

EAGLESON PROPERTIES LTD.

INCOME STATEMENT

For the 12 Months Ending JUNE 30 , 2023

709 - Strata Plan VR 1607

YEAR END JUNE 2022/23

	Current Actual	YTD Actual	YTD BUDGET	VARIANCE	ANNUAL BUDGET
INCOME			12 MONTHS		
Income - Strata Fees					
Bylaw Violations	4,112.93	49,355.16	49,355.00	0.16	49,355.00
Other Income*****	-	-	-	-	-
Income - Bank Interest	30.00	830.00	-	830.00	-
Income - Dividends (shares)	-	-	-	-	-
Income - Surplus from Operating Fund	-	-	-	-	-
TOTAL INCOME	4,142.93	50,185.16	49,355.00	830.16	49,355.00
EXPENSES					
UTILITIES					
Utilities - Electricity	79.00	824.60	1,000.00	175.40	1,000.00
Utilities - Gas	85.40	2,747.35	4,000.00	1,252.65	4,000.00
Utilities - Water & Sewer	-	2,187.74	2,800.00	612.26	2,800.00
Utilities - Fireline	266.00	266.00	-	266.00	-
Utilities - Street Cleaning	77.00	77.00	-	77.00	-
TOTAL UTILITIES	507.40	6,102.69	7,800.00	1,521.91	7,800.00
CONTRACTS					
Contracts - Garbage*****	505.61	5,412.17	5,350.00	62.17	5,350.00
Contracts - Landscaping	373.25	2,209.10	1,700.00	509.10	1,700.00
Hard - Landscaping	-	-	350.00	350.00	350.00
TOTAL CONTRACTS	878.86	7,621.27	7,400.00	221.27	7,400.00
REPAIRS & MAINTENANCE					
R&M - Building Repairs	-	4,637.56	2,000.00	2,637.56	2,000.00
R&M - Chimney Cleaning	-	-	-	-	-
R&M - Snow Removal	-	263.54	-	263.54	-
R&M - Plumbing	3,360.00	3,360.00	-	3,360.00	-
R&M - Gutter & Vent	-	-	-	-	-
R&M - Tree Trimming	-	-	-	-	-
R&M - Locksmithing	-	-	-	-	-
Window Replacement	-	-	-	-	-
R&M - Fire Prevention	-	-	350.00	350.00	350.00
TOTAL REPAIRS & MAINTENANCE	3,360.00	8,261.10	2,350.00	5,911.10	2,350.00
PROFESSIONAL FEES					
Admin - Management Fee	210.00	2,520.00	2,520.00	-	2,520.00
Admin - Management Fee (unscheduled)	-	-	-	-	-
Admin - Legal and Accounting	-	-	-	-	-
TOTAL PROFESSIONAL FEES	210.00	2,520.00	2,520.00	-	2,520.00
GENERAL EXPENSES					
G&A - Bank charges	11.00	51.75	-	51.75	-
G&A - Photocopy & Postage	-	-	22.00	22.00	22.00
G&A - Administration	-	-	-	-	-
G&A - Insurance Appraisal	-	-	-	-	-
G&A - Insurance	1,160.58	13,226.58	12,900.00	326.58	12,900.00
G&A - Insurance - Worksafe BC	-	-	-	-	-
TOTAL GENERAL EXPENSES	1,171.58	13,278.33	12,922.00	356.33	12,922.00
CONTINGENCY	1,363.58	16,362.96	16,363.00	0.04	16,363.00
PRIOR YEAR SURPLUS - TRANSFER TO CRF	-	-	-	-	-
TOTAL EXPENSES	7,491.42	54,146.35	49,355.00	4,966.75	49,355.00
NET INCOME <LOSS>	3,348.49	3,961.19	-	-	-

Handwritten initials and signatures:
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EAGLESON PROPERTIES LTD.
BALANCE SHEET
For the 12 Months Ending JUNE 30 , 2023
709 - Strata Plan VR 1607
YEAR END JUNE 2022/23

YTD Actual

ASSETS:

Bank - Vancity SHARES	\$	758.22
Bank - Operating Account	\$	1,802.31
Bank - Contingency Reserve Fund	\$	107,872.59
Bank - Vancity Membership Fee	-\$	5.00
Accounts Receivable	-\$	1,769.56
Prepaid Insurance	\$	5,802.94
Prepaid Insurance Appraisal	\$	-
Total Current Assets	\$	<u>114,461.50</u>
TOTAL ASSETS	\$	<u>114,461.50</u>

LIABILITIES:

Accounts Payable	-\$	1,144.25
TOTAL LIABILITIES	-\$	<u>1,144.25</u>

EQUITY

Retained Earnings	\$	119,566.94
Current Year Income	-\$	3,961.19
TOTAL EQUITY	\$	<u>115,605.75</u>
TOTAL LIABILITIES & EQUITY	\$	<u>114,461.50</u>

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Monthly A/R Summary

by Unit

For: June 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 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	(\$1,119.66)	(\$1,119.66)
0001	Noriko Horiguchi	(\$559.80)	Strata Fees for PID# 709	\$559.83		
			*** Total ***	\$559.83	\$0.00	\$0.03
00001	Jerry Thomas	\$0.00	Strata Fees for PID# 709	\$559.83		
			Form F - Invoice #20230324	\$15.00		
			Form F - Invoice #20230606	\$15.00		
			*** Total ***	\$589.83	(\$559.83)	\$30.00
000001	Nancy Holme	\$0.00	Strata Fees for PID# 709	\$536.79		
			*** Total ***	\$536.79	(\$536.79)	\$0.00
0000001	Peggy Smyth	(\$679.93)	Strata Fees for PID# 709	\$679.93		
			*** Total ***	\$679.93	\$0.00	\$0.00
		(\$2,479.49)	** Totals for Building:	\$4,142.93	(\$3,433.00)	(\$1,769.56)

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.™

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	
			<u>13,226.58</u>
July		1,160.58	
August		1,160.58	
September		1,160.58	
October		1,160.58	
November		1,160.58	

Selected General Ledger Detail

Description	Batch #	Processed Type	Src	Reference	Post Date	Debit	Credit
709.1030.452							
Building: 709 : 1251-1263 W 7th Avenue							
Bank - VanCity Operating Account							
Nancy Holme	32804	01-Jun-2023 RMRp	A/R	DCR# 188	Beginning Balance:	5,844.40	
Jerry Thomas	32841	01-Jun-2023 RMRp	A/R	DCR# 190	01-Jun-2023	536.79	
Patricia Vanderflaes	32857	05-Jun-2023 RRG	A/R	DCR# 191	01-Jun-2023	559.83	
BC Hydro	32872	06-Jun-2023 CW	A/P	C# 189	05-Jun-2023	536.79	
City of Vancouver	32872	06-Jun-2023 CW	A/P	C# 190	06-Jun-2023		79.00
Eagleson Properties Limited.	32872	06-Jun-2023 CW	A/P	C# 191	06-Jun-2023		686.00
FortisBC - Natural Gas	32872	06-Jun-2023 CW	A/P	C# 192	06-Jun-2023		210.00
Waste Connections of Canada Inc.	32872	06-Jun-2023 CW	A/P	C# 193	06-Jun-2023		85.40
REALLOCATION OF INCOME/EXPENSES - transfer from Operating A/c to CRF	32885	07-Jun-2023 NJE	J/E		06-Jun-2023		505.61
Euro-Flow Plumbing Ltd.	32903	08-Jun-2023 CW	A/P	C# 194	07-Jun-2023		1,363.58
Greyrock Property Grooming Ltd.	32989	21-Jun-2023 CW	A/P	C# 195	08-Jun-2023		3,360.00
Tessie Lowe	33114	06-Jul-2023 RMRp	A/R	DCR# 195	21-Jun-2023		373.25
Greyrock Property Grooming Ltd.	33056	29-Jun-2023 CW	A/P	C# 196	25-Jun-2023	559.83	
Grant and Kim Ewing	33066	30-Jun-2023 RRG	A/R	DCR# 192	29-Jun-2023		801.25
Tessie Lowe	33127	06-Jul-2023 RMRp	A/R	DCR# 196	30-Jun-2023	679.93	
Bank Charges	33220	12-Jul-2023 NJE	J/E		30-Jun-2023	559.83	
Bank Charges	33220	12-Jul-2023 NJE	J/E		30-Jun-2023		4.50
Transaction Totals:						3,433.00	7,475.09
Ending Balance:						1,802.31	
Building Totals							
Beginning Balance:						5,844.40	
Transaction Debit / Credit Amounts:						3,433.00	7,475.09
Ending Balance:						1,802.31	

Selected General Ledger Detail

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

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 from Operating A/c to CRF									
	32885	07-Jun-2023	NJE		J/E		106,509.01		
						Beginning Balance: 07-Jun-2023	1,363.58		
						Transaction Totals:	1,363.58		
						Ending Balance:	107,872.59	0.00	
Building Totals							106,509.01	1,363.58	0.00
							Transaction Debit / Credit Amounts:	1,363.58	
							Ending Balance:	107,872.59	

709

JULY 01, 2023

VANAS11000_5459016 E D 16300 45995
 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 JUN 2023 to 30 JUN 2023



DAILY BANKING

ACCOUNT SUMMARY	OPENING BALANCE ON 01 JUN 2023	TOTAL WITHDRAWALS	TOTAL DEPOSITS	CLOSING BALANCE ON 30 JUN 2023
INDEPENDENT BUSINESS ACCOUNT #100084835930	5,844.40	6,300.59	3,433.00	2,976.81
TOTAL NUMBER OF CHEQUES 6				

INDEPENDENT BUSINESS ACCOUNT #100084835930

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	OPENING BALANCE			
01 JUN	ETRANSFER CREDIT (JEROMETHOMAS)			5,844.40
01 JUN	CHEQUE DEPOSIT-BRANCH (HOLME ORMSTON)		559.83	6,404.23
05 JUN	ETRANSFER CREDIT (PATRICIAVANDERFLAES)		536.79	6,941.02
07 JUN	FUNDS TRANSFER-ONLINE TO REL#91268601 (\$1,363.58) (CONTNGENCY JUNE RECEIPTS)		536.79	7,477.81
10 JUN	CHEQUE CLEARED #192	1,363.58		6,114.23
14 JUN	CHEQUE CLEARED #190	85.40		6,028.83
15 JUN	CHEQUE CLEARED #189	686.00		5,342.83
15 JUN	CHEQUE CLEARED #193	79.00		5,263.83
15 JUN	CHEQUE CLEARED #191	505.61		4,758.22
21 JUN	CHEQUE CLEARED #194	210.00		4,548.22
25 JUN	ETRANSFER CREDIT (MELANIETERESELOWE)	3,360.00		1,188.22
			559.83	1,748.05

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INDEPENDENT BUSINESS ACCOUNT #100084835930 (CONT.)

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
30 JUN	ETRANSFER CREDIT (MELANIETERESELOWE)		559.83	2,307.88
30 JUN	ETRANSFER CREDIT (GRANTEWING)		679.93	2,987.81
30 JUN	CHARGES APPLIED TO ACCOUNT (PER ITEM FEES)	4.50		2,983.31
30 JUN	CHARGES APPLIED TO ACCOUNT (PERIODIC FLAT FEE)	6.50		2,976.81

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CLEARED CHEQUES
INDEPENDENT BUSINESS ACCOUNT #100084835930

DATE CLEARED: 09 JUN
CHEQUE # 192

\$85.40

EAGLESON PROPERTIES ITS STRATA CORP VR1807
GENERAL TRUST ACCOUNT
201-2040 MAIN STREET
VANCOUVER BC V6T 3G3

DATE 2023-06-06 000192

PAY TO the order of FortisBC-Natural Gas \$ 85.40
Eighty Five 40 DOLLARS 00/100

Vancity VANCOUVER CITY SAVINGS CREDIT UNION
201-2040 MAIN STREET
VANCOUVER BC V6T 3G3 TEL: 604-677-7000

RE A/C No: 6425 47 Not Signed

000192 16300809 100084835930 000008540

DATE CLEARED: 09 JUN
CHEQUE # 192

\$85.40

Printer ID# 1021

Endorsement - Signature or Stamp

20230609 001 001 20230609
000008540 891019300
TDCX 500510 1000 TDCX 20230609 642758C 94000-001 0356852
20230609 15N: 314051569 6300692006

BACKVERSO

DATE CLEARED: 13 JUN
CHEQUE # 190

\$686.00

EAGLESON PROPERTIES ITS STRATA CORP VR1807
GENERAL TRUST ACCOUNT
201-2040 MAIN STREET
VANCOUVER BC V6T 3G3

DATE 2023-06-06 000190

PAY TO the order of CITY OF Vancouver \$ 686.00
Six hundred and eighty six 00 DOLLARS 00/100

Vancity VANCOUVER CITY SAVINGS CREDIT UNION
201-2040 MAIN STREET
VANCOUVER BC V6T 3G3 TEL: 604-677-7000

RE A/C No: 5093029 Not Signed

000190 16300809 100084835930

DATE CLEARED: 13 JUN
CHEQUE # 190

\$686.00

Printer ID# 1021

Endorsement - Signature or Stamp

00040001
1668277
231641970100026
06132023

BACKVERSO

DATE CLEARED: 14 JUN
CHEQUE # 189

\$79.00

EAGLESON PROPERTIES ITS STRATA CORP VR1607
GENERAL TRUST ACCOUNT
201-2040 MAIN STREET
VANCOUVER BC V6T 3G3

DATE 2023-06-06 000189

PAY TO the order of BC HDRO \$ 79.00
Seventy Nine 00 DOLLARS 00/100

Vancity VANCOUVER CITY SAVINGS CREDIT UNION
201-2040 MAIN STREET
VANCOUVER BC V6T 3G3 TEL: 604-677-7000

RE A/C No: 331 4660 001 Not Signed

000189 16300809 100084835930 0000007900

DATE CLEARED: 14 JUN
CHEQUE # 189

\$79.00

Printer ID# 1021

Endorsement - Signature or Stamp

20230614 001 001 20230614
03314660001 89100100774
EHO 20230614 0618880R0 00040-001 1259-936
630670617996

BACKVERSO

DATE CLEARED: 14 JUN
CHEQUE # 191

\$210.00

EAGLESON PROPERTIES ITS STRATA CORP VR1607
GENERAL TRUST ACCOUNT
201-2040 MAIN STREET
VANCOUVER BC V6T 3G3

DATE 2023-06-06 000191

PAY TO the order of Eagleson Properties Ltd \$ 210.00
Two hundred and Ten 00 DOLLARS 00/100

Vancity VANCOUVER CITY SAVINGS CREDIT UNION
201-2040 MAIN STREET
VANCOUVER BC V6T 3G3 TEL: 604-677-7000

RE June Management Fees Not Signed

000191 16300809 100084835930

DATE CLEARED: 14 JUN
CHEQUE # 191

\$210.00

Printer ID# 1021

For Deposit Only
Eagleson Properties
G.E. General Account
1180-800 100010718763

Endorsement - Signature or Stamp

6/14/23 4:50 PM Pacific TZ
Guth and Fraser Fishermans Credit Union
1180-800
Main Street Branch - Vancouver

BACKVERSO

JULY 01, 2023

VANAS11000_5459016 E D 16300 45997
 EAGLESON PROPERTIES ITF
 STRATA CORP VR1607
 201-2940 MAIN STREET
 VANCOUVER BC V5T 3G3

My relationship number(s)
 91268601

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

My accounts

STATEMENT PERIOD: 01 JUN 2023 to 30 JUN 2023



DAILY BANKING

ACCOUNT SUMMARY	OPENING BALANCE ON 01 JUN 2023	TOTAL WITHDRAWALS	TOTAL DEPOSITS	CLOSING BALANCE ON 30 JUN 2023
INDEPENDENT BUSINESS ACCOUNT #100084886032 (CONTINGENCY ACCOUNT)	106,509.01	0.00	1,363.58	107,872.59
TOTAL NUMBER OF CHEQUES 0				

INDEPENDENT BUSINESS ACCOUNT #100084886032 (CONTINGENCY ACCOUNT)

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	OPENING BALANCE			106,509.01
07 JUN	FUNDS TRANSFER-ONLINE FROM REL #91268349 (\$1,363.58) (CONTINGENCY JUNE RECEIPTS)		1,363.58	107,872.59

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Post Year/Month From: 2023-June 14-Jul-2023
General Ledger Detail To: 2023-June Page 2

Description	Batch #	Processed	Type	Src	Reference	Post Date	Debit	Credit
<i>continued from previous page</i>								
709.1100 Accounts Receivable								
Nancy Holme	32805	30-May-2023	BMc	A/R	11357	01-Jun-2023	536.79	
Peggy Smyth	32805	30-May-2023	BMc	A/R	11358	01-Jun-2023	679.93	
Jerry Thomas	32841	01-Jun-2023	RM/RP	A/R	DCR# 190	01-Jun-2023		559.83
Patricia Vanderfaes	33134	06-Jul-2023	CRg	A/R	11598	01-Jun-2023	15.00	
Tessie Lowe	32857	05-Jun-2023	RRg	A/R	DCR# 191	05-Jun-2023		536.79
Grant and Kim Ewing	33114	06-Jul-2023	RM/RP	A/R	DCR# 195	25-Jun-2023		559.83
Tessie Lowe	33066	30-Jun-2023	RRg	A/R	DCR# 192	30-Jun-2023		679.93
Jerry Thomas	33127	06-Jul-2023	RM/RP	A/R	DCR# 196	30-Jun-2023		559.83
	33135	06-Jul-2023	CRg	A/R	11599	30-Jun-2023	15.00	
Transaction Totals:							4,142.93	3,433.00
Ending Balance:							1,142.93	1,769.56
709.1310 Prepaid Insurance								
REALLOCATION OF INCOME/EXPENSES - Insurance								
	33025	27-Jun-2023	NJE	J/E		27-Jun-2023	6,963.52	1,160.58
Transaction Totals:							0.00	1,160.58
Ending Balance:							5,802.94	
709.2000 Accounts Payable								
BC Hydro	33021	27-Jun-2023	INV	A/P	# 331 4660 001	01-Jun-2023	0.00	79.00
City of Vancouver	33021	27-Jun-2023	INV	A/P	# 5073 029	01-Jun-2023		686.00
FortisBC - Natural Gas	33021	27-Jun-2023	INV	A/P	# 6435 47	01-Jun-2023		85.40
Eagleson Properties Limited.	33021	27-Jun-2023	INV	A/P	# MF - (709)	01-Jun-2023		210.00
BC Hydro	32872	06-Jun-2023	CW	A/P	C# 189	06-Jun-2023	79.00	
City of Vancouver	32872	06-Jun-2023	CW	A/P	C# 190	06-Jun-2023	686.00	
Eagleson Properties Limited.	32872	06-Jun-2023	CW	A/P	C# 191	06-Jun-2023	210.00	
FortisBC - Natural Gas	32872	06-Jun-2023	CW	A/P	C# 192	06-Jun-2023	85.40	
Waste Connections of Canada Inc.	32872	06-Jun-2023	CW	A/P	C# 193	06-Jun-2023	505.61	
Waste Connections of Canada Inc.	33021	27-Jun-2023	INV	A/P	# 7300-0002510009	06-Jun-2023		505.61
Euro-Flow Plumbing Ltd.	32903	08-Jun-2023	CW	A/P	C# 194	08-Jun-2023	3,360.00	
Euro-Flow Plumbing Ltd.	33021	27-Jun-2023	INV	A/P	# 110439	08-Jun-2023		3,360.00
Greyrock Property Grooming Ltd.	33021	27-Jun-2023	INV	A/P	# 13854	16-Jun-2023		373.25
Greyrock Property Grooming Ltd.	32989	21-Jun-2023	CW	A/P	C# 195	21-Jun-2023	373.25	
Greyrock Property Grooming Ltd.	33056	29-Jun-2023	CW	A/P	C# 196	29-Jun-2023	801.25	
City of Vancouver : Utilities - Fireline - JULY to DEC 2023 portion	33274	14-Jul-2023	NJE	J/E		30-Jun-2023	266.00	
City of Vancouver : Utilities - Street Cleaning - JULY to DEC 2023 portion	33274	14-Jul-2023	NJE	J/E		30-Jun-2023	77.00	
Transaction Totals:							6,443.51	5,299.26
Ending Balance:							1,144.25	
709.2900 Prior Year SURPLUS								
Beginning Balance:								0.01
Transaction Totals:								0.01
Ending Balance:								0.01

Post Year/Month From: 2023-June 14-Jul-2023
General Ledger Detail To: 2023-June Page 3

Description	Batch #	Processed	Type	Src	Reference	Post Date	Debit	Credit
709.2960 Retained Earnings								
REALLOCATION OF EXPENSES/INCOME - BC HYDRO BILL	33273	14-Jul-2023	N/E	J/E		01-Jun-2023	167.95	117,373.04
REALLOCATION OF INCOME/EXPENSES - CONTINGENCY	33025	27-Jun-2023	N/E	J/E		27-Jun-2023	167.95	1,363.58
						Transaction Totals:	167.95	1,363.58
						Ending Balance:		118,568.67
709.3200 Strata Fees								
Grant and Kim Ewing	32805	30-May-2023	B/MC	A/R	11352	01-Jun-2023		20,564.65
Patricia Vanderflaes	32805	30-May-2023	B/MC	A/R	11353	01-Jun-2023		679.93
Tessie Lowe	32805	30-May-2023	B/MC	A/R	11354	01-Jun-2023		536.79
Noriko Horiguchi	32805	30-May-2023	B/MC	A/R	11355	01-Jun-2023		559.83
Jerry Thomas	32805	30-May-2023	B/MC	A/R	11356	01-Jun-2023		559.83
Nancy Holme	32805	30-May-2023	B/MC	A/R	11357	01-Jun-2023		536.79
Peggy Smyth	32805	30-May-2023	B/MC	A/R	11358	01-Jun-2023		679.93
						Transaction Totals:	0.00	4,112.93
						Ending Balance:		24,677.58
709.3520 Other Income								
Jerry Thomas	33134	06-Jul-2023	CRG	A/R	11598	01-Jun-2023	0.00	15.00
Jerry Thomas	33135	06-Jul-2023	CRG	A/R	11599	30-Jun-2023		15.00
						Transaction Totals:	0.00	30.00
						Ending Balance:		30.00
709.4130 Cleaning - Garbage Removal								
Waste Connections of Canada Inc.	33021	27-Jun-2023	INV	A/P	# 7300-0002510009	06-Jun-2023	2,593.67	
						Transaction Totals:	505.61	
						Ending Balance:	3,099.28	0.00
709.4200 R&M - General								
						Beginning Balance:	509.89	
						Transaction Totals:		
						Ending Balance:	509.89	
709.4310 R&M - Plumbing								
Euro-Flow Plumbing Ltd.	33021	27-Jun-2023	INV	A/P	# 110439	08-Jun-2023	0.00	
						Transaction Totals:	3,360.00	0.00
						Ending Balance:	3,360.00	
709.4400 Utilities - Electricity								
BC Hydro	33021	27-Jun-2023	INV	A/P	# 331 4660 001	01-Jun-2023	358.92	
REALLOCATION OF EXPENSES/INCOME - BC HYDRO BILL	33273	14-Jul-2023	N/E	J/E		01-Jun-2023	79.00	167.95
						Transaction Totals:	79.00	167.95
						Ending Balance:	269.97	

Post Year/Month From: 2023-June
General Ledger Detail
 To: 2023-June

Description	Batch #	Processed Type	Src	Reference	Post Date	Debit	Credit
709.4420							
FortisBC - Natural Gas	33021	27-Jun-2023 INV	A/P	# 6435 47			
					Beginning Balance:	1,691.88	
					01-Jun-2023	85.40	
					Transaction Totals:	85.40	
					Ending Balance:	1,777.28	0.00
709.4440							
					Beginning Balance:	658.45	
					Transaction Totals:		
					Ending Balance:	658.45	
709.4450							
City of Vancouver	33021	27-Jun-2023 INV	A/P	# 5073 029			
City of Vancouver :Utilities - Fireline - JULY to DEC 2023 portion	33274	14-Jul-2023 N/E	J/E				
					Beginning Balance:	0.00	
					01-Jun-2023	532.00	
					30-Jun-2023		266.00
					Transaction Totals:	532.00	266.00
					Ending Balance:	266.00	
709.4460							
City of Vancouver	33021	27-Jun-2023 INV	A/P	# 5073 029			
City of Vancouver :Utilities - Street Cleaning - JULY to DEC 2023 portion	33274	14-Jul-2023 N/E	J/E				
					Beginning Balance:	0.00	
					01-Jun-2023	154.00	
					30-Jun-2023		77.00
					Transaction Totals:	154.00	77.00
					Ending Balance:	77.00	
709.4520							
Greyrock Property Grooming Ltd.	33021	27-Jun-2023 INV	A/P	# 13854			
					Beginning Balance:	571.85	
					16-Jun-2023	373.25	
					Transaction Totals:	373.25	0.00
					Ending Balance:	945.10	
709.4530							
					Beginning Balance:	110.75	
					Transaction Totals:		
					Ending Balance:	110.75	
709.5040							
Eagleson Properties Limited.	33021	27-Jun-2023 INV	A/P	# MF - (709)			
					Beginning Balance:	1,050.00	
					01-Jun-2023	210.00	
					Transaction Totals:	210.00	0.00
					Ending Balance:	1,260.00	
709.7500							
					Beginning Balance:	5,942.98	
					27-Jun-2023	1,160.58	
					Transaction Totals:	1,160.58	0.00
					Ending Balance:	7,103.56	
709.9020							
Bank Charges	33220	12-Jul-2023 N/E	J/E			40.75	
Bank Charges	33220	12-Jul-2023 N/E	J/E			4.50	
					Beginning Balance:		
					30-Jun-2023		6.50
					30-Jun-2023		6.50
Fixed Expenses - Insurance							
REALLOCATION OF INCOME/EXPENSES - Insurance	33025	27-Jun-2023 N/E	J/E				
					Beginning Balance:		
					27-Jun-2023		
					Transaction Totals:		0.00
					Ending Balance:		
Bank Fees							
					Beginning Balance:		
					30-Jun-2023		
					30-Jun-2023		

General Ledger Detail

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

Description	Batch #	Processed Type	Src	Reference	Post Date	Debit	Credit
709,9020							
<i>continued from previous page</i>							
709,9600							
CONTINGENCY							
REALLOCATION OF INCOME/EXPENSES - CONTINGENCY	33025	27-Jun-2023	NJE	J/E			
Transaction Totals:						11.00	0.00
Ending Balance:						51.75	
Beginning Balance:						6,817.90	
27-Jun-2023						1,363.58	
Transaction Totals:						1,363.58	0.00
Ending Balance:						8,181.48	
Beginning Balance:						0.00	
Transaction Debit / Credit Amounts:						23,385.39	23,385.39
Ending Balance:						0.00	
Building Totals							

EAGLESON PROPERTIES LTD.

201 - 2940 Main Street

Vancouver, British Columbia V5T 3G3

Statement of Account

Telephone: (604) 879-1070

Fax: (604) 879-1007

Date: June 30, 2023

Strata Corp VR1607 - GENERAL ACCOUNT

1251 - 1263 W 7th Avenue

Vancouver, BC V6H 1B7

Statement Printed: 10-Jul-23

Page 1

	Date	Reference	Debits	Credits	Balance
Building: 709 : 1251-1263 W 7th Avenue					
Plus: Receipts					
		Account Number: 709.1030		Opening Balance:	\$5,844.40
Nancy Holme Payment Received - Thank You	01-Jun-23	DCR# 188		536.79	
Jerry Thomas Payment Received - Thank You	01-Jun-23	DCR# 190		559.83	
Patricia Vanderflaes Payment Received - Thank You	05-Jun-23	DCR# 191		536.79	
Tessie Lowe Payment Received - Thank You	25-Jun-23	DCR# 195		559.83	
Grant and Kim Ewing Payment Received - Thank You	30-Jun-23	DCR# 192		679.93	
Tessie Lowe Payment Received - Thank You	30-Jun-23	DCR# 196		559.83	
		Receipt Totals:		3,433.00	
Less: Disbursements					
BC Hydro : Electricity Bill - JUNE 2, 2023 (709)	06-Jun-23	C# 189	79.00		
City of Vancouver : U ANNUAL FIRELINE & U STREET CLEANING (709)	06-Jun-23	C# 190	686.00		
Eagleson Properties Limited. : Management Fee	06-Jun-23	C# 191	210.00		
FortisBC - Natural Gas : Natural Gas Bill - JUNE 2, 2023 (709)	06-Jun-23	C# 192	85.40		
Waste Connections of Canada Inc. : Garbage Removal (709)	06-Jun-23	C# 193	505.61		
Euro-Flow Plumbing Ltd. : Plumbing - Replaced Main valves (709)	08-Jun-23	C# 194	3,360.00		
Greyrock Property Grooming Ltd. : Gardening (709)	21-Jun-23	C# 195	373.25		
Greyrock Property Grooming Ltd. : Gardening (709)	29-Jun-23	C# 196	801.25		
		Disbursement Totals:	6,100.51		
Journal Entry Details:					
REALLOCATION OF INCOME/EXPENSES - transfer from Operating A/c to CRF A/C	07-Jun-23		1,363.58		
		Journal Entry Totals:	1,363.58		
Account Totals / Closing Balance:			7,464.09	3,433.00	\$1,813.31
		Available for Distribution:	1,813.31		
Current Period Distribution @ 100.000000%					\$1,813.31



Your bill highlights

Your equal payment plan bill May 2, 2023 to May 31, 2023

- ✔ Thank you for your payment of \$79.00 on May 12, 2023.
- To track your electricity usage, visit bchydro.com/login.

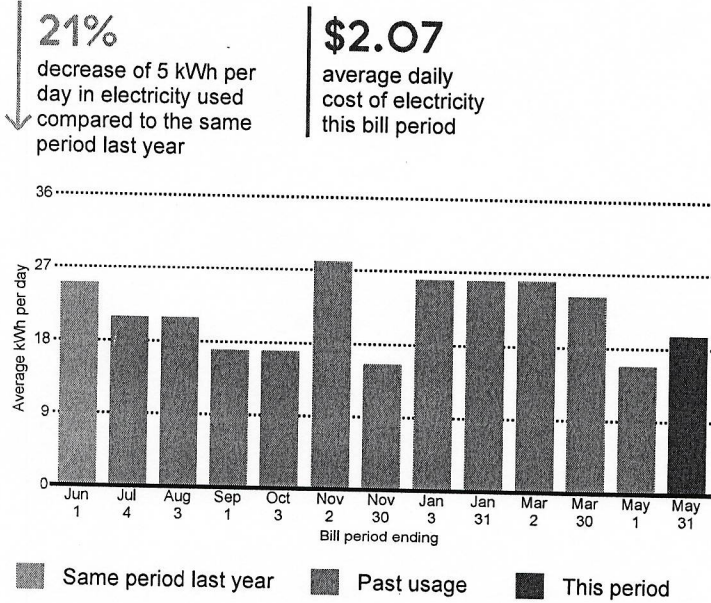
Total Due

\$79.00

Due by Jun 26, 2023

Turn for bill details →

Your electricity usage over time



Did you know?

You used a total of 589 kWh from May 2, 2023 to May 31, 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.

32869

Ways to pay your bill

We offer several options for you to pay your bill.

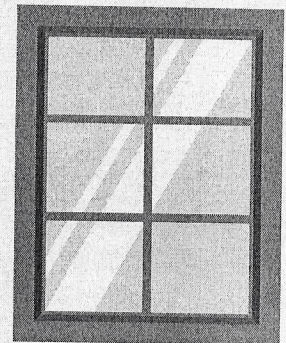
- bchydro.com/login** – direct withdrawal from your bank account through MyHydro
- Auto-pay – have your bills paid automatically from your bank account
- Online banking – visit your bank's website or pay in person at your local branch
- Credit card – pay through Paymentus, a third party service provider 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.....\$726.64
- Equal payments billed to date..... \$832.00
= Balance to date..... -\$105.36

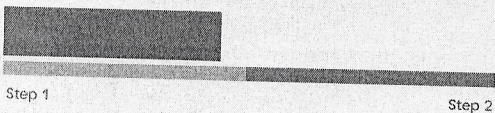
Meter reading information

Energy

Meter number 7028947

Starting May 2, 2023..... 3973
Ending May 31, 2023*..... 4562
Difference..... 589

589 kWh used over 30 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 77 kWh below your Step 2 threshold of 666 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 Jun 29, 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

May 2, 2023 to May 31, 2023

PREVIOUS BILLING PERIOD

Previous bill..... \$79.00
Payment received May 12, 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

May 2, 2023 to May 31, 2023

Basic Charge 30 days @ \$0.2110 /day..... \$6.33*

ENERGY CHARGES

Step 1: 589 kWh @ \$0.0959 /kWh..... \$56.49*
Step 2: 0 kWh @ \$0.1422 /kWh..... \$0.00

Rate rider -1.0%..... -\$0.63*

TAXES ON ELECTRICITY USAGE

* GST 5% on \$62.19..... \$3.11

TOTAL COST OF ELECTRICITY \$65.30



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

709

UTILITY BILL

517

ACCT NUMBER: 5073029
ACCESS CODE: 189908
DUE DATE: Jul 5, 2023

BILLING PERIOD: Jan 1, 2023
TO: Dec 31, 2023
BILLING DATE: May 25, 2023



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

FOLIO: COMPLEX

ROUTE:

DATE	DESCRIPTION	AMOUNT
	PREVIOUS BILL AMOUNT	669.00
Jun 22, 2022	PAYMENT	
May 25, 2023	U ANNUAL FIRELINE- (100MM) (Jan 1 to Dec 31)	-669.00
May 25, 2023	U STREET CLEANING (Jan 1 to Dec 31)	532.00
		1 Unit
		7 Units
		154.00
	AMOUNT NOW DUE:	686.00
	AMOUNT DUE AFTER Jul 05, 2023:	720.30

A 5% PENALTY WILL APPLY TO OUTSTANDING AMOUNTS AFTER THE DUE DATE

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.

22780

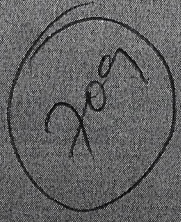


Natural gas

Energy at work FORTIS BC

You currently owe:

\$85.40



Due Saturday, Jun 24, 2023
Billing period: May 4 - Jun 2, 2023
Billing date: Jun 2, 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 ————— \$214.94
Payment received (May 11, 2023) ————— \$214.94CR
Balance from last bill ————— \$0.00

Gas charges: May 4 - Jun 2, 2023

Basic charge (30 days at 0.9616 per day) ————— \$28.85*
Daily fee that covers part of the cost of being connected to our system
Delivery (4.0 GJ at 4.491 per GJ) ————— \$17.96*
Cost of delivering gas through our system to your home or business
Storage & transport (4.0 GJ at 1.169 per GJ) ————— \$4.68*
Cost to store and transport gas to our system
Cost of gas (4.0 GJ at 4.159 per GJ) ————— \$16.64*
Market price of the gas you used
Total gas charges ————— \$68.13

Energy taxes & fees

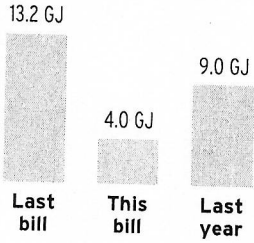
BC carbon tax (4.0 GJ at 3.2384 per GJ) ————— \$12.95*
Supports reduced carbon emissions
BC clean energy levy (0.40% of * amounts) ————— \$0.27
Supports clean energy technology
GST (5% of * amounts) ————— \$4.05
Total energy taxes & fees ————— \$17.27

Pay ————— **\$85.40**

32869

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 9.2 GJ less gas than your last bill.

↓ You used 5 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: 8951 (Jun 2, 2023)
Last bill actual reading: 8917 (May 3, 2023)
Conversion factor: 0.1179967

To calculate your usage, visit fortisbc.com/yourmeter

News to know

The Customer Choice Program allows you to choose a fixed-term, fixed-rate contract with an independent gas marketer or purchase natural gas from FortisBC at a variable rate. Know your options and compare rates at fortisbc.com/choice.

We've got rebates



Wall furnace rebates

Get a \$1,200 rebate on a wall furnace and up to \$1,400 for adding a water heater.
fortisbc.com/wallfurnace
Full terms and conditions apply. See individual program webpages at fortisbc.com/rebates.



Fireplace rebate

Get a \$300 rebate on an eligible EnerChoice® fireplace.
fortisbc.com/fireplace
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 month's 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



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/indigenousprinciples.



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

INVOICE	DATE	ACCOUNT NO.
7300-0002510009	05/31/23	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

06/01/23 - 06/30/23			1.00	Basic Service Charge	\$219.96
06/01/23 - 06/30/23			1.00	Administration Fee	\$10.00

002 QTY 1.00 Comm Rear Load Organics 0.17 YD

06/01/23 - 06/30/23			1.00	Basic Service Charge	\$115.06
05/31/23				Fuel Surcharge	\$86.26
05/31/23				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	D
Date	06/06/23
Notes	

32869

Greyrock Property Grooming Ltd.

6305 45A Ave

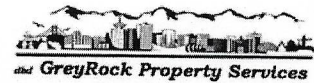
Delta BC V4K 4T5

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 13854

DATE 09/10/2022 TERMS Net 30

DUE DATE 08/11/2022

DATE	DESCRIPTION	TAX	QTY	RATE	AMOUNT
10/09/2022	Labour - pruning	GST	2	65.00	130.00
30/09/2022	Monthly Gardening Service	GST	1	85.00	85.00
30/09/2022	Monthly Maintenance Service	GST	1	110.00	110.00
30/09/2022	Truck Charge	Exempt	1	32.00	32.00

1251

1821 W. 7th Ave. Monthly gardening & maintenance service. Additional: Prune all front shrubs & trees. Haul cuttings to Landfill.

SUBTOTAL 357.00

GST @ 5% 16.25

TOTAL 373.25

TOTAL DUE \$373.25

Property ID #	709
Sub acct #	Gardening
Project ID #	
Approval	<i>[Signature]</i>
Date	06/16/23
Notes	

32978

Greyrock Property Grooming Ltd.

6305 45A Ave

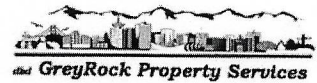
Delta BC V4K 4T5

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 13908

DATE 19/06/2023 TERMS Net 30

DUE DATE 19/07/2023

DATE	DESCRIPTION	TAX	QTY	RATE	AMOUNT
20/05/2023	Labour				
	7.0 hrs. @ \$65.00	GST	7	65.00	455.00
23/05/2023	Materials				
	Mulch	GST/PST BC	1	75.67	75.67
31/05/2023	Labour				
	Monthly gardening service	GST	1	85.00	85.00
31/05/2023	Labour				
	Monthly maintenance service	GST	1	110.00	110.00
31/05/2023	Truck Charge				
		Zero-rated	1	34.00	34.00

1251 W. 7th Ave. Monthly gardening & maintenance service for May, 2023 plus additional work including pruning, transplanting, mulching, weeding.

SUBTOTAL	759.67
GST @ 5%	36.28
PST (BC) @ 7%	5.30
GST @ 0%	0.00
TOTAL	801.25

TOTAL DUE \$801.25

Property ID #	709
Sub acct #	Gardening
Project ID #	
Approval	AKG
Date	06/22/23
Notes	

33007