

EAGLESON PROPERTIES LTD.

INCOME STATEMENT

For the 7 Months Ending JANUARY 31, 2023

709 - Strata Plan VR 1607

YEAR END JUNE 2022/23

	Current Actual	YTD Actual	YTD BUDGET	VARIANCE	ANNUAL BUDGET
			7 MONTHS		
INCOME					
Income - Strata Fees	4,112.93	28,790.51	28,790.42	0.09	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	29,590.51	28,790.42	800.09	49,355.00
EXPENSES					
UTILITIES					
Utilities - Electricity	30.92	585.55	583.33	2.22	1,000.00
Utilities - Gas	520.43	1,490.50	2,333.33	842.83	4,000.00
Utilities - Water & Sewer	-	1,529.29	1,633.33	104.04	2,800.00
Utilities - Fireline	-	-	-	-	-
Utilities - Street Cleaning	-	-	-	-	-
TOTAL UTILITIES	551.35	3,605.34	4,550.00	946.88	7,800.00
CONTRACTS					
Contracts - Garbage*****	571.23	2,884.12	3,120.83	236.71	5,350.00
Contracts - Landscaping	162.18	1,315.43	991.67	323.76	1,700.00
Hard - Landscaping	-	-	204.17	204.17	350.00
TOTAL CONTRACTS	733.41	4,199.55	4,316.67	117.12	7,400.00
REPAIRS & MAINTENANCE					
R&M - Building Repairs	-	4,127.67	1,166.67	2,961.00	2,000.00
R&M - Chimney Cleaning	-	-	-	-	-
R&M - Snow Removal	-	263.54	-	263.54	-
R&M - Plumbing	-	-	-	-	-
R&M - Gutter & Vent	-	-	-	-	-
R&M - Tree Trimming	-	-	-	-	-
R&M - Locksmithing	-	-	-	-	-
Window Replacement	-	-	-	-	-
R&M - Fire Prevention	-	-	204.17	204.17	350.00
TOTAL REPAIRS & MAINTENANCE	-	4,391.21	1,370.83	3,020.38	2,350.00
PROFESSIONAL FEES					
Admin - Management Fee	210.00	1,470.00	1,470.00	-	2,520.00
Admin - Management Fee (unscheduled)	-	-	-	-	-
Admin - Legal and Accounting	-	-	-	-	-
TOTAL PROFESSIONAL FEES	210.00	1,470.00	1,470.00	-	2,520.00
GENERAL EXPENSES					
G&A - Bank charges	-	-	-	-	-
G&A - Photocopy & Postage	-	-	12.83	12.83	22.00
G&A - Administration	-	-	-	-	-
G&A - Insurance Appraisal	-	-	-	-	-
G&A - Insurance	1,160.58	7,423.66	7,525.00	101.34	12,900.00
G&A - Insurance - Worksafe BC	-	-	-	-	-
TOTAL GENERAL EXPENSES	1,160.58	7,423.66	7,537.83	114.17	12,922.00
CONTINGENCY	1,363.58	9,545.06	9,545.08	0.02	16,363.00
PRIOR YEAR SURPLUS - TRANSFER TO CRF	-	-	-	-	-
TOTAL EXPENSES	4,018.92	30,634.82	28,790.42	1,842.19	49,355.00
NET INCOME <LOSS>	94.01	1,044.31	-	-	-

S.K. UKE

EAGLESON PROPERTIES LTD.
BALANCE SHEET
For the 7 Months Ending JANUARY 31 , 2023
709 - Strata Plan VR 1607
YEAR END JUNE 2022/23

YTD Actual

ASSETS:

Bank - Vancity SHARES	\$	758.22
Bank - Operating Account	\$	6,008.19
Bank - Contingency Reserve Fund	\$	101,054.69
Bank - Vancity Membership Fee	-\$	5.00
Accounts Receivable	-\$	7,438.53
Prepaid Insurance	\$	11,605.84
Prepaid Insurance Appraisal	\$	-
Total Current Assets	\$	<u>111,983.41</u>
TOTAL ASSETS	\$	<u>111,983.41</u>

LIABILITIES:

Accounts Payable	\$	110.75
TOTAL LIABILITIES	\$	<u>110.75</u>

EQUITY

Retained Earnings	\$	112,916.97
Current Year Income	-\$	1,044.31
TOTAL EQUITY	\$	<u>111,872.66</u>
TOTAL LIABILITIES & EQUITY	\$	<u>111,983.41</u>

Handwritten initials: KE and S.K.

FEBRUARY 01, 2023

My relationship number(s)

91268343

My branch

DOWNTOWN

898 WEST PENDER ST.

VANCOUVER BC V6C 1J8

T 604 877 7000 TOLL-FREE 1 888 VANCITY

vancity.com

VANAS10500_2361535 E D 16300

01783



EAGLESON PROPERTIES LTD.

201-2940 MAIN STREET

VANCOUVER BC V6B 5A1

My accounts

STATEMENT PERIOD: 01 FEB 2022 to 31 JAN 2023

SHARES

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	CLASS B MEMBERSHIP SHARES #100084835351			
	OPENING BALANCE			730.81
30 MAR	SHARED SUCCESS DIVIDENDS		27.41	758.22

Note: Shares are not insured by the Credit Union Deposit Insurance Corporation.

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.

Together, we are a financial force for change.™

Monthly A/R Summary

by Unit For: January 2023

Unit	Tenant	Opening Balance	Charge Description	Charge Amount	Payment Received	Current Balance
Building: 709 : 1251-1263 W 7th Avenue						
1	Grant and Kim Ewing	(\$679.93)	Strata Fees for PID# 709	\$679.93		
			*** Total ***	\$679.93	(\$679.93)	(\$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	(\$3,358.95)	Strata Fees for PID# 709	\$559.83		
			*** Total ***	\$559.83	\$0.00	(\$2,799.12)
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	(\$4,079.58)	Strata Fees for PID# 709	\$679.93		
			*** Total ***	\$679.93	\$0.00	(\$3,399.65)
		(\$8,678.29)		\$4,112.93	(\$2,873.17)	(\$7,438.53)

** Totals for Building:

Selected General Ledger Detail

Post Year/Month From: 2023-January
To: 2023-January

15-Feb-2023
Page 1

Description	Batch #	Processed	Type	Srce	Reference	Post Date	Debit	Credit
Building: 709 : 1251-1263 W 7th Avenue								
709,1030,452 Bank - Vancity Operating Account								
Jerry Thomas								
Nancy Holme								
REALLOCATION OF INCOME/EXPENSES - Transfer to CRF account								
Patricia Vanderflaes								
BC Hydro								
Eagleson Properties Limited.								
Randal Ormston								
Randal Ormston								
Waste Connections of Canada Inc.								
FortisBC - Natural Gas								
Tessie Lowe								
Grant and Kim Ewing								
	31140	04-Jan-2023	RM/RP	A/R	DCR# 163	01-Jan-2023	5,938.59	
	31094	04-Jan-2023	RM/RP	A/R	DCR# 162	04-Jan-2023	559.83	
	31142	04-Jan-2023	N/E	J/E		04-Jan-2023	536.79	
	31192	06-Jan-2023	RRg	A/R	DCR# 165	06-Jan-2023	536.79	1,363.58
	31242	09-Jan-2023	CW	A/P	C# 164	09-Jan-2023		30.92
	31242	09-Jan-2023	CW	A/P	C# 165	09-Jan-2023		210.00
	31242	09-Jan-2023	CW	A/P	C# 166	09-Jan-2023		51.43
	31242	09-Jan-2023	CW	A/P	C# 166	09-Jan-2023		55.98
	31242	09-Jan-2023	CW	A/P	C# 167	09-Jan-2023		571.23
	31293	12-Jan-2023	CW	A/P	C# 168	12-Jan-2023		520.43
	31347	30-Jan-2023	RRg	A/R	DCR# 166	26-Jan-2023	559.83	
	31348	30-Jan-2023	RRg	A/R	DCR# 167	28-Jan-2023	679.93	
Transaction Totals:							2,873.17	2,803.57
Ending Balance:							6,008.19	

	Beginning Balance:	5,938.59	
Building Totals	Transaction Debit / Credit Amounts:	2,873.17	2,803.57
	Ending Balance:	6,008.19	

Selected General Ledger Detail

Post Year/Month From: 2023-January
To: 2023-January

15-Feb-2023
Page 1

Description	Batch #	Processed Type	Srce	Reference	Post Date	Debit	Credit
Building: 709 : 1251-1263 W 7th Avenue 709.1040.453 Bank - VanCity Contingency Account							
REALLOCATION OF INCOME/EXPENSES - Transfer to CRF account	31142	04-Jan-2023	N/E	J/E			
						Beginning Balance:	99,691.11
					04-Jan-2023	1,363.58	
						Transaction Totals:	1,363.58
						Ending Balance:	101,054.69
Building Totals						Beginning Balance:	99,691.11
						Transaction Debit / Credit Amounts:	1,363.58
						Ending Balance:	101,054.69
						Transaction Debit / Credit Amounts:	0.00

FEBRUARY 01, 2023

My relationship number(s)
91268601

VANAS11000_2361591 E D 16300 36634
EAGLESON PROPERTIES ITF
STRATA CORP VR1607
201-2940 MAIN STREET
VANCOUVER BC V5T 3G3

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 JAN 2023 to 31 JAN 2023



DAILY BANKING

ACCOUNT SUMMARY	OPENING BALANCE ON 01 JAN 2023	TOTAL WITHDRAWALS	TOTAL DEPOSITS	CLOSING BALANCE ON 31 JAN 2023
INDEPENDENT BUSINESS ACCOUNT #100084886032 (CONTINGENCY ACCOUNT)	99,691.11	0.00	1,363.58	101,054.69
TOTAL NUMBER OF CHEQUES 0				

INDEPENDENT BUSINESS ACCOUNT #100084886032 (CONTINGENCY ACCOUNT)

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	OPENING BALANCE			99,691.11
04 JAN	FUNDS TRANSFER-ONLINE FROM REL #91268349 (\$1,363.58) (TRANSFER TO CRF ACCOUNT)		1,363.58	101,054.69

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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FEBRUARY 01, 2023

VANAS11000_2361591 E D 16300 35945
EAGLESON PROPERTIES ITF
STRATA CORP VR1607
201-2940 MAIN STREET
VANCOUVER BC V5T 3G3

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 JAN 2023 to 31 JAN 2023



DAILY BANKING

ACCOUNT SUMMARY	OPENING BALANCE ON 01 JAN 2023	TOTAL WITHDRAWALS	TOTAL DEPOSITS	CLOSING BALANCE ON 31 JAN 2023
INDEPENDENT BUSINESS ACCOUNT #100084835930	5,938.59	2,803.57	2,873.17	6,008.19
TOTAL NUMBER OF CHEQUES 5				

INDEPENDENT BUSINESS ACCOUNT #100084835930

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	OPENING BALANCE			5,938.59
01 JAN	ETRANSFER CREDIT (JEROMETHOMAS)		559.83	6,498.42
04 JAN	CHEQUE DEPOSIT-BRANCH (NANCY HOLME)		536.79	7,035.21
04 JAN	FUNDS TRANSFER-ONLINE TO REL#91268601 (\$1,363.58) (TRANSFER TO CRF ACCOUNT)	1,363.58		5,671.63
06 JAN	ETRANSFER CREDIT (PATRICIAVANDERFLAES)		596.79	6,268.42
13 JAN	CHEQUE CLEARED #166	107.41		6,161.01
14 JAN	CHEQUE CLEARED #167	571.23		5,589.78
17 JAN	CHEQUE CLEARED #165	210.00		5,379.78
18 JAN	CHEQUE CLEARED #164	30.92		5,348.86

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INDEPENDENT BUSINESS ACCOUNT #100084835930 (CONT.)

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
19 JAN	CHEQUE CLEARED #168	520.43		4,768.43
26 JAN	ETRANSFER CREDIT (MELANIETERESELOWE)		559.83	5,328.26
28 JAN	ETRANSFER CREDIT (GRANTEWING)		679.93	6,008.19

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CLEARED CHEQUES
INDEPENDENT BUSINESS ACCOUNT #100084835930

DATE CLEARED: 12 JAN
 CHEQUE # 166 \$107.41

EAGLESON PROPERTIES ITS STRATA CORP VR1607
 GENERAL TRUST ACCOUNT
 301-2840 MAIN STREET
 VANCOUVER BC V6T 3G3 000166
 DATE 2023-01-09
 PAY TO: Randal Ormston \$ 107.41
 ONE HUNDRE7 and SEVEN 41 DOLLARS 00/100
 Vancity VANCOUVER CITY SAVINGS CREDIT UNION
 300 WILSON COMMUNITY BRANCH
 800 WEST PENDER STREET TEL: 684 877-7800
 VANCOUVER, B.C. V6C 1A8
 \$55.78 plus \$51.43
 EAGLESON PROPERTIES ITS STRATA CORP VR1607
 GENERAL TRUST ACCOUNT
 301-2840 MAIN STREET
 VANCOUVER BC V6T 3G3
 #000166# #16300#809# 100084835930#
 Capturing Branch: 1/12/23 4:41 PM Pacific TZ
 Coast Capital Savings Federal CU
 1980-809
 West Broadway Branch - Vancouver

DATE CLEARED: 12 JAN
 CHEQUE # 166 \$107.41

Printer ID# 1021
 For Deposit Only
 EagleSon Properties
 CIB General Account
 11980-809 100010715763
 Endorsement - Signature or Stamp
 BACKVERSO
 10 181 00 6296362

DATE CLEARED: 13 JAN
 CHEQUE # 167 \$571.23

EAGLESON PROPERTIES ITS STRATA CORP VR1607
 GENERAL TRUST ACCOUNT
 301-2840 MAIN STREET
 VANCOUVER BC V6T 3G3 000167
 DATE 2023-01-09
 PAY TO: Klaster Connections of Canada Inc. \$ 571.23
 Five Hundred and Seventy One 23 DOLLARS 00/100
 Vancity VANCOUVER CITY SAVINGS CREDIT UNION
 300 WILSON COMMUNITY BRANCH
 800 WEST PENDER STREET TEL: 684 877-7800
 VANCOUVER, B.C. V6C 1A8
 7300-0002461 27 P
 EAGLESON PROPERTIES ITS STRATA CORP VR1607
 GENERAL TRUST ACCOUNT
 301-2840 MAIN STREET
 VANCOUVER BC V6T 3G3
 #000167# #16300#809# 100084835930#

DATE CLEARED: 13 JAN
 CHEQUE # 167 \$571.23

Printer ID# 1021
 For Deposit Only
 EagleSon Properties
 CIB General Account
 11980-809 100010715763
 Endorsement - Signature or Stamp
 BACKVERSO

DATE CLEARED: 16 JAN
 CHEQUE # 165 \$210.00

EAGLESON PROPERTIES ITS STRATA CORP VR1607
 GENERAL TRUST ACCOUNT
 301-2840 MAIN STREET
 VANCOUVER BC V6T 3G3 000165
 DATE 2023-01-09
 PAY TO: EagleSon Properties Ltd \$ 210.00
 TWO Hundred and Ten 00 DOLLARS 00/100
 Vancity VANCOUVER CITY SAVINGS CREDIT UNION
 300 WILSON COMMUNITY BRANCH
 800 WEST PENDER STREET TEL: 684 877-7800
 VANCOUVER, B.C. V6C 1A8
 January 2023 M-Fee
 EAGLESON PROPERTIES ITS STRATA CORP VR1607
 GENERAL TRUST ACCOUNT
 301-2840 MAIN STREET
 VANCOUVER BC V6T 3G3
 #000165# #16300#809# 100084835930#

DATE CLEARED: 16 JAN
 CHEQUE # 165 \$210.00

Printer ID# 1021
 For Deposit Only
 EagleSon Properties
 CIB General Account
 11980-809 100010715763
 Endorsement - Signature or Stamp
 BACKVERSO
 CAPTURING BRANCH
 1/14/23 3:28 PM Pacific TZ
 Gulf and Fraser Fishermans Credit Union
 11900-809
 Main Street Branch - Vancouver

DATE CLEARED: 17 JAN
 CHEQUE # 164 \$30.92

EAGLESON PROPERTIES ITS STRATA CORP VR1607
 GENERAL TRUST ACCOUNT
 301-2840 MAIN STREET
 VANCOUVER BC V6T 3G3 000164
 DATE 2023-01-09
 PAY TO: BC HDRO \$ 30.92
 Thirty Dollars 92 DOLLARS 00/100
 Vancity VANCOUVER CITY SAVINGS CREDIT UNION
 300 WILSON COMMUNITY BRANCH
 800 WEST PENDER STREET TEL: 684 877-7800
 VANCOUVER, B.C. V6C 1A8
 A/C # 331 - 4660 - 001
 EAGLESON PROPERTIES ITS STRATA CORP VR1607
 GENERAL TRUST ACCOUNT
 301-2840 MAIN STREET
 VANCOUVER BC V6T 3G3
 #000164# #16300#809# 100084835930#

DATE CLEARED: 17 JAN
 CHEQUE # 164 \$30.92

Printer ID# 1021
 For Deposit Only
 EagleSon Properties
 CIB General Account
 11980-809 100010715763
 Endorsement - Signature or Stamp
 BACKVERSO
 20230117 001 001 20230117
 870-2899017 6108DRO 00040-001 841005-748
 6306648604

INDEPENDENT BUSINESS ACCOUNT #100084835930 (CONT.)

DATE CLEARED: 18 JAN
CHEQUE # 168

\$520.43

EAGLESON PROPERTIES (TY STRATA COMP VR1607
GENERAL TRUST ACCOUNT
301 2888 MAIN STREET
VANCOUVER BC V6T 1C8

DATE 2023-01-12 000168

PAY to the order of FORTIS BC - Natural Gas \$520.43
Five Hundred and Twenty 43 DOLLARS 00/100

Venclty VANCOUVER CITY BANKING CREDIT UNION
SOMERSET COMMUNITY BRANCH
40 WEST PRINCE STREET TEL: 604.677.7000
VANCOUVER B.C. V6C 1A8

EAGLESON PROPERTIES (TY STRATA COMP VR1607
GENERAL TRUST ACCOUNT

ATC-6635 47

000168 ⑆16300⑆009⑆ ⑆00084835930⑆ ⑆0000052043⑆

DATE CLEARED: 18 JAN
CHEQUE # 168

\$520.43

Printer ID# 1021

Endorsment - Signature or Stamp

20230118 001 001 20230118
00000643547 8810010307
TOST 800 810 1880 706N 20230118 6457SEC 94000-004 0356892
20230118 18N:314489445 5300559383 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.

General Ledger Detail

Description Batch # Processed Type Srce 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

Description	Batch #	Processed	Type	Srce	Reference	Post Date	Debit	Credit
709.1030.452 Bank - VanCity Operating Account								
Jerry Thomas	31140	04-Jan-2023	RM/Rp	A/R	DCR# 163	01-Jan-2023	5,938.59	
Nancy Holme	31094	04-Jan-2023	RM/Rp	A/R	DCR# 162	04-Jan-2023	559.83	
REALLOCATION OF INCOME/EXPENSES - Transfer to CRF account	31142	04-Jan-2023	NJE	J/E		04-Jan-2023	536.79	1,363.58
Patricia Vanderflaes	31192	06-Jan-2023	RRg	A/R	DCR# 165	06-Jan-2023	536.79	
BC Hydro	31242	09-Jan-2023	CW	A/P	C# 164	09-Jan-2023		30.92
Eagleson Properties Limited.	31242	09-Jan-2023	CW	A/P	C# 165	09-Jan-2023		210.00
Randal Ormston	31242	09-Jan-2023	CW	A/P	C# 166	09-Jan-2023		51.43
Randal Ormston	31242	09-Jan-2023	CW	A/P	C# 166	09-Jan-2023		55.98
Waste Connections of Canada Inc.	31242	09-Jan-2023	CW	A/P	C# 167	09-Jan-2023		571.23
FortisBC - Natural Gas	31293	12-Jan-2023	CW	A/P	C# 168	12-Jan-2023		520.43
Tessie Lowe	31347	30-Jan-2023	RRg	A/R	DCR# 166	26-Jan-2023	559.83	
Grant and Kim Ewing	31348	30-Jan-2023	RRg	A/R	DCR# 167	28-Jan-2023	679.93	
Transaction Totals:							2,873.17	2,803.57
Ending Balance:							6,008.19	

Description	Batch #	Processed	Type	Srce	Reference	Post Date	Debit	Credit
709.1040.453 Bank - VanCity Contingency Account								
REALLOCATION OF INCOME/EXPENSES - Transfer to CRF account	31142	04-Jan-2023	NJE	J/E		04-Jan-2023	1,363.58	0.00
Transaction Totals:							1,363.58	0.00
Ending Balance:							101,054.69	

Description	Batch #	Processed	Type	Srce	Reference	Post Date	Debit	Credit
709.1090.008 Bank - Vancity Membership Fee								
Beginning Balance:								5.00
Transaction Totals:								
Ending Balance:								5.00

Description	Batch #	Processed	Type	Srce	Reference	Post Date	Debit	Credit
709.1100 Accounts Receivable								
Jerry Thomas	31140	04-Jan-2023	RM/Rp	A/R	DCR# 163	01-Jan-2023		8,678.29
Grant and Kim Ewing	31155	04-Jan-2023	BMc	A/R	10242	01-Jan-2023	679.93	
Patricia Vanderflaes	31155	04-Jan-2023	BMc	A/R	10243	01-Jan-2023	536.79	
Tessie Lowe	31155	04-Jan-2023	BMc	A/R	10244	01-Jan-2023	559.83	
Noriko Horiguchi	31155	04-Jan-2023	BMc	A/R	10245	01-Jan-2023	559.83	
Jerry Thomas	31155	04-Jan-2023	BMc	A/R	10246	01-Jan-2023	559.83	
Nancy Holme	31155	04-Jan-2023	BMc	A/R	10247	01-Jan-2023	536.79	
Nancy Holme	31155	04-Jan-2023	BMc	A/R	10248	01-Jan-2023	679.93	
Peggy Smyth	31094	04-Jan-2023	RM/Rp	A/R	DCR# 162	04-Jan-2023		536.79
Nancy Holme	31192	06-Jan-2023	RRg	A/R	DCR# 165	06-Jan-2023		536.79
Patricia Vanderflaes	31347	30-Jan-2023	RRg	A/R	DCR# 166	26-Jan-2023		559.83

General Ledger Detail

To: 2023-January

Description	Batch #	Processed Type	Src	Reference	Post Date	Debit	Credit
<i>continued from previous page</i>							
709.3200 Peggy Smyth	31155	04-Jan-2023	BMC	A/R 10248	01-Jan-2023	0.00	679.93
					Transaction Totals:	0.00	4,112.93
					Ending Balance:		4,112.93
709.4130 Waste Connections of Canada Inc.	31602	16-Feb-2023	INV	A/P # 7300-0002461274	10-Jan-2023	571.23	0.00
					Transaction Totals:	571.23	
					Ending Balance:	571.23	
709.4400 BC Hydro	31602	16-Feb-2023	INV	A/P # 331 4660 001	01-Jan-2023	30.92	0.00
					Transaction Totals:	30.92	
					Ending Balance:	30.92	
709.4420 FortisBC - Natural Gas	31602	16-Feb-2023	INV	A/P # 6435 47	01-Jan-2023	520.43	0.00
					Transaction Totals:	520.43	
					Ending Balance:	520.43	
709.4520 Randal Ormston	31602	16-Feb-2023	INV	A/P # HOME DEPOT (709)	09-Jan-2023	51.43	0.00
					Transaction Totals:	51.43	
					Ending Balance:	51.43	
709.4530 Greyrock Property Grooming Ltd.	31602	16-Feb-2023	INV	A/P # 13885	31-Jan-2023	110.75	0.00
					Transaction Totals:	110.75	
					Ending Balance:	110.75	
709.5040 Eagleson Properties Limited.	31602	16-Feb-2023	INV	A/P # MF - (709)	01-Jan-2023	210.00	0.00
					Transaction Totals:	210.00	
					Ending Balance:	210.00	
709.7500 REALLOCATION OF EXPENSES /INCOME - INSURANCE	31603	16-Feb-2023	NJE	J/E	31-Jan-2023	1,160.58	
REALLOCATION OF EXPENSES /INCOME - 2022/2023 insurance adjustment	31603	16-Feb-2023	NJE	J/E	31-Jan-2023	140.08	
					Transaction Totals:	1,300.66	0.00
					Ending Balance:	1,300.66	
709.9600 REALLOCATION OF EXPENSES /INCOME - transfer to crf a/c	31603	16-Feb-2023	NJE	J/E	31-Jan-2023	1,363.58	
					Beginning Balance:	0.00	
					Ending Balance:	1,363.58	

Description	Batch #	Processed Type	Srce Reference	Post Date	Debit	Credit
<i>continued from previous page</i>						
709.9600		CONTINGENCY				
Transaction Totals:					1,363.58	0.00
Ending Balance:					1,363.58	
Beginning Balance:					0.00	
Transaction Debit / Credit Amounts:					13,948.67	13,948.67
Ending Balance:					0.00	
Building Totals						

EAGLESON PROPERTIES LTD.

201 - 2940 Main Street

Vancouver, British Columbia V5T 3G3

Statement of Account

Date: January 31, 2023

Telephone: (604) 879-1070

Fax: (604) 879-1007

Strata Corp VR1607 - GENERAL ACCOUNT

1251 - 1263 W 7th Avenue

Vancouver, BC V6H 1B7

Statement Printed: 16-Feb-23

Page 1

	Date	Reference	Debits	Credits	Balance
Building: 709 : 1251-1263 W 7th Avenue		Account Number: 709.1030		Opening Balance:	\$5,938.59
Plus: Receipts					
Jerry Thomas Payment Received - Thank You	01-Jan-23	DCR# 163		559.83	
Nancy Holme Payment Received - Thank You	04-Jan-23	DCR# 162		536.79	
Patricia Vanderflaes Payment Received - Thank You	06-Jan-23	DCR# 165		536.79	
Tessie Lowe Payment Received - Thank You	26-Jan-23	DCR# 166		559.83	
Grant and Kim Ewing Payment Received - Thank You	28-Jan-23	DCR# 167		679.93	
		Receipt Totals:		2,873.17	
Less: Disbursements					
BC Hydro : Electricity Bill - JANUARY 5, 2023 (709)	09-Jan-23	C# 164	30.92		
Eagleson Properties Limited. : Management Fee	09-Jan-23	C# 165	210.00		
Randal Ormston : Snow Removal (709) : Snow Removal (709)	09-Jan-23	C# 166	107.41		
Waste Connections of Canada Inc. : Garbage Removal (709)	09-Jan-23	C# 167	571.23		
FortisBC - Natural Gas : Natural Gas Bill - JAN 4, 2023 (709)	12-Jan-23	C# 168	520.43		
		Disbursement Totals:	1,439.99		
Journal Entry Details:					
REALLOCATION OF INCOME/EXPENSES - Transfer to CRF account	04-Jan-23		1,363.58		
		Journal Entry Totals:	1,363.58		
Account Totals / Closing Balance:			2,803.57	2,873.17	\$6,008.19
		Available for Distribution:	6,008.19		
		Current Period Distribution @ 100.000000%			\$6,008.19



Your bill highlights

Your equal payment plan bill Dec 1, 2022 to Jan 3, 2023

- ✔ Thank you for your payment of \$85.00 on Dec 20, 2022.
- ✔ Your bill includes a credit, as reflected in the bill details section. The credit is due to an announcement from the Government of B.C. that eligible customers would receive a one-time cost-of-living credit. Learn more at bchydro.com/billcredit.
- This bill is estimated based on historical electricity use.
- To track your electricity usage, visit bchydro.com/login.

Total Due

\$30.92

Due by Jan 27, 2023

Turn for bill details →

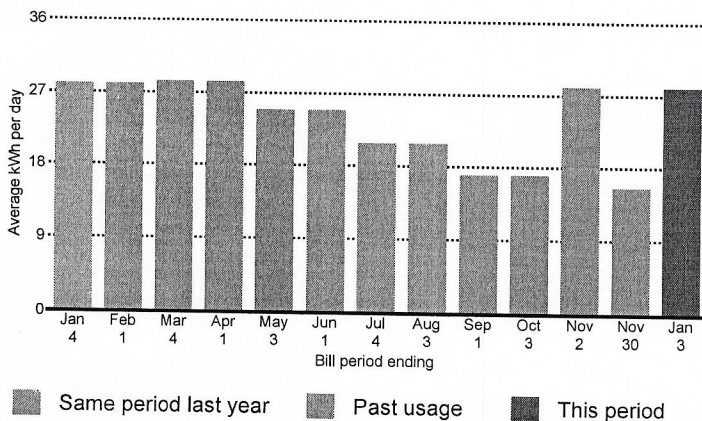
Your electricity usage over time

0%

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

\$3.08

average daily cost of electricity this bill period



Did you know?

You used a total of 953 kWh from Dec 1, 2022 to Jan 3, 2023.

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



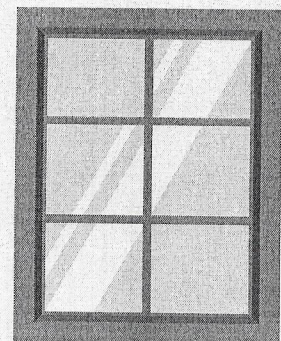
Credit card – pay through Paymentus, a third party service provider that charges a service fee

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



Equal payment plan status

Your next annual review is Aug 2023

Cost of electricity used to date.....	\$369.48
- Equal payments billed to date.....	\$425.00
= Balance to date.....	-\$55.52

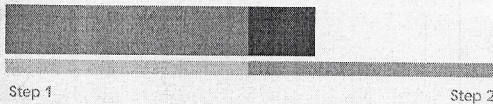
Meter reading information

Energy

Meter number 7028947

Starting Dec 1, 2022.....	403
Ending Jan 3, 2023**.....	1356
Difference.....	953

953 kWh used over 34 days



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 reached the higher Step 2 rate. You were 198 kWh above your Step 1 threshold of 755 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 Jan 31, 2023.

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

Dec 1, 2022 to Jan 3, 2023

PREVIOUS BILLING PERIOD

Previous bill.....	\$85.00
Payment received Dec 20, 2022.....	-\$85.00

BALANCE FORWARD \$0.00

ACCOUNT CHARGES

Cost-of-living credit.....	-\$54.08
----------------------------	----------

ACCOUNT CHARGES SUBTOTAL -\$54.08

CURRENT CHARGES THIS PERIOD

Equal payment plan.....	\$85.00
-------------------------	---------

CURRENT CHARGES SUBTOTAL \$85.00

TOTAL DUE \$30.92

USAGE DETAILS

Based on Residential Conservation Rate 1101
Dec 1, 2022 to Jan 3, 2023 (953 kWh used)

Basic Charge 34 days @ \$0.2090 /day..... \$7.11*

ENERGY CHARGES

Step 1: 755 kWh @ \$0.0950 /kWh.....	\$71.73*
Step 2: 198 kWh @ \$0.1408 /kWh.....	\$27.88*
Rate rider -2.0%.....	-\$2.13*

TAXES ON ELECTRICITY USAGE

* GST 5% on \$104.59.....	\$5.23
---------------------------	--------

TOTAL COST OF ELECTRICITY \$109.82



South A
ICE CHIPPER
**How doers
 get more done.**

AJ FRASER, STORE MANAGER
 VANCOUVER, BC V5Z 2T8 (604)6751260

7259 00060 13270 05/12/22 11:27 AM
 SALE CASHIER ROHIT

055636832693 Scraper <A> 49.98
 SUBTOTAL 49.98
 GST/HST 2.50
 PST/QST 3.50
 TOTAL \$55.98

XXXXXXXXXXXX7167 VISA CAD\$ 55.98
 AUTH CODE 04574I/8601406 TA
 Contactless
 AID A0000000031010 VISA CREDIT



Property ID #	709
Sub acct #	R&M Snow Removal.
Project ID #	
Approval	<i>RAO</i>
Date	DEC 27 2022
Notes	

Please reimburse:
 Randal Ormston
 1261 W 7th Ave
 Vancouver BC V6H1B7

31044



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

INVOICE	DATE	ACCOUNT NO.
7300-0002461274	12/31/22	7300-687132-0000

DUE UPON RECEIPT

CURRENT	30 DAYS	60 DAYS	90+ DAYS
\$571.23	\$0.00	\$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
--------------	----------	------------	-----	-------------	--------

(0001) STRATA PLAN VR 1607

1251 WEST 7 AVENUE, VANCOUVER BC

001 QTY 1.00 Comm Front Load 2.00 YD

12/22/22

1.00

Unsafe Site

\$25.00

01/01/23 - 01/31/23

1.00

Basic Service Charge

\$219.96

01/01/23 - 01/31/23

1.00

Administration Fee

\$10.00

002 QTY 1.00 Comm Rear Load Organics 0.17 YD

12/02/22

1.00

Unsafe Site

\$25.00

01/01/23 - 01/31/23

1.00

Basic Service Charge

\$115.06

12/31/22

Fuel Surcharge

\$149.01

544.03

BC GST 7600 10702 RT0001 (RRR)

\$27.20

SITE TOTAL

\$571.23

TOTAL THIS INVOICE DUE

\$571.23

BC GST 7600 10702 RT0001 (RRR)

\$27.20

Property ID #	709
Sub acct #	waste collection
Project ID #	
Approval	<i>[Signature]</i>
Date	01.09.23
Notes	



Natural gas

You currently owe:

\$520.43

709

Your account

Account number: 643547

Name: Strata Plan Vr 1607 The Owners

Service address: HSE-1255 7th Ave W, Vancouver

Due Thursday, Jan 26, 2023

Billing period: Dec 3, 2022 - Jan 4, 2023

Billing date: Jan 4, 2023

Can't make the due date?

Contact us and we'll find flexible payment options that work for you.

Bill details

Small commercial

Last bill	\$460.66
Payment received (Dec 14, 2022)	\$460.66 CR
Balance from last bill	\$0.00

Gas charges: Dec 3, 2022 - Jan 4, 2023

Basic charge (33 days at 0.9616 per day) — \$31.73^{cc}
Daily fee that covers part of the cost of being connected to our system

Prior to Jan 01, 2023
Delivery (29.5 GJ at 4.236 per GJ) — \$124.96^{cc}
Cost of delivering gas through our system to your home or business

Effective Jan 01, 2023
Delivery (3.5 GJ at 4.491 per GJ) — \$15.72^{cc}
Cost of delivering gas through our system to your home or business

Prior to Jan 01, 2023
Storage & transport (29.5 GJ at 1.384 per GJ) — \$40.83^{cc}
Cost to store and transport gas to our system

Effective Jan 01, 2023
Storage & transport (3.5 GJ at 1.169 per GJ) — \$4.09^{cc}
Cost to store and transport gas to our system

Prior to Jan 01, 2023
Cost of gas (29.5 GJ at 5.907 per GJ) — \$174.26^{cc}
Market price of the gas you used

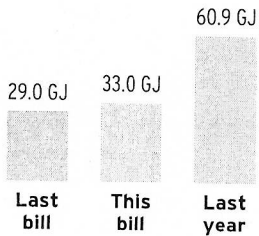
Effective Jan 01, 2023
Cost of gas (3.5 GJ at 5.159 per GJ) — \$18.06^{cc}
Market price of the gas you used

Total gas charges — \$409.65

We're here to help

1-888-224-2710 | Mon - Fri | 7 a.m. - 8 p.m.
fortisbc.com

Your natural gas usage



↑ You used 4.0 GJ more gas than your last bill.

↓ You used 27.9 GJ less gas than this time last year.

See details of your past usage on your online account.

31 297

Continued to next page

Your meter reading

Meter number: RCT1515002 Point of delivery: 482549

This bill actual reading: 8285 (Jan 4, 2023)

Last bill actual reading: 8005 (Dec 2, 2022)

Conversion factor: 0.1179248

To calculate your usage, visit fortisbc.com/yourmeter

Cost saving tips



Change your furnace filter

Change your furnace filter
Your furnace has to work harder with a dirty filter. Replace it every 3 to 6 months.



Get into the zone

Use your fireplace to heat just the area you're in and turn down the heating in the rest of the house.

Energy taxes & fees

BC carbon tax (33.0 GJ at 2.5588 per GJ) ——— \$84.44
Supports reduced carbon emissions

BC clean energy levy (0.40% of * amounts) ——— \$1.64
Supports clean energy technology

GST (5% of * amounts) ——— \$24.70

Total energy taxes & fees ——— \$110.78

Pay ——— \$520.43

News to know

Natural gas rates have changed effective January 1. Customers' annual charges will decrease by approximately 6 per cent, depending on consumption. The BC Utilities Commission approved this rate change. For more details, visit fortisbc.com/commercialrates.

Ways to pay your bill



With your financial institution

Pay online, by phone or in person.
Consider a Pre-authorized Payment Plan and avoid late fees.



By credit card

Make payments by phone or over a secure website. For details, visit fortisbc.com/creditcard.



Mail a cheque to:

FortisBC - Natural gas
PO Box 6666 Station Terminal
Vancouver, BC V6B 6M9

Account number: 643547

Please note:

Overdue accounts - will incur a 1.5% per month late payment charge (19.56% per annum).

Disconnection of service - avoid disconnection by paying the overdue balance immediately and the current charges by due date shown.

FortisBC Energy Inc. provides you with natural gas and piped propane and operates in accordance with BC's privacy legislation. Visit fortisbc.com to learn more.

FortisBC Energy Inc. does business as FortisBC. FortisBC uses the FortisBC name and logo under license from Fortis Inc.

FortisBC acknowledges and respects Indigenous People in Canada, on whose Traditional Territories we all live and work. FortisBC is committed to Reconciliation with Indigenous Peoples and is guided by our Statement of Indigenous Principles, which can be found at fortisbc.com/indigenouprinciples.