

1:40 PM
11/12/25
Accrual Basis

Mayfair Gardens - NWS 2912
Balance Sheet
As of October 31, 2025

	Oct 31, 25
ASSETS	
Current Assets	
Chequing/Savings	
1000 · Prospera 103985785 (OP)	36,474.68
1050 · Prospera 703985777 (CRF)	215,958.59
1090 · Petty Cash	350.00
Total Chequing/Savings	252,783.27
Accounts Receivable	
1100 · Accounts Receivable	
1120 · LEVY- Boiler Replace - 2024 SGM	1,447.23
1100 · Accounts Receivable - Other	13,662.17
Total 1100 · Accounts Receivable	15,109.40
Total Accounts Receivable	15,109.40
Other Current Assets	
1300 · Prepaid - Insurance	13,147.24
Total Other Current Assets	13,147.24
Total Current Assets	281,039.91
TOTAL ASSETS	281,039.91
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	3,488.72
Total Accounts Payable	3,488.72
Other Current Liabilities	
2070 · Accrued Appraisal	1,500.04
2080 · Accrued Social Fund	78.90
2090 · Accrued Depreciation Report	1,808.19
2500 · Due to CRF - Insurance	13,147.24
2554 · Due to OP From CRF	(5,775.00)
Total Other Current Liabilities	10,759.37
Total Current Liabilities	14,248.09
Total Liabilities	14,248.09
Equity	
3100 · Contingency Reserve Fund	
3110 · CRF Reserve	197,887.15
3112 · Due to OP from CRF - Boiler	5,775.00
3120 · Interest Earned	26,890.91
3121 · Due to CRF from LEVY	(1,447.23)
3500 · Due from Operating - Insurance	(13,147.24)
Total 3100 · Contingency Reserve Fund	215,958.59
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)	28,293.23
Net Income	21,092.77
Total Equity	266,791.82
TOTAL LIABILITIES & EQUITY	281,039.91

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11/12/25

Accrual Basis

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

	Oct 25	Budget	May - Oct 25	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
4000 · Owner Contributions	18,123.67	18,123.63	108,741.88	108,741.72	217,483.50
4200 · Interest	124.27		712.79		
4250 · Other Income	0.00		30.00		
4260 · By-Law Violation Fines	0.00		694.01		
4300 · Prior Year's Surplus Forward	1,000.00	1,000.00	6,000.00	6,000.00	12,000.00
Total Income	19,247.94	19,123.63	116,178.68	114,741.72	229,483.50
Gross Profit	19,247.94	19,123.63	116,178.68	114,741.72	229,483.50
Expense					
Administration					
6020 · Bank Charges and Interest	13.00	16.67	78.00	99.98	200.00
6100 · Insurance	2,629.46	2,666.67	15,776.76	15,999.98	32,000.00
6110 · Insurance - Appraisal	83.34	0.00	500.04	0.00	0.00
6115 · WorkSafe BC	0.00	8.34	0.00	49.96	100.00
6125 · CRA Filings / RESA	0.00	39.59	420.00	237.46	475.00
6130 · Management Fees	1,668.84	1,300.71	8,197.99	7,804.24	15,608.50
6150 · Office and Sundry	7.21	125.00	255.25	750.00	1,500.00
6160 · Professional Fees	0.00	83.34	682.50	499.96	1,000.00
Total Administration	4,401.85	4,240.32	25,910.54	25,441.58	50,883.50
General Maintenance					
6040 · Fire Protection	281.60	583.34	3,531.68	3,499.96	7,000.00
6060 · Landscaping	2,089.50	1,250.00	6,268.50	7,500.00	15,000.00
6065 · Pest Control	0.00	100.00	0.00	600.00	1,200.00
6070 · Landscaping Improvements	0.00	83.34	2,150.11	499.96	1,000.00
6120 · Repairs and Maintenance	0.00	2,916.67	17,508.78	17,499.98	35,000.00
6132 · Mechanical Maintenance	1,180.27	625.00	2,897.54	3,750.00	7,500.00
6135 · Elevator & License	309.75	350.00	1,800.75	2,100.00	4,200.00
6145 · Janitorial	500.00	583.34	3,150.00	3,499.96	7,000.00
6180 · Snow Removal	0.00	333.34	0.00	1,999.96	4,000.00
6185 · Hytec Water Treatment Sys...	1,080.58	1,083.34	6,483.48	6,499.96	13,000.00
6190 · Depreciation Report	0.00	583.34	0.00	3,499.96	7,000.00
6195 · Arborist	0.00	250.00	0.00	1,500.00	3,000.00
Total General Maintenance	5,441.70	8,741.71	43,790.84	52,449.74	104,900.00
Utilities					
6030 · Electricity	430.00	541.67	2,580.00	3,249.98	6,500.00
6140 · Natural Gas	415.00	2,000.00	3,172.17	12,000.00	24,000.00
6200 · Telephone / Enterphone	68.86	100.00	355.07	600.00	1,200.00
6210 · Waste Removal	407.46	291.67	1,512.73	1,749.98	3,500.00
6220 · Water and Sewer	0.00	708.34	2,333.11	4,249.96	8,500.00
Total Utilities	1,321.32	3,641.68	9,953.08	21,849.92	43,700.00
Contingency Fund					
6900 · Contingency Reserve Alloca...	2,500.00	2,500.00	15,000.00	15,000.00	30,000.00
Total Contingency Fund	2,500.00	2,500.00	15,000.00	15,000.00	30,000.00
Total Expense	13,664.87	19,123.71	94,654.46	114,741.24	229,483.50
Net Ordinary Income	5,583.07	(0.08)	21,524.22	0.48	0.00
Other Income/Expense					
Other Expense					
8999 · Prev Fiscal Year Expense	228.77		431.45		
Total Other Expense	228.77		431.45		
Net Other Income	(228.77)		(431.45)		
Net Income	5,354.30	(0.08)	21,092.77	0.48	0.00

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11/12/25

Accrual Basis

Mayfair Gardens - NWS 2912

General Ledger

As of October 31, 2025

Type	Date	Num	Name	Memo	Amount
3200 · Surplus (Deficit)					
Total 3200 · Surplus (Deficit)					
Administration					
6020 · Bank Charges and Interest					
Cheque	10/31/2025			Service Charge	13.00
Total 6020 · Bank Charges and Interest					13.00
6045 · Collection Assurance Fee					
Invoice	10/03/2025	Return...	106 Jones	Return Service ...	(20.00)
Bill	10/03/2025	11500 ...	Advantage Property ...	Inv. 11500 - Re...	20.00
Bill	10/06/2025	11557	Advantage Property ...	Inv. 11557 - Re...	20.00
Invoice	10/06/2025	Return...	304 SOLD Heppell	Return Service ...	(20.00)
Total 6045 · Collection Assurance Fee					0.00
6100 · Insurance					
General Journal	10/05/2025	Insura...		Prepaid Insura...	2,629.46
Total 6100 · Insurance					2,629.46
6110 · Insurance - Appraisal					
General Journal	10/05/2025	Insura...		Monthly Insur...	83.34
Total 6110 · Insurance - Appraisal					83.34
6125 · CRA Filings / RESA					
Total 6125 · CRA Filings / RESA					
6130 · Management Fees					
Bill	10/01/2025	10004	Advantage Property ...	Strata Mgmt F...	1,227.08
Bill	10/01/2025	10577	Advantage Property ...	Strata Mgmt F...	441.76
Total 6130 · Management Fees					1,668.84
6150 · Office and Sundry					
Bill	10/31/2025	12721 ...	Advantage Property ...	Inv. 12721 - Oc...	7.21
Total 6150 · Office and Sundry					7.21
6160 · Professional Fees					
Total 6160 · Professional Fees					
Total Administration					4,401.85
General Maintenance					
6040 · Fire Protection					
Bill	10/01/2025	149734	Elite Fire Protection L...	Inv. 149734 - 3...	141.75
Bill	10/24/2025	00027...	Royal City Fire Suppli...	Inv. 00027969...	139.85
Total 6040 · Fire Protection					281.60
6060 · Landscaping					
Bill	10/01/2025	1558 - ...	GroundsPro Landscap...	Inv. 1558 - Gro...	1,044.75
Bill	10/31/2025	1574 - ...	GroundsPro Landscap...	Inv. 1574 - Gro...	1,044.75
Total 6060 · Landscaping					2,089.50
6070 · Landscaping Improvements					
Total 6070 · Landscaping Improvements					

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11/12/25

Accrual Basis

Mayfair Gardens - NWS 2912

General Ledger

As of October 31, 2025

Type	Date	Num	Name	Memo	Amount
6120 · Repairs and Maintenance					
Total 6120 · Repairs and Maintenance					
6132 · Mechanical Maintenance					
Bill	10/31/2025	281477	C & C Electrical/Mech...	Inv. 00028147...	1,180.27
Total 6132 · Mechanical Maintenance					1,180.27
6135 · Elevator & License					
Bill	10/01/2025	958742	Richmond Elevator - ...	Inv. 958742 - R...	309.75
Total 6135 · Elevator & License					309.75
6145 · Janitorial					
Bill	10/01/2025	37 - Oc...	West Falls Cleaning S...	Inv. 37 - Octob...	500.00
Total 6145 · Janitorial					500.00
6185 · Hytec Water Treatment System					
Cheque	10/02/2025	Debit	Meridian OneCap Cre...	Hytec Water T...	1,080.58
Total 6185 · Hytec Water Treatment System					1,080.58
Total General Maintenance					5,441.70
Utilities					
6030 · Electricity					
Bill	10/03/2025	13000...	BC Hydro PAP - #222...	Inv. 13000009...	430.00
Total 6030 · Electricity					430.00
6140 · Natural Gas					
Bill	10/06/2025	Sep 6 -...	Fortis BC - #933019 - ...	Acct# 933019 -...	415.00
Total 6140 · Natural Gas					415.00
6200 · Telephone / Enterphone					
Bill	10/18/2025	Oct 19 ...	Telus - PAP Acct 2383...	Acct# 2383242...	43.54
Bill	10/20/2025	Oct 20,...	Telus - Acct 2398836...	Acct 23988361...	25.32
Total 6200 · Telephone / Enterphone					68.86
6210 · Waste Removal					
Bill	10/20/2025	88542	Urban Impact Recycli...	Inv. 88542 - Q...	203.73
Bill	10/20/2025	99636	Urban Impact Recycli...	Inv. 99636 - Q...	203.73
Total 6210 · Waste Removal					407.46
6220 · Water and Sewer					
Total 6220 · Water and Sewer					
Total Utilities					1,321.32
Contingency Fund					
6900 · Contingency Reserve Allocation					
General Journal	10/05/2025	CRF Co...		Monthly CRF C...	2,500.00
Total 6900 · Contingency Reserve Allocation					2,500.00
Total Contingency Fund					2,500.00

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Accrual Basis

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

Type	Date	Num	Name	Memo	Amount
8999 · Prev Fiscal Year Expense					
Bill	10/01/2025	7305-0...	Waste Connections	Inv. 7305-0004...	228.77
Total 8999 · Prev Fiscal Year Expense					228.77
TOTAL					13,893.64

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

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
101 Kent	0.00	507.19	629.93	47.26	13,793.98	14,978.36
106 Jones	0.00	604.48	0.00	0.00	0.00	604.48
212 Jacob...	0.00	0.00	0.00	(598.99)	0.00	(598.99)
302 Nelson	0.00	(22.81)	0.00	(0.67)	(50.97)	(74.45)
306 Butler	0.00	0.00	0.00	0.00	200.00	200.00
TOTAL	0.00	1,088.86	629.93	(552.40)	13,943.01	15,109.40

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

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Advantage Property Manage...	7.21	47.67	0.00	0.00	0.00	54.88
C & C Electrical/Mechanical	1,180.27	0.00	0.00	0.00	0.00	1,180.27
City of Abbotsford PAD	0.00	1,183.50	0.00	0.00	0.00	1,183.50
GroundsPro Landscape Mgmt	1,044.75	0.00	0.00	0.00	0.00	1,044.75
Telus - Acct 2398836133	0.00	25.32	0.00	0.00	0.00	25.32
TOTAL	2,232.23	1,256.49	0.00	0.00	0.00	3,488.72

11/03/25

Mayfair Gardens - NWS 2912
Reconciliation Detail
1000 · Prospera 103985785 (OP), Period Ending 10/31/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						42,973.59
Cleared Transactions						
Cheques and Payments - 18 items						
Bill Pmt -Cheque	08/21/2025	384	GroundsPro Landscap...	X	(1,044.75)	(1,044.75)
Bill Pmt -Cheque	09/23/2025	391	Art's Drywall & Resto...	X	(1,456.41)	(2,501.16)
Bill Pmt -Cheque	09/23/2025	395	West Falls Cleaning S...	X	(650.00)	(3,151.16)
Bill Pmt -Cheque	09/23/2025	394	W.H.B.M Constructio...	X	(353.86)	(3,505.02)
Bill Pmt -Cheque	10/01/2025	396	Advantage Property ...	X	(1,682.36)	(5,187.38)
Cheque	10/02/2025	Debit	Meridian OneCap Cre...	X	(1,080.58)	(6,267.96)
Invoice	10/03/2025	Return	106 Jones	X	(584.48)	(6,852.44)
General Journal	10/05/2025	Insura...		X	(2,629.46)	(9,481.90)
General Journal	10/05/2025	CRF Co...		X	(2,500.00)	(11,981.90)
Invoice	10/06/2025	Return	304 SOLD Heppell	X	(473.38)	(12,455.28)
Bill Pmt -Cheque	10/14/2025	Debit	BC Hydro PAP - #222...	X	(430.00)	(12,885.28)
Bill Pmt -Cheque	10/15/2025	Debit	Richmond Elevator - ...	X	(309.75)	(13,195.03)
Bill Pmt -Cheque	10/23/2025	402	West Falls Cleaning S...	X	(500.00)	(13,695.03)
Bill Pmt -Cheque	10/23/2025	Online	Urban Impact Recycli...	X	(407.46)	(14,102.49)
Bill Pmt -Cheque	10/23/2025	Online	Waste Connections	X	(228.77)	(14,331.26)
Bill Pmt -Cheque	10/28/2025	Debit	Fortis BC - #933019 - ...	X	(415.00)	(14,746.26)
Bill Pmt -Cheque	10/30/2025	Debit	Telus - PAP Acct 2383...	X	(43.54)	(14,789.80)
Cheque	10/31/2025			X	(13.00)	(14,802.80)
Total Cheques and Payments					(14,802.80)	(14,802.80)
Deposits and Credits - 5 items						
Deposit	10/01/2025			X	500.00	500.00
Deposit	10/01/2025			X	16,510.32	17,010.32
Deposit	10/14/2025			X	530.00	17,540.32
Deposit	10/21/2025			X	493.38	18,033.70
Deposit	10/31/2025			X	124.27	18,157.97
Total Deposits and Credits					18,157.97	18,157.97
Total Cleared Transactions					3,355.17	3,355.17
Cleared Balance					3,355.17	46,328.76
Uncleared Transactions						
Cheques and Payments - 9 items						
Bill Pmt -Cheque	05/26/2025	358	C & C Electrical/Mech...		(1,145.90)	(1,145.90)
Bill Pmt -Cheque	08/31/2025	390	GroundsPro Landscap...		(1,044.75)	(2,190.65)
Bill Pmt -Cheque	09/23/2025	392	GroundsPro Landscap...		(1,044.75)	(3,235.40)
Bill Pmt -Cheque	09/23/2025	393	Royal City Fire Suppli...		(311.33)	(3,546.73)
Bill Pmt -Cheque	10/23/2025	397	Arsenault Tree Service		(2,047.50)	(5,594.23)
Bill Pmt -Cheque	10/23/2025	399	GroundsPro Landscap...		(1,044.75)	(6,638.98)
Bill Pmt -Cheque	10/23/2025	398	Elite Fire Protection L...		(141.75)	(6,780.73)
Bill Pmt -Cheque	10/23/2025	401	Superior Door Services		(136.50)	(6,917.23)
Bill Pmt -Cheque	10/24/2025	404	Royal City Fire Suppli...		(2,936.85)	(9,854.08)
Total Cheques and Payments					(9,854.08)	(9,854.08)
Total Uncleared Transactions					(9,854.08)	(9,854.08)
Register Balance as of 10/31/2025					(6,498.91)	36,474.68
Ending Balance					(6,498.91)	36,474.68



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

Statement of accounts

Date	October 31, 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	\$46,328.76
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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*Terms and conditions apply



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

Date	October 31, 2025
Member No	3985785
Page	2 of 3

Accounts

Business Pay As You Go

Date	Description	Withdrawal	Deposit	Balance
01Oct2025	Beginning balance	\$0.00	\$0.00	\$42,973.59
01Oct2025	PreAuth Credit- Advantage Strata Fees	\$0.00	\$16,510.32	\$59,483.91
01Oct2025	PreAuth Debit- MERIDIAN ONECAP CREDIT CORP.	\$1,080.58	\$0.00	\$58,403.33
01Oct2025	Clearing Cheque 396	\$1,682.36	\$0.00	\$56,720.97
02Oct2025	Deposit Cash	\$0.00	\$500.00	\$57,220.97
02Oct2025	Return Credit- 106 - Jones; Diane	\$584.48	\$0.00	\$56,636.49
02Oct2025	Clearing Cheque 395	\$650.00	\$0.00	\$55,986.49
03Oct2025	Return Credit- 304 Heppell; Braden	\$473.38	\$0.00	\$55,513.11
05Oct2025	Transfer out to 3985777 westoak maxi 0	\$2,500.00	\$0.00	\$53,013.11
06Oct2025	Transfer out to 3985777 westoak maxi 0	\$2,629.46	\$0.00	\$50,383.65
14Oct2025	PreAuth Debit- B.C. HYDRO & POWER AUTHORITY	\$430.00	\$0.00	\$49,953.65
14Oct2025	Clearing Cheque 394	\$353.86	\$0.00	\$49,599.79
15Oct2025	PreAuth Debit- RICHMOND ELEVATOR MAINTENANCE	\$309.75	\$0.00	\$49,290.04
15Oct2025	Deposit QD	\$0.00	\$530.00	\$49,820.04
15Oct2025	Clearing Cheque 391	\$1,456.41	\$0.00	\$48,363.63
22Oct2025	Transfer in from 3847308 sardis cheq 0	\$0.00	\$493.38	\$48,857.01
27Oct2025	Clearing Cheque 384	\$1,044.75	\$0.00	\$47,812.26
28Oct2025	Online Bill Payment Urban Impact Recycling Ltd	\$407.46	\$0.00	\$47,404.80
28Oct2025	Online Bill Payment Waste Connections of Canada Inc	\$228.77	\$0.00	\$47,176.03
28Oct2025	PreAuth Debit- FORTISBC HOLDINGS INC.	\$415.00	\$0.00	\$46,761.03
29Oct2025	PreAuth Debit- Telus Comm	\$43.54	\$0.00	\$46,717.49
30Oct2025	Clearing Cheque 402	\$500.00	\$0.00	\$46,217.49
31Oct2025	Credit Interest	\$0.00	\$124.27	\$46,341.76
31Oct2025	Service Charge	\$13.00	\$0.00	\$46,328.76

Total Deposit: \$18,157.97
Total Withdrawals: \$14,802.80

Number of Cheques 6

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 October 31, 2025
Member No 3985785
Page 3 of 3

CHEQUES

Cleared Cheques

2025-10-01 Chq#:396 \$1,682.36

Advantage Property Management
ITF NWS 2912
8387 Young Road, Chilliwack, BC V2P 4N8
604-858-7368

PROSPERA CREDIT UNION
WEST OAKS BRANCH 1000 BCS 3400
3200 SOUTH FRASER WAY - UNIT 400
ABBOTSFORD, BC V2T 4K6

DATE 10 01 2025
M M D D Y Y Y Y

PAY *****One Thousand Six Hundred Eighty-Two and 36/100 \$ **1,682.36

TO THE ORDER OF Advantage Property Management
8387 Young Road,
Chilliwack, BC V2P 4N8

MEMO

PER *[Signature]*
PER *[Signature]*

⑈000396⑈ ⑆42570⑈809⑆ 10⑈398⑈578⑈5⑈

2025-10-02 Chq#:395 \$650.00

Advantage Property Management
ITF NWS 2912
8387 Young Road, Chilliwack, BC V2P 4N8
604-858-7368

PROSPERA CREDIT UNION
WEST OAKS BRANCH 1000 BCS 3400
3200 SOUTH FRASER WAY - UNIT 400
ABBOTSFORD, BC V2T 4K6

DATE 08 23 2025
M M D D Y Y Y Y

PAY *****Six Hundred Fifty and 00/100 \$ **650.00

TO THE ORDER OF West Falls Cleaning Services
Call 604-615-3085 for P/U
311 - 32868 Mackin Road
Abbotsford, BC V2S 0K9

MEMO

PER *[Signature]*
PER *[Signature]*

⑈000395⑈ ⑆42570⑈809⑆ 10⑈398⑈578⑈5⑈

2025-10-14 Chq#:394 \$353.86

Advantage Property Management
ITF NWS 2912
8387 Young Road, Chilliwack, BC V2P 4N8
604-858-7368

PROSPERA CREDIT UNION
WEST OAKS BRANCH 1000 BCS 3400
3200 SOUTH FRASER WAY - UNIT 400
ABBOTSFORD, BC V2T 4K6

DATE 09 23 2025
M M D D Y Y Y Y

PAY *****Three Hundred Fifty-Three and 86/100 \$ **353.86

TO THE ORDER OF W.H.B.M Construction Solutions
2836 Laurel Crescent
Abbotsford, BC V2S 3L3

MEMO Inv. 15728 - Labour & Materials to Melrose Post

PER *[Signature]*
PER *[Signature]*

⑈000394⑈ ⑆42570⑈809⑆ 10⑈398⑈578⑈5⑈

2025-10-15 Chq#:391 \$1,456.41

Advantage Property Management
ITF NWS 2912
8387 Young Road, Chilliwack, BC V2P 4N8
604-858-7368

PROSPERA CREDIT UNION
WEST OAKS BRANCH 1000 BCS 3400
3200 SOUTH FRASER WAY - UNIT 400
ABBOTSFORD, BC V2T 4K6

DATE 08 23 2025
M M D D Y Y Y Y

PAY *****One Thousand Four Hundred Fifty-Six and 41/100 \$ **1,456.41

TO THE ORDER OF Art's Drywall & Restoration Ltd.
23518 Delmar Crescent
Abbotsford, BC V4X 2E4

MEMO Inv. 3302A - Unit 210 Alarm Valve & 2nd Floor Halway Des to Wa

PER *[Signature]*
PER *[Signature]*

⑈000391⑈ ⑆42570⑈809⑆ 10⑈398⑈578⑈5⑈

2025-10-27 Chq#:384 \$1,044.75

Advantage Property Management
ITF NWS 2912
8387 Young Road, Chilliwack, BC V2P 4N8
604-858-7368

PROSPERA CREDIT UNION
WEST OAKS BRANCH 1000 BCS 3400
3200 SOUTH FRASER WAY - UNIT 400
ABBOTSFORD, BC V2T 4K6

DATE 08 21 2025
M 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
28481 58th Avenue
Abbotsford, BC V4X 2G1

MEMO Inv. 1558 - 2025 LANDSCAPING Contract August 2025

PER *[Signature]*
PER *[Signature]*

⑈000384⑈ ⑆42570⑈809⑆ 10⑈398⑈578⑈5⑈

2025-10-30 Chq#:402 \$500.00

Advantage Property Management
ITF NWS 2912
8387 Young Road, Chilliwack, BC V2P 4N8
604-858-7368

PROSPERA CREDIT UNION
WEST OAKS BRANCH 1000 BCS 3400
3200 SOUTH FRASER WAY - UNIT 400
ABBOTSFORD, BC V2T 4K6

DATE 10 23 2025
M M D D Y Y Y Y

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

TO THE ORDER OF West Falls Cleaning Services
Call 604-615-3085 for P/U
311 - 32868 Mackin Road
Abbotsford, BC V2S 0K9

MEMO Inv. 37 - October 2025 - annual

PER *[Signature]*
PER *[Signature]*

⑈000402⑈ ⑆42570⑈809⑆ 10⑈398⑈578⑈5⑈

1:58 PM
11/03/25

Mayfair Gardens - NWS 2912
Reconciliation Detail
1050 - Prospera 703985777 (CRF), Period Ending 10/31/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						210,294.20
Cleared Transactions						
Deposits and Credits - 3 items						
General Journal	10/05/2025	CRF Co...		X	2,500.00	2,500.00
General Journal	10/05/2025	Insura...		X	2,629.46	5,129.46
Deposit	10/31/2025			X	534.93	5,664.39
Total Deposits and Credits					5,664.39	5,664.39
Total Cleared Transactions					5,664.39	5,664.39
Cleared Balance					5,664.39	215,958.59
Register Balance as of 10/31/2025					5,664.39	215,958.59
Ending Balance					5,664.39	215,958.59



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

Statement of accounts

Date	October 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	\$215,958.59
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

Debt got you down?

Enjoy 0% interest for 12 months* with a Collabria credit card transfer and save money while you simplify your finances.

Visit prospera.ca to learn more.

*Terms and conditions apply



What would YOU do with \$30,000?

There's still time to earn multiple entries in our epic 30k Giveaway. Book a complimentary investment review for a chance to **win \$30,000** or **one of five \$1,000 prizes**.

Learn more ways to enter at prospera.ca/30kgiveaway

*Terms and conditions apply



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

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

Accounts

Business Savings - Contingency

Date	Description	Withdrawal	Deposit	Balance
01Oct2025	Beginning balance	\$0.00	\$0.00	\$210,294.20
05Oct2025	Transfer in from 3985785 westoak cheq 0	\$0.00	\$2,500.00	\$212,794.20
06Oct2025	Transfer in from 3985785 westoak cheq 0	\$0.00	\$2,629.46	\$215,423.66
31Oct2025	Credit Interest	\$0.00	\$534.93	\$215,958.59

Total Deposit: \$5,664.39
Total Withdrawals: \$0.00

Business Savings 1 - Levy

Date	Description	Withdrawal	Deposit	Balance
01Oct2025	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
01Oct2025	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 1 0 2 3 2 0 2 5
M M D D Y Y Y Y

*****Four Hundred Seven and 46/100

**407.46

Urban Impact Recycling Ltd.

5 Capilano Way
New Westminster, BC V3L 5G3

MEMO



Urban Impact Recycling Ltd.

10/23/2025

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
10/20/2025	Bill	88542	203.73	203.73		203.73
10/20/2025	Bill	99636	203.73	203.73		203.73
					Cheque Amount	407.46

Prospera 103985785 (

407.46

Urban Impact Recycling Ltd.

10/23/2025

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
10/20/2025	Bill	88542	203.73	203.73		203.73 ✓
10/20/2025	Bill	99636	203.73	203.73		203.73 ✓
					Cheque Amount	407.46



Prospera 103985785 (

407.46



Urban Impact Recycling Ltd
 5 Capilano Way
 New Westminster, BC V3L 5G3
 (604) 273-0089
<https://urbanimpact-portal.navusoft.net>

Customer 17262
Date Jul 1, 2025
Invoice 88542
Due Date Jul 31, 2025

Bill to:

MAYFAIR GARDENS NW2912
 3033 IMMEL ST #360
 C/O HOME ADVANTAGE REALTY (CENTRAL VALLEY) LTD
 ABBOTSFORD, BC V2S 6S2

Amount Enclosed

Cheque No

To receive proper credit please return this portion with your payment.

IMPORTANT MESSAGES

Did you know that you can view Invoices, AR history and post Credit Card payments in our Customer Portal! Access the portal here: <https://urbanimpact-portal.navusoft.net/>. First time user? Contact customerservice@urbanimpact.com to get an invitation to login.

Balance Forward	\$ 407.46
Payments	-\$ 407.46
Credits	
Charges	\$ 203.73
Balance Due	\$ 203.73

Current	1-30 Days	31-60 Days	61-90 Days	Over 90 Days	Balance Due
203.73	0.00	0.00	0.00	0.00	203.73

Payment Options

-  Pay by credit card, <https://urbanimpact-portal.navusoft.net>
-  Pay online, Financial Institution, EFT or Online Banking.
-  Pay by cheque, payable to Urban Impact Recycling Ltd.
-  Pay by phone, call (604) 273-0089 to make a one-time payment.

Site 172620001 - MAYFAIR GARDENS NW2912 - 33401 MAYFAIR AVE ABBOTSFORD, BC V2S 6Z2

DATE	QTY	DESCRIPTION	TOTAL
07/01/25 - 09/30/25	1.00	Monthly Service Fee	194.04
		Pre-tax Site Charges	194.04
		GST #127380814	9.69
		Site Total	\$ 203.73
		Pre-tax Current Charges	\$ 194.04
		GST #127380814	\$ 9.69
		Invoice Amount	\$ 203.73



Urban Impact Recycling Ltd
5 Capilano Way
New Westminster, BC V3L 5G3
(604) 273-0089
<https://urbanimpact-portal.navusoft.net>

Customer 17262
Date Oct 1, 2025
Invoice 99636
Due Date Oct 31, 2025

Bill to:

MAYFAIR GARDENS NW2912
3033 IMMEL ST #360
C/O HOME ADVANTAGE REALTY (CENTRAL VALLEY) LTD
ABBOTSFORD, BC V2S 6S2

Amount Enclosed
Cheque No

To receive proper credit please return this portion with your payment.

IMPORTANT MESSAGES

Account is now overdue - Call or make payment.
Urban Impact works tirelessly to ensure our services are on time, efficient and delivered safely. 2025 continued to be a challenging year in managing all costs associated with service delivery, including labour, benefits, and insurance. Urban Impact will apply a 7% increase to your service fees on January 1, 2026. We thank you for the opportunity to be of continued service.

Balance Forward	\$ 203.73
Payments	
Credits	
Charges	\$ 203.73
Balance Due	\$ 407.46

Current	1-30 Days	31-60 Days	61-90 Days	Over 90 Days	Balance Due
203.73	0.00	0.00	203.73	0.00	407.46

Payment Options

 Pay by credit card, <https://urbanimpact-portal.navusoft.net>

 Pay online, Financial Institution, EFT or Online Banking.

 Pay by cheque, payable to Urban Impact Recycling Ltd.

 Pay by phone, call (604) 273-0089 to make a one-time payment.

Site 172620001 - MAYFAIR GARDENS NW2912 - 33401 MAYFAIR AVE ABBOTSFORD, BC V2S 6Z2

DATE	QTY	DESCRIPTION	TOTAL
10/01/25 - 12/31/25	1.00	Monthly Service Fee	194.04
		Pre-tax Site Charges	194.04
		GST #127380814	9.69
		Site Total	\$ 203.73
		Pre-tax Current Charges	\$ 194.04
		GST #127380814	\$ 9.69
		Invoice Amount	\$ 203.73



Pay Bills - Receipt

Membership: 2912 NW OF		Date: October 28, 2025		
Status	Processed	Your		
Transaction ID	BFB304			
Transaction	Bill Payment			
User	Amber Still			
Pay From	Business Pay As You Go 000 (Member Number: 3985785, Branch: 7)			
Pay To	Urban Impact Recycling Ltd 17262			
Date	October 28, 2025			
Amount	\$407.46 CAD			
Reference Number is: 586423 .				
Status	Processed	Your		
Transaction ID	BFB36B			
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	October 28, 2025			
Amount	\$228.77 CAD			
Reference Number is: 460755 .				

NW2912 - Mayfair

DATE 1 0 2 3 2 0 2 5
M M D D Y Y Y Y

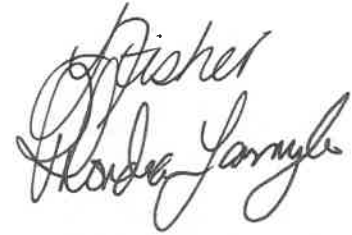
*****Two Hundred Twenty-Eight and 77/100

**228.77

Waste Connections of Canada

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

MEMO Inv. 7305-0004339276 - Waste Removal Oct 1-31, 2025



Waste Connections of Canada

10/23/2025

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
10/01/2025	Bill	7305-0004339276	228.77	228.77		228.77
				Cheque Amount		228.77

Prospera 103985785 (Inv. 7305-0004339276 - Waste Removal Oct 1-3

228.77

Waste Connections of Canada

10/23/2025

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
10/01/2025	Bill	7305-0004339276	228.77	228.77		228.77
				Cheque Amount		228.77



Prospera 103985785 (Inv. 7305-0004339276 - Waste Removal Oct 1-3

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.
7305-0004339276	09/30/25	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

10/01/25 - 10/31/25	1.00	Basic Service Charge	\$192.50
10/01/25 - 10/31/25	1.00	Container Maintenance	\$15.00
09/30/25		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

10/06/2025



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	09/30/25
INVOICE	7305-0004339276	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 0000002287700000000000004339276 8



Pay Bills - Receipt

Membership: 2912 NW OF		Date: October 28, 2025		
Status	Processed	Your		
Transaction ID	BFB304			
Transaction	Bill Payment			
User	Amber Still			
Pay From	Business Pay As You Go 000 (Member Number: 3985785, Branch: 7)			
Pay To	Urban Impact Recycling Ltd 17262			
Date	October 28, 2025			
Amount	\$407.46 CAD			
Reference Number is: 586423 .				
Status	Processed	Your		
Transaction ID	BFB36B			
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	October 28, 2025			
Amount	\$228.77 CAD			
Reference Number is: 460755 .				