

EAGLESON PROPERTIES LTD.

INCOME STATEMENT

For the 4 Months Ending OCTOBER 31, 2023

709 - Strata Plan VR 1607

YEAR END JUNE 2023/24

	Current Actual	YTD Actual	YTD BUDGET	VARIANCE	ANNUAL BUDGET
			4 MONTHS		2023/24 APPROVED BUDGET
INCOME					
Strata Fees	4,466.50	17,866.00	17,866.00	-	53,598.00
Strata Fees -ADJUSTMENT:JULY-OCT 2023	-	-	-	-	-
Income - Interest	-	-	833.33	833.33	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	-
TOTAL INCOME	4,466.50	21,827.19	18,699.33	3,127.86	56,098.00
GENERAL EXPENSES					
Management Fee	315.00	1,260.00	1,260.00	-	3,780.00
Administration (Photocopy & Postage)	11.36	259.94	-	259.94	-
Office Supplies	-	-	-	-	-
Legal/ Professional Fees	-	-	166.67	166.67	500.00
Annual Review Fee	-	556.50	185.50	371.00	556.50
Storage Fee	-	-	-	-	-
T2 Tax Filing	-	-	139.17	139.17	417.50
Insurance (Accrued)	1,160.58	4,642.32	4,966.67	324.34	14,900.00
Insurance Appraisal (Accrued)	22.60	67.80	91.67	23.87	275.00
Bank Charges	-	33.26	25.00	8.26	75.00
WorksafeBC	-	-	-	-	-
Total GENERAL EXPENSES	1,509.54	6,819.82	6,834.67	14.84	20,504.00
BUILDING EXPENSES					
Electricity	-	79.00	333.33	254.33	1,000.00
Gas	69.68	217.22	1,000.00	782.78	3,000.00
City Utilities - Water & Sewer	-	781.37	783.33	1.96	2,350.00
City Utilities - Fireline	-	266.00	116.67	149.33	350.00
City Utilities - Street Cleaning	-	77.00	50.00	27.00	150.00
Garbage - Waste Removal	613.48	2,346.05	2,033.33	312.72	6,100.00
R&M - Building Repairs	25.73	252.21	666.67	414.46	2,000.00
R&M - Plumbing	-	-	-	-	-
R&M - Snow Removal & Salt	-	-	-	-	-
R&M - Fire Protection	-	-	200.00	200.00	600.00
R&M - Gardening & Pruning	305.91	2,069.13	733.33	1,335.80	2,200.00
R&M - Hard Landscaping	1,312.50	1,312.50	433.33	879.17	1,300.00
Total BUILDING EXPENSES	2,327.30	7,400.48	6,350.00	1,050.48	19,050.00
RESERVE FUNDS					
Contingency Reserve	1,363.58	5,454.32	5,514.67	60.35	16,544.00
Prior Year-Transfer to CRF	-	-	-	-	-
Total RESERVE FUNDS	1,363.58	5,454.32	5,514.67	60.35	16,544.00
TOTAL EXPENSES	5,200.42	19,674.62	18,699.33	975.29	56,098.00
NET INCOME <LOSS>	733.92	2,152.57	-	-	-

Accounts department... S.F.
E.P.S.H.

ME

EAGLESON PROPERTIES LTD.
BALANCE SHEET
For the 4 Months Ending OCTOBER 31, 2023
709 - Strata Plan VR 1607
YEAR END JUNE 2023/24

YTD Actual

ASSETS:

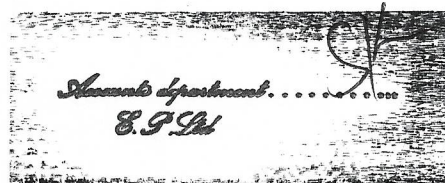
Bank - Vancity SHARES	\$	758.22
Bank - Operating Account	\$	19,320.44
Bank - Contingency Reserve Fund	\$	19,426.08
Bank - Investments - G. I. C - 2.90% 30 - Day Cashable 1	\$	5,000.00
Bank - Investments - G. I. C - 2.90% 30 - Day Cashable 2	\$	5,000.00
Bank - Investments - G. I. C - 2.90% 30 - Day Cashable 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	-\$	12,154.86
Prepaid Insurance	\$	1,160.62
Prepaid Insurance Appraisal	\$	745.95
Total Current Assets	\$	<u>119,251.45</u>
TOTAL ASSETS	\$	<u>119,251.45</u>

LIABILITIES:

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

EQUITY

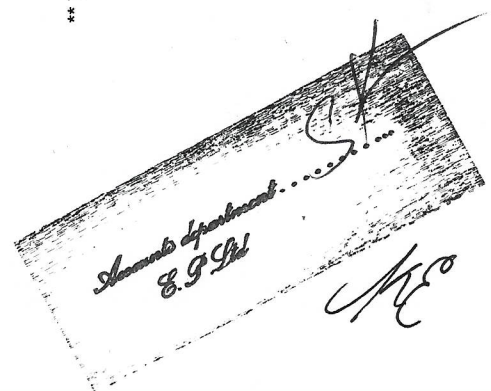
Retained Earnings	\$	117,098.88
Current Year Income	\$	2,152.57
TOTAL EQUITY	\$	<u>119,251.45</u>
TOTAL LIABILITIES & EQUITY	\$	<u>119,251.45</u>



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Monthly A/R Summary

Unit	Tenant	Opening Balance	Charge Description	Charge Amount	Payment Received	Current Balance
Building: 709 : 1251-1263 W 7th Avenue						
1	Grant and Kim Ewing (1251)		Strata Fees for PID# 709	\$679.93		
		(\$796.83)	Strata Fee - July/Aug/Sept/Oct 2023/24 Top Up	\$233.81		
			Strata Fee -adjustment July/Aug 2023	(\$116.91)		
			*** Total ***	\$796.83	(\$738.38)	(\$738.38)
01	Patricia Vanderlaes (1253)	(\$46.14)	Strata Fees for PID# 709	\$536.79		
			Strata Fee - July/Aug/Sept/Oct 2023/24 Top Up	\$184.58		
			Strata Fee -adjustment July/Aug 2023	(\$92.29)		
			*** Total ***	\$629.08	(\$582.93)	\$0.01
001	Tessie Lowe (1255)	(\$656.09)	Strata Fees for PID# 709	\$559.83		
			Strata Fee - July/Aug/Sept/Oct 2023/24 Top Up	\$192.50		
			Strata Fee -adjustment July/Aug 2023	(\$96.25)		
			*** Total ***	\$656.08	(\$607.96)	(\$607.97)
0001	Noriko Horiguchi (1257)	(\$5,519.69)	Strata Fees for PID# 709	\$559.83		
			Strata Fee - July/Aug/Sept/Oct 2023/24 Top Up	\$192.50		
			Strata Fee -adjustment July/Aug 2023	(\$96.25)		
			*** Total ***	\$656.08	\$0.00	(\$4,863.61)
00001	Jerry Thomas (1259)	(\$48.13)	Strata Fees for PID# 709	\$559.83		
			Strata Fee - July/Aug/Sept/Oct 2023/24 Top Up	\$192.50		
			Strata Fee -adjustment July/Aug 2023	(\$96.25)		
			*** Total ***	\$656.08	(\$577.53)	\$30.42
000001	Nancy Holme (1261)	(\$97.34)	Strata Fees for PID# 709	\$536.79		
			Strata Fee - July/Aug/Sept/Oct 2023/24 Top Up	\$184.58		
			Strata Fee -adjustment July/Aug 2023	(\$92.29)		
			*** Total ***	\$629.08	(\$600.00)	(\$68.26)
0000001	Peggy Smyth (1263)	(\$6,703.90)	Strata Fees for PID# 709	\$679.93		
			Strata Fee - July/Aug/Sept/Oct 2023/24 Top Up	\$233.81		
			Strata Fee -adjustment July/Aug 2023	(\$116.91)		
			*** Total ***	\$796.83	\$0.00	(\$5,907.07)
		(\$13,868.12)	*** Totals for Building: ***	\$4,820.06	(\$3,106.80)	(\$12,154.86)



 Accounts Department...

 E. P. [Signature]

 [Signature]

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

4,642.33

Stonewall Adjustment... 8.9.21

me.

INSURANCE BREAKDOWN

Month

\$ 813.75

Year 2023/24

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


67.81

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

Accounts Department
8/9/24


ME

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								
Jerry Thomas	34038	04-Oct-2023	RRg	A/R	DCR# 217	Beginning Balance:	20,245.97	
Nancy Holme	34001	04-Oct-2023	RMRp	A/R	DCR# 215	02-Oct-2023	577.53	
Patricia Vanderflaes	34039	04-Oct-2023	RRg	A/R	DCR# 218	03-Oct-2023	600.00	
Transfer from Operating A/c to CONTINGENCY a/c - October Receipts	34040	04-Oct-2023	NJE	J/E		03-Oct-2023	582.93	
Eagleson Properties Limited.	34087	10-Oct-2023	CW	A/P	C# 218	04-Oct-2023		1,378.67
FortisBC - Natural Gas	34087	10-Oct-2023	CW	A/P	C# 219	10-Oct-2023		210.00
Greyrock Property Grooming Ltd.	34087	10-Oct-2023	CW	A/P	C# 220	10-Oct-2023		69.68
Waste Connections of Canada Inc.	34087	10-Oct-2023	CW	A/P	C# 221	10-Oct-2023		305.91
Eagleson Properties Ltd	34151	13-Oct-2023	CW	A/P	C# 222	10-Oct-2023		613.48
Eagleson Properties Ltd	34151	13-Oct-2023	CW	A/P	C# 222	13-Oct-2023		11.36
Jerome Thomas	34151	13-Oct-2023	CW	A/P	C# 222	13-Oct-2023		105.00
Point Green Gardening	34198	19-Oct-2023	CW	A/P	C# 224	13-Oct-2023		25.73
Grant and Kim Ewing	34363	31-Oct-2023	RMRp	A/R	DCR# 219	19-Oct-2023	738.38	
Tessie Lowe	34363	31-Oct-2023	RMRp	A/R	DCR# 219	31-Oct-2023	607.96	
						Transaction Totals:	3,106.80	4,032.33
						Ending Balance:	19,320.44	
Building Totals						Beginning Balance:	20,245.97	
						Transaction Debit / Credit Amounts:	3,106.80	4,032.33
						Ending Balance:	19,320.44	



NOVEMBER 01, 2023

VANAS11000_1195266 E D 16300 31903
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 OCT 2023 to 31 OCT 2023



DAILY BANKING

ACCOUNT SUMMARY	OPENING BALANCE ON 01 OCT 2023	TOTAL WITHDRAWALS	TOTAL DEPOSITS	CLOSING BALANCE ON 31 OCT 2023
INDEPENDENT BUSINESS ACCOUNT #100084835930	20,433.27	4,193.90	3,106.80	19,346.17
TOTAL NUMBER OF CHEQUES 7				

INDEPENDENT BUSINESS ACCOUNT #100084835930

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	OPENING BALANCE			20,433.27
02 OCT	ETRANSFER CREDIT (JEROMEWTHOMAS)		577.53	21,010.80
03 OCT	ETRANSFER CREDIT (PATRICIAVANDERFLAES)		582.93	21,593.73
03 OCT	CHEQUE DEPOSIT-BRANCH (HOLME)		600.00	22,193.73
04 OCT	FUNDS TRANSFER-ONLINE TO REL#91268601 (\$1,378.67) (CONTINGENCY OCTOBER RECEIPTS)	1,378.67		20,815.06
05 OCT	CHEQUE CLEARED #217	187.30		20,627.76
14 OCT	CHEQUE CLEARED #219	69.68		20,558.08
14 OCT	CHEQUE CLEARED #218	210.00		20,348.08
17 OCT	CHEQUE CLEARED #222	116.36		20,231.72
17 OCT	CHEQUE CLEARED #220	305.91		19,925.81
21 OCT	CHEQUE CLEARED #221	613.48		19,312.33

Together, we are a financial force for change.

INDEPENDENT BUSINESS ACCOUNT #100084835930 (CONT.)

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
31 OCT	ETRANSFER CREDIT (MELANIETERESELOWE)		607.96	19,920.29
31 OCT	CHEQUE CLEARED #224	1,312.50		18,607.79
31 OCT	ETRANSFER CREDIT (GRANTEWING)		738.38	19,346.17

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

CLEARED CHEQUES
INDEPENDENT BUSINESS ACCOUNT #100084835930

DATE CLEARED: 04 OCT
CHEQUE # 217 \$187.30

EAGLESON PROPERTIES LTD.
ITF STRATA CORP VR 1807
201-2940 MAIN ST
VANCOUVER, BC V5T 3C3
Tel: (604) 679-1070

VANCOUVER CITY SAVINGS CREDIT UNION
DOWNTOWN COMMUNITY BRANCH
604 WEST PENDER STREET TEL: 604.677.7000
VANCOUVER, B.C. V6C 1J8

000217
217

One Hundred Eighty Seven Dollars and Thirty Cents

September 27, 2023 \$ *****187.30

PAY TO THE ORDER OF Greynock Property Grooming Ltd.
6305 45A Avenue
Delta, BC V4K 4T5

PER *Mark Taylor*

#000217# ⑆16300⑆809⑆ 100084835930⑆

DATE CLEARED: 04 OCT
CHEQUE # 217 \$187.30

Virtual Endorsement
DSPACC: 1084649
DSPTR: 06720-093
CSID: 8232773647984102800
TXNID: 1
SCANSSES: 196,270,707
ITMSEC: 3
CHANID: 003
APPCD: 5900
TRANSIT: 02800
DSPCUR: CAD
TEFDT: 04/10/23
OPID: 981412117

Printer ID# 1021
ID d'impression 1021

Endorsement - Signature or Stamp
Endossement - Signature ou timbre

BACKVERSO

DATE CLEARED: 13 OCT
CHEQUE # 218 \$210.00

EAGLESON PROPERTIES LTD.
ITF STRATA CORP VR 1807
201-2940 MAIN ST
VANCOUVER, BC V5T 3C3
Tel: (604) 679-1070

VANCOUVER CITY SAVINGS CREDIT UNION
DOWNTOWN COMMUNITY BRANCH
604 WEST PENDER STREET TEL: 604.677.7000
VANCOUVER, B.C. V6C 1J8

000218
218

Two Hundred Ten Dollars and Zero Cents

October 10, 2023 \$ *****210.00

PAY TO THE ORDER OF Eagleson Properties Limited.
201-2940 Main Street
Vancouver, BC V5T 3C3

PER *Mark Taylor*

#000218# ⑆16300⑆809⑆ 100084835930⑆

DATE CLEARED: 13 OCT
CHEQUE # 218 \$210.00

Virtual Endorsement
DSPACC: 1084649
DSPTR: 06720-093
CSID: 8232773647984102800
TXNID: 1
SCANSSES: 196,270,707
ITMSEC: 3
CHANID: 003
APPCD: 5900
TRANSIT: 02800
DSPCUR: CAD
TEFDT: 04/10/23
OPID: 981412117

Printer ID# 1021
ID d'impression 1021

For Deposit Only
Eagleson Properties
G&F General Account
11980-809 100010715763

Endorsement - Signature or Stamp
Endossement - Signature ou timbre

BACKVERSO

CAPTURING BRANCH
1013/23 5:15 PM Pacific TZ
Gulf and Fraser Fishermans Credit Union
11980-809
Main Street Branch - Vancouver

DATE CLEARED: 13 OCT
CHEQUE # 219 \$69.68

EAGLESON PROPERTIES LTD.
ITF STRATA CORP VR 1807
201-2940 MAIN ST
VANCOUVER, BC V5T 3C3
Tel: (604) 679-1070

VANCOUVER CITY SAVINGS CREDIT UNION
DOWNTOWN COMMUNITY BRANCH
604 WEST PENDER STREET TEL: 604.677.7000
VANCOUVER, B.C. V6C 1J8

000219
219

Sixty Nine Dollars and Sixty Eight Cents

October 10, 2023 \$ *****69.68

PAY TO THE ORDER OF FortisBC - Natural Gas
PO Box 6666 Station Terminal
Vancouver, BC V6B 6M9

PER *Mark Taylor*

#000219# ⑆16300⑆809⑆ 100084835930⑆

DATE CLEARED: 13 OCT
CHEQUE # 219 \$69.68

Virtual Endorsement
DSPACC: 1084649
DSPTR: 06720-093
CSID: 8232773647984102800
TXNID: 1
SCANSSES: 196,270,707
ITMSEC: 3
CHANID: 003
APPCD: 5900
TRANSIT: 02800
DSPCUR: CAD
TEFDT: 04/10/23
OPID: 981412117

Printer ID# 1021
ID d'impression 1021

10132023 VR9140C
520829 0015
0305700

Endorsement - Signature or Stamp
Endossement - Signature ou timbre

BACKVERSO

TRFTRMREF 2023-10-13 094918 UHH1003 00000440
CR 9800003700

DATE CLEARED: 16 OCT
CHEQUE # 220 \$305.91

EAGLESON PROPERTIES LTD.
ITF STRATA CORP VR 1807
201-2940 MAIN ST
VANCOUVER, BC V5T 3C3
Tel: (604) 679-1070

VANCOUVER CITY SAVINGS CREDIT UNION
DOWNTOWN COMMUNITY BRANCH
604 WEST PENDER STREET TEL: 604.677.7000
VANCOUVER, B.C. V6C 1J8

000220
220

Three Hundred Five Dollars and Ninety One Cents

October 10, 2023 \$ *****305.91

PAY TO THE ORDER OF Greynock Property Grooming Ltd.
6305 45A Avenue
Delta, BC V4K 4T5

PER *Mark Taylor*

#000220# ⑆16300⑆809⑆ 100084835930⑆

DATE CLEARED: 16 OCT
CHEQUE # 220 \$305.91

Virtual Endorsement
DSPACC: 1084649
DSPTR: 06720-093
CSID: 8232773647984102800
TXNID: 1
SCANSSES: 196,871,659
ITMSEC: 4
CHANID: 003
APPCD: 5900
TRANSIT: 02800
DSPCUR: CAD
TEFDT: 16/10/23
OPID: 922807011

Printer ID# 1021
ID d'impression 1021

Endorsement - Signature or Stamp
Endossement - Signature ou timbre

BACKVERSO

INDEPENDENT BUSINESS ACCOUNT #100084835930 (CONT.)

DATE CLEARED: 16 OCT
CHEQUE # 222

\$116.36

EAGLESON PROPERTIES LTD. ITF STRATA CORP VR 1607 20-2240 MAIN ST VANCOUVER, BC V6J 1G3 Tel: (604) 875-1070		VANCOUVER CITY SAVINGS CREDIT UNION SOUTHWEST COMMUNITY BRANCH 804 WEST PENDER STREET TEL: 604.877.7000 VANCOUVER, B.C. V6C 1K6	000222 222
One Hundred Sixteen Dollars and Thirty Six Cents			
PAY TO THE ORDER OF Eagleson Properties Ltd	October 13, 2023	\$ *****116.36	PER <i>[Signature]</i>
#000222# 116300#809# 100084835930#			

DATE CLEARED: 16 OCT
CHEQUE # 222

\$116.36

11980-809 GULF FRASER FISHERMANS CREDIT UNION 1-2949 MAIN STREET VANCOUVER, BC V6T 3G4	25 OCT 16 2023 CREDIT UNION CENTRAL OF BC VANCOUVER, BC 11980-809	For Deposit Only Eagleson Properties G&F General Account 11980-809 100010718740	Printer ID# 1021 ID d'impression 1021
CAPTURING BRANCH 10/16/23 4:43 PM Pacific TZ Gulf and Fraser Fishermans Credit Union 11980-809 Main Street Branch - Vancouver			
BACKVERSO			

DATE CLEARED: 20 OCT
CHEQUE # 221

\$613.48

EAGLESON PROPERTIES LTD. ITF STRATA CORP VR 1607 20-2240 MAIN ST VANCOUVER, BC V6J 1G3 Tel: (604) 875-1070		VANCOUVER CITY SAVINGS CREDIT UNION SOUTHWEST COMMUNITY BRANCH 804 WEST PENDER STREET TEL: 604.877.7000 VANCOUVER, B.C. V6C 1K6	000221 221
Six Hundred Thirteen Dollars and Forty Eight Cents			
PAY TO THE ORDER OF Waste Connections of Canada Inc. 35 Fawcett Road Coquitlam, BC V3K 6V2	October 10, 2023	\$ *****613.48	PER <i>[Signature]</i>
#000221# 116300#809# 100084835930#			

DATE CLEARED: 20 OCT
CHEQUE # 221

\$613.48

11980-809 GULF FRASER FISHERMANS CREDIT UNION 1-2949 MAIN STREET VANCOUVER, BC V6T 3G4	25 OCT 20 2023 CREDIT UNION CENTRAL OF BC VANCOUVER, BC 11980-809	For Deposit Only Eagleson Properties G&F General Account 11980-809 100010718740	Printer ID# 1021 ID d'impression 1021
CAPTURING BRANCH 10/20/23 4:43 PM Pacific TZ Gulf and Fraser Fishermans Credit Union 11980-809 Main Street Branch - Vancouver			
BACKVERSO			

DATE CLEARED: 30 OCT
CHEQUE # 224

\$1,312.50

EAGLESON PROPERTIES LTD. ITF STRATA CORP VR 1607 20-2240 MAIN ST VANCOUVER, BC V6J 1G3 Tel: (604) 875-1070		VANCOUVER CITY SAVINGS CREDIT UNION SOUTHWEST COMMUNITY BRANCH 804 WEST PENDER STREET TEL: 604.877.7000 VANCOUVER, B.C. V6C 1K6	000224 224
One Thousand Three Hundred Twelve Dollars and Fifty Cents			
PAY TO THE ORDER OF Point Green Gardening	October 19, 2023	\$ *****1,312.50	PER <i>[Signature]</i>
#000224# 116300#809# 100084835930#			

DATE CLEARED: 30 OCT
CHEQUE # 224

\$1,312.50

11980-809 GULF FRASER FISHERMANS CREDIT UNION 1-2949 MAIN STREET VANCOUVER, BC V6T 3G4	25 OCT 30 2023 CREDIT UNION CENTRAL OF BC VANCOUVER, BC 11980-809	For Deposit Only Eagleson Properties G&F General Account 11980-809 100010718740	Printer ID# 1021 ID d'impression 1021
Date: 10/27/23 Dep: 359569 Transit-FI: 04810-010 Source Number: 97 Account 2000814			
BACKVERSO			

Images shown above represent official copies of the original documents as processed by our institution. Inclusion of images in the statement does not guarantee items have been honoured.

Selected General Ledger Detail

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 CONTINGENCY a/c - October Receipts								
	34040		04-Oct-2023	NJ/E	J/E		18,047.41	
						Beginning Balance:	1,378.67	
						04-Oct-2023	1,378.67	
						Transaction Totals:	1,378.67	0.00
						Ending Balance:	19,426.08	
Building Totals								
						Beginning Balance:	18,047.41	
						Transaction Debit / Credit Amounts:	1,378.67	0.00
						Ending Balance:	19,426.08	

Selected General Ledger Detail

Description	Batch #	Processed Type	Srce Reference	Post Date	Debit	Credit
Building: 709 : 1251-1263 W 7th Avenue 709.1041.1040 G. I. C - 2.90% 30 - Day Cashable 1(M21/8/2024)						
				Beginning Balance:	5,000.00	
				Transaction Totals:		
				Ending Balance:	5,000.00	
709.1042.1040 G. I. C - 2.90% 30 - Day Cashable 2 (M21/8/2024)						
				Beginning Balance:	5,000.00	
				Transaction Totals:		
				Ending Balance:	5,000.00	
709.1043.1040 G. I. C - 2.90% 30 - Day Cashable 3 (M21/8/2024)						
				Beginning Balance:	5,000.00	
				Transaction Totals:		
				Ending Balance:	5,000.00	
709.1044.1040 G. I. C - 2.90% 30 - Day Cashable 4 M21/8/2024						
				Beginning Balance:	5,000.00	
				Transaction Totals:		
				Ending Balance:	5,000.00	
709.1045.1040 G. I. C - 3% 90 - Day Cashable 1 (M21/8/2024)						
				Beginning Balance:	10,000.00	
				Transaction Totals:		
				Ending Balance:	10,000.00	
709.1046.1040 G. I. C - 3% 90 - Day Cashable 2 (M21/8/2024)						
				Beginning Balance:	10,000.00	
				Transaction Totals:		
				Ending Balance:	10,000.00	
709.1047.1040 G. I.C- 5% Non-Redeemable 1 (Matures 21 Aug						
				Beginning Balance:	25,000.00	
				Transaction Totals:		
				Ending Balance:	25,000.00	
709.1048.1040 G. I.C- 5% Non-Redeemable 2 (Matures 21 Aug						
				Beginning Balance:	25,000.00	
				Transaction Totals:		
				Ending Balance:	25,000.00	
Building Totals						
				Beginning Balance:	90,000.00	
				Transaction Debit / Credit Amounts:		
				Ending Balance:	90,000.00	



709 ORF

NOVEMBER 01, 2023

VANAS11000_1195266 E D 16300 31905
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 OCT 2023 to 31 OCT 2023



DAILY BANKING

ACCOUNT SUMMARY	OPENING BALANCE ON 01 OCT 2023	TOTAL WITHDRAWALS	TOTAL DEPOSITS	CLOSING BALANCE ON 31 OCT 2023
INDEPENDENT BUSINESS ACCOUNT #100084886032 (CONTINGENCY ACCOUNT)	18,047.41	0.00	1,378.67	19,426.08
TOTAL NUMBER OF CHEQUES 0				

INDEPENDENT BUSINESS ACCOUNT #100084886032 (CONTINGENCY ACCOUNT)

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	OPENING BALANCE			18,047.41
04 OCT	FUNDS TRANSFER-ONLINE FROM REL #91268349 (\$1,378.67) (CONTINGENCY OCTOBER RECEI)		1,378.67	19,426.08

INVESTMENTS

TERM DEPOSITS

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	#100092610301 CASHABLE 30 DAY LOCKOUT (IN TRUST FOR THE OWNERS, SP VR 1607) 12 MONTH TERM INITIAL DEPOSIT: 21AUG2023 \$5,000.00 MATURITY DATE: 21AUG2024 INTEREST RATE: 2.900% INTEREST IS COMPOUNDED AT MATURITY OPENING BALANCE			5,000.00

Together, we are a financial force for change.™

TERM DEPOSITS (CONT.)

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	#100092610343 CASHABLE 30 DAY LOCKOUT (IN TRUST FOR THE OWNERS, SP VR 1607) 12 MONTH TERM INITIAL DEPOSIT: 21AUG2023 \$5,000.00 MATURITY DATE: 21AUG2024 INTEREST RATE: 2.900% INTEREST IS COMPOUNDED AT MATURITY OPENING BALANCE			5,000.00
	#100092610350 CASHABLE 30 DAY LOCKOUT (IN TRUST FOR THE OWNERS, SP VR 1607) 12 MONTH TERM INITIAL DEPOSIT: 21AUG2023 \$5,000.00 MATURITY DATE: 21AUG2024 INTEREST RATE: 2.900% INTEREST IS COMPOUNDED AT MATURITY OPENING BALANCE			5,000.00
	#100092610509 CASHABLE 30 DAY LOCKOUT (IN TRUST FOR THE OWNERS, SP VR 1607) 12 MONTH TERM INITIAL DEPOSIT: 21AUG2023 \$5,000.00 MATURITY DATE: 21AUG2024 INTEREST RATE: 2.900% INTEREST IS COMPOUNDED AT MATURITY OPENING BALANCE			5,000.00
	#100092610517 CASHABLE 90 DAY LOCKOUT (IN TRUST FOR THE OWNERS, SP VR 1607) 12 MONTH TERM INITIAL DEPOSIT: 21AUG2023 \$10,000.00 MATURITY DATE: 21AUG2024 INTEREST RATE: 3.000% INTEREST IS COMPOUNDED AT MATURITY OPENING BALANCE			10,000.00
	#100092610533 CASHABLE 90 DAY LOCKOUT (IN TRUST FOR THE OWNERS, SP VR 1607) 12 MONTH TERM INITIAL DEPOSIT: 21AUG2023 \$10,000.00 MATURITY DATE: 21AUG2024 INTEREST RATE: 3.000% INTEREST IS COMPOUNDED AT MATURITY OPENING BALANCE			10,000.00
	#100092610558 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			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			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.

General Ledger Detail

Description	Batch #	Processed Type	Srce Reference	Post Date	Debit	Credit
709.1000						
Building: 709 : 1251-1263 W 7th Avenue						
Bank - VanCity SHARES						
Beginning Balance: 758.22						
Transaction Totals:						
Ending Balance: 758.22						
709.1030.452						
Bank - VanCity Operating Account						
Jerry Thomas	34038	04-Oct-2023 RRRg	A/R DCR# 217	02-Oct-2023	20,245.97	
Nancy Holme	34001	04-Oct-2023 RMRp	A/R DCR# 215	03-Oct-2023	577.53	
Patricia Vanderflaes	34039	04-Oct-2023 RRRg	A/R DCR# 218	03-Oct-2023	600.00	
Transfer from Operating A/c to CONTINGENCY a/c - October Receipts	34040	04-Oct-2023 NJE	J/E	04-Oct-2023	582.93	
Eagleson Properties Limited.	34087	10-Oct-2023 CW	A/P C# 218	10-Oct-2023		1,378.67
FortisBC - Natural Gas	34087	10-Oct-2023 CW	A/P C# 219	10-Oct-2023		210.00
Greyrock Property Grooming Ltd.	34087	10-Oct-2023 CW	A/P C# 220	10-Oct-2023		69.68
Waste Connections of Canada Inc.	34087	10-Oct-2023 CW	A/P C# 221	10-Oct-2023		305.91
Eagleson Properties Ltd	34151	13-Oct-2023 CW	A/P C# 222	13-Oct-2023		613.48
Eagleson Properties Ltd	34151	13-Oct-2023 CW	A/P C# 222	13-Oct-2023		11.36
Jerome Thomas	34151	13-Oct-2023 CW	A/P C# 223	13-Oct-2023		105.00
Point Green Gardening	34198	19-Oct-2023 CW	A/P C# 224	19-Oct-2023		25.73
Grant and Kim Ewing	34363	31-Oct-2023 RMRp	A/R DCR# 219	31-Oct-2023	738.38	
Tessie Lowe	34363	31-Oct-2023 RMRp	A/R DCR# 219	31-Oct-2023	607.96	
Transaction Totals:					3,106.80	4,032.33
Ending Balance:					19,320.44	
709.1040.453						
Bank - VanCity Contingency Account						
Transfer from Operating A/c to CONTINGENCY a/c - October Receipts	34040	04-Oct-2023 NJE	J/E	04-Oct-2023	18,047.41	
Transaction Totals:					1,378.67	0.00
Ending Balance:					19,426.08	
709.1041.1040						
G. I. C - 2.90% 30 - Day Cashable 1 (M21/8/2024)						
Beginning Balance:					5,000.00	
Transaction Totals:					5,000.00	
Ending Balance:					5,000.00	
709.1042.1040						
G. I. C - 2.90% 30 - Day Cashable 2 (M21/8/2024)						
Beginning Balance:					5,000.00	
Transaction Totals:					5,000.00	
Ending Balance:					5,000.00	
709.1043.1040						
G. I. C - 2.90% 30 - Day Cashable 3 (M21/8/2024)						
Beginning Balance:					5,000.00	
Transaction Totals:					5,000.00	
Ending Balance:					5,000.00	
709.1044.1040						
G. I. C - 2.90% 30 - Day Cashable 4 M21/8/2024						
Beginning Balance:					5,000.00	
Transaction Totals:					5,000.00	
Ending Balance:					5,000.00	

General Ledger Detail

Description	Batch #	Processed Type	Srce	Reference	Post Date	Debit	Credit
<hr/>							
709.1045.1040		G. I. C - 3% 90 - Day Cashable 1 (M21/8/2024)					
					Beginning Balance:	10,000.00	
					Transaction Totals:		
					Ending Balance:	10,000.00	
<hr/>							
709.1046.1040		G. I. C - 3% 90 - Day Cashable 2 (M21/8/2024)					
					Beginning Balance:	10,000.00	
					Transaction Totals:		
					Ending Balance:	10,000.00	
<hr/>							
709.1047.1040		G. I.C- 5% Non-Redeemable 1 (Matures 21 Aug)					
					Beginning Balance:	25,000.00	
					Transaction Totals:		
					Ending Balance:	25,000.00	
<hr/>							
709.1048.1040		G. I.C- 5% Non-Redeemable 2 (Matures 21 Aug)					
					Beginning Balance:	25,000.00	
					Transaction Totals:		
					Ending Balance:	25,000.00	
<hr/>							
709.1090.008		Bank - Vancity Membership Fee					5.00
<hr/>							
709.1100		Accounts Receivable					5.00
					Beginning Balance:		13,868.12
Grant and Kim Ewing			A/R	12221	01-Oct-2023	679.93	
Patricia Vanderflaes			A/R	12222	01-Oct-2023	536.79	
Tessie Lowe			A/R	12223	01-Oct-2023	559.83	
Noriko Horiguchi			A/R	12224	01-Oct-2023	559.83	
Jerry Thomas			A/R	12225	01-Oct-2023	559.83	
Nancy Holme			A/R	12226	01-Oct-2023	536.79	
Peggy Smyth			A/R	12227	01-Oct-2023	679.93	
Jerry Thomas			A/R	DCR# 217	02-Oct-2023		577.53
Nancy Holme			A/R	DCR# 215	03-Oct-2023		600.00
Patricia Vanderflaes			A/R	DCR# 218	03-Oct-2023		582.93
Grant and Kim Ewing (1251)			A/R	12522	15-Oct-2023		116.91
Patricia Vanderflaes (1253)			A/R	12523	15-Oct-2023		92.29
Tessie Lowe (1255)			A/R	12524	15-Oct-2023		96.25
Noriko Horiguchi (1257)			A/R	12525	15-Oct-2023		96.25
Jerry Thomas (1259)			A/R	12526	15-Oct-2023		96.25
Nancy Holme (1261)			A/R	12527	15-Oct-2023		92.29
Peggy Smyth (1263)			A/R	12528	15-Oct-2023		116.91
Grant and Kim Ewing			A/R	DCR# 219	31-Oct-2023		738.38
Tessie Lowe			A/R	DCR# 219	31-Oct-2023		607.96
Grant and Kim Ewing (1251)			A/R	12515	31-Oct-2023	233.81	
Patricia Vanderflaes (1253)			A/R	12516	31-Oct-2023	184.58	

General Ledger Detail

Description	Batch #	Processed Type	Src	Reference	Post Date	Debit	Credit
709.1100 Accounts Receivable							
<i>continued from previous page</i>							
Tessie Lowe (1255)	34525	15-Nov-2023 CRg	A/R	12517	31-Oct-2023	192.50	
Noriko Horiguchi (1257)	34525	15-Nov-2023 CRg	A/R	12518	31-Oct-2023	192.50	
Jerry Thomas (1259)	34525	15-Nov-2023 CRg	A/R	12519	31-Oct-2023	192.50	
Nancy Holme (1261)	34525	15-Nov-2023 CRg	A/R	12520	31-Oct-2023	184.58	
Peggy Smyth (1263)	34525	15-Nov-2023 CRg	A/R	12521	31-Oct-2023	233.81	
		Transaction Totals:				5,527.21	3,813.95
		Ending Balance:					12,154.86
709.1310 Prepaid Insurance							
Reallocation of INCOME/EXPENSES - Insurance (Accrued)	34464	08-Nov-2023 NJE	J/E		31-Oct-2023	2,321.20	
		Transaction Totals:				0.00	1,160.58
		Ending Balance:				1,160.62	
709.1320 Prepaid Insurance Appraisal							
Reallocation of INCOME/EXPENSES - Insurance Appraisal (Accrued)	34464	08-Nov-2023 NJE	J/E		31-Oct-2023	768.55	
		Transaction Totals:				0.00	22.60
		Ending Balance:				745.95	22.60
709.2000 Accounts Payable							
FortisBC - Natural Gas	34460	08-Nov-2023 INV	A/P	# 6435 47	01-Oct-2023	0.00	69.68
Eagleson Properties Limited.	34460	08-Nov-2023 INV	A/P	# MF - (709)	01-Oct-2023		210.00
Greyrock Property Grooming Ltd.	34460	08-Nov-2023 INV	A/P	# 13988	05-Oct-2023		305.91
Waste Connections of Canada Inc.	34460	08-Nov-2023 INV	A/P	# 7300-0002545056	05-Oct-2023		613.48
Eagleson Properties Limited.	34087	10-Oct-2023 CW	A/P	C# 218	10-Oct-2023	210.00	
FortisBC - Natural Gas	34087	10-Oct-2023 CW	A/P	C# 219	10-Oct-2023	69.68	
Greyrock Property Grooming Ltd.	34087	10-Oct-2023 CW	A/P	C# 220	10-Oct-2023	305.91	
Waste Connections of Canada Inc.	34087	10-Oct-2023 CW	A/P	C# 221	10-Oct-2023	613.48	
Eagleson Properties Ltd	34460	08-Nov-2023 INV	A/P	# 7348 (709)	12-Oct-2023		105.00
Eagleson Properties Ltd	34151	13-Oct-2023 CW	A/P	C# 222	13-Oct-2023	11.36	
Eagleson Properties Ltd	34151	13-Oct-2023 CW	A/P	C# 222	13-Oct-2023	105.00	
Jerome Thomas	34151	13-Oct-2023 CW	A/P	C# 223	13-Oct-2023	25.73	
Jerome Thomas	34460	08-Nov-2023 INV	A/P	# 7259 (709)	13-Oct-2023		25.73
Eagleson Properties Ltd	34460	08-Nov-2023 INV	A/P	# 7292 (709)	13-Oct-2023		11.36
Point Green Gardening	34198	19-Oct-2023 CW	A/P	C# 224	19-Oct-2023	1,312.50	
Point Green Gardening	34460	08-Nov-2023 INV	A/P	# 92023	19-Oct-2023		1,312.50
		Transaction Totals:				2,653.66	2,653.66
		Ending Balance:				0.00	
709.2010 Accounts Payable Cover Funds							
		Beginning Balance:				100.00	
		Transaction Totals:					100.00
		Ending Balance:				100.00	

General Ledger Detail

Description	Batch #	Processed Type	Src	Reference	Post Date	Debit	Credit
Mortgages Payable							
709.2500							100.00
Beginning Balance:							
Transaction Totals:							
Ending Balance:							
709.2900							100.00
Beginning Balance:							
Transaction Totals:							
Ending Balance:							
709.2960							0.01
Retained Earnings							
Reallocation of INCOME/EXPENSES - transfer to the Contingency Reserve	34464	08-Nov-2023	NJE	J/E	31-Oct-2023	118,698.22	
						1,363.58	
						0.00	1,363.58
							120,061.80
Strata Fees							
709.3200							37,016.37
Grant and Kim Ewing	34047	04-Oct-2023	BMc	A/R	12221	679.93	
Patricia Vanderflaes	34047	04-Oct-2023	BMc	A/R	12222	536.79	
Tessie Lowe	34047	04-Oct-2023	BMc	A/R	12223	559.83	
Noriko Horiguchi	34047	04-Oct-2023	BMc	A/R	12224	559.83	
Jerry Thomas	34047	04-Oct-2023	BMc	A/R	12225	559.83	
Nancy Holme	34047	04-Oct-2023	BMc	A/R	12226	536.79	
Peggy Smyth	34047	04-Oct-2023	BMc	A/R	12227	679.93	
						0.00	4,112.93
							41,129.30
Strata Fees - One Time Adjustment							
709.3250							707.15
Grant and Kim Ewing (1251)	34544	16-Nov-2023	CRG	A/R	12522	116.91	
Patricia Vanderflaes (1253)	34544	16-Nov-2023	CRG	A/R	12523	92.29	
Tessie Lowe (1255)	34544	16-Nov-2023	CRG	A/R	12524	96.25	
Noriko Horiguchi (1257)	34544	16-Nov-2023	CRG	A/R	12525	96.25	
Jerry Thomas (1259)	34544	16-Nov-2023	CRG	A/R	12526	96.25	
Nancy Holme (1261)	34544	16-Nov-2023	CRG	A/R	12527	92.29	
Peggy Smyth (1263)	34544	16-Nov-2023	CRG	A/R	12528	116.91	
Grant and Kim Ewing (1251)	34525	15-Nov-2023	CRG	A/R	12515		233.81
Patricia Vanderflaes (1253)	34525	15-Nov-2023	CRG	A/R	12516		184.58
Tessie Lowe (1255)	34525	15-Nov-2023	CRG	A/R	12517		192.50
Noriko Horiguchi (1257)	34525	15-Nov-2023	CRG	A/R	12518		192.50
Jerry Thomas (1259)	34525	15-Nov-2023	CRG	A/R	12519		192.50
Nancy Holme (1261)	34525	15-Nov-2023	CRG	A/R	12520		184.58
Peggy Smyth (1263)	34525	15-Nov-2023	CRG	A/R	12521		233.81
						707.15	1,414.28
							1,414.28
Other Income							
709.3520							30.00
Beginning Balance:							

General Ledger Detail

Description	Batch #	Processed Type	Src Reference	Post Date	Debit	Credit
<i>continued from previous page</i>						
709.3520		Other Income				
				Transaction Totals:		
				Ending Balance:		30.00
709.3680		Transfer from CRF a/c to Eliminate Deficit				
				Beginning Balance:		3,961.19
				Transaction Totals:		
				Ending Balance:		3,961.19
709.4130		Cleaning - Garbage Removal				
Waste Connections of Canada Inc.	34460	08-Nov-2023 INV	A/P # 7300-0002545056	05-Oct-2023	4,831.85	
				Transaction Totals:	613.48	
				Ending Balance:	613.48	0.00
709.4200		R&M - General				
Jerome Thomas	34460	08-Nov-2023 INV	A/P # 7259 (709)	13-Oct-2023	736.37	
				Transaction Totals:	25.73	
				Ending Balance:	25.73	0.00
709.4310		R&M - Plumbing				
				Beginning Balance:	3,360.00	
				Transaction Totals:		
				Ending Balance:	3,360.00	
709.4400		Utilities - Electricity				
				Beginning Balance:	348.97	
				Transaction Totals:		
				Ending Balance:	348.97	
709.4420		Utilities - Gas				
FortisBC - Natural Gas	34460	08-Nov-2023 INV	A/P # 6435 47	01-Oct-2023	1,924.82	
				Transaction Totals:	69.68	
				Ending Balance:	69.68	0.00
709.4440		Utilities - Water				
				Beginning Balance:	1,439.82	
				Transaction Totals:		
				Ending Balance:	1,439.82	
709.4450		Utilities - Fireline				
				Beginning Balance:	532.00	
				Transaction Totals:		
				Ending Balance:	532.00	
709.4460		Utilities - Street cleaning				
				Beginning Balance:	154.00	
				Transaction Totals:		
				Ending Balance:	154.00	

General Ledger Detail

Description	Batch #	Processed Type	Src	Reference	Post Date	Debit	Credit
709.4520 Greyrock Property Grooming Ltd.	34460	08-Nov-2023 INV	A/P	# 13988		2,708.32	
					Beginning Balance:		
					05-Oct-2023	305.91	
					Transaction Totals:	305.91	0.00
					Ending Balance:	3,014.23	
709.4530 Outside Mtce - Landscaping					Beginning Balance:	110.75	
					Transaction Totals:		
					Ending Balance:	110.75	
709.4535 Point Green Gardening	34460	08-Nov-2023 INV	A/P	# 92023		0.00	
					Beginning Balance:		
					19-Oct-2023	1,312.50	
					Transaction Totals:	1,312.50	0.00
					Ending Balance:	1,312.50	
709.5010 Admin - Annual Review Fees					Beginning Balance:	556.50	
					Transaction Totals:		
					Ending Balance:	556.50	
709.5040 Eagleson Properties Limited. Eagleson Properties Ltd	34460	08-Nov-2023 INV	A/P	# MF - (709)		2,205.00	
	34460	08-Nov-2023 INV	A/P	# 7348 (709)		210.00	
					Beginning Balance:		
					01-Oct-2023	210.00	
					12-Oct-2023	105.00	
					Transaction Totals:	315.00	0.00
					Ending Balance:	2,520.00	
709.5200 Office - Office Supplies					Beginning Balance:	248.58	
					Transaction Totals:		
					Ending Balance:	248.58	
709.5210 Eagleson Properties Ltd	34460	08-Nov-2023 INV	A/P	# 7292 (709)		0.00	
					Beginning Balance:		
					13-Oct-2023	11.36	
					Transaction Totals:	11.36	0.00
					Ending Balance:	11.36	
709.7400 Reallocation of INCOME/EXPENSES - Insurance Appraisal (Accrued)	34464	08-Nov-2023 NJE	J/E			45.20	
					Beginning Balance:		
					31-Oct-2023	22.60	
					Transaction Totals:	22.60	0.00
					Ending Balance:	67.80	
709.7500 Reallocation of INCOME/EXPENSES - Insurance (Accrued)	34464	08-Nov-2023 NJE	J/E			10,585.30	
					Beginning Balance:		
					31-Oct-2023	1,160.58	
					Transaction Totals:	1,160.58	0.00
					Ending Balance:	11,745.88	
709.9020 Bank Fees					Beginning Balance:	85.01	

General Ledger Detail

Description	Batch #	Processed Type	Src	Reference	Post Date	Debit	Credit
709.9020		Bank Fees					
<i>continued from previous page</i>							
709.9600		CONTINGENCY					
Reallocation of INCOME/EXPENSES - transfer to the Contingency Reserve	34464	08-Nov-2023	NJE	J/E		12,272.22	
					31-Oct-2023	1,363.58	
						1,363.58	0.00
						13,635.80	
Transaction Totals:							
Ending Balance:						85.01	
Beginning Balance:							
31-Oct-2023						12,272.22	
Transaction Totals:							
Ending Balance:						1,363.58	0.00
Beginning Balance:							
Transaction Debit / Credit Amounts:						18,573.91	18,573.91
Ending Balance:						0.00	0.00
Building Totals							

EAGLESON PROPERTIES LTD.

201 - 2940 Main Street

Vancouver, British Columbia V5T 3G3

Statement of AccountDate: **October 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-Nov-23

Page 1

	Date	Reference	Debits	Credits	Balance
Building: 709 : 1251-1263 W 7th Avenue					
Plus: Receipts					
Jerry Thomas Payment Received - Thank You	02-Oct-23	DCR# 217		577.53	
Nancy Holme Payment Received - Thank You	03-Oct-23	DCR# 215		600.00	
Patricia Vanderflaes Payment Received - Thank You	03-Oct-23	DCR# 218		582.93	
Grant and Kim Ewing Payment Received - Thank you	31-Oct-23	DCR# 219		738.38	
Tessie Lowe Payment Received - Thank you	31-Oct-23	DCR# 219		607.96	
		Receipt Totals:		3,106.80	
Less: Disbursements					
Egleson Properties Limited. : Management Fee	10-Oct-23	C# 218	210.00		
FortisBC - Natural Gas : Natural Gas Bill - OCTOBER 4, 2023 (709)	10-Oct-23	C# 219	69.68		
Greyrock Property Grooming Ltd. : Gardening (709)	10-Oct-23	C# 220	305.91		
Waste Connections of Canada Inc. : Garbage Removal (709)	10-Oct-23	C# 221	613.48		
Egleson Properties Ltd : Mailed Termination letter to Waste connectio : Management Fees (709)	13-Oct-23	C# 222	116.36		
Jerome Thomas : The Home depot : Mono Silicone (709)	13-Oct-23	C# 223	25.73		
Point Green Gardening : Yard Soil + Cedars + Planting cedars (709)	19-Oct-23	C# 224	1,312.50		
		Disbursement Totals:	2,653.66		
Journal Entry Details:					
Transfer from Operating A/c to CONTINGENCY a/c - October Receipts	04-Oct-23		1,378.67		
		Journal Entry Totals:	1,378.67		
Account Totals / Closing Balance:			4,032.33	3,106.80	\$19,320.44
Available for Distribution:			19,320.44		
Current Period Distribution @ 100.000000%					\$19,320.44



Natural gas



You currently owe:

\$69.68

Due Thursday, Oct 26, 2023

Billing period: Sep 2 - Oct 4, 2023

Billing date: Oct 4, 2023

Can't make the due date?

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

700

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 (Aug 04 - Sep 01)	\$85.85
Payment received (Sep 06, 2023)	\$85.85CR
Balance from last bill	\$0.00

Gas charges: Sep 2 - Oct 4, 2023

Basic charge (33 days at 0.9616 per day) Daily fee that covers part of the cost of being connected to our system	\$31.73 ⁺⁺
Delivery (2.9 GJ at 4.491 per GJ) Cost of delivering gas through our system to your home or business	\$13.02 ⁺⁺
Storage & transport (2.9 GJ at 1.169 per GJ) Cost to store and transport gas to our system	\$3.39 ⁺⁺

Prior to Oct 01, 2023

Cost of gas (2.3 GJ at 3.159 per GJ) Market price of the gas you used	\$7.27 ⁺⁺
---	----------------------

Effective Oct 01, 2023

Cost of gas (0.6 GJ at 2.230 per GJ) Market price of the gas you used	\$1.34 ⁺⁺
---	----------------------

Total gas charges \$56.75

Energy taxes & fees

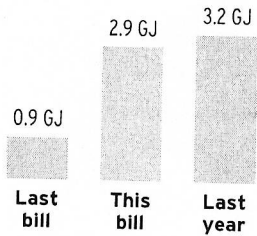
BC carbon tax (2.9 GJ at 3.2384 per GJ) Supports reduced carbon emissions	\$9.39 ⁺
BC clean energy levy (0.40% of + amounts) Supports clean energy technology	\$0.23
GST (5% of + amounts)	\$3.31
Total energy taxes & fees	\$12.93

Pay **\$69.68**

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 2.0 GJ more gas than your last bill.

↓ You used 0.3 GJ less gas than this time last year.

See details of your past usage on your online account.

3405

Your meter reading

Meter number: RCT1515002 Point of delivery: 482549
This bill actual reading: 9012 (Oct 4, 2023)
Last bill actual reading: 8987 (Sep 1, 2023)
Conversion factor: 0.1172637

To calculate your usage, visit fortisbc.com/yourmeter

News to know

Natural gas commodity rates have changed from \$3.159 to \$2.230 per gigajoule effective October 1. Your annual charges will decrease by approximately 9 per cent, depending on consumption. For more details, visit fortisbc.com/commercialrates.

Top tips to save energy



Insulate your space
We've got rebates on attic, wall and basement insulation.
fortisbc.com/insulation



Want new windows?
We've got rebates on eligible windows and exterior doors.
fortisbc.com/windows

What is a gigajoule?

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



Heat your whole home for a day*

*With a 120,000 BTU furnace running eight hours in a 2,000 sf home.



Reduce your usage: set your thermostat no higher than 20 °C for when you want heat.

Ways to pay your bill

Account number: 643547



With your financial institution

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



By credit card

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



Mail a cheque to:

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

Please note:

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

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

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

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

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

Greyrock Property Grooming Ltd.

6305 45A Ave

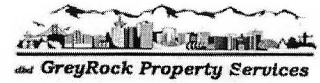
Delta BC V4K 4T5

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 13988

DATE 02/10/2023 TERMS Net 30

DUE DATE 01/11/2023

DATE	DESCRIPTION	TAX	QTY	RATE	AMOUNT
30/09/2023	Labour Monthly maintenance service	GST	1	110.00	110.00
30/09/2023	Labour Monthly gardening service	GST	1	85.00	85.00
30/09/2023	Materials Two purple Heather shrubs	GST/PST BC	2	29.98	59.96
30/09/2023	Truck Charge	Exempt	1	34.00	34.00

1251 W. 7th Ave: Monthly maintenance & gardening service for September. Supply & plant two purple Heather shrubs.

SUBTOTAL 288.96
 GST @ 5% 12.75
 PST (BC) @ 7% 4.20
 TOTAL 305.91

TOTAL DUE \$305.91

Property ID #	709
Sub acct #	Gardening
Project ID #	
Approval	YKE
Date	10/05/23
Notes	

34057



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

INVOICE	DATE	ACCOUNT NO.
7300-0002545056	09/30/23	7300-687132-0000

DUE UPON RECEIPT

CURRENT	30 DAYS	60 DAYS	90+ DAYS
\$613.48	\$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					
10/01/23 - 10/31/23			1.00	Basic Service Charge	\$296.54
10/01/23 - 10/31/23			1.00	Administration Fee	\$10.00
002 QTY 1.00 Comm Rear Load Organics 0.17 YD					
10/01/23 - 10/31/23			1.00	Basic Service Charge	\$160.87
09/30/23				Fuel Surcharge	\$116.86
			584.27	BC GST 866808298RT0007	\$29.21
SITE TOTAL					\$613.48
TOTAL THIS INVOICE DUE					\$613.48
BC GST 866808298RT0007					\$29.21

Property ID #	709
Sub acct #	Garbage Removal
Project ID #	
Approval	JRE
Date	10/05/23
Notes	

34087

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



INVOICE

BILL TO
 709 VR 1607 - Vancouver
 Strata

INVOICE # 7292
DATE 27/09/2023
DUE DATE 27/10/2023
TERMS Net 30

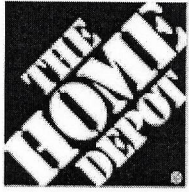
DATE	ACTIVITY	DESCRIPTION	TAX	QTY	RATE	AMOUNT
28/08/2023		Print Express - Letter to terminate service with Waste Connection (709)	Exp Recoverables			11.36
SUBTOTAL						11.36
EP TRUST A/C @ 0%						0.00
TOTAL						11.36
BALANCE DUE						\$11.36

TAX SUMMARY

	RATE	TAX	NET
EP Trust a/c @ 0%		0.00	11.36

37915

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



**How doers
get more done.**

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

7259 00062 97287 08/10/23 02:38 PM
SALE CASHIER AARZOO

1001044094 ECO FEE <A,U> 0.02
EACH 18.97
070798748354 MONOMAXWDCLR <A> 18.97
MAX REFUND VALUE \$16.46
041333101101 DU Li 2016-1 <A> 7.48
MAX REFUND VALUE \$6.49
-----\$3.50 Parking Voucher-----
26.45 \$3.50 off Parking Voucher -3.50
MUST RETURN ALL ITEMS FOR A FULL REFUND

SUBTOTAL 22.97
GST/HST 1.15
PST/QST 1.61
TOTAL \$25.73

XXXXXXXXXXXX2519 VISA CAD\$ 25.73
AUTH CODE 08177I/1621304. TA
Contactless
AID A0000000031010 VISA CREDIT

<U> - NON-DISCOUNTABLE ITEM



7259 62 97287 08/10/2023 1437

5% GST R135772911
7% BC PROV TAX

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	06/01/2024

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$3,000 HOME DEPOT GIFT CARD!
www.homedepot.com/survey

User ID: H89 202122 194925
PASSWORD: 23508 194863

Entries must be completed within 14 days
of purchase. See complete rules on
website. No purchase necessary.
(Sondage offert en français sur le Web.)

Property ID #	709
Sub Acct #	Repairs - Building Repairs.
Project ID #	
Approval	<i>[Signature]</i>
Date	OCT 11 2023
Notes	REIMBURSEMENT TO JEROME THOMAS

Point Green Gardening

INVOICE

#20-1101 West 8th Ave.
Vancouver, BC V6H 1C5
604-721-6291

DATE: 09/30/2023
INVOICE # 92023

Bill To:
Strata
1261 W 7th Ave.
Vancouver, BC

For:
Gardening Service September, 2023

DESCRIPTION	RATE	AMOUNT
Purchase and delivery of 2 yards soil 2 pieces 7'-8' tall cedars Clean up the cedar beds, planting, soil spreading Green waste removal		\$1,250.00
GST		\$62.50
TOTAL		\$1,312.50

Property ID # 709
Sub Acct # Hard landscaping
Project ID # _____
Approval [Signature]
Date OCT 19 2023
Notes _____

Please make all checks payable to Point Green Gardening. Payment is due upon receipts.

THANK YOU FOR YOUR BUSINESS!