

EAGLESON PROPERTIES LTD.

INCOME STATEMENT

For the 3 Months Ending September 30, 2022

709 - Strata Plan VR 1607

YEAR END JUNE 2022/23

	Current Actual	YTD Actual	YTD BUDGET	VARIANCE	ANNUAL BUDGET
			3 MONTHS		
INCOME					
Income - Strata Fees	4,112.93	12,338.79	12,338.75	0.04	49,355.00
Bylaw Violations	-	-	-	-	-
Other Income*****	-	800.00	-	800.00	-
Income - Bank Interest	-	-	-	-	-
Income - Dividends (shares)	-	-	-	-	-
Income - Surplus from Operating Fund	-	-	-	-	-
TOTAL INCOME	4,112.93	13,138.79	12,338.75	800.04	49,355.00
EXPENSES					
UTILITIES					
Utilities - Electricity	85.00	299.63	250.00	49.63	1,000.00
Utilities - Gas	69.47	228.47	1,000.00	771.53	4,000.00
Utilities - Water & Sewer	-	677.29	700.00	22.71	2,800.00
Utilities - Fireline	-	-	-	-	-
Utilities - Street Cleaning	-	-	-	-	-
TOTAL UTILITIES	154.47	1,205.39	1,950.00	794.24	7,800.00
CONTRACTS					
Contracts - Garbage*****	-	598.38	1,337.50	739.12	5,350.00
Contracts - Landscaping	963.75	963.75	425.00	538.75	1,700.00
Hard - Landscaping	-	-	87.50	87.50	350.00
TOTAL CONTRACTS	963.75	1,562.13	1,850.00	287.87	7,400.00
REPAIRS & MAINTENANCE					
R&M - Building Repairs	-	114.45	500.00	385.55	2,000.00
R&M - Chimney Cleaning	-	-	-	-	-
R&M - Snow Removal	-	-	-	-	-
R&M - Plumbing	-	-	-	-	-
R&M - Gutter & Vent	-	-	-	-	-
R&M - Tree Trimming	-	-	-	-	-
R&M - Locksmithing	-	-	-	-	-
Window Replacement	-	-	-	-	-
R&M - Fire Prevention	-	-	87.50	87.50	350.00
TOTAL REPAIRS & MAINTENANCE	-	114.45	587.50	473.05	2,350.00
PROFESSIONAL FEES					
Admin - Management Fee	210.00	630.00	630.00	-	2,520.00
Admin - Management Fee (unscheduled)	-	-	-	-	-
Admin - Legal and Accounting	-	-	-	-	-
TOTAL PROFESSIONAL FEES	210.00	630.00	630.00	-	2,520.00
GENERAL EXPENSES					
G&A - Bank charges	-	-	-	-	-
G&A - Photocopy & Postage	-	-	5.50	5.50	22.00
G&A - Administration	-	-	-	-	-
G&A - Insurance Appraisal	-	-	-	-	-
G&A - Insurance	1,020.50	3,061.50	3,225.00	163.50	12,900.00
G&A - Insurance - Worksafe BC	-	-	-	-	-
TOTAL GENERAL EXPENSES	1,020.50	3,061.50	3,230.50	169.00	12,922.00
CONTINGENCY	1,363.58	4,090.74	4,090.75	0.01	16,363.00
PRIOR YEAR SURPLUS - TRANSFER TO CRF	-	-	-	-	-
TOTAL EXPENSES	3,712.30	10,664.21	12,338.75	1,724.17	49,355.00
NET INCOME <LOSS>	400.63	2,474.58	-	-	-

S.F. Mc

EAGLESON PROPERTIES LTD.
BALANCE SHEET
For the 3 Months Ending september 30, 2022
709 - Strata Plan VR 1607
YEAR END JUNE 2022/23

YTD Actual

ASSETS:

Bank - Vancity SHARES	\$	758.22
Bank - Operating Account	\$	23,726.00
Bank - Contingency Reserve Fund	\$	95,600.37
Bank - Vancity Membership Fee	-\$	5.00
Accounts Receivable	-\$	12,397.57
Prepaid Insurance	\$	2,041.00
Prepaid Insurance Appraisal	\$	-
Total Current Assets	\$	109,723.02
TOTAL ASSETS	\$	109,723.02

LIABILITIES:

Accounts Payable	\$	-
TOTAL LIABILITIES	\$	-

EQUITY

Retained Earnings	\$	107,248.44
Current Year Income	\$	2,474.58
TOTAL EQUITY	\$	109,723.02
TOTAL LIABILITIES & EQUITY	\$	109,723.02

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Monthly A/R Summary

Unit	Tenant	Opening Balance	Charge Description	Charge Amount	Payment Received	Current Balance
Building: 709 : 1251-1263 W 7th Avenue						
1	Grant and Kim Ewing	\$0.00	Strata Fees for PID# 709	\$679.93		
			*** Total ***	\$679.93	(\$1,359.86)	(\$679.93)
01	Patricia Vanderflaes	\$0.00	Strata Fees for PID# 709	\$536.79		
			*** Total ***	\$536.79	(\$536.79)	\$0.00
001	Tessie Lowe	(\$559.83)	Strata Fees for PID# 709	\$559.83		
			*** Total ***	\$559.83	(\$559.83)	(\$559.83)
0001	Noriko Horiguchi	(\$5,598.27)	Strata Fees for PID# 709	\$559.83		
			*** Total ***	\$559.83	\$0.00	(\$5,038.44)
00001	Jerry Thomas	\$0.00	Strata Fees for PID# 709	\$559.83		
			*** Total ***	\$559.83	(\$559.83)	\$0.00
000001	Nancy Holme	\$0.00	Strata Fees for PID# 709	\$536.79		
			*** Total ***	\$536.79	(\$536.79)	\$0.00
0000001	Peggy Smyth	(\$6,799.30)	Strata Fees for PID# 709	\$679.93		
			*** Total ***	\$679.93	\$0.00	(\$6,119.37)
		(\$12,957.40)		\$4,112.93	(\$3,553.10)	(\$12,397.57)

** Totals for Building:

Post Year/Month From: 2022-September To: 2022-September
Selected General Ledger Detail

Description	Batch #	Processed	Type	Src	Reference	Post Date	Debit	Credit
Bank - VanCity Operating Account								
Building: 709 : 1251-1263 W 7th Avenue								
709.1030.452								
Nancy Holme	29625	01-Sep-2022	RRg	A/R	DCR# 141	01-Sep-2022	22,562.70	
Grant and Kim Ewing	29652	01-Sep-2022	RMRp	A/R	DCR# 142	01-Sep-2022	536.79	
Jerry Thomas	29652	01-Sep-2022	RMRp	A/R	DCR# 142	01-Sep-2022	679.93	
REALLOCATION OF EXPENSES : Transfer from Operating A/c to CRF a/c	30024	05-Oct-2022	NJE	J/E		02-Sep-2022	559.83	1,363.58
Patricia Vanderflaes	29722	08-Sep-2022	RRg	A/R	DCR# 143	08-Sep-2022	536.79	
BC Hydro	29830	16-Sep-2022	CW	A/P	C# 137	16-Sep-2022		85.00
Eagleson Properties Limited.	29830	16-Sep-2022	CW	A/P	C# 138	16-Sep-2022		210.00
FortisBC - Natural Gas	29830	16-Sep-2022	CW	A/P	C# 139	16-Sep-2022		69.47
Greyrock Property Grooming Ltd.	29830	16-Sep-2022	CW	A/P	C# 140	16-Sep-2022		223.25
Greyrock Property Grooming Ltd.	29830	16-Sep-2022	CW	A/P	C# 140	16-Sep-2022		438.50
Greyrock Property Grooming Ltd.	29853	20-Sep-2022	VC	A/P	VC C# 140	20-Sep-2022	223.25	
Greyrock Property Grooming Ltd.	29853	20-Sep-2022	VC	A/P	VC C# 140	20-Sep-2022	438.50	
Greyrock Property Grooming Ltd.	29855	20-Sep-2022	CW	A/P	C# 141	20-Sep-2022		223.25
Greyrock Property Grooming Ltd.	29855	20-Sep-2022	CW	A/P	C# 141	20-Sep-2022		438.50
Tessie Lowe	29937	29-Sep-2022	RRg	A/R	DCR# 144	28-Sep-2022	559.83	
Grant and Kim Ewing	30000	03-Oct-2022	RRg	A/R	DCR# 146	30-Sep-2022	679.93	
Transaction Totals:							4,214.85	3,051.55
Ending Balance:							23,726.00	

Building Totals

Beginning Balance:	22,562.70
Transaction Debit / Credit Amounts:	4,214.85
Ending Balance:	23,726.00

Selected General Ledger Detail

Description	Batch #	Processed	Type	Src	Reference	Post Date	Debit	Credit
Building: 709 : 1251-1263 W 7th Avenue Bank - VanCity Contingency Account REALLOCATION OF EXPENSES : Transfer from Operating A/c to CRF a/c								
	30024	05-Oct-2022	NJE	J/E			94,236.79	
						Beginning Balance:	94,236.79	
						02-Sep-2022	1,363.58	
						Transaction Totals:	1,363.58	0.00
						Ending Balance:	95,600.37	
Building Totals								
						Beginning Balance:	94,236.79	
						Transaction Debit / Credit Amounts:	1,363.58	0.00
						Ending Balance:	95,600.37	



OCTOBER 01, 2022

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

VANAS15000_7443542 E D 16300 00011
EAGLESON PROPERTIES ITF
STRATA CORP VR1607
201-2940 MAIN STREET
VANCOUVER BC V6B 5A1



My accounts

STATEMENT PERIOD: 01 SEP 2022 to 30 SEP 2022

DAILY BANKING

ACCOUNT SUMMARY

	OPENING BALANCE ON 01 SEP 2022	TOTAL WITHDRAWALS	TOTAL DEPOSITS	CLOSING BALANCE ON 30 SEP 2022
INDEPENDENT BUSINESS ACCOUNT #100084835930	22,562.70	2,389.80	3,553.10	23,726.00
TOTAL NUMBER OF CHEQUES 4				

INDEPENDENT BUSINESS ACCOUNT #100084835930

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	OPENING BALANCE			22,562.70
01 SEP	ETRANSFER CREDIT (JEROMETHOMAS)		559.83	23,122.53
01 SEP	ETRANSFER CREDIT (GRANTEWING)		679.93	23,802.46
01 SEP	CHEQUE DEPOSIT-BRANCH (HOLME)		536.79	24,339.25
02 SEP	FUNDS TRANSFER-ONLINE TO REL#91268601 (\$1,363.58) (CONTNGENCY SEPT 2022)	1,363.58		22,975.67
08 SEP	ETRANSFER CREDIT (PATRICIAVANDERFLAES)		536.79	23,512.46
22 SEP	CHEQUE CLEARED #138	210.00		23,302.46
23 SEP	CHEQUE CLEARED #139	69.47		23,232.99
27 SEP	CHEQUE CLEARED #141	661.75		22,571.24

Together, we are a financial force for change.

INDEPENDENT BUSINESS ACCOUNT #100084835930 (CONT.)

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
28 SEP	CHEQUE CLEARED #137	85.00		22,486.24
29 SEP	ETRANSFER CREDIT (MELANIETERESELOWE)		559.83	23,046.07
30 SEP	ETRANSFER CREDIT (GRANTEWING)		679.93	23,726.00

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

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Contains 100% Post-Consumer Fibre
 JVA8013003-0000038-00011

CLEARED CHEQUES
INDEPENDENT BUSINESS ACCOUNT #100084835930

DATE CLEARED: 21 SEP
CHEQUE # 138 \$210.00

EAGLESON PROPERTIES ITF STRATA CORP VR1807
GENERAL TRUST ACCOUNT
201-2940 MAIN STREET
VANCOUVER BC V6T 3G3

DATE 2022-09-16
000138

PAY to Eagleson Properties Ltd. \$ 210.00
the order of Two hundred and Ten

Vancity VANCOUVER CITY SAVINGS CREDIT UNION
DOWNTOWN COMMUNITY BRANCH
606 WEST PENDER STREET TEL: 604 677 7000
VANCOUVER, B.C. V6C 1A8

EAGLESON PROPERTIES ITF STRATA CORP VR1807
GENERAL TRUST ACCOUNT

Account # 138
\$16300-809; 100084835930

DATE CLEARED: 21 SEP
CHEQUE # 138 \$210.00

For Deposit Only
Eagleson Properties
G&F General Account
11950-099 100010715763

Printer ID# 1021

Endorsement - Signature or Stamp

BACKVERSO

CAPTURING BRANCH
9/21/22 5:03 PM Pacific TZ
Gulf and Fraser Fishermans Credit Union
13 900-809
Main Street Branch - Vancouver

DATE CLEARED: 22 SEP
CHEQUE # 139 \$69.47

EAGLESON PROPERTIES ITF STRATA CORP VR1807
GENERAL TRUST ACCOUNT
201-2940 MAIN STREET
VANCOUVER BC V6T 3G3

DATE 2022-09-16
000139

PAY to Fortis BC - Natural Gas \$ 69.47
the order of Sixty Nine

Vancity VANCOUVER CITY SAVINGS CREDIT UNION
DOWNTOWN COMMUNITY BRANCH
606 WEST PENDER STREET TEL: 604 677 7000
VANCOUVER, B.C. V6C 1A8

EAGLESON PROPERTIES ITF STRATA CORP VR1807
GENERAL TRUST ACCOUNT

Account # 139
\$16300-809; 100084835930

DATE CLEARED: 22 SEP
CHEQUE # 139 \$69.47

Printer ID# 1021

Endorsement - Signature or Stamp

BACKVERSO

20220922 001 001 20220922
0000045847 8810011990
20220922 1876 3142440561001 20220922 08745BC 94000-004 0356852
6300793417

DATE CLEARED: 26 SEP
CHEQUE # 141 \$661.75

EAGLESON PROPERTIES ITF STRATA CORP VR1807
GENERAL TRUST ACCOUNT
201-2940 MAIN STREET
VANCOUVER BC V6T 3G3

DATE 2022-09-20
000141

PAY to Greylock Property Grooming Ltd. \$ 661.75
the order of Six hundred and sixty one

Vancity VANCOUVER CITY SAVINGS CREDIT UNION
DOWNTOWN COMMUNITY BRANCH
606 WEST PENDER STREET TEL: 604 677 7000
VANCOUVER, B.C. V6C 1A8

EAGLESON PROPERTIES ITF STRATA CORP VR1807
GENERAL TRUST ACCOUNT

Account # 141
\$16300-809; 100084835930

DATE CLEARED: 26 SEP
CHEQUE # 141 \$661.75

Virtual Endorsement
DSPACC: 1084649
DSPTR: 06720-003
CSID: 6222674858400802800
TXNID: 1
SCANSSES: 176,660,503
ITMSEQ: 2
CHANID: 003
APPCD: S903
TRANSIT: 02800
DSPCUR: CAD
TEFD: 24/09/22
OPID: 268028628

Printer ID# 1021

Endorsement - Signature or Stamp

BACKVERSO

DATE CLEARED: 27 SEP
CHEQUE # 137 \$85.00

EAGLESON PROPERTIES ITF STRATA CORP VR1807
GENERAL TRUST ACCOUNT
201-2940 MAIN STREET
VANCOUVER BC V6T 3G3

DATE 2022-09-16
000137

PAY to BC HYDRO \$ 85.00
the order of Eighty Five

Vancity VANCOUVER CITY SAVINGS CREDIT UNION
DOWNTOWN COMMUNITY BRANCH
606 WEST PENDER STREET TEL: 604 677 7000
VANCOUVER, B.C. V6C 1A8

EAGLESON PROPERTIES ITF STRATA CORP VR1807
GENERAL TRUST ACCOUNT

Account # 137
\$16300-809; 100084835930

DATE CLEARED: 27 SEP
CHEQUE # 137 \$85.00

Printer ID# 1021

Endorsement - Signature or Stamp

BACKVERSO

20220927 001 001 20220927
0331450001 8410011022
0331450001 8410011022
6306816029

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.

OCTOBER 01, 2022

VANAS10500_7443505 E D 16300 00388
 EAGLESON PROPERTIES ITF
 STRATA CORP VR1607
 201-2940 MAIN STREET
 VANCOUVER BC V6B 5A1



709

My relationship number(s)

91268601

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 SEP 2022 to 30 SEP 2022

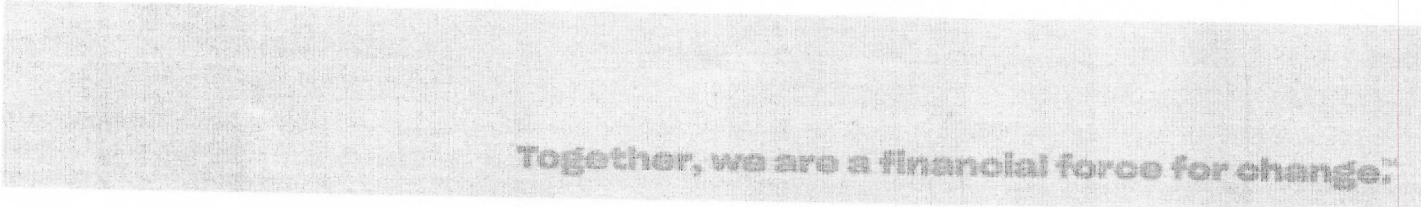
DAILY BANKING

ACCOUNT SUMMARY	OPENING BALANCE ON 01 SEP 2022	TOTAL WITHDRAWALS	TOTAL DEPOSITS	CLOSING BALANCE ON 30 SEP 2022
INDEPENDENT BUSINESS ACCOUNT #100084886032 (CONTINGENCY ACCOUNT)	94,236.79	0.00	1,363.58	95,600.37
TOTAL NUMBER OF CHEQUES 0				

INDEPENDENT BUSINESS ACCOUNT #100084886032 (CONTINGENCY ACCOUNT)

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	OPENING BALANCE			94,236.79
02 SEP	FUNDS TRANSFER-ONLINE FROM REL #91268349 (\$1,363.58) (CONTINGENCY SEPT 2022)		1,363.58	95,600.37

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General Ledger Detail

Description	Batch #	Processed Type	Src	Reference	Post Date	Debit	Credit
Building: 709 : 1251-1263 W 7th Avenue 709.1000 Bank - VanCity SHARES							
Beginning Balance:						758.22	
Transaction Totals:							
Ending Balance:						758.22	
709.1030.452 Bank - VanCity Operating Account							
Nancy Holme	29625	01-Sep-2022 RRG	A/R	DCR# 141	01-Sep-2022	22,562.70	
Grant and Kim Ewing	29652	01-Sep-2022 RMRp	A/R	DCR# 142	01-Sep-2022	536.79	
Jerry Thomas	29652	01-Sep-2022 RMRp	A/R	DCR# 142	01-Sep-2022	679.93	
REALLOCATION OF EXPENSES : Transfer from Operating A/c to CRF a/c	30024	05-Oct-2022 NJE	J/E		02-Sep-2022	559.83	1,363.58
Patricia Vanderflaes	29722	08-Sep-2022 RRG	A/R	DCR# 143	08-Sep-2022	536.79	
BC Hydro	29830	16-Sep-2022 CW	A/P	C# 137	16-Sep-2022		85.00
Eagleson Properties Limited.	29830	16-Sep-2022 CW	A/P	C# 138	16-Sep-2022		210.00
FortisBC - Natural Gas	29830	16-Sep-2022 CW	A/P	C# 139	16-Sep-2022		69.47
Greyrock Property Grooming Ltd.	29830	16-Sep-2022 CW	A/P	C# 140	16-Sep-2022		223.25
Greyrock Property Grooming Ltd.	29830	16-Sep-2022 CW	A/P	C# 140	16-Sep-2022		438.50
Greyrock Property Grooming Ltd.	29853	20-Sep-2022 VC	A/P	VC C# 140 20Sep22	20-Sep-2022	223.25	
Greyrock Property Grooming Ltd.	29853	20-Sep-2022 VC	A/P	VC C# 140 20Sep22	20-Sep-2022	438.50	
Greyrock Property Grooming Ltd.	29855	20-Sep-2022 CW	A/P	C# 141	20-Sep-2022		223.25
Greyrock Property Grooming Ltd.	29855	20-Sep-2022 CW	A/P	C# 141	20-Sep-2022		438.50
Tessie Lowe	29937	29-Sep-2022 RRG	A/R	DCR# 144	28-Sep-2022	559.83	
Grant and Kim Ewing	30000	03-Oct-2022 RRG	A/R	DCR# 146	30-Sep-2022	679.93	
Transaction Totals:						4,214.85	3,051.55
Ending Balance:						23,726.00	
709.1040.453 Bank - VanCity Contingency Account							
REALLOCATION OF EXPENSES : Transfer from Operating A/c to CRF a/c	30024	05-Oct-2022 NJE	J/E		02-Sep-2022	94,236.79	
Beginning Balance:						1,363.58	
Transaction Totals:						1,363.58	0.00
Ending Balance:						95,600.37	
709.1090.008 Bank - Vancity Membership Fee							
Beginning Balance:						5.00	
Transaction Totals:							
Ending Balance:						5.00	
709.1100 Accounts Receivable							
Nancy Holme	29625	01-Sep-2022 RRG	A/R	DCR# 141	01-Sep-2022		12,957.40
Grant and Kim Ewing	29652	01-Sep-2022 RMRp	A/R	DCR# 142	01-Sep-2022		536.79
Jerry Thomas	29652	01-Sep-2022 RMRp	A/R	DCR# 142	01-Sep-2022		679.93
Grant and Kim Ewing	29668	02-Sep-2022 BMc	A/R	9311	01-Sep-2022	679.93	
Patricia Vanderflaes	29668	02-Sep-2022 BMc	A/R	9312	01-Sep-2022	536.79	
Tessie Lowe	29668	02-Sep-2022 BMc	A/R	9313	01-Sep-2022	559.83	
Noriko Horiguchi	29668	02-Sep-2022 BMc	A/R	9314	01-Sep-2022	559.83	

General Ledger Detail

Description	Batch #	Processed	Type	Src	Reference	Post Date	Debit	Credit
709.1100 Accounts Receivable								
<i>continued from previous page</i>								
Jerry Thomas	29668	02-Sep-2022	BMC	A/R	9315	01-Sep-2022	559.83	
Nancy Holme	29668	02-Sep-2022	BMC	A/R	9316	01-Sep-2022	536.79	
Peggy Smyth	29668	02-Sep-2022	BMC	A/R	9317	01-Sep-2022	679.93	
Patricia Vanderflaas	29722	08-Sep-2022	RRg	A/R	DCR# 143	08-Sep-2022		536.79
Tessie Lowe	29937	29-Sep-2022	RRg	A/R	DCR# 144	28-Sep-2022		559.83
Grant and Kim Ewing	30000	03-Oct-2022	RRg	A/R	DCR# 146	30-Sep-2022		679.93
						Transaction Totals:	4,112.93	3,553.10
						Ending Balance:		12,397.57
709.1310 Prepaid Insurance								
REALLOCATION OF EXPENSES - INSURANCE	30091	11-Oct-2022	NJE	J/E		30-Sep-2022	3,061.50	1,020.50
						Transaction Totals:	0.00	1,020.50
						Ending Balance:	2,041.00	
709.1320 Prepaid Insurance Appraisal								
						Beginning Balance:	0.00	
						Transaction Totals:		
						Ending Balance:	0.00	
709.2000 Accounts Payable								
BC Hydro	29852	20-Sep-2022	INV	A/P	# 331 4660 001	01-Sep-2022	438.50	
Eagleson Properties Limited.	29852	20-Sep-2022	INV	A/P	# MF - (709)	01-Sep-2022	85.00	
FortisBC - Natural Gas	29852	20-Sep-2022	INV	A/P	# 6435 47	02-Sep-2022	210.00	
Greyrock Property Grooming Ltd.	29852	20-Sep-2022	INV	A/P	# 13831	15-Sep-2022	69.47	
BC Hydro	29830	16-Sep-2022	CW	A/P	C# 137	16-Sep-2022	85.00	
Eagleson Properties Limited.	29830	16-Sep-2022	CW	A/P	C# 138	16-Sep-2022	210.00	
FortisBC - Natural Gas	29830	16-Sep-2022	CW	A/P	C# 139	16-Sep-2022	69.47	
Greyrock Property Grooming Ltd.	29830	16-Sep-2022	CW	A/P	C# 140	16-Sep-2022	223.25	
Greyrock Property Grooming Ltd.	29830	16-Sep-2022	CW	A/P	C# 140	16-Sep-2022	438.50	
Greyrock Property Grooming Ltd.	29853	20-Sep-2022	VC	A/P	VC C# 140 20Sep22	20-Sep-2022	223.25	
Greyrock Property Grooming Ltd.	29853	20-Sep-2022	VC	A/P	VC C# 140 20Sep22	20-Sep-2022	438.50	
Greyrock Property Grooming Ltd.	29855	20-Sep-2022	CW	A/P	C# 141	20-Sep-2022	223.25	
Greyrock Property Grooming Ltd.	29855	20-Sep-2022	CW	A/P	C# 141	20-Sep-2022	438.50	
A C & D Insurance Services Ltd	30087	11-Oct-2022	INV	A/P	# 388 5 18	30-Sep-2022		1,020.50
REALLOCATION OF EXPENSES - INSURANCE	30091	11-Oct-2022	NJE	J/E		30-Sep-2022	1,020.50	
						Transaction Totals:	2,708.47	2,269.97
						Ending Balance:	0.00	
709.2900 Prior Year SURPLUS								
						Beginning Balance:		0.01
						Transaction Totals:		
						Ending Balance:		0.01

General Ledger Detail

Description	Batch #	Processed	Type	Src	Reference	Post Date	Debit	Credit
709.2960								
REALLOCATION OF EXPENSES - CRF A/C	30091	11-Oct-2022	NJE	J/E				
						Beginning Balance:		97,851.97
						30-Sep-2022		1,363.58
						Transaction Totals:	0.00	1,363.58
						Ending Balance:		99,215.55
709.3200								
Strata Fees						Beginning Balance:		32,903.44
Grant and Kim Ewing	29668	02-Sep-2022	BMc	A/R	9311	01-Sep-2022		679.93
Patricia Vanderflaas	29668	02-Sep-2022	BMc	A/R	9312	01-Sep-2022		536.79
Tessie Lowe	29668	02-Sep-2022	BMc	A/R	9313	01-Sep-2022		559.83
Noriko Horiguchi	29668	02-Sep-2022	BMc	A/R	9314	01-Sep-2022		559.83
Jerry Thomas	29668	02-Sep-2022	BMc	A/R	9315	01-Sep-2022		559.83
Nancy Holme	29668	02-Sep-2022	BMc	A/R	9316	01-Sep-2022		536.79
Peggy Smyth	29668	02-Sep-2022	BMc	A/R	9317	01-Sep-2022		679.93
						Transaction Totals:	0.00	4,112.93
						Ending Balance:		37,016.37
709.3210								
Strata Fees - Door Project						Beginning Balance:		800.00
						Transaction Totals:		800.00
						Ending Balance:		800.00
709.3500								
Dividends Income (shares)						Beginning Balance:		27.41
						Transaction Totals:		27.41
						Ending Balance:		27.41
709.3520								
Other Income						Beginning Balance:		130.00
						Transaction Totals:		130.00
						Ending Balance:		130.00
709.3630								
Prior Year Surplus						Beginning Balance:		7,920.66
						Transaction Totals:		7,920.66
						Ending Balance:		7,920.66
709.4110								
Cleaning - Contract Services						Beginning Balance:	0.00	
						Transaction Totals:		
						Ending Balance:	0.00	
709.4130								
Cleaning - Garbage Removal						Beginning Balance:	2,417.40	
						Transaction Totals:		
						Ending Balance:	2,417.40	
709.4200								
R&M - General						Beginning Balance:	328.66	
						Transaction Totals:		
						Ending Balance:	328.66	

EAGLESON PROPERTIES LTD.

201 - 2940 Main Street

Vancouver, British Columbia V5T 3G3

Telephone: (604) 879-1070

Fax: (604) 879-1007

Statement of Account

Date: September 30, 2022

Strata Corp VR1607 - GENERAL ACCOUNT

1251 - 1263 W 7th Avenue

Vancouver, BC V6H 1B7

Statement Printed: 12-Oct-22

Page 1

Date	Reference	Debits	Credits	Balance
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Building: 709 : 1251-1263 W 7th Avenue**Account Number: 709.1030****Opening Balance: \$22,562.70****Plus: Receipts**

Nancy Holme Payment Received - Thank You	01-Sep-22 DCR# 141		536.79	
Grant and Kim Ewing Payment Received - Thank You	01-Sep-22 DCR# 142		679.93	
Jerry Thomas Payment Received - Thank You	01-Sep-22 DCR# 142		559.83	
Patricia Vanderflaes Payment Received - Thank You	08-Sep-22 DCR# 143		536.79	
Tessie Lowe Payment Received - Thank You	28-Sep-22 DCR# 144		559.83	
Grant and Kim Ewing Payment Received - Thank you	30-Sep-22 DCR# 146		679.93	

Receipt Totals:

3,553.10

Less: Disbursements

BC Hydro : Electricity Bill - September 6, 2022 (709)	16-Sep-22 C# 137	85.00		
Eagleson Properties Limited. : Management Fees	16-Sep-22 C# 138	210.00		
FortisBC - Natural Gas : Natural Gas Bill - Sept 1, 2022 (709)	16-Sep-22 C# 139	69.47		
Greyrock Property Grooming Ltd. : Gardening (709) : Gardening (709)	16-Sep-22 C# 140	661.75		
Greyrock Property Grooming Ltd. : Gardening (709) : Gardening (709)	20-Sep-22 C# 141	661.75		
Greyrock Property Grooming Ltd.	20-Sep-22 VC C# 140		661.75	

Disbursement Totals:

1,687.97 661.75

Journal Entry Details:

REALLOCATION OF EXPENSES : Transfer from Operating A/c to CRF a/c	02-Sep-22	1,363.58		
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Journal Entry Totals:

1,363.58

Account Totals / Closing Balance:

3,051.55 4,214.85 \$23,726.00

Available for Distribution:

23,726.00

Current Period Distribution @ 100.000000%

\$23,726.00

709

Your bill highlights

Your equal payment plan bill Aug 4, 2022 to Sep 1, 2022

- Thank you for your payment of \$132.63 on Aug 15, 2022.
- This bill is estimated based on historical electricity use.
- To track your electricity usage, visit bchydro.com/login.

Total Due

\$85.00

Due by Sep 28, 2022

Turn for bill details →

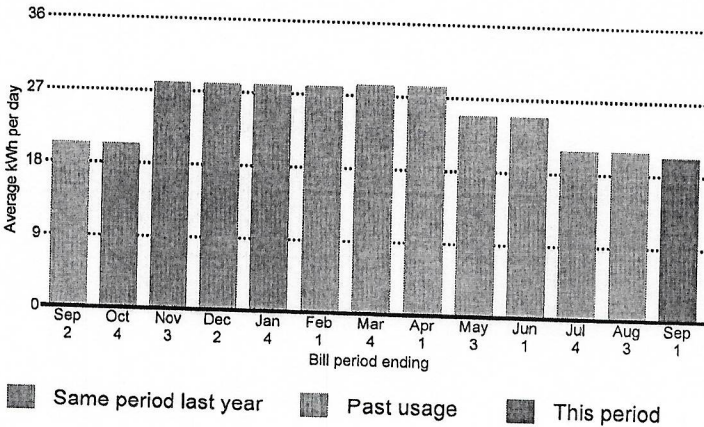
Your electricity usage over time

0%

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

\$2.10

average daily cost of electricity this bill period



Did you know?

You used a total of 590 kWh from Aug 4, 2022 to Sep 1, 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.

Ways to pay your bill

We offer several options for you to pay your bill.

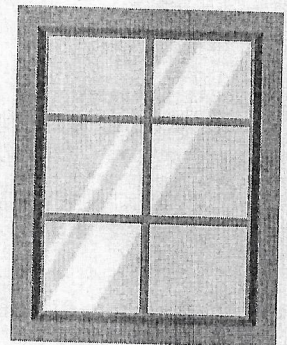
- bchydro.com/login** – direct withdrawal from your bank account through MyHydro
- Auto-pay – have your bills paid automatically from your bank account
- Online banking – visit your bank's website or pay in person at your local branch
- Credit card – pay through Paymentus, a third party service provider that charges a service fee

For more information, visit bchydro.com/payments.

Seal up those gaps

Use DIY weather stripping to close gaps around windows and doors to prevent heat loss in the winter, and heat gain in the summer.

Get more tips at powersmart.ca



29572

Equal payment plan status

Your next annual review is Aug 2023

Cost of electricity used to date..... \$63.91
- Equal payments billed to date..... \$85.00
= Balance to date..... -\$21.09

Meter reading information

Energy

Meter number 5981578

Starting Aug 4, 2022..... 70324
Ending Sep 1, 2022**..... 70914
Difference..... 590

590 kWh used over 29 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 54 kWh below your Step 2 threshold of 644 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 Oct 3, 2022.

Go paperless

Get access to your account online.
To get started, visit 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.

Privacy

Protecting your personal information is an obligation we take seriously. For more information, visit bchydro.com/privacy.

GST Registration # R121454151

Have a question?

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

Bill details

Aug 4, 2022 to Sep 1, 2022

PREVIOUS BILLING PERIOD

Previous bill..... \$132.63
Payment received Aug 15, 2022..... -\$132.63

BALANCE FORWARD

\$0.00

CURRENT CHARGES THIS PERIOD

Equal payment plan..... \$85.00

CURRENT CHARGES SUBTOTAL

\$85.00

TOTAL DUE

\$85.00

USAGE DETAILS

Based on Residential Conservation Rate 1101
Aug 4, 2022 to Sep 1, 2022

Basic Charge 29 days @ \$0.2090 /day..... \$6.06*

ENERGY CHARGES

Step 1: 590 kWh @ \$0.0950 /kWh..... \$56.05*
Step 2: 0 kWh @ \$0.1408 /kWh..... \$0.00
Rate rider -2.0%..... -\$1.24*

TAXES ON ELECTRICITY USAGE

* GST 5% on \$60.87..... \$3.04

TOTAL COST OF ELECTRICITY

\$63.91



Name: Strata Plan Vr 1607 The Owners
 Service address: HSE-1255 7th Ave W
 Vancouver
 Rate class: Small commercial
 Billing date: Sep 1, 2022

709

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	Sep 23, 2022	\$69.47	

Previous Bill	71.94	
Less Payment - Thank You	<u>71.94</u> CR	0.00
Balance from Previous Bill		
Delivery Charges		
Basic Charge (29 days at 0.9616 per day)	27.89	
Delivery (2.7 GJ at 4.236 per GJ)	<u>11.44</u>	
		39.33 ⁺
Commodity Charges		
Storage and Transport (2.7 GJ at 1.384 per GJ)	3.74	
Cost of Gas (2.7 GJ at 5.907 per GJ)	<u>15.95</u>	
		19.69 ⁺
Other Charges and taxes		
Carbon Tax (2.7 GJ at 2.5588 per GJ)		6.91 ⁺
Clean Energy Levy (0.40% of + amounts)		0.24
GST (5% of + amounts)		3.30
Please pay		<u>69.47</u>

Gas usage calculation (Meter RCT1515002)

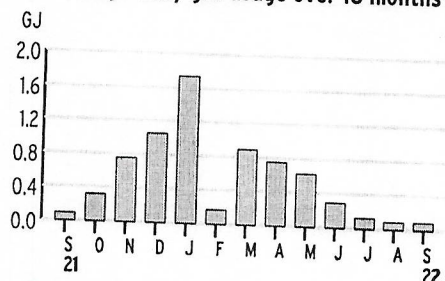
Present reading	-	Previous reading	x	Conversion factor	=	Gas used in gigajoules (GJ)
Sep 1 '22		Aug 3 '22				
7,632		7,609		0.1173988		2.7

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
Sep '2022	29	20°C	0.09	2.7
Sep '2021	30	19°C	0.10	2.9

Average daily gas usage over 13 months



reco

Planning to garden, build a shed or install a fence? Always click or call BC 1 Call before you disturb the ground. BC 1 Call will provide the location of underground utility lines in your yard so you can stay safe and avoid costly repairs. It's a free service and it's the law. Learn more: fortisbc.com/digsafely

GST #R100431592



Greyrock Property Grooming Ltd.

6305 45A Ave

Delta BC V4K 4T5

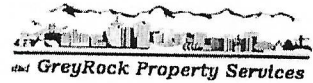
604-220-9823

greyrockproperties@gmail.com

GST/HST Registration No.:

137485934 RT0001

PID 709



BILL TO

Eagleson Properties Ltd.

#201-2940 Main Street

Vancouver, B.C. V5T 3G3

V5T 3G3

INVOICE 13809

DATE 03/08/2022 TERMS Net 30

DUE DATE 02/09/2022

DATE	DESCRIPTION	TAX	QTY	RATE	AMOUNT
11/07/2022	Labour weeding & pruning 3.0 hrs. @ \$65.00/hr.	GST	3	65.00	195.00
31/07/2022	Monthly Gardening Service	GST	1	85.00	85.00
31/07/2022	Monthly Maintenance Service	GST	1	110.00	110.00
31/07/2022	Truck Charge	Exempt	1	29.00	29.00

1251 W. 7th Ave. Monthly garden & maintenance service. July 11 - Prune & weed front beds, shrubs & trees. Remove weeds on north building wall in alley.

SUBTOTAL 419.00

GST @ 5% 19.50

TOTAL 438.50

TOTAL DUE \$438.50

[Signature] #709
AUG 25 2022

Contracts - Landscaping

29549

Greyrock Property Grooming Ltd.

6305 45A Ave

Delta BC V4K 4T5

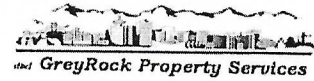
604-220-9823

greyrockproperties@gmail.com

GST/HST Registration No.:

137485934 RT0001

709



BILL TO

Eagleson Properties Ltd.

#201-2940 Main Street

Vancouver, B.C. V5T 3G3

INVOICE 13831

DATE 07/09/2022 TERMS Net 30

DUE DATE 07/10/2022

DATE	DESCRIPTION	TAX	QTY	RATE	AMOUNT
31/08/2022	Labour	Monthly gardening svc	GST	1	75.00 75.00
31/08/2022	Labour	Monthly maintenance svc	GST	1	110.00 110.00
31/08/2022	Truck Charge		Exempt	1	29.00 29.00

1251 W. 7th Ave: Monthly gardening & maintenance service.

SUBTOTAL 214.00

GST @ 5% 9.25

TOTAL 223.25

TOTAL DUE \$223.25

Property ID #	709
Sub Acct #	
Project ID #	
Approval	<i>[Signature]</i>
Date	SEP 14 2022
Notes	

29788