

EAGLESON PROPERTIES LTD.

INCOME STATEMENT

For the 10 Months Ending APRIL 30 , 2023

709 - Strata Plan VR 1607

YEAR END JUNE 2022/23

	Current Actual	YTD Actual	YTD BUDGET	VARIANCE	ANNUAL BUDGET
INCOME			10 MONTHS		
Income - Strata Fees	4,112.93	41,129.30	41,129.17	0.13	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	41,929.30	41,129.17	800.13	49,355.00
EXPENSES					
UTILITIES					
Utilities - Electricity	79.00	834.55	833.33	1.22	1,000.00
Utilities - Gas	219.77	2,447.01	3,333.33	886.32	4,000.00
Utilities - Water & Sewer	-	2,187.74	2,333.33	145.59	2,800.00
Utilities - Fireline	-	-	-	-	-
Utilities - Street Cleaning	-	-	-	-	-
TOTAL UTILITIES	298.77	5,469.30	6,500.00	1,031.92	7,800.00
CONTRACTS					
Contracts - Garbage*****	505.61	4,400.95	4,458.33	57.38	5,350.00
Contracts - Landscaping	-	1,315.43	1,416.67	101.24	1,700.00
Hard - Landscaping	-	-	291.67	291.67	350.00
TOTAL CONTRACTS	505.61	5,716.38	6,166.67	450.29	7,400.00
REPAIRS & MAINTENANCE					
R&M - Building Repairs	509.89	4,637.56	1,666.67	2,970.89	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	-	-	291.67	291.67	350.00
TOTAL REPAIRS & MAINTENANCE	509.89	4,901.10	1,958.33	2,942.77	2,350.00
PROFESSIONAL FEES					
Admin - Management Fee	210.00	2,100.00	2,100.00	-	2,520.00
Admin - Management Fee (unscheduled)	-	-	-	-	-
Admin - Legal and Accounting	-	-	-	-	-
TOTAL PROFESSIONAL FEES	210.00	2,100.00	2,100.00	-	2,520.00
GENERAL EXPENSES					
G&A - Bank charges	0.75	40.75	-	40.75	-
G&A - Photocopy & Postage	-	-	18.33	18.33	22.00
G&A - Administration	-	-	-	-	-
G&A - Insurance Appraisal	-	-	-	-	-
G&A - Insurance	1,160.58	10,905.41	10,750.00	155.41	12,900.00
G&A - Insurance - Worksafe BC	-	-	-	-	-
TOTAL GENERAL EXPENSES	1,161.33	10,946.16	10,768.33	177.83	12,922.00
CONTINGENCY	1,363.58	13,635.80	13,635.83	0.03	16,363.00
PRIOR YEAR SURPLUS - TRANSFER TO CRF	-	-	-	-	-
TOTAL EXPENSES	4,049.18	42,768.74	41,129.17	1,638.36	49,355.00
NET INCOME <LOSS>	63.75	839.44	-	-	-

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

EAGLESON PROPERTIES LTD.
BALANCE SHEET
For the 10 Months Ending APRIL 30 , 2023
709 - Strata Plan VR 1607
YEAR END JUNE 2022/23

YTD Actual

ASSETS:

Bank - Vancity SHARES	\$	758.22
Bank - Operating Account	\$	5,304.95
Bank - Contingency Reserve Fund	\$	105,145.43
Bank - Vancity Membership Fee	-\$	5.00
Accounts Receivable	-\$	3,159.42
Prepaid Insurance	\$	8,124.10
Prepaid Insurance Appraisal	\$	-
Total Current Assets	\$	<u>116,168.28</u>
TOTAL ASSETS	\$	<u>116,168.28</u>

LIABILITIES:

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

EQUITY

Retained Earnings	\$	116,009.46
Current Year Income	-\$	839.44
TOTAL EQUITY	\$	<u>115,170.02</u>
TOTAL LIABILITIES & EQUITY	\$	<u>116,168.28</u>

ME
S.K. H

Monthly A/R Summary

by Unit

For: April 2023

Unit	Tenant	Opening Balance	Charge Description	Charge Amount	Payment Received	Current Balance
1	Grant and Kim Ewing	(\$679.93)	Strata Fees for PID# 709	\$679.93		
			*** Total ***	\$679.93	(\$679.93)	(\$679.93)
01	Patricia Vanderlaeas	\$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	\$0.00	\$0.00
0001	Noriko Horiguchi	(\$1,679.46)	Strata Fees for PID# 709	\$559.83		
			*** Total ***	\$559.83	\$0.00	(\$1,119.63)
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	(\$2,039.79)	Strata Fees for PID# 709	\$679.93		
			*** Total ***	\$679.93	\$0.00	(\$1,359.86)
			** Totals for Building:	\$4,112.93	(\$2,313.34)	(\$3,159.42)

INSURANCE BREAKDOWN

Month

\$ 12,246.00

December	\$ 1,020.50
January	\$ 1,020.50
February	\$ 1,020.50
March	\$ 1,020.50
April	\$ 1,020.50
May	\$ 1,020.50
June	\$ 1,020.50

Year 2022/23

July	\$ 1,020.50
August	\$ 1,020.50
September	\$ 1,020.50
October	\$ 1,020.50
November	\$ 1,020.50

\$ 13,927.00

-\$ 140.08

December	1,160.58
January	1,160.58
February	1,160.58
March	1,160.58
April	1,160.58
May	1,160.58
June	1,160.58
July	1,160.58
August	1,160.58
September	1,160.58
October	1,160.58
November	1,160.58

10,905.42

Selected General Ledger Detail

Post Year/Month From: 2023-April
 To: 2023-April
 08-May-2023
 Page 1

Building: 709 : 1251-1263 W 7th Avenue

709.1030.452 Bank - VanCity Operating Account

Description	Batch #	Processed	Type	Size	Reference	Post Date	Debit	Credit
Jerry Thomas								
Patricia Vanderlaes								
City of Vancouver								
Nancy Holme								
transfer to CONTINGENCY a/c from OPERATING a/c (709)								
Bank Fees - Bank Balance confirmation - 2022 Year end Audit								
BC Hydro								
Eagleson Properties Limited.								
FortisBC - Natural Gas								
Waste Connections of Canada Inc.								
Randal Ormston								
Grant and Kim Ewing								
Bank Fees								

Building Totals

Beginning Balance:	6,558.66	
Transaction Debit / Credit Amounts:	2,313.34	3,567.05
Ending Balance:	5,304.95	

Beginning Balance:	6,558.66	
Transaction Totals:	2,313.34	3,567.05
Ending Balance:	5,304.95	

Selected General Ledger Detail

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

08-May-2023
Page 1

Description	Batch #	Processed	Type	Src	Reference	Post Date	Debit	Credit
Building: 709 : 1251-1263 W 7th Avenue 709.1040.453								
Bank - VanCity Contingency Account								
transfer to CONTINGENCY a/c from OPERATING a/c (709)								
Bank Fees - Bank Balance confirmation - 2022 Year end Audit								
	32147	05-Apr-2023	N/E	J/E				
	32408	27-Apr-2023	N/E	J/E				
Beginning Balance:							103,761.85	
05-Apr-2023							1,363.58	
05-Apr-2023							20.00	
Transaction Totals:							1,383.58	0.00
Ending Balance:							105,145.43	
Building Totals								
Beginning Balance:							103,761.85	
Transaction Debit / Credit Amounts:							1,383.58	0.00
Ending Balance:							105,145.43	



VANAS11000_4216837 E D 16300 34586
 EAGLESON PROPERTIES ITF
 STRATA CORP VR1607
 201-2940 MAIN STREET
 VANCOUVER BC V5T 3G3

MAY 01, 2023

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 APR 2023 to 30 APR 2023



Each year, we share 30% of our net profits with members and communities. The amount you earned is based on a 5.00% Shared Success Dividend on your membership shares you have with Vancity in 2023.
Note: Dividends are paid into your Class B Membership Shares account and are considered interest income by the CRA. They will be included in your T5 for the year 2023. Please visit vancity.com/SharedSuccess to learn more including how Shared Success supports your community.

DAILY BANKING

ACCOUNT SUMMARY	OPENING BALANCE ON 01 APR 2023	TOTAL WITHDRAWALS	TOTAL DEPOSITS	CLOSING BALANCE ON 30 APR 2023
INDEPENDENT BUSINESS ACCOUNT #100084835930	6,109.58	3,677.80	2,873.17	5,304.95
TOTAL NUMBER OF CHEQUES 7				

INDEPENDENT BUSINESS ACCOUNT #100084835930

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	OPENING BALANCE			6,109.58
01 APR	ETRANSFER CREDIT (MELANIETERESELOWE)		559.83	6,669.41
01 APR	ETRANSFER CREDIT (JEROMETHOMAS)		559.83	7,229.24
02 APR	ETRANSFER CREDIT (PATRICIAVANDERFLAES)		536.79	7,766.03
03 APR	CHEQUE DEPOSIT-BRANCH (NANCY HOLME)		536.79	8,302.82
05 APR	CHEQUE CLEARED #172	110.75		8,192.07
05 APR	FUNDS TRANSFER-ONLINE TO REL#91268601 (\$20.00) (GENERAL SERVICE FEE)	20.00		8,172.07
05 APR	FUNDS TRANSFER-ONLINE TO REL#91268601 (\$1,363.58) (CONTNGENCY APRIL RECEIPTS)	1,363.58		6,808.49

Together, we are a financial force for change.

INDEPENDENT BUSINESS ACCOUNT #100084835930 (CONT.)

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
06 APR	CHEQUE CLEARED #178	658.45		6,150.04
18 APR	CHEQUE CLEARED #180	210.00		5,940.04
20 APR	CHEQUE CLEARED #182	505.61		5,434.43
20 APR	CHEQUE CLEARED #181	219.77		5,214.66
22 APR	CHEQUE CLEARED #179	79.00		5,135.66
27 APR	CHEQUE CLEARED #183	509.89		4,625.77
28 APR	ETRANSFER CREDIT (GRANTEWING)		679.93	5,305.70
30 APR	CHARGES APPLIED TO ACCOUNT (PER ITEM FEES)	0.75		5,304.95

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.

CLEARED CHEQUES
INDEPENDENT BUSINESS ACCOUNT #100084835930

DATE CLEARED: 04 APR
 CHEQUE # 172

\$110.75

EAGLESON PROPERTIES ITF STRATA CORP VR1607
 GENERAL TRUST ACCOUNT
 201-260 MAIN STREET
 VANCOUVER BC V6T 3G3

DATE 2023-02-13

PAY TO: Greystock Property Grouping Ltd. \$110.75
 the order of One Hundred and Ten 75 DOLLARS 00/100

Vancity VANCOUVER CITY SAVINGS CREDIT UNION
 200 WEST PENDER STREET TEL: 604-677-7000
 VANCOUVER, B.C. V6C 1S8

EAGLESON PROPERTIES ITF STRATA CORP VR1607
 GENERAL TRUST ACCOUNT

RE: Mat Eggleston

000172 16300-8094 100084835930*

DATE CLEARED: 04 APR
 CHEQUE # 172

\$110.75

Virtual Endorsement
 DSPACC: 1084649
 DSPTR: 05720-003
 CSID: 9238943860404502800
 TXNID: 1
 SCANS: 186,729,085
 ITMSEC: 4
 CHANID: 903
 APPOC: 9500
 TRANSIT: 02800
 DSPCUR: CAD
 TEFDT: 04/04/23
 OPID: 981412117

Printer ID# 1021

Endorsement - Signature or Stamp

BACKVERSO

DATE CLEARED: 05 APR
 CHEQUE # 178

\$658.45

EAGLESON PROPERTIES ITF STRATA CORP VR1607
 GENERAL TRUST ACCOUNT
 201-260 MAIN STREET
 VANCOUVER BC V6T 3G3

DATE 2023-04-03

PAY TO: CITY OF Vancouver \$658.45
 the order of Six Hundred and Fifty Eight 45 DOLLARS 00/100

Vancity VANCOUVER CITY SAVINGS CREDIT UNION
 200 WEST PENDER STREET TEL: 604-677-7000
 VANCOUVER, B.C. V6C 1S8

EAGLESON PROPERTIES ITF STRATA CORP VR1607
 GENERAL TRUST ACCOUNT

RE: Mat Eggleston

000178 16300-8094 100084835930*

DATE CLEARED: 05 APR
 CHEQUE # 178

\$658.45

Printer ID# 1021

Endorsement - Signature or Stamp

BACKVERSO

DATE CLEARED: 17 APR
 CHEQUE # 180

\$210.00

EAGLESON PROPERTIES ITF STRATA CORP VR1607
 GENERAL TRUST ACCOUNT
 201-260 MAIN STREET
 VANCOUVER BC V6T 3G3

DATE 2023-04-14

PAY TO: EAGLESON Properties Ltd. \$210.00
 the order of Two Hundred and Ten 00 DOLLARS 00/100

Vancity VANCOUVER CITY SAVINGS CREDIT UNION
 200 WEST PENDER STREET TEL: 604-677-7000
 VANCOUVER, B.C. V6C 1S8

EAGLESON PROPERTIES ITF STRATA CORP VR1607
 GENERAL TRUST ACCOUNT

RE: Management Fee

000180 16300-8094 100084835930*

DATE CLEARED: 17 APR
 CHEQUE # 180

\$210.00

For Deposit Only
 Eagleson Properties
 G&F General Account
 11980-800 100070715783

Printer ID# 1021

Endorsement - Signature or Stamp

BACKVERSO

DATE CLEARED: 19 APR
 CHEQUE # 181

\$219.77

EAGLESON PROPERTIES ITF STRATA CORP VR1607
 GENERAL TRUST ACCOUNT
 201-260 MAIN STREET
 VANCOUVER BC V6T 3G3

DATE 2023-04-14

PAY TO: FOREST-C-Natural Gas \$219.77
 the order of Two Hundred and Nineteen 77 DOLLARS 00/100

Vancity VANCOUVER CITY SAVINGS CREDIT UNION
 200 WEST PENDER STREET TEL: 604-677-7000
 VANCOUVER, B.C. V6C 1S8

EAGLESON PROPERTIES ITF STRATA CORP VR1607
 GENERAL TRUST ACCOUNT

RE: Alcne, 6935-47

000181 16300-8094 100084835930*

DATE CLEARED: 19 APR
 CHEQUE # 181

\$219.77

Printer ID# 1021

Endorsement - Signature or Stamp

BACKVERSO



MAY 01, 2023

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

VANAS11000_4216837 E D 16300 34588
EAGLESON PROPERTIES ITF
STRATA CORP VR1607
201-2940 MAIN STREET
VANCOUVER BC V5T 3G3

My accounts

STATEMENT PERIOD: 01 APR 2023 to 30 APR 2023



Each year, we share 30% of our net profits with members and communities. The amount you earned is based on a 5.00% Shared Success Dividend on your membership shares you have with Vancity in 2023.
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DAILY BANKING

ACCOUNT SUMMARY

	OPENING BALANCE ON 01 APR 2023	TOTAL WITHDRAWALS	TOTAL DEPOSITS	CLOSING BALANCE ON 30 APR 2023
INDEPENDENT BUSINESS ACCOUNT #100084886032 (CONTINGENCY ACCOUNT)	103,761.85	0.00	1,363.58	105,145.43
TOTAL NUMBER OF CHEQUES 0				

INDEPENDENT BUSINESS ACCOUNT #100084886032 (CONTINGENCY ACCOUNT)

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	OPENING BALANCE			103,761.85
05 APR	FUNDS TRANSFER-ONLINE FROM REL #91268349 (\$20.00) (GENERAL SERVICE FEE)			103,761.85
05 APR	FUNDS TRANSFER-ONLINE FROM REL #91268349 (\$1,363.58) (CONTINGENCY APRIL RECEIPTS)		20.00	103,781.85
			1,363.58	105,145.43

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Together, we are a financial force for change.

General Ledger Detail

Description	Batch #	Processed Type	Srce	Reference	Post Date	Debit	Credit
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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

Beginning Balance:						6,558.66	
Transaction Totals:							
Ending Balance:						758.22	

Jerry Thomas	32132	03-Apr-2023	RMRP	A/R	DCR# 180		
Patricia Vanderlaes	32131	03-Apr-2023	RMRP	A/R	DCR# 179		
City of Vancouver	32062	30-Mar-2023	CW	A/P	C# 178		
Nancy Holme	32100	05-Apr-2023	RMRP	A/R	DCR# 177		
transfer to CONTINGENCY a/c from OPERATING a/c (709)	32147	05-Apr-2023	NJE	J/E			
Bank Fees - Bank Balance confirmation - 2022 Year end Audit	32408	27-Apr-2023	NJE	J/E			
BC Hydro	32240	14-Apr-2023	CW	A/P	C# 179		
Eagleson Properties Limited.	32240	14-Apr-2023	CW	A/P	C# 180		
FortisBC - Natural Gas	32240	14-Apr-2023	CW	A/P	C# 181		
Waste Connections of Canada Inc.	32240	14-Apr-2023	CW	A/P	C# 182		
Randal Ormston	32295	18-Apr-2023	CW	A/P	C# 183		
Grant and Kim Ewing	32440	28-Apr-2023	RRG	A/R	DCR# 182		
Bank Fees	32522	01-May-2023	NJE	J/E			
Transaction Totals:						2,313.34	3,567.05
Ending Balance:						5,304.95	0.75

709.1040.453 Bank - Vancity Contingency Account

Beginning Balance:						103,761.85	
Transaction Totals:							
Ending Balance:						105,145.43	0.00

transfer to CONTINGENCY a/c from OPERATING a/c (709)	32147	05-Apr-2023	NJE	J/E			
Bank Fees - Bank Balance confirmation - 2022 Year end Audit	32408	27-Apr-2023	NJE	J/E			

709.1090.008 Bank - Vancity Membership Fee

Beginning Balance:						5.00	
Transaction Totals:							
Ending Balance:						5.00	

709.1100 Accounts Receivable

Beginning Balance:						4,959.01	
Transaction Totals:							
Ending Balance:						536.79	536.79

Jerry Thomas	32132	03-Apr-2023	RMRP	A/R	DCR# 180		
Grant and Kim Ewing	32138	04-Apr-2023	BMC	A/R	10907		
Patricia Vanderlaes	32138	04-Apr-2023	BMC	A/R	10908		
Tessie Lowe	32138	04-Apr-2023	BMC	A/R	10909		
Noriko Horiguchi	32138	04-Apr-2023	BMC	A/R	10910		
Jerry Thomas	32138	04-Apr-2023	BMC	A/R	10911		
Nancy Holme	32138	04-Apr-2023	BMC	A/R	10912		
Peggy Smyth	32138	04-Apr-2023	BMC	A/R	10913		
Patricia Vanderlaes	32131	03-Apr-2023	RMRP	A/R	DCR# 179		

Description	Batch #	Processed	Type	Src	Reference	Post Date	Debit	Credit
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709.1100									
<i>continued from previous page</i>									
Nancy Holme	32100	05-Apr-2023	RM/Rp	A/R	DCR# 177	03-Apr-2023		536.79	
Grant and Kim Ewing	32440	28-Apr-2023	RRg	A/R	DCR# 182	28-Apr-2023		679.93	
						Transaction Totals:	4,112.93	2,313.34	
						Ending Balance:		3,159.42	

709.1310									
2022/2023 INSURANCE									
reallocation of expenses									
REALLOCATION OF EXPENSES/INCOME (709)	32613	27-Apr-2023	NJE	J/E		01-Apr-2023	9,284.68	1,160.58	
	32414	27-Apr-2023	NJE	J/E		27-Apr-2023	140.08		
	32669	11-May-2023	NJE	J/E		27-Apr-2023		140.08	
						Transaction Totals:	140.08	1,300.66	
						Ending Balance:	8,124.10		

709.2000									
Accounts Payable									
BC Hydro	32409	27-Apr-2023	INV	A/P	# 331 4660 001	01-Apr-2023		658.45	79.00
FortisBC - Natural Gas	32409	27-Apr-2023	INV	A/P	# 6435 47	01-Apr-2023		219.77	
Eagleson Properties Limited.	32409	27-Apr-2023	INV	A/P	# MF - (709)	01-Apr-2023		210.00	
City of Vancouver	32062	30-Mar-2023	CW	A/P	C# 178	03-Apr-2023	658.45		
Waste Connections of Canada Inc.	32409	27-Apr-2023	INV	A/P	# 7300-0002491462	06-Apr-2023		505.61	
BC Hydro	32240	14-Apr-2023	CW	A/P	C# 179	14-Apr-2023	79.00		
Eagleson Properties Limited.	32240	14-Apr-2023	CW	A/P	C# 180	14-Apr-2023	210.00		
FortisBC - Natural Gas	32240	14-Apr-2023	CW	A/P	C# 181	14-Apr-2023	219.77		
Waste Connections of Canada Inc.	32240	14-Apr-2023	CW	A/P	C# 182	14-Apr-2023	505.61		
Randal Ormston	32409	27-Apr-2023	INV	A/P	# 653-80467	17-Apr-2023		509.89	
Randal Ormston	32295	18-Apr-2023	CW	A/P	C# 183	18-Apr-2023	509.89		
						Transaction Totals:	2,182.72	1,524.27	
						Ending Balance:	0.00		

709.2900									
Prior Year SURPLUS									
						Beginning Balance:		0.01	
						Transaction Totals:			
						Ending Balance:		0.01	

709.2960									
CONTINGENCY - transfers									
						Beginning Balance:		114,645.88	
						Transaction Totals:	0.00	1,363.58	
						Ending Balance:		1,363.58	

709.3200									
Strata Fees									
Grant and Kim Ewing	32138	04-Apr-2023	BMc	A/R	10907	01-Apr-2023		12,338.79	
Patricia Vanderflaes	32138	04-Apr-2023	BMc	A/R	10908	01-Apr-2023		679.93	
Tessie Lowe	32138	04-Apr-2023	BMc	A/R	10909	01-Apr-2023		536.79	
Noriko Horiguchi	32138	04-Apr-2023	BMc	A/R	10910	01-Apr-2023		559.83	
Jerry Thomas	32138	04-Apr-2023	BMc	A/R	10911	01-Apr-2023		559.83	
						Beginning Balance:		114,645.88	
						Transaction Totals:	0.00	1,363.58	
						Ending Balance:		116,009.46	

General Ledger Detail

To: 2023-April

Description	Batch #	Processed Type	Src	Reference	Post Date	Debit	Credit
<i>continued from previous page</i>							
709.3200 Nancy Holme Peggy Smyth	32138	04-Apr-2023 BMC	A/R	10912	01-Apr-2023		536.79
	32138	04-Apr-2023 BMC	A/R	10913	01-Apr-2023		679.93
					Transaction Totals:	0.00	4,112.93
					Ending Balance:		16,451.72
709.4130 Waste Connections of Canada Inc.	32409	27-Apr-2023 INV	A/P	# 7300-0002491462	06-Apr-2023	1,582.45	
					Transaction Totals:	505.61	0.00
					Ending Balance:	2,088.06	
709.4200 Randal Ommston	32409	27-Apr-2023 INV	A/P	# 653-80467	17-Apr-2023	0.00	
					Transaction Totals:	509.89	0.00
					Ending Balance:	509.89	
709.4400 BC Hydro	32409	27-Apr-2023 INV	A/P	# 331 4660 001	01-Apr-2023	200.92	
					Transaction Totals:	79.00	0.00
					Ending Balance:	279.92	
709.4420 FortisBC - Natural Gas	32409	27-Apr-2023 INV	A/P	# 6435 47	01-Apr-2023	1,257.17	
					Transaction Totals:	219.77	0.00
					Ending Balance:	1,476.94	
709.4440 Utilities - Water					Beginning Balance:	658.45	
					Transaction Totals:		
					Ending Balance:	658.45	
709.4520 Outside Mtce - Contract Services					Beginning Balance:	51.43	
					Transaction Totals:		
					Ending Balance:	51.43	
709.4530 Outside Mtce - Landscaping					Beginning Balance:	110.75	
					Transaction Totals:		
					Ending Balance:	110.75	
709.5040 Eagleson Properties Limited.	32409	27-Apr-2023 INV	A/P	# MF - (709)	01-Apr-2023	630.00	
					Transaction Totals:	210.00	0.00
					Ending Balance:	840.00	

General Ledger Detail

Post Year/Month From: 2023-April
 To: 2023-April
 11-May-2023
 Page 4

Description	Batch #	Processed Type	Srce	Reference	Post Date	Debit	Credit
709.7500 Fixed Expenses - Insurance							
2022/2023 INSURANCE	32413	27-Apr-2023	NJE	J/E			
reallocation of expensess	32414	27-Apr-2023	NJE	J/E			
REALLOCATION OF EXPENSES/INCOME (709)	32669	11-May-2023	NJE	J/E			
	Beginning Balance:					3,621.82	
	01-Apr-2023					1,160.58	
	27-Apr-2023						140.08
	Transaction Totals:					140.08	
	Ending Balance:					1,300.66	140.08
	4,782.40						
709.9020 Bank Fees							
Bank Fees	32522	01-May-2023	NJE	J/E			
	Beginning Balance:					40.00	
	30-Apr-2023					0.75	
	Transaction Totals:					0.75	0.00
	Ending Balance:					40.75	
709.9600 CONTINGENCY							
CONTINGENCY - transfers	32415	27-Apr-2023	NJE	J/E			
	Beginning Balance:					4,090.74	
	27-Apr-2023					1,363.58	
	Transaction Totals:					1,363.58	0.00
	Ending Balance:					5,454.32	
Building Totals							
	Beginning Balance:					0.00	
	Transaction Debit / Credit Amounts:					14,321.91	14,321.91
	Ending Balance:					0.00	

EAGLESON PROPERTIES LTD.

201 - 2940 Main Street

Vancouver, British Columbia V5T 3G3

Statement of Account

Date: April 30, 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: 11-May-23

Page 1

	Date	Reference	Debits	Credits	Balance
Building: 709 : 1251-1263 W 7th Avenue					
Plus: Receipts					
Jerry Thomas Payment Received - Thank You	01-Apr-23	DCR# 180		559.83	
Patricia Vanderflaes April 2023 <i>Strata Fees</i>	02-Apr-23	DCR# 179		536.79	
Nancy Holme Payment Received - Thank You	03-Apr-23	DCR# 177		536.79	
Grant and Kim Ewing Payment Received - Thank You	28-Apr-23	DCR# 182		679.93	
		Receipt Totals:		2,313.34	
Less: Disbursements					
City of Vancouver : WATER AND SEWER : OCT 1 - JAN 31, 2023 (709)	03-Apr-23	C# 178	658.45		
BC Hydro : Electricity Bill - APRIL3, 2023 (709)	14-Apr-23	C# 179	79.00		
Eagleson Properties Limited. : Management Fee	14-Apr-23	C# 180	210.00		
FortisBC - Natural Gas : Natural Gas Bill -MARCH 31, 2023 (709)	14-Apr-23	C# 181	219.77		
Waste Connections of Canada Inc. : Garbage Removal (709)	14-Apr-23	C# 182	505.61		
Randal Ormston : FAST SIGNS invoice # 653-80467 :R &M (709)	18-Apr-23	C# 183	509.89		
		Disbursement Totals:	2,182.72		
Journal Entry Details:					
Bank Fees - Bank Balance confirmation - 2022 Year end Audit	05-Apr-23		20.00		
transfer to CONTINGENCY a/c from OPERATING a/c (709)	05-Apr-23		1,363.58		
Bank Fees	30-Apr-23		.75		
		Journal Entry Totals:	1,384.33		
Account Totals / Closing Balance:			3,567.05	2,313.34	\$5,304.95
		Available for Distribution:	5,304.95		
		Current Period Distribution @ 100.000000%			\$5,304.95



Revenue Services, Utility Billing
 PO Box 7747
 Vancouver, BC V6B 8R1

UTILITY BILL

10102

ACCT NUMBER: 5106769 **BILLING PERIOD:** Oct 1, 2022
ACCESS CODE: 750150 **TO:** Jan 31, 2023
DUE DATE: Apr 21, 2023 **BILLING DATE:** Mar 16, 2023



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
Jan 31, 2023	A-46016473	119	6768	6689	79 UNITS	
	CURRENT READING ESTIMATED					
	PREVIOUS BILL AMOUNT					894.60
Nov 21, 2022	PAYMENT					-852.00
	DISCOUNT					-42.60
Mar 16, 2023	WATER METERED 2022 High Season Rate (A)			(5-Oct-22 to 15-Oct-22/11 days)		33.94
Mar 16, 2023	WATER METERED 2022 Low Season Rate (A)			(16-Oct-22 to 31-Dec-22/77 days)		189.58
Mar 16, 2023	WATER METERED 2023 Low Season Rate (A)			(1-Jan-23 to 31-Jan-23/31 days)		78.61
Mar 16, 2023	SEWER METERED (A)			(5-Oct-22 to 31-Jan-23/119 days)		307.77
Mar 16, 2023	METER CHARGE 40MM			(1-Oct-22 to 31-Jan-23/123 days)		81.48

IF PAID AFTER DUE DATE: 691.38
DISCOUNT AVAILABLE: 32.93
IF PAID ON OR BEFORE DUE DATE: 658.45

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.

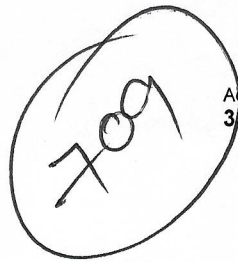
Amounts in arrears at the end of the calendar year will be transferred to the Property Tax Roll and will be subject to daily interest charges.

Current account balances are viewable without registration at vancouver.ca/propertyinquiry. Go paperless by signing up for electronic billing: 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.

32030



Equal payment plan status

Your next annual review is Aug 2023

Cost of electricity used to date..... \$603.90
- Equal payments billed to date..... \$674.00
= Balance to date..... -\$70.10

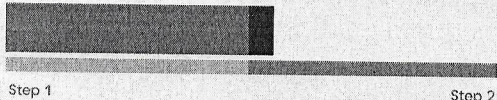
Meter reading information

Energy

Meter number 7028947

Starting Mar 3, 2023..... 2789
Ending Mar 30, 2023..... 3467
Difference..... 678

678 kWh used over 28 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 reached the higher Step 2 rate. You were 57 kWh above your Step 1 threshold of 621 kWh this billing period.

Your next meter reading is on or around May 1, 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

Mar 3, 2023 to Mar 30, 2023

PREVIOUS BILLING PERIOD

Previous bill..... \$85.00
Payment received Mar 28, 2023..... -\$85.00

BALANCE FORWARD

\$0.00

CURRENT CHARGES THIS PERIOD

Equal payment plan..... \$79.00

CURRENT CHARGES SUBTOTAL

\$79.00

TOTAL DUE

\$79.00

USAGE DETAILS

Based on Residential Conservation Rate 1101
Mar 3, 2023 to Mar 30, 2023 (678 kWh used)

Basic Charge 28 days @ \$0.2090 /day..... \$5.85*

ENERGY CHARGES

Step 1: 621 kWh @ \$0.0950 /kWh..... \$59.00*

Step 2: 57 kWh @ \$0.1408 /kWh..... \$8.03*

Rate rider -2.0%..... -\$1.46*

TAXES ON ELECTRICITY USAGE

* GST 5% on \$71.42..... \$3.57

TOTAL COST OF ELECTRICITY

\$74.99

32174



Natural gas

You currently owe:

\$219.77

Due Saturday, Apr 22, 2023

Billing period: Mar 7 - Mar 31, 2023

Billing date: Mar 31, 2023

Can't make the due date?

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

Energy at work FORTIS BC

Your account

Account number: 643547

Name: Strata Plan Vr 1607 The Owners

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

709
709

Bill details

Small commercial

Last bill	\$386.09
Payment received (Mar 22, 2023)	\$386.09 CR
Balance from last bill	\$0.00

Gas charges: Mar 7 - Mar 31, 2023

Basic charge (25 days at 0.9616 per day)	\$24.04 ⁺
Daily fee that covers part of the cost of being connected to our system	
Delivery (13.8 GJ at 4.491 per GJ)	\$61.98 ⁺
Cost of delivering gas through our system to your home or business	
Storage & transport (13.8 GJ at 1.169 per GJ)	\$16.13 ⁺
Cost to store and transport gas to our system	
Cost of gas (13.8 GJ at 5.159 per GJ)	\$71.19 ⁺
Market price of the gas you used	
Total gas charges	\$173.34

Energy taxes & fees

BC carbon tax (13.8 GJ at 2.5588 per GJ)	\$35.31 ⁺
Supports reduced carbon emissions	
BC clean energy levy (0.40% of ⁺ amounts)	\$0.69
Supports clean energy technology	
GST (5% of ⁺ amounts)	\$10.43
Total energy taxes & fees	\$46.43

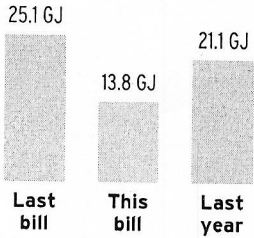
Pay **\$219.77**

32232

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 11.3 GJ less gas than your last bill.

↓ You used 7.3 GJ less gas than this time last year.

See details of your past usage on your online account.

Your meter reading

Meter number: RCT1515002 Point of delivery: 482549
This bill actual reading: 8805 (Mar 31, 2023)
Last bill actual reading: 8689 (Mar 6, 2023)
Conversion factor: 0.1187211

To calculate your usage, visit fortisbc.com/yourmeter

News to know

Effective April 1, gas commodity rates decreased from \$5.159 to \$4.159 per gigajoule. The carbon tax increased to \$3.2384 per gigajoule. FortisBC collects this tax on behalf of the provincial government and does not gain any revenue from it. For more details, visit fortisbc.com/commercialrates.

We've got rebates



Want new windows?

We've got rebates on eligible windows and exterior doors.
fortisbc.com/rebates
Full terms and conditions apply. See individual program webpages at fortisbc.com/rebates.



We've got rebates

Save on space and water heating upgrades, insulation and more.
fortisbc.com/rebates
Full terms and conditions apply. See individual program webpages at fortisbc.com/rebates.

What is a gigajoule?

A gigajoule (GJ) is a measure of energy. One GJ of natural gas can:



Barbecue a months' worth of burgers*

*On a 32,000 BTU/hr gas barbecue, one hour a day for 30 days.



Reduce your usage: don't open and close the lid too often as this will cause the barbecue to lose heat.

Ways to pay your bill

Account number: 643547



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

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.



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

INVOICE	DATE	ACCOUNT NO.
7300-0002491462	03/31/23	7300-687132-0000

DUE UPON RECEIPT

CURRENT	30 DAYS	60 DAYS	90+ DAYS
\$505.61	\$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
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(0001) STRATA PLAN VR 1607

1251 WEST 7 AVENUE, VANCOUVER BC

001 QTY 1.00 Comm Front Load 2.00 YD

04/01/23 - 04/30/23			1.00	Basic Service Charge	\$219.96
04/01/23 - 04/30/23			1.00	Administration Fee	\$10.00
002 QTY 1.00 Comm Rear Load Organics 0.17 YD					
04/01/23 - 04/30/23			1.00	Basic Service Charge	\$115.06
03/31/23				Fuel Surcharge	\$86.26
03/31/23				Operational Surcharge	\$50.25
			481.53	BC GST 866808298RT0007	\$24.08

SITE TOTAL \$505.61

TOTAL THIS INVOICE DUE \$505.61

BC GST 866808298RT0007 \$24.08

Property ID # 709
Sub acct # Garbage
Project ID #
Approval <i>[Signature]</i> <i>[Signature]</i>
Date 04-06-23
Notes

32779

**PAID
IN
FULL**

INVOICE
653-80467

www.fastsigns.com/653
GST # 894240357

Completed Date: 2023-03-31
Payment Terms: 50% deposit bal on p/u
Payment Due Date: 2023-03-31

DESCRIPTION: Clear acrylic with angle iron stakes

Bill To: Randal Ormston
Vancouver, BC V6H 1B7
CA

Pickup At: FASTSIGNS Vancouver
Vancouver, BC V6H 1B7
CA

Ordered By: Randal Ormston
Email: ormston@telus.net
Work Phone: (604) 734-9285

Salesperson: Giselle Guzzo
Email: giselle.guzzo@fastsigns.com

PRODUCTS	QTY	UNIT PRICE	TAXABLE	TOTALS
1. Clear acrylic with angle iron stakes	1	\$455.26	\$455.26	\$455.26
1.1 Acrylic 9mm (3/8") clear cast sheet -				
Part Qty: 1				
Width: 40.00"				
Height: 20.00"				
Sides: 1				
Text: Clear acrylic with a BLACK L bracket on the left and right side 3/4" bracket L brackets to be 32" high - 12" will hang down below the sign -client is mounting these plain blank acrylic shields into a garden bed to prevent overspray				
1.2 Manually entered - 1 piece cut into 2				
Part Qty: 1				

Property ID # 709
Sub Acct # Repairs & Maintenance.
Project ID #
Approval <i>[Signature]</i>
Date APR 17 2023
Notes please issue chg to Randal Ormston.

Subtotal:	\$455.26
Taxable Amount:	\$455.26
GST (5.0000%):	\$22.76
PST (7.0000%):	\$31.87
Total Taxes:	\$54.63
Total:	\$509.89
Amount Paid:	\$509.89
Balance Due:	\$0.00

TRANSACTIONS

Date	Type	Amount
2023-03-31	Visa (Online) - 7167	\$509.89

www.fastsigns.com/653

32273