

EAGLESON PROPERTIES LTD.

INCOME STATEMENT

For the 11 Months Ending MAY 31 , 2023

709 - Strata Plan VR 1607

YEAR END JUNE 2022/23

	Current Actual	YTD Actual	YTD BUDGET	VARIANCE	ANNUAL BUDGET
			11 MONTHS		
INCOME					
Income - Strata Fees	4,112.93	45,242.23	45,242.08	0.15	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	46,042.23	45,242.08	800.15	49,355.00
EXPENSES					
UTILITIES					
Utilities - Electricity	79.00	913.55	916.67	3.12	1,000.00
Utilities - Gas	214.94	2,661.95	3,666.67	1,004.72	4,000.00
Utilities - Water & Sewer	-	2,187.74	2,566.67	378.93	2,800.00
Utilities - Fireline	-	-	-	-	-
Utilities - Street Cleaning	-	-	-	-	-
TOTAL UTILITIES	293.94	5,763.24	7,150.00	1,383.64	7,800.00
CONTRACTS					
Contracts - Garbage*****	505.61	4,906.56	4,904.17	2.39	5,350.00
Contracts - Landscaping	520.42	1,835.85	1,558.33	277.52	1,700.00
Hard - Landscaping	-	-	320.83	320.83	350.00
TOTAL CONTRACTS	1,026.03	6,742.41	6,783.33	40.92	7,400.00
REPAIRS & MAINTENANCE					
R&M - Building Repairs	-	4,637.56	1,833.33	2,804.23	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	-	-	320.83	320.83	350.00
TOTAL REPAIRS & MAINTENANCE	-	4,901.10	2,154.17	2,746.93	2,350.00
PROFESSIONAL FEES					
Admin - Management Fee	210.00	2,310.00	2,310.00	-	2,520.00
Admin - Management Fee (unscheduled)	-	-	-	-	-
Admin - Legal and Accounting	-	-	-	-	-
TOTAL PROFESSIONAL FEES	210.00	2,310.00	2,310.00	-	2,520.00
GENERAL EXPENSES					
G&A - Bank charges	-	40.75	-	40.75	-
G&A - Photocopy & Postage	-	-	20.17	20.17	22.00
G&A - Administration	-	-	-	-	-
G&A - Insurance Appraisal	-	-	-	-	-
G&A - Insurance	1,160.58	12,066.00	11,825.00	241.00	12,900.00
G&A - Insurance - Worksafe BC	-	-	-	-	-
TOTAL GENERAL EXPENSES	1,160.58	12,106.75	11,845.17	261.58	12,922.00
CONTINGENCY					
PRIOR YEAR SURPLUS - TRANSFER TO CRF	1,363.58	14,999.38	14,999.42	0.04	16,363.00
TOTAL EXPENSES	4,054.13	46,822.88	45,242.08	1,583.91	49,355.00
NET INCOME <LOSS>	58.80	780.65	-	-	-

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

Handwritten signatures of Grant and Kim Ewing, including initials 'ME' and a signature 'S.K. Ewing'.

EAGLESON PROPERTIES LTD.
BALANCE SHEET
For the 11 Months Ending MAY 31 , 2023
709 - Strata Plan VR 1607
YEAR END JUNE 2022/23

YTD Actual

ASSETS:

Bank - Vancity SHARES	\$	758.22
Bank - Operating Account	\$	5,844.40
Bank - Contingency Reserve Fund	\$	106,509.01
Bank - Vancity Membership Fee	-\$	5.00
Accounts Receivable	-\$	2,479.49
Prepaid Insurance	\$	6,963.52
Prepaid Insurance Appraisal	\$	-
Total Current Assets	\$	<u>117,590.66</u>
TOTAL ASSETS	\$	<u>117,590.66</u>

LIABILITIES:

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

EQUITY

Retained Earnings	\$	118,371.31
Current Year Income	-\$	780.65
TOTAL EQUITY	\$	<u>117,590.66</u>
TOTAL LIABILITIES & EQUITY	\$	<u>117,590.66</u>

Handwritten signatures:
 ME
 S K [Signature]

Monthly A/R Summary

by Unit

For: May 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 *** Total ***	\$679.93	(\$679.93)	(\$679.93)
01	Patricia Vanderfaes	\$0.00	Strata Fees for PID# 709 *** Total ***	\$536.79	(\$536.79)	\$0.00
001	Tessie Lowe	\$0.00	Strata Fees for PID# 709 *** Total ***	\$559.83	(\$1,119.66)	(\$559.83)
0001	Noriko Horiguchi	(\$1,119.63)	Strata Fees for PID# 709 *** Total ***	\$559.83	\$0.00	(\$559.80)
00001	Jerry Thomas	\$0.00	Strata Fees for PID# 709 *** Total ***	\$559.83	(\$559.83)	\$0.00
000001	Nancy Holme	\$0.00	Strata Fees for PID# 709 *** Total ***	\$536.79	(\$536.79)	\$0.00
0000001	Peggy Smyth	(\$1,359.86)	Strata Fees for PID# 709 *** Total ***	\$679.93	\$0.00	(\$679.93)
** Totals for Building:		(\$3,159.42)		\$4,112.93	(\$3,433.00)	(\$2,479.49)

INSURANCE BREAKDOWN

Year 2022/23	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	
	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	<u>12,066.00</u>
	June	1,160.58	
	July	1,160.58	
	August	1,160.58	
	September	1,160.58	
	October	1,160.58	
	November	1,160.58	

MAY 2023 Bank Reconciliation - VANCITY OPERATING A/C IN TRUST FOR STRATA CORP VR1607

Balance Per Bank Statement as at MAY 31,2023

\$5,844.40

Add: Outstanding Deposits

<u>Date</u>	<u>Description</u>	<u>RECEIPT Number</u>	<u>Amount</u>
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Subtotal

5,844.40

Less Outstanding Cheques

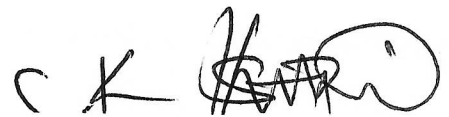
<u>Date</u>	<u>Description</u>	<u>Cheque Number</u>	<u>Amount</u>
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Total

Adjusted Balance Per bank as at MAY 31,2023

5,844.40

JUN 13 2023



Selected General Ledger Detail

Post Year/Month From: 2023-May
 To: 2023-May
 12-Jun-2023
 Page 1

Building: 709 : 1251-1263 W 7th Avenue
 709.1030.452 Bank - Vancity Operating Account

Description	Batch #	Processed	Type	Src	Reference	Post Date	Debit	Credit
Beginning Balance:								
						01-May-2023	5,304.95	
Nancy Holme				A/R	DCR# 183	01-May-2023	536.79	
Jerry Thomas				A/R	DCR# 184	01-May-2023	559.83	
Patricia Vanderflaes				A/R	DCR# 185	02-May-2023	536.79	
Eagleson Properties Limited.				A/P	C# 184	03-May-2023		210.00
Greyrock Property Grooming Ltd.				A/P	C# 185	03-May-2023		520.42
transfer from OPERATING a/c to CRF a/c				J/E		03-May-2023		1,363.58
Waste Connections of Canada Inc.				A/P	C# 186	04-May-2023		505.61
Tessie Lowe				A/R	DCR# 186	08-May-2023	559.83	
BC Hydro				A/P	C# 187	08-May-2023		79.00
FortisBC - Natural Gas				A/P	C# 188	08-May-2023		214.94
Tessie Lowe				A/R	DCR# 187	28-May-2023	559.83	
Grant and Kim Ewing				A/R	DCR# 189	31-May-2023	679.93	
Transaction Totals:							3,433.00	2,893.55
Ending Balance:							5,844.40	

Building Totals		Beginning Balance:	5,304.95	Ending Balance:	5,844.40	Transaction Debit / Credit Amounts:	3,433.00	2,893.55
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MAY 2023 Bank Reconciliation - VANCITY CONTINGENCY A/C IN TRUST FOR STRATA CORP VR1607

Balance Per Bank Statement as at MAY 31, 2023

\$106,509.01

Add: Outstanding Deposits

<u>Date</u>	<u>Description</u>	<u>RECEIPT Number</u>	<u>Amount</u>
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Subtotal

106,509.01

Less Outstanding Cheques

<u>Date</u>	<u>Description</u>	<u>Cheque Number</u>	<u>Amount</u>
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Total

Adjusted Balance Per bank as at MAY 31, 2023

106,509.01

JUN 13 2023

CK [Signature]

Selected General Ledger Detail

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

12-Jun-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							
transfer from OPERATING a/c to CRF a/c	32561	03-May-2023	NJE	J/E			
					Beginning Balance:	105,145.43	
					03-May-2023	1,363.58	
					Transaction Totals:	1,363.58	0.00
					Ending Balance:	106,509.01	
Building Totals							
					Beginning Balance:	105,145.43	
					Transaction Debit / Credit Amounts:	1,363.58	0.00
					Ending Balance:	106,509.01	

JUNE 01, 2023

VANAS11000_4833677 E D 16300 34639
 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 MAY 2023 to 31 MAY 2023



Upcoming changes to our service charges.

As of Saturday, July 1, 2023, some of our service charges will increase, allowing us to enhance your overall banking experience. Visit vancity.com/BusinessServiceBulletin for more details on what's changing and ways to save.

DAILY BANKING

ACCOUNT SUMMARY	OPENING BALANCE ON 01 MAY 2023	TOTAL WITHDRAWALS	TOTAL DEPOSITS	CLOSING BALANCE ON 31 MAY 2023
INDEPENDENT BUSINESS ACCOUNT #100084835930	5,304.95	2,893.55	3,433.00	5,844.40
TOTAL NUMBER OF CHEQUES 5				

INDEPENDENT BUSINESS ACCOUNT #100084835930

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	OPENING BALANCE			5,304.95
01 MAY	ETRANSFER CREDIT (JEROMETHOMAS)		559.83	5,864.78
01 MAY	CHEQUE DEPOSIT-BRANCH (NANCY HOLME)		536.79	6,401.57
02 MAY	ETRANSFER CREDIT (PATRICIAVANDERFLAES)		536.79	6,938.36
03 MAY	FUNDS TRANSFER-ONLINE TO REL#91268601 (\$1,363.58) (CONTNGENCY MAY 2023 RECEIPTS)	1,363.58		5,574.78
08 MAY	ETRANSFER CREDIT (MELANIETERESELOWE)		559.83	6,134.61
10 MAY	CHEQUE CLEARED #186	505.61		5,629.00
12 MAY	CHEQUE CLEARED #188	214.94		5,414.06

Together, we are a financial force for change.

INDEPENDENT BUSINESS ACCOUNT #100084835930 (CONT.)

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
13 MAY	CHEQUE CLEARED #187	79.00		5,335.06
17 MAY	CHEQUE CLEARED #184	210.00		5,125.06
24 MAY	CHEQUE CLEARED #185	520.42		4,604.64
29 MAY	ETRANSFER CREDIT (MELANIETERESELOWE)		559.83	5,164.47
31 MAY	ETRANSFER CREDIT (GRANTEWING)		679.93	5,844.40

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: 09 MAY
CHEQUE # 186

\$505.61

EAGLESON PROPERTIES ITF STRATA CORP VR1607
GENERAL TRUST ACCOUNT
201 2940 MAIN STREET
VANCOUVER BC V5T 3G3

DATE 2023-05-04
Y Y Y Y M M D D

PAY TO the order of Klasko Connections of Canada Inc. \$ 505.61
Five Hundred and five 00 DOLLARS

Vancity VANCOUVER CITY SAVINGS CREDIT UNION
DOWNTOWN COMMUNITY BRANCH
600 WEST PENDER STREET TEL: 604.677.7000
VANCOUVER B.C. V6C 1A8

EAGLESON PROPERTIES ITF STRATA CORP VR1607
GENERAL TRUST ACCOUNT

RE Invoice # 7300-0502500 803

#000186# *16300#809# 100084835930#

DATE CLEARED: 09 MAY
CHEQUE # 186

\$505.61

Printer ID# 1021

20230509
Eagle 505.61
BNC Bank
DEP. TO CR. PAYEE
ABS. OF EMD, GFD.
202108053C

BACKVERSO

DATE CLEARED: 11 MAY
CHEQUE # 188

\$214.94

EAGLESON PROPERTIES ITF STRATA CORP VR1607
GENERAL TRUST ACCOUNT
201 2940 MAIN STREET
VANCOUVER BC V5T 3G3

DATE 2023-05-08
Y Y Y Y M M D D

PAY TO the order of FORTISBC-Natural Gas \$ 214.94
Two Hundred and Fourteen 94 DOLLARS

Vancity VANCOUVER CITY SAVINGS CREDIT UNION
DOWNTOWN COMMUNITY BRANCH
600 WEST PENDER STREET TEL: 604.677.7000
VANCOUVER B.C. V6C 1A8

EAGLESON PROPERTIES ITF STRATA CORP VR1607
GENERAL TRUST ACCOUNT

RE 6435 47

#000188# *16300#809# 100084835930# /0000021494#

DATE CLEARED: 11 MAY
CHEQUE # 188

\$214.94

Printer ID# 1021

20230511
0000643547
8910010501
20230511 001 001
03314666001
END 20230511 226107568 00040-001 1259-748
BACKVERSO

DATE CLEARED: 12 MAY
CHEQUE # 187

\$79.00

EAGLESON PROPERTIES ITF STRATA CORP VR1607
GENERAL TRUST ACCOUNT
201 2940 MAIN STREET
VANCOUVER BC V5T 3G3

DATE 2023-05-08
Y Y Y Y M M D D

PAY TO the order of BC HDRO \$ 79.00
Seventy Nine 00 DOLLARS

Vancity VANCOUVER CITY SAVINGS CREDIT UNION
DOWNTOWN COMMUNITY BRANCH
600 WEST PENDER STREET TEL: 604.677.7000
VANCOUVER B.C. V6C 1A8

EAGLESON PROPERTIES ITF STRATA CORP VR1607
GENERAL TRUST ACCOUNT

RE #331 4660 001

#000187# *16300#809# 100084835930# /0000007900#

DATE CLEARED: 12 MAY
CHEQUE # 187

\$79.00

Printer ID# 1021

20230512 001 001
03314666001
END 20230512 226107568 00040-001 1259-748
BACKVERSO

DATE CLEARED: 16 MAY
CHEQUE # 184

\$210.00

EAGLESON PROPERTIES ITF STRATA CORP VR1607
GENERAL TRUST ACCOUNT
201 2940 MAIN STREET
VANCOUVER BC V5T 3G3

DATE 2023-05-03
Y Y Y Y M M D D

PAY TO the order of Eagleson Properties Ltd. \$ 210.00
Two Hundred and Ten 00 DOLLARS

Vancity VANCOUVER CITY SAVINGS CREDIT UNION
DOWNTOWN COMMUNITY BRANCH
600 WEST PENDER STREET TEL: 604.677.7000
VANCOUVER B.C. V6C 1A8

EAGLESON PROPERTIES ITF STRATA CORP VR1607
GENERAL TRUST ACCOUNT

RE May 2023 Management Fees

#000184# *16300#809# 100084835930#

DATE CLEARED: 16 MAY
CHEQUE # 184

\$210.00

For Deposit Only
Eagleson Properties
G&F General Account
11980-809 10010715763

11980-809 23
Gulf & Fraser Fishermans Credit Union
1-2909 MAIN STREET
VANCOUVER, BC V5T 3G4
MAY 16 2023
CREDIT UNION CENTRAL OF BC
VANCOUVER, BC
23 11980-809

5/16/23 4:47 PM Pacific TZ
Gulf and Fraser Fishermans Credit Union
11980-809
Main Street Branch - Vancouver

Printer ID# 1021

BACKVERSO

100064835930

INDEPENDENT BUSINESS ACCOUNT #100084835930 (CONT.)

DATE CLEARED: 23 MAY
CHEQUE # 185

\$520.42

EAGLESON PROPERTIES ITF-STRATA CORP VR1607
GENERAL TRUST ACCOUNT
201-2940 MAIN STREET
VANCOUVER BC V5T 2G3

DATE 2 023-05-03
Y V Y Y M D

PAY TO THE ORDER OF Grestock Property Grooming Ltd. \$ 520.42
Five Hundred and Twenty

Vancity VANCOUVER CITY SAVINGS CREDIT UNION
DOWNTOWN COMMUNITY BRANCH
806 WEST PENDER STREET TEL: 604.677.7000
VANCOUVER, B.C. V6C 1R6

EAGLESON PROPERTIES ITF-STRATA CORP VR1607
GENERAL TRUST ACCOUNT

RE Inv# 13902

000185# 16300#8094 100084835930#

DATE CLEARED: 23 MAY
CHEQUE # 185

\$520.42

Virtual Endorsement
DSPACC: 1084649
DSPTR: 06720-003
CSID: 5231403776640905400
TXNID: 1
SCANSES: 189,247,509
ITMSEQ: 5
CHAND: 003
APPCD: 9900
TRANSIT: 05400
DSPCUR: CAD
TEFDT: 20/05/23
OPID: 147272751

Printer ID# 1021

Endorsement - Signature or Stamp

BACK/VERSO

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.



JUNE 01, 2023

My relationship number(s)
91268601

VANAS11000_4833677 E D 16300 35191
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 MAY 2023 to 31 MAY 2023



Upcoming changes to our service charges.

As of Saturday, July 1, 2023, some of our service charges will increase, allowing us to enhance your overall banking experience. Visit vancity.com/BusinessServiceBulletin for more details on what's changing and ways to save.

DAILY BANKING

ACCOUNT SUMMARY	OPENING BALANCE ON 01 MAY 2023	TOTAL WITHDRAWALS	TOTAL DEPOSITS	CLOSING BALANCE ON 31 MAY 2023
INDEPENDENT BUSINESS ACCOUNT #100084886032 (CONTINGENCY ACCOUNT)	105,145.43	0.00	1,363.58	106,509.01
TOTAL NUMBER OF CHEQUES 0				

INDEPENDENT BUSINESS ACCOUNT #100084886032 (CONTINGENCY ACCOUNT)

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	OPENING BALANCE			105,145.43
03 MAY	FUNDS TRANSFER-ONLINE FROM REL #91268349 (\$1,363.58) (CONTINGENCY MAY 2023 RECEI)		1,363.58	106,509.01

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.™

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								
Nancy Holme	32483	01-May-2023	RM/Rp	A/R	DCR# 183	01-May-2023	5,304.95	
Jerry Thomas	32511	01-May-2023	RRg	A/R	DCR# 184	01-May-2023	536.79	
Patricia Vanderflaes	32540	02-May-2023	RRg	A/R	DCR# 185	02-May-2023	559.83	
Eagleson Properties Limited.	32558	03-May-2023	CW	A/P	C# 184	03-May-2023	536.79	210.00
Greyrock Property Grooming Ltd.	32558	03-May-2023	CW	A/P	C# 185	03-May-2023	536.79	520.42
transfer from OPERATING a/c to CRF a/c	32561	03-May-2023	NJE	J/E		03-May-2023		1,363.58
Waste Connections of Canada Inc.	32571	03-May-2023	CW	A/P	C# 186	04-May-2023	505.61	
Tessie Lowe	32606	08-May-2023	RRg	A/R	DCR# 186	08-May-2023	559.83	
BC Hydro	32617	08-May-2023	CW	A/P	C# 187	08-May-2023	79.00	
FortisBC - Natural Gas	32617	08-May-2023	CW	A/P	C# 188	08-May-2023	214.94	
Tessie Lowe	32782	29-May-2023	RRg	A/R	DCR# 187	28-May-2023	559.83	
Grant and Kim Ewing	32818	31-May-2023	RRg	A/R	DCR# 189	31-May-2023	679.93	
Transaction Totals:							3,433.00	2,893.55
Ending Balance:							5,844.40	

709.1040.453 Bank - VanCity Contingency Account								
transfer from OPERATING a/c to CRF a/c	32561	03-May-2023	NJE	J/E		03-May-2023	1,363.58	0.00
Transaction Totals:							1,363.58	0.00
Ending Balance:							106,509.01	

709.1090.008 Bank - Vancity Membership Fee								
Beginning Balance:							5.00	
Transaction Totals:								
Ending Balance:							5.00	

709.1100 Accounts Receivable								
Grant and Kim Ewing	32465	28-Apr-2023	BMc	A/R	11118	01-May-2023	679.93	3,159.42
Patricia Vanderflaes	32465	28-Apr-2023	BMc	A/R	11119	01-May-2023	536.79	
Tessie Lowe	32465	28-Apr-2023	BMc	A/R	11120	01-May-2023	559.83	
Noriko Horiguchi	32465	28-Apr-2023	BMc	A/R	11121	01-May-2023	559.83	
Jerry Thomas	32465	28-Apr-2023	BMc	A/R	11122	01-May-2023	559.83	
Nancy Holme	32465	28-Apr-2023	BMc	A/R	11123	01-May-2023	536.79	
Peggy Smyth	32465	28-Apr-2023	BMc	A/R	11124	01-May-2023	679.93	
Nancy Holme	32483	01-May-2023	RM/Rp	A/R	DCR# 183	01-May-2023	536.79	
Jerry Thomas	32511	01-May-2023	RRg	A/R	DCR# 184	01-May-2023	559.83	
Patricia Vanderflaes	32540	02-May-2023	RRg	A/R	DCR# 185	02-May-2023	536.79	
Tessie Lowe	32606	08-May-2023	RRg	A/R	DCR# 186	08-May-2023	559.83	

Description	Batch #	Processed Type	Src	Reference	Post Date	Debit	Credit
<i>continued from previous page</i>							
709.1100							
Accounts Receivable							
Tessie Lowe	32782	29-May-2023	RRg	A/R	DCR# 187	28-May-2023	559.83
Grant and Kim Ewing	32818	31-May-2023	RRg	A/R	DCR# 189	31-May-2023	679.93
						Transaction Totals:	4,112.93
						Ending Balance:	2,479.49
709.1310							
Prepaid Insurance							
REALLOCATION OF EXPENSES/INCOME - INSURANCE	32829	31-May-2023	NJE	J/E		31-May-2023	8,124.10
						Transaction Totals:	0.00
						Ending Balance:	6,963.52
709.2000							
Accounts Payable							
BC Hydro	32825	31-May-2023	INV	A/P	# 331 4660 001	01-May-2023	79.00
FortisBC - Natural Gas	32825	31-May-2023	INV	A/P	# 6435 47	01-May-2023	214.94
Eagleson Properties Limited.	32825	31-May-2023	INV	A/P	# MF - (709)	01-May-2023	210.00
Eagleson Properties Limited.	32558	03-May-2023	CW	A/P	C# 184	03-May-2023	210.00
Greyrock Property Grooming Ltd.	32558	03-May-2023	CW	A/P	C# 185	03-May-2023	520.42
Greyrock Property Grooming Ltd.	32825	31-May-2023	INV	A/P	# 13902	03-May-2023	520.42
Waste Connections of Canada Inc.	32825	31-May-2023	INV	A/P	# 7300-0002500803	03-May-2023	520.42
Waste Connections of Canada Inc.	32571	03-May-2023	CW	A/P	C# 186	04-May-2023	505.61
BC Hydro	32617	08-May-2023	CW	A/P	C# 187	08-May-2023	79.00
FortisBC - Natural Gas	32617	08-May-2023	CW	A/P	C# 188	08-May-2023	214.94
						Transaction Totals:	1,529.97
						Ending Balance:	0.00
709.2900							
Prior Year SURPLUS							
						Beginning Balance:	0.01
						Transaction Totals:	0.01
						Ending Balance:	0.01
709.2960							
Retained Earnings							
REALLOCATION OF EXPENSES/INCOME - CONTINGENCY	32829	31-May-2023	NJE	J/E		31-May-2023	116,009.46
						Transaction Totals:	1,363.58
						Ending Balance:	1,363.58
709.3200							
Strata Fees							
Grant and Kim Ewing	32465	28-Apr-2023	BMC	A/R	11118	01-May-2023	679.93
Patricia Vanderfaes	32465	28-Apr-2023	BMC	A/R	11119	01-May-2023	536.79
Tessie Lowe	32465	28-Apr-2023	BMC	A/R	11120	01-May-2023	559.83
Noriko Horiguchi	32465	28-Apr-2023	BMC	A/R	11121	01-May-2023	559.83
Jerry Thomas	32465	28-Apr-2023	BMC	A/R	11122	01-May-2023	559.83
Nancy Holme	32465	28-Apr-2023	BMC	A/R	11123	01-May-2023	536.79
Peggy Smyth	32465	28-Apr-2023	BMC	A/R	11124	01-May-2023	679.93
						Beginning Balance:	16,451.72
						Transaction Totals:	679.93
						Ending Balance:	17,131.65

General Ledger Detail

To: 2023-May

Description	Batch #	Processed Type	Src	Reference	Post Date	Debit	Credit	
<i>continued from previous page</i>								
709.3200								
Strata Fees						0.00	4,112.93	
							20,564.65	
Transaction Totals:							0.00	4,112.93
Ending Balance:								20,564.65
709.4130								
Waste Connections of Canada Inc.								
Cleaning - Garbage Removal	32825	31-May-2023 INV	A/P	# 7300-0002500803	03-May-2023	2,088.06		
						505.61		
						505.61	0.00	
Transaction Totals:							2,593.67	
Ending Balance:							2,593.67	
709.4200								
R&M - General						509.89		
Transaction Totals:							509.89	
Ending Balance:							509.89	
709.4400								
BC Hydro								
Utilities - Electricity	32825	31-May-2023 INV	A/P	# 331 4660 001	01-May-2023	279.92		
						79.00		
						79.00	0.00	
Transaction Totals:							358.92	
Ending Balance:							358.92	
709.4420								
FortisBC - Natural Gas								
Utilities - Gas	32825	31-May-2023 INV	A/P	# 6435 47		1,476.94		
						214.94		
						214.94	0.00	
Transaction Totals:							1,691.88	
Ending Balance:							1,691.88	
709.4440								
Greyrock Property Grooming Ltd.								
Utilities - Water						658.45		
Transaction Totals:							658.45	
Ending Balance:							658.45	
709.4520								
Outside Mice - Contract Services	32825	31-May-2023 INV	A/P	# 13902		51.43		
						520.42		
						520.42	0.00	
Transaction Totals:							571.85	
Ending Balance:							571.85	
709.4530								
Outside Mice - Landscaping						110.75		
Transaction Totals:							110.75	
Ending Balance:							110.75	
709.5040								
Eagleson Properties Limited.								
Admin - Management Fees	32825	31-May-2023 INV	A/P	# MF - (709)		840.00		
						210.00		
						210.00	0.00	
Transaction Totals:							1,050.00	
Ending Balance:							1,050.00	
709.7500								
REALLOCATION OF EXPENSES/INCOME - INSURANCE								
Fixed Expenses - Insurance	32829	31-May-2023 NJE	J/E			4,782.40		
						1,160.58		
Transaction Totals:							5,942.98	
Ending Balance:							5,942.98	

General Ledger Detail

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

Description	Batch #	Processed Type	Sice Reference	Post Date	Debit	Credit
<i>continued from previous page</i>						
709.7500						
Fixed Expenses - Insurance						
Transaction Totals:					1,160.58	0.00
Ending Balance:					5,942.98	
709.9020						
Bank Fees						
Beginning Balance:					40.75	
Transaction Totals:						
Ending Balance:					40.75	
709.9600						
CONTINGENCY						
REALLOCATION OF EXPENSES/INCOME - CONTINGENCY						
32829 31-May-2023 NJE						
J/E						
Beginning Balance:					5,454.32	
31-May-2023					1,363.58	
Transaction Totals:					1,363.58	0.00
Ending Balance:					6,817.90	
Beginning Balance:					0.00	
Transaction Debit / Credit Amounts:					14,493.61	14,493.61
Ending Balance:					0.00	

EAGLESON PROPERTIES LTD.

201 - 2940 Main Street

Vancouver, British Columbia V5T 3G3

Telephone: (604) 879-1070

Fax: (604) 879-1007

Statement of AccountDate: **May 31, 2023**

Strata Corp VR1607 - GENERAL ACCOUNT

1251 - 1263 W 7th Avenue

Vancouver, BC V6H 1B7

Statement Printed: 5-Jun-23

Page 1

	Date	Reference	Debits	Credits	Balance
Building: 709 : 1251-1263 W 7th Avenue					
Plus: Receipts					
Nancy Holme Payment Received - Thank You	01-May-23	DCR# 183		536.79	
Jerry Thomas Payment Received - Thank You	01-May-23	DCR# 184		559.83	
Patricia Vanderflaes Payment Received - Thank You	02-May-23	DCR# 185		536.79	
Tessie Lowe Payment Received - Thank You	08-May-23	DCR# 186		559.83	
Tessie Lowe Payment Received - Thank You	28-May-23	DCR# 187		559.83	
Grant and Kim Ewing Payment Received - Thank You	31-May-23	DCR# 189		679.93	
		Receipt Totals:		3,433.00	
Less: Disbursements					
Eagleson Properties Limited. : Management Fee	03-May-23	C# 184	210.00		
Greyrock Property Grooming Ltd. : Gardening & lawn service (709)	03-May-23	C# 185	520.42		
Waste Connections of Canada Inc. : Garbage Removal (709)	04-May-23	C# 186	505.61		
BC Hydro : Electricity Bill - MAY 3 , 2023 (709)	08-May-23	C# 187	79.00		
FortisBC - Natural Gas : Natural Gas Bill - MAY 3, 2023 - (709)	08-May-23	C# 188	214.94		
		Disbursement Totals:	1,529.97		
Journal Entry Details:					
transfer from OPERATING a/c to CRF a/c	03-May-23		1,363.58		
		Journal Entry Totals:	1,363.58		
Account Totals / Closing Balance:			2,893.55	3,433.00	\$5,844.40
Available for Distribution:			5,844.40		
Current Period Distribution @ 100.000000%					\$5,844.40

Greyrock Property Grooming Ltd.

6305 45A Ave

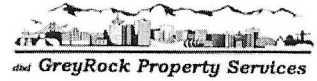
Delta BC V4K 4T5

604-220-9823

greyrockproperties@gmail.com

GST/HST Registration No.:

137485934 RT0001



BILL TO

Eagleson Properties Ltd.

#201-2940 Main Street

Vancouver BC V5T 3G3

INVOICE 13902

DATE 30/04/2023 TERMS Net 30

DUE DATE 30/05/2023

DATE	DESCRIPTION	TAX	QTY	RATE	AMOUNT
30/04/2023 Labour	Monthly gardening service	GST	1	85.00	85.00
30/04/2023 Labour	Monthly maintenance service	GST	1	110.00	110.00
30/04/2023 Labour	3.5 hrs.	GST	3.50	65.00	227.50
30/04/2023 Materials	One Juniper shrub	GST/PST BC	1	39.99	39.99
30/04/2023 Truck Charge		Exempt	1	32.00	32.00

1251 W. 7th Ave. Monthly gardening & lawn service for April. Additional work: Transplant six Winter Heathers, supply & plant one Juniper shrub, install irrigation timer.

SUBTOTAL 494.49
 GST @ 5% 23.13
 PST (BC) @ 7% 2.80
 TOTAL 520.42

TOTAL DUE \$520.42

Property ID #	709
Sub acct #	Gardening
Project ID #	
Approval	<i>ME</i>
Date	05/02/2023
Notes	

32591



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

INVOICE	DATE	ACCOUNT NO.
7300-0002500803	04/30/23	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
--------------	----------	------------	-----	-------------	--------

(0001) STRATA PLAN VR 1607

1251 WEST 7 AVENUE, VANCOUVER BC

001 QTY 1.00 Comm Front Load 2.00 YD

05/01/23 - 05/31/23

1.00

Basic Service Charge

\$219.96

05/01/23 - 05/31/23

1.00

Administration Fee

\$10.00

002 QTY 1.00 Comm Rear Load Organics 0.17 YD

05/01/23 - 05/31/23

1.00

Basic Service Charge

\$115.06

04/30/23

Fuel Surcharge

\$86.26

04/30/23

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 Removal
Project ID #	
Approval	<i>[Signature]</i>
Date	05/03/2023
Notes	



Your bill highlights

Your equal payment plan bill Mar 31, 2023 to May 1, 2023

- An interim rate increase of 2% came into effect on April 1, 2023 and may be reflected on this bill. For more information, visit bchydro.com/rates.
- We've submitted an application to the BCUC for an optional residential time-of-use rate. Learn more at bchydro.com/yourrates.
- Thank you for your payment of \$79.00 on Apr 21, 2023.
- To track your electricity usage, visit bchydro.com/login.

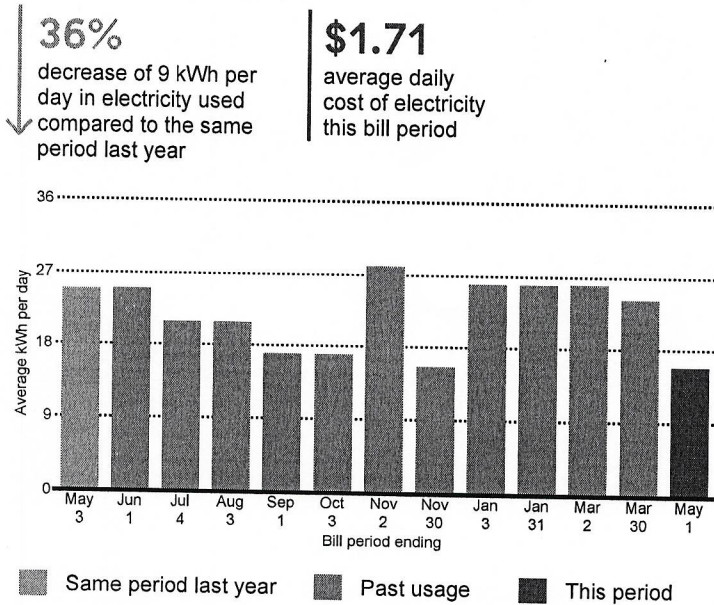
Total Due

\$79.00

Due by May 25, 2023

Turn for bill details →

Your electricity usage over time



Did you know?

You used a total of 506 kWh from Mar 31, 2023 to May 1, 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.

22611

Ways to pay your bill

We offer several options for you to pay your bill.

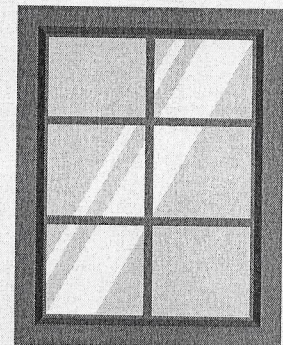
- bchydro.com/login** – direct withdrawal from your bank account through MyHydro
- Auto-pay – have your bills paid automatically from your bank account
- Online banking – visit your bank's website or pay in person at your local branch
- Credit card – pay through Paymentus, a third party service provider 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.....\$661.34
- Equal payments billed to date..... \$753.00
= Balance to date..... -\$91.66

Meter reading information

Energy

Meter number 7028947

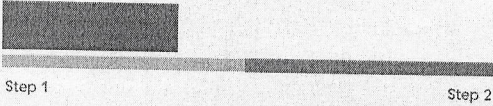
Starting Mar 31, 2023..... 3467
Ending Mar 31, 2023..... 3482
Difference..... 15

15 kWh used over 1 days

Meter number 7028947

Starting Apr 1, 2023..... 3482
Ending May 1, 2023*..... 3973
Difference..... 491

491 kWh used over 31 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 stayed in the lower Step 1 rate. You were 204 kWh below your Step 2 threshold of 710 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 May 31, 2023.

Bill details

Mar 31, 2023 to May 1, 2023

PREVIOUS BILLING PERIOD

Previous bill..... \$79.00
Payment received Apr 21, 2023..... -\$79.00

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 31, 2023 to Mar 31, 2023

Basic Charge 1 days @ \$0.2090 /day..... \$0.21*

ENERGY CHARGES

Step 1: 15 kWh @ \$0.0950 /kWh..... \$1.43*
Step 2: 0 kWh @ \$0.1408 /kWh..... \$0.00

Rate rider -2.0%..... -\$0.03*

Based on Residential Conservation Rate 1101

Apr 1, 2023 to May 1, 2023

Basic Charge 31 days @ \$0.2110 /day..... \$6.54*

ENERGY CHARGES

Step 1: 491 kWh @ \$0.0959 /kWh..... \$47.09*
Step 2: 0 kWh @ \$0.1422 /kWh..... \$0.00

Rate rider -1.0%..... -\$0.54*

TAXES ON ELECTRICITY USAGE

* GST 5% on \$54.70..... \$2.74

TOTAL COST OF ELECTRICITY \$57.44



Natural gas

709

Energy at work FORTIS BC

You currently owe:

\$214.94

Due Thursday, May 25, 2023

Billing period: Apr 1 - May 3, 2023

Billing date: May 3, 2023

Can't make the due date?

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

Your account

Account number: 643547

Name: Strata Plan Vr 1607 The Owners

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

Bill details

Small commercial

Last bill	\$219.77
Payment received (Apr 19, 2023)	\$219.77CR
Balance from last bill	\$0.00

Gas charges: Apr 1 - May 3, 2023

Basic charge (33 days at 0.9616 per day)	\$31.73 ⁺
Daily fee that covers part of the cost of being connected to our system	
Delivery (13.2 GJ at 4.491 per GJ)	\$59.28 ⁺
Cost of delivering gas through our system to your home or business	
Storage & transport (13.2 GJ at 1.169 per GJ)	\$15.43 ⁺
Cost to store and transport gas to our system	
Cost of gas (13.2 GJ at 4.159 per GJ)	\$54.90 ⁺
Market price of the gas you used	
Total gas charges	\$161.34

Energy taxes & fees

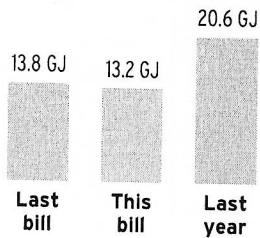
BC carbon tax (13.2 GJ at 3.2384 per GJ)	\$42.75 ⁺
Supports reduced carbon emissions	
BC clean energy levy (0.40% of + amounts)	\$0.65
Supports clean energy technology	
GST (5% of + amounts)	\$10.20
Total energy taxes & fees	\$53.60

Pay \$214.94

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 0.6 GJ less gas than your last bill.

↓ You used 7.4 GJ less gas than this time last year.

See details of your past usage on your online account.

32611

Your meter reading

Meter number: RCT1515002 Point of delivery: 482549

This bill actual reading: 8917 (May 3, 2023)

Last bill actual reading: 8805 (Mar 31, 2023)

Conversion factor: 0.1182324

To calculate your usage, visit fortisbc.com/yourmeter

News to know

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

We've got rebates



Tap into savings

Don't want to replace your old faucets? Try installing aerators on them to save water.



Skip the sink

Dishwashers use less water than hand-washing dishes.

What is a gigajoule?

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



Heat water for 95 hot showers*

*Five-minute shower with 9.5 litre per minute showerhead.



Reduce your usage: install a water-efficient showerhead to save hot water.

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/indigenousprinciples.