	J-1293	N/A	632.89	0.00	0.00	prepaid strata fees
Net Change=0.00						5,336.76	5,336.76	0.00	= Ending Balance =
2410-00	Prepaid - Insurance							14,003.87	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	01/31/2026	01/2026	January 2026 -Reallocat...	J-1289	January 20...	0.00	1,273.08	12,730.79	Insurance (Accrued)
Net Change=-1,273.08						0.00	1,273.08	12,730.79	= Ending Balance =
2411-00	Prepaid - Insurance App...							158.35	= Beginning Balance =

General Ledger

Owner = Strata VR 1607 (709 - 1251 to 1263 West 7th Ave)
 709 - 1251 to 1263 West 7th Ave
 Month = Jan 2026
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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
709 - 1251 to 1263 West 7th Ave	01/31/2026	01/2026	January 2026 -Reallocat...	J-1289	January 20...	0.00	22.60	135.75	Insurance Appraisal (Accrued)
709 - 1251 to 1263 West 7th Ave	01/31/2026	01/2026	reallocation of prepaid in...	J-1295	N/A	271.13	0.00	406.88	reallocation of prepaid insurance appraisal
Net Change=248.53						271.13	22.60	406.88	= Ending Balance =
4011-00			Accounts Payable					0.00 = Beginning Balance =	
709 - 1251 to 1263 West 7th Ave	12/13/2025	01/2026	Greyrock Property Groo...	P-1865	14299 (709)	0.00	149.50	-149.50	Monthly maintenance service for December
709 - 1251 to 1263 West 7th Ave	12/31/2025	01/2026	Maple Leaf Disposal Ltd.	P-2223	667266 (709)	0.00	221.75	-371.25	Garbage
709 - 1251 to 1263 West 7th Ave	01/08/2026	01/2026	Greyrock Property Groo...	K-1275	358	149.50	0.00	-221.75	Monthly maintenance service for December
709 - 1251 to 1263 West 7th Ave	01/14/2026	01/2026	FortisBC	P-1991	643 547 (7...	0.00	217.58	-439.33	Natutal Gas Bill Dec/Jan (709)
709 - 1251 to 1263 West 7th Ave	01/15/2026	01/2026	Dong Russell & Compan...	P-2216	11853 (709)	0.00	393.75	-833.08	Preparation of T2 Corporate Income Tax Return
709 - 1251 to 1263 West 7th Ave	01/16/2026	01/2026	Dong Russell & Compan...	K-1359	359	393.75	0.00	-439.33	Preparation of T2 Corporate Income Tax Return
709 - 1251 to 1263 West 7th Ave	01/16/2026	01/2026	FortisBC	K-1364	360000	217.58	0.00	-221.75	Natutal Gas Bill Dec/Jan (709)
709 - 1251 to 1263 West 7th Ave	01/20/2026	01/2026	Maple Leaf Disposal Ltd.	K-1369	361	221.75	0.00	0.00	Garbage
709 - 1251 to 1263 West 7th Ave	01/29/2026	01/2026	Eagleson Properties Ltd	K-1412	360	330.75	0.00	330.75	
709 - 1251 to 1263 West 7th Ave	01/30/2026	01/2026	Eagleson Properties Ltd	P-2293	:MGTFee ...	0.00	330.75	0.00	
Net Change=0.00						1,313.33	1,313.33	0.00	= Ending Balance =
4030-00			Prepaid Rent					0.00 = Beginning Balance =	
709 - 1251 to 1263 West 7th Ave	01/01/2026	01/2026	Grant Ewing	R-3091	:prepay	776.52	0.00	776.52	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	01/01/2026	01/2026	Nancy Holme	R-3092	:prepay	613.04	0.00	1,389.56	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	01/01/2026	01/2026	Peggy Smyth	R-3093	:prepay	428.03	0.00	1,817.59	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	01/01/2026	01/2026	Peggy Smyth	R-3094	:prepay	348.49	0.00	2,166.08	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	01/02/2026	01/2026	Nancy Holme	R-2790	088	0.00	79.04	2,087.04	Payment Received - Thank you
709 - 1251 to 1263 West 7th Ave	01/02/2026	01/2026	Nancy Holme	R-2790	088	0.00	534.00	1,553.04	Payment Received - Thank you
709 - 1251 to 1263 West 7th Ave	01/02/2026	01/2026	Nancy Holme	R-2790	088	613.04	0.00	2,166.08	Payment Received - Thank you

General Ledger

Owner = Strata VR 1607 (709 - 1251 to 1263 West 7th Ave)
 709 - 1251 to 1263 West 7th Ave
 Month = Jan 2026
 Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
709 - 1251 to 1263 West 7th Ave	01/05/2026	01/2026	Patricia Vanderflaes	R-3120	et	1,305.24	0.00	3,471.32	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	01/30/2026	01/2026	Grant Ewing	R-3537	et	0.00	776.52	2,694.80	Payment Received - Thank you
709 - 1251 to 1263 West 7th Ave	01/31/2026	01/2026	prepaid strata fees	J-1296	N/A	0.00	2,694.80	0.00	prepaid strata fees
			Net Change=0.00			4,084.36	4,084.36	0.00	= Ending Balance =
4040-00			Prepaid Strata Fees					-9,272.46	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	01/31/2026	01/2026	prepaid strata fees	J-1293	N/A	0.00	632.89	-9,905.35	prepaid strata fees
709 - 1251 to 1263 West 7th Ave	01/31/2026	01/2026	prepaid strata fees	J-1296	N/A	2,694.80	0.00	-7,210.55	prepaid strata fees
			Net Change=2,061.91			2,694.80	632.89	-7,210.55	= 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...					-41,540.01	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	01/31/2026	01/2026	January 2026 -Reallocat...	J-1289	January 20...	0.00	1,425.00	-42,965.01	Contingency Current Month Transfer
			Net Change=-1,425.00			0.00	1,425.00	-42,965.01	= Ending Balance =
5107-00			Contingency Reserve Fu...					-766.02	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	01/31/2026	01/2026	Credit Interest	J-1261	N/A	0.00	96.92	-862.94	Credit Interest
			Net Change=-96.92			0.00	96.92	-862.94	= Ending Balance =
5107-01			Contingency Reserve Fu...					-6,030.08	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	01/31/2026	01/2026	January 2026 -Reallocat...	J-1289	January 20...	150.00	0.00	-5,880.08	GIC Interest
			Net Change=150.00			150.00	0.00	-5,880.08	= 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 =
709 - 1251 to 1263 West 7th Ave	01/31/2026	01/2026	reallocation of prepaid in...	J-1295	N/A	0.00	271.13	-100,844.28	reallocation of prepaid insurance appraisal
			Net Change=-271.13			0.00	271.13	-100,844.28	= Ending Balance =

General Ledger

Owner = Strata VR 1607 (709 - 1251 to 1263 West 7th Ave)
 709 - 1251 to 1263 West 7th Ave
 Month = Jan 2026
 Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
6105-00			Strata Fees					-28,183.24 = Beginning Balance =	
709 - 1251 to 1263 West 7th Ave	01/01/2026	01/2026	Grant Ewing	C-4284	:Post	0.00	776.52	-28,959.76	Strata Fees
709 - 1251 to 1263 West 7th Ave	01/01/2026	01/2026	Patricia Vanderflaes	C-4285	:Post	0.00	613.04	-29,572.80	Strata Fees
709 - 1251 to 1263 West 7th Ave	01/01/2026	01/2026	Tessie Lowe	C-4286	:Post	0.00	639.36	-30,212.16	Strata Fees
709 - 1251 to 1263 West 7th Ave	01/01/2026	01/2026	Noriko Horiguchi	C-4287	:Post	0.00	639.36	-30,851.52	Strata Fees
709 - 1251 to 1263 West 7th Ave	01/01/2026	01/2026	Jerome Thomas	C-4289	:Post	0.00	639.36	-31,490.88	Strata Fees
709 - 1251 to 1263 West 7th Ave	01/01/2026	01/2026	Nancy Holme	C-4290	:Post	0.00	613.04	-32,103.92	Strata Fees
709 - 1251 to 1263 West 7th Ave	01/01/2026	01/2026	Peggy Smyth	C-4291	:Post	0.00	776.52	-32,880.44	Strata Fees
			Net Change=-4,697.20			0.00	4,697.20	-32,880.44 = 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					-40.02 = Beginning Balance =	
709 - 1251 to 1263 West 7th Ave	01/01/2026	01/2026	Jerome Thomas	C-4288	:Post	0.00	6.67	-46.69	EV Fee : Electrical Charging Fee
			Net Change=-6.67			0.00	6.67	-46.69 = Ending Balance =	
7010-00			Management Fees					1,984.50 = Beginning Balance =	
709 - 1251 to 1263 West 7th Ave	01/30/2026	01/2026	Eagleson Properties Ltd	P-2293	:MGTFee ...	330.75	0.00	2,315.25	
			Net Change=330.75			330.75	0.00	2,315.25 = Ending Balance =	
7031-00			Annual Review Fee					556.50 = Beginning Balance =	
			Net Change=0.00			0.00	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 =	
7130-00			T2 Tax Filing and Accou...					0.00 = Beginning Balance =	
709 - 1251 to 1263 West 7th Ave	01/15/2026	01/2026	Dong Russell & Compan...	P-2216	11853 (709)	393.75	0.00	393.75	Preparation of T2 Corporate Income Tax Return
			Net Change=393.75			393.75	0.00	393.75 = Ending Balance =	

General Ledger

Owner = Strata VR 1607 (709 - 1251 to 1263 West 7th Ave)
 709 - 1251 to 1263 West 7th Ave
 Month = Jan 2026
 Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
7140-00			Insurance (Accrued)					7,372.68 = Beginning Balance =	
709 - 1251 to 1263 West 7th Ave	01/31/2026	01/2026	January 2026 -Reallocat...	J-1289	January 20...	1,273.08	0.00	8,645.76	Insurance (Accrued)
			Net Change=1,273.08			1,273.08	0.00	8,645.76 = Ending Balance =	
7141-00			Insurance Appraisal (Ac...					135.60 = Beginning Balance =	
709 - 1251 to 1263 West 7th Ave	01/31/2026	01/2026	January 2026 -Reallocat...	J-1289	January 20...	22.60	0.00	158.20	Insurance Appraisal (Accrued)
			Net Change=22.60			22.60	0.00	158.20 = Ending Balance =	
7160-00			Bank Charges					13.10 = Beginning Balance =	
			Net Change=0.00			0.00	0.00	13.10 = Ending Balance =	
7305-00			Utilities - Electricity					296.78 = Beginning Balance =	
			Net Change=0.00			0.00	0.00	296.78 = Ending Balance =	
7307-00			Utilities - Gas					592.20 = Beginning Balance =	
709 - 1251 to 1263 West 7th Ave	01/14/2026	01/2026	FortisBC	P-1991	643 547 (7...	217.58	0.00	809.78	Natutal Gas Bill Dec/Jan (709)
			Net Change=217.58			217.58	0.00	809.78 = 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					1,330.50 = Beginning Balance =	
709 - 1251 to 1263 West 7th Ave	12/31/2025	01/2026	Maple Leaf Disposal Ltd.	P-2223	667266 (709)	221.75	0.00	1,552.25	Garbage
			Net Change=221.75			221.75	0.00	1,552.25 = 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 =	

General Ledger

Owner = Strata VR 1607 (709 - 1251 to 1263 West 7th Ave)
 709 - 1251 to 1263 West 7th Ave
 Month = Jan 2026
 Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
7500-00			General Repairs and Ma...					0.00 = Beginning Balance =	
709 - 1251 to 1263 West 7th Ave	12/13/2025	01/2026	Greyrock Property Groo...	P-1865	14299 (709)	149.50	0.00	149.50	Monthly maintenance service for December
			Net Change=149.50			149.50	0.00	149.50 = Ending Balance =	
7702-00			Plumbing					421.77 = Beginning Balance =	
			Net Change=0.00			0.00	0.00	421.77 = Ending Balance =	
9005-00			Contingency Current Yea...					8,550.00 = Beginning Balance =	
709 - 1251 to 1263 West 7th Ave	01/31/2026	01/2026	January 2026 -Reallocat...	J-1289	January 20...	1,425.00	0.00	9,975.00	Contingency Current Month Transfer
			Net Change=1,425.00			1,425.00	0.00	9,975.00 = Ending Balance =	
9015-00			Investment Interest					-900.00 = Beginning Balance =	
709 - 1251 to 1263 West 7th Ave	01/31/2026	01/2026	January 2026 -Reallocat...	J-1289	January 20...	0.00	150.00	-1,050.00	GIC Interest
			Net Change=-150.00			0.00	150.00	-1,050.00 = Ending Balance =	
						25,982.63	25,982.63		

Owner Statement

Owner = Strata VR 1607 (709 - 1251 to 1263 West 7th Ave)
 709 - 1251 to 1263 West 7th Ave
 Month = Jan 2026
 Book = Cash

Date	Reference	Property	Payee/Payer	Notes	Income	Expense	Balance
				Beginning Balance			4,283.57
01/02/2026	088	709 - 1251 to 1263 West 7th Ave	Nancy Holme	Payment Received - Thank you	613.04	0.00	4,896.61
01/03/2026	et	709 - 1251 to 1263 West 7th Ave	Jerome Thomas	Payment Received - Thank You	639.36	0.00	5,535.97
01/05/2026	et	709 - 1251 to 1263 West 7th Ave	Patricia Vanderflaes	Payment Received - Thank You	613.04	0.00	6,149.01
01/08/2026	358	709 - 1251 to 1263 West 7th Ave	Greyrock Property Grooming Ltd.	Monthly maintenance service for December	0.00	149.50	5,999.51
01/16/2026	359	709 - 1251 to 1263 West 7th Ave	Dong Russell & Company Inc.	Preparation of T2 Corporate Income Tax Return	0.00	393.75	5,605.76
01/16/2026	360000	709 - 1251 to 1263 West 7th Ave	FortisBC	Natural Gas Bill Dec/Jan (709)	0.00	217.58	5,388.18
01/20/2026	361	709 - 1251 to 1263 West 7th Ave	Maple Leaf Disposal Ltd.	Garbage	0.00	221.75	5,166.43
01/20/2026	transfers	709 - 1251 to 1263 West 7th Ave	JE-1262	transfer from Operating a/c to CRF a/c	0.00	1,275.00	3,891.43
01/29/2026	360	709 - 1251 to 1263 West 7th Ave	Eagleson Properties Ltd		0.00	330.75	3,560.68
01/30/2026	et	709 - 1251 to 1263 West 7th Ave	Grant Ewing	Payment Received - Thank you	776.52	0.00	4,337.20
				Ending Balance	2,641.96	2,588.33	4,337.20
				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 14299

DATE 13/12/2025 TERMS Net 30

DUE DATE 12/01/2026

DATE	DESCRIPTION	TAX	QTY	RATE	AMOUNT
13/12/2025	Labour Monthly maintenance service	GST	1	110.00	110.00
13/12/2025	Truck Charge	Exempt	1	34.00	34.00

1251 W. 7th Ave: Monthly maintenance service for December.

SUBTOTAL 144.00
GST @ 5% 5.50
TOTAL 149.50

TOTAL DUE \$149.50



Natural gas



Amount to be withdrawn:

\$217.58

Due Tuesday, Jan 27, 2026

Billing period: Dec 4, 2025 - Jan 5, 2026

Billing date: Jan 5, 2026

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 (Nov 04 - Dec 03)	\$171.14
Payment received (Dec 29, 2025)	\$171.14CR
Balance from last bill	\$0.00

Gas charges: Dec 4, 2025 - Jan 5, 2026

Basic charge (33 days at 1.4309 per day) — \$47.22⁺
Daily fee that covers part of the cost of being connected to our system

Prior to Jan 01, 2026

Delivery (14.4 GJ at 5.143 per GJ) — \$74.06⁺
Cost of delivering gas through our system to your home or business

Effective Jan 01, 2026

Delivery (2.7 GJ at 5.877 per GJ) — \$15.87⁺
Cost of delivering gas through our system to your home or business

Prior to Jan 01, 2026

Storage & transport (14.4 GJ at 1.813 per GJ) — \$26.11⁺
Cost to store and transport gas to our system

Effective Jan 01, 2026

Storage & transport (2.7 GJ at 2.276 per GJ) — \$6.15⁺
Cost to store and transport gas to our system

Cost of gas (16.6 GJ at 2.230 per GJ) — \$37.02⁺
Market price of the gas you used

Total gas charges — \$206.43

Energy taxes & fees

BC clean energy levy (0.40% of + amounts) — \$0.83
Supports clean energy technology

GST (5% of + amounts) — \$10.32

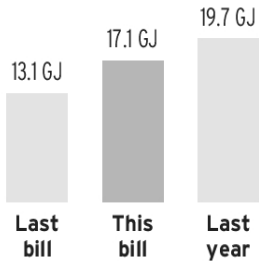
Continued to next page



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 4.0 GJ more gas than your last bill.

↓ You used 2.6 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

065875423165-m/

Due date: Jan 27, 2026

Amount due: \$217.58

STRATA PLAN VR 1607 THE OWNERS

201-2940 MAIN ST
VANCOUVER BC V5T 3G3

Amount paid \$

00 000 643547 0 00021758 5



Your meter reading

Meter number: RCT1515002 **Point of delivery: 482549**
This bill actual reading: 1778 (Jan 5, 2026)
Last bill actual reading: 1634 (Dec 3, 2025)
Conversion factor: 0.1185745

To calculate your usage, visit fortisbc.com/yourmeter

Total energy taxes & fees ————— \$11.15

Withdrawal amount ————— \$217.58

Ideas to help you save energy & money



Energy assessment

Get a free walkthrough energy assessment to help you save energy.

fortisbc.com/businessrebates



Tap the savings

Consider installing water-efficient faucets with motion sensors to avoid wasting hot water.

News to know

Gas rates change effective Jan. 1. Customers' annual charges will increase by approximately 11.2 per cent, depending on consumption. The BC Utilities Commission approved this rate change. For more details, visit fortisbc.com/commercialrates.

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.

What is a gigajoule?

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



Keep you cosy by the fire 11 winter evenings*

**With a 28,500 BTU model for three hours a night.*



Reduce your usage: choose a high-efficiency EnerChoice® fireplace when upgrading.

Invoice

Strata Plan VR 1607
Eagleson Properties Ltd.
201 - 2940 Main Street
Vancouver, BC V5T 3G3

1/15/2026

Account #

Invoice # 11853

For our professional services rendered to January 15, 2026, including the following:

- Preparation of T2 Corporate Income Tax Return for the year ended June 30, 2025. 375.00
- All other services rendered to date in connection with the above.

GST 5% \$18.75

Please make cheques payable to Dong Russell & Company Inc.

Amount Due \$393.75

GST/HST No. 847762283

Visa, Mastercard & Amex accepted

INVOICE



20378 Langley Bypass,
Langley, BC V3A 5E7

Invoice Number: 667266
Invoice Date: 2025-12-31
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: 2025-12-19

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)

2025-12	MONTHLY CHARGE FOR FE GARBAGE COLLECTION	\$86.90
2025-12	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