

10:10 AM

09/12/25

Accrual Basis

Mayfair Gardens - NWS 2912

Balance Sheet

As of August 31, 2025

	Aug 31, 25
ASSETS	
Current Assets	
Chequing/Savings	
1000 · Prospera 103985785 (OP)	31,959.86
1050 · Prospera 703985777 (CRF)	204,633.67
1090 · Petty Cash	350.00
Total Chequing/Savings	236,943.53
Accounts Receivable	
1100 · Accounts Receivable	
1120 · LEVY- Boiler Replace - 2024 SGM	1,447.23
1100 · Accounts Receivable - Other	10,738.25
Total 1100 · Accounts Receivable	12,185.48
Total Accounts Receivable	12,185.48
Other Current Assets	
1300 · Prepaid - Insurance	18,406.16
Total Other Current Assets	18,406.16
Total Current Assets	267,535.17
TOTAL ASSETS	267,535.17
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	1,822.61
Total Accounts Payable	1,822.61
Other Current Liabilities	
2050 · Accrued - Aug Landscaping	1,044.75
2070 · Accrued Appraisal	1,333.36
2080 · Accrued Social Fund	78.90
2090 · Accrued Depreciation Report	1,808.19
2500 · Due to CRF - Insurance	18,406.16
2554 · Due to OP From CRF	(5,775.00)
Total Other Current Liabilities	16,896.36
Total Current Liabilities	18,718.97
Total Liabilities	18,718.97
Equity	
3100 · Contingency Reserve Fund	
3110 · CRF Reserve	192,887.15
3112 · Due to OP from CRF - Boiler	5,775.00
3120 · Interest Earned	25,824.91
3121 · Due to CRF from LEVY	(1,447.23)
3500 · Due from Operating - Insurance	(18,406.16)
Total 3100 · Contingency Reserve Fund	204,633.67
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)	30,293.23
Net Income	12,442.07
Total Equity	248,816.20
TOTAL LIABILITIES & EQUITY	267,535.17

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09/12/25

Accrual Basis

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

	Aug 25	Budget	May - Aug 25	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
4000 · Owner Contributions	18,123.67	18,123.63	72,494.54	72,494.46	217,483.50
4200 · Interest	127.08		473.81		
4250 · Other Income	0.00		15.00		
4260 · By-Law Violation Fines	47.26		571.27		
4300 · Prior Year's Surplus Forward	1,810.53	1,000.00	4,000.00	4,000.00	12,000.00
Total Income	20,108.54	19,123.63	77,554.62	76,494.46	229,483.50
Gross Profit	20,108.54	19,123.63	77,554.62	76,494.46	229,483.50
Expense					
Administration					
6020 · Bank Charges and Interest	13.00	16.67	52.00	66.64	200.00
6100 · Insurance	2,629.46	2,666.67	10,517.84	10,666.64	32,000.00
6110 · Insurance - Appraisal	83.34	0.00	333.36	0.00	0.00
6115 · WorkSafe BC	0.00	8.34	0.00	33.28	100.00
6125 · CRF Filings / RESA	0.00	39.59	420.00	158.28	475.00
6130 · Management Fees	1,227.08	1,300.71	5,302.07	5,202.82	15,608.50
6150 · Office and Sundry	215.86	125.00	240.37	500.00	1,500.00
6160 · Professional Fees	0.00	83.34	682.50	333.28	1,000.00
Total Administration	4,168.74	4,240.32	17,548.14	16,960.94	50,883.50
General Maintenance					
6040 · Fire Protection	0.00	583.34	453.08	2,333.28	7,000.00
6060 · Landscaping	1,044.75	1,250.00	4,179.00	5,000.00	15,000.00
6065 · Pest Control	0.00	100.00	0.00	400.00	1,200.00
6070 · Landscaping Improvements	102.61	83.34	102.61	333.28	1,000.00
6120 · Repairs and Maintenance	7,522.81	2,916.67	17,018.42	11,666.64	35,000.00
6132 · Mechanical Maintenance	537.00	625.00	1,717.27	2,500.00	7,500.00
6135 · Elevator & License	298.20	350.00	1,192.80	1,400.00	4,200.00
6145 · Janitorial	500.00	583.34	2,000.00	2,333.28	7,000.00
6155 · Painting	0.00	0.00	0.00	0.00	0.00
6180 · Snow Removal	0.00	333.34	0.00	1,333.28	4,000.00
6185 · Hytec Water Treatment Sys...	1,080.58	1,083.34	4,322.32	4,333.28	13,000.00
6190 · Depreciation Report	0.00	583.34	0.00	2,333.28	7,000.00
6195 · Arborist	0.00	250.00	0.00	1,000.00	3,000.00
Total General Maintenance	11,085.95	8,741.71	30,985.50	34,966.32	104,900.00
Utilities					
6030 · Electricity	430.00	541.67	1,720.00	2,166.64	6,500.00
6140 · Natural Gas	373.16	2,000.00	2,387.45	8,000.00	24,000.00
6200 · Telephone / Enterphone	40.93	100.00	242.67	400.00	1,200.00
6210 · Waste Removal	228.77	291.67	876.50	1,166.64	3,500.00
6220 · Water and Sewer	0.00	708.34	1,149.61	2,833.28	8,500.00
Total Utilities	1,072.86	3,641.68	6,376.23	14,566.56	43,700.00
Contingency Fund					
6900 · Contingency Reserve Alloca...	2,500.00	2,500.00	10,000.00	10,000.00	30,000.00
Total Contingency Fund	2,500.00	2,500.00	10,000.00	10,000.00	30,000.00
Total Expense	18,827.55	19,123.71	64,909.87	76,493.82	229,483.50
Net Ordinary Income	1,280.99	(0.08)	12,644.75	0.64	0.00
Other Income/Expense					
Other Expense					
8999 · Prev Fiscal Year Expense	0.00		202.68		
Total Other Expense	0.00		202.68		
Net Other Income	0.00		(202.68)		
Net Income	1,280.99	(0.08)	12,442.07	0.64	0.00

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09/12/25
Accrual Basis

Mayfair Gardens - NWS 2912
General Ledger
As of August 31, 2025

Type	Date	Num	Name	Memo	Amount
3200 · Surplus (Deficit)					
Total 3200 · Surplus (Deficit)					
Administration					
6020 · Bank Charges and Interest					
Cheque	08/31/2025			Service Charge	13.00
Total 6020 · Bank Charges and Interest					13.00
6100 · Insurance					
General Journal	08/05/2025	Insura...		Prepaid Insura...	2,629.46
Total 6100 · Insurance					2,629.46
6110 · Insurance - Appraisal					
General Journal	08/05/2025	Insura...		Monthly Insur...	83.34
Total 6110 · Insurance - Appraisal					83.34
6125 · CRF Filings / RESA					
Total 6125 · CRF Filings / RESA					
6130 · Management Fees					
Bill	08/01/2025	8090	Advantage Property ...	Strata Mgmt F...	1,227.08
Total 6130 · Management Fees					1,227.08
6150 · Office and Sundry					
Bill	08/01/2025	Petty C...	Lisa Del Bove Orlandi ...	Ink Cartridge, ...	168.84
Bill	08/01/2025	Petty C...	Lisa Del Bove Orlandi ...	Computer Paper	14.55
Bill	08/01/2025	9828	Advantage Property ...	Disbursements...	18.95
Bill	08/31/2025	10781 ...	Advantage Property ...	Postage - Stan...	13.52
Total 6150 · Office and Sundry					215.86
6160 · Professional Fees					
Total 6160 · Professional Fees					
Total Administration					4,168.74
General Maintenance					
6040 · Fire Protection					
Total 6040 · Fire Protection					
6060 · Landscaping					
General Journal	08/31/2025	Accrue...	GroundsPro Landscap...	To accrue Gro...	1,044.75
Total 6060 · Landscaping					1,044.75
6070 · Landscaping Improvements					
Bill	08/01/2025	Petty C...	Lisa Del Bove Orlandi ...	Hose Reel - A. ...	80.00
Bill	08/01/2025	Petty C...	Lisa Del Bove Orlandi ...	Gardening Sup...	22.61
Total 6070 · Landscaping Improvements					102.61

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09/12/25
Accrual Basis

Mayfair Gardens - NWS 2912
General Ledger
As of August 31, 2025

Type	Date	Num	Name	Memo	Amount
6120 · Repairs and Maintenance					
Bill	08/01/2025	Petty C...	Lisa Del Bove Orlandi ...	Light Bulbs for ...	42.40
Bill	08/11/2025	63075	Captain Concrete Inc.	Inv 63075 - Re...	6,930.00
Bill	08/15/2025	Reimb...	Tom Mazurek	Home Depot - ...	106.78
Bill	08/15/2025	Reimb...	Tom Mazurek	Home Depot - ...	76.13
Bill	08/18/2025	4095 - ...	Breslin Plumbing 101 ...	Inv. 4095 - Sna...	367.50
Total 6120 · Repairs and Maintenance					7,522.81
6132 · Mechanical Maintenance					
Bill	08/18/2025	02414...	Technical Safety BC	Inv. 02414209 ...	537.00
Total 6132 · Mechanical Maintenance					537.00
6135 · Elevator & License					
Bill	08/07/2025	950545	Richmond Elevator - ...	Inv. 950545 - R...	298.20
Total 6135 · Elevator & License					298.20
6145 · Janitorial					
Bill	08/05/2025	35 - Au...	West Falls Cleaning S...	Inv. 35 - August...	500.00
Total 6145 · Janitorial					500.00
6185 · Hytec Water Treatment System					
Cheque	08/02/2025	Debit	Meridian OneCap Cre...	Hytec Water T...	1,080.58
Total 6185 · Hytec Water Treatment System					1,080.58
Total General Maintenance					11,085.95
Utilities					
6030 · Electricity					
Bill	08/05/2025	11201...	BC Hydro PAP - #222...	Inv. 11201617...	430.00
Total 6030 · Electricity					430.00
6140 · Natural Gas					
Bill	08/05/2025	Jul 5 - ...	Fortis BC - #933019 - ...	Acct# 933019 -...	373.16
Total 6140 · Natural Gas					373.16
6200 · Telephone / Enterphone					
Bill	08/18/2025	Aug 19...	Telus - PAP Acct 2383...	Acct# 2383242...	43.54
Bill	08/20/2025	Aug 20...	Telus - Acct 2398836...	Acct 23988361...	22.40
General Journal	08/31/2025	Stale D...		Stale Dated Ch...	(25.01)
Total 6200 · Telephone / Enterphone					40.93
6210 · Waste Removal					
Bill	08/01/2025	7305-0...	Waste Connections	Inv. 7305-0004...	228.77
Total 6210 · Waste Removal					228.77
6220 · Water and Sewer					
Total 6220 · Water and Sewer					
Total Utilities					1,072.86

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09/12/25
Accrual Basis

Mayfair Gardens - NWS 2912
General Ledger
As of August 31, 2025

Type	Date	Num	Name	Memo	Amount
Contingency Fund					
6900 · Contingency Reserve Allocation					
General Journal	08/05/2025	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					18,827.55

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09/12/25

Mayfair Gardens - NWS 2912
A/R Aging Summary
As of August 31, 2025

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
101 Kent	0.00	554.45	140.02	712.28	12,434.49	13,841.24
212 Jacob...	0.00	(1,796.93)	0.00	0.00	0.00	(1,796.93)
302 Nelson	0.00	(0.67)	0.00	0.00	(58.16)	(58.83)
306 Butler	0.00	0.00	200.00	0.00	0.00	200.00
TOTAL	0.00	(1,243.15)	340.02	712.28	12,376.33	12,185.48

10:18 AM
09/12/25

Mayfair Gardens - NWS 2912
A/P Aging Summary
As of August 31, 2025

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Advantage Property Manage...	13.52	18.95	0.00	0.00	0.00	32.47
Art's Drywall & Restoration L...	0.00	1,456.41	0.00	0.00	0.00	1,456.41
Royal City Fire Supplies Ltd.	0.00	0.00	311.33	0.00	0.00	311.33
Telus - Acct 2398836133	0.00	22.40	0.00	0.00	0.00	22.40
TOTAL	13.52	1,497.76	311.33	0.00	0.00	1,822.61

10:00 AM
09/12/25

Mayfair Gardens - NWS 2912
Reconciliation Detail
1000 - Prospera 103985785 (OP), Period Ending 08/31/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						38,430.66
Cleared Transactions						
Cheques and Payments - 21 items						
Bill Pmt -Cheque	11/21/2023	188	Telus - Acct 2398836...	X	(25.01)	(25.01)
Bill Pmt -Cheque	02/26/2025	331	GroundsPro Landscap...	X	(1,044.75)	(1,069.76)
Bill Pmt -Cheque	07/24/2025	371	EC Echo Contracting L...	X	(1,380.75)	(2,450.51)
Bill Pmt -Cheque	07/24/2025	373	GroundsPro Landscap...	X	(1,044.75)	(3,495.26)
Bill Pmt -Cheque	07/24/2025	375	Superior Door Services	X	(136.50)	(3,631.76)
Bill Pmt -Cheque	07/25/2025	378	C & C Electrical/Mech...	X	(1,180.27)	(4,812.03)
Bill Pmt -Cheque	08/01/2025	377	Advantage Property ...	X	(3,570.21)	(8,382.24)
Cheque	08/02/2025	Debit	Meridian OneCap Cre...	X	(1,080.58)	(9,462.82)
General Journal	08/05/2025	Insura...		X	(2,629.46)	(12,092.28)
General Journal	08/05/2025	CRF Co...		X	(2,500.00)	(14,592.28)
Bill Pmt -Cheque	08/06/2025	379	Lisa Del Bove Orlandi ...	X	(328.40)	(14,920.68)
Bill Pmt -Cheque	08/13/2025	380	Captain Concrete Inc.	X	(6,930.00)	(21,850.68)
Bill Pmt -Cheque	08/13/2025	Debit	BC Hydro PAP - #222...	X	(430.00)	(22,280.68)
Bill Pmt -Cheque	08/15/2025	Debit	Richmond Elevator - ...	X	(298.20)	(22,578.88)
Bill Pmt -Cheque	08/21/2025	388	West Falls Cleaning S...	X	(500.00)	(23,078.88)
Bill Pmt -Cheque	08/21/2025	Online	Waste Connections	X	(431.45)	(23,510.33)
Bill Pmt -Cheque	08/21/2025	Online	Telus - Acct 2398836...	X	(22.40)	(23,532.73)
Bill Pmt -Cheque	08/27/2025	Debit	Fortis BC - #933019 - ...	X	(373.16)	(23,905.89)
Bill Pmt -Cheque	08/28/2025	Debit	City of Abbotsford PAD	X	(1,121.98)	(25,027.87)
Bill Pmt -Cheque	08/28/2025	Debit	Telus - PAP Acct 2383...	X	(43.54)	(25,071.41)
Cheque	08/31/2025			X	(13.00)	(25,084.41)
Total Cheques and Payments					(25,084.41)	(25,084.41)
Deposits and Credits - 9 items						
Deposit	08/01/2025			X	21,272.13	21,272.13
Deposit	08/06/2025			X	600.00	21,872.13
Deposit	08/06/2025			X	2,568.65	24,440.78
Deposit	08/11/2025			X	511.00	24,951.78
Bill Pmt -Cheque	08/21/2025	385	Royal City Fire Suppli...	X	0.00	24,951.78
Deposit	08/25/2025			X	3,000.00	27,951.78
General Journal	08/31/2025	Stale D...		X	25.01	27,976.79
Deposit	08/31/2025			X	127.08	28,103.87
Bill	08/31/2025	Stale D...	GroundsPro Landscap...	X	1,044.75	29,148.62
Total Deposits and Credits					29,148.62	29,148.62
Total Cleared Transactions					4,064.21	4,064.21
Cleared Balance					4,064.21	42,494.87
Uncleared Transactions						
Cheques and Payments - 10 items						
Bill Pmt -Cheque	05/26/2025	358	C & C Electrical/Mech...		(1,145.90)	(1,145.90)
Bill Pmt -Cheque	07/24/2025	374	MKY Holdings		(2,493.75)	(3,639.65)
Bill Pmt -Cheque	07/24/2025	369	ATP Carpet Restorati...		(2,200.85)	(5,840.50)
Bill Pmt -Cheque	08/21/2025	384	GroundsPro Landscap...		(1,044.75)	(6,885.25)
Bill Pmt -Cheque	08/21/2025	383	EC Echo Contracting L...		(773.85)	(7,659.10)
Bill Pmt -Cheque	08/21/2025	382	Cutting Edge Security...		(743.75)	(8,402.85)
Bill Pmt -Cheque	08/21/2025	386	Technical Safety BC		(537.00)	(8,939.85)
Bill Pmt -Cheque	08/21/2025	381	Breslin Plumbing 101 ...		(367.50)	(9,307.35)
Bill Pmt -Cheque	08/21/2025	387	Tom Mazurek		(182.91)	(9,490.26)
Bill Pmt -Cheque	08/31/2025		GroundsPro Landscap...		(1,044.75)	(10,535.01)
Total Cheques and Payments					(10,535.01)	(10,535.01)
Total Uncleared Transactions					(10,535.01)	(10,535.01)
Register Balance as of 08/31/2025					(6,470.80)	31,959.86
Ending Balance					(6,470.80)	31,959.86



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

Statement of accounts

Date	August 31, 2025
Member No	3985785
Branch	West Oaks
Page	1 of 4

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	\$42,494.87
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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YOU do with
\$30,000?**

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

Date August 31, 2025
Member No 3985785
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Accounts

Business Pay As You Go

Date	Description	Withdrawal	Deposit	Balance
01Aug2025	Beginning balance	\$0.00	\$0.00	\$38,430.66
01Aug2025	PreAuth Credit- Advantage Strata Fees	\$0.00	\$21,272.13	\$59,702.79
01Aug2025	Clearing Cheque 375	\$136.50	\$0.00	\$59,566.29
01Aug2025	Clearing Cheque 373	\$1,044.75	\$0.00	\$58,521.54
01Aug2025	PreAuth Debit- MERIDIAN ONECAP CREDIT CORP.	\$1,080.58	\$0.00	\$57,440.96
01Aug2025	Clearing Cheque 377	\$3,570.21	\$0.00	\$53,870.75
05Aug2025	Transfer out to 3985777 westoak maxi 0	\$2,500.00	\$0.00	\$51,370.75
05Aug2025	Clearing Cheque 378	\$1,180.27	\$0.00	\$50,190.48
06Aug2025	Deposit	\$0.00	\$600.00	\$50,790.48
06Aug2025	Transfer out to 3985777 westoak maxi 0	\$2,629.46	\$0.00	\$48,161.02
07Aug2025	Corporate Capture Deposit	\$0.00	\$2,568.65	\$50,729.67
07Aug2025	Clearing Cheque 371	\$1,380.75	\$0.00	\$49,348.92
12Aug2025	Deposit qd	\$0.00	\$511.00	\$49,859.92
13Aug2025	PreAuth Debit- B.C. HYDRO & POWER AUTHORITY	\$430.00	\$0.00	\$49,429.92
13Aug2025	Clearing Cheque 379	\$328.40	\$0.00	\$49,101.52
15Aug2025	PreAuth Debit- RICHMOND ELEVATOR MAINTENANCE	\$298.20	\$0.00	\$48,803.32
18Aug2025	Clearing Cheque 380	\$6,930.00	\$0.00	\$41,873.32
26Aug2025	Corporate Capture Deposit	\$0.00	\$3,000.00	\$44,873.32
27Aug2025	PreAuth Debit- FORTISBC HOLDINGS INC.	\$373.16	\$0.00	\$44,500.16
28Aug2025	PreAuth Debit- CITY OF ABBOTSFORD	\$1,121.98	\$0.00	\$43,378.18
28Aug2025	Online Bill Payment Telus Communications BC Inc.	\$22.40	\$0.00	\$43,355.78
28Aug2025	Online Bill Payment Waste Connections of Canada Inc	\$431.45	\$0.00	\$42,924.33
29Aug2025	PreAuth Debit- Telus Comm	\$43.54	\$0.00	\$42,880.79
29Aug2025	Clearing Cheque 388	\$500.00	\$0.00	\$42,380.79
31Aug2025	Credit Interest	\$0.00	\$127.08	\$42,507.87
31Aug2025	Service Charge	\$13.00	\$0.00	\$42,494.87

Total Deposit: \$28,078.86

Total Withdrawals: \$24,014.65

Number of Cheques 8



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

Date	August 31, 2025
Member No	3985785
Page	3 of 4

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 August 31, 2025
Member No 3985785
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CHEQUES

Cleared Cheques

2025-08-01 Chq#:375 \$136.50

Advantage Property Management
ITF NWS 2912
5387 Young Road, Chilliwack, BC V2P 4N8
604-858-7388

PROSPERA CREDIT UNION
WEST COAST BRANCH 1000 415-3005
3300 SOUTH FRASER WAY, UNIT #40
ABBOTSFORD, B.C. V2T 4M5

DATE 07242025
M D D Y Y Y Y

PAY *****One Hundred Thirty-Six and 50/100 \$ **136.50

TO THE ORDER OF Superior Door Services
45823 Railway Avenue
Chilliwack, BC V2P 1L4

MEMO Inv. 2501923 - Commercial Service Contract

PER *Shirley Langlois* (Signature)
PER *Shirley Langlois* (Signature)

#000375# 142570=8094 10=398=578=5#

2025-08-01 Chq#:373 \$1,044.75

Advantage Property Management
ITF NWS 2912
5387 Young Road, Chilliwack, BC V2P 4N8
604-858-7388

PROSPERA CREDIT UNION
WEST COAST BRANCH 1000 415-3005
3300 SOUTH FRASER WAY, UNIT #40
ABBOTSFORD, B.C. V2T 4M5

DATE 07242025
M D D Y Y Y Y

PAY *****One Thousand Forty-Four and 75/100 \$ **1,044.75

TO THE ORDER OF GroundsPro Landscape Mgmt
29481 56th Avenue
Abbotsford, BC V4X 201

MEMO Inv. 1528 - 2025 Landscaping Contract July 2025

PER *Shirley Langlois* (Signature)
PER *Shirley Langlois* (Signature)

#000373# 142570=8094 10=398=578=5#

2025-08-01 Chq#:377 \$3,570.21

HomeLife Advantage Realty (Central Valley) Ltd
Property Management Division ITF NW 2912

PROSPERA CREDIT UNION
WEST COAST BRANCH 1000 415-3005
3300 SOUTH FRASER WAY, UNIT #40
ABBOTSFORD, B.C. V2T 4M5

DATE 08012025
M D D Y Y Y Y

PAY *****Three Thousand Five Hundred Seventy and 21/100 \$ **3,570.21

TO THE ORDER OF Advantage Property Management
5387 Young Road
Chilliwack, BC V2P 4N8

MEMO

PER *Shirley Langlois* (Signature)
PER *Shirley Langlois* (Signature)

#000377# 142570=8094 10=398=578=5#

2025-08-05 Chq#:378 \$1,180.27

Advantage Property Management
ITF NWS 2912
5387 Young Road, Chilliwack, BC V2P 4N8
604-858-7388

PROSPERA CREDIT UNION
WEST COAST BRANCH 1000 415-3005
3300 SOUTH FRASER WAY, UNIT #40
ABBOTSFORD, B.C. V2T 4M5

DATE 07282025
M D D Y Y Y Y

PAY *****One Thousand One Hundred Eighty and 27/100 \$ **1,180.27

TO THE ORDER OF C & C Electrical/Mechanical
Cooking Building Solutions Ltd.
aka CMC Electrical/Mechanical
#101 - 1515 Broadway Street
Port Coquitlam, BC V3C 6M2

MEMO Inv. 00226140 - Quarterly Installation as per Agreement CC112

PER *Shirley Langlois* (Signature)
PER *Shirley Langlois* (Signature)

#000378# 142570=8094 10=398=578=5#

2025-08-07 Chq#:371 \$1,380.75

Advantage Property Management
ITF NWS 2912
5387 Young Road, Chilliwack, BC V2P 4N8
604-858-7388

PROSPERA CREDIT UNION
WEST COAST BRANCH 1000 415-3005
3300 SOUTH FRASER WAY, UNIT #40
ABBOTSFORD, B.C. V2T 4M5

DATE 07242025
M D D Y Y Y Y

PAY *****One Thousand Three Hundred Eighty and 75/100 \$ **1,380.75

TO THE ORDER OF EC Echo Contracting Ltd.
120 - 33771 George Ferguson Way
Abbotsford, BC V2S 2M5

MEMO Inv. 1798 - Re-install Fallow Sods at East Side of Building

PER *Shirley Langlois* (Signature)
PER *Shirley Langlois* (Signature)

#000371# 142570=8094 10=398=578=5#

2025-08-13 Chq#:379 \$328.40

Advantage Property Management
ITF NWS 2912
5387 Young Road, Chilliwack, BC V2P 4N8
604-858-7388

PROSPERA CREDIT UNION
WEST COAST BRANCH 1000 415-3005
3300 SOUTH FRASER WAY, UNIT #40
ABBOTSFORD, B.C. V2T 4M5

DATE 08062025
M D D Y Y Y Y

PAY *****Three Hundred Twenty-Eight and 40/100 \$ **328.40

TO THE ORDER OF Lisa Del Bove Orlandi - Petty Cash
#236 - 33401 Newfar Avenue
Abbotsford, BC V2S 6Z2

MEMO Petty Cash Reimbursement

PER *Shirley Langlois* (Signature)
PER *Shirley Langlois* (Signature)

#000379# 142570=8094 10=398=578=5#

2025-08-18 Chq#:380 \$6,930.00

Advantage Property Management
ITF NWS 2912
5387 Young Road, Chilliwack, BC V2P 4N8
604-858-7388

PROSPERA CREDIT UNION
WEST COAST BRANCH 1000 415-3005
3300 SOUTH FRASER WAY, UNIT #40
ABBOTSFORD, B.C. V2T 4M5

DATE 08132025
M D D Y Y Y Y

PAY *****Six Thousand Nine Hundred Thirty and 00/100 \$ **6,930.00

TO THE ORDER OF Captain Concrete Inc.
30273 Century Court
Abbotsford, BC V4X 2M4

MEMO Inv. 53075 - Remove & Replace Section of Exposed Aggregate

PER *Shirley Langlois* (Signature)
PER *Shirley Langlois* (Signature)

#000380# 142570=8094 10=398=578=5#

2025-08-29 Chq#:388 \$500.00

Advantage Property Management
ITF NWS 2912
5387 Young Road, Chilliwack, BC V2P 4N8
604-858-7388

PROSPERA CREDIT UNION
WEST COAST BRANCH 1000 415-3005
3300 SOUTH FRASER WAY, UNIT #40
ABBOTSFORD, B.C. V2T 4M5

DATE 08212025
M D D Y Y Y Y

PAY *****Five Hundred and 00/100 \$ **500.00

TO THE ORDER OF West Falls Cleaning Services
Call 004-615-3065 for PAU**
311 - 32088 MacLure Road
Abbotsford, BC V2S 0K9

MEMO Inv. 35 - August 2025 Janitorial

PER *Shirley Langlois* (Signature)
PER *Shirley Langlois* (Signature)

#000388# 142570=8094 10=398=578=5#

9:42 AM
09/12/25

Mayfair Gardens - NWS 2912
Reconciliation Detail
1050 - Prospera 703985777 (CRF), Period Ending 08/31/2025

Type	Date	Num	Memo	Clr	Amount	Balance
Beginning Balance						198,951.59
Cleared Transactions						
Deposits and Credits - 3 items						
General Journal	08/05/2025	CRF Co...	Monthly CRF C...	X	2,500.00	2,500.00
General Journal	08/05/2025	Insura...	Insurance Rep...	X	2,629.46	5,129.46
Deposit	08/31/2025		Interest	X	552.62	5,682.08
Total Deposits and Credits					5,682.08	5,682.08
Total Cleared Transactions					5,682.08	5,682.08
Cleared Balance					5,682.08	204,633.67
Register Balance as of 08/31/2025					5,682.08	204,633.67
Ending Balance					5,682.08	204,633.67



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

Statement of accounts

Date	August 31, 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	\$204,633.67
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

**What would
YOU do with
\$30,000?**

Watch prospera.ca for your
chance to win later this fall.

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

Date	August 31, 2025
Member No	3985777
Page	2 of 2

Accounts

Business Savings - Contingency

Date	Description	Withdrawal	Deposit	Balance
01Aug2025	Beginning balance	\$0.00	\$0.00	\$198,951.59
05Aug2025	Transfer in from 3985785 westoak cheq 0	\$0.00	\$2,500.00	\$201,451.59
06Aug2025	Transfer in from 3985785 westoak cheq 0	\$0.00	\$2,629.46	\$204,081.05
31Aug2025	Credit Interest	\$0.00	\$552.62	\$204,633.67

Total Deposit: \$5,682.08

Total Withdrawals: \$0.00

Business Savings 1 - Levy

Date	Description	Withdrawal	Deposit	Balance
01Aug2025	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
01Aug2025	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 0 8 2 1 2 0 2 5
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 - July 19, 2025 to August 18, 20

Telus - Acct 2398836133

8/21/2025

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
07/20/2025	Bill	July 20, 2025	22.40	22.40		22.40
				Cheque Amount		22.40

Prospera 103985785 (Acct 2398836133 - Office Phone - July 19, 2025 22.40

Telus - Acct 2398836133

8/21/2025

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
07/20/2025	Bill	July 20, 2025	22.40	22.40		22.40
				Cheque Amount		22.40



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

22.40

TELUS statement

Jul 20, 2025

TELUS Communications Inc.

Page
1 of 6

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.....\$22.40

Summary of your account (details start on page 3)

Previous charges and credits

Amount of your last bill	\$47.74	07/30/2025
Total payments processed	-48.72	
Credit balance forward	-98	

New charges

Bundles and Packages	20.00
Additional charges and credits	.20
GST/HST (Registration 100652692)	1.05
PST and government levies	2.13
Total new charges	23.38

Total if received by Aug 10, 2025 \$22.40

6200 Telephone/Enterphone

JTA1160031-0023931-04313-0003-0001-00-3

Tear off here

TELUS®

ing number
3N001S34798092 6

count number
9883613 3

Payment return slip

Please complete and return this slip with your payment. Make your cheque payable to TELUS Communications Inc.
If any part of this bill has been paid or is being adjusted, please deduct and pay balance.

**Amount due by Aug 10
\$22.40**

Payment you're making
\$

04313

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

TELUS
PO BOX 7575
VANCOUVER BC
V6B 8N9

523988361303081900002240000000007

104 21 2 9001

96

04311

023921
IFCON01
0000023.38



YOUR TELUS statement

Jul 20, 2025

THE OWNERS, STRATA

PLAN NW

2912

News from TELUS

Visit our web site

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



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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.

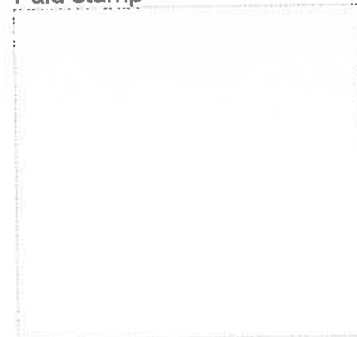
JTA116031-0023932-04313

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





JUL 20, 2025
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

Credit balance forward	- .98
Amount of your last bill	\$47.74
Payment we processed on Jun 25 - Thank You	-48.72
Credit balance forward	-\$.98

Details of your new charges

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 Sat Jun 21 08:39 am	VANCOVER BC	604 250-5646	1:00	free
2 Sat Jun 21 12:26 pm	VANCOVER BC	604 250-5646	1:00	free
3 Sat Jun 21 05:30 pm	VANCOVER BC	604 250-5646	1:00	free
4 Mon Jun 23 11:34 am	VANCOVER BC	778 228-3775	1:00	free
5 Wed Jun 25 10:34 am	OSHAWA ON	905 432-0317	1:00	free
6 Wed Jun 25 10:37 am	OSHAWA ON	905 432-0317	1:00	free
7 Thu Jun 26 01:02 pm	VANCOVER BC	604 250-5646	1:00	free
8 Thu Jun 26 03:49 pm	KELOWNA BC	778 214-3151	1:00	free

239883613 3



Jul 20, 2025
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	Thu Jun 26 04:14 pm	VANCVER BC	604 250-5646	1:00	free
2	Fri Jun 27 07:52 am	VANCVER BC	604 250-5646	1:00	free
3	Fri Jun 27 08:19 am	VANCVER BC	604 830-8739	1:00	free
4	Sat Jun 28 07:27 pm	VANCVER BC	604 700-3623	1:00	free
5	Sat Jun 28 07:28 pm	VANCVER BC	604 700-3623	1:00	free
6	Sun Jun 29 04:09 pm	VANCVER BC	604 250-5646	1:00	free
7	Mon Jun 30 12:17 pm	KELOWNA BC	778 214-3151	1:00	free
8	Tue Jul 01 07:34 pm	KELOWNA BC	778 214-3151	1:00	free
9	Fri Jul 04 11:28 am	VANCVER BC	604 250-5646	1:00	free
10	Sun Jul 06 08:32 am	KELOWNA BC	778 214-3151	1:00	free
11	Sun Jul 06 08:55 pm	GRDPRAIRIE AB	587 343-1757	1:00	free
12	Mon Jul 07 11:40 am	VANCVER BC	778 228-3775	1:00	free
13	Mon Jul 07 06:49 pm	VANCVER BC	604 250-5646	1:00	free
14	Tue Jul 08 11:00 am	VANCVER BC	604 250-5646	1:00	free
15	Thu Jul 10 04:35 pm	VANCVER BC	604 250-5646	1:00	free
16	Thu Jul 10 04:39 pm	VANCVER BC	604 250-5646	1:00	free
17	Thu Jul 10 06:32 pm	VANCVER BC	778 228-3775	1:00	free
18	Fri Jul 11 01:10 pm	CALGARY AB	403 903-0782	1:00	free
19	Fri Jul 11 05:15 pm	KELOWNA BC	778 214-3151	1:00	free
20	Fri Jul 11 06:26 pm	OSHAWA ON	905 432-0317	1:00	free
21	Fri Jul 11 06:27 pm	OSHAWA ON	905 432-0317	1:00	free
22	Fri Jul 11 06:28 pm	OSHAWA ON	905 432-0317	1:00	free
23	Thu Jul 17 02:14 pm	VANCVER BC	604 250-5646	1:00	free
24	Thu Jul 17 03:00 pm	VANCVER BC	604 250-5646	1:00	free

Total *Business LD Free Minutes

32

Total new charges for CBN001S34798092 6

.00

Amount credited to your account CBN001S34798092 6

- .98



Jul 20, 2025
THE OWNERS, STRATA
PLAN NW
2912

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	47.74	- 48.72				- 0.98
6	(778) 880-0457				20.20	3.18	23.38
	Total amount you owe	47.74	- 48.72	.00	20.20	3.18	22.40

JTA1160031-0023935-04313-0003-0003-00-3

239883613 3

0042129000

96



Your TELUS statement
Jul 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 Jul 19 to Aug 18)	20.00
Total Business Select	\$20.00
Monthly services (from Jul 19 to Aug 18)	.00
1 Business Individual Line*	.00
Additional charges and credits	.20
TELUS NG 9-1-1 Service* Jul 19	\$.14
TELUS 9-1-1 Service* Jul 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

NW2912 - Mayfair Gardens

DATE 0 8 2 1 2 0 2 5
M M D D Y Y Y Y

*****Four Hundred Thirty-One and 45/100

**431.45

Waste Connections of Canada

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



MEMO

Waste Connections of Canada

8/21/2025

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
07/31/2025	Bill	7305-0004290486	202.68	202.68		202.68
08/01/2025	Bill	7305-0004330930	228.77	228.77		228.77
Cheque Amount						431.45

Prospera 103985785 (

431.45

Waste Connections of Canada

8/21/2025

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
07/31/2025	Bill	7305-0004290486	202.68	202.68		202.68
08/01/2025	Bill	7305-0004330930	228.77	228.77		228.77
Cheque Amount						431.45



Prospera 103985785 (

431.45



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

INVOICE	DATE	ACCOUNT NO.
7305-0004330930	07/31/25	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	\$202.68

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

08/01/25 - 08/31/25	1.00	Basic Service Charge	\$192.50
08/01/25 - 08/31/25	1.00	Container Maintenance	\$15.00
07/31/25		Fuel Surcharge	\$10.38
	217.88	BC GST 866808298RT0007	\$10.89

SITE TOTAL

\$228.77

TOTAL THIS INVOICE DUE

\$228.77

BC GST 866808298RT0007

\$10.89

AK

6210 Waste removal

08/11/2025



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	07/31/25
INVOICE	7305-0004330930	AMOUNT DUE	\$431.45
Amount Paid:			

ADDRESSEE:

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

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

REMIT TO:

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

7305 00000000000000X001233X00006 0000002287700000000000004330930 5



Pay Bills - Receipt

Membership: 2912 NW OF		Date: August 28, 2025		
Status	Processed	Your		
Transaction ID	1CC413			
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	August 28, 2025			
Amount	\$22.40 CAD			
Reference Number is: 975411.				
Status	Processed	Your		
Transaction ID	1CC47E			
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	August 28, 2025			
Amount	\$431.45 CAD			
Reference Number is: 691081.				