

**EAGLESON PROPERTIES LTD.**

INCOME STATEMENT

For the 6 Months Ending DECEMBER 31, 2023

709 - Strata Plan VR 1607

YEAR END JUNE 2023/24

	Current Actual	YTD Actual	YTD BUDGET	VARIANCE	ANNUAL BUDGET
			6 MONTHS		2023/24 APPROVED BUDGET
<b>INCOME</b>					
Strata Fees	4,466.50	26,799.00	26,799.00	-	53,598.00
Strata Fees -ADJUSTMENT:JULY-OCT 2023	-	-	-	-	-
Income - Interest	-	-	1,250.00	1,250.00	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>30,760.19</b>	<b>28,049.00</b>	<b>2,711.19</b>	<b>56,098.00</b>
<b>GENERAL EXPENSES</b>					
Management Fee	315.00	1,890.00	1,890.00	-	3,780.00
Administration (Photocopy & Postage)	-	259.94	-	259.94	-
Office Supplies	-	-	-	-	-
Legal/ Professional Fees	-	-	250.00	250.00	500.00
Annual Review Fee	-	556.50	278.25	278.25	556.50
Storage Fee	-	-	-	-	-
T2 Tax Filing	-	-	208.75	208.75	417.50
Insurance (Accrued)	1,249.92	7,052.83	7,450.00	397.17	14,900.00
Insurance Appraisal (Accrued)	22.60	113.00	137.50	24.50	275.00
Bank Charges	0.75	34.01	37.50	3.49	75.00
WorksafeBC	-	-	-	-	-
<b>Total GENERAL EXPENSES</b>	<b>1,588.27</b>	<b>9,906.28</b>	<b>10,252.00</b>	<b>345.72</b>	<b>20,504.00</b>
<b>BUILDING EXPENSES</b>					
Electricity	106.06	185.06	500.00	314.94	1,000.00
Gas	270.00	658.37	1,500.00	841.63	3,000.00
City Utilities - Water & Sewer	-	1,649.23	1,175.00	474.23	2,350.00
City Utilities - Fireline	-	266.00	175.00	91.00	350.00
City Utilities - Street Cleaning	-	77.00	75.00	2.00	150.00
Garbage - Waste Removal	435.37	3,365.69	3,050.00	315.69	6,100.00
R&M - Building Repairs	-	8,173.53	1,000.00	7,173.53	2,000.00
R&M - Plumbing	-	-	-	-	-
R&M - Snow Removal & Salt	26.39	26.39	-	26.39	-
R&M - Fire Protection	-	-	300.00	300.00	600.00
R&M - Gardening & Pruning	219.95	2,527.83	1,100.00	1,427.83	2,200.00
R&M - Hard Landscaping	-	1,312.50	650.00	662.50	1,300.00
<b>Total BUILDING EXPENSES</b>	<b>1,057.77</b>	<b>18,241.60</b>	<b>9,525.00</b>	<b>8,716.60</b>	<b>19,050.00</b>
<b>RESERVE FUNDS</b>					
Contingency Reserve	1,363.58	8,181.48	8,272.00	90.52	16,544.00
Prior Year-Transfer to CRF	-	-	-	-	-
<b>Total RESERVE FUNDS</b>	<b>1,363.58</b>	<b>8,181.48</b>	<b>8,272.00</b>	<b>90.52</b>	<b>16,544.00</b>
<b>TOTAL EXPENSES</b>	<b>4,009.62</b>	<b>36,329.36</b>	<b>28,049.00</b>	<b>8,280.36</b>	<b>56,098.00</b>
<b>NET INCOME &lt;LOSS&gt;</b>	<b>456.88</b>	<b>5,569.17</b>	<b>-</b>	<b>-</b>	<b>-</b>

*SK Yke*

**EAGLESON PROPERTIES LTD.**  
**BALANCE SHEET**  
**For the 6 Months Ending DECEMBER 31, 2023**  
709 - Strata Plan VR 1607  
**YEAR END JUNE 2023/24**

**YTD Actual**

**ASSETS:**

Bank - Vancity SHARES	\$	758.22
Bank - Operating Account	\$	6,264.92
Bank - Contingency Reserve Fund	\$	12,183.42
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	-\$	9,424.36
Prepaid Insurance	\$	13,749.11
Prepaid Insurance Appraisal	\$	700.75
Total Current Assets	\$	<u>114,227.06</u>
<b>TOTAL ASSETS</b>	<b>\$</b>	<b><u>114,227.06</u></b>

**LIABILITIES:**

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

**EQUITY**

Retained Earnings	\$	119,796.23
Current Year Income	-\$	5,569.17
<b>TOTAL EQUITY</b>	<b>\$</b>	<b><u>114,227.06</u></b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$</b>	<b><u>114,227.06</u></b>

SK <sup>UAE</sup>

# Monthly A/R Summary

by Unit

For: December 2023

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 *** Total ***	\$738.38	(\$738.38)	(\$738.38)
01	Patricia Vanderlaes ( 1253)	\$0.01	Strata Fees for PID# 709 *** Total ***	\$582.93	(\$582.93)	\$0.01
001	Tessie Lowe (1255)	(\$607.97)	Strata Fees for PID# 709 *** Total ***	\$607.96	(\$607.96)	(\$607.97)
0001	Noriko Horiguchi (1257)	(\$4,255.65)	Strata Fees for PID# 709 *** Total ***	\$607.96	\$0.00	(\$3,647.69)
00001	Jerry Thomas (1259)	\$60.85	Strata Fees for PID# 709 *** Total ***	\$607.96	(\$668.83)	(\$0.02)
000001	Nancy Holme (1261)	\$0.00	Strata Fees for PID# 709 *** Total ***	\$582.93	(\$582.93)	\$0.00
0000001	Peggy Smyth (1263)	(\$5,168.69)	Strata Fees for PID# 709 *** Total ***	\$738.38	\$0.00	(\$4,430.31)
<b>** Totals for Building:</b>		(\$10,709.83)		\$4,466.50	(\$3,181.03)	(\$9,424.36)

**INSURANCE BREAKDOWN**

Month			
	\$	12,246.00	
December	\$	1,020.50	
January	\$	1,020.50	
February	\$	1,020.50	
March	\$	1,020.50	
April	\$	1,020.50	
May	\$	1,020.50	
June	\$	1,020.50	
Year 2022/23			
July	\$	1,020.50	
August	\$	1,020.50	
September	\$	1,020.50	
October	\$	1,020.50	
November	\$	1,020.50	
	\$	13,927.00	
			-\$ 140.08
December		1,160.58	
January		1,160.58	
February		1,160.58	
March		1,160.58	
April		1,160.58	
May		1,160.58	
June		1,160.58	
July		1,160.58	
August		1,160.58	
September		1,160.58	
October		1,160.58	
November		1,160.58	
	\$	14,999.00	
December		1,249.92	7,052.83
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	

## INSURANCE BREAKDOWN

Month

\$ 813.75

Year 2023/24

August	\$ 22.60	
September	\$ 22.60	
October	\$ 22.60	
November	\$ 22.60	
December	\$ 22.60	113.02

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	

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

Balance Per Bank Statement as at DECEMBER 31,2023 **\$6,291.31**

*Add: Outstanding Deposits*

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

Subtotal 6,291.31

*Less Outstanding Cheques*

<u>Date</u>	<u>Description</u>	<u>Cheque Number</u>	<u>Amount</u>
20-Dec-23	Randal Ormston	C# 239	26.39
Total			26.39

Adjusted Balance Per bank as at DECEMBER 31,2023 6,264.92

*ME*  
*SK*

## Selected General Ledger Detail

Description	Batch #	Processed	Type	Src	Reference	Post Date	Debit	Credit
<b>709.1030.452</b>								
<b>Building: 709 : 1251-1263 W 7th Avenue</b>								
<b>Bank - VanCity Operating Account</b>								
Nancy Holme (1261)	34661	01-Dec-2023	RMRp	A/R	DCR# 224	01-Dec-2023	5,836.68	
Jerry Thomas (1259)	34677	04-Dec-2023	RMRp	A/R	DCR# 225	01-Dec-2023	582.93	
Jerry Thomas (1259)	34677	04-Dec-2023	RMRp	A/R	DCR# 225	01-Dec-2023	60.87	
transfer from OPERATING account to CRF account - DECEMBER RECEIPTS	34810	15-Dec-2023	NJE	J/E		01-Dec-2023	607.96	
Eagleson Properties Limited.	34717	06-Dec-2023	CW	A/P	C# 233	06-Dec-2023		1,378.67
Fematacal Gardens	34717	06-Dec-2023	CW	A/P	C# 234	06-Dec-2023		315.00
FortisBC - Natural Gas	34717	06-Dec-2023	CW	A/P	C# 235	06-Dec-2023		109.20
Waste Connections of Canada Inc.	34717	06-Dec-2023	CW	A/P	C# 236	06-Dec-2023		270.60
Patricia Vanderflaas ( 1253)	34735	11-Dec-2023	RRg	A/R	DCR# 227	10-Dec-2023	582.93	
BC Hydro	34827	18-Dec-2023	CW	A/P	C# 237	18-Dec-2023		106.06
Greyrock Property Grooming Ltd.	34856	20-Dec-2023	CW	A/P	C# 238	20-Dec-2023		110.75
Randal Ormston	34856	20-Dec-2023	CW	A/P	C# 239	20-Dec-2023		26.39
Grant and Kim Ewing (1251)	34949	04-Jan-2024	RRg	A/R	DCR# 232	29-Dec-2023	738.38	
Tessie Lowe (1255)	34948	04-Jan-2024	RRg	A/R	DCR# 231	31-Dec-2023	607.96	
Bank Fees	34950	04-Jan-2024	NJE	J/E		31-Dec-2023		0.75
						Transaction Totals:	3,181.03	2,752.79
						Ending Balance:	6,264.92	

### Building Totals

Beginning Balance:	5,836.68
Transaction Debit / Credit Amounts:	3,181.03
Ending Balance:	6,264.92



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 EAGLESON PROPERTIES ITF  
 STRATA CORP VR1607  
 201-2940 MAIN STREET  
 VANCOUVER BC V5T 3G3

JANUARY 01, 2024

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 DEC 2023 to 31 DEC 2023



Go paperless to keep your statements free.

Starting Friday, March 1, 2024, we will begin charging a \$2.50 monthly fee for each paper statement on some accounts. But don't worry - eStatements are free, secure, and better for the planet. And making the switch is easy. Find out more on our Service Charge Bulletin or at [vancity.com/eStatements](http://vancity.com/eStatements).

**DAILY BANKING**

ACCOUNT SUMMARY	OPENING BALANCE ON 01 DEC 2023	TOTAL WITHDRAWALS	TOTAL DEPOSITS	CLOSING BALANCE ON 31 DEC 2023
INDEPENDENT BUSINESS ACCOUNT #100084835930	20,861.41	17,751.13	3,181.03	6,291.31
TOTAL NUMBER OF CHEQUES 8				

**INDEPENDENT BUSINESS ACCOUNT #100084835930**

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	OPENING BALANCE			20,861.41
01 DEC	ETRANSFER CREDIT (JEROMEWTHOMAS)		607.96	21,469.37
01 DEC	ETRANSFER CREDIT (JEROMEWTHOMAS)		60.87	21,530.24
01 DEC	CHEQUE DEPOSIT-BRANCH (NANCY HOLME, RANDAL ORMSTON)		582.93	22,113.17
01 DEC	FUNDS TRANSFER-ONLINE TO REL#91268601 (\$1,378.67) (TRANSFER TO CRF ACC DEC 2023)	1,378.67		20,734.50

Together, we are a financial force for change.

INDEPENDENT BUSINESS ACCOUNT #100084835930 (CONT.)

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
02 DEC	CHEQUE CLEARED #232	14,999.00		5,735.50
10 DEC	ETRANSFER CREDIT (PATRICIAVANDERFLAES)		582.93	6,318.43
12 DEC	CHEQUE CLEARED #223	25.73		6,292.70
16 DEC	CHEQUE CLEARED #233	315.00		5,977.70
16 DEC	CHEQUE CLEARED #234	109.20		5,868.50
16 DEC	CHEQUE CLEARED #235	270.60		5,597.90
20 DEC	CHEQUE CLEARED #236	435.37		5,162.53
23 DEC	CHEQUE CLEARED #237	106.06		5,056.47
28 DEC	CHEQUE CLEARED #238	110.75		4,945.72
29 DEC	ETRANSFER CREDIT (GRANTEWING)		738.38	5,684.10
31 DEC	ETRANSFER CREDIT (MELANIETERESELOWE)		607.96	6,292.06
31 DEC	CHARGES APPLIED TO ACCOUNT (PER ITEM FEES)	0.75		6,291.31

*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: 01 DEC  
 CHEQUE # 232 \$14,999.00

<b>EAGLESON PROPERTIES LTD.</b> ITF STRATA CORP VR 1607 301-2948 MAIN ST VANCOUVER, BC V5T 3G3 TEL: (604) 679-1070	<b>VANCOUVER CITY SAVINGS CREDIT UNION</b> DOWNTOWN COMMUNITY BRANCH 808 WEST FRASER STREET TEL: 604-677-7000 VANCOUVER, B.C. V6C 1J8	000232 232
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Fourteen Thousand Nine Hundred Ninety Nine Dollars and Zero Cents

November 24, 2023 \$ \*\*\*\*\*14,999.00

PAY TO THE ORDER OF **A C & D Insurance Services Ltd**

PER *Mark Eagleson*

#000232# \*16300#809# 100084835930# SP-VR16

DATE CLEARED: 01 DEC  
 CHEQUE # 232 \$14,999.00

07000-001 2023-12-02 168208499000050 BMO 1977927	Endorsement - Signature or Stamp Endossement - Signature ou timbre	<b>Printer ID# 1021</b> ID d'Emploieur 1021
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BACKVERSO

DATE CLEARED: 11 DEC  
 CHEQUE # 223 \$25.73

<b>EAGLESON PROPERTIES LTD.</b> ITF STRATA CORP VR 1607 301-2948 MAIN ST VANCOUVER, BC V5T 3G3 TEL: (604) 679-1070	<b>VANCOUVER CITY SAVINGS CREDIT UNION</b> DOWNTOWN COMMUNITY BRANCH 808 WEST FRASER STREET TEL: 604-677-7000 VANCOUVER, B.C. V6C 1J8	000223 223
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Twenty Five Dollars and Seventy Three Cents

October 13, 2023 \$ \*\*\*\*\*25.73

PAY TO THE ORDER OF **Jerome Thomas**

PER *Mark Eagleson*

#000223# \*16300#809# 100084835930#

DATE CLEARED: 11 DEC  
 CHEQUE # 223 \$25.73

05680-004 6495734 12/10/2023 5:45:13 PM Mobile Deposit 2619 2546602205	Endorsement - Signature or Stamp Endossement - Signature ou timbre	<b>Printer ID# 1021</b> ID d'Emploieur 1021
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BACKVERSO

DATE CLEARED: 15 DEC  
 CHEQUE # 233 \$315.00

<b>EAGLESON PROPERTIES LTD.</b> ITF STRATA CORP VR 1607 301-2948 MAIN ST VANCOUVER, BC V5T 3G3 TEL: (604) 679-1070	<b>VANCOUVER CITY SAVINGS CREDIT UNION</b> DOWNTOWN COMMUNITY BRANCH 808 WEST FRASER STREET TEL: 604-677-7000 VANCOUVER, B.C. V6C 1J8	000233 233
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Three Hundred Fifteen Dollars and Zero Cents

December 6, 2023 \$ \*\*\*\*\*315.00

PAY TO THE ORDER OF **Eagleson Properties Limited.**  
301 - 2948 Main Street  
Vancouver, BC V5T 3G3

PER *Mark Eagleson*

#000233# \*16300#809# 100084835930#

DATE CLEARED: 15 DEC  
 CHEQUE # 233 \$315.00

11980-809 RBC ROYAL BANK 1-3843 MAIN STREET VANCOUVER, BC DEC 13 2023 CRELFIN UNION 20	Endorsement - Signature or Stamp Endossement - Signature ou timbre	<b>Printer ID# 1021</b> ID d'Emploieur 1021
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BACKVERSO

DATE CLEARED: 15 DEC  
 CHEQUE # 234 \$109.20

<b>EAGLESON PROPERTIES LTD.</b> ITF STRATA CORP VR 1607 301-2948 MAIN ST VANCOUVER, BC V5T 3G3 TEL: (604) 679-1070	<b>VANCOUVER CITY SAVINGS CREDIT UNION</b> DOWNTOWN COMMUNITY BRANCH 808 WEST FRASER STREET TEL: 604-677-7000 VANCOUVER, B.C. V6C 1J8	000234 234
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One Hundred Nine Dollars and Twenty Cents

December 6, 2023 \$ \*\*\*\*\*109.20

PAY TO THE ORDER OF **Fernatcal Gardens**  
304 - 3588 Ross Drive  
Vancouver, BC V6S 0K3

PER *Mark Eagleson*

#000234# \*16300#809# 100084835930#

DATE CLEARED: 15 DEC  
 CHEQUE # 234 \$109.20

Negotiating Institution: RBC ROYAL BANK Deposit Transit Number: 06080-003 Account Number: 1002096 Date (YYYYMMDD): 20231215 Item Sequence Number: 9632826091 MDC ATMID: X657 Envelope #: 005	Endorsement - Signature or Stamp Endossement - Signature ou timbre	<b>Printer ID# 1021</b> ID d'Emploieur 1021
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BACKVERSO

INDEPENDENT BUSINESS ACCOUNT #100084835930 (CONT.)

DATE CLEARED: 15 DEC  
CHEQUE # 235

\$270.60

EAGLESON PROPERTIES LTD.  
ITF STRATA CORP VR 1607  
301-2842 MAIN ST.  
VANCOUVER, BC V6T 3G3  
TEL: (604) 679-1070

VANCOUVER CITY SAVINGS CREDIT UNION  
2000 DOWLING COMMUNITY BRANCH  
88 WEST PENDER STREET TEL: 604.677.7000  
VANCOUVER, B.C. V6C 1J8

000235  
235

Two Hundred Seventy Dollars and Sixty Cents

December 6, 2023 \$ \*\*\*\*\*270.60

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

PER: *Mark Leggett*

\*000235\* ⑆16300⑆809⑆ 100084835930⑆

DATE CLEARED: 15 DEC  
CHEQUE # 235

\$270.60

Printer ID# 1021  
ID d'imprimeur 1021

12152023 VR9140C  
520746 0043  
0305700

Endorsement - Signature or Stamp  
Endossement - Signature ou timbre

TRC#TRREF 2023-12-15 084335 VR#1002 0000474  
3021115 185-11421 7318  
CK ⑆000⑆0305700⑆

BACKVERSO

DATE CLEARED: 19 DEC  
CHEQUE # 236

\$435.37

EAGLESON PROPERTIES LTD.  
ITF STRATA CORP VR 1607  
301-2842 MAIN ST.  
VANCOUVER, BC V6T 3G3  
TEL: (604) 679-1070

VANCOUVER CITY SAVINGS CREDIT UNION  
2000 DOWLING COMMUNITY BRANCH  
88 WEST PENDER STREET TEL: 604.677.7000  
VANCOUVER, B.C. V6C 1J8

000236  
236

Four Hundred Thirty Five Dollars and Thirty Seven Cents

December 6, 2023 \$ \*\*\*\*\*435.37

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

PER: *Mark Leggett*

\*000236\* ⑆16300⑆809⑆ 100084835930⑆

DATE CLEARED: 19 DEC  
CHEQUE # 236

\$435.37

Printer ID# 1021  
ID d'imprimeur 1021

⑆0236⑆

Endorsement - Signature or Stamp  
Endossement - Signature ou timbre

DISP. TO CR. PAYEE  
ABS. OF END. QTD.  
>03100053<

BACKVERSO

DATE CLEARED: 22 DEC  
CHEQUE # 237

\$106.06

EAGLESON PROPERTIES LTD.  
ITF STRATA CORP VR 1607  
301-2842 MAIN ST.  
VANCOUVER, BC V6T 3G3  
TEL: (604) 679-1070

VANCOUVER CITY SAVINGS CREDIT UNION  
2000 DOWLING COMMUNITY BRANCH  
88 WEST PENDER STREET TEL: 604.677.7000  
VANCOUVER, B.C. V6C 1J8

000237  
237

One Hundred Six Dollars and Six Cents

December 18, 2023 \$ \*\*\*\*\*106.06

PAY TO THE ORDER OF BC Hydro  
P.O. Box 8910  
Vancouver, BC V6B 4N1

PER: *Mark Leggett*

\*000237\* ⑆16300⑆809⑆ 100084835930⑆

DATE CLEARED: 22 DEC  
CHEQUE # 237

\$106.06

Printer ID# 1021  
ID d'imprimeur 1021

12222023 VR1006C  
511929 0020  
1205483

Endorsement - Signature or Stamp  
Endossement - Signature ou timbre

SC HYDRO WIRE CHEQUE  
3065  
1558748  
00040 001

BACKVERSO

DATE CLEARED: 27 DEC  
CHEQUE # 238

\$110.75

EAGLESON PROPERTIES LTD.  
ITF STRATA CORP VR 1607  
301-2842 MAIN ST.  
VANCOUVER, BC V6T 3G3  
TEL: (604) 679-1070

VANCOUVER CITY SAVINGS CREDIT UNION  
2000 DOWLING COMMUNITY BRANCH  
88 WEST PENDER STREET TEL: 604.677.7000  
VANCOUVER, B.C. V6C 1J8

000238  
238

One Hundred Ten Dollars and Seventy Five Cents

December 20, 2023 \$ \*\*\*\*\*110.75

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

PER: *Mark Leggett*

\*000238\* ⑆16300⑆809⑆ 100084835930⑆

DATE CLEARED: 27 DEC  
CHEQUE # 238

\$110.75

Virtual Endorsement  
DISPACC: 1084049  
DISPTR: 06720-003  
CID: 1233573639061902800  
TXND: 1  
SCANSSES: 200,499,557  
ITMSE03: 3  
CHAND: 003  
APPCD: S600  
TRANSPIT: 02800  
DSPCUR: CAD  
TEFDT: 23/12/23  
OPID: 268908795

Printer ID# 1021  
ID d'imprimeur 1021

Endorsement - Signature or Stamp  
Endossement - Signature ou timbre

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 account to CRF account - DECEMBER RECEIPTS								
	34810	15-Dec-2023	NJE	J/E		Beginning Balance:	10,804.75	
						01-Dec-2023	1,378.67	
						Transaction Totals:	1,378.67	0.00
						Ending Balance:	12,183.42	
<b>Building Totals</b>								
						Beginning Balance:	10,804.75	
						Transaction Debit / Credit Amounts:	1,378.67	0.00
						Ending Balance:	12,183.42	



Post Year/Month From: 2023-December To: 2023-December  
**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	
<b>Building Totals</b>						
			Beginning Balance:		90,000.00	
			Transaction Debit / Credit Amounts:			
			Ending Balance:		90,000.00	



JANUARY 01, 2024

My relationship number(s)  
91268601

VANAS11000\_2377227 E D 16300 46314  
EAGLESON PROPERTIES ITF  
STRATA CORP VR1607  
201-2940 MAIN STREET  
VANCOUVER BC V5T 3G3

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

My accounts

STATEMENT PERIOD: 01 DEC 2023 to 31 DEC 2023



Go paperless to keep your statements free.

Starting Friday, March 1, 2024, we will begin charging a \$2.50 monthly fee for each paper statement on some accounts. But don't worry - eStatements are free, secure, and better for the planet. And making the switch is easy. Find out more on our Service Charge Bulletin or at [vancity.com/eStatements](http://vancity.com/eStatements).

DAILY BANKING

ACCOUNT SUMMARY	OPENING BALANCE ON 01 DEC 2023	TOTAL WITHDRAWALS	TOTAL DEPOSITS	CLOSING BALANCE ON 31 DEC 2023
INDEPENDENT BUSINESS ACCOUNT #100084886032 (CONTINGENCY ACCOUNT)	10,804.75	280.41	1,659.08	12,183.42
TOTAL NUMBER OF CHEQUES 0				

INDEPENDENT BUSINESS ACCOUNT #100084886032 (CONTINGENCY ACCOUNT)

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	OPENING BALANCE			10,804.75
01 DEC	CHEQUE DEPOSIT-BRANCH (A.C COOGAN)		280.41	11,085.16
01 DEC	FUNDS TRANSFER-ONLINE FROM REL #91268349 (\$1,378.67) (TRANSFER TO GRF ACC DEC 2)		1,378.67	12,463.83
08 DEC	VC INIT TRF TO REL #91348610 (\$280.41) (01DEC BR CHQ DEPOSIT CORRECTION)	280.41		12,183.42

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

JANUARY 01, 2024

91268601

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



TERM DEPOSITS (CONT.)

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
TOTAL TERMS				90,000.00

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

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

Description	Batch #	Processed Type	Srce Reference	Post Date	Debit	Credit
<b>709.1000</b>						
Building: 709 : 1251-1263 W 7th Avenue						
Bank - VanCity SHARES						
Beginning Balance: 758.22						
Transaction Totals:						
Ending Balance: 758.22						
<b>709.1030.452</b>						
Bank - VanCity Operating Account						
Nancy Holme (1261)	34661	01-Dec-2023 RMRp	A/R DCR# 224		5,836.68	
Jerry Thomas (1259)	34677	04-Dec-2023 RMRp	A/R DCR# 225		582.93	
Jerry Thomas (1259)	34677	04-Dec-2023 RMRp	A/R DCR# 225		60.87	
transfer from OPERATING account to CRF account - DECEMBER RECEIPTS	34810	15-Dec-2023 NJE	J/E		607.96	
Eagleson Properties Limited.	34717	06-Dec-2023 CW	A/P C# 233			1,378.67
Fematal Gardens	34717	06-Dec-2023 CW	A/P C# 234			315.00
FortisBC - Natural Gas	34717	06-Dec-2023 CW	A/P C# 235			109.20
Waste Connections of Canada Inc.	34717	06-Dec-2023 CW	A/P C# 236			270.60
Patricia Vanderflaas ( 1253)	34735	11-Dec-2023 RRG	A/R DCR# 227		582.93	
BC Hydro	34827	18-Dec-2023 CW	A/P C# 237			106.06
Greyrock Property Grooming Ltd.	34856	20-Dec-2023 CW	A/P C# 238			110.75
Randal Ormston	34856	20-Dec-2023 CW	A/P C# 239			26.39
Grant and Kim Ewing (1251)	34949	04-Jan-2024 RRG	A/R DCR# 232		738.38	
Tessie Lowe (1255)	34948	04-Jan-2024 RRG	A/R DCR# 231		607.96	
Bank Fees	34950	04-Jan-2024 NJE	J/E			0.75
Transaction Totals:					3,181.03	2,752.79
Ending Balance:					6,264.92	
<b>709.1040.453</b>						
Bank - VanCity Contingency Account						
transfer from OPERATING account to CRF account - DECEMBER RECEIPTS	34810	15-Dec-2023 NJE	J/E		10,804.75	
Transaction Totals:					1,378.67	0.00
Ending Balance:					12,183.42	
<b>709.1041.1040</b>						
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	
<b>709.1042.1040</b>						
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	
<b>709.1043.1040</b>						
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	
<b>709.1044.1040</b>						
G. I. C - 2.90% 30 - Day Cashable 4 M21/8/2024						
Beginning 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	Beginning Balance: 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	Beginning Balance: 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	Beginning Balance: 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	Beginning Balance: Transaction Totals: Ending Balance: 25,000.00
<p>Bank - Vancity Membership Fee</p>						
709.1090.008					5.00	Beginning Balance: Transaction Totals: Ending Balance: 5.00
<p>Accounts Receivable</p>						
709.1100						Beginning Balance: 10,709.83
Grant and Kim Ewing (1251)	34641	29-Nov-2023 BMC	A/R 12698	01-Dec-2023	738.38	
Patricia Vanderflaes ( 1253)	34641	29-Nov-2023 BMC	A/R 12699	01-Dec-2023	582.93	
Tessie Lowe (1255)	34641	29-Nov-2023 BMC	A/R 12700	01-Dec-2023	607.96	
Noriko Horiguchi (1257)	34641	29-Nov-2023 BMC	A/R 12701	01-Dec-2023	607.96	
Jerry Thomas (1259)	34641	29-Nov-2023 BMC	A/R 12702	01-Dec-2023	607.96	
Nancy Holme (1261)	34641	29-Nov-2023 BMC	A/R 12703	01-Dec-2023	582.93	
Peggy Smyth (1263)	34641	29-Nov-2023 BMC	A/R 12704	01-Dec-2023	738.38	
Nancy Holme (1261)	34661	01-Dec-2023 RMRp	A/R DCR# 224	01-Dec-2023		582.93
Jerry Thomas (1259)	34677	04-Dec-2023 RMRp	A/R DCR# 225	01-Dec-2023		60.87
Jerry Thomas (1259)	34677	04-Dec-2023 RMRp	A/R DCR# 225	01-Dec-2023		607.96
Patricia Vanderflaes ( 1253)	34735	11-Dec-2023 RRg	A/R DCR# 227	10-Dec-2023		582.93
Grant and Kim Ewing (1251)	34949	04-Jan-2024 RRg	A/R DCR# 232	29-Dec-2023		738.38
Tessie Lowe (1255)	34948	04-Jan-2024 RRg	A/R DCR# 231	31-Dec-2023		607.96
				Transaction Totals: Ending Balance:	4,466.50	3,181.03 9,424.36
<p>709.1310 Prepaid Insurance</p>						
Insurance (Accrued) - reallocation of expenses / INCOME (709)	35046	11-Jan-2024 NJE	J/E	31-Dec-2023	14,999.03	1,249.92



# General Ledger Detail

Description	Batch #	Processed	Type	Src	Reference	Post Date	Debit	Credit
<b>709.2960</b>								
<b>Retained Earnings</b>								
Contingency Reserve- reallocation of expenses / INCOME (709)	35046	11-Jan-2024	NJE	J/E				
						Beginning Balance:		121,425.38
						31-Dec-2023		1,363.58
						Transaction Totals:	0.00	1,363.58
						Ending Balance:		122,788.96
<b>709.3200</b>								
<b>Strata Fees</b>								
Grant and Kim Ewing (1251)	34641	29-Nov-2023	BMc	A/R	12698			45,595.80
Patricia Vanderflaes ( 1253)	34641	29-Nov-2023	BMc	A/R	12699			738.38
Tessie Lowe (1255)	34641	29-Nov-2023	BMc	A/R	12700			582.93
Noriko Horiguchi (1257)	34641	29-Nov-2023	BMc	A/R	12701			607.96
Jerry Thomas (1259)	34641	29-Nov-2023	BMc	A/R	12702			607.96
Nancy Holme (1261)	34641	29-Nov-2023	BMc	A/R	12703			607.96
Peggy Smyth (1263)	34641	29-Nov-2023	BMc	A/R	12704			582.93
						Transaction Totals:	0.00	738.38
						Ending Balance:		4,466.50
								50,062.30
<b>709.3250</b>								
<b>Strata Fees - One Time Adjustment</b>								
						Beginning Balance:		1,414.28
						Transaction Totals:		
						Ending Balance:		1,414.28
<b>709.3520</b>								
<b>Other Income</b>								
						Beginning Balance:		30.00
						Transaction Totals:		
						Ending Balance:		30.00
<b>709.3680</b>								
<b>Transfer from CRF a/c to Eliminate Deficit</b>								
						Beginning Balance:		3,961.19
						Transaction Totals:		
						Ending Balance:		3,961.19
<b>709.4130</b>								
<b>Cleaning - Garbage Removal</b>								
Waste Connections of Canada Inc.	34897	29-Dec-2023	INV	A/P	# 7300-0002562148		6,029.60	
						06-Dec-2023	435.37	
						Transaction Totals:	435.37	0.00
						Ending Balance:	6,464.97	
<b>709.4200</b>								
<b>R&amp;M - General</b>								
						Beginning Balance:	762.10	
						Transaction Totals:		
						Ending Balance:	762.10	
<b>709.4205</b>								
<b>R&amp;M - Building Repairs</b>								
						Beginning Balance:	7,658.82	
						Transaction Totals:		
						Ending Balance:	7,658.82	
<b>709.4220</b>								
<b>R&amp;M - Appliances</b>								
						Beginning Balance:	262.50	

# General Ledger Detail

Description	Batch #	Processed Type	Src Reference	Post Date	Debit	Credit
<i>continued from previous page</i>						
<b>709.4220</b>						
R&M - Appliances						
				Transaction Totals:		
				Ending Balance:	262.50	
<b>709.4310</b>						
R&M - Plumbing						
				Beginning Balance:	3,360.00	
				Transaction Totals:		
				Ending Balance:	3,360.00	
<b>709.4400</b>						
BC Hydro						
				Beginning Balance:	348.97	
				13-Dec-2023	106.06	
				Transaction Totals:	106.06	0.00
				Ending Balance:	455.03	
<b>709.4420</b>						
FortisBC - Natural Gas						
				Beginning Balance:	2,165.65	
				01-Dec-2023	270.60	
				Transaction Totals:	270.60	0.00
				Ending Balance:	2,436.25	
<b>709.4440</b>						
Utilities - Water						
				Beginning Balance:	2,307.68	
				Transaction Totals:		
				Ending Balance:	2,307.68	
<b>709.4450</b>						
Utilities - Fireline						
				Beginning Balance:	532.00	
				Transaction Totals:		
				Ending Balance:	532.00	
<b>709.4460</b>						
Utilities - Street cleaning						
				Beginning Balance:	154.00	
				Transaction Totals:		
				Ending Balance:	154.00	
<b>709.4520</b>						
Fernatcal Gardens						
Greyrock Property Grooming Ltd.						
				Beginning Balance:	3,252.98	
				06-Dec-2023	109.20	
				20-Dec-2023	110.75	
				Transaction Totals:	219.95	0.00
				Ending Balance:	3,472.93	
<b>709.4530</b>						
Outside Mtce - Landscaping						
				Beginning Balance:	110.75	
				Transaction Totals:		
				Ending Balance:	110.75	
<b>709.4535</b>						
Outside Mtce - Hard Landscaping						
				Beginning Balance:	1,312.50	
				Transaction Totals:		
				Ending Balance:	1,312.50	

Description	Batch #	Processed	Type	Src	Reference	Post Date	Debit	Credit
<b>709.4540</b> Randal Ormston	34897	29-Dec-2023	INV	A/P	# 7042 00063			
Outside Mtce - Snow Removal						Beginning Balance:	0.00	
						20-Dec-2023	26.39	
						Transaction Totals:	26.39	0.00
						Ending Balance:	26.39	
<b>709.5010</b>						Beginning Balance:	556.50	
Admin - Annual Review Fees						Transaction Totals:		
						Ending Balance:	556.50	
<b>709.5040</b> Eagleson Properties Limited.	34897	29-Dec-2023	INV	A/P	# MF - (709)			
Admin - Management Fees						Beginning Balance:	2,835.00	
						01-Dec-2023	315.00	
						Transaction Totals:	315.00	0.00
						Ending Balance:	3,150.00	
<b>709.5200</b>						Beginning Balance:	248.58	
Office - Office Supplies						Transaction Totals:		
						Ending Balance:	248.58	
<b>709.5210</b>						Beginning Balance:	11.36	
Office - Postage						Transaction Totals:		
						Ending Balance:	11.36	
<b>709.7400</b> Insurance Appraisal (Accrued) - reallocation of expenses / INCOME (709)	35046	11-Jan-2024	NJE	J/E				
Insurance - Appraisal (Accrued)						Beginning Balance:	90.40	
						31-Dec-2023	22.60	
						Transaction Totals:	22.60	0.00
						Ending Balance:	113.00	
<b>709.7500</b> Insurance (Accrued) - reallocation of expenses / INCOME (709)	35046	11-Jan-2024	NJE	J/E				
Fixed Expenses - Insurance						Beginning Balance:	12,906.47	
						31-Dec-2023	1,249.92	
						Transaction Totals:	1,249.92	0.00
						Ending Balance:	14,156.39	
<b>709.9020</b> Bank Fees	34950	04-Jan-2024	NJE	J/E				
Bank Fees						Beginning Balance:	85.01	
						31-Dec-2023	0.75	
						Transaction Totals:	0.75	0.00
						Ending Balance:	85.76	
<b>709.9600</b> Contingency Reserve- reallocation of expenses / INCOME (709)	35046	11-Jan-2024	NJE	J/E				
CONTINGENCY						Beginning Balance:	14,999.38	
						31-Dec-2023	1,363.58	
						Transaction Totals:	1,363.58	0.00
						Ending Balance:	16,362.96	

# General Ledger Detail

Description	Batch #	Processed	Type	Src	Reference	Post Date	Debit	Credit
<b>Building Totals</b>								
						Beginning Balance:	0.00	
						Transaction Debit / Credit Amounts:	14,409.79	14,409.79
						Ending Balance:	0.00	

**EAGLESON PROPERTIES LTD.**

201 - 2940 Main Street

Vancouver, British Columbia V5T 3G3

Telephone: (604) 879-1070

Fax: (604) 879-1007

**Statement of Account**

Date: December 31, 2023

Strata Corp VR1607 - GENERAL ACCOUNT

1251 - 1263 W 7th Avenue

Vancouver, BC V6H 1B7

Statement Printed: 11-Jan-24

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>	\$5,836.68
Nancy Holme (1261) Payment Received - Thank You	01-Dec-23	DCR# 224		582.93	
Jerry Thomas (1259) Payment Received - Thank You	01-Dec-23	DCR# 225		668.83	
Patricia Vanderflaes ( 1253) Payment Received - Thank You	10-Dec-23	DCR# 227		582.93	
Grant and Kim Ewing (1251) Payment Received - Thank You	29-Dec-23	DCR# 232		738.38	
Tessie Lowe (1255) Payment Received - Thank You	31-Dec-23	DCR# 231		607.96	
		<b>Receipt Totals:</b>		<b>3,181.03</b>	
<b>Less: Disbursements</b>					
Eagleson Properties Limited. : Management Fee	06-Dec-23	C# 233	315.00		
Fernatical Gardens : Gardening (709)	06-Dec-23	C# 234	109.20		
FortisBC - Natural Gas : Natural Gas Bill - DECEMBER 4, 2023 (709)	06-Dec-23	C# 235	270.60		
Waste Connections of Canada Inc. : Garbage removal (709)	06-Dec-23	C# 236	435.37		
BC Hydro : Electrical Bill - DEC 4, 2023 (709)	18-Dec-23	C# 237	106.06		
Greyrock Property Grooming Ltd. : Gardening (709)	20-Dec-23	C# 238	110.75		
Randal Ormston : Ice melt (709)	20-Dec-23	C# 239	26.39		
		<b>Disbursement Totals:</b>	<b>1,373.37</b>		
<b>Journal Entry Details:</b>					
transfer from OPERATING account to CRF account - DECEMBER RECEIPTS	01-Dec-23		1,378.67		
Bank Fees	31-Dec-23		.75		
		<b>Journal Entry Totals:</b>	<b>1,379.42</b>		
<b>Account Totals / Closing Balance:</b>			<b>2,752.79</b>	<b>3,181.03</b>	<b>\$6,264.92</b>
<b>Available for Distribution:</b>			<b>6,264.92</b>		
<b>Current Period Distribution @ 100.000000%</b>					<b>\$6,264.92</b>





Natural gas

709



You currently owe:

\$270.60

Due Tuesday, Dec 26, 2023

Billing period: Nov 3 - Dec 2, 2023

Billing date: Dec 4, 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 (Oct 05 - Nov 02)	\$171.15
Payment received (Nov 16, 2023)	\$171.15CR
Balance from last bill	\$0.00

Gas charges: Nov 3 - Dec 2, 2023

Basic charge (30 days at 0.9616 per day)	\$28.85**
Daily fee that covers part of the cost of being connected to our system	
Delivery (20.5 GJ at 4.491 per GJ)	\$92.07**
Cost of delivering gas through our system to your home or business	
Storage & transport (20.5 GJ at 1.169 per GJ)	\$23.96**
Cost to store and transport gas to our system	
Cost of gas (20.5 GJ at 2.230 per GJ)	\$45.72**
Market price of the gas you used	
<b>Total gas charges</b>	<b>\$190.60</b>

Energy taxes & fees

BC carbon tax (20.5 GJ at 3.2384 per GJ)	\$66.39*
Supports reduced carbon emissions	
BC clean energy levy (0.40% of * amounts)	\$0.76
Supports clean energy technology	
GST* (5% of * amounts)	\$12.85
<b>Total energy taxes &amp; fees</b>	<b>\$80.00</b>

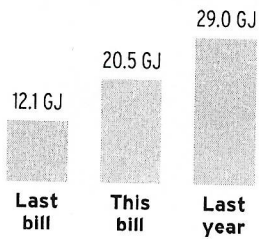
Pay \$270.60

24710

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 8.4 GJ more gas than your last bill.

↓ You used 8.5 GJ less gas than this time last year.

See details of your past usage on your online account.

## Your meter reading

Meter number: RCT1515002 Point of delivery: 482549

This bill actual reading: 9289 (Dec 2, 2023)

Last bill actual reading: 9115 (Nov 2, 2023)

Conversion factor: 0.1175742

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

## News to know

We wish you a safe and happy holiday season.

## We've got rebates



### Insulate your space

We've got rebates on attic, wall and basement insulation.  
[fortisbc.com/insulation](https://fortisbc.com/insulation)



### Want new windows?

We've got rebates on eligible windows and exterior doors.  
[fortisbc.com/windows](https://fortisbc.com/windows)

## What is a gigajoule?

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



### Sear, sauté or stir-fry three months' worth of dinners\*

\*On a 20,000 BTU/hr natural gas cooktop burner for 30 minutes a day for 90 days.



**Safety tip:** turn on the hood fan to ventilate your kitchen while cooking.

## 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).



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

INVOICE	DATE	ACCOUNT NO.
7300-0002562148	11/30/23	7300-687132-0000

**DUE UPON RECEIPT**

CURRENT	30 DAYS	60 DAYS	90+ DAYS
\$435.37	\$0.00	\$0.00	\$0.00

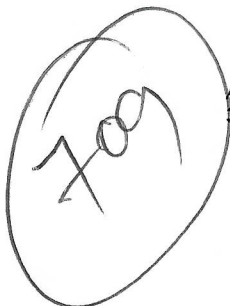
Payment due upon receipt of invoice. 1.5% per month late charges (18% per annum) will apply on balances over the payment terms reflected in your agreement.

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

SERVICE DATE	TICKET #	REF NUMBER	QTY	DESCRIPTION	CHARGE
<b>(0001) STRATA PLAN VR 1607</b>					
1251 WEST 7 AVENUE, VANCOUVER BC					
001 QTY 1.00 Comm Front Load 2.00 YD					
12/01/23 - 12/22/23			0.71	Basic Service Charge	\$210.45
12/01/23 - 12/22/23			0.71	Administration Fee	\$7.10
002 QTY 1.00 Comm Rear Load Organics 0.17 YD					
12/01/23 - 12/22/23			0.71	Basic Service Charge	\$114.17
11/30/23				Fuel Surcharge	\$82.92
			414.64	BC GST 866808298RT0007	\$20.73
<b>SITE TOTAL</b>					<b>\$435.37</b>
<b>TOTAL THIS INVOICE DUE</b>					<b>\$435.37</b>
<b>BC GST 866808298RT0007</b>					<b>\$20.73</b>

Property ID #	709
Sub acct #	Garbage
Project ID #	
Approval	<i>[Signature]</i>
Date	12/05/23
Notes	

*34970*



## Your bill highlights

### Your bill for Sep 29, 2023 to Nov 30, 2023

- Your bill includes a one-time rate adjustment charge as a result of a 0.4% rate increase that has been applied retroactively to April 1, 2022. For more information, visit [bchydro.com/rates](http://bchydro.com/rates).
- Your account contains additional charges. Please see bill details for more information.
- To track your electricity usage, visit [bchydro.com/login](http://bchydro.com/login).

Total Due

**\$106.06**

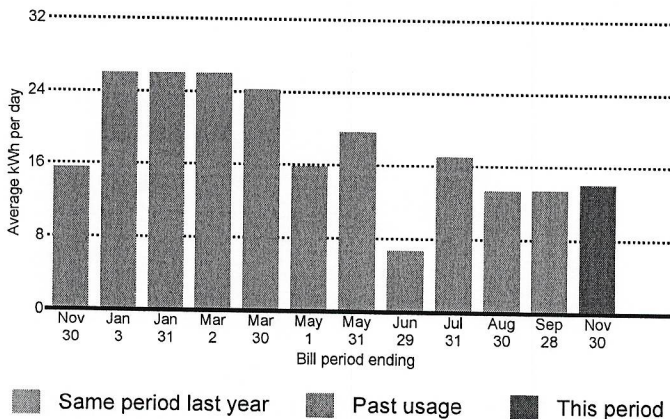
Due by Dec 27, 2023

Turn for bill details →

## Your electricity usage over time

**\$1.57**

average daily  
cost of electricity  
this bill period



Did you know?

**You used a total of 889 kWh  
from Sep 29, 2023 to Nov  
30, 2023.**

Use our online tracking tools to view your detailed electricity use by the month, week, day or even hour – up to the previous day.  
Visit [bchydro.com/login](http://bchydro.com/login).

34818

## Ways to pay your bill

We offer several options for you to pay your bill.

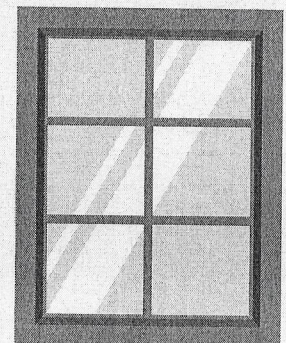
- bchydro.com/login** – direct withdrawal from your bank account through MyHydro
- Auto-pay – have your bills paid automatically from your bank account
- Online banking – visit your bank’s website or pay in person at your local branch
- Credit card – pay through Paymentus, a third party service provider that charges a service fee

For more information, visit [bchydro.com/payments](http://bchydro.com/payments).

## Seal up those gaps

Apply draftproofing to drafty gaps around windows and doors to prevent heat loss in the winter, and heat gain in the summer.

Get more tips at [bchydro.com/hometips](http://bchydro.com/hometips)



**Meter reading information**

**Energy**

**Meter number 7028947**

Starting Sep 29, 2023..... 6090

Ending Nov 30, 2023..... 6979

Difference..... 889

**889 kWh used over 63 days**



You're charged the Step 1 rate for electricity up to a certain threshold in each billing period, and a higher Step 2 rate for all electricity use beyond that threshold. This billing period you stayed in the lower Step 1 rate. You were 509 kWh below your Step 2 threshold of 1,398 kWh this billing period.

Your next meter reading is on or around Jan 31, 2024.

**Go paperless**

Get access to your account online. To get started, visit [bchydro.com/gopaperless](http://bchydro.com/gopaperless).

**Maintaining your account**

If we receive your payment after the due date, you may be charged a late payment fee. To learn more about your account with BC Hydro, visit [bchydro.com/customerservicerules](http://bchydro.com/customerservicerules).

**Privacy**

Protecting your personal information is an obligation we take seriously. For more information, visit [bchydro.com/privacy](http://bchydro.com/privacy).

**GST Registration # R121454151**

**Have a question?**

Visit [bchydro.com/gethelp](http://bchydro.com/gethelp)  
Call us at 1 800 BCHYDRO (1 800 224 9376).

**Bill details**

Sep 29, 2023 to Nov 30, 2023

**PREVIOUS BILLING PERIOD**

Previous bill..... **-\$4.36**

**BALANCE FORWARD**

**-\$4.36**

**ACCOUNT CHARGES**

Rate Rider on rate adjustment..... **-\$0.09**

Electricity rate adjustment..... **\$6.11**

GST on rate adjustment..... **\$0.30**

Interest on rate adjustments..... **\$0.13**

**ACCOUNT CHARGES SUBTOTAL**

**\$6.45**

**ELECTRICITY CHARGES**

Based on Residential Conservation Rate 1101

Sep 29, 2023 to Nov 30, 2023

Basic Charge 63 days @ \$0.2117 /day..... **\$13.34\***

**ENERGY CHARGES**

Step 1: 889 kWh @ \$0.0975 /kWh..... **\$86.68\***

Step 2: 0 kWh @ \$0.1408 /kWh..... **\$0.00**

Rate rider -1.0%..... **-\$1.00\***

**TAXES ON ELECTRICITY CHARGES**

\* GST 5% on \$99.02..... **\$4.95**

**ELECTRICITY CHARGES SUBTOTAL**

**\$103.97**

**TOTAL DUE**

**\$106.06**

**Greyrock Property Grooming Ltd.**

6305 45A Ave

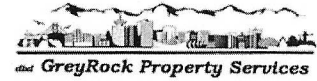
Delta BC V4K 4T5

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 14014**

**DATE 18/12/2023 TERMS Net 30**

**DUE DATE 17/01/2024**

DATE	DESCRIPTION	TAX	QTY	RATE	AMOUNT
18/12/2023	Labour	Minimum	1	75.00	75.00
18/12/2023	Truck Charge	Exempt	1	32.00	32.00

1251 W. 7th Ave. Monthly gardening & maintenance service. NOTE: This is a one time service for December, 2023.

SUBTOTAL 107.00  
GST @ 5% 3.75  
TOTAL 110.75

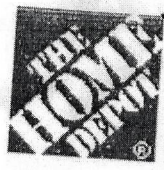
**TOTAL DUE \$110.75**

Property ID #	709
Sub acct #	Gardening
Project ID #	
Approval	[Signature]
Date	12/20/23
Notes	

709

Property ID #	709
Sub Acct #	R+M - Snow removal + Salt.
Project ID #	
Approval	<i>MC</i>
Date	DEC 20 2023
Notes	

STRATA  
ICE MELT



How doers  
get more done.

900 TERMINAL AVENUE, VANCOUVER, B.C.  
(604)608-1423 KEVIN NUTT - STORE MANAGER

7042 00063 06112 09/12/23 02:41 PM  
SALE CASHIER SUMMER

056899423628 Alaskan 9kg <A>  
2@11.78 23.56

SUBTOTAL	23.56
GST/HST	1.18
PST/QST	1.65
TOTAL	\$26.39

XXXXXXXXXXXX7167 VISA  
 AUTH CODE 062311/9634927 CAD\$ 26.39  
 Chip Read TA  
 AID A0000000031010 Verified By PIN  
 VISA CREDIT



Please issue cheque to:  
 Randal Ormston  
 1261 W 7th Ave  
 Vancouver BC  
 V6H1B7