

11:05 AM

10/14/25

Accrual Basis

Mayfair Gardens - NWS 2912

Balance Sheet

As of September 30, 2025

	Sep 30, 25
ASSETS	
Current Assets	
Chequing/Savings	
1000 · Prospera 103985785 (OP)	35,921.84
1050 · Prospera 703985777 (CRF)	210,294.20
1090 · Petty Cash	350.00
Total Chequing/Savings	246,566.04
Accounts Receivable	
1100 · Accounts Receivable	
1120 · LEVY- Boiler Replace - 2024 SGM	1,447.23
1100 · Accounts Receivable - Other	12,474.34
Total 1100 · Accounts Receivable	13,921.57
Total Accounts Receivable	13,921.57
Other Current Assets	
1300 · Prepaid - Insurance	15,776.70
Total Other Current Assets	15,776.70
Total Current Assets	276,264.31
TOTAL ASSETS	276,264.31
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	6,185.69
Total Accounts Payable	6,185.69
Other Current Liabilities	
2070 · Accrued Appraisal	1,416.70
2080 · Accrued Social Fund	78.90
2090 · Accrued Depreciation Report	1,808.19
2500 · Due to CRF - Insurance	15,776.70
2554 · Due to OP From CRF	(5,775.00)
Total Other Current Liabilities	13,305.49
Total Current Liabilities	19,491.18
Total Liabilities	19,491.18
Equity	
3100 · Contingency Reserve Fund	
3110 · CRF Reserve	195,387.15
3112 · Due to OP from CRF - Boiler	5,775.00
3120 · Interest Earned	26,355.98
3121 · Due to CRF from LEVY	(1,447.23)
3500 · Due from Operating - Insurance	(15,776.70)
Total 3100 · Contingency Reserve Fund	210,294.20
3157 · Levy-Boiler Replace - 2024 SGM	
3158 · S/L - Boiler Rplc - Trnsf to OP	(49,239.50)
3159 · Due to CRF from LEVY	1,447.23
3157 · Levy-Boiler Replace - 2024 SGM - Other	49,239.50
Total 3157 · Levy-Boiler Replace - 2024 SGM	1,447.23
3200 · Surplus (Deficit)	29,293.23
Net Income	15,738.47
Total Equity	256,773.13
TOTAL LIABILITIES & EQUITY	276,264.31

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10/14/25
Accrual Basis

Mayfair Gardens - NWS 2912
Profit & Loss Budget Performance
September 2025

	Sep 25	Budget	May - Sep 25	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
4000 · Owner Contributions	18,123.67	18,123.63	90,618.21	90,618.09	217,483.50
4200 · Interest	114.71		588.52		
4250 · Other Income	15.00		30.00		
4260 · By-Law Violation Fines	122.74		694.01		
4300 · Prior Year's Surplus Forward	1,000.00	1,000.00	5,000.00	5,000.00	12,000.00
Total Income	19,376.12	19,123.63	96,930.74	95,618.09	229,483.50
Gross Profit	19,376.12	19,123.63	96,930.74	95,618.09	229,483.50
Expense					
Administration					
6020 · Bank Charges and Interest	13.00	16.67	65.00	83.31	200.00
6100 · Insurance	2,629.46	2,666.67	13,147.30	13,333.31	32,000.00
6110 · Insurance - Appraisal	83.34	0.00	416.70	0.00	0.00
6115 · WorkSafe BC	0.00	8.34	0.00	41.62	100.00
6125 · CRF Filings / RESA	0.00	39.59	420.00	197.87	475.00
6130 · Management Fees	1,227.08	1,300.71	6,529.15	6,503.53	15,608.50
6150 · Office and Sundry	7.67	125.00	248.04	625.00	1,500.00
6160 · Professional Fees	0.00	83.34	682.50	416.62	1,000.00
Total Administration	3,960.55	4,240.32	21,508.69	21,201.26	50,883.50
General Maintenance					
6040 · Fire Protection	2,797.00	583.34	3,250.08	2,916.62	7,000.00
6060 · Landscaping	0.00	1,250.00	4,179.00	6,250.00	15,000.00
6065 · Pest Control	0.00	100.00	0.00	500.00	1,200.00
6070 · Landscaping Improvements	2,047.50	83.34	2,150.11	416.62	1,000.00
6120 · Repairs and Maintenance	490.36	2,916.67	17,508.78	14,583.31	35,000.00
6132 · Mechanical Maintenance	0.00	625.00	1,717.27	3,125.00	7,500.00
6135 · Elevator & License	298.20	350.00	1,491.00	1,750.00	4,200.00
6145 · Janitorial	650.00	583.34	2,650.00	2,916.62	7,000.00
6155 · Painting	0.00	0.00	0.00	0.00	0.00
6180 · Snow Removal	0.00	333.34	0.00	1,666.62	4,000.00
6185 · Hytec Water Treatment Sys...	1,080.58	1,083.34	5,402.90	5,416.62	13,000.00
6190 · Depreciation Report	0.00	583.34	0.00	2,916.62	7,000.00
6195 · Arborist	0.00	250.00	0.00	1,250.00	3,000.00
Total General Maintenance	7,363.64	8,741.71	38,349.14	43,708.03	104,900.00
Utilities					
6030 · Electricity	430.00	541.67	2,150.00	2,708.31	6,500.00
6140 · Natural Gas	369.72	2,000.00	2,757.17	10,000.00	24,000.00
6200 · Telephone / Enterphone	43.54	100.00	286.21	500.00	1,200.00
6210 · Waste Removal	228.77	291.67	1,105.27	1,458.31	3,500.00
6220 · Water and Sewer	1,183.50	708.34	2,333.11	3,541.62	8,500.00
Total Utilities	2,255.53	3,641.68	8,631.76	18,208.24	43,700.00
Contingency Fund					
6900 · Contingency Reserve Alloca...	2,500.00	2,500.00	12,500.00	12,500.00	30,000.00
Total Contingency Fund	2,500.00	2,500.00	12,500.00	12,500.00	30,000.00
Total Expense	16,079.72	19,123.71	80,989.59	95,617.53	229,483.50
Net Ordinary Income	3,296.40	(0.08)	15,941.15	0.56	0.00
Net Income	3,296.40	(0.08)	15,941.15	0.56	0.00

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10/14/25
Accrual Basis

Mayfair Gardens - NWS 2912
General Ledger
As of September 30, 2025

Type	Date	Num	Name	Memo	Amount
3200 · Surplus (Deficit)					
Total 3200 · Surplus (Deficit)					
Administration					
6020 · Bank Charges and Interest					
Cheque	09/30/2025			Service Charge	13.00
Total 6020 · Bank Charges and Interest					13.00
6100 · Insurance					
General Journal	09/05/2025	Insura...		Prepaid Insura...	2,629.46
Total 6100 · Insurance					2,629.46
6110 · Insurance - Appraisal					
General Journal	09/05/2025	Insura...		Monthly Insur...	83.34
Total 6110 · Insurance - Appraisal					83.34
6125 · CRF Filings / RESA					
Total 6125 · CRF Filings / RESA					
6130 · Management Fees					
Bill	09/01/2025	9064 - ...	Advantage Property ...	Strata Mgmt F...	1,227.08
Total 6130 · Management Fees					1,227.08
6150 · Office and Sundry					
Bill	09/30/2025	11749 ...	Advantage Property ...	Inv. 11749 - Se...	7.67
Total 6150 · Office and Sundry					7.67
6160 · Professional Fees					
Total 6160 · Professional Fees					
Total Administration					3,960.55
General Maintenance					
6040 · Fire Protection					
Bill	09/22/2025	00027...	Royal City Fire Suppli...	Inv. 00027969...	2,797.00
Total 6040 · Fire Protection					2,797.00
6060 · Landscaping					
Total 6060 · Landscaping					
6070 · Landscaping Improvements					
Bill	09/25/2025	2562	Arsenault Tree Service	Inv. 2562 - Tre...	2,047.50
Total 6070 · Landscaping Improvements					2,047.50
6120 · Repairs and Maintenance					
Bill	09/16/2025	157528	W.H.B.M Constructio...	Inv. 157528 - L...	353.86
Bill	09/16/2025	2502991	Superior Door Services	Inv. 2502991 - ...	136.50
Total 6120 · Repairs and Maintenance					490.36
6132 · Mechanical Maintenance					
Total 6132 · Mechanical Maintenance					

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Accrual Basis

Mayfair Gardens - NWS 2912
General Ledger
As of September 30, 2025

Type	Date	Num	Name	Memo	Amount
6135 · Elevator & License					
Bill	09/04/2025	954585	Richmond Elevator - ...	Inv. 954585 - R...	298.20
Total 6135 · Elevator & License					298.20
6145 · Janitorial					
Bill	09/15/2025	36 - Se...	West Falls Cleaning S...	Inv. 26 - Septe...	500.00
Bill	09/15/2025	40 - Ex...	West Falls Cleaning S...	Inv. 40 - Septe...	150.00
Total 6145 · Janitorial					650.00
6185 · Hytec Water Treatment System					
Cheque	09/02/2025	Debit	Meridian OneCap Cre...	Hytec Water T...	1,080.58
Total 6185 · Hytec Water Treatment System					1,080.58
Total General Maintenance					7,363.64
Utilities					
6030 · Electricity					
Bill	09/04/2025	12000...	BC Hydro PAP - #222...	Inv. 12000004...	430.00
Total 6030 · Electricity					430.00
6140 · Natural Gas					
Bill	09/05/2025	Aug 6 -...	Fortis BC - #933019 - ...	Acct# 933019 -...	369.72
Total 6140 · Natural Gas					369.72
6200 · Telephone / Enterphone					
Bill	09/18/2025	Sep 19 ...	Telus - PAP Acct 2383...	Acct# 2383242...	43.54
Total 6200 · Telephone / Enterphone					43.54
6210 · Waste Removal					
Bill	09/01/2025	7305-0...	Waste Connections	Inv. 7305-0004...	228.77
Total 6210 · Waste Removal					228.77
6220 · Water and Sewer					
Bill	09/30/2025	July/A...	City of Abbotsford PAD	Water & Sewer	1,245.79
Bill	09/30/2025	July/A...	City of Abbotsford PAD	Discount	(62.29)
Total 6220 · Water and Sewer					1,183.50
Total Utilities					2,255.53
Contingency Fund					
6900 · Contingency Reserve Allocation					
General Journal	09/05/2025	CRF Co...		Monthly CRF C...	2,500.00
Total 6900 · Contingency Reserve Allocation					2,500.00
Total Contingency Fund					2,500.00
8999 · Prev Fiscal Year Expense					
Total 8999 · Prev Fiscal Year Expense					
TOTAL					16,079.72

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Mayfair Gardens - NWS 2912

A/R Aging Summary

As of September 30, 2025

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
101 Kent	0.00	629.93	554.45	140.02	13,146.77	14,471.17
212 Jacob...	0.00	0.00	(1,197.96)	0.00	0.00	(1,197.96)
302 Nelson	0.00	507.19	(0.67)	0.00	(58.16)	448.36
306 Butler	0.00	0.00	0.00	200.00	0.00	200.00
TOTAL	0.00	1,137.12	(644.18)	340.02	13,088.61	13,921.57

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Mayfair Gardens - NWS 2912
A/P Aging Summary
As of September 30, 2025

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Advantage Property Manage...	7.67	13.52	0.00	0.00	0.00	21.19
Arsenault Tree Service	2,047.50	0.00	0.00	0.00	0.00	2,047.50
City of Abbotsford PAD	1,183.50	0.00	0.00	0.00	0.00	1,183.50
Royal City Fire Supplies Ltd.	2,797.00	0.00	0.00	0.00	0.00	2,797.00
Superior Door Services	0.00	136.50	0.00	0.00	0.00	136.50
TOTAL	6,035.67	150.02	0.00	0.00	0.00	6,185.69

12:12 PM

10/07/25

Mayfair Gardens - NWS 2912

Reconciliation Detail

1000 · Prospera 103985785 (OP), Period Ending 09/30/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						42,494.87
Cleared Transactions						
Cheques and Payments - 18 items						
Bill Pmt -Cheque	07/24/2025	374	MKY Holdings	X	(2,493.75)	(2,493.75)
Bill Pmt -Cheque	07/24/2025	369	ATP Carpet Restorati...	X	(2,200.85)	(4,694.60)
Bill Pmt -Cheque	08/21/2025	383	EC Echo Contracting L...	X	(773.85)	(5,468.45)
Bill Pmt -Cheque	08/21/2025	382	Cutting Edge Security ...	X	(743.75)	(6,212.20)
Bill Pmt -Cheque	08/21/2025	386	Technical Safety BC	X	(537.00)	(6,749.20)
Bill Pmt -Cheque	08/21/2025	381	Breslin Plumbing 101 ...	X	(367.50)	(7,116.70)
Bill Pmt -Cheque	08/21/2025	387	Tom Mazurek	X	(182.91)	(7,299.61)
Bill Pmt -Cheque	09/01/2025	389	Advantage Property ...	X	(1,246.03)	(8,545.64)
Cheque	09/02/2025	Debit	Meridian OneCap Cre...	X	(1,080.58)	(9,626.22)
General Journal	09/05/2025	Insura...		X	(2,629.46)	(12,255.68)
General Journal	09/05/2025	CRF Co...		X	(2,500.00)	(14,755.68)
Bill Pmt -Cheque	09/12/2025	Debit	BC Hydro PAP - #222...	X	(430.00)	(15,185.68)
Bill Pmt -Cheque	09/15/2025	Debit	Richmond Elevator - ...	X	(298.20)	(15,483.88)
Bill Pmt -Cheque	09/23/2025	Online	Waste Connections	X	(228.77)	(15,712.65)
Bill Pmt -Cheque	09/23/2025	Online	Telus - Acct 2398836...	X	(22.40)	(15,735.05)
Bill Pmt -Cheque	09/27/2025	Debit	Fortis BC - #933019 - ...	X	(369.72)	(16,104.77)
Bill Pmt -Cheque	09/29/2025	Debit	Telus - PAP Acct 2383...	X	(43.54)	(16,148.31)
Cheque	09/30/2025			X	(13.00)	(16,161.31)
Total Cheques and Payments					(16,161.31)	(16,161.31)
Deposits and Credits - 3 items						
Deposit	09/01/2025			X	16,510.32	16,510.32
Deposit	09/02/2025			X	15.00	16,525.32
Deposit	09/30/2025			X	114.71	16,640.03
Total Deposits and Credits					16,640.03	16,640.03
Total Cleared Transactions					478.72	478.72
Cleared Balance					478.72	42,973.59
Uncleared Transactions						
Cheques and Payments - 8 items						
Bill Pmt -Cheque	05/26/2025	358	C & C Electrical/Mech...		(1,145.90)	(1,145.90)
Bill Pmt -Cheque	08/21/2025	384	GroundsPro Landscap...		(1,044.75)	(2,190.65)
Bill Pmt -Cheque	08/31/2025	1000000	GroundsPro Landscap...		(1,044.75)	(3,235.40)
Bill Pmt -Cheque	09/23/2025	1000001	Art's Drywall & Resto...		(1,456.41)	(4,691.81)
Bill Pmt -Cheque	09/23/2025	1000002	GroundsPro Landscap...		(1,044.75)	(5,736.56)
Bill Pmt -Cheque	09/23/2025	1000005	West Falls Cleaning S...		(650.00)	(6,386.56)
Bill Pmt -Cheque	09/23/2025	1000004	W.H.B.M Constructio...		(353.86)	(6,740.42)
Bill Pmt -Cheque	09/23/2025	1000003	Royal City Fire Suppli...		(311.33)	(7,051.75)
Total Cheques and Payments					(7,051.75)	(7,051.75)
Total Uncleared Transactions					(7,051.75)	(7,051.75)
Register Balance as of 09/30/2025					(6,573.03)	35,921.84
Ending Balance					(6,573.03)	35,921.84



#2000-13450 102 Ave, Surrey, BC V3T 5X3

Statement of accounts

Date	September 30, 2025
Member No	3985785
Branch	West Oaks
Page	1 of 3

Advantage Prop Mgmt & Real Estate Inc
ITF Strata Plan NW2912 OF
8387 Young Road
Chilliwack BC V2P 4N8

Your account summary

Deposits - CDN	Balance
Chequing	\$42,973.59
Savings	\$0.00
Term Deposits	\$0.00
Registered Plans	\$0.00
Shares	\$0.00

Deposits - USD	Balance
Chequing USD	\$0.00
Savings USD	\$0.00
Term Deposits USD	\$0.00
Registered Plans USD	\$0.00
Shares USD	\$0.00

Loans	Balance
Line of Credit	\$0.00
Loans	\$0.00
Mortgages	\$0.00
Letter of Credit	\$0.00

Your location

West Oaks
40 32700 South Fraser Way
Abbotsford BC V2T 4M5
Phone: 1-888-440-4480

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#2000-13450 102 Ave, Surrey, BC V3T 5X3

Date	September 30, 2025
Member No	3985785
Page	2 of 3

Accounts

Business Pay As You Go

Date	Description	Withdrawal	Deposit	Balance
01Sep2025	Beginning balance	\$0.00	\$0.00	\$42,494.87
01Sep2025	PreAuth Credit- Advantage Strata Fees	\$0.00	\$16,510.32	\$59,005.19
02Sep2025	PreAuth Debit- MERIDIAN ONECAP CREDIT CORP.	\$1,080.58	\$0.00	\$57,924.61
02Sep2025	Clearing Cheque 389	\$1,246.03	\$0.00	\$56,678.58
02Sep2025	Clearing Cheque 369	\$2,200.85	\$0.00	\$54,477.73
02Sep2025	Clearing Cheque 0	\$2,493.75	\$0.00	\$51,983.98
03Sep2025	Deposit	\$0.00	\$15.00	\$51,998.98
03Sep2025	Clearing Cheque 382	\$743.75	\$0.00	\$51,255.23
04Sep2025	Clearing Cheque 381	\$367.50	\$0.00	\$50,887.73
04Sep2025	Clearing Cheque 383	\$773.85	\$0.00	\$50,113.88
05Sep2025	Transfer out to 3985777 westoak maxi 0	\$2,500.00	\$0.00	\$47,613.88
06Sep2025	Transfer out to 3985777 westoak maxi 0	\$2,629.46	\$0.00	\$44,984.42
09Sep2025	Clearing Cheque 387	\$182.91	\$0.00	\$44,801.51
10Sep2025	Clearing Cheque 386	\$537.00	\$0.00	\$44,264.51
12Sep2025	PreAuth Debit- B.C. HYDRO & POWER AUTHORITY	\$430.00	\$0.00	\$43,834.51
15Sep2025	PreAuth Debit- RICHMOND ELEVATOR MAINTENANCE	\$298.20	\$0.00	\$43,536.31
26Sep2025	Online Bill Payment Telus Communications BC Inc.	\$22.40	\$0.00	\$43,513.91
26Sep2025	Online Bill Payment Waste Connections of Canada Inc	\$228.77	\$0.00	\$43,285.14
29Sep2025	PreAuth Debit- Telus Comm	\$43.54	\$0.00	\$43,241.60
29Sep2025	PreAuth Debit- FORTISBC HOLDINGS INC.	\$369.72	\$0.00	\$42,871.88
30Sep2025	Credit Interest	\$0.00	\$114.71	\$42,986.59
30Sep2025	Service Charge	\$13.00	\$0.00	\$42,973.59

Total Deposit: \$16,640.03

Total Withdrawals: \$16,161.31

Number of Cheques 8

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

**** End of Statement ****



#2000-13450 102 Ave, Surrey, BC V3T 5X3

Date September 30, 2025
Member No 3985785
Page 3 of 3

CHEQUES

Cleared Cheques

2025-09-02 Chq#:389 \$1,246.03

Advantage Property Management ITF NWS 2912 8387 Young Road, Chilliwack, BC V2P 4N8 604-858-7368		PROSPERA CREDIT UNION WEST COAST BRANCH - 1000-1030 3700 SOUTH FRASER WAY - UNIT #40 ABOTSFORD, B.C. V2T 4N6	000389
DATE 09012025 M D D Y Y Y			
PAY	*****One Thousand Two Hundred Forty-Six and 03/100 \$ **1,246.03		
TO THE ORDER OF	Advantage Property Management 8387 Young Road Chilliwack, BC V2P 4N8		
MEMO	Inv. 12565 - Steps & Stairway Landing		
PER: <i>Philip Langlois</i> (Signature) PER: <i>Angela Fisher</i> (Signature)			
@000389@ 142570=8091 10=398=578=5@			

2025-09-02 Chq#:369 \$2,200.85

Advantage Property Management ITF NWS 2912 8387 Young Road, Chilliwack, BC V2P 4N8 604-858-7368		PROSPERA CREDIT UNION WEST COAST BRANCH - 1000-1030 3700 SOUTH FRASER WAY - UNIT #40 ABOTSFORD, B.C. V2T 4N6	000369
DATE 07242025 M D D Y Y Y			
PAY	*****Two Thousand Two Hundred and 85/100 \$ **2,200.85		
TO THE ORDER OF	ATP Carpet Restorations 7206 Hurd Street Mission, BC V2V 3H6		
MEMO	Inv. 12565 - Steps & Stairway Landing		
PER: <i>Philip Langlois</i> (Signature) PER: <i>Angela Fisher</i> (Signature)			
@000369@ 142570=8091 10=398=578=5@			

2025-09-02 Chq#:0 \$2,493.75

Advantage Property Management ITF NWS 2912 8387 Young Road, Chilliwack, BC V2P 4N8 604-858-7368		PROSPERA CREDIT UNION WEST COAST BRANCH - 1000-1030 3700 SOUTH FRASER WAY - UNIT #40 ABOTSFORD, B.C. V2T 4N6	000374
DATE 07242025 M D D Y Y Y			
PAY	*****Two Thousand Four Hundred Ninety-Three and 75/100 \$ **2,493.75		
TO THE ORDER OF	MKY Holdings #7 - 3529 Strollan Road Abbotsford, BC V2S 5H1		
MEMO	Inv. 117453 - May Inv. - Rec'd June 26, 2025		
PER: <i>Philip Langlois</i> (Signature) PER: <i>Angela Fisher</i> (Signature)			
@000374@ 142570=8091 10=398=578=5@			

2025-09-03 Chq#:382 \$743.75

Advantage Property Management ITF NWS 2912 8387 Young Road, Chilliwack, BC V2P 4N8 604-858-7368		PROSPERA CREDIT UNION WEST COAST BRANCH - 1000-1030 3700 SOUTH FRASER WAY - UNIT #40 ABOTSFORD, B.C. V2T 4N6	000382
DATE 06212025 M D D Y Y Y			
PAY	*****Seven Hundred Forty-Three and 75/100 \$ **743.75		
TO THE ORDER OF	Cutting Edge Security Systems Inc. 36237 Buckingham Drive Abbotsford, BC V3S 3C8		
MEMO	Inv. 224529 - Access - IOT - 2 Button 26 B4 HD Format		
PER: <i>Philip Langlois</i> (Signature) PER: <i>Angela Fisher</i> (Signature)			
@000382@ 142570=8091 10=398=578=5@			

2025-09-04 Chq#:381 \$367.50

Advantage Property Management ITF NWS 2912 8387 Young Road, Chilliwack, BC V2P 4N8 604-858-7368		PROSPERA CREDIT UNION WEST COAST BRANCH - 1000-1030 3700 SOUTH FRASER WAY - UNIT #40 ABOTSFORD, B.C. V2T 4N6	000381
DATE 08212025 M D D Y Y Y			
PAY	*****Three Hundred Sixty-Seven and 50/100 \$ **367.50		
TO THE ORDER OF	Breslin Plumbing 101 Inc. 42635 Downing Road Chilliwack, BC V2P 4P3		
MEMO	Inv. 4095 - May Invoice - Rec'd Aug 2025		
PER: <i>Philip Langlois</i> (Signature) PER: <i>Angela Fisher</i> (Signature)			
@000381@ 142570=8091 10=398=578=5@			

2025-09-04 Chq#:383 \$773.85

Advantage Property Management ITF NWS 2912 8387 Young Road, Chilliwack, BC V2P 4N8 604-858-7368		PROSPERA CREDIT UNION WEST COAST BRANCH - 1000-1030 3700 SOUTH FRASER WAY - UNIT #40 ABOTSFORD, B.C. V2T 4N6	000383
DATE 08212025 M D D Y Y Y			
PAY	*****Seven Hundred Seventy-Three and 85/100 \$ **773.85		
TO THE ORDER OF	EC Echo Contracting Ltd. 120 - 33771 Georgia Ferguson Way Abbotsford, BC V2S 2M5		
MEMO	Inv. 1793 - Patch Hole In Drywall Ceiling Near Main Floor Lobby		
PER: <i>Philip Langlois</i> (Signature) PER: <i>Angela Fisher</i> (Signature)			
@000383@ 142570=8091 10=398=578=5@			

2025-09-09 Chq#:387 \$182.91

Advantage Property Management ITF NWS 2912 8387 Young Road, Chilliwack, BC V2P 4N8 604-858-7368		PROSPERA CREDIT UNION WEST COAST BRANCH - 1000-1030 3700 SOUTH FRASER WAY - UNIT #40 ABOTSFORD, B.C. V2T 4N6	000387
DATE 08212025 M D D Y Y Y			
PAY	*****One Hundred Eighty-Two and 91/100 \$ **182.91		
TO THE ORDER OF	Tom Mazurek #235 - 11505 Elmslie Edmonton, AB T6W 2A9		
MEMO	Reimbursement for Petalium Supplies Purchased		
PER: <i>Philip Langlois</i> (Signature) PER: <i>Angela Fisher</i> (Signature)			
@000387@ 142570=8091 10=398=578=5@			

2025-09-10 Chq#:386 \$537.00

Advantage Property Management ITF NWS 2912 8387 Young Road, Chilliwack, BC V2P 4N8 604-858-7368		PROSPERA CREDIT UNION WEST COAST BRANCH - 1000-1030 3700 SOUTH FRASER WAY - UNIT #40 ABOTSFORD, B.C. V2T 4N6	000386
DATE 08212025 M D D Y Y Y			
PAY	*****Five Hundred Thirty-Seven and 00/100 \$ **537.00		
TO THE ORDER OF	Technical Safety BC Suite 600 - 2880 East 12th Avenue Vancouver, BC V6M 4T5		
MEMO	Inv. 0244509 - Hot Water Boiler Permit Number M0775353		
PER: <i>Philip Langlois</i> (Signature) PER: <i>Angela Fisher</i> (Signature)			
@000386@ 142570=8091 10=398=578=5@			

12:08 PM

10/07/25

Mayfair Gardens - NWS 2912

Reconciliation Detail

1050 - Prospera 703985777 (CRF), Period Ending 09/30/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						204,633.67
Cleared Transactions						
Deposits and Credits - 3 items						
General Journal	09/05/2025	CRF Co...		X	2,500.00	2,500.00
General Journal	09/05/2025	Insura...		X	2,629.46	5,129.46
Deposit	09/30/2025			X	531.07	5,660.53
Total Deposits and Credits					5,660.53	5,660.53
Total Cleared Transactions					5,660.53	5,660.53
Cleared Balance					5,660.53	210,294.20
Register Balance as of 09/30/2025					5,660.53	210,294.20
Ending Balance					5,660.53	210,294.20



#2000-13450 102 Ave, Surrey, BC V3T 5X3

Statement of accounts

Date	September 30, 2025
Member No	3985777
Branch	West Oaks
Page	1 of 2

Advantage Prop Mgmt & Real Estate Inc
ITF Strata Plan NW2912 CRF
8387 Young Road
Chilliwack BC V2P 4N8

Your account summary

Deposits - CDN	Balance
Chequing	\$0.00
Savings	\$210,294.20
Term Deposits	\$0.00
Registered Plans	\$0.00
Shares	\$0.00

Deposits - USD	Balance
Chequing USD	\$0.00
Savings USD	\$0.00
Term Deposits USD	\$0.00
Registered Plans USD	\$0.00
Shares USD	\$0.00

Loans	Balance
Line of Credit	\$0.00
Loans	\$0.00
Mortgages	\$0.00
Letter of Credit	\$0.00

Your location

West Oaks
40 32700 South Fraser Way
Abbotsford BC V2T 4M5
Phone: 1-888-440-4480

**Max rewards.
No annual fee.**

Get up to \$520 in total value*
with a Prospera Visa Infinite*
or Cash Back Visa Infinite*
card. Visit prospera.ca to
learn more.

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to win \$30,000 or one of five \$1,000 prizes*.

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*Terms and conditions apply



#2000-13450 102 Ave, Surrey, BC V3T 5X3

Date	September 30, 2025
Member No	3985777
Page	2 of 2

Accounts

Business Savings - Contingency

Date	Description	Withdrawal	Deposit	Balance
01Sep2025	Beginning balance	\$0.00	\$0.00	\$204,633.67
05Sep2025	Transfer in from 3985785 westoak cheq 0	\$0.00	\$2,500.00	\$207,133.67
06Sep2025	Transfer in from 3985785 westoak cheq 0	\$0.00	\$2,629.46	\$209,763.13
30Sep2025	Credit Interest	\$0.00	\$531.07	\$210,294.20

Total Deposit: \$5,660.53
Total Withdrawals: \$0.00

Business Savings 1 - Levy

Date	Description	Withdrawal	Deposit	Balance
01Sep2025	Beginning balance	\$0.00	\$0.00	\$0.00

Total Deposit: \$0.00
Total Withdrawals: \$0.00

Business Savings 2 - Boiler Replacement

Date	Description	Withdrawal	Deposit	Balance
01Sep2025	Beginning balance	\$0.00	\$0.00	\$0.00

Total Deposit: \$0.00
Total Withdrawals: \$0.00

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

**** End of Statement ****

NW2912 - Mayfair Gardens

DATE 09232025
M M D D Y Y Y Y

*****Twenty-Two and 40/100

**22.40

Telus - Acct 2398836133
PO Box 7575
Vancouver, BC V6B 8N9



MEMO Acct 2398836133 - Office Phone - Aug 19, 2025 to Sept 18, 2025

Telus - Acct 2398836133

9/23/2025

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
08/20/2025	Bill	Aug 20, 2025	22.40	22.40		22.40
				Cheque Amount		22.40

Prospera 103985785 (Acct 2398836133 - Office Phone - Aug 19, 2025

22.40

Telus - Acct 2398836133

9/23/2025

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
08/20/2025	Bill	Aug 20, 2025	22.40	22.40		22.40
				Cheque Amount		22.40



Prospera 103985785 (Acct 2398836133 - Office Phone - Aug 19, 2025

22.40

TELUS Your TELUS statement

Aug 20, 2025

Sales & Service 310-3100 Tollfree in BC 1-888-811-2828(CAN/US)
Billing Inquiries 1-800-667-5041

THE OWNERS, STRATA
PLAN NW
2912

Your Billing number
CBN001S34798092 6

Your account number
239883613 3

Total amount you owe.....\$46.23

Summary of your account (details start on page 3)

Previous charges and credits

Amount of your last bill	\$22.40
Amount overdue from your last bill	22.40

New charges

Bundles and Packages	20.00
Additional charges and credits	.65
GST/HST (Registration 100652692)	1.05
PST and government levies	2.13
Total new charges	23.83

Total if received by Sep 10, 2025 \$46.23



JTA1259450-0024087-04350-0003-0001-00-3

Tear off here



Billing number
CBN001S34798092 6

Account number
239883613 3

Payment return slip

Please complete and return this slip with your payment. Make your cheque payable to TELUS Communications Inc. To avoid a late payment charge, we must receive your payment before Sep 10, 2025.
If any part of this bill has been paid or is being adjusted, please deduct and pay balance.

**Amount due by Sep 10
\$46.23**

Payment you're making
\$

04350

THE OWNERS, STRATA
PLAN NW
2912
360 3033 IMMEL STREET
ABBOTSFORD BC V2S 6S2



AK 09/02/2025

TELUS
PO BOX 7575
VANCOUVER BC
V6B 8N9

0004348
3
00024077
CSFCON01
000000023.83

523988361303091900004623000022403

042129000

96



Aug 20, 2025
THE OWNERS, STRATA
PLAN NW
2912

News from TELUS

Comments, compliments and complaints.

If you have any complaints regarding your telecom or residential TV service, we encourage you to reach out to TELUS here for assistance: telus.com/contact. You may also contact us at 310-2255 or toll-free at 1-888-811-2323. TELUS is dedicated to helping you resolve any issues you may have. In the event that your matter remains unresolved after contacting us, you can seek assistance from the independent Commission for Complaints for Telecom-television Services (CCTS). The CCTS offers their services free of charge and can be reached at www.ccts-cprst.ca or 1-888-221-1687. They are available to help address your concerns.

Visit our web site

For news on TELUS products and services, visit our web site at www.telus.com.



Recycled paper.
Please recycle.

TELUS terms and conditions

The local service terms, which contain limitations of liability, apply to your use of local phone service. The service terms are available at about.telus.com/publicpolicy/LSlookup.html. In unregulated areas, using the service means you accept the terms.

Late payment and NSF charges

Bills are due upon receipt. Late payment charges of 2.00% compounded monthly (26.82% per annum) will be applied if payment is not received by the date shown on the bill. Items returned for insufficient funds are subject to a \$50 administration charge.

Reconnection charges

In the event it becomes necessary to suspend service, payment of the full amount due will be required before service is restored. Reconnection charges will be applied to your next monthly bill.

Paying your bill

Have you considered our pre-authorized payment plan? You can have your bill paid automatically with a transfer from your bank account. For details call 1-888-811-2828.

You can mail your payment to:

TELUS
PO BOX 7575
VANCOUVER BC V6B 8N9

Paid stamp



THE OWNERS, STRATA
PLAN NW
2912

Charges for CBN001S34798092 6

THE OWNERS, STRATA
PLAN NW
2912
360 3033 IMMEL STREET
ABBOTSFORD BC V2S 6S2



Details of previous charges and credits

Amount overdue from your last bill	22.40
Amount of your last bill	\$22.40
Amount overdue from your last bill	\$22.40

Details of your new charges

Additional charges and credits	.45
Late payment charge on overdue amount of \$22.40	.45

Long distance charges	.00
-----------------------	-----

Business LD Free Minutes

*BLD 150 Free Minutes

Date and time of call	Place you called	Number you called	Length of call (minutes)	Amount you pay (\$)
Direct dialled calls from (778) 880-0457				
1 Mon Jul 21 08:05 pm	VANCOUVER BC	604 250-5646	1:00	free
2 Tue Jul 22 03:10 pm	VANCOUVER BC	604 250-5646	1:00	free
3 Wed Jul 23 12:14 pm	VANCOUVER BC	778 228-3775	1:00	free
4 Wed Jul 23 01:58 pm	VANCOUVER BC	778 233-2439	1:00	free
5 Wed Jul 23 05:13 pm	VANCOUVER BC	778 228-3775	1:00	free
6 Thu Jul 24 12:27 pm	CALGARY AB	403 903-0782	1:00	free

239883613 3

(continued from previous page)
Long distance charges

	Date and time of call				Place you called	Number you called	Length of call (minutes)	Amount you pay (\$)
1	Thu	Jul	24	01:03 pm	OSHAWA ON	905 432-0317	1:00	free
2	Sun	Jul	27	04:24 pm	VANCVER BC	604 830-8739	1:00	free
3	Tue	Jul	29	06:33 pm	VANCVER BC	604 830-8739	1:00	free
4	Wed	Jul	30	01:45 pm	OSHAWA ON	905 432-0317	1:00	free
5	Wed	Jul	30	01:46 pm	OSHAWA ON	905 432-0317	1:00	free
6	Wed	Jul	30	03:13 pm	VANCVER BC	604 830-8739	1:00	free
7	Thu	Jul	31	10:10 am	VANCVER BC	778 233-2439	1:00	free
8	Thu	Jul	31	10:10 am	VANCVER BC	778 233-2439	1:00	free
9	Thu	Jul	31	10:11 am	VANCVER BC	778 233-2439	1:00	free
10	Thu	Jul	31	02:45 pm	OSHAWA ON	905 432-0317	1:00	free
11	Fri	Aug	01	02:51 pm	OSHAWA ON	905 432-0317	1:00	free
12	Fri	Aug	01	02:52 pm	OSHAWA ON	905 432-0317	1:00	free
13	Sat	Aug	02	06:48 pm	OSHAWA ON	905 432-0317	1:00	free
14	Wed	Aug	06	11:51 am	VANCVER BC	778 228-3775	1:00	free
15	Wed	Aug	06	03:06 pm	VANCVER BC	778 233-2439	1:00	free
16	Wed	Aug	06	03:08 pm	VANCVER BC	778 233-2439	1:00	free
17	Wed	Aug	06	03:10 pm	VANCVER BC	778 233-2439	1:00	free
18	Wed	Aug	06	03:14 pm	VANCVER BC	778 233-2439	1:00	free
19	Wed	Aug	06	07:21 pm	VANCVER BC	778 233-2439	1:00	free
20	Wed	Aug	06	07:23 pm	VANCVER BC	778 233-2439	1:00	free
21	Thu	Aug	07	09:55 am	VANCVER BC	778 233-2439	1:00	free
22	Fri	Aug	08	01:16 pm	KELOWNA BC	778 214-3151	1:00	free
23	Fri	Aug	08	01:33 pm	KELOWNA BC	778 214-3151	1:00	free
24	Fri	Aug	08	02:55 pm	VANCVER BC	604 830-8739	1:00	free
25	Fri	Aug	08	04:04 pm	VANCVER BC	604 830-8739	1:00	free
26	Sat	Aug	09	12:25 pm	KELOWNA BC	778 214-3151	1:00	free
27	Sat	Aug	09	02:07 pm	VANCVER BC	778 233-2439	1:00	free
28	Sun	Aug	10	05:43 pm	EDMONTON AB	780 231-8135	1:00	free
29	Tue	Aug	12	01:34 pm	VANCVER BC	778 228-3775	1:00	free
30	Tue	Aug	12	07:32 pm	VANCVER BC	604 830-8739	1:00	free
31	Wed	Aug	13	02:32 pm	VANCVER BC	778 233-2439	1:00	free
32	Thu	Aug	14	11:03 am	VANCVER BC	778 233-2439	1:00	free
33	Thu	Aug	14	11:04 am	VANCVER BC	778 233-2439	1:00	free
34	Thu	Aug	14	11:19 am	OSHAWA ON	905 432-0317	1:00	free
35	Thu	Aug	14	11:20 am	OSHAWA ON	905 432-0317	1:00	free

THE OWNERS, STRATA
PLAN NW
2912

(continued from previous page)
Long distance charges

	Date and time of call	Place you called	Number you called	Length of call (minutes)	Amount you pay (\$)
1	Fri Aug 15 08:00 am	VANCOUVER BC	778 233-2439	1:00	free
2	Fri Aug 15 10:14 am	KELOWNA BC	778 214-3151	1:00	free
3	Fri Aug 15 01:13 pm	VANCOUVER BC	778 228-3775	1:00	free
4	Fri Aug 15 01:41 pm	KELOWNA BC	778 214-3151	1:00	free
5	Fri Aug 15 08:06 pm	VANCOUVER BC	604 700-3623	1:00	free
6	Sun Aug 17 11:29 am	VANCOUVER BC	778 233-2439	1:00	free
7	Sun Aug 17 01:13 pm	VANCOUVER BC	778 233-2439	1:00	free
8	Sun Aug 17 01:14 pm	VANCOUVER BC	778 233-2439	1:00	free

Total *Business LD Free Minutes

49

Total new charges for CBN001S34798092 6

.45

Total due for CBN001S34798092 6

22.85

Summary of charges by phone number

Page #	Phone number	Previous charges and transfers in and out (\$)	Payments (\$)	Adjustments excluding taxes (\$)	New charges excluding taxes (\$)	Taxes and levies (\$)	Total (\$)
3	CBN001S34798092 6	22.40			45		22.85
6	(778) 880-0457				20.20	3.18	23.38
	Total amount you owe	22.40	.00	.00	20.65	3.18	46.23

239883613 3

004 21 2 9001

96



Aug 20, 2025

THE OWNERS, STRATA
PLAN NW
2912

Organization Level:
CBN001S34798092 6
Charges for (778) 880-0457 4

Charges for (778) 880-0457 4

OWNERS STRATA PLAN NW
2912
33401 MAYFAIR AVE
ABBOTSFORD BC V2S6Z2

Details of your new charges

Bundles and Packages		20.00
Business Select		
Office Phone (3yr Contract) (from Aug 19 to Sep 18)		20.00
Total Business Select		\$20.00
Monthly services (from Aug 19 to Sep 18)		.00
1 Business Individual Line*	.00	
Additional charges and credits		.20
TELUS NG 9-1-1 Service* Aug 19	\$.14	
TELUS 9-1-1 Service* Aug 19	.06	
Total additional charges and credits	\$.20	
Taxes and government levies		3.18
9-1-1 Answer Point levy	\$.72	
GST (Registration 100652692) at 5%	1.05	
BC PST at 7%	1.41	
Total taxes and government levies	\$3.18	
Your total due for (778) 880-0457		23.38



Pay Bills - Receipt

Membership: 2912 NW OF		Date: September 26, 2025		
Status	Processed	Your		
Transaction ID	7F5846			
Transaction	Bill Payment			
User	Amber Still			
Pay From	Business Pay As You Go 000 (Member Number: 3985785, Branch: 7)			
Pay To	Telus Communications BC Inc. 2398836133			
Date	September 26, 2025			
Amount	\$22.40 CAD			
Reference Number is: 740552.				
Status	Processed	Your		
Transaction ID	7F58A3			
Transaction	Bill Payment			
User	Amber Still			
Pay From	Business Pay As You Go 000 (Member Number: 3985785, Branch: 7)			
Pay To	Waste Connections of Canada Inc 73050012330000			
Date	September 26, 2025			
Amount	\$228.77 CAD			
Reference Number is: 426081.				

NW2912 - Mayfair Gardens

DATE 09232025
M M D D Y Y Y Y

*****Two Hundred Twenty-Eight and 77/100

**228.77

Waste Connections of Canada

Dept 400172
PO Box 4375 STN A
Toronto, ON M5W 0J3

MEMO

Inv. 7305-0004335113 - Waste Removal Sept 1-30, 2025



Waste Connections of Canada

9/23/2025

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
09/01/2025	Bill	7305-0004335113	228.77	228.77		228.77
					Cheque Amount	228.77

Prospera 103985785 (Inv. 7305-0004335113 - Waste Removal Sept 1-

228.77

Waste Connections of Canada

9/23/2025

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
09/01/2025	Bill	7305-0004335113	228.77	228.77		228.77
					Cheque Amount	228.77

Prospera 103985785 (Inv. 7305-0004335113 - Waste Removal Sept 1-

228.77





WASTE CONNECTIONS OF CANADA INC.
34321 INDUSTRIAL WAY
ABBOTSFORD, BC V2S 7M6
ATTN: CUSTOMER SERVICE DEPT.
(604) 864-2722

INVOICE	DATE	ACCOUNT NO.
7305-0004335113	08/31/25	7305-001233-0000

STRATA PLAN NW2912 MAYFAIR GARDENS
C/O HOMELIFE ADVANTAGE CENTRAL VALLEY
360-3033 IMMEL ST
ABBOTSFORD, BC V2S6S2

DUE UPON RECEIPT

CURRENT	30 DAYS	60 DAYS	90+ DAYS
\$228.77	\$0.00	\$0.00	\$0.00

Payment due upon receipt of invoice. 2% per month late charges (24% per annum) will apply on balances over the payment terms reflected in your agreement.

SERVICE DATE	TICKET #	REF NUMBER	QTY	DESCRIPTION	CHARGE
--------------	----------	------------	-----	-------------	--------

(0001) HOMELIFE ADVANTAGE <<MAYFAIR GARDENS>>

33401 MAYFAIR AVE, ABBOTSFORD BC
002 QTY 1.00 Comm Front Load 3.00 YD

CSA 186

09/01/25 - 09/30/25	1.00	Basic Service Charge	\$192.50
09/01/25 - 09/30/25	1.00	Container Maintenance	\$15.00
08/31/25		Fuel Surcharge	\$10.38
	217.88	BC GST 866808298RT0007	\$10.89

SITE TOTAL

\$228.77

TOTAL THIS INVOICE DUE

09/08/2025

\$228.77

BC GST 866808298RT0007

\$10.89

AK

6210 Waste Removal



The Remit to Address below is for PAYMENTS only. Please use the Address and Telephone Numbers above for any other correspondence



WASTE CONNECTIONS OF CANADA INC.
34321 INDUSTRIAL WAY
ABBOTSFORD, BC V2S 7M6

ACCOUNT NO.	7305-001233-0000	DATE	08/31/25
INVOICE	7305-0004335113	AMOUNT DUE	\$228.77
Amount Paid:			

Please use this remit stub to make your payments by cheque. If you have any questions regarding your invoice you can contact us by calling our Customer Service at: (604) 864-2722 Payments can be made online at billpay.wasteconnectionsCanada.com

ADDRESSEE:

STRATA PLAN NW2912 MAYFAIR GARDENS
C/O HOMELIFE ADVANTAGE CENTRAL VALLEY
360-3033 IMMEL ST
ABBOTSFORD, BC V2S6S2

REMIT TO:

WASTE CONNECTIONS OF CANADA INC.
DEPT 400172
PO BOX 4375 STN A
TORONTO, ON M5W 0J3

7305 00000000000000X001233X00006 0000002287700000000000004335113 3



Pay Bills - Receipt

Membership: 2912 NW OF		Date: September 26, 2025		
Status	Processed	Your		
Transaction ID	7F5846			
Transaction	Bill Payment			
User	Amber Still			
Pay From	Business Pay As You Go 000 (Member Number: 3985785, Branch: 7)			
Pay To	Telus Communications BC Inc. 2398836133			
Date	September 26, 2025			
Amount	\$22.40 CAD			
Reference Number is: 740552.				
Status	Processed	Your		
Transaction ID	7F58A3			
Transaction	Bill Payment			
User	Amber Still			
Pay From	Business Pay As You Go 000 (Member Number: 3985785, Branch: 7)			
Pay To	Waste Connections of Canada Inc 73050012330000			
Date	September 26, 2025			
Amount	\$228.77 CAD			
Reference Number is: 426081.				