

# EAGLESON PROPERTIES LTD.

## INCOME STATEMENT

For the 5 Months Ending NOVEMBER 30, 2023

709 - Strata Plan VR 1607

YEAR END JUNE 2023/24

	Current Actual	YTD Actual	YTD BUDGET	VARIANCE	ANNUAL BUDGET
			5 MONTHS		2023/24 APPROVED BUDGET
<b>INCOME</b>					
Strata Fees	4,466.50	22,332.50	22,332.50	-	53,598.00
Strata Fees -ADJUSTMENT:JULY-OCT 2023	-	-	-	-	-
Income - Interest	-	-	1,041.67	1,041.67	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	-
<b>TOTAL INCOME</b>	<b>4,466.50</b>	<b>26,293.69</b>	<b>23,374.17</b>	<b>2,919.52</b>	<b>56,098.00</b>
<b>GENERAL EXPENSES</b>					
Management Fee	315.00	1,575.00	1,575.00	-	3,780.00
Administration (Photocopy & Postage)	-	259.94	-	259.94	-
Office Supplies	-	-	-	-	-
Legal/ Professional Fees	-	-	208.33	208.33	500.00
Annual Review Fee	-	556.50	231.88	324.63	556.50
Storage Fee	-	-	-	-	-
T2 Tax Filing	-	-	173.96	173.96	417.50
Insurance (Accrued)	1,160.59	5,802.91	6,208.33	405.42	14,900.00
Insurance Appraisal (Accrued)	22.60	90.40	114.58	24.18	275.00
Bank Charges	-	33.26	31.25	2.01	75.00
WorksafeBC	-	-	-	-	-
<b>Total GENERAL EXPENSES</b>	<b>1,498.19</b>	<b>8,318.01</b>	<b>8,543.33</b>	<b>225.32</b>	<b>20,504.00</b>
<b>BUILDING EXPENSES</b>					
Electricity	-	79.00	416.67	337.67	1,000.00
Gas	171.15	388.37	1,250.00	861.63	3,000.00
City Utilities - Water & Sewer	867.86	1,649.23	979.17	670.06	2,350.00
City Utilities - Fireline	-	266.00	145.83	120.17	350.00
City Utilities - Street Cleaning	-	77.00	62.50	14.50	150.00
Garbage - Waste Removal	584.27	2,930.32	2,541.67	388.65	6,100.00
R&M - Building Repairs	7,921.32	8,173.53	833.33	7,340.20	2,000.00
R&M - Plumbing	-	-	-	-	-
R&M - Snow Removal & Salt	-	-	-	-	-
R&M - Fire Protection	-	-	250.00	250.00	600.00
R&M - Gardening & Pruning	238.75	2,307.88	916.67	1,391.21	2,200.00
R&M - Hard Landscaping	-	1,312.50	541.67	770.83	1,300.00
<b>Total BUILDING EXPENSES</b>	<b>9,783.35</b>	<b>17,183.83</b>	<b>7,937.50</b>	<b>9,246.33</b>	<b>19,050.00</b>
<b>RESERVE FUNDS</b>					
Contingency Reserve	1,363.58	6,817.90	6,893.33	75.43	16,544.00
Prior Year-Transfer to CRF	-	-	-	-	-
<b>Total RESERVE FUNDS</b>	<b>1,363.58</b>	<b>6,817.90</b>	<b>6,893.33</b>	<b>75.43</b>	<b>16,544.00</b>
<b>TOTAL EXPENSES</b>	<b>12,645.12</b>	<b>32,319.74</b>	<b>23,374.17</b>	<b>8,945.58</b>	<b>56,098.00</b>
<b>NET INCOME &lt;LOSS&gt;</b>	<b>8,178.62</b>	<b>6,026.05</b>	<b>-</b>	<b>-</b>	<b>-</b>

Accounts Department.....  
S.P.A.

*Handwritten initials*

**EAGLESON PROPERTIES LTD.**  
**BALANCE SHEET**  
**For the 5 Months Ending NOVEMBER 30, 2023**  
**709 - Strata Plan VR 1607**  
**YEAR END JUNE 2023/24**

**YTD Actual**

**ASSETS:**

Bank - Vancity SHARES	\$	758.22
Bank - Operating Account	\$	5,836.68
Bank - Contingency Reserve Fund	\$	10,804.75
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	-\$	10,709.83
Prepaid Insurance	\$	14,999.03
Prepaid Insurance Appraisal	\$	723.35
Total Current Assets	\$	<u>112,407.20</u>
<b>TOTAL ASSETS</b>	<b>\$</b>	<b><u>112,407.20</u></b>

**LIABILITIES:**

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

**EQUITY**

Retained Earnings	\$	118,433.25
Current Year Income	-\$	6,026.05
<b>TOTAL EQUITY</b>	<b>\$</b>	<b><u>112,407.20</u></b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$</b>	<b><u>112,407.20</u></b>

Accounts department... *SK*  
*E. P. Ltd*

*ME*

# Monthly A/R Summary

Building: 709 : 1251-1263 W 7th Avenue

Unit	Tenant	Opening Balance	Charge Description	Charge Amount	Payment Received	Current Balance
1	Grant and Kim Ewing (1251)	(\$738.38)	Strata Fees for PID# 709	\$679.93		
			Strata Fees for PID# 709	\$58.45		
			*** Total ***	\$738.38	(\$738.38)	(\$738.38)
01	Patricia Vanderflaes (1253)	\$0.01	Strata Fees for PID# 709	\$536.79		
			Strata Fees for PID# 709	\$46.14		
			*** Total ***	\$582.93	(\$582.93)	\$0.01
001	Tessie Lowe (1255)	(\$607.97)	Strata Fees for PID# 709	\$559.83		
			Strata Fees for PID# 709	\$48.13		
			*** Total ***	\$607.96	(\$607.96)	(\$607.97)
0001	Noriko Horiguchi (1257)	(\$4,863.61)	Strata Fees for PID# 709	\$559.83		
			Strata Fees for PID# 709	\$48.13		
			*** Total ***	\$607.96	\$0.00	(\$4,255.65)
00001	Jerry Thomas (1259)	\$30.42	Strata Fees for PID# 709	\$559.83		
			Strata Fees for PID# 709	\$48.13		
			*** Total ***	\$607.96	(\$577.53)	\$60.85
000001	Nancy Holme (1261)	(\$68.26)	Strata Fees for PID# 709	\$536.79		
			Strata Fees for PID# 709	\$46.14		
			*** Total ***	\$582.93	(\$514.67)	\$0.00
0000001	Peggy Smyth (1263)	(\$5,907.07)	Strata Fees for PID# 709	\$679.93		
			Strata Fees for PID# 709	\$58.45		
			*** Total ***	\$738.38	\$0.00	(\$5,168.69)
			*** Totals for Building: ***	\$4,466.50	(\$3,021.47)	(\$10,709.83)

# INSURANCE BREAKDOWN

Month

\$ 813.75

Year 2023/24

August	\$ 22.60
September	\$ 22.60
October	\$ 22.60
November	\$ 22.60

90.42

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

**INSURANCE BREAKDOWN**

Year 2022/23

Month			
	\$	12,246.00	
December		\$ 1,020.50	
January		\$ 1,020.50	
February		\$ 1,020.50	
March		\$ 1,020.50	
April		\$ 1,020.50	
May		\$ 1,020.50	
June		\$ 1,020.50	
July		\$ 1,020.50	
August		\$ 1,020.50	
September		\$ 1,020.50	
October		\$ 1,020.50	
November		\$ 1,020.50	
	\$	13,927.00	-\$ 140.08
December		1,160.58	
January		1,160.58	
February		1,160.58	
March		1,160.58	
April		1,160.58	
May		1,160.58	
June		1,160.58	
July		1,160.58	
August		1,160.58	
September		1,160.58	
October		1,160.58	
November		1,160.58	5,802.92
	\$	14,999.00	
December		1,249.92	
January		1,249.92	
February		1,249.92	
March		1,249.92	
April		1,249.92	
May		1,249.92	
June		1,249.92	
July		1,249.92	
August		1,249.92	
September		1,249.92	
October		1,249.92	
November		1,249.92	







## Selected General Ledger Detail

Description	Batch #	Processed	Type	Srce	Reference	Post Date	Debit	Credit
<b>709.1040.453</b> <b>Bank - VanCity Contingency Account</b> Building: 709 : 1251-1263 W 7th Avenue transfer to the Contingency A/c from the Operating A/c (709) Loan from CRF a/c tom Operating a/c for the 2023/2024 INSURANCE								
	34405	02-Nov-2023	NJE	J/E		01-Nov-2023	19,426.08	
	34623	24-Nov-2023	NJE	J/E		24-Nov-2023	1,378.67	10,000.00
						Transaction Totals:	1,378.67	10,000.00
						Ending Balance:	10,804.75	
<b>Building Totals</b>								
						Beginning Balance:	19,426.08	
						Transaction Debit / Credit Amounts:	1,378.67	10,000.00
						Ending Balance:	10,804.75	



## 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)			
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	
<b>Building Totals</b>								
						Beginning Balance:	90,000.00	
						Transaction Debit / Credit Amounts:		
						Ending Balance:	90,000.00	

DECEMBER 01, 2023

VANAS11000\_1795108 E D 16300 32057  
 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 NOV 2023 to 30 NOV 2023



### DAILY BANKING

ACCOUNT SUMMARY	OPENING BALANCE ON 01 NOV 2023	TOTAL WITHDRAWALS	TOTAL DEPOSITS	CLOSING BALANCE ON 30 NOV 2023
INDEPENDENT BUSINESS ACCOUNT #100084835930	19,346.17	11,506.23	13,021.47	20,861.41
TOTAL NUMBER OF CHEQUES 7				

### INDEPENDENT BUSINESS ACCOUNT #100084835930

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	OPENING BALANCE			19,346.17
01 NOV	ETRANSFER CREDIT (JEROMEWTHOMAS)		577.53	19,923.70
01 NOV	CHEQUE DEPOSIT-BRANCH (NANCY HOLME, RANDAL ORMSTON)		514.67	20,438.37
01 NOV	FUNDS TRANSFER-ONLINE TO REL#91268601 (\$1,378.67) (CONTNGENCY NOVEMBER RECEIPTS)	1,378.67		19,059.70
03 NOV	ETRANSFER CREDIT (PATRICIAVANDERFLAES)		582.93	19,642.63
07 NOV	CHEQUE CLEARED #226	238.75		19,403.88
15 NOV	CHEQUE CLEARED #227	7,658.82		11,745.06
15 NOV	CHEQUE CLEARED #228	613.48		11,131.58
17 NOV	CHEQUE CLEARED #225	315.00		10,816.58
17 NOV	CHEQUE CLEARED #229	171.15		10,645.43
24 NOV	FUNDS TRANSFER-ONLINE FROM REL #91268601 (\$10,000.00) (LOAN FROM CRF FOR INSURA)		10,000.00	20,645.43

Together, we are a financial force for change.

INDEPENDENT BUSINESS ACCOUNT #100084835930 (CONT.)

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
25 NOV	CHEQUE CLEARED #230	867.86		19,777.57
30 NOV	ETRANSFER CREDIT (MELANIETERESELOWE)		607.96	20,385.53
30 NOV	CHEQUE CLEARED #231	262.50		20,123.03
30 NOV	ETRANSFER CREDIT (GRANTEWING)		738.38	20,861.41

*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: 06 NOV  
 CHEQUE # 226

\$238.75

EAGLESON PROPERTIES LTD.  
 ITP STRATA CORP VR 1807  
 20-1924 MAIN ST  
 VANCOUVER, BC V5T 3G3  
 TEL (604) 679-1933

VANCOUVER CITY SAVINGS CREDIT UNION  
 COMMUNITY BRANCH  
 100 WEST PENDER STREET  
 VANCOUVER, B.C. V6C 1A4  
 TEL: 604.677.3900

000226  
 226

Two Hundred Thirty Eight Dollars and Seventy Five Cents

November 6, 2023 \$ \*\*\*\*\*238.75

PAY TO THE ORDER OF  
 Greystock Property Grooming Ltd.  
 6306 45A Avenue  
 Delta, BC V4K 4T5

PER *Mark Caplan*

\*000226\* 1163008094 100084835930\*

DATE CLEARED: 06 NOV  
 CHEQUE # 226

\$238.75

Virtual Endorsement  
 DSPACC: 1094649  
 DSPFR: 06120-003  
 CSID: 2233105800488402800

ENDORSEMENT - Signature or Stamp  
 Endossement - Signature ou tampon

Printer ID# 1021  
 ID d'imprimeur 1021

BACKVERSO

DATE CLEARED: 14 NOV  
 CHEQUE # 227

\$7,658.82

EAGLESON PROPERTIES LTD.  
 ITP STRATA CORP VR 1807  
 20-1924 MAIN ST  
 VANCOUVER, BC V5T 3G3  
 TEL (604) 679-1933

VANCOUVER CITY SAVINGS CREDIT UNION  
 COMMUNITY BRANCH  
 100 WEST PENDER STREET  
 VANCOUVER, B.C. V6C 1A4  
 TEL: 604.677.3900

000227  
 227

Seven Thousand Six Hundred Fifty Eight Dollars and Eighty Two Cents

November 6, 2023 \$ \*\*\*\*\*7,658.82

PAY TO THE ORDER OF  
 Hearken Contracting & Construction Inc.

PER *Mark Caplan*

\*000227\* 1163008094 100084835930\*

DATE CLEARED: 14 NOV  
 CHEQUE # 227

\$7,658.82

JZDZV 200831103973  
 71480-01 9154327  
 Scotiabank  
 No. 5 & BRIDGEPORT  
 14-Nov-2023  
 9154327 71480-002  
 519210035114

ENDORSEMENT - Signature or Stamp  
 Endossement - Signature ou tampon

Printer ID# 1021  
 ID d'imprimeur 1021

BACKVERSO

DATE CLEARED: 14 NOV  
 CHEQUE # 228

\$613.48

EAGLESON PROPERTIES LTD.  
 ITP STRATA CORP VR 1807  
 20-1924 MAIN ST  
 VANCOUVER, BC V5T 3G3  
 TEL (604) 679-1933

VANCOUVER CITY SAVINGS CREDIT UNION  
 COMMUNITY BRANCH  
 100 WEST PENDER STREET  
 VANCOUVER, B.C. V6C 1A4  
 TEL: 604.677.3900

000228  
 228

Six Hundred Thirteen Dollars and Forty Eight Cents

November 6, 2023 \$ \*\*\*\*\*613.48

PAY TO THE ORDER OF  
 Waste Connections of Canada Inc.  
 15 Fawcett Road  
 Coquitlam, BC V3K 6V2

PER *Mark Caplan*

\*000228\* 1163008094 100084835930\*

DATE CLEARED: 14 NOV  
 CHEQUE # 228

\$613.48

20231110  
 Endorsement - Signature or Stamp  
 Endossement - Signature ou tampon  
 DEP. TO CR. PAYEE  
 ASS. OF END. OVD.  
 >031000053<

Printer ID# 1021  
 ID d'imprimeur 1021

BACKVERSO

DATE CLEARED: 16 NOV  
 CHEQUE # 225

\$315.00

EAGLESON PROPERTIES LTD.  
 ITP STRATA CORP VR 1807  
 20-1924 MAIN ST  
 VANCOUVER, BC V5T 3G3  
 TEL (604) 679-1933

VANCOUVER CITY SAVINGS CREDIT UNION  
 COMMUNITY BRANCH  
 100 WEST PENDER STREET  
 VANCOUVER, B.C. V6C 1A4  
 TEL: 604.677.3900

000225  
 225

Three Hundred Fifteen Dollars and Zero Cents

November 6, 2023 \$ \*\*\*\*\*315.00

PAY TO THE ORDER OF  
 Eagleson Properties Limited,  
 201 - 2940 Main Street  
 Vancouver, BC V5T 3G3

PER *Mark Caplan*

\*000225\* 1163008094 100084835930\*

DATE CLEARED: 16 NOV  
 CHEQUE # 225

\$315.00

For Deposit Only  
 Eagleson Properties  
 G&F General Accounts  
 11630-809 100010715700

ENDORSEMENT - Signature or Stamp  
 Endossement - Signature ou tampon

Printer ID# 1021  
 ID d'imprimeur 1021

BACKVERSO

INDEPENDENT BUSINESS ACCOUNT #100084835930 (CONT.)

DATE CLEARED: 16 NOV  
CHEQUE # 229

\$171.15

EAGLESON PROPERTIES LTD.  
ITF STRATA CORP VR 1607  
2150 MARINE ST  
VANCOUVER BC V6Z 2G3  
TEL: 604-679-9100

VANCOUVER CITY SAVINGS CREDIT UNION  
COMMERCIAL CREDIT UNION BRANCH  
81 WEST FRASER STREET TEL: 604-677-7000  
VANCOUVER, B.C. V6C 1J8

000229  
229

One Hundred Seventy One Dollars and Fifteen Cents

November 9, 2023 \$ \*\*\*\*\*171.15

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

PER *[Signature]*

\*000229\* 1163008091 100084835930\*

DATE CLEARED: 16 NOV  
CHEQUE # 229

\$171.15

Printer ID# 1021  
ID d'impression 1021

11162023 VR0140C  
421039 0027  
0305700

Endossement - Signature or Stamp  
Endossement - Signature ou timbre

11162023 VR0140C  
421039 0027  
0305700

BACKVERSO

DATE CLEARED: 24 NOV  
CHEQUE # 230

\$867.86

EAGLESON PROPERTIES LTD.  
ITF STRATA CORP VR 1607  
2150 MARINE ST  
VANCOUVER BC V6Z 2G3  
TEL: 604-679-9100

VANCOUVER CITY SAVINGS CREDIT UNION  
COMMERCIAL CREDIT UNION BRANCH  
81 WEST FRASER STREET TEL: 604-677-7000  
VANCOUVER, B.C. V6C 1J8

000230  
230

Eight Hundred Sixty Seven Dollars and Eighty Six Cents

November 22, 2023 \$ \*\*\*\*\*867.86

PAY TO THE ORDER OF City of Vancouver

PER *[Signature]*

\*000230\* 1163008091 100084835930\*

DATE CLEARED: 24 NOV  
CHEQUE # 230

\$867.86

Printer ID# 1021  
ID d'impression 1021

00040001  
1868277  
233281822100043  
11242023

Endossement - Signature or Stamp  
Endossement - Signature ou timbre

BACKVERSO

DATE CLEARED: 29 NOV  
CHEQUE # 231

\$262.50

EAGLESON PROPERTIES LTD.  
ITF STRATA CORP VR 1807  
2015 MARINE ST  
VANCOUVER BC V6Z 2G3  
TEL: 604-679-9100

VANCOUVER CITY SAVINGS CREDIT UNION  
COMMERCIAL CREDIT UNION BRANCH  
81 WEST FRASER STREET TEL: 604-677-7000  
VANCOUVER, B.C. V6C 1J8

000231  
231

Two Hundred Sixty Two Dollars and Fifty Cents

November 23, 2023 \$ \*\*\*\*\*262.50

PAY TO THE ORDER OF Ernest O. Walsh  
3060 East 53rd Avenue  
Vancouver, BC V5S 1T6

PER *[Signature]*

\*000231\* 1163008091 100084835930\*

DATE CLEARED: 29 NOV  
CHEQUE # 231

\$262.50

Printer ID# 1021  
ID d'impression 1021

5313532325883564 1128 3022 5803 \$325.50

Endossement - Signature or Stamp  
Endossement - Signature ou timbre

If dishonored r/n chq to - Vancity Cr Proc by - VANICITY  
VSCU 095803 591353008888888 > 16010-809 < 281123> <<

CAPTURING BRANCH  
11/29/23 12:01 PM Pacific TZ  
Vancity Savings Credit Union  
12130-509  
Branch 83 - ATM Nights Deposit

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.

DECEMBER 01, 2023

VANAS11000\_1795108 E D 16300 32059  
 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 NOV 2023 to 30 NOV 2023



### DAILY BANKING

#### ACCOUNT SUMMARY

	OPENING BALANCE ON 01 NOV 2023	TOTAL WITHDRAWALS	TOTAL DEPOSITS	CLOSING BALANCE ON 30 NOV 2023
INDEPENDENT BUSINESS ACCOUNT #100084886032 (CONTINGENCY ACCOUNT)	19,426.08	10,000.00	1,378.67	10,804.75
TOTAL NUMBER OF CHEQUES 0				

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

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	OPENING BALANCE			19,426.08
01 NOV	FUNDS TRANSFER-ONLINE FROM REL #91268349 (\$1,378.67) (CONTINGENCY NOVEMBER RECEI)		1,378.67	20,804.75
24 NOV	FUNDS TRANSFER-ONLINE TO REL#91268349 (\$10,000.00) (LOAN FROM CRF FOR INSURANCE)	10,000.00		10,804.75

Together, we are a financial force for change.

# 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
	#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

DECEMBER 01, 2023

91268601

DOWNTOWN  
898 WEST PENDER ST.  
VANCOUVER BC V6C 1J8  
T 604 877 7000 TOLL-FREE 1 888 VANCITY  
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TERM DEPOSITS (CONT.)

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	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	Src	Reference	Post Date	Debit	Credit
<b>Building: 709 : 1251-1263 W 7th Avenue</b>							
<b>709.1000 Bank - VanCity SHARES</b>							
Beginning Balance: 758.22							
Transaction Totals:							
Ending Balance: 758.22							
<b>709.1030.452 Bank - VanCity Operating Account</b>							
Nancy Holme	34371	01-Nov-2023 RMRp	A/R	DCR# 220	01-Nov-2023	19,320.44	
Jerry Thomas	34401	01-Nov-2023 RRG	A/R	DCR# 221	01-Nov-2023	514.67	
transfer to the Contingency A/c from the Operating A/c (709)	34405	02-Nov-2023 NJE	J/E		01-Nov-2023	577.53	1,378.67
Patricia Vanderflaes	34446	03-Nov-2023 RRG	A/R	DCR# 222	03-Nov-2023	582.93	
Eagleson Properties Limited.	34449	03-Nov-2023 CW	A/P	C# 225	06-Nov-2023		315.00
Greyrock Property Grooming Ltd.	34449	03-Nov-2023 CW	A/P	C# 226	06-Nov-2023		238.75
Henriksen Contracting & Construction Inc.	34449	03-Nov-2023 CW	A/P	C# 227	06-Nov-2023		7,658.82
Waste Connections of Canada Inc.	34449	03-Nov-2023 CW	A/P	C# 228	06-Nov-2023		613.48
FortisBC - Natural Gas	34484	09-Nov-2023 CW	A/P	C# 229	09-Nov-2023		171.15
City of Vancouver	34577	22-Nov-2023 CW	A/P	C# 230	22-Nov-2023		867.86
Ernest O. Welsh	34602	23-Nov-2023 CW	A/P	C# 231	23-Nov-2023		262.50
A C & D Insurance Services Ltd	34624	24-Nov-2023 CW	A/P	C# 232	24-Nov-2023	10,000.00	
Loan from CRF a/c tom Operating a/c for the 2023/2024 INSURANCE	34623	24-Nov-2023 NJE	J/E		24-Nov-2023	738.38	
Grant and Kim Ewing (1251)	34652	30-Nov-2023 RMRp	A/R	DCR# 223	30-Nov-2023	607.96	
Tessie Lowe (1255)	34652	30-Nov-2023 RMRp	A/R	DCR# 223	30-Nov-2023	13,021.47	26,505.23
Transaction Totals:							
Ending Balance: 5,836.68							
<b>709.1040.453 Bank - VanCity Contingency Account</b>							
transfer to the Contingency A/c from the Operating A/c (709)	34405	02-Nov-2023 NJE	J/E		01-Nov-2023	19,426.08	
Loan from CRF a/c tom Operating a/c for the 2023/2024 INSURANCE	34623	24-Nov-2023 NJE	J/E		24-Nov-2023	1,378.67	
Transaction Totals:							
Ending Balance: 10,804.75							
<b>709.1041.1040 G. I. C - 2.90% 30 - Day Cashable 1 (M21/8/2024)</b>							
Beginning Balance: 5,000.00							
Transaction Totals:							
Ending Balance: 5,000.00							
<b>709.1042.1040 G. I. C - 2.90% 30 - Day Cashable 2 (M21/8/2024)</b>							
Beginning Balance: 5,000.00							
Transaction Totals:							
Ending Balance: 5,000.00							
<b>709.1043.1040 G. I. C - 2.90% 30 - Day Cashable 3 (M21/8/2024)</b>							
Beginning Balance: 5,000.00							
Transaction Totals:							
Ending Balance: 5,000.00							
<b>709.1044.1040 G. I. C - 2.90% 30 - Day Cashable 4 (M21/8/2024)</b>							
Beginning Balance: 5,000.00							
Transaction Totals:							
Ending Balance: 5,000.00							

# General Ledger Detail

Description	Batch #	Processed Type	Src Reference	Post Date	Debit	Credit
<p>G. I. C - 2.90% 30 - Day Cashable 4 M21/8/2024 <i>continued from previous page</i></p>						
709.1044.1040						Transaction Totals: Ending Balance: 5,000.00
<p>G. I. C - 3% 90 - Day Cashable 1 (M21/8/2024)</p>						
709.1045.1040					10,000.00	Transaction Totals: Ending Balance: 10,000.00
<p>G. I. C - 3% 90 - Day Cashable 2 (M21/8/2024)</p>						
709.1046.1040					10,000.00	Transaction Totals: Ending Balance: 10,000.00
<p>G. I.C- 5% Non-Redeemable 1 (Matures 21 Aug)</p>						
709.1047.1040					25,000.00	Transaction Totals: Ending Balance: 25,000.00
<p>G. I.C- 5% Non-Redeemable 2 (Matures 21 Aug)</p>						
709.1048.1040					25,000.00	Transaction Totals: Ending Balance: 25,000.00
<p>Bank - Vancity Membership Fee</p>						
709.1090.008						Beginning Balance: 5.00 Transaction Totals: Ending Balance: 5.00
<p>Accounts Receivable</p>						
709.1100						Beginning Balance: 12,154.86 514.67
Nancy Holme	34371	01-Nov-2023 RMRp	A/R DCR# 220			
Grant and Kim Ewing	34396	01-Nov-2023 BMC	A/R 12455		679.93	
Patricia Vanderflaes	34396	01-Nov-2023 BMC	A/R 12456		536.79	
Tessie Lowe	34396	01-Nov-2023 BMC	A/R 12457		559.83	
Noriko Horiguchi	34396	01-Nov-2023 BMC	A/R 12458		559.83	
Jerry Thomas	34396	01-Nov-2023 BMC	A/R 12459		559.83	
Nancy Holme	34396	01-Nov-2023 BMC	A/R 12460		536.79	
Peggy Smyth	34396	01-Nov-2023 BMC	A/R 12461		679.93	
Jerry Thomas	34401	01-Nov-2023 RRG	A/R DCR# 221			577.53
Grant and Kim Ewing (1251)	34548	17-Nov-2023 CRG	A/R 12529		58.45	
Patricia Vanderflaes ( 1253)	34548	17-Nov-2023 CRG	A/R 12530		46.14	
Tessie Lowe (1255)	34548	17-Nov-2023 CRG	A/R 12531		48.13	
Noriko Horiguchi (1257)	34548	17-Nov-2023 CRG	A/R 12532		48.13	
Jerry Thomas (1259)	34548	17-Nov-2023 CRG	A/R 12533		48.13	
Nancy Holme (1261)	34548	17-Nov-2023 CRG	A/R 12535		46.14	
Peggy Smyth (1263)	34548	17-Nov-2023 CRG	A/R 12536		58.45	
Patricia Vanderflaes	34446	03-Nov-2023 RRG	A/R DCR# 222			582.93
Grant and Kim Ewing (1251)	34652	30-Nov-2023 RMRp	A/R DCR# 223			738.38

# General Ledger Detail

Description	Batch #	Processed	Type	Src	Reference	Post Date	Debit	Credit
<i>continued from previous page</i>								
<b>709.1100</b> Tessie Lowe (1255)	34652	30-Nov-2023	RMRp	A/R	DCR# 223	30-Nov-2023	4,466.50	607.96
Transaction Totals:							4,466.50	3,021.47
Ending Balance:								10,709.83
<b>709.1310</b> <b>Prepaid Insurance</b>								
INSURANCE 2023/2024 - reallocation of INCOME/EXPENSES	34791	13-Dec-2023	NJIE	J/E		01-Nov-2023	1,160.62	
NOVEMBER 2023 INSURANCE - reallocation of INCOME/EXPENSES	34791	13-Dec-2023	NJIE	J/E		01-Nov-2023	14,999.00	
INSURANCE ADJUSTMENT 2023/2024	34792	13-Dec-2023	NJIE	J/E		30-Nov-2023	89.33	1,249.92
Transaction Totals:							15,088.33	1,249.92
Ending Balance:							14,999.03	
<b>709.1320</b> <b>Prepaid Insurance Appraisal</b>								
NOVEMBER 2023 INSURANCE APPRAISAL - reallocation of	34791	13-Dec-2023	NJIE	J/E		01-Nov-2023	745.95	22.60
Transaction Totals:							0.00	22.60
Ending Balance:							723.35	
<b>709.2000</b> <b>Accounts Payable</b>								
City of Vancouver	34787	13-Dec-2023	INV	A/P	# 5106 769	01-Nov-2023	0.00	867.86
FortisBC - Natural Gas	34787	13-Dec-2023	INV	A/P	# 6435 47	01-Nov-2023		171.15
Eagleson Properties Limited.	34787	13-Dec-2023	INV	A/P	# MF - (709)	01-Nov-2023		315.00
Greyrock Property Grooming Ltd.	34787	13-Dec-2023	INV	A/P	# 14011	03-Nov-2023		238.75
Waste Connections of Canada Inc.	34787	13-Dec-2023	INV	A/P	# 7300-0002553629	03-Nov-2023		613.48
Henriksen Contracting & Construction Inc.	34787	13-Dec-2023	INV	A/P	# NOV 01 2023 HCC	03-Nov-2023		7,658.82
Eagleson Properties Limited.	34449	03-Nov-2023	CW	A/P	C# 225	06-Nov-2023	315.00	
Greyrock Property Grooming Ltd.	34449	03-Nov-2023	CW	A/P	C# 226	06-Nov-2023	238.75	
Henriksen Contracting & Construction Inc.	34449	03-Nov-2023	CW	A/P	C# 227	06-Nov-2023	7,658.82	
Waste Connections of Canada Inc.	34449	03-Nov-2023	CW	A/P	C# 228	06-Nov-2023	613.48	
FortisBC - Natural Gas	34484	09-Nov-2023	CW	A/P	C# 229	09-Nov-2023	171.15	
A C & D Insurance Services Ltd	34787	13-Dec-2023	INV	A/P	# SP- VR 16	10-Nov-2023		14,999.00
City of Vancouver	34577	22-Nov-2023	CW	A/P	C# 230	22-Nov-2023	867.86	
Ernest O. Welsh	34602	23-Nov-2023	CW	A/P	C# 231	23-Nov-2023	262.50	
Ernest O. Welsh	34787	13-Dec-2023	INV	A/P	# 094407	23-Nov-2023		262.50
A C & D Insurance Services Ltd	34624	24-Nov-2023	CW	A/P	C# 232	24-Nov-2023	14,999.00	
Transaction Totals:							25,126.56	25,126.56
Ending Balance:							0.00	
<b>709.2010</b> <b>Accounts Payable Cover Funds</b>								
Beginning Balance:							100.00	
Transaction Totals:								
Ending Balance:							100.00	
<b>709.2310</b> <b>GST/HST Payable (Collected)</b>								
Waste Connections of Canada Inc.	34787	13-Dec-2023	INV	A/P	# 7300-0002553629	03-Nov-2023	0.00	29.21

# General Ledger Detail

Description	Batch #	Processed	Type	Src	Reference	Post Date	Debit	Credit
<i>continued from previous page</i>								
<b>709.2310</b>			<b>GST/HST Payable (Collected)</b>					
						Transaction Totals:	29.21	0.00
						Ending Balance:	29.21	
<b>709.2500</b>			<b>Mortgages Payable</b>					100.00
						Transaction Totals:		100.00
						Ending Balance:		100.00
<b>709.2900</b>			<b>Prior Year SURPLUS</b>					0.01
						Transaction Totals:		0.01
						Ending Balance:		0.01
<b>709.2960</b>			<b>Retained Earnings</b>					120,061.80
Contingency Reserve - reallocation of INCOME/EXPENSES	34791	13-Dec-2023	NJE	J/E		01-Nov-2023		1,363.58
						Transaction Totals:	0.00	1,363.58
						Ending Balance:		121,425.38
<b>709.3200</b>			<b>Strata Fees</b>					41,129.30
Grant and Kim Ewing	34396	01-Nov-2023	BMc	A/R	12455	01-Nov-2023		679.93
Patricia Vanderflaes	34396	01-Nov-2023	BMc	A/R	12456	01-Nov-2023		536.79
Tessie Lowe	34396	01-Nov-2023	BMc	A/R	12457	01-Nov-2023		559.83
Noriko Horiguchi	34396	01-Nov-2023	BMc	A/R	12458	01-Nov-2023		559.83
Jerry Thomas	34396	01-Nov-2023	BMc	A/R	12459	01-Nov-2023		559.83
Nancy Holme	34396	01-Nov-2023	BMc	A/R	12460	01-Nov-2023		536.79
Peggy Smyth	34396	01-Nov-2023	BMc	A/R	12461	01-Nov-2023		679.93
Grant and Kim Ewing (1251)	34548	17-Nov-2023	CRg	A/R	12529	01-Nov-2023		58.45
Patricia Vanderflaes ( 1253)	34548	17-Nov-2023	CRg	A/R	12530	01-Nov-2023		46.14
Tessie Lowe (1255)	34548	17-Nov-2023	CRg	A/R	12531	01-Nov-2023		48.13
Noriko Horiguchi (1257)	34548	17-Nov-2023	CRg	A/R	12532	01-Nov-2023		48.13
Jerry Thomas (1259)	34548	17-Nov-2023	CRg	A/R	12533	01-Nov-2023		48.13
Nancy Holme (1261)	34548	17-Nov-2023	CRg	A/R	12535	01-Nov-2023		46.14
Peggy Smyth (1263)	34548	17-Nov-2023	CRg	A/R	12536	01-Nov-2023		58.45
						Transaction Totals:	0.00	4,466.50
						Ending Balance:		45,595.80
<b>709.3250</b>			<b>Strata Fees - One Time Adjustment</b>					1,414.28
						Transaction Totals:		1,414.28
						Ending Balance:		1,414.28
<b>709.3520</b>			<b>Other Income</b>					30.00
						Transaction Totals:		30.00
						Ending Balance:		30.00

### General Ledger Detail

Description	Batch #	Processed Type	Src Reference	Post Date	Debit	Credit
<b>709.3680</b>						
Transfer from CRF a/c to Eliminate Deficit						
				Beginning Balance:		3,961.19
				Transaction Totals:		
				Ending Balance:		3,961.19
<b>709.4130</b>						
Cleaning - Garbage Removal						
Waste Connections of Canada Inc.	34787	13-Dec-2023 INV	A/P # 7300-0002553629	03-Nov-2023	5,445.33	
				Transaction Totals:	584.27	
				Ending Balance:	584.27	0.00
<b>709.4200</b>						
R&M - General						
				Beginning Balance:	762.10	
				Transaction Totals:		
				Ending Balance:	762.10	
<b>709.4205</b>						
R & M - Building Repairs						
Henriksen Contracting & Construction Inc.	34787	13-Dec-2023 INV	A/P # NOV 01 2023 HCC	03-Nov-2023	0.00	
				Transaction Totals:	7,658.82	
				Ending Balance:	7,658.82	0.00
<b>709.4220</b>						
R&M - Appliances						
Ernest O. Welsh	34787	13-Dec-2023 INV	A/P # 094407		0.00	
				Beginning Balance:	262.50	
				Transaction Totals:	262.50	
				Ending Balance:	262.50	0.00
<b>709.4310</b>						
R&M - Plumbing						
				Beginning Balance:	3,360.00	
				Transaction Totals:		
				Ending Balance:	3,360.00	
<b>709.4400</b>						
Utilities - Electricity						
				Beginning Balance:	348.97	
				Transaction Totals:		
				Ending Balance:	348.97	
<b>709.4420</b>						
Utilities - Gas						
FortisBC - Natural Gas	34787	13-Dec-2023 INV	A/P # 6435 47		1,994.50	
				01-Nov-2023	171.15	
				Transaction Totals:	171.15	
				Ending Balance:	2,165.65	0.00
<b>709.4440</b>						
Utilities - Water						
City of Vancouver	34787	13-Dec-2023 INV	A/P # 5106 769		1,439.82	
				01-Nov-2023	867.86	
				Transaction Totals:	867.86	
				Ending Balance:	2,307.68	0.00
<b>709.4450</b>						
Utilities - Fireline						
				Beginning Balance:	532.00	
				Transaction Totals:		
				Ending Balance:	532.00	

### General Ledger Detail

Description	Batch #	Processed Type	Src Reference	Post Date	Debit	Credit
<b>Utilities - Street cleaning</b>						
709.4460					154.00	
					Beginning Balance: 154.00	
					Transaction Totals: 154.00	
					Ending Balance: 154.00	
<b>Outside Mtce - Contract Services</b>						
709.4520	34787	13-Dec-2023 INV	A/P # 14011		3,014.23	
Greyrock Property Grooming Ltd.					238.75	
					Beginning Balance: 3,014.23	
					Transaction Totals: 238.75	
					Ending Balance: 3,252.98	
709.4530					110.75	
					Beginning Balance: 110.75	
					Transaction Totals: 110.75	
					Ending Balance: 110.75	
<b>Outside Mtce - Hard Landscaping</b>						
709.4535					1,312.50	
					Beginning Balance: 1,312.50	
					Transaction Totals: 1,312.50	
					Ending Balance: 1,312.50	
<b>Admin - Annual Review Fees</b>						
709.5010					556.50	
					Beginning Balance: 556.50	
					Transaction Totals: 556.50	
					Ending Balance: 556.50	
<b>Admin - Management Fees</b>						
709.5040	34787	13-Dec-2023 INV	A/P # MF - (709)		2,520.00	
Eagleson Properties Limited.					315.00	
					Beginning Balance: 2,520.00	
					Transaction Totals: 315.00	
					Ending Balance: 2,835.00	
709.5200					248.58	
					Beginning Balance: 248.58	
					Transaction Totals: 248.58	
					Ending Balance: 248.58	
<b>Office - Office Supplies</b>						
709.5210					11.36	
					Beginning Balance: 11.36	
					Transaction Totals: 11.36	
					Ending Balance: 11.36	
<b>Insurance - Appraisal (Accrued)</b>						
709.7400	34791	13-Dec-2023 NJE	J/E		67.80	
NOVEMBER 2023 INSURANCE APPRAISAL - reallocation of					22.60	
					Beginning Balance: 67.80	
					Transaction Totals: 22.60	
					Ending Balance: 22.60	
709.7500					90.40	
					Beginning Balance: 11,745.88	
					Transaction Totals: 90.40	
					Ending Balance: 11,836.28	
<b>Fixed Expenses - Insurance</b>						
INSURANCE 2023/2024 - reallocation of INCOME/EXPENSES	34791	13-Dec-2023 NJE	J/E		1,249.92	14,999.00
NOVEMBER 2023 INSURANCE - reallocation of INCOME/EXPENSES	34791	13-Dec-2023 NJE	J/E		1,249.92	
A C & D Insurance Services Ltd	34787	13-Dec-2023 INV	A/P # SP- VR 16		14,999.00	

### General Ledger Detail

Description	Batch #	Processed	Type	Src	Reference	Post Date	Debit	Credit	
<i>continued from previous page</i>									
709.7500 Fixed Expenses - Insurance INSURANCE ADJUSTMENT 2023/2024	34792	13-Dec-2023	NJE	J/E		30-Nov-2023			
						Transaction Totals:	16,248.92	89.33	
						Ending Balance:	12,906.47	15,088.33	
709.9020 Bank Fees						Beginning Balance:	85.01		
						Transaction Totals:			
						Ending Balance:	85.01		
709.9600 CONTINGENCY Contingency Reserve - reallocation of INCOME/EXPENSES	34791	13-Dec-2023	NJE	J/E		Beginning Balance:	13,635.80		
						01-Nov-2023	1,363.58		
						Transaction Totals:	1,363.58	0.00	
						Ending Balance:	14,999.38		
<b>Building Totals</b>							Beginning Balance:	0.00	
							Transaction Debit / Credit Amounts:	86,844.19	86,844.19
							Ending Balance:	0.00	

**EAGLESON PROPERTIES LTD.**201 - 2940 Main Street  
Vancouver, British Columbia V5T 3G3**Statement of Account**Date: **November 30, 2023**

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

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

Statement Printed: 13-Dec-23

Page 1

	Date	Reference	Debits	Credits	Balance
<b>Building: 709 : 1251-1263 W 7th Avenue</b>					
<b>Plus: Receipts</b>					
		<b>Account Number: 709.1030</b>		<b>Opening Balance:</b>	\$19,320.44
Nancy Holme Payment Received - Thank you	01-Nov-23	DCR# 220		514.67	
Jerry Thomas Payment Received - Thank You	01-Nov-23	DCR# 221		577.53	
Patricia Vanderflaes Payment Received - Thank you	03-Nov-23	DCR# 222		582.93	
Grant and Kim Ewing (1251) Payment Received - Thank You	30-Nov-23	DCR# 223		738.38	
Tessie Lowe (1255) Payment Received - Thank You	30-Nov-23	DCR# 223		607.96	
		<b>Receipt Totals:</b>		<b>3,021.47</b>	
<b>Less: Disbursements</b>					
Eagleson Properties Limited. : Management Fee	06-Nov-23	C# 225	315.00		
Greyrock Property Grooming Ltd. : Gardening (709)	06-Nov-23	C# 226	238.75		
Henriksen Contracting & Construction Inc. : Repairs to Building (709)	06-Nov-23	C# 227	7,658.82		
Waste Connections of Canada Inc. : Garbage collection (709)	06-Nov-23	C# 228	613.48		
FortisBC - Natural Gas : Natural Gas Bill - Nov 3, 2023 (709)	09-Nov-23	C# 229	171.15		
City of Vancouver : WATER AND SEWER : JUN/SEPT 2023 - (709)	22-Nov-23	C# 230	867.86		
Ernest O. Welsh : Electrical Repairs (709)	23-Nov-23	C# 231	262.50		
A C & D Insurance Services Ltd : 2023/2024 November : INSURANCE	24-Nov-23	C# 232	14,999.00		
		<b>Disbursement Totals:</b>	<b>25,126.56</b>		
<b>Journal Entry Details:</b>					
transfer to the Contingency A/c from the Operating A/c (709)	01-Nov-23		1,378.67		
Loan from CRF a/c tom Operating a/c for the 2023/2024 INSURANCE	24-Nov-23			10,000.00	
		<b>Journal Entry Totals:</b>	<b>1,378.67</b>	<b>10,000.00</b>	
<b>Account Totals / Closing Balance:</b>			<b>26,505.23</b>	<b>13,021.47</b>	<b>\$5,836.68</b>
<b>Available for Distribution:</b>			<b>5,836.68</b>		
<b>Current Period Distribution @ 100.000000%</b>					<b>\$5,836.68</b>

**Greyrock Property Grooming Ltd.**

6305 45A Ave

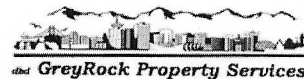
Delta BC V4K 4T5

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 14011**

**DATE 30/10/2023 TERMS Net 30**

**DUE DATE 29/11/2023**

DATE	DESCRIPTION	TAX	QTY	RATE	AMOUNT
29/10/2023 Labour	Monthly maintenance service	GST	1	110.00	110.00
29/10/2023 Labour	Monthly gardening service	GST	1	85.00	85.00
29/10/2023 Truck Charge		Exempt	1	34.00	34.00

1251 W. 7th Ave. Monthly maintenance & gardening services.

SUBTOTAL 229.00  
GST @ 5% 9.75  
TOTAL 238.75

**TOTAL DUE \$238.75**

Property ID #	709
Sub acct #	Gardening
Project ID #	
Approval	ME
Date	11/02/23
Notes	



**TO: Strata Corp 1607  
1251 to 1263 West 7th ave.  
Vancouver, B.C.  
604 734-9285**

01-Nov-23

**Repairs to Building Unit 1255 W 7th ( Tess)**

Leak Investigation and repairs

Due to the nature of the work. All work is based on Time \$95.00 per man hour.

Plus Material cost plus 15%

Note: This project is weather and temperature permitting.

Work done from July 11- October 31, 2023

Leak investigation to confirm leak location.

Railing on Deck was removed. Deck boards were also removed and deck was watertested.

Inside facia boards were removed. ( Rotted) leaking in behind facia and into suite.

New Presure Treated facia was installed caulked and painted. (Added drip edge under facia)

Glass railing was reinstalled and decking reinstalled

Drywall and rotted lumber removed from inside unit around window.

Reframe around window, Insolate and Drywall, Drywall mud to paint ready

Paint wall to match existing colour.

Total Materials: 2 x4s, 2 x12s, insolation, drywall, paint and misc.

\$747.86

Wills Drywall, Mud and tape drywall 3 coats to paint ready

\$1,178.75

Mark and Dan 56.5 hours x \$95.00

\$5,367.50

Subtotal

\$7,294.11

G.S.T.

\$364.71

Total: Payment request

\$7,658.82

Invoice payment due within 5 buisness day from Invoice date:

Please make Cheques Payable to D.Henriksen Contracting & Construction inc.

Overdue invoice will incur interest of 2% per month.

If you have any questions please call me.

Yours truly,

**Dan Henriksen**

G.S.T. #898354865RT

Richmond Licence ( Inter-municipal) #127236

Member of Better Business Bureau A+ rating

5811 Oliver Drive, Richmond, B.C. V6V 2P1 Tel Cell 240-7366

Wed site: [www.henriksencontracting.ca](http://www.henriksencontracting.ca) - email [henriksen.contracting@shaw.ca](mailto:henriksen.contracting@shaw.ca)

*Quality Work with a Personal Touch*

Property ID #	709
Sub Acct #	Building Repairs.
Project ID #	
Approval	<i>ME</i>
Date	NOV 03 2023
Notes	

34477



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

INVOICE	DATE	ACCOUNT NO.
7300-0002553629	10/31/23	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
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**(0001) STRATA PLAN VR 1607**  
 1251 WEST 7 AVENUE, VANCOUVER BC  
 001 QTY 1.00 Comm Front Load 2.00 YD

11/01/23 - 11/30/23			1.00	Basic Service Charge	\$296.54
11/01/23 - 11/30/23			1.00	Administration Fee	\$10.00
<b>002 QTY 1.00 Comm Rear Load Organics 0.17 YD</b>					
11/01/23 - 11/30/23			1.00	Basic Service Charge	\$160.87
10/31/23				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
Project ID #	
Approval	ME
Date	11/03/23
Notes	



Natural gas



You currently owe:

**\$171.15**

709  
Biller

**Due Friday, Nov 24, 2023**

Billing period: Oct 5 - Nov 2, 2023

Billing date: Nov 2, 2023

**Can't make the due date?**

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

**Your account**

Account number: 643547

Name: Strata Plan Vr 1607 The Owners

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

**Bill details**

**Small commercial**

Last bill (Sep 02 - Oct 04)	\$69.68
Payment received (Oct 13, 2023)	\$69.68CR
Balance from last bill	\$0.00

**Gas charges: Oct 5 - Nov 2, 2023**

<b>Basic charge</b> (29 days at 0.9616 per day)	\$27.89 <sup>cc</sup>
Daily fee that covers part of the cost of being connected to our system	
<b>Delivery</b> (12.1 GJ at 4.491 per GJ)	\$54.34 <sup>cc</sup>
Cost of delivering gas through our system to your home or business	
<b>Storage &amp; transport</b> (12.1 GJ at 1.169 per GJ)	\$14.14 <sup>cc</sup>
Cost to store and transport gas to our system	
<b>Cost of gas</b> (12.1 GJ at 2.230 per GJ)	\$26.98 <sup>cc</sup>
Market price of the gas you used	
<b>Total gas charges</b>	\$123.35

**Energy taxes & fees**

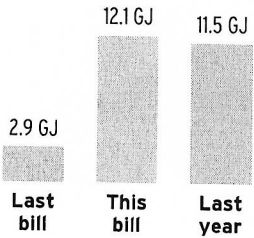
<b>BC carbon tax</b> (12.1 GJ at 3.2384 per GJ)	\$39.18 <sup>c</sup>
Supports reduced carbon emissions	
<b>BC clean energy levy</b> (0.40% of + amounts)	\$0.49
Supports clean energy technology	
<b>GST</b> (5% of + amounts)	\$8.13
<b>Total energy taxes &amp; fees</b>	\$47.80

**Pay** **\$171.15**

**We're here to help**

1-888-224-2710 | Mon - Fri | 7 a.m. - 8 p.m.  
fortisbc.com

**Your natural gas usage**



↑ You used 9.2 GJ more gas than your last bill.

↑ You used 0.6 GJ more gas than this time last year.

See details of your past usage on your online account.

34475

## Your meter reading

**Meter number:** RCT1515002      **Point of delivery:** 482549  
This bill actual reading: 9115 (Nov 2, 2023)  
Last bill actual reading: 9012 (Oct 4, 2023)  
Conversion factor: 0.1171660

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

## News to know

Turn your paper bills into free groceries. Sign up for paperless billing by December 31, and you could win a \$100 grocery gift card. To participate in the contest or learn how paperless billing can help you live a clutter-free life, visit [fortisbc.com/paperlessbilling](https://fortisbc.com/paperlessbilling).

## Top tips to save energy



### Program your thermostat

20 °C is perfect for when you're home and awake and 17 °C is good when sleeping or out.



### Get cosy with a sweater

Got a chill? Put on warm socks and a sweater instead of turning up the heat.

## What is a gigajoule?

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



### Keep you cosy by the fire 11 winter evenings\*

*\*With a 28,500 BTU model for three hours a night.*



**Reduce your usage:** choose a high-efficiency EnerChoice® fireplace when upgrading.

## 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](https://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](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).



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

# UTILITY BILL

9522

**ACCT NUMBER:** 5106769      **BILLING PERIOD:** Jun 1, 2023  
**ACCESS CODE:** 750150      **TO:** Sep 30, 2023  
**DUE DATE:** Dec 13, 2023      **BILLING DATE:** Nov 7, 2023

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



**FOLIO:** COMPLEX

**ROUTE:** 7207

709  
709

DATE	METER NO.	NO. OF DAYS	CURRENT READING	PREV READING	CONSUMPTION	AMOUNT
Oct 3, 2023	A-46016473	123	6947	6856	91 UNITS	
	PREVIOUS BILL AMOUNT					820.44
Jul 19, 2023	PAYMENT DISCOUNT					-781.37
Nov 7, 2023	WATER METERED 2023 Peak Season Rate (A)					-39.07
Nov 7, 2023	SEWER METERED (A)					435.71
Nov 7, 2023	METER CHARGE 40MM					392.36
				(3-Jun-23 to 3-Oct-23/123 days)		83.18
				(3-Jun-23 to 3-Oct-23/123 days)		
				(1-Jun-23 to 30-Sep-23/122 days)		

**IF PAID AFTER DUE DATE:** 911.25  
**DISCOUNT AVAILABLE:** 43.39  
**IF PAID ON OR BEFORE DUE DATE:** 867.86

**THE DISCOUNT WILL BE LOST IF PAYMENT IS NOT RECEIVED BY THE DUE DATE**

City Hall will close at 4:30 PM on Friday December 22, 2023 and will re-open at 8:30 AM on Tuesday January 2, 2024. See the back of this bill for information on ways to make payments during the closure.

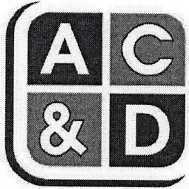
Amounts in arrears at the end of the calendar year will be transferred to the Property Tax Roll and will be subject to daily interest charges.

Current account balances are viewable without registration at [vancouver.ca/propertyinquiry](http://vancouver.ca/propertyinquiry). Go paperless by signing up for electronic billing: [vancouver.ca/property-services](http://vancouver.ca/property-services)

Know your bank's cut off time for same day bill payments. Transactions are considered to be paid the date the item posts to your account. If your bill is higher because of an underground leak on the water line between the meter and the main building, you may qualify for a bill adjustment if reasonable steps to address the issue are taken within 14 days of the date of this bill or any other City-issued notification; whichever is sooner.

*Handwritten signature*





A C & D Insurance Services Ltd  
 1315 Marine Drive  
 North Vancouver, BC V7P 3E5  
 Phone: 604-985-0581 604-984-3287

<b>INVOICE NO. 408307</b>		Page 1
ACCOUNT NO.	OP	DATE
SP-VR16	AA	11/15/2023

**Owners of Strata Plan VR1607**

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

Itn #	Eff Date	Trn	Description	Amount
985785	11/12/23	REN	23/24 Policy Renewal	\$14,620.00
985790	11/12/23	+EN	23/24 Building limit increased	\$48.00
985791	11/12/23	REN	23/24 Equipment Breakdown	\$240.00
985792	11/12/23	REN	23/24 Glass Policy	\$71.00
985793	11/12/23	CFE	Company Fee	\$20.00
<b>Invoice Balance:</b>				<b>\$14,999.00</b>

Property ID #	709
Sub Acct #	Insurance.
Project ID #	
Approval	<i>[Signature]</i>
Date	NOV 17 2023
Notes	

Policy is from  
 Nov 12, 2023 to Nov 11, 2024  
 \$1,249.92/mo.

Borrow from  
 Contingency for the  
 insurance.

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Approved  
 \$10,000 from  
 CRF

34546



709

# INTERNAL RESERVE FUND TRANSFER & WITHDRAWAL FORM

Strata Plan: VR1607

Building Name: \_\_\_\_\_

Please Transfer **\$10,000** from the **Contingency Reserve Fund** to the **Operating Account** (as per reasons set out below [i.e. interfund loan]).


Please Pay \$ \_\_\_\_\_ from the \_\_\_\_\_ Reserve Fund (as per reasons set out below)

As per the Strata Property Act, this Reserve Fund transfer / withdrawal (please circle one) is for:

- A resolution passed by a ¾ Vote at an AGM or SGM as per Section 96(b) of the Strata Property Act. Date of ¾ Vote \_\_\_\_\_. **Authorization from Council attached.**
- An emergency where there were reasonable grounds to believe that an immediate expenditure was necessary to ensure safety or prevent significant loss or damage, whether physical or otherwise as per Section 98(3) of the Strata Property Act. **Invoice(s) attached. Authorization from Council attached.**
- An insurance deductible required to be paid by the strata corporation to repair or replace damaged property as per Section 158(3) of the Strata Property Act. **Invoice(s) attached. Authorization from Council attached.**
- Lending money from the CRF to the operating fund if both of the following conditions are met:
  - a) The loan is to be repaid by the end of that fiscal year of the strata corporation; and
  - b) The load is for the purpose of covering temporary shortages in the operating fund resulting from expenses becoming payable before the budgeted monthly contributions to the operating fund to cover these expenses have been collected (as per Section 95(4) of the Strata Property Act and Strata Property Act Regulation 6.3(1)). **Authorization from Council attached.**
- Transfer from a Reserve Fund Account (other than CRF) to the Contingency Reserve Fund in accordance with the Strata Property Act, Section 108(6). **Authorization from Council attached.**
- Transfer to an investment fund as instructed by the Strata Council in accordance with the Strata Property Act, Section 95(2). **Authorization from Council attached.**
- Transfer funds paid into the trust account by mistake, as per Section 30(1) a of the Real Estate Services Act.

Notes regarding reason for transfer / withdrawal:

To pay the strata insurance premium.



Signature of Strata Manager



Signature of Managing Broker of Strata Services

Date: 11 NOV 24 2023 (mm/dd/yyyy)

Date: NOV 24 2023 (mm/dd/yyyy)