

**EAGLESON PROPERTIES LTD.**

INCOME STATEMENT

For the 2 Months Ending AUGUST 31, 2023

709 - Strata Plan VR 1607

YEAR END JUNE 2023/24

	Current Actual	YTD Actual	YTD BUDGET	VARIANCE	ANNUAL BUDGET
			2 MONTHS		BASED ON 2023/24 APPROVED BUDGET
<b>INCOME</b>					
Strata Fees	4,112.93	8,225.85	8,933.00	707.14	53,598.00
Strata Fees - One time adjustment :JULY-AUGUST 2023	707.14	707.14	-	707.14	-
Income - Interest	-	-	416.67	416.67	2,500.00
Other Income - Dividends (Shares)	-	-	-	-	-
Other Income - Surplus or Deficit	-	-	-	-	-
Other Income - Form Fees, etc.	-	-	-	-	-
Other Income ****	-	-	-	-	-
Bylaw Violations	-	-	-	-	-
Special Levy	-	-	-	-	-
Transfer from CRF to OPERATING a/c***To eliminate Negative Balance	3,961.19	3,961.19	-	3,961.19	-
<b>TOTAL INCOME</b>	<b>8,781.26</b>	<b>12,894.19</b>	<b>9,349.67</b>	<b>3,544.52</b>	<b>56,098.00</b>
<b>GENERAL EXPENSES</b>					
Management Fee	210.00	420.00	630.00	210.00	3,780.00
Administration (Photocopy & Postage)	-	248.58	-	248.58	-
Office Supplies	-	-	-	-	-
Legal/ Professional Fees	-	-	83.33	83.33	500.00
Annual Review Fee	-	-	92.75	92.75	556.50
Storage Fee	-	-	-	-	-
T2 Tax Filing	-	-	69.58	69.58	417.50
Insurance (Accrued)	1,160.58	2,321.16	2,483.33	162.17	14,900.00
Insurance Appraisal (Accrued)	22.60	22.60	45.83	23.23	275.00
Bank Charges	12.80	33.26	12.50	20.76	75.00
WorksafeBC	-	-	-	-	-
<b>Total GENERAL EXPENSES</b>	<b>1,405.98</b>	<b>3,045.60</b>	<b>3,417.33</b>	<b>371.73</b>	<b>20,504.00</b>
<b>BUILDING EXPENSES</b>					
Electricity	-	79.00	166.67	87.67	1,000.00
Gas	44.37	106.73	500.00	393.27	3,000.00
City Utilities - Water & Sewer	-	781.37	391.67	389.70	2,350.00
City Utilities - Fireline	-	266.00	58.33	207.67	350.00
City Utilities - Street Cleaning	-	77.00	25.00	52.00	150.00
Garbage - Waste Removal	613.48	1,119.09	1,016.67	102.42	6,100.00
R&M - Building Repairs	39.18	39.18	333.33	294.15	2,000.00
R&M - Plumbing	-	-	-	-	-
R&M - Snow Removal & Salt	-	-	-	-	-
R&M - Fire Protection	-	-	100.00	100.00	600.00
R&M - Gardening & Pruning	274.59	1,416.59	366.67	1,049.92	2,200.00
R&M - Hard Landscaping	-	-	216.67	216.67	1,300.00
<b>Total BUILDING EXPENSES</b>	<b>971.62</b>	<b>3,884.96</b>	<b>3,175.00</b>	<b>709.96</b>	<b>19,050.00</b>
<b>RESERVE FUNDS</b>					
Contingency Reserve	1,363.58	2,727.16	2,757.33	30.17	16,544.00
Prior Year-Transfer to CRF	-	-	-	-	-
<b>Total RESERVE FUNDS</b>	<b>1,363.58</b>	<b>2,727.16</b>	<b>2,757.33</b>	<b>30.17</b>	<b>16,544.00</b>
<b>TOTAL EXPENSES</b>	<b>3,741.18</b>	<b>9,657.72</b>	<b>9,349.67</b>	<b>308.06</b>	<b>56,098.00</b>
<b>NET INCOME &lt;LOSS&gt;</b>	<b>5,040.08</b>	<b>3,236.47</b>	<b>-</b>	<b>-</b>	<b>-</b>

*ME*

Annals department  
E.P.Ltd

**EAGLESON PROPERTIES LTD.**  
**BALANCE SHEET**  
**For the 2 Months Ending AUGUST 31 , 2023**  
**709 - Strata Plan VR 1607**  
**YEAR END JUNE 2023/24**

**YTD Actual**

**ASSETS:**

Bank - Vancity SHARES	\$	758.22
Bank - Operating Account	\$	4,361.63
Bank - Contingency Reserve Fund	\$	16,638.56
Bank - Investments - G. I. C - 2.90% 30 - Day Cashable 1	\$	5,000.00
Bank - Investments - G. I. C - 2.90% 30 - Day Cashable 2	\$	5,000.00
Bank - Investments - G. I. C - 2.90% 30 - Day Cashable 3	\$	5,000.00
Bank - Investments - G. I. C - 2.90% 30 - Day Cashable 4	\$	5,000.00
Bank - Investments- G. I. C - 3% 90 - Day Cashable 1	\$	10,000.00
Bank -Investments - G. I. C - 3% 90 - Day Cashable 2	\$	10,000.00
Bank - Investments - G. I.C- 5% Non-Redeemable 1	\$	25,000.00
Bank - Investments - G. I.C- 5% Non-Redeemable 2	\$	25,000.00
Bank - Vancity Membership Fee	-\$	5.00
Accounts Receivable	\$	1,681.86
Prepaid Insurance	\$	3,481.78
Prepaid Insurance Appraisal	\$	791.15
Total Current Assets	\$	<u>117,708.20</u>
<b>TOTAL ASSETS</b>	<b>\$</b>	<b><u>117,708.20</u></b>

**LIABILITIES:**

Accounts Payable	\$	100.00
<b>TOTAL LIABILITIES</b>	<b>\$</b>	<b><u>100.00</u></b>

**EQUITY**

Retained Earnings	\$	114,371.73
Current Year Income	\$	3,236.47
<b>TOTAL EQUITY</b>	<b>\$</b>	<b><u>117,608.20</u></b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$</b>	<b><u>117,708.20</u></b>

Accounts department.....  
 E. P. Ltd  
 ME



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

**Year 2022/23**

**\$ 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

**2,321.17**

**INSURANCE BREAKDOWN**

**Month**

**\$ 813.75**

**Year 2023/24**

**August \$ 22.60 22.60**

**September \$ 22.60**

**October \$ 22.60**

**November \$ 22.60**

**December \$ 22.60**

**January \$ 22.60**

**February \$ 22.60**

**March \$ 22.60**

**April \$ 22.60**

**May \$ 22.60**

**June \$ 22.60**

**Year 2024/25**

**July \$ 22.60**

**August \$ 22.60**

**September \$ 22.60**

**October \$ 22.60**

**November \$ 22.60**

**December \$ 22.60**

**January \$ 22.60**

**February \$ 22.60**

**March \$ 22.60**

**April \$ 22.60**

**May \$ 22.60**

**June \$ 22.60**

**Year 2025/26**

**July \$ 22.60**

**August \$ 22.60**

**September \$ 22.60**

**October \$ 22.60**

**November \$ 22.60**

**December \$ 22.60**

**January \$ 22.60**

**February \$ 22.60**

**March \$ 22.60**

**April \$ 22.60**

**May \$ 22.60**

**June \$ 22.60**

**July \$ 22.60**



# Selected General Ledger Detail

Description	Batch #	Processed Type	Src	Reference	Post Date	Debit	Credit
<b>Building: 709 : 1251-1263 W 7th Avenue</b>							
<b>709.1030.452</b>							
<b>Bank - VanCity Operating Account</b>							
Nancy Holme	33398	01-Aug-2023 RMRp	A/R	DCR# 201	Beginning Balance:	867.15	
Jerry Thomas	33462	01-Aug-2023 RMRp	A/R	DCR# 203	01-Aug-2023	600.00	
Patricia Vanderflaes	33475	01-Aug-2023 RRG	A/R	DCR# 204	01-Aug-2023	559.83	
Eagleson Properties Limited.	33480	02-Aug-2023 CW	A/P	C# 204	02-Aug-2023	536.79	210.00
Randal Ormston	33480	02-Aug-2023 CW	A/P	C# 205	02-Aug-2023		39.18
Transfer from OPERATING A/C to CONTINGENCY A/C (709)	33484	02-Aug-2023 NJE	J/E		02-Aug-2023		1,363.58
Eagleson Properties - Cover Funds ;re : CHEQUE BOOKS COVER FUNDS (709)	33485	02-Aug-2023 NJE	J/E		02-Aug-2023		300.00
Greyrock Property Grooming Ltd.	33502	03-Aug-2023 CW	A/P	C# 206	03-Aug-2023	274.59	
Tessie Lowe	33508	04-Aug-2023 RRG	A/R	DCR# 205	03-Aug-2023	126.68	
Waste Connections of Canada Inc.	33544	09-Aug-2023 CW	A/P	C# 207	09-Aug-2023		613.48
Eagleson Properties Ltd - Cover Funds (709)	33554	11-Aug-2023 RMc	A/R	DCR# 207	10-Aug-2023	100.00	
Eagleson Properties Ltd - cover funds (709)	33619	17-Aug-2023 NJE	J/E		17-Aug-2023	100.00	
Normac Appraisals	33648	25-Aug-2023 CW	A/P	C# 208	25-Aug-2023	813.75	
Eagleson Properties Ltd	33794	05-Sep-2023 CW	A/P	C# 209	25-Aug-2023	44.37	
Transfer to eliminate 2022 -2023 Operating Deficit (709)	33647	25-Aug-2023 NJE	J/E		25-Aug-2023	3,961.19	
Eagleson Properties Ltd. - COVER FUNDS RETURNED (709)	33649	25-Aug-2023 NJE	J/E		25-Aug-2023		100.00
Tessie Lowe	33715	31-Aug-2023 RRG	A/R	DCR# 208	31-Aug-2023	577.53	
Jerry Thomas	33759	01-Sep-2023 RRG	A/R	DCR# 210	31-Aug-2023	704.21	
Bank Fees	33778	01-Sep-2023 NJE	J/E		31-Aug-2023		6.30
Bank Fees	33778	01-Sep-2023 NJE	J/E		31-Aug-2023	6.50	
Transaction Totals:						7,266.23	3,771.75
Ending Balance:						4,361.63	
<b>Building Totals</b>							
Beginning Balance:						867.15	
Transaction Debit / Credit Amounts:						7,266.23	3,771.75
Ending Balance:						4,361.63	



SEPTEMBER 01, 2023

VANAS11000\_6721244 E D 16300 34419  
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 AUG 2023 to 31 AUG 2023



DAILY BANKING

ACCOUNT SUMMARY	OPENING BALANCE ON 01 AUG 2023	TOTAL WITHDRAWALS	TOTAL DEPOSITS	CLOSING BALANCE ON 31 AUG 2023
INDEPENDENT BUSINESS ACCOUNT #100084835930	867.15	2,913.63	7,266.23	5,219.75
TOTAL NUMBER OF CHEQUES 4				

INDEPENDENT BUSINESS ACCOUNT #100084835930

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	OPENING BALANCE			867.15
01 AUG	ETRANSFER CREDIT (JEROMEWTHOMAS)		559.83	1,426.98
01 AUG	ETRANSFER CREDIT (PATRICIAVANDERFLAES)		536.79	1,963.77
01 AUG	CHEQUE DEPOSIT-BRANCH (NANCY HOLME)		600.00	2,563.77
02 AUG	FUNDS TRANSFER-ONLINE TO REL#91268601 (\$1,363.58) (CONTNGENCY AUGUST RECEIPTS)	1,363.58		1,200.19
02 AUG	FUNDS TRANSFER-ONLINE TO REL#91331146 (\$300.00) (COVER FUNDS STRATA VR1607)	300.00		900.19
04 AUG	ETRANSFER CREDIT (MELANIETERESELOWE)		126.68	1,026.87
04 AUG	CHEQUE CLEARED #204	210.00		816.87
10 AUG	CHEQUE CLEARED #206	274.59		542.28
10 AUG	CHEQUE DEPOSIT-BRANCH		100.00	642.28
17 AUG	FUNDS TRANSFER-ONLINE FROM REL #91331146 (\$100.00) (COVER FUNDS STRATA VR1607)		100.00	742.28

Together, we are a financial force for change.

**CLEARED CHEQUES**  
**INDEPENDENT BUSINESS ACCOUNT #100084835930**

DATE CLEARED: 03 AUG  
 CHEQUE # 204

\$210.00

EAGLESON PROPERTIES LTD.  
 117 STRATA CORP VR 1607  
 201-2940 Main Street  
 Vancouver, BC V5T 3G3  
 TEL: (604) 679-1070

VANCOUVER CITY SAVINGS CREDIT UNION  
 DONOVAN COMMUNITY BRANCH  
 604 WEST 43RD STREET TEL: 604.677.7000  
 VANCOUVER, B.C. V6K 1K6

000204 204

Two Hundred Ten Dollars and Zero Cents

August 2, 2023 \$ \*\*\*\*\*210.00

Eagleson Properties Limited.  
 201 - 2940 Main Street  
 Vancouver, BC V5T 3G3

PER *[Signature]*

\*000204\* ⑆16300⑉809⑆ 100084835930⑆

DATE CLEARED: 03 AUG  
 CHEQUE # 204

\$210.00

For Deposit Only  
 Eagleson Properties  
 G&F General Account  
 11980-809 100010715783

11980-809 20  
 2048 MAIN STREET, Vancouver - Signature or Stamp  
 VANCOUVER, BC V5T 3G3  
 AUG 03 2023  
 CREDIT UNION CENTRAL OF BC  
 VANCOUVER BC  
 11980-809

Printer ID# 1021  
 ID d'Impression 1021

CAPTURING BRANCH  
 8/2/23 4:31 PM Pacific TZ  
 Gulf and Fraser Fishermans Credit Union  
 11980-809  
 Main Street Branch - Vancouver

BACK/VERSO

DATE CLEARED: 09 AUG  
 CHEQUE # 206

\$274.59

EAGLESON PROPERTIES LTD.  
 117 STRATA CORP VR 1607  
 201-2940 Main Street  
 Vancouver, BC V5T 3G3  
 TEL: (604) 679-1070

VANCOUVER CITY SAVINGS CREDIT UNION  
 DONOVAN COMMUNITY BRANCH  
 604 WEST 43RD STREET TEL: 604.677.7000  
 VANCOUVER, B.C. V6K 1K6

000206 206

Two Hundred Seventy Four Dollars and Fifty Nine Cents

August 3, 2023 \$ \*\*\*\*\*274.59

Greyrock Property Grooming Ltd,  
 6305 46A Avenue  
 Delta, BC V4K 4T3

PER *[Signature]*

\*000206\* ⑆16300⑉809⑆ 100084835930⑆

DATE CLEARED: 09 AUG  
 CHEQUE # 206

\$274.59

Virtual Endorsement  
 DSPACC: 1084649  
 DSPTR: 06720-003  
 CSID: 123221385739902800  
 TXNID: 1  
 SCANS: 4 199,512,816  
 CHANID: 003  
 APPID: 8006  
 TRANSIT: 02800  
 DSCUR: CA0  
 TEFDI: 09/08/23  
 OPID: 981412117

Printer ID# 1021  
 ID d'Impression 1021

Endorsement - Signature or Stamp  
 Endossement - Signature ou Stamp

BACK/VERSO

DATE CLEARED: 17 AUG  
 CHEQUE # 207

\$613.48

EAGLESON PROPERTIES LTD.  
 117 STRATA CORP VR 1607  
 201-2940 Main Street  
 Vancouver, BC V5T 3G3  
 TEL: (604) 679-1070

VANCOUVER CITY SAVINGS CREDIT UNION  
 DONOVAN COMMUNITY BRANCH  
 604 WEST 43RD STREET TEL: 604.677.7000  
 VANCOUVER, B.C. V6K 1K6

000207 207

Six Hundred Thirteen Dollars and Forty Eight Cents

August 9, 2023 \$ \*\*\*\*\*613.48

Waste Connections of Canada Inc.  
 26 Fawcett Road  
 Coquitlam, BC V3K 6V2

PER *[Signature]*

\*000207\* ⑆16300⑉809⑆ 100084835930⑆

DATE CLEARED: 17 AUG  
 CHEQUE # 207

\$613.48

Printer ID# 1021  
 ID d'Impression 1021

Endorsement - Signature or Stamp  
 Endossement - Signature ou Stamp

BACK/VERSO

DATE CLEARED: 22 AUG  
 CHEQUE # 205

\$39.18

EAGLESON PROPERTIES LTD.  
 117 STRATA CORP VR 1607  
 201-2940 Main Street  
 Vancouver, BC V5T 3G3  
 TEL: (604) 679-1070

VANCOUVER CITY SAVINGS CREDIT UNION  
 DONOVAN COMMUNITY BRANCH  
 604 WEST 43RD STREET TEL: 604.677.7000  
 VANCOUVER, B.C. V6K 1K6

000205 205

Thirty Nine Dollars and Eighteen Cents

August 2, 2023 \$ \*\*\*\*\*39.18

Randal Ormston

PER *[Signature]*

\*000205\* ⑆16300⑉809⑆ 100084835930⑆

DATE CLEARED: 22 AUG  
 CHEQUE # 205

\$39.18

FOR DEPOSIT ONLY  
 TO THE CREDIT OF  
 THE PAYEE(S)

Printer ID# 1021  
 ID d'Impression 1021

Endorsement - Signature or Stamp  
 Endossement - Signature ou Stamp

10181006296262

61099977

CAPTURING BRANCH  
 8/22/23 4:58 PM Pacific TZ  
 Coast Capital Savings Federal CU  
 19880-809  
 West Broadway Branch - Vancouver

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.



# Selected General Ledger Detail

Description	Batch #	Processed Type	Src	Reference	Post Date	Debit	Credit
<b>709.1040.453</b>							
<b>Building: 709 : 1251-1263 W 7th Avenue</b>							
<b>709.1040.453</b>							
Bank - VanCity Contingency Account							
Transfer from OPERATING A/C to CONTINGENCY A/C (709)							
Term Deposit Transfer - transfer from CONTINGENCY A/C to Guaranteed Invest	33484	02-Aug-2023 NJE	J/E		02-Aug-2023	109,236.17	
Term Deposit Transfer - transfer from CONTINGENCY A/C to Guaranteed Invest	33875	13-Sep-2023 NJE	J/E		21-Aug-2023	1,363.58	5,000.00
Term Deposit Transfer - transfer from CONTINGENCY A/C to Guaranteed Invest	33875	13-Sep-2023 NJE	J/E		21-Aug-2023		5,000.00
Term Deposit Transfer - transfer from CONTINGENCY A/C to Guaranteed Invest	33875	13-Sep-2023 NJE	J/E		21-Aug-2023		5,000.00
Term Deposit Transfer - transfer from CONTINGENCY A/C to Guaranteed Invest	33875	13-Sep-2023 NJE	J/E		21-Aug-2023		5,000.00
Term Deposit Transfer - transfer from CONTINGENCY A/C to Guaranteed Invest	33875	13-Sep-2023 NJE	J/E		21-Aug-2023		10,000.00
Term Deposit Transfer - transfer from CONTINGENCY A/C to Guaranteed Invest	33875	13-Sep-2023 NJE	J/E		21-Aug-2023		10,000.00
Term Deposit Transfer - transfer from CONTINGENCY A/C to Guaranteed Invest	33875	13-Sep-2023 NJE	J/E		21-Aug-2023		25,000.00
Term Deposit Transfer - transfer from CONTINGENCY A/C to Guaranteed Invest	33875	13-Sep-2023 NJE	J/E		21-Aug-2023		25,000.00
Transfer to eliminate 2022 -2023 Operating Deficit (709)	33647	25-Aug-2023 NJE	J/E		25-Aug-2023	3,961.19	
<b>Transaction Totals:</b>						<b>1,363.58</b>	<b>93,961.19</b>
<b>Ending Balance:</b>						<b>16,638.56</b>	

Building Totals	
Beginning Balance:	109,236.17
Transaction Debit / Credit Amounts:	1,363.58
Ending Balance:	16,638.56



## Selected General Ledger Detail

Description	Batch #	Processed	Type	Srce	Reference	Post Date	Debit	Credit
<b>Building: 709 : 1251-1263 W 7th Avenue</b>								
<b>709.1041.1040      G. I. C - 2.90% 30 - Day Cashable 1 (M21/8/2024)</b>								
Term Deposit Transfer - transfer from CONTINGENCY A/C to Guaranteed Invest	33875		13-Sep-2023	NJE	J/E		0.00	0.00
						Beginning Balance:	5,000.00	
						21-Aug-2023	5,000.00	
						Transaction Totals:	5,000.00	0.00
						Ending Balance:	5,000.00	
<b>709.1042.1040      G. I. C - 2.90% 30 - Day Cashable 2 (M21/8/2024)</b>								
Term Deposit Transfer - transfer from CONTINGENCY A/C to Guaranteed Invest	33875		13-Sep-2023	NJE	J/E		0.00	
						Beginning Balance:	5,000.00	
						21-Aug-2023	5,000.00	
						Transaction Totals:	5,000.00	0.00
						Ending Balance:	5,000.00	
<b>709.1043.1040      G. I. C - 2.90% 30 - Day Cashable 3 (M21/8/2024)</b>								
Term Deposit Transfer - transfer from CONTINGENCY A/C to Guaranteed Invest	33875		13-Sep-2023	NJE	J/E		0.00	
						Beginning Balance:	5,000.00	
						21-Aug-2023	5,000.00	
						Transaction Totals:	5,000.00	0.00
						Ending Balance:	5,000.00	
<b>709.1044.1040      G. I. C - 2.90% 30 - Day Cashable 4 M21/8/2024</b>								
Term Deposit Transfer - transfer from CONTINGENCY A/C to Guaranteed Invest	33875		13-Sep-2023	NJE	J/E		0.00	
						Beginning Balance:	5,000.00	
						21-Aug-2023	5,000.00	
						Transaction Totals:	5,000.00	0.00
						Ending Balance:	5,000.00	
<b>709.1045.1040      G. I. C - 3% 90 - Day Cashable 1 (M21/8/2024)</b>								
Term Deposit Transfer - transfer from CONTINGENCY A/C to Guaranteed Invest	33875		13-Sep-2023	NJE	J/E		0.00	
						Beginning Balance:	10,000.00	
						21-Aug-2023	10,000.00	
						Transaction Totals:	10,000.00	0.00
						Ending Balance:	10,000.00	
<b>709.1046.1040      G. I. C - 3% 90 - Day Cashable 2 (M21/8/2024)</b>								
Term Deposit Transfer - transfer from CONTINGENCY A/C to Guaranteed Invest	33875		13-Sep-2023	NJE	J/E		0.00	
						Beginning Balance:	10,000.00	
						21-Aug-2023	10,000.00	
						Transaction Totals:	10,000.00	0.00
						Ending Balance:	10,000.00	
<b>709.1047.1040      G. I.C- 5% Non-Redeemable 1 (Matures 21 Aug)</b>								
Term Deposit Transfer - transfer from CONTINGENCY A/C to Guaranteed Invest	33875		13-Sep-2023	NJE	J/E		0.00	
						Beginning Balance:	25,000.00	
						21-Aug-2023	25,000.00	
						Transaction Totals:	25,000.00	0.00
						Ending Balance:	25,000.00	
<b>709.1048.1040      G. I.C- 5% Non-Redeemable 2 (Matures 21 Aug)</b>								
Term Deposit Transfer - transfer from CONTINGENCY A/C to Guaranteed Invest	33875		13-Sep-2023	NJE	J/E		0.00	
						Beginning Balance:	25,000.00	
						21-Aug-2023	25,000.00	
						Transaction Totals:	25,000.00	0.00
						Ending Balance:	25,000.00	

### Selected General Ledger Detail

Description	Batch #	Processed	Type	Src	Reference	Post Date	Debit	Credit
<b>Building Totals</b>								
						Beginning Balance:	0.00	
						Transaction Debit / Credit Amounts:	90,000.00	0.00
						Ending Balance:	90,000.00	



SEPTEMBER 01, 2023

VANAS11000\_6721244 E D 16300 34421  
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 AUG 2023 to 31 AUG 2023



**DAILY BANKING**

ACCOUNT SUMMARY	OPENING BALANCE ON 01 AUG 2023	TOTAL WITHDRAWALS	TOTAL DEPOSITS	CLOSING BALANCE ON 31 AUG 2023
INDEPENDENT BUSINESS ACCOUNT #100084886032 (CONTINGENCY ACCOUNT)	109,236.17	93,961.19	1,363.58	16,638.56
TOTAL NUMBER OF CHEQUES 0				

**INDEPENDENT BUSINESS ACCOUNT #100084886032 (CONTINGENCY ACCOUNT)**

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	OPENING BALANCE			109,236.17
02 AUG	FUNDS TRANSFER-ONLINE FROM REL #91268349 (\$1,363.58) (CONTINGENCY AUGUST RECEIPT)		1,363.58	110,599.75
21 AUG	TERM DEPOSIT TRANSFER	5,000.00		105,599.75
21 AUG	TERM DEPOSIT TRANSFER	5,000.00		100,599.75
21 AUG	TERM DEPOSIT TRANSFER	5,000.00		95,599.75
21 AUG	TERM DEPOSIT TRANSFER	5,000.00		90,599.75
21 AUG	TERM DEPOSIT TRANSFER	10,000.00		80,599.75
21 AUG	TERM DEPOSIT TRANSFER	10,000.00		70,599.75
21 AUG	TERM DEPOSIT TRANSFER	25,000.00		45,599.75
21 AUG	TERM DEPOSIT TRANSFER	25,000.00		20,599.75
25 AUG	FUNDS TRANSFER-ONLINE TO REL #91268349 (\$3,961.19) (ELIMINATE DEFICIT 2022 23 AC)	3,961.19		16,638.56

Together, we are a financial force for change.

SEPTEMBER 01, 2023

91268601

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



TERM DEPOSITS (CONT.)

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
21 AUG	TERM DEPOSIT TRANSFER-CREDIT		25,000.00	25,000.00
	#100092610616 NON-REDEEMABLE ANNUAL TERM (IN TRUST FOR THE OWNERS, SP VR 1607)			
	12 MONTH TERM			
	INITIAL DEPOSIT: 21AUG2023 \$25,000.00 MATURITY DATE: 21AUG2024			
	INTEREST RATE: 5.000%			
	INTEREST IS COMPOUNDED ANNUALLY			
	OPENING BALANCE			0.00
21 AUG	TERM DEPOSIT TRANSFER-CREDIT		25,000.00	25,000.00
	TOTAL TERMS			90,000.00

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

Post Year/Month From: 2023-July 14-Sep-2023  
 To: 2023-August Page 1  
**General Ledger Detail**

Description	Batch #	Processed	Type	Src	Reference	Post Date	Debit	Credit
Building: 709 : 1251-1263 W 7th Avenue 709:1000 Bank - VanCity SHARES								
709:1030,452 Bank - VanCity Operating Account								
Patricia Vanderflaes	33128	06-Jul-2023	RM/RP	A/R	DCR# 197	03-Jul-2023	1,802.31	
Jerry Thomas	33110	06-Jul-2023	RRg	A/R	DCR# 194	05-Jul-2023	536.79	
Transfer from Operating A/c to CRF a/c : JULY RECEIPTS	33140	06-Jul-2023	NJE	J/E		06-Jul-2023	559.83	
Nancy Holme	33166	11-Jul-2023	RM/RP	A/R	DCR# 199	07-Jul-2023	600.00	1,363.58
D+H -CHEQUE ORDER - New Cheques : 450 cheques	33414	27-Jul-2023	NJE	J/E		11-Jul-2023		248.58
BC Hydro	33242	13-Jul-2023	CW	A/P	C# 197	13-Jul-2023		79.00
Eagleson Properties Limited.	33242	13-Jul-2023	CW	A/P	C# 198	13-Jul-2023		210.00
FortisBC - Natural Gas	33242	13-Jul-2023	CW	A/P	C# 199	13-Jul-2023		62.36
Waste Connections of Canada Inc.	33242	13-Jul-2023	CW	A/P	C# 200	13-Jul-2023		505.61
Greyrock Property Grooming Ltd.	33243	13-Jul-2023	CW	A/P	C# 201	13-Jul-2023		340.75
Waste Connections of Canada Inc.	33245	13-Jul-2023	VC	A/P	VC C# 200 13Jul23	13-Jul-2023	505.61	
Waste Connections of Canada Inc.	33247	13-Jul-2023	CW	A/P	C# 202	13-Jul-2023		505.61
City of Vancouver	33288	17-Jul-2023	CW	A/P	C# 203	17-Jul-2023		781.37
Bank Fees	33415	27-Jul-2023	NJE	J/E		25-Jul-2023		5.00
Eagleson Properties Ltd - Cover funds for the NEW CHEQUES	33416	27-Jul-2023	NJE	J/E		27-Jul-2023	300.00	
Grant and Kim Ewing	33451	31-Jul-2023	RRg	A/R	DCR# 202	31-Jul-2023	679.93	
Bank Fees	33569	11-Aug-2023	NJE	J/E		31-Jul-2023		0.11
Bank Fees	33569	11-Aug-2023	NJE	J/E		31-Jul-2023		6.50
Bank Fees	33569	11-Aug-2023	NJE	J/E		31-Jul-2023		8.85
Nancy Holme	33398	01-Aug-2023	RM/RP	A/R	DCR# 201	01-Aug-2023	600.00	
Jerry Thomas	33462	01-Aug-2023	RM/RP	A/R	DCR# 203	01-Aug-2023	559.83	
Patricia Vanderflaes	33475	01-Aug-2023	RRg	A/R	DCR# 204	01-Aug-2023	536.79	
Eagleson Properties Limited.	33480	02-Aug-2023	CW	A/P	C# 204	02-Aug-2023		210.00
Randal Ormston	33480	02-Aug-2023	CW	A/P	C# 205	02-Aug-2023		39.18
Transfer from OPERATING A/C to CONTINGENCY A/C (709)	33484	02-Aug-2023	NJE	J/E		02-Aug-2023		1,363.58
Eagleson Properties - Cover Funds ;re : CHEQUE BOOKS COVER FUNDS (709)	33485	02-Aug-2023	NJE	J/E		02-Aug-2023		300.00
Greyrock Property Grooming Ltd.	33502	03-Aug-2023	CW	A/P	C# 206	03-Aug-2023		274.59
Tessie Lowe	33508	04-Aug-2023	RRg	A/R	DCR# 205	03-Aug-2023	126.68	
Waste Connections of Canada Inc.	33544	09-Aug-2023	CW	A/P	C# 207	09-Aug-2023		613.48
Eagleson Properties Ltd - Cover Funds (709)	33554	11-Aug-2023	RM/C	A/R	DCR# 207	10-Aug-2023	100.00	
Eagleson Properties Ltd - cover funds (709)	33619	17-Aug-2023	NJE	J/E		17-Aug-2023	100.00	
Normac Appraisals	33648	25-Aug-2023	CW	A/P	C# 208	25-Aug-2023		813.75
Eagleson Properties Ltd	33794	05-Sep-2023	CW	A/P	C# 209	25-Aug-2023		44.37
Transfer to eliminate 2022 -2023 Operating Deficit (709)	33647	25-Aug-2023	NJE	J/E		25-Aug-2023	3,961.19	
Eagleson Properties Ltd. - COVER FUNDS RETURNED (709)	33649	25-Aug-2023	NJE	J/E		25-Aug-2023		100.00

Beginning Balance: 758.22  
 Transaction Totals:  
 Ending Balance: 758.22

Beginning Balance: 1,802.31

# General Ledger Detail

To: 2023-August

Description	Batch #	Processed	Type	Src	Reference	Post Date	Debit	Credit
<b>709.1030.452 Bank - Vancity Operating Account</b>								
<i>continued from previous page</i>								
Tessie Lowe	33715	31-Aug-2023	RRg	A/R	DCR# 208	31-Aug-2023	577.53	
Jerry Thomas	33759	01-Sep-2023	RRg	A/R	DCR# 210	31-Aug-2023	704.21	
Bank Fees	33778	01-Sep-2023	NJE	J/E		31-Aug-2023		6.30
Bank Fees	33778	01-Sep-2023	NJE	J/E		31-Aug-2023		6.50
Transaction Totals:							10,448.39	7,889.07
Ending Balance:							4,361.63	
<b>709.1040.453 Bank - Vancity Contingency Account</b>								
Transfer from Operating A/c to CRF a/c : JULY RECEIPTS								
Transfer from OPERATING A/C to CONTINGENCY A/C (709)	33140	06-Jul-2023	NJE	J/E		06-Jul-2023	107,872.59	
Term Deposit Transfer - transfer from CONTINGENCY A/C to Guaranteed Invest	33484	02-Aug-2023	NJE	J/E		02-Aug-2023	1,363.58	
Term Deposit Transfer - transfer from CONTINGENCY A/C to Guaranteed Invest	33875	13-Sep-2023	NJE	J/E		21-Aug-2023	1,363.58	5,000.00
Term Deposit Transfer - transfer from CONTINGENCY A/C to Guaranteed Invest	33875	13-Sep-2023	NJE	J/E		21-Aug-2023		5,000.00
Term Deposit Transfer - transfer from CONTINGENCY A/C to Guaranteed Invest	33875	13-Sep-2023	NJE	J/E		21-Aug-2023		5,000.00
Term Deposit Transfer - transfer from CONTINGENCY A/C to Guaranteed Invest	33875	13-Sep-2023	NJE	J/E		21-Aug-2023		5,000.00
Term Deposit Transfer - transfer from CONTINGENCY A/C to Guaranteed Invest	33875	13-Sep-2023	NJE	J/E		21-Aug-2023		10,000.00
Term Deposit Transfer - transfer from CONTINGENCY A/C to Guaranteed Invest	33875	13-Sep-2023	NJE	J/E		21-Aug-2023		25,000.00
Term Deposit Transfer - transfer from CONTINGENCY A/C to Guaranteed Invest	33875	13-Sep-2023	NJE	J/E		21-Aug-2023		25,000.00
Transfer to eliminate 2022 -2023 Operating Deficit (709)	33647	25-Aug-2023	NJE	J/E		25-Aug-2023		3,961.19
Transaction Totals:							2,727.16	93,961.19
Ending Balance:							16,638.56	
<b>709.1041.1040 G. I. C - 2.90% 30 - Day Cashable 1(M/21/8/2024)</b>								
Term Deposit Transfer - transfer from CONTINGENCY A/C to Guaranteed Invest	33875	13-Sep-2023	NJE	J/E		21-Aug-2023	0.00	
Transaction Totals:							5,000.00	0.00
Ending Balance:							5,000.00	
<b>709.1042.1040 G. I. C - 2.90% 30 - Day Cashable 2 (M/21/8/2024)</b>								
Term Deposit Transfer - transfer from CONTINGENCY A/C to Guaranteed Invest	33875	13-Sep-2023	NJE	J/E		21-Aug-2023	5,000.00	
Transaction Totals:							5,000.00	0.00
Ending Balance:							5,000.00	
<b>709.1043.1040 G. I. C - 2.90% 30 - Day Cashable 3 (M/21/8/2024)</b>								
Term Deposit Transfer - transfer from CONTINGENCY A/C to Guaranteed Invest	33875	13-Sep-2023	NJE	J/E		21-Aug-2023	5,000.00	
Transaction Totals:							5,000.00	0.00
Ending Balance:							5,000.00	
<b>709.1044.1040 G. I. C - 2.90% 30 - Day Cashable 4 M/21/8/2024</b>								
Term Deposit Transfer - transfer from CONTINGENCY A/C to Guaranteed Invest	33875	13-Sep-2023	NJE	J/E		21-Aug-2023	5,000.00	
Transaction Totals:							5,000.00	0.00
Ending Balance:							5,000.00	

Description	Batch #	Processed Type	Src	Reference	Post Date	Debit	Credit
<b>709.1045.1040</b>							
G. I. C - 3% 90 - Day Cashable 1 (M21/8/2024)							
Term Deposit Transfer - transfer from CONTINGENCY A/C to Guaranteed Invest	33875	13-Sep-2023 NJE	J/E				
					Beginning Balance:	0.00	
					21-Aug-2023	10,000.00	
					Transaction Totals:	10,000.00	0.00
					Ending Balance:	10,000.00	
<b>709.1046.1040</b>							
G. I. C - 3% 90 - Day Cashable 2 (M21/8/2024)							
Term Deposit Transfer - transfer from CONTINGENCY A/C to Guaranteed Invest	33875	13-Sep-2023 NJE	J/E				
					Beginning Balance:	0.00	
					21-Aug-2023	10,000.00	
					Transaction Totals:	10,000.00	0.00
					Ending Balance:	10,000.00	
<b>709.1047.1040</b>							
G. I.C- 5% Non-Redeemable 1 (Matures 21 Aug							
Term Deposit Transfer - transfer from CONTINGENCY A/C to Guaranteed Invest	33875	13-Sep-2023 NJE	J/E				
					Beginning Balance:	0.00	
					21-Aug-2023	25,000.00	
					Transaction Totals:	25,000.00	0.00
					Ending Balance:	25,000.00	
<b>709.1048.1040</b>							
G. I.C- 5% Non-Redeemable 2 (Matures 21 Aug							
Term Deposit Transfer - transfer from CONTINGENCY A/C to Guaranteed Invest	33875	13-Sep-2023 NJE	J/E				
					Beginning Balance:	0.00	
					21-Aug-2023	25,000.00	
					Transaction Totals:	25,000.00	0.00
					Ending Balance:	25,000.00	
<b>709.1090.008</b>							
Bank - Vancity Membership Fee							
					Beginning Balance:		5.00
					Transaction Totals:		5.00
					Ending Balance:		5.00
<b>709.1100</b>							
Accounts Receivable							
Grant and Kim Ewing	33113	05-Jul-2023 BMC	A/R	11563	01-Jul-2023	679.93	
Patricia Vanderflaes	33113	05-Jul-2023 BMC	A/R	11564	01-Jul-2023	536.79	
Tessie Lowe	33113	05-Jul-2023 BMC	A/R	11565	01-Jul-2023	559.83	
Noriko Horiguchi	33113	05-Jul-2023 BMC	A/R	11566	01-Jul-2023	559.83	
Jerry Thomas	33113	05-Jul-2023 BMC	A/R	11567	01-Jul-2023	559.83	
Nancy Holme	33113	05-Jul-2023 BMC	A/R	11568	01-Jul-2023	536.79	
Peggy Smyth	33113	05-Jul-2023 BMC	A/R	11569	01-Jul-2023	679.93	
Patricia Vanderflaes	33128	06-Jul-2023 RM/Rp	A/R	DCR# 197	03-Jul-2023		536.79
Jerry Thomas	33110	06-Jul-2023 RRG	A/R	DCR# 194	05-Jul-2023		559.83
Nancy Holme	33166	11-Jul-2023 RM/Rp	A/R	DCR# 199	07-Jul-2023		600.00
Grant and Kim Ewing	33451	31-Jul-2023 RRG	A/R	DCR# 202	31-Jul-2023		679.93
Nancy Holme	33398	01-Aug-2023 RM/Rp	A/R	DCR# 201	01-Aug-2023		600.00
Jerry Thomas	33462	01-Aug-2023 RM/Rp	A/R	DCR# 203	01-Aug-2023		559.83
Grant and Kim Ewing	33467	01-Aug-2023 BMC	A/R	11769	01-Aug-2023	679.93	
Patricia Vanderflaes	33467	01-Aug-2023 BMC	A/R	11770	01-Aug-2023	536.79	
Tessie Lowe	33467	01-Aug-2023 BMC	A/R	11771	01-Aug-2023	559.83	
Noriko Horiguchi	33467	01-Aug-2023 BMC	A/R	11772	01-Aug-2023	559.83	
Jerry Thomas	33467	01-Aug-2023 BMC	A/R	11773	01-Aug-2023	559.83	
					Beginning Balance:		1,769.56

Post Year/Month From: 2023-July To: 2023-August  
**General Ledger Detail**  
 14-Sep-2023 Page 4

Description

709.1100 Accounts Receivable

*continued from previous page*

Batch #	Processed	Type	Src	Reference	Post Date	Debit	Credit
33467	01-Aug-2023	BMC	A/R	11774	01-Aug-2023	536.79	
33467	01-Aug-2023	BMC	A/R	11775	01-Aug-2023	679.93	
33475	01-Aug-2023	RRg	A/R	DCR# 204	01-Aug-2023		536.79
33508	04-Aug-2023	RRg	A/R	DCR# 205	03-Aug-2023		126.68
33653	25-Aug-2023	CRg	A/R	11832	25-Aug-2023		116.91
33653	25-Aug-2023	CRg	A/R	11833	25-Aug-2023		92.29
33653	25-Aug-2023	CRg	A/R	11834	25-Aug-2023		96.25
33653	25-Aug-2023	CRg	A/R	11835	25-Aug-2023		96.25
33653	25-Aug-2023	CRg	A/R	11836	25-Aug-2023		96.25
33653	25-Aug-2023	CRg	A/R	11837	25-Aug-2023		92.29
33653	25-Aug-2023	CRg	A/R	11838	25-Aug-2023		116.91
33655	28-Aug-2023	CRg	A/R	11832	25-Aug-2023	116.91	
33655	28-Aug-2023	CRg	A/R	11832	25-Aug-2023	116.91	
33655	28-Aug-2023	CRg	A/R	11832	25-Aug-2023	96.25	
33655	28-Aug-2023	CRg	A/R	11832	25-Aug-2023	96.25	
33655	28-Aug-2023	CRg	A/R	11832	25-Aug-2023	92.29	
33655	28-Aug-2023	CRg	A/R	11832	25-Aug-2023	96.25	
33655	28-Aug-2023	CRg	A/R	11832	25-Aug-2023	96.25	
33655	28-Aug-2023	CRg	A/R	11832	25-Aug-2023	92.29	
33655	28-Aug-2023	CRg	A/R	11832	25-Aug-2023	92.29	
33655	28-Aug-2023	CRg	A/R	11832	25-Aug-2023	116.91	
33655	28-Aug-2023	CRg	A/R	11832	25-Aug-2023	92.29	
33655	28-Aug-2023	CRg	A/R	11832	25-Aug-2023	92.29	
33655	28-Aug-2023	CRg	A/R	11832	25-Aug-2023	116.91	
33655	28-Aug-2023	CRg	A/R	11832	25-Aug-2023	96.25	
33655	28-Aug-2023	CRg	A/R	11832	25-Aug-2023	96.25	
33715	31-Aug-2023	RRg	A/R	DCR# 208	31-Aug-2023		577.53
33759	01-Sep-2023	RRg	A/R	DCR# 210	31-Aug-2023		704.21
Transaction Totals:						9,640.16	6,188.74
Ending Balance:						1,681.86	

709.1310 Prepaid Insurance

33442	28-Jul-2023	NJE	J/E		28-Jul-2023	5,802.94	1,160.58
33900	14-Sep-2023	NJE	J/E		31-Aug-2023		1,160.58
Transaction Totals:						0.00	2,321.16
Ending Balance:						3,481.78	

709.1320 Prepaid Insurance Appraisal

33876	13-Sep-2023	INV	A/P	# 11957 - 23	15-Aug-2023	813.75	22.60
33900	14-Sep-2023	NJE	J/E		31-Aug-2023		22.60
Transaction Totals:						813.75	22.60
Ending Balance:						791.15	

Normac Appraisals  
 Reallocation of INCOME or EXPENSES - Insurance Appraisal

Post Year/Month From: 2023-July To: 2023-August 14-Sep-2023  
**General Ledger Detail** Page 5

Description	Batch #	Processed	Type	Src	Reference	Post Date	Debit	Credit
Beginning Balance: 1,144.25								
709.2000 Greyrock Property Grooming Ltd.	33244	13-Jul-2023	INV	A/P	# 13908	01-Jul-2023	801.25	
BC Hydro	33244	13-Jul-2023	INV	A/P	# 331 4660 001	01-Jul-2023	79.00	
FortisBC - Natural Gas	33244	13-Jul-2023	INV	A/P	# 6435 47	01-Jul-2023	62.36	
Eagleson Properties Limited.	33244	13-Jul-2023	INV	A/P	# M/F - (709)	01-Jul-2023	210.00	
City of Vancouver	33435	28-Jul-2023	INV	A/P	# 5106 769	01-Jul-2023	781.37	
Greyrock Property Grooming Ltd.	33244	13-Jul-2023	INV	A/P	# 13916	04-Jul-2023	340.75	
Waste Connections of Canada Inc.	33244	13-Jul-2023	INV	A/P	# 7300-0002518922	07-Jul-2023	505.61	
BC Hydro	33242	13-Jul-2023	CW	A/P	C# 197	13-Jul-2023	79.00	
Eagleson Properties Limited.	33242	13-Jul-2023	CW	A/P	C# 198	13-Jul-2023	210.00	
FortisBC - Natural Gas	33242	13-Jul-2023	CW	A/P	C# 199	13-Jul-2023	62.36	
Waste Connections of Canada Inc.	33242	13-Jul-2023	CW	A/P	C# 200	13-Jul-2023	505.61	
Greyrock Property Grooming Ltd.	33243	13-Jul-2023	CW	A/P	C# 201	13-Jul-2023	340.75	
Waste Connections of Canada Inc.	33245	13-Jul-2023	VC	A/P	VC C# 200 13Jul23	13-Jul-2023	505.61	
Waste Connections of Canada Inc.	33247	13-Jul-2023	CW	A/P	C# 202	13-Jul-2023	505.61	
City of Vancouver : Utilities - Fireline - JULY to DEC 2023 portion	33275	14-Jul-2023	NJE	J/E		14-Jul-2023	266.00	
City of Vancouver : Utilities - Street Cleaning - JULY to DEC 2023 portion	33275	14-Jul-2023	NJE	J/E		14-Jul-2023	77.00	
City of Vancouver	33288	17-Jul-2023	CW	A/P	C# 203	17-Jul-2023	781.37	
Randal Ormston	33876	13-Sep-2023	INV	A/P	# 2023/07/10	01-Aug-2023	39.18	
Eagleson Properties Ltd	33876	13-Sep-2023	INV	A/P	# A/C #643547 (709)	01-Aug-2023	44.37	
Eagleson Properties Limited.	33876	13-Sep-2023	INV	A/P	# M/F - (709)	01-Aug-2023	210.00	
Eagleson Properties Limited.	33480	02-Aug-2023	CW	A/P	C# 204	02-Aug-2023	39.18	
Randal Ormston	33480	02-Aug-2023	CW	A/P	C# 205	02-Aug-2023	274.59	
Greyrock Property Grooming Ltd.	33502	03-Aug-2023	CW	A/P	C# 206	03-Aug-2023	274.59	
Greyrock Property Grooming Ltd.	33876	13-Sep-2023	INV	A/P	# 13939	03-Aug-2023	274.59	
Waste Connections of Canada Inc.	33544	09-Aug-2023	CW	A/P	C# 207	09-Aug-2023	613.48	
Waste Connections of Canada Inc.	33876	13-Sep-2023	INV	A/P	# 7300-0002527717	09-Aug-2023	613.48	
Waste Connections of Canada Inc.	33876	13-Sep-2023	INV	A/P	# 11957 - 23	15-Aug-2023	813.75	
Normac Appraisals	33648	25-Aug-2023	CW	A/P	C# 208	25-Aug-2023	44.37	
Normac Appraisals	33794	05-Sep-2023	CW	A/P	C# 209	25-Aug-2023	44.37	
Eagleson Properties Ltd	Transaction Totals:						4,480.07	5,624.32
Eagleson Properties Ltd	Ending Balance:						0.00	

**Accounts Payable Cover Funds**

709.2010 Eagleson Properties Ltd - Cover funds for the NEW CHEQUES	33416	27-Jul-2023	NJE	J/E		27-Jul-2023	0.00	
Eagleson Properties - Cover Funds :re : CHEQUE BOOKS COVER FUNDS (709)	33485	02-Aug-2023	NJE	J/E		02-Aug-2023	300.00	
Eagleson Properties Ltd - cover funds (709)	33619	17-Aug-2023	NJE	J/E		17-Aug-2023	100.00	
Eagleson Properties Ltd. - COVER FUNDS RETURNED (709)	33649	25-Aug-2023	NJE	J/E		25-Aug-2023	100.00	
	Transaction Totals:						400.00	400.00
	Ending Balance:						0.00	

Post Year/Month From: 2023-July To: 2023-August 14-Sep-2023  
**General Ledger Detail** Page 6

Description	Batch #	Processed Type	Src	Reference	Post Date	Debit	Credit
<b>709.2500 Mortgages Payable</b>							
Eagleson Properties Ltd - Cover Funds (709)	33554	11-Aug-2023 RMC	A/R	DCR# 207			
					Beginning Balance:	0.00	100.00
					10-Aug-2023		
					Transaction Totals:	0.00	100.00
					Ending Balance:		100.00
<b>709.2900 Prior Year SURPLUS</b>							
					Beginning Balance:		0.01
					Transaction Totals:		
					Ending Balance:		0.01
<b>709.2960 Retained Earnings</b>							
REALLOCATION OF INCOME/EXPENSES - CONTINGENCY A/C	33442	28-Jul-2023 NJE	J/E				118,568.67
Reallocation of INCOME or EXPENSES - CONTINGENCY RESERVE	33900	14-Sep-2023 NJE	J/E				1,363.58
Transfer from CRF to OPERATING a/c****To eliminate Negative Balance	33901	14-Sep-2023 NJE	J/E			3,961.19	1,363.58
					Transaction Totals:	3,961.19	2,727.16
					Ending Balance:		117,334.64
<b>709.3200 Strata Fees</b>							
Grant and Kim Ewing	33113	05-Jul-2023 BMC	A/R	11563			24,677.58
Patricia Vanderflaes	33113	05-Jul-2023 BMC	A/R	11564			679.93
Tessie Lowe	33113	05-Jul-2023 BMC	A/R	11565			536.79
Noriko Horiguchi	33113	05-Jul-2023 BMC	A/R	11566			559.83
Jerry Thomas	33113	05-Jul-2023 BMC	A/R	11567			559.83
Nancy Holme	33113	05-Jul-2023 BMC	A/R	11568			536.79
Peggy Smyth	33113	05-Jul-2023 BMC	A/R	11569			679.93
Grant and Kim Ewing	33467	01-Aug-2023 BMC	A/R	11769			679.93
Patricia Vanderflaes	33467	01-Aug-2023 BMC	A/R	11770			536.79
Tessie Lowe	33467	01-Aug-2023 BMC	A/R	11771			559.83
Noriko Horiguchi	33467	01-Aug-2023 BMC	A/R	11772			559.83
Jerry Thomas	33467	01-Aug-2023 BMC	A/R	11773			559.83
Nancy Holme	33467	01-Aug-2023 BMC	A/R	11774			536.79
Peggy Smyth	33467	01-Aug-2023 BMC	A/R	11775			679.93
					Transaction Totals:	0.00	8,225.86
					Ending Balance:		32,903.44

**709.3250 Strata Fees - One Time Adjustment**

Grant and Kim Ewing	33653	25-Aug-2023 CRg	A/R	11832			0.00
Patricia Vanderflaes	33653	25-Aug-2023 CRg	A/R	11833			116.91
Tessie Lowe	33653	25-Aug-2023 CRg	A/R	11834			92.29
Noriko Horiguchi	33653	25-Aug-2023 CRg	A/R	11835			96.25
Jerry Thomas	33653	25-Aug-2023 CRg	A/R	11836			96.25
Nancy Holme	33653	25-Aug-2023 CRg	A/R	11837			92.29
Peggy Smyth	33653	25-Aug-2023 CRg	A/R	11838			116.91
					Beginning Balance:		0.00
					25-Aug-2023		
					Transaction Totals:		116.91
					Ending Balance:		116.91

Description	Batch #	Processed	Type	Src	Reference	Post Date	Debit	Credit
<b>709.3250 Strata Fees - One Time Adjustment</b>								
<i>continued from previous page</i>								
Grant and Kim Ewing	33655	28-Aug-2023	CRg	A/R	11832	25-Aug-2023		116.91
Grant and Kim Ewing	33655	28-Aug-2023	CRg	A/R	11832	25-Aug-2023		116.91
Jerry Thomas	33655	28-Aug-2023	CRg	A/R	11832	25-Aug-2023		96.25
Jerry Thomas	33655	28-Aug-2023	CRg	A/R	11832	25-Aug-2023		96.25
Nancy Holme	33655	28-Aug-2023	CRg	A/R	11832	25-Aug-2023		92.29
Nancy Holme	33655	28-Aug-2023	CRg	A/R	11832	25-Aug-2023		92.29
Noriko Horiguchi	33655	28-Aug-2023	CRg	A/R	11832	25-Aug-2023		96.25
Noriko Horiguchi	33655	28-Aug-2023	CRg	A/R	11832	25-Aug-2023		96.25
Patricia Vanderflaes	33655	28-Aug-2023	CRg	A/R	11832	25-Aug-2023		92.29
Patricia Vanderflaes	33655	28-Aug-2023	CRg	A/R	11832	25-Aug-2023		92.29
Peggy Smyth	33655	28-Aug-2023	CRg	A/R	11832	25-Aug-2023		116.91
Peggy Smyth	33655	28-Aug-2023	CRg	A/R	11832	25-Aug-2023		116.91
Tessie Lowe	33655	28-Aug-2023	CRg	A/R	11832	25-Aug-2023		96.25
Tessie Lowe	33655	28-Aug-2023	CRg	A/R	11832	25-Aug-2023		96.25
Transaction Totals:							707.15	1,414.30
Ending Balance:								707.15
<b>709.3520 Other Income</b>								
Beginning Balance:								30.00
Transaction Totals:								
Ending Balance:								30.00
<b>709.3680 Transfer from CRF to OPERATING a/c***To eliminate Negative Balance</b>								
Beginning Balance:							0.00	
Transaction Totals:							31-Aug-2023	3,961.19
Ending Balance:								3,961.19
<b>709.4130 Cleaning - Garbage Removal</b>								
Beginning Balance:							3,099.28	
Transaction Totals:							07-Jul-2023	505.61
Ending Balance:								4,218.37
<b>709.4200 R&amp;M - General</b>								
Beginning Balance:							509.89	
Transaction Totals:							01-Aug-2023	39.18
Ending Balance:								549.07
<b>709.4310 R&amp;M - Plumbing</b>								
Beginning Balance:							3,360.00	
Transaction Totals:								
Ending Balance:								3,360.00



## General Ledger Detail

Description	Batch #	Processed Type	Srce	Reference	Post Date	Debit	Credit
<b>709.5200 Office - Office Supplies</b>							
D+H -CHECKUE ORDER - New Cheques : 450 cheques							
	33414	27-Jul-2023	NJE	J/E		0.00	
					11-Jul-2023	248.58	
					Transaction Totals:	248.58	0.00
					Ending Balance:	248.58	
<b>709.7400 Insurance - Appraisal (Accrued)</b>							
Reallocation of INCOME or EXPENSES - Insurance Appraisal							
	33900	14-Sep-2023	NJE	J/E		0.00	
					31-Aug-2023	22.60	
					Transaction Totals:	22.60	0.00
					Ending Balance:	22.60	
<b>709.7500 Fixed Expenses - Insurance</b>							
REALLOCATION OF INCOME/EXPENSES - INSURANCE							
Reallocation of INCOME or EXPENSES - Insurance							
	33442	28-Jul-2023	NJE	J/E		7,103.56	
					28-Jul-2023	1,160.58	
					31-Aug-2023	1,160.58	
					Transaction Totals:	2,321.16	0.00
					Ending Balance:	9,424.72	
<b>709.9020 Bank Fees</b>							
Bank Fees							
	33415	27-Jul-2023	NJE	J/E		51.75	
					25-Jul-2023	5.00	
					31-Jul-2023	0.11	
					31-Jul-2023	6.50	
					31-Jul-2023	8.85	
					31-Aug-2023	6.30	
					31-Aug-2023	6.50	
					Transaction Totals:	33.26	0.00
					Ending Balance:	85.01	
<b>709.9600 CONTINGENCY</b>							
REALLOCATION OF INCOME/EXPENSES - CONTINGENCY A/C							
Reallocation of INCOME or EXPENSES - CONTINGENCY RESERVE							
	33442	28-Jul-2023	NJE	J/E		8,181.48	
					28-Jul-2023	1,363.58	
					31-Aug-2023	1,363.58	
					Transaction Totals:	2,727.16	0.00
					Ending Balance:	10,908.64	
<b>Building Totals</b>						0.00	132,835.59
Transaction Debit / Credit Amounts:						132,835.59	132,835.59
Ending Balance:						0.00	

**EAGLESON PROPERTIES LTD.**

201 - 2940 Main Street  
 Vancouver, British Columbia V5T 3G3

**Statement of Account**Date: **August 31, 2023**

Telephone: (604) 879-1070 Fax: (604) 879-1007

Strata Corp VR1607 - GENERAL ACCOUNT  
 1251 - 1263 W 7th Avenue  
 Vancouver, BC V6H 1B7

Statement Printed: 13-Sep-23

Page 1

	Date	Reference	Debits	Credits	Balance
<b>Building: 709 : 1251-1263 W 7th Avenue</b>		<b>Account Number: 709.1030</b>		<b>Opening Balance:</b>	<b>\$867.15</b>
<b>Plus: Receipts</b>					
Nancy Holme Payment Received - Thank You	01-Aug-23	DCR# 201		600.00	
Jerry Thomas Payment Received - Thank you	01-Aug-23	DCR# 203		559.83	
Patricia Vanderflaes Payment Received - Thank You	01-Aug-23	DCR# 204		536.79	
Tessie Lowe Strata Fees - Top Up	03-Aug-23	DCR# 205		126.68	
Eagleson Properties Ltd - Cover Funds (709)	10-Aug-23	DCR# 207		100.00	
Tessie Lowe Payment Received - Thank You	31-Aug-23	DCR# 208		577.53	
Jerry Thomas Payment Received - Thank You	31-Aug-23	DCR# 210		704.21	
		<b>Receipt Totals:</b>		<b>3,205.04</b>	
<b>Less: Disbursements</b>					
Eagleson Properties Limited. : Management Fee	02-Aug-23	C# 204	210.00		
Randal Ormston : Soaker Hose (709)	02-Aug-23	C# 205	39.18		
Greyrock Property Grooming Ltd. : Gardening (709)	03-Aug-23	C# 206	274.59		
Waste Connections of Canada Inc. : Garbage Removal (709)	09-Aug-23	C# 207	613.48		
Normac Appraisals : Insurance Appraisal 2023/2024/2025 (709)	25-Aug-23	C# 208	813.75		
Eagleson Properties Ltd : Fortis BC-Natural Gas Bill - August 03, (709)	25-Aug-23	C# 209	44.37		
		<b>Disbursement Totals:</b>	<b>1,995.37</b>		
<b>Journal Entry Details:</b>					
Eagleson Properties - Cover Funds ;re : CHEQUE BOOKS COVER FUNDS (709)	02-Aug-23		300.00		
Transfer from OPERATING A/C to CONTINGENCY A/C (709)	02-Aug-23		1,363.58		
Eagleson Properties Ltd - cover funds (709)	17-Aug-23			100.00	
Eagleson Properties Ltd. - COVER FUNDS RETURNED (709)	25-Aug-23		100.00		
Transfer to eliminate 2022 -2023 Operating Deficit (709)	25-Aug-23			3,961.19	
Bank Fees	31-Aug-23		12.80		
		<b>Journal Entry Totals:</b>	<b>1,776.38</b>	<b>4,061.19</b>	
<b>Account Totals / Closing Balance:</b>			<b>3,771.75</b>	<b>7,266.23</b>	<b>\$4,361.63</b>
<b>Available for Distribution:</b>			<b>4,361.63</b>		
<b>Current Period Distribution @ 100.000000%</b>					<b>\$4,361.63</b>



How doers  
get more done.

TERMINAL AVENUE, VANCOUVER, B.C.  
38-1423 KEVIN RITT - STORE MANAGER

00061 51658 10/07/23 02:18 PM  
CASHIER SUMMER

27042796 VigorasP50 -A> 34.98

SUBTOTAL 34.98  
GST/HST 1.75  
PST/QST 2.45  
TOTAL \$39.18

XXXXXXXXXXXX7167 VISA  
CAD\$ 39.18  
AUTH CODE 076901/1610/19 TA  
Contactless  
AID A0000000031010 VISA CREDIT



7042 61 51658 10/07/2023 3815

ST R1357/2911  
PROV TAX

RE  
POLIC

2023/07/10

STRATA

SOAKER HOSE



Property ID #	709
Sub Acct #	
Project ID #	
Approval	CAE
Date	JUL 31 2023
Notes	

REIMBURSEMENT TO RANDY ORNSTON

30468

**Greyrock Property Grooming Ltd.**

6305 45A Ave

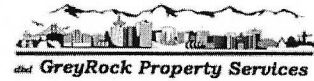
Delta BC V4K 4T5

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 13939**

**DATE 29/07/2023 TERMS Net 30**

**DUE DATE 28/08/2023**

DATE	DESCRIPTION	TAX	QTY	RATE	AMOUNT
29/07/2023	Labour Monthly maintenance service	GST	1	110.00	110.00
29/07/2023	Labour Monthly gardening service	GST	1	85.00	85.00
29/07/2023	Materials Weed inhibitor	GST/PST BC	1	32.00	32.00
29/07/2023	Truck Charge	Exempt	1	34.00	34.00

1251 W. 7th Ave. Monthly gardening & maintenance service for July, 2023.

SUBTOTAL 261.00  
 GST @ 5% 11.35  
 PST (BC) @ 7% 2.24  
 TOTAL 274.59

**TOTAL DUE \$274.59**

Property ID #	709
Sub acct #	Gardening
Project ID #	
Approval	[Signature]
Date	08/02/23
Notes	

33468



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

INVOICE	DATE	ACCOUNT NO.
7300-0002527717	07/31/23	7300-687132-0000

**DUE UPON RECEIPT**

CURRENT	30 DAYS	60 DAYS	90+ DAYS
\$613.48	\$0.00	\$0.00	\$0.00

EAGLESON PROPERTIES LTD.  
 2940 MAIN STREET UNIT 201  
 VANCOUVER, BC V5T3G3

Our Pricing Policy changed **EFFECTIVE IMMEDIATELY**. The Pricing Policy is available here: <https://www.wasteconnectionscanada.com/pricing-policy/>. By paying this invoice or any subsequent invoice and without sending written objection at the time of or before making a payment, you are affirmatively agreeing to the pricing policy, as updated, and expressly communicating your understanding of its terms.

SERVICE DATE	TICKET #	REF NUMBER	QTY	DESCRIPTION	CHARGE
--------------	----------	------------	-----	-------------	--------

<b>(0001) STRATA PLAN VR 1607</b>					
<b>1251 WEST 7 AVENUE, VANCOUVER BC</b>					
<b>001 QTY 1.00 Comm Front Load 2.00 YD</b>					
08/01/23 - 08/31/23			1.00	Basic Service Charge	\$296.54
08/01/23 - 08/31/23			1.00	Administration Fee	\$10.00
<b>002 QTY 1.00 Comm Rear Load Organics 0.17 YD</b>					
08/01/23 - 08/31/23			1.00	Basic Service Charge	\$160.87
07/31/23				Fuel Surcharge	\$116.86
			584.27	BC GST 866808298RT0007	\$29.21
<b>SITE TOTAL</b>					<b>\$613.48</b>
<b>TOTAL THIS INVOICE DUE</b>					<b>\$613.48</b>
BC GST 866808298RT0007					\$29.21

Property ID #	709
Sub acct #	Garbage
Project ID #	
Approval	<i>[Signature]</i>
Date	08/04/23
Notes	

*33535*



The Remit to Address below is for PAYMENTS only. Please do not send any other correspondence to this address.



# INVOICE

**BILL TO:**  
 Strata VR 1607 - II Terrazzo  
 c/o Katherine Eagleson,  
 Director, Managing Broker  
 Eagleson Properties Ltd.  
 201 - 2940 Main Street  
 Vancouver, BC V5T 3W3

**INVOICE NO:** 11957-23  
**INVOICE DATE:** 14/08/2023

**DUE DATE:**  
 04/09/2023

DATE	DESCRIPTION	QTY	RATE	AMOUNT
14/08/2023	Appraisals Renewal Insurance Appraisals, Professional Fees - Insurance Appraisal Report	1	775.00	775.00

**SUBTOTAL** 775.00  
**GST @ 5%** 38.75  
 813.75

<b>Property ID #</b>	709
<b>Sub Acct #</b>	"insurance appraisal"
<b>Project ID #</b>	
<b>Approval</b>	KE
<b>Date</b>	AUG 15 2023
<b>Notes</b>	

**BALANCE DUE** \$813.75 \*

For 3 years of reporting  
 2023/24 - \$271.25  
 2024/25 - 271.25 } Accrued  
 2025/26 - 271.25 }

Please address all payments to **Normac Appraisals Ltd.**  
 To help conserve the environment, we encourage you to send payments  
 via EFT Deposit or E-Transfer ([invoices@normac.ca](mailto:invoices@normac.ca)).  
 Alternatively, cheques can be mailed to the address below.

Thank you for your business and have a great day!

**NORMAC APPRAISALS LTD.**  
 3<sup>rd</sup> Floor - 410 West Georgia Street  
 Vancouver, BC V6B 1Z3  
 P: 604-221-8258 | E: [invoices@normac.ca](mailto:invoices@normac.ca) | W: [www.normac.ca](http://www.normac.ca)  
 GST Registration No.: 866834880RT0001

**Eagleson Properties**  
 201 - 2940 Main Street  
 Vancouver BC V5T 3G3  
 accounts@eaglesonproperties.com

709  
 August 2023



# INVOICE

**BILL TO**  
 709 VR 1607 - Vancouver  
 Strata

**INVOICE #** 7255  
**DATE** 05/09/2023  
**DUE DATE** 05/10/2023  
**TERMS** Net 30

DATE	ACTIVITY	DESCRIPTION	TAX	QTY	RATE	AMOUNT
05/09/2023		FortisBC-Natural Gas Bill - AUGUST 3, 2023 (709)	Exp Recoverables			44.37
SUBTOTAL						44.37
EP TRUST A/C @ 0%						0.00
TOTAL						44.37
BALANCE DUE						<b>\$44.37</b>

## TAX SUMMARY

RATE	TAX	NET
EP Trust a/c @ 0%	0.00	44.37

Please remit your payment by cheque payable to Eagleson Properties Ltd.



Natural gas

709

Energy at work FORTIS BC

You currently owe:

\$44.37

Due Friday, Aug 25, 2023

Billing period: Jul 5 - Aug 3, 2023

Billing date: Aug 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 (Jun 03 - Jul 04)	\$62.36
Payment received (Jul 18, 2023)	\$62.36CR
Balance from last bill	\$0.00

Gas charges: Jul 5 - Aug 3, 2023

Basic charge (30 days at 0.9616 per day)	\$28.85 <sup>+</sup>
Daily fee that covers part of the cost of being connected to our system	
Delivery (1.1 GJ at 4.491 per GJ)	\$4.94 <sup>+</sup>
Cost of delivering gas through our system to your home or business	
Storage & transport (1.1 GJ at 1.169 per GJ)	\$1.29 <sup>+</sup>
Cost to store and transport gas to our system	
Cost of gas (1.1 GJ at 3.159 per GJ)	\$3.47 <sup>+</sup>
Market price of the gas you used	
<b>Total gas charges</b>	<b>\$38.55</b>

Energy taxes & fees

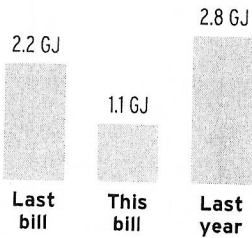
BC carbon tax (1.1 GJ at 3.2384 per GJ)	\$3.56 <sup>+</sup>
Supports reduced carbon emissions	
BC clean energy levy (0.40% of + amounts)	\$0.15
Supports clean energy technology	
GST (5% of + amounts)	\$2.11
<b>Total energy taxes &amp; fees</b>	<b>\$5.82</b>

Pay \$44.37

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 1.1 GJ less gas than your last bill.

↓ You used 1.7 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: 8979 (Aug 3, 2023)  
Last bill actual reading: 8970 (Jul 4, 2023)  
Conversion factor: 0.1170769

To calculate your usage, visit [fortisbc.com/yourmeter](https://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](https://fortisbc.com/digsafely)

## We've got rebates



### Home renovation bonus rebates

Make two or more eligible high-efficiency upgrades for a \$300 bonus.  
[fortisbc.com/homerebates](https://fortisbc.com/homerebates)



### Appliance maintenance rebate

Get up to \$125 in rebates on gas appliance servicing by a licensed gas contractor.  
[fortisbc.com/servicerebate](https://fortisbc.com/servicerebate)

## What is a gigajoule?

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



### Heat water for 200 loads of dishes\*

\*Using an ENERGY STAR® dishwasher with 15 L of hot water per cycle.



Reduce your usage: run the dishwasher only when full.

## 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](https://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](https://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](https://fortisbc.com/indigenousprinciples).