

**EAGLESON PROPERTIES LTD.**

INCOME STATEMENT  
 For the 1 Month Ending JULY 31, 2022  
 709 - Strata Plan VR 1607  
 YEAR END JUNE 2022/23

	Current Actual	YTD Actual	YTD BUDGET	VARIANCE	ANNUAL BUDGET
	JULY. 2022	JULY. 2022	1 MONTH		
<b>INCOME</b>					
Income - Strata Fees					
Bylaw Violations	4,112.93	4,112.93	4,112.92	0.01	49,355.00
Other Income*****	-	-	-	-	-
Income - Bank Interest	800.00	800.00	-	800.00	-
Income - Dividends (shares)	-	-	-	-	-
Income - Surplus from Operating Fund	-	-	-	-	-
<b>TOTAL INCOME</b>	<b>4,912.93</b>	<b>4,912.93</b>	<b>4,112.92</b>	<b>800.01</b>	<b>49,355.00</b>
<b>EXPENSES</b>					
<b>UTILITIES</b>					
Utilities - Gas	87.06	87.06	333.33	246.27	4,000.00
Utilities - Electricity	82.00	82.00	83.33	1.33	1,000.00
Utilities - Water & Sewer	677.29	677.29	233.33	443.96	2,800.00
Utilities - Fireline	-	-	-	-	-
Utilities - Street Cleaning	-	-	-	-	-
<b>TOTAL UTILITIES</b>	<b>846.35</b>	<b>846.35</b>	<b>650.00</b>	<b>196.35</b>	<b>7,800.00</b>
<b>CONTRACTS</b>					
Contracts - Garbage*****	279.88	279.88	445.83	165.95	5,350.00
Contracts - Landscaping	-	-	141.67	141.67	1,700.00
Hard - Landscaping	-	-	29.17	29.17	350.00
<b>TOTAL CONTRACTS</b>	<b>279.88</b>	<b>279.88</b>	<b>616.67</b>	<b>336.79</b>	<b>7,400.00</b>
<b>REPAIRS &amp; MAINTENANCE</b>					
R&M - Building Repairs	-	-	-	-	-
R&M - Chimney Cleaning	-	-	166.67	166.67	2,000.00
R&M - Snow Removal	-	-	-	-	-
R&M - Plumbing	-	-	-	-	-
R&M - Gutter & Vent	-	-	-	-	-
R&M - Tree Trimming	-	-	-	-	-
R&M - Locksmithing	-	-	-	-	-
Window Replacement	-	-	-	-	-
R&M - Fire Prevention	-	-	29.17	29.17	350.00
<b>TOTAL REPAIRS &amp; MAINTENANCE</b>	<b>-</b>	<b>-</b>	<b>195.83</b>	<b>195.83</b>	<b>2,350.00</b>
<b>PROFESSIONAL FEES</b>					
Admin - Management Fee	210.00	210.00	210.00	-	2,520.00
Admin - Management Fee (unscheduled)	-	-	-	-	-
Admin - Legal and Accounting	-	-	-	-	-
<b>TOTAL PROFESSIONAL FEES</b>	<b>210.00</b>	<b>210.00</b>	<b>210.00</b>	<b>-</b>	<b>2,520.00</b>
<b>GENERAL EXPENSES</b>					
G&A - Bank charges	-	-	-	-	-
G&A - Photocopy & Postage	-	-	1.83	1.83	22.00
G&A - Administration	-	-	-	-	-
G&A - Insurance Appraisal	-	-	-	-	-
G&A - Insurance	1,020.50	1,020.50	1,075.00	54.50	12,900.00
G&A - Insurance - Worksafe BC	-	-	-	-	-
<b>TOTAL GENERAL EXPENSES</b>	<b>1,020.50</b>	<b>1,020.50</b>	<b>1,076.83</b>	<b>56.33</b>	<b>12,922.00</b>
<b>CONTINGENCY</b>	<b>1,340.42</b>	<b>1,340.42</b>	<b>1,363.58</b>	<b>23.16</b>	<b>16,363.00</b>
<b>TOTAL EXPENSES</b>	<b>3,697.15</b>	<b>3,697.15</b>	<b>4,112.92</b>	<b>415.77</b>	<b>49,355.00</b>
<b>NET INCOME &lt;LOSS&gt;</b>	<b>1,215.78</b>	<b>1,215.78</b>	<b>-</b>	<b>-</b>	<b>-</b>

\*\*\*\*\*Door Project \*\*\*\* Grant & Kim Ewing

*S.K.*  
*AKP*  
 AUG 19 2022

**EAGLESON PROPERTIES LTD.**  
**BALANCE SHEET**  
 For the 1 Month Ending JULY 31, 2022  
 709 - Strata Plan VR 1607  
**YEAR END JUNE 2022/23**

**YTD Actual**

**ASSETS:**

Bank - Vancity SHARES	\$	758.22
Bank - Operating Account	\$	23,119.94
Bank - Contingency Reserve Fund	\$	92,850.05
Bank - Vancity Membership Fee	-\$	5.00
Accounts Receivable	-\$	14,877.09
Prepaid Insurance	\$	4,082.00
Prepaid Insurance Appraisal	\$	-
Total Current Assets	\$	<u>105,928.12</u>
<b>TOTAL ASSETS</b>	<b>\$</b>	<b><u>105,928.12</u></b>

**LIABILITIES:**

Accounts Payable	\$	-
<b>TOTAL LIABILITIES</b>	<b>\$</b>	<b><u>-</u></b>

**EQUITY**

Retained Earnings	\$	104,712.34
Current Year Income	\$	1,215.78
<b>TOTAL EQUITY</b>	<b>\$</b>	<b><u>105,928.12</u></b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$</b>	<b><u>105,928.12</u></b>

*WKE*  
 AUG 19 2022

*S.K.*

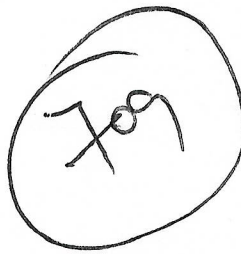
# Monthly A/R Summary

by Unit For: July 2022

Unit	Tenant	Opening Balance	Charge Description	Charge Amount	Payment Received	Current Balance
1	Grant and Kim Ewing	\$0.00	Strata Fees for PID# 709	\$679.93		
			Strata Fee - Door Project	\$800.00		
			*** Total ***	\$1,479.93		
01	Patricia Vanderflaas	\$0.00	Strata Fees for PID# 709	\$536.79	(\$2,159.86)	(\$679.93)
			*** Total ***	\$536.79		
001	Tessie Lowe	\$0.00	Strata Fees for PID# 709	\$559.83	(\$536.79)	\$0.00
			*** Total ***	\$559.83		
0001	Noriko Horiguchi	\$0.00	Strata Fees for PID# 709	\$559.83	(\$1,119.66)	(\$559.83)
			*** Total ***	\$559.83		
00001	Jerry Thomas	\$0.00	Strata Fees for PID# 709	\$559.83	(\$6,717.93)	(\$6,158.10)
			*** Total ***	\$559.83		
000001	Nancy Holme	\$0.00	Strata Fees for PID# 709	\$536.79	(\$559.83)	\$0.00
			*** Total ***	\$536.79		
0000001	Peggy Smyth	\$0.00	Strata Fees for PID# 709	\$679.93	(\$536.79)	\$0.00
			*** Total ***	\$679.93		
			*** Total ***	\$4,912.93	(\$19,790.02)	(\$14,877.09)
			** Totals for Building:			







AUGUST 01, 2022

VANAS15000\_6232936 E D 16300 00014  
 EAGLESON PROPERTIES ITF  
 STRATA CORP VR1607  
 201-2940 MAIN STREET  
 VANCOUVER BC V6B 5A1



My relationship number(s)  
 91268349

My branch  
 DOWNTOWN  
 898 WEST PENDER ST.  
 VANCOUVER BC V6C 1J8  
 T 604 877 7000 TOLL-FREE 1 888 VANCITY  
 vancity.com

## My accounts

STATEMENT PERIOD: 01 JUL 2022 to 31 JUL 2022

### DAILY BANKING

ACCOUNT SUMMARY	OPENING BALANCE ON 01 JUL 2022	TOTAL WITHDRAWALS	TOTAL DEPOSITS	CLOSING BALANCE ON 31 JUL 2022
INDEPENDENT BUSINESS ACCOUNT #100084835930	6,644.69	3,314.77	19,790.02	23,119.94
TOTAL NUMBER OF CHEQUES 6				

### INDEPENDENT BUSINESS ACCOUNT #100084835930

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	OPENING BALANCE			6,644.69
02 JUL	ETRANSFER CREDIT (JEROMETHOMAS)		559.83	7,204.52
02 JUL	ETRANSFER CREDIT (MELANIETERESELOWE)		559.83	7,764.35
06 JUL	FUNDS TRANSFER-ONLINE TO REL#91268601 (\$1,340.42) (CONTNGENCY JULY RECEIPTS)	1,340.42		6,423.93
11 JUL	CHEQUE DEPOSIT-BRANCH (NANCY HOLME)		536.79	6,960.72
13 JUL	ETRANSFER CREDIT (GRANTEWING)		800.00	7,760.72
13 JUL	ETRANSFER CREDIT (GRANTEWING)		679.93	8,440.65
13 JUL	ETRANSFER CREDIT (MARGARETBROWNESMYTH)		3,000.00	11,440.65
15 JUL	ETRANSFER CREDIT (MARGARETBROWNESMYTH)		3,000.00	14,440.65
16 JUL	CHEQUE CLEARED #126	87.06		14,353.59
16 JUL	ETRANSFER CREDIT (PATRICIAVANDERFLAES)		536.79	14,890.38
17 JUL	ETRANSFER CREDIT (MARGARETBROWNESMYTH)		2,159.16	17,049.54

Together, we are a financial force for change.

INDEPENDENT BUSINESS ACCOUNT #100084835930 (CONT.)

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
18 JUL	CHEQUE DEPOSIT-BRANCH (NORIKO HORIGUCHI)			
19 JUL	CHEQUE CLEARED #128		6,717.93	23,767.47
20 JUL	CHEQUE CLEARED #125	279.87		23,487.60
20 JUL	CHEQUE CLEARED #127	210.00		23,277.60
22 JUL	CHEQUE CLEARED #129	638.13		22,639.47
23 JUL	CHEQUE CLEARED #124	677.29		21,962.18
26 JUL	ETRANSFER CREDIT (MELANIETERESELOWE)	82.00		21,880.18
29 JUL	ETRANSFER CREDIT (GRANTEWING)		559.83	22,440.01
			679.93	23,119.94

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JVA7834116-0000040-00014

**CLEARED CHEQUES**  
**INDEPENDENT BUSINESS ACCOUNT #100084835930**

DATE CLEARED: 15 JUL  
 CHEQUE # 126

\$87.06

EAGLESON PROPERTIES ITF STRATA CORP VR1907  
 GENERAL TRUST ACCOUNT  
 201-2940 MAIN STREET  
 VANCOUVER BC V5T 3G3

DATE 2022-07-12

PAY TO FORTISBC - Natural Gas \$ 87.06  
 the order of Empty Seven

Vancity VANCOUVER CITY SAVINGS CREDIT UNION  
 DOWNTOWN COMMUNITY BRANCH  
 608 WEST PENDER STREET TEL: 604.677.7000  
 VANCOUVER, B.C. V6C 1J8

INSTR # 6435 47

EAGLESON PROPERTIES ITF STRATA CORP VR1907  
 GENERAL TRUST ACCOUNT

000126 \*16300=809: 100084835930\*

DATE CLEARED: 15 JUL  
 CHEQUE # 126

\$87.06

Printer ID# 1021

20220715 001 001 20220715  
 8910011798  
 6300378721

BACKVERSO

DATE CLEARED: 18 JUL  
 CHEQUE # 128

\$279.87

EAGLESON PROPERTIES ITF STRATA CORP VR1907  
 GENERAL TRUST ACCOUNT  
 201-2940 MAIN STREET  
 VANCOUVER BC V5T 3G3

DATE 2022-07-12

PAY TO Master Connections of Canada Inc. \$ 279.87  
 the order of Two hundred and seventy nine

Vancity VANCOUVER CITY SAVINGS CREDIT UNION  
 DOWNTOWN COMMUNITY BRANCH  
 608 WEST PENDER STREET TEL: 604.677.7000  
 VANCOUVER, B.C. V6C 1J8

INSTR # 7300 0202396 031

EAGLESON PROPERTIES ITF STRATA CORP VR1907  
 GENERAL TRUST ACCOUNT

000128 \*16300=809: 100084835930\*

DATE CLEARED: 18 JUL  
 CHEQUE # 128

\$279.87

Printer ID# 1021

20220715 001 001 20220715  
 8910011798  
 6300378721

BACKVERSO

DATE CLEARED: 19 JUL  
 CHEQUE # 125

\$210.00

EAGLESON PROPERTIES ITF STRATA CORP VR1907  
 GENERAL TRUST ACCOUNT  
 201-2940 MAIN STREET  
 VANCOUVER BC V5T 3G3

DATE 2022-07-12

PAY TO Eagleson Properties Ltd \$ 210.00  
 the order of Two hundred and ten

Vancity VANCOUVER CITY SAVINGS CREDIT UNION  
 DOWNTOWN COMMUNITY BRANCH  
 608 WEST PENDER STREET TEL: 604.677.7000  
 VANCOUVER, B.C. V6C 1J8

INSTR # July 19 2022

EAGLESON PROPERTIES ITF STRATA CORP VR1907  
 GENERAL TRUST ACCOUNT

000125 \*16300=809: 100084835930\*

DATE CLEARED: 19 JUL  
 CHEQUE # 125

\$210.00

For Deposit Only  
 Eagleson Properties  
 G&F General Account  
 11980-809 100010715763

Printer ID# 1021

CHLDN UNION CENTRAL OF BC  
 VANCOUVER, BC  
 11980-809

BACKVERSO

DATE CLEARED: 19 JUL  
 CHEQUE # 127

\$638.13

EAGLESON PROPERTIES ITF STRATA CORP VR1907  
 GENERAL TRUST ACCOUNT  
 201-2940 MAIN STREET  
 VANCOUVER BC V5T 3G3

DATE 2022-07-12

PAY TO GREY ROCK Property Grooming Ltd \$ 638.13  
 the order of Six hundred and thirty eight

Vancity VANCOUVER CITY SAVINGS CREDIT UNION  
 DOWNTOWN COMMUNITY BRANCH  
 608 WEST PENDER STREET TEL: 604.677.7000  
 VANCOUVER, B.C. V6C 1J8

INSTR # B794 & B79C

EAGLESON PROPERTIES ITF STRATA CORP VR1907  
 GENERAL TRUST ACCOUNT

000127 \*16300=809: 100084835930\*

DATE CLEARED: 19 JUL  
 CHEQUE # 127

\$638.13

Virtual Endorsement  
 DSPACC: 1084649  
 DSPTR: 06720-003  
 CSID: 4222005005962002800  
 TXNID: 1  
 SCANSER: 173,051,764  
 ITMSEQ: 7  
 CHANID: 003  
 APPCD: S900  
 TRANST: 02800  
 DSPCUR: CAD  
 TERFT: 19/07/22  
 OPID: 981412117

Printer ID# 1021

BACKVERSO

Together, we are a financial force for change.

INDEPENDENT BUSINESS ACCOUNT #100084835930 (CONT.)

DATE CLEARED: 21 JUL  
CHEQUE # 129

\$677.29

EAGLESON PROPERTIES ITF STRATA CORP VR1607  
GENERAL TRUST ACCOUNT  
2012940 MAIN STREET  
VANCOUVER BC V6T 3G3

000129  
DATE 2022-07-19

PAY to the order of CITY OF VANCOUVER \$ 677.29  
Six Hundred and Seventy Seven - 29 DOLLARS

Vandy VANDUVER CITY SAVINGS CREDIT UNION  
DOWNTOWN COMMUNITY BRANCH  
800 WEST PENDER STREET TEL: 604.677.7600  
VANCOUVER B.C. V6C 1A6

AC# 5106 769

EAGLESON PROPERTIES ITF STRATA CORP VR1607  
GENERAL TRUST ACCOUNT

#000129# #16300-809# 100084835930#

DATE CLEARED: 21 JUL  
CHEQUE # 129

\$677.29

Printer ID# 1021

00040001  
1988277  
222021011200019  
07212022

Endorsement - Signature or Stamp

BACKVERSO

DATE CLEARED: 22 JUL  
CHEQUE # 124

\$82.00

EAGLESON PROPERTIES ITF STRATA CORP VR1607  
GENERAL TRUST ACCOUNT  
2012940 MAIN STREET  
VANCOUVER BC V6T 3G3

000124  
DATE 2022-07-12

PAY to the order of BC HDRO \$ 82.00  
Eighty Two DOLLARS

Vandy VANDUVER CITY SAVINGS CREDIT UNION  
DOWNTOWN COMMUNITY BRANCH  
800 WEST PENDER STREET TEL: 604.677.7600  
VANCOUVER B.C. V6C 1A6

AC# 331 4660 001

EAGLESON PROPERTIES ITF STRATA CORP VR1607  
GENERAL TRUST ACCOUNT

#000124# #16300-809# 100084835930#

DATE CLEARED: 22 JUL  
CHEQUE # 124

\$82.00

Printer ID# 1021

20220722 001 001  
03314660001  
BND 20220722 BCWS DRO 00040-001 1259-748  
6306434492

Endorsement - Signature or Stamp

BACKVERSO

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

Together, we are a financial force for change.



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F-1617 (112021)

PAGE 4 OF 4

109  
CRF

AUGUST 01, 2022

VANAS10500\_6232909 E D 16300 00304  
 EAGLESON PROPERTIES ITF  
 STRATA CORP VR1607  
 201-2940 MAIN STREET  
 VANCOUVER BC V6B 5A1

91268601 Relationship number(s)

**My branch**  
 DOWNTOWN  
 898 WEST PENDER ST.  
 VANCOUVER BC V6C 1J8  
 T 604 877 7000 TOLL-FREE 1 888 VANCITY  
 vancity.com

**My accounts**  
 STATEMENT PERIOD: 01 JUL 2022 to 31 JUL 2022

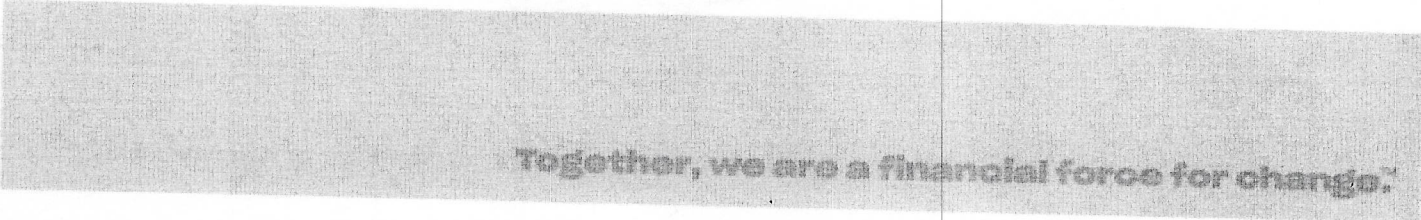
DAILY BANKING

ACCOUNT SUMMARY	OPENING BALANCE ON 01 JUL 2022	TOTAL WITHDRAWALS	TOTAL DEPOSITS	CLOSING BALANCE ON 31 JUL 2022
INDEPENDENT BUSINESS ACCOUNT #100084886032 (CONTINGENCY ACCOUNT)	91,509.63	0.00	1,340.42	92,850.05
TOTAL NUMBER OF CHEQUES 0				

INDEPENDENT BUSINESS ACCOUNT #100084886032 (CONTINGENCY ACCOUNT)

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	OPENING BALANCE			91,509.63
06 JUL	FUNDS TRANSFER-ONLINE FROM REL #91268349 (\$1,340.42) (CONTNGENCY JULY RECEIPTS)		1,340.42	92,850.05

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Post Year/Month From: 2022-July  
 To: 2022-July  
 15-Aug-2022  
 Page 1

## General Ledger Detail

Description	Batch #	Processed	Type	Src	Reference	Post Date	Debit	Credit
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Building: 709 : 1251-1263 W 7th Avenue  
 709.1000 Bank - VanCity SHARES

709.1030.452 Bank - VanCity Operating Account

Jerry Thomas	28657	12-Jul-2022	RRg	A/R	DCR# 129	02-Jul-2022	6,644.69	
Tessie Lowe	28657	12-Jul-2022	RRg	A/R	DCR# 129	02-Jul-2022	559.83	
TRANSFER OF FUNDS FROM OPERATING A/C TO CRF A/C	28828	06-Jul-2022	NJE	J/E		06-Jul-2022	559.83	
Nancy Holme	28870	11-Jul-2022	RRg	A/R	DCR# 127	11-Jul-2022	536.79	1,340.42
BC Hydro	28887	12-Jul-2022	CW	A/P	C# 124	12-Jul-2022		82.00
Eagleson Properties Limited.	28887	12-Jul-2022	CW	A/P	C# 125	12-Jul-2022		210.00
FortisBC - Natural Gas	28887	12-Jul-2022	CW	A/P	C# 126	12-Jul-2022		87.06
Greyrock Property Grooming Ltd.	28887	12-Jul-2022	CW	A/P	C# 127	12-Jul-2022		404.38
Greyrock Property Grooming Ltd.	28887	12-Jul-2022	CW	A/P	C# 127	12-Jul-2022		233.75
Waste Connections of Canada Inc.	28906	12-Jul-2022	CW	A/P	C# 128	12-Jul-2022		279.87
Grant and Kim Ewing	28924	14-Jul-2022	RRg	A/R	DCR# 130	13-Jul-2022	679.93	
Grant and Kim Ewing	28924	14-Jul-2022	RRg	A/R	DCR# 130	13-Jul-2022	800.00	
Peggy Smyth	28924	14-Jul-2022	RRg	A/R	DCR# 130	13-Jul-2022	3,000.00	
Peggy Smyth	28968	15-Jul-2022	RRg	A/R	DCR# 131	15-Jul-2022	3,000.00	
Patricia Vanderflaes	29010	18-Jul-2022	RRg	A/R	DCR# 133	16-Jul-2022	536.79	
Peggy Smyth	29011	18-Jul-2022	RRg	A/R	DCR# 134	17-Jul-2022	2,159.16	
Noriko Horiguchi	28983	18-Jul-2022	RRg	A/R	DCR# 132	18-Jul-2022	6,717.93	
City of Vancouver	29037	19-Jul-2022	CW	A/P	C# 129	19-Jul-2022		677.29
Tessie Lowe	29091	26-Jul-2022	RRg	A/R	DCR# 135	25-Jul-2022	559.83	
Grant and Kim Ewing	29150	29-Jul-2022	RRg	A/R	DCR# 136	29-Jul-2022	679.93	
Transaction Totals:							19,790.02	3,314.77
Ending Balance:							23,119.94	

709.1040.453 Bank - VanCity Contingency Account  
 TRANSFER OF FUNDS FROM OPERATING A/C TO CRF A/C

	28828	06-Jul-2022	NJE	J/E		06-Jul-2022	91,509.63	
Transaction Totals:							1,340.42	0.00
Ending Balance:							92,850.05	

709.1090.008 Bank - Vancity Membership Fee

Transaction Totals:							5.00	
Ending Balance:								5.00

709.1100 Accounts Receivable

Grant and Kim Ewing	28793	05-Jul-2022	BMc	A/R	8897	01-Jul-2022	0.00	
Patricia Vanderflaes	28793	05-Jul-2022	BMc	A/R	8898	01-Jul-2022	679.93	
Tessie Lowe	28793	05-Jul-2022	BMc	A/R	8899	01-Jul-2022	536.79	
Transaction Totals:							559.83	
Ending Balance:								5.00

Post Year/Month From: 2022-July To: 2022-July 15-Aug-2022  
**General Ledger Detail** Page 2

Description	Batch #	Processed	Type	Src	Reference	Post Date	Debit	Credit
<i>continued from previous page</i>								
709.1100								
Noriko Horiguchi								
Jerry Thomas	28793	05-Jul-2022	BMC	A/R	8900	01-Jul-2022	559.83	
Nancy Holme	28793	05-Jul-2022	BMC	A/R	8901	01-Jul-2022	559.83	
Peggy Smyth	28793	05-Jul-2022	BMC	A/R	8902	01-Jul-2022	536.79	
Grant and Kim Ewing	28793	05-Jul-2022	BMC	A/R	8903	01-Jul-2022	679.93	
Jerry Thomas	29250	05-Aug-2022	CRG	A/R	9146	01-Jul-2022	800.00	
Tessie Lowe	28657	12-Jul-2022	RRG	A/R	DCR# 129	02-Jul-2022		559.83
Nancy Holme	28657	12-Jul-2022	RRG	A/R	DCR# 129	02-Jul-2022		559.83
Grant and Kim Ewing	28870	11-Jul-2022	RRG	A/R	DCR# 127	11-Jul-2022		536.79
Grant and Kim Ewing	28924	14-Jul-2022	RRG	A/R	DCR# 130	13-Jul-2022		679.93
Peggy Smyth	28924	14-Jul-2022	RRG	A/R	DCR# 130	13-Jul-2022		800.00
Peggy Smyth	28924	14-Jul-2022	RRG	A/R	DCR# 130	13-Jul-2022		3,000.00
Patricia Vanderflaes	28968	15-Jul-2022	RRG	A/R	DCR# 131	15-Jul-2022		3,000.00
Peggy Smyth	29010	18-Jul-2022	RRG	A/R	DCR# 133	16-Jul-2022		536.79
Noriko Horiguchi	29011	18-Jul-2022	RRG	A/R	DCR# 134	17-Jul-2022		2,159.16
Tessie Lowe	28983	18-Jul-2022	RRG	A/R	DCR# 132	18-Jul-2022		6,717.93
Grant and Kim Ewing	29091	26-Jul-2022	RRG	A/R	DCR# 135	25-Jul-2022		559.83
	29150	29-Jul-2022	RRG	A/R	DCR# 136	29-Jul-2022		679.93
Transaction Totals:							4,912.93	19,790.02
Ending Balance:								14,877.09
709.1310								
Prepaid Insurance								
REALLOCATION OF EXPENSES - INSURANCE	29384	15-Aug-2022	NJE	J/E		31-Jul-2022	5,102.50	1,020.50
Transaction Totals:							0.00	1,020.50
Ending Balance:							4,082.00	
709.1320								
Prepaid Insurance Appraisal								
709.2000								
Accounts Payable								
Waste Connections of Canada Inc.	28760	04-Jul-2022	INV	A/P	# 7300-0002376511	01-Jul-2022		638.13
BC Hydro	29370	15-Aug-2022	INV	A/P	# 331 4660 001	01-Jul-2022		0.01
City of Vancouver	29370	15-Aug-2022	INV	A/P	# 5106 769	01-Jul-2022		82.00
FortisBC - Natural Gas	29370	15-Aug-2022	INV	A/P	# 6435 47	01-Jul-2022		677.29
Eagleson Properties Limited.	29370	15-Aug-2022	INV	A/P	# N/F - (709)	01-Jul-2022		87.06
Waste Connections of Canada Inc.	29370	15-Aug-2022	INV	A/P	# 7300-0002398 031	07-Jul-2022		210.00
BC Hydro	28887	12-Jul-2022	CW	A/P	C# 124	12-Jul-2022		279.87
Eagleson Properties Limited.	28887	12-Jul-2022	CW	A/P	C# 125	12-Jul-2022		82.00
FortisBC - Natural Gas	28887	12-Jul-2022	CW	A/P	C# 126	12-Jul-2022		210.00
Greyrock Property Grooming Ltd.	28887	12-Jul-2022	CW	A/P	C# 127	12-Jul-2022		87.06
Greyrock Property Grooming Ltd.	28887	12-Jul-2022	CW	A/P	C# 127	12-Jul-2022		404.38
Transaction Totals:							233.75	
Ending Balance:								233.75

Description	Batch #	Processed Type	Src	Reference	Post Date	Debit	Credit
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<i>continued from previous page</i>							
<b>709.2000 Accounts Payable</b>							
Waste Connections of Canada Inc.	28906	12-Jul-2022	CW	A/P	C# 128	279.87	
City of Vancouver	29037	19-Jul-2022	CW	A/P	C# 129	677.29	
A C & D Insurance Services Ltd	29370	15-Aug-2022	INV	A/P	# 3 8851 8		1,020.50
REALLOCATION OF EXPENSES - INSURANCE	29384	15-Aug-2022	NJE	J/E		1,020.50	
Transaction Totals:						2,994.85	2,356.73
Ending Balance:						0.01	0.01

<b>709.2900 Prior Year SURPLUS</b>							
Beginning Balance:						0.01	0.01
Transaction Totals:							
Ending Balance:						0.01	0.01

<b>709.2960 Retained Earnings</b>							
REALLOCATION OF EXPENSES - CONTINGENCY TRANSFER							
REALLOCATION OF EXPENSES - CONTINGENCY TRANSFER							
29384	15-Aug-2022	NJE	J/E				95,124.80
29384	15-Aug-2022	NJE	J/E				1,340.42
Transaction Totals:						0.00	0.01
Ending Balance:						1,340.43	96,465.23

<b>709.3200 Strata Fees</b>							
Grant and Kim Ewing							
Patricia Vanderflaes							
Tessie Lowe							
Noriko Horiguchi							
Jerry Thomas							
Nancy Holme							
Peggy Smyth							
28793	05-Jul-2022	BMC	A/R	8897			24,677.58
28793	05-Jul-2022	BMC	A/R	8898			679.93
28793	05-Jul-2022	BMC	A/R	8899			536.79
28793	05-Jul-2022	BMC	A/R	8899			559.83
28793	05-Jul-2022	BMC	A/R	8900			559.83
28793	05-Jul-2022	BMC	A/R	8901			559.83
28793	05-Jul-2022	BMC	A/R	8902			536.79
28793	05-Jul-2022	BMC	A/R	8903			679.93
Transaction Totals:						0.00	4,112.93
Ending Balance:						28,790.51	

<b>709.3210 Strata Fees - Door Project</b>							
Grant and Kim Ewing							
29250	05-Aug-2022	CRg	A/R	9146			0.00
Beginning Balance:						0.00	800.00
Transaction Totals:						0.00	800.00
Ending Balance:						800.00	800.00

<b>709.3500 Dividends Income ( shares)</b>							
Beginning Balance:						27.41	
Transaction Totals:							
Ending Balance:						27.41	

<b>709.3520 Other Income</b>							
Beginning Balance:						130.00	
Transaction Totals:							
Ending Balance:						130.00	

<b>709.3530 Prior Year Surplus</b>							
Beginning Balance:						7,920.66	

Description	Batch #	Processed Type	Src	Reference	Post Date	Debit	Credit
<i>continued from previous page</i>							
709.4450							
Utilities - Fireline							
Transaction Totals:						515.00	
Ending Balance:						515.00	
709.4460							
Utilities - Street cleaning							
Beginning Balance:						154.00	
Transaction Totals:							
Ending Balance:						154.00	
709.4520							
Outside Mtce - Contract Services							
Beginning Balance:						1,624.33	
Transaction Totals:							
Ending Balance:						1,624.33	
709.5040							
Admin - Management Fees							
Eagleson Properties Limited.							
	29370	15-Aug-2022	INV	A/P	# MF - (709)		
Beginning Balance:						1,260.00	
01-Jul-2022						210.00	
Transaction Totals:						210.00	0.00
Ending Balance:						1,470.00	
709.7400							
Insurance - Appraisal							
Beginning Balance:						0.00	
Transaction Totals:							
Ending Balance:						0.00	
709.7500							
Fixed Expenses - Insurance							
A C & D Insurance Services Ltd							
	29370	15-Aug-2022	INV	A/P	# 3 8851 8		
Beginning Balance:						6,123.00	
31-Jul-2022						1,020.50	
Transaction Totals:						1,020.50	0.00
Ending Balance:						7,143.50	
709.9600							
CONTINGENCY							
REALLOCATION OF EXPENSES - CONTINGENCY TRANSFER							
	29384	15-Aug-2022	NJE	J/E			
Beginning Balance:						8,226.49	
31-Jul-2022						1,340.43	
Transaction Totals:						1,340.43	0.00
Ending Balance:						9,566.92	
<b>Building Totals</b>							
Transaction Debit / Credit Amounts:						33,002.80	33,002.80
Ending Balance:						0.00	

**EAGLESON PROPERTIES LTD.**201 - 2940 Main Street  
Vancouver, British Columbia V5T 3G3

Telephone: (604) 879-1070 Fax: (604) 879-1007

**Statement of Account**

Date: July 27, 2022

Strata Corp VR1607 - GENERAL ACCOUNT  
1251 - 1263 W 7th Avenue  
Vancouver, BC V6H 1B7

Statement Printed: 27-Jul-22

Page 1

Date	Reference	Debits	Credits	Balance
<b>Building: 709 : 1251-1263 W 7th Avenue</b>				
<b>Plus: Receipts</b>				
	<b>Account Number: 709.1030</b>		<b>Opening Balance:</b>	\$6,644.69
Jerry Thomas	Payment Received - Thank You	02-Jul-22 DCR# 129		
Tessie Lowe	Payment Received - Thank You	02-Jul-22 DCR# 129	559.83	
Nancy Holme	Payment Received - Thank You	11-Jul-22 DCR# 127	559.83	
Grant and Kim Ewing	Payment Received - Thank You	13-Jul-22 DCR# 130	536.79	
(New Front Door)			1,479.93	
Peggy Smyth	Payment Received - Thank You	13-Jul-22 DCR# 130		
Peggy Smyth	Payment Received - Thank You	15-Jul-22 DCR# 131	3,000.00	
Patricia Vanderflaes	Payment Received - Thank You	16-Jul-22 DCR# 133	3,000.00	
Peggy Smyth	Payment Received - Thank You	17-Jul-22 DCR# 134	536.79	
Noriko Horiguchi	Payment Received - Thank You	18-Jul-22 DCR# 132	2,159.16	
Tessie Lowe	Payment Received - Thank You	25-Jul-22 DCR# 135	6,717.93	
			559.83	
	<b>Receipt Totals:</b>		19,110.09	
<b>Less: Disbursements</b>				
BC Hydro	: Electricity Bill - JULY 6 (709)	12-Jul-22 C# 124	82.00	
Eagleson Properties Limited.	: Management Fees	12-Jul-22 C# 125	210.00	
FortisBC	- Natural Gas : Natural Gas Bill - JULY 4 (709)	12-Jul-22 C# 126	87.06	
Greyrock Property Grooming Ltd.	: Landscaping (709) : Landscaping (709)	12-Jul-22 C# 127	638.13	
Waste Connections of Canada Inc.	: Garbage Removal (709)	12-Jul-22 C# 128	279.87	
City of Vancouver	: WATER AND SEWER : FEB1-MAY 31, 2022 (709)	19-Jul-22 C# 129	677.29	
	<b>Disbursement Totals:</b>		1,974.35	
<b>Journal Entry Details:</b>				
TRANSFER OF FUNDS FROM OPERATING A/C TO CRF A/C		06-Jul-22	1,340.42	
	<b>Journal Entry Totals:</b>		1,340.42	
<b>Account Totals / Closing Balance:</b>			3,314.77	19,110.09
				\$22,440.01
<b>Available for Distribution:</b>			22,440.01	
<b>Current Period Distribution @ 100.000000%</b>				\$22,440.01



## Your bill highlights

Your equal payment plan bill Jun 2, 2022 to Jul 4, 2022

- ☑ Thank you for your payment of \$82.00 on Jun 27, 2022.
- This bill is estimated based on historical electricity use.
- To track your electricity usage, visit [bchydro.com/login](http://bchydro.com/login).

Total Due

**\$82.00**

Due by Jul 28, 2022

Turn for bill details →

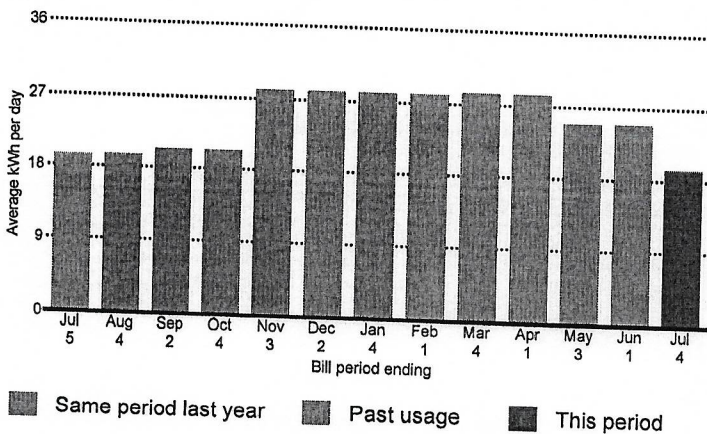
## Your electricity usage over time

**0%**

no change in electricity used compared to the same period last year

**\$2.01**

average daily cost of electricity this bill period



Did you know?

**You used a total of 641 kWh from Jun 2, 2022 to Jul 4, 2022.**

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

*Handwritten signature*

## Ways to pay your bill

We offer several options for you to pay your bill.



**bchydro.com/login** – direct withdrawal from your bank account through MyHydro



Auto-pay – have your bills paid automatically from your bank account



Online banking – visit your bank's website or pay in person at your local branch



Credit card – pay through Paymentus, a third party service provider that charges a service fee

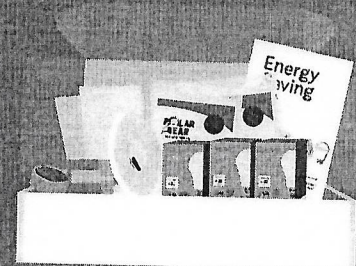
For more information, visit [bchydro.com/payments](http://bchydro.com/payments).

## Free energy saving kit for lower income homes

Easy to install. Reduce energy usage and bills.

See if you qualify.

[bchydro.com/freekit](http://bchydro.com/freekit)



**Equal payment plan status**

Your next annual review is Aug 2022

Cost of electricity used to date.....\$962.47  
- Equal payments billed to date..... \$902.00  
= Balance to date..... \$60.47

**Meter reading information**

**Energy**

**Meter number 5981578**

Starting Jun 2, 2022..... 69011  
Ending Jul 4, 2022\*\*..... 69652  
Difference..... 641

**641 kWh used over 33 days**

Step 1

Step 2

You're charged the Step 1 rate for electricity up to a certain threshold in each billing period, and a higher Step 2 rate for all electricity use beyond that threshold. This billing period you stayed in the lower Step 1 rate. You were 91 kWh below your Step 2 threshold of 732 kWh this billing period.

\*\* Your account has been billed based on estimated electricity use. The estimate is based on previous electricity use at your address.

Your next meter reading is on or around Aug 3, 2022.

**Go paperless**

Get access to your account online.  
To get started, visit [bchydro.com/gopaperless](http://bchydro.com/gopaperless).

**Maintaining your account**

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

**Privacy**

Protecting your personal information is an obligation we take seriously. For more information, visit [bchydro.com/privacy](http://bchydro.com/privacy).

**GST Registration # R121454151**

**Have a question?**

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

**Bill details**

Jun 2, 2022 to Jul 4, 2022

**PREVIOUS BILLING PERIOD**

Previous bill..... \$82.00  
Payment received Jun 27, 2022..... -\$82.00

**BALANCE FORWARD**

**\$0.00**

**CURRENT CHARGES THIS PERIOD**

Equal payment plan..... \$82.00

**CURRENT CHARGES SUBTOTAL**

**\$82.00**

**TOTAL DUE**

**\$82.00**

**USAGE DETAILS**

Based on Residential Conservation Rate 1101  
Jun 2, 2022 to Jul 4, 2022

**Basic Charge** 33 days @ \$0.2090 /day..... \$6.90\*

**ENERGY CHARGES**

Step 1: 641 kWh @ \$0.0950 /kWh..... \$60.90\*

Step 2: 0 kWh @ \$0.1408 /kWh..... \$0.00

**Rate rider -2.0%**..... -\$1.36\*

**TAXES ON ELECTRICITY USAGE**

\* GST 5% on \$66.44..... \$3.32

**TOTAL COST OF ELECTRICITY**

**\$69.76**



Name: Strata Plan Vr 1607 The Owners  
 Service address: HSE-1255 7th Ave W  
 Vancouver  
 Rate class: Small commercial  
 Billing date: Jul 4, 2022



**NATURAL GAS**

Customer Service: 1-888-224-2710  
 7 am - 8 pm Mon - Fri, PST  
 fortisbc.com

Account number	Due date	Amount due	Amount paid
643547	Jul 26, 2022	\$87.06	

<b>Previous Bill</b>	150.62	
Less Payment - Thank You	150.62CR	0.00
Balance from Previous Bill		
<b>Delivery Charges</b>		
Basic Charge (31 days at 0.9616 per day)	29.81	
Delivery (4.1 GJ at 4.236 per GJ)	17.37	
		47.18**
<b>Commodity Charges</b>		
Storage and Transport (4.1 GJ at 1.384 per GJ)	5.67	
<i>Prior to July 1, 2022</i>		
Cost of Gas (3.5 GJ at 4.503 per GJ)	15.76	
<i>Effective July 1, 2022</i>		
Cost of Gas (0.6 GJ at 5.907 per GJ)	3.54	
<b>Other Charges and taxes</b>		24.97**
Carbon Tax (4.1 GJ at 2.5588 per GJ)		10.49*
Clean Energy Levy (0.40% of * amounts)		0.29
GST (5% of * amounts)		4.13
<b>Please pay</b>		<b>87.06</b>

**Gas usage calculation (Meter RCT1515002)**

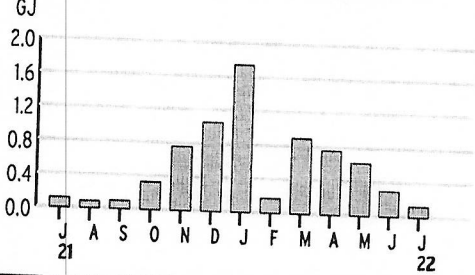
Present reading	-	Previous reading	x	Conversion factor	=	Gas used in gigajoules (GJ)
Jul 4 '22		Jun 3 '22				
7,585		7,550		0.1171200		4.1

Point of Delivery: 482549

**Comparison to previous year**

Billing Period	Number of days billed	Average daily temp	Average daily usage GJ	Total Billing period usage GJ
Jul '2022	31	16°C	0.13	4.1
Jul '2021	30	18°C	0.12	3.5

Average daily gas usage over 13 months



Handwritten signature: 28548

Natural gas commodity rates have changed from \$4.503 to \$5.907 per gigajoule effective July 1. Customers' annual charges will increase by approximately 11 per cent, depending on consumption. If you need assistance with paying your bill, please call us and we will help you find a way forward. For more details, visit [fortisbc.com/commercialrates](http://fortisbc.com/commercialrates).

Greyrock Property Grooming Ltd.  
 6305 45A Ave  
 Delta BC V4K 4T5  
 604-220-9823  
 greyrockproperties@gmail.com  
 GST/HST Registration No.:  
 137485934 RT0001

Property ID #	709
Sub acct #	Landscaping
Project ID #	
Approval	ME
Date	JUN 30 2022
Notes	



**BILL TO**  
 Eagleson Properties Ltd.  
 #201-2940 Main Street  
 Vancouver, B.C. V5T 3G3  
 Atten: Sarah Abele-  
 Jacksties  
 Vancouver BC V5T 3G3

**INVOICE 13794**

**DATE 29/06/2022 TERMS Net 30**

**DUE DATE 29/07/2022**

DATE	DESCRIPTION	TAX	QTY	RATE	AMOUNT
29/06/2022 Labour	Gardening Service	GST	1	85.00	85.00
29/06/2022 Labour	Maintenance Service	GST	1	110.00	110.00
29/06/2022 Truck Charge		Exempt	1	29.00	29.00

1251 W. 7th Ave. PO# 709SERVICE0622: Monthly gardening & maintenance service for June, 2022.

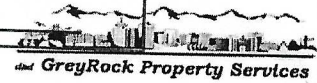
SUBTOTAL 224.00  
 GST @ 5% 9.75  
 TOTAL 233.75

**TOTAL DUE \$233.75**

2879

Greyrock Property Grooming Ltd.  
 6305 45A Ave  
 Delta BC V4K 4T5  
 604-220-9823  
 greyrockproperties@gmail.com  
 GST/HST Registration No.:  
 137485934 RT0001

Property ID #	709
Sub acct #	Landscaping
Project ID #	
Approval	<i>[Signature]</i>
Date	JUN 30 2022
Notes	



**BILL TO**  
 Eagleson Properties Ltd.  
 #201-2940 Main Street  
 Vancouver, B.C. V5T 3G3

**INVOICE 13796**

**DATE 29/06/2022 TERMS Net 30**

**DUE DATE 29/07/2022**

DATE	DESCRIPTION	TAX	QTY	RATE	AMOUNT
15/06/2022	Labour				
	5.5 hrs. @ \$65.00/hr.	GST	5.50	65.00	357.50
29/06/2022	Truck Charge	Exempt	1	29.00	29.00

1251 W. 7th Ave. PO#709SERVICE0622. To prune front trees & shrubs. Weed beds. Prune inner courtyard Cedar trees, weed beds & clean up

SUBTOTAL 386.50  
 GST @ 5% 17.88  
 TOTAL 404.38

**TOTAL DUE \$404.38**

*2872/1*



WASTE CONNECTIONS OF CANADA INC.  
 25 FAWCETT ROAD  
 COQUITLAM, BC V3K 6V2  
 ATTN: CUSTOMER SERVICE DEPT.  
 (604) 525-2072

INVOICE	DATE	ACCOUNT NO.
7300-0002398031	06/30/22	7300-687132-0000

**DUE UPON RECEIPT**

CURRENT	30 DAYS	60 DAYS	90+ DAYS
\$156.61	\$390.68	\$0.00	\$0.00

Payment due upon receipt of invoice. 1.5% per month late charges (18% per annum) will apply on balances over the payment terms reflected in your agreement.

EAGLESON PROPERTIES LTD.  
 2940 MAIN STREET UNIT 201  
 VANCOUVER, BC V5T3G3

SERVICE DATE	TICKET #	REF NUMBER	QTY	DESCRIPTION	CHARGE
<b>(0001) STRATA PLAN VR 1607</b>					
1251 WEST 7 AVENUE, VANCOUVER BC					
001 QTY 1.00 Comm Front Load 2.00 YD					
07/01/22 - 07/31/22			1.00	Basic Service Charge	\$175.96
07/01/22 - 07/31/22			1.00	Administration Fee	\$8.00
002 QTY 1.00 Comm Rear Load Organics 0.17 YD					
07/01/22 - 07/31/22			1.00	Basic Service Charge	\$94.31
06/30/22				Fuel Surcharge	\$93.81
			372.08	BC GST 7600 10702 RT0001 (RRR)	\$18.60
<b>SITE TOTAL</b>					<b>\$390.68</b>
<b>TOTAL THIS INVOICE DUE</b>					<b>\$390.68</b>
BC GST 7600 10702 RT0001 (RRR)					\$18.60

56872

Property ID #	709
Sub acct #	Contracts - Garbage
Project ID #	
Approval	<i>[Signature]</i>
Date	JUL 05 2022
Notes	Only remit \$279.87

547.29  
 will appear on next invoice } - 97.53 credit  
 - 169.89 credit  
 279.87  
 Please only pay \$279.87

x



Utility Billing Office  
PO Box 7747  
Vancouver, BC V6B 8R1



# UTILITY BILL

**ACCT NUMBER:** 5106769  
**ACCESS CODE:** 750150  
**DUE DATE:** Aug 12, 2022

**BILLING PERIOD:** Feb 1, 2022  
**TO:** May 31, 2022  
**BILLING DATE:** Jul 7, 2022

10338

**NAME:** OWNERS STRATA PLAN VAS1607  
**FOR SERVICE AT:** 1255 7TH AVE W  
**ACCOUNT TYPE:** RESIDENTIAL



**FOLIO:** COMPLEX

**ROUTE:** 7207

DATE	METER NO.	NO. OF DAYS	CURRENT READING	PREV READING	CONSUMPTION	AMOUNT
Jun 1, 2022	A-46016473	118	6592	6510	82 UNITS	
	PREVIOUS BILL AMOUNT					646.49
Mar 25, 2022	PAYMENT					
	DISCOUNT					-615.70
Jul 7, 2022	WATER METERED 2022 Low Season Rate (A)			(4-Feb-22 to 30-Apr-22/86 days)		-30.79
Jul 7, 2022	WATER METERED 2022 High Season Rate (A)			(1-May-22 to 1-Jun-22/32 days)		221.63
Jul 7, 2022	SEWER METERED (A)			(4-Feb-22 to 1-Jun-22/118 days)		103.37
Jul 7, 2022	METER CHARGE 40MM			(1-Feb-22 to 31-May-22/120 days)		307.45
						78.71
					<b>IF PAID AFTER DUE DATE:</b>	<b>711.16</b>
					<b>DISCOUNT AVAILABLE:</b>	<b>33.87</b>
					<b>IF PAID ON OR BEFORE DUE DATE:</b>	<b>677.29</b>

**THE DISCOUNT WILL BE LOST IF PAYMENT IS NOT RECEIVED BY THE DUE DATE**

Get water wise!

WATERING REGULATIONS are in effect from May 1 through October 15 during which time peak pricing will apply. For full regulation restrictions and to learn how to prevent water wastage and better manage your water costs visit [vancouver.ca/waterwise](http://vancouver.ca/waterwise).

Current account balances are viewable without registration at [vancouver.ca/propertyinquiry](http://vancouver.ca/propertyinquiry). Go paperless by signing up for electronic billing: [vancouver.ca/property-services](http://vancouver.ca/property-services)

Know your bank's cut off time for same day bill payments. Transactions are considered to be paid the date the item posts to your account.

If your bill is higher because of an underground leak on the water line between the meter and the main building, you may qualify for a bill adjustment if reasonable steps to address the issue are taken within 14 days of the date of this bill or any other City-issued notification; whichever is sooner.

29038