

EAGLESON PROPERTIES LTD.

INCOME STATEMENT

For the 8 Months Ending FEBRUARY 29, 2024

709 - Strata Plan VR 1607

YEAR END JUNE 2023/24

	Current Actual	YTD Actual	YTD BUDGET	VARIANCE	ANNUAL BUDGET
			8 MONTHS		2023/24 APPROVED BUDGET
INCOME					
Strata Fees	4,466.50	35,732.00	35,732.00	-	53,598.00
Strata Fees -ADJUSTMENT:JULY-OCT 2023	-	-	-	-	-
Income - Interest	-	-	1,666.67	1,666.67	2,500.00
Other Income - Dividends (Shares)	-	-	-	-	-
Other Income - Surplus or Deficit	-	-	-	-	-
Other Income - Form Fees, etc.	-	-	-	-	-
Other Income - EV	6.28	56.68	-	-	-
Bylaw Violations	-	-	-	56.68	-
Special Levy	-	-	-	-	-
Transfer from CRF to OPERATING a/c***To eliminate Negative Balance	-	3,961.19	-	3,961.19	-
				-	
TOTAL INCOME	4,472.78	39,749.87	37,398.67	2,351.20	56,098.00
GENERAL EXPENSES					
Management Fee	315.00	2,520.00	2,520.00	-	3,780.00
Administration (Photocopy & Postage)	-	259.94	-	259.94	-
Office Supplies	-	-	-	-	-
Legal/ Professional Fees	-	-	333.33	333.33	500.00
Annual Review Fee	-	556.50	371.00	185.50	556.50
Storage Fee	-	-	-	-	-
T2 Tax Filing	-	-	278.33	278.33	417.50
Insurance (Accrued)	1,249.92	9,552.66	9,933.33	380.67	14,900.00
Insurance Appraisal (Accrued)	22.60	158.20	183.33	25.13	275.00
Bank Charges	-	34.01	50.00	15.99	75.00
WorksafeBC	-	-	-	-	-
Total GENERAL EXPENSES	1,587.52	13,081.31	13,669.33	588.02	20,504.00
BUILDING EXPENSES					
Electricity	118.86	303.92	666.67	362.75	1,000.00
Gas	320.77	1,263.55	2,000.00	736.45	3,000.00
City Utilities - Water & Sewer	-	1,649.23	1,566.67	82.56	2,350.00
City Utilities - Fireline	-	266.00	233.33	32.67	350.00
City Utilities - Street Cleaning	-	77.00	100.00	23.00	150.00
Garbage - Waste Removal	-	3,459.44	4,066.67	607.23	6,100.00
R&M - Building Repairs	-	8,173.53	1,333.33	6,840.20	2,000.00
R&M - Plumbing	-	-	-	-	-
R&M - Snow Removal & Salt	-	26.39	-	26.39	-
R&M - Fire Protection	-	473.90	400.00	73.90	600.00
R&M - Gardening & Pruning	110.75	2,750.93	1,466.67	1,284.26	2,200.00
R&M - Hard Landscaping	-	1,312.50	866.67	445.83	1,300.00
Total BUILDING EXPENSES	550.38	19,756.39	12,700.00	7,056.39	19,050.00
RESERVE FUNDS					
Contingency Reserve	1,378.67	10,923.73	11,029.33	105.61	16,544.00
Prior Year-Transfer to CRF	-	-	-	-	-
Total RESERVE FUNDS	1,378.67	10,923.73	11,029.33	105.61	16,544.00
TOTAL EXPENSES	3,516.56	43,761.43	37,398.67	6,362.76	56,098.00
NET INCOME <LOSS>	956.22	4,011.56	-	-	-

SK ME

EAGLESON PROPERTIES LTD.
 BALANCE SHEET
 For the 8 Months Ending FEBRUARY 29, 2024
 709 - Strata Plan VR 1607
 YEAR END JUNE 2023/24

YTD Actual

ASSETS:

Bank - Vancity SHARES	\$	758.22
Bank - Operating Account	\$	7,648.42
Bank - Contingency Reserve Fund	\$	14,940.76
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	\$	-
Prepaid Insurance	\$	11,249.27
Prepaid Insurance Appraisal	\$	655.55
Prepaid Expenses	\$	-
Total Current Assets	\$	<u>125,247.22</u>
TOTAL ASSETS	\$	<u>125,247.22</u>

LIABILITIES:

Accounts Payable	\$	-
Prepaid Strata Fees	\$	6,725.00
TOTAL LIABILITIES	\$	<u>6,725.00</u>

EQUITY

Contribution to SPECIAL LEVY	\$	-
Retained Earnings	\$	122,533.78
Current Year Income(Loss)	-\$	4,011.56
TOTAL EQUITY	\$	<u>118,522.22</u>
TOTAL LIABILITIES & EQUITY	\$	<u>125,247.22</u>

SK ME

Monthly A/R Summary

by Unit

For: February 2024

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	\$738.38	(\$738.38)	(\$738.38)
			*** Total ***	\$738.38		
01	Patricia Vanderlaes (1253)	\$0.01	Strata Fees for PID# 709	\$582.93	(\$582.93)	\$0.01
			*** Total ***	\$582.93		
001	Tessie Lowe (1255)	(\$607.97)	Strata Fees for PID# 709	\$607.96	(\$607.96)	(\$607.97)
			*** Total ***	\$607.96		
0001	Noriko Horiguchi (1257)	(\$3,039.73)	Strata Fees for PID# 709	\$607.96	\$0.00	(\$2,431.77)
			*** Total ***	\$607.96		
00001	Jerry Thomas (1259)	\$0.38	EV Electrical Consumption	\$6.28		\$6.66
			Strata Fees for PID# 709	\$607.96	(\$607.96)	
			*** Total ***	\$614.24		
000001	Nancy Holme (1261)	\$0.00	Strata Fees for PID# 709	\$582.93	(\$582.93)	\$0.00
			*** Total ***	\$582.93		
0000001	Peggy Smyth (1263)	(\$3,691.93)	Strata Fees for PID# 709	\$738.38	\$0.00	(\$2,953.55)
			*** Total ***	\$738.38		
		** Totals for Building:		\$4,472.78	(\$3,120.16)	(\$6,725.00)

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	
January		1,249.92	
February		1,249.92	9,552.67
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	
January	\$ 22.60	
February	\$ 22.60	158.23
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

FEBRUARY 2024 Bank Reconciliation - VANCITY OPERATING A/C IN TRUST FOR STRATA CORP VR1607

Balance Per Bank Statement as at FEBRUARY 29,2024 **\$7,759.17**

Add: Outstanding Deposits

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

Subtotal 7,759.17

Less Outstanding Cheques

<u>Date</u>	<u>Description</u>	<u>Cheque Number</u>	<u>Amount</u>
12-Feb-24	Greyrock Property Grooming Ltd.	C# 248	110.75

Total 110.75

Adjusted Balance Per bank as at FEBRUARY 29,2024 7,648.42



Selected General Ledger Detail

Description	Batch #	Processed Type	Src	Reference	Post Date	Debit	Credit
Building: 709 : 1251-1263 W 7th Avenue							
709.1030.452							
Bank - VanCity Operating Account							
Jerry Thomas (1259)	35210	05-Feb-2024 RMRp	A/R	DCR# 235	01-Feb-2024	6,772.31	
Nancy Holme (1261)	35210	05-Feb-2024 RMRp	A/R	DCR# 235	01-Feb-2024	607.96	
Patricia Vanderflaes (1253)	35210	05-Feb-2024 RMRp	A/R	DCR# 235	01-Feb-2024	582.93	
transfer fro the OPERATING A/C to the CONTINGENCY A/C	35244	05-Feb-2024 NJE	J/E		05-Feb-2024	582.93	
Eagleson Properties Limited.	35259	07-Feb-2024 CW	A/P	C# 245	07-Feb-2024		1,378.67
FortisBC - Natural Gas	35259	07-Feb-2024 CW	A/P	C# 246	07-Feb-2024		315.00
BC Hydro	35325	12-Feb-2024 CW	A/P	C# 247	12-Feb-2024		320.77
Greyrock Property Grooming Ltd.	35334	12-Feb-2024 CW	A/P	C# 248	12-Feb-2024		118.86
Grant and Kim Ewing (1251)	35484	29-Feb-2024 RMRp	A/R	DCR# 236	29-Feb-2024	738.38	
Tessie Lowe (1255)	35484	29-Feb-2024 RMRp	A/R	DCR# 236	29-Feb-2024	607.96	
Transaction Totals:						3,120.16	2,244.05
Ending Balance:						7,648.42	

Building Totals	
Beginning Balance:	6,772.31
Transaction Debit / Credit Amounts:	3,120.16
Ending Balance:	7,648.42

Selected General Ledger Detail

Description	Batch #	Processed Type	Srcce Reference	Post Date	Debit	Credit
Building: 709 : 1251-1263 W 7th Avenue 709.1040.453 Bank - VanCity Contingency Account transfer fro the OPERATING A/C to the CONTINGENCY A/C	35244	05-Feb-2024	NJE			
			J/E			
				Beginning Balance:	13,562.09	
				05-Feb-2024	1,378.67	
				Transaction Totals:	1,378.67	0.00
				Ending Balance:	14,940.76	
Building Totals						
				Beginning Balance:	13,562.09	
				Transaction Debit / Credit Amounts:	1,378.67	0.00
				Ending Balance:	14,940.76	

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: 5,000.00 Ending Balance: 5,000.00
709.1043.1040			G. I. C - 2.90% 30 - Day Cashable 3 (M21/8/2024)			Beginning Balance: 5,000.00 Transaction Totals: 5,000.00 Ending Balance: 5,000.00
709.1044.1040			G. I. C - 2.90% 30 - Day Cashable 4 M21/8/2024			Beginning Balance: 5,000.00 Transaction Totals: 5,000.00 Ending Balance: 5,000.00
709.1045.1040			G. I. C - 3% 90 - Day Cashable 1 (M21/8/2024)			Beginning Balance: 10,000.00 Transaction Totals: 10,000.00 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: 10,000.00 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: 25,000.00 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: 25,000.00 Ending Balance: 25,000.00
Building Totals						
					Beginning Balance:	90,000.00
					Transaction Debit / Credit Amounts:	90,000.00
					Ending Balance:	90,000.00



MARCH 01, 2024

VANAS11000_3696875 E D 16300 31909
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 FEB 2024 to 29 FEB 2024



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.

DAILY BANKING

ACCOUNT SUMMARY	OPENING BALANCE ON 01 FEB 2024	TOTAL WITHDRAWALS	TOTAL DEPOSITS	CLOSING BALANCE ON 29 FEB 2024
INDEPENDENT BUSINESS ACCOUNT #100084835930	6,772.31	2,133.30	3,120.16	7,759.17
TOTAL NUMBER OF CHEQUES 3				

INDEPENDENT BUSINESS ACCOUNT #100084835930

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	OPENING BALANCE			6,772.31
01 FEB	ETRANSFER CREDIT (JEROMEWTHOMAS)		607.96	7,380.27
01 FEB	CHEQUE DEPOSIT-BRANCH		582.93	7,963.20
01 FEB	ETRANSFER CREDIT (PATRICIAVANDERFLAES)		582.93	8,546.13
05 FEB	FUNDS TRANSFER-ONLINE TO REL#91268601 (\$1,378.67) (CONTNGENCY JANUARY RECEIPTS)	1,378.67		7,167.46
13 FEB	CHEQUE CLEARED #246	320.77		6,846.69

Together, we are a financial force for change.

INDEPENDENT BUSINESS ACCOUNT #100084835930 (CONT.)

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
15 FEB	CHEQUE CLEARED #245	315.00		6,531.69
21 FEB	CHEQUE CLEARED #247	118.86		6,412.83
29 FEB	ETRANSFER CREDIT (MELANIETERESELOWE)		607.96	7,020.79
29 FEB	ETRANSFER CREDIT (GRANTEWING)		738.38	7,759.17

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

CLEARED CHEQUES
INDEPENDENT BUSINESS ACCOUNT #100084835930

DATE CLEARED: 12 FEB
 CHEQUE # 246

\$320.77

EAGLESON PROPERTIES LTD.
 ITF STRATA CORP VR 1607
 2000 HANBY ST.
 VANCOUVER BC V6T 3G3
 TEL: 604-683-8200

VANCOUVER CITY SAVINGS CREDIT UNION
 BOWENFORD COMMUNITY BRANCH
 84 WEST PENDER STREET TEL: 604-671-7000
 VANCOUVER B.C. V6C 1A8

February 7, 2024

Three Hundred and Twenty Dollars and ⁷⁷/₁₀₀

PAY TO THE ORDER OF FORTISBC - Natural Gas \$320.77

PER: *[Signature]*

#000246# ⑆16300⑆809⑆ 100084835930⑆

DATE CLEARED: 12 FEB
 CHEQUE # 246

\$320.77

02122024 VR9140C
 121190 0049
 0308700

Endorsement - Signature or Stamp
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BACKVERSO

TRUST THIS FOR
 20240115 ISS: 03118000P
 CR 59008005700

Prinçipal ID# 1021
 ID d'impression 1021

DATE CLEARED: 14 FEB
 CHEQUE # 245

\$315.00

EAGLESON PROPERTIES LTD.
 ITF STRATA CORP VR 1607
 2000 HANBY ST.
 VANCOUVER BC V6T 3G3
 TEL: 604-683-8200

VANCOUVER CITY SAVINGS CREDIT UNION
 BOWENFORD COMMUNITY BRANCH
 84 WEST PENDER STREET TEL: 604-671-7000
 VANCOUVER B.C. V6C 1A8

February 7, 2024

Three Hundred Fifteen Dollars and Zero Cents

PAY TO THE ORDER OF Eagleson Properties Limited,
 201 - 2940 Main Street
 Vancouver, BC V6B 3G3

\$ *****315.00

PER: *[Signature]*

#000245# ⑆16300⑆809⑆ 100084835930⑆

DATE CLEARED: 14 FEB
 CHEQUE # 245

\$315.00

021424 4:20 PM Pacific T2
 2/14/24 4:20 PM Pacific T2
 CLUF & FROSER
 11905-809
 Main Street Branch - Vancouver

Endorsement - Signature or Stamp
 Endossement - Signature ou timbre

BACKVERSO

For Deposit Only
 EAGLESON PROPERTIES LTD.
 ITF STRATA CORP VR 1607
 2000 HANBY ST
 VANCOUVER BC V6T 3G3

Prinçipal ID# 1021
 ID d'impression 1021

DATE CLEARED: 20 FEB
 CHEQUE # 247

\$118.86

EAGLESON PROPERTIES LTD.
 ITF STRATA CORP VR 1607
 2000 HANBY ST.
 VANCOUVER BC V6T 3G3
 TEL: 604-683-8200

VANCOUVER CITY SAVINGS CREDIT UNION
 BOWENFORD COMMUNITY BRANCH
 84 WEST PENDER STREET TEL: 604-671-7000
 VANCOUVER B.C. V6C 1A8

February 12, 2024

One Hundred Eighteen Dollars and Eighty Six Cents

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

\$ *****118.86

PER: *[Signature]*

#000247# ⑆16300⑆809⑆ 100084835930⑆

DATE CLEARED: 20 FEB
 CHEQUE # 247

\$118.86

02202024 VR1006C
 211801 0003
 1205483

Endorsement - Signature or Stamp
 Endossement - Signature ou timbre

BACKVERSO

Prinçipal ID# 1021
 ID d'impression 1021

BC HYDRO WITH CHEQUE
 3660
 1259748
 00040 002

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.



MARCH 01, 2024

VANAS11000_3696875 E D 16300 31911
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 FEB 2024 to 29 FEB 2024



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DAILY BANKING

ACCOUNT SUMMARY	OPENING BALANCE ON 01 FEB 2024	TOTAL WITHDRAWALS	TOTAL DEPOSITS	CLOSING BALANCE ON 29 FEB 2024
INDEPENDENT BUSINESS ACCOUNT #100084886032 (CONTINGENCY ACCOUNT)	13,562.09	0.00	1,378.67	14,940.76
TOTAL NUMBER OF CHEQUES 0				

INDEPENDENT BUSINESS ACCOUNT #100084886032 (CONTINGENCY ACCOUNT)

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	OPENING BALANCE			13,562.09
05 FEB	FUNDS TRANSFER-ONLINE FROM REL #91268349 (\$1,378.67) (CONTINGENCY JANUARY RECEIP)		1,378.67	14,940.76

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

MARCH 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: 2024-February To: 2024-February

General Ledger Detail

Description	Batch #	Processed	Type	Srce	Reference	Post Date	Debit	Credit
Building: 709 : 1251-1263 W 7th Avenue								
709.1000 Bank - VanCity SHARES								
Beginning Balance:							758.22	
Transaction Totals:								
Ending Balance:							758.22	
709.1030.452 Bank - VanCity Operating Account								
Jerry Thomas (1259)	35210	05-Feb-2024	RMRp	A/R	DCR# 235		6,772.31	
Nancy Holme (1261)	35210	05-Feb-2024	RMRp	A/R	DCR# 235		607.96	
Patricia Vanderflaes (1253)	35210	05-Feb-2024	RMRp	A/R	DCR# 235		582.93	
transfer fro the OPERATING A/C to the CONTINGENCY A/C	35244	05-Feb-2024	NJE	J/E			582.93	
Eagleson Properties Limited.	35259	07-Feb-2024	CW	A/P	C# 245			1,378.67
FortisBC - Natural Gas	35259	07-Feb-2024	CW	A/P	C# 246			315.00
BC Hydro	35325	12-Feb-2024	CW	A/P	C# 247			320.77
Greyrock Property Grooming Ltd.	35334	12-Feb-2024	CW	A/P	C# 248			118.86
Grant and Kim Ewing (1251)	35484	29-Feb-2024	RMRp	A/R	DCR# 236		738.38	
Tessie Lowe (1255)	35484	29-Feb-2024	RMRp	A/R	DCR# 236		607.96	
Transaction Totals:							3,120.16	2,244.05
Ending Balance:							7,648.42	
709.1040.453 Bank - VanCity Contingency Account								
transfer fro the OPERATING A/C to the CONTINGENCY A/C	35244	05-Feb-2024	NJE	J/E			13,562.09	
Beginning Balance:							1,378.67	
Transaction Totals:							1,378.67	0.00
Ending Balance:							14,940.76	
709.1041.1040 G. I. C - 2.90% 30 - Day Cashable 1 (M21/8/2024)								
Beginning Balance:							5,000.00	
Transaction Totals:							5,000.00	
Ending Balance:							5,000.00	
709.1042.1040 G. I. C - 2.90% 30 - Day Cashable 2 (M21/8/2024)								
Beginning Balance:							5,000.00	
Transaction Totals:							5,000.00	
Ending Balance:							5,000.00	
709.1043.1040 G. I. C - 2.90% 30 - Day Cashable 3 (M21/8/2024)								
Beginning Balance:							5,000.00	
Transaction Totals:							5,000.00	
Ending Balance:							5,000.00	
709.1044.1040 G. I. C - 2.90% 30 - Day Cashable 4 M21/8/2024								
Beginning Balance:							5,000.00	
Transaction Totals:							5,000.00	
Ending Balance:							5,000.00	
709.1045.1040 G. I. C - 3% 90 - Day Cashable 1 (M21/8/2024)								
Beginning Balance:							10,000.00	
Transaction Totals:							10,000.00	
Ending Balance:							10,000.00	

General Ledger Detail

To: 2024-February

Description	Batch #	Processed Type	Src	Reference	Post Date	Debit	Credit
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	
709.1090.008							
Bank - Vancity Membership Fee							
Beginning Balance:							5.00
Transaction Totals:							
Ending Balance:							5.00
709.1100							
Accounts Receivable							
Jerry Thomas (1259)	35210	05-Feb-2024	RMRP	A/R	DCR# 235		
Nancy Holme (1261)	35210	05-Feb-2024	RMRP	A/R	DCR# 235		607.96
Patricia Vanderflaes (1253)	35210	05-Feb-2024	RMRP	A/R	DCR# 235		582.93
Grant and Kim Ewing (1251)	35239	02-Feb-2024	BMc	A/R	13144	738.38	582.93
Patricia Vanderflaes (1253)	35239	02-Feb-2024	BMc	A/R	13145	582.93	
Tessie Lowe (1255)	35239	02-Feb-2024	BMc	A/R	13146	607.96	
Noriko Horiguchi (1257)	35239	02-Feb-2024	BMc	A/R	13147	607.96	
Jerry Thomas (1259)	35239	02-Feb-2024	BMc	A/R	13148	6.28	
Jerry Thomas (1259)	35239	02-Feb-2024	BMc	A/R	13148	607.96	
Nancy Holme (1261)	35239	02-Feb-2024	BMc	A/R	13148	582.93	
Peggy Smyth (1263)	35239	02-Feb-2024	BMc	A/R	13149	738.38	
Grant and Kim Ewing (1251)	35484	29-Feb-2024	RMRP	A/R	DCR# 236		738.38
Tessie Lowe (1255)	35484	29-Feb-2024	RMRP	A/R	DCR# 236		607.96
reallocation of Income/expenses - Prepaid Strata Fees (709)	35663	13-Mar-2024	NJE	J/E			1,352.62
Transaction Totals:						4,472.78	4,472.78
Ending Balance:							0.00
709.1310							
Prepaid Insurance							
Beginning Balance:						12,499.19	
Transaction Totals:							
Ending Balance:						11,249.27	
709.1320							
Prepaid Insurance Appraisal							
Beginning Balance:						678.15	
Transaction Totals:							
Ending Balance:						0.00	
Beginning Balance:						22.60	
Transaction Totals:							
Ending Balance:						655.55	

General Ledger Detail

Description	Batch #	Processed Type	Src	Reference	Post Date	Debit	Credit
709.2000 Accounts Payable							
BC Hydro	35659	13-Mar-2024 INV	A/P	# 331 4660 001	01-Feb-2024	0.00	118.86
FortisBC - Natural Gas	35659	13-Mar-2024 INV	A/P	# 6435 47	01-Feb-2024		320.77
Eagleson Properties Limited.	35659	13-Mar-2024 INV	A/P	# MF - (709)	01-Feb-2024		315.00
Eagleson Properties Limited.	35259	07-Feb-2024 CW	A/P	C# 245	07-Feb-2024	315.00	
FortisBC - Natural Gas	35259	07-Feb-2024 CW	A/P	C# 246	07-Feb-2024	320.77	
BC Hydro	35325	12-Feb-2024 CW	A/P	C# 247	12-Feb-2024	118.86	
Greyrock Property Grooming Ltd.	35334	12-Feb-2024 CW	A/P	C# 248	12-Feb-2024	110.75	
Greyrock Property Grooming Ltd.	35659	13-Mar-2024 INV	A/P	# 14022	12-Feb-2024	865.38	110.75
					Transaction Totals:	865.38	865.38
					Ending Balance:	0.00	
709.2010 Accounts Payable Cover Funds							
					Beginning Balance:	100.00	
					Transaction Totals:		
					Ending Balance:	100.00	
709.2310 GST/HST Payable (Collected)							
					Beginning Balance:	29.21	
					Transaction Totals:		
					Ending Balance:	29.21	
709.2500 Prepaid Strata Fees							
reallocation of Income/expenses - Prepaid Strata Fees (709)	35663	13-Mar-2024 NJE	J/E		29-Feb-2024	1,352.62	8,177.62
					Transaction Totals:	1,352.62	0.00
					Ending Balance:	6,825.00	
709.2900 Prior Year SURPLUS							
					Beginning Balance:	0.01	
					Transaction Totals:		
					Ending Balance:	0.01	
709.2960 Retained Earnings							
Contingency Reserve	35644	13-Mar-2024 NJE	J/E		29-Feb-2024		115,615.15
					Transaction Totals:	0.00	1,378.67
					Ending Balance:		116,993.82
709.3200 Strata Fees							
Grant and Kim Ewing (1251)	35239	02-Feb-2024 BMc	A/R	13144	01-Feb-2024		4,466.50
Patricia Vanderflaes (1253)	35239	02-Feb-2024 BMc	A/R	13145	01-Feb-2024		738.38
Tessie Lowe (1255)	35239	02-Feb-2024 BMc	A/R	13146	01-Feb-2024		582.93
Noriko Horiguchi (1257)	35239	02-Feb-2024 BMc	A/R	13147	01-Feb-2024		607.96
Jerry Thomas (1259)	35239	02-Feb-2024 BMc	A/R	13148	01-Feb-2024		607.96
Nancy Holme (1261)	35239	02-Feb-2024 BMc	A/R	13149	01-Feb-2024		607.96
Peggy Smyth (1263)	35239	02-Feb-2024 BMc	A/R	13150	01-Feb-2024		582.93
					Transaction Totals:		738.38

To: 2024-February
General Ledger Detail

Description	Batch #	Processed Type	Src Reference	Post Date	Debit	Credit
<i>continued from previous page</i>						
709.3200		Strata Fees				
		Transaction Totals:			0.00	4,466.50
		Ending Balance:				8,933.00
709.3650	35239	02-Feb-2024 BMC	A/R 13148			
Jerry Thomas (1259)		Beginning Balance:				50.40
		01-Feb-2024				6.28
		Transaction Totals:			0.00	6.28
		Ending Balance:				56.68
709.4130		Cleaning - Garbage Removal			93.75	
		Beginning Balance:			93.75	
		Transaction Totals:			93.75	
		Ending Balance:			93.75	
709.4270		R&M - Fire & Safety			473.90	
		Beginning Balance:			473.90	
		Transaction Totals:			473.90	
		Ending Balance:			473.90	
709.4400	35659	13-Mar-2024 INV	A/P # 331 4660 001			
BC Hydro		Beginning Balance:			0.00	
		01-Feb-2024			118.86	
		Transaction Totals:			118.86	0.00
		Ending Balance:			118.86	
709.4420	35659	13-Mar-2024 INV	A/P # 6435 47			
FortisBC - Natural Gas		Beginning Balance:			284.41	
		01-Feb-2024			320.77	
		Transaction Totals:			320.77	0.00
		Ending Balance:			605.18	
709.4520	35659	13-Mar-2024 INV	A/P # 14022			
Greyrock Property Grooming Ltd.		Beginning Balance:			112.35	
		12-Feb-2024			110.75	
		Transaction Totals:			110.75	0.00
		Ending Balance:			223.10	
709.5040	35659	13-Mar-2024 INV	A/P # MF - (709)			
Eagleson Properties Limited.		Beginning Balance:			315.00	
		01-Feb-2024			315.00	
		Transaction Totals:			315.00	0.00
		Ending Balance:			630.00	
709.7400	35644	13-Mar-2024 NJE	J/E			
Insurance Appraisal (Accrued)		Beginning Balance:			22.60	
		29-Feb-2024			22.60	
		Transaction Totals:			22.60	0.00
		Ending Balance:			45.20	
709.7500	35644	13-Mar-2024 NJE	J/E			
Insurance		Beginning Balance:			1,249.92	
		29-Feb-2024			1,249.92	
		Transaction Totals:			2,499.84	
		Ending Balance:			2,499.84	

General Ledger Detail

Description	Batch #	Processed Type	Src	Reference	Post Date	Debit	Credit
<i>continued from previous page</i>							
709.7500							
Fixed Expenses - Insurance							
					Transaction Totals:	1,249.92	0.00
					Ending Balance:	2,499.84	
709.9600							
Contingency Reserve							
					Beginning Balance:	1,363.58	
					29-Feb-2024	1,378.67	
	35644	13-Mar-2024 NJE		J/E	Transaction Totals:	1,378.67	0.00
					Ending Balance:	2,742.25	
Building Totals							
					Beginning Balance:	0.00	
					Transaction Debit / Credit Amounts:	14,706.18	14,706.18
					Ending Balance:	0.00	

EAGLESON PROPERTIES LTD.

201 - 2940 Main Street

Vancouver, British Columbia V5T 3G3

Statement of Account

Date: February 29, 2024

Telephone: (604) 879-1070

Fax: (604) 879-1007

Strata Corp VR1607 - GENERAL ACCOUNT

1251 - 1263 W 7th Avenue

Vancouver, BC V6H 1B7

Statement Printed: 1-Mar-24

Page 1

	Date	Reference	Debits	Credits	Balance
Building: 709 : 1251-1263 W 7th Avenue					
Plus: Receipts					
		Account Number: 709.1030		Opening Balance:	\$6,772.31
Jerry Thomas (1259) Payment Received - Thank You	01-Feb-24	DCR# 235		607.96	
Nancy Holme (1261) Payment Received - Thank You	01-Feb-24	DCR# 235		582.93	
Patricia Vanderflaes (1253) Payment Received - Thank You	01-Feb-24	DCR# 235		582.93	
Grant and Kim Ewing (1251) Payment Received - Thank You	29-Feb-24	DCR# 236		738.38	
Tessie Lowe (1255) Payment Received - Thank You	29-Feb-24	DCR# 236		607.96	
		Receipt Totals:		3,120.16	
Less: Disbursements					
Eagleson Properties Limited. : Management Fee	07-Feb-24	C# 245	315.00		
FortisBC - Natural Gas : Natural Gas Bill - FEB 1, 2024 (709)	07-Feb-24	C# 246	320.77		
BC Hydro : Electricity Bill - FEB 2, 2024 (709)	12-Feb-24	C# 247	118.86		
Greyrock Property Grooming Ltd. : Gardening (709)	12-Feb-24	C# 248	110.75		
		Disbursement Totals:	865.38		
Journal Entry Details:					
transfer fro the OPERATING A/C to the CONTINGENCY A/C	05-Feb-24		1,378.67		
		Journal Entry Totals:	1,378.67		
Account Totals / Closing Balance:			2,244.05	3,120.16	\$7,648.42
Available for Distribution:			7,648.42		
Current Period Distribution @ 100.000000%					\$7,648.42



Natural gas



You currently owe:

\$320.77

Due Friday, Feb 23, 2024

Billing period: Jan 5 - Feb 1, 2024

Billing date: Feb 1, 2024

Can't make the due date?

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

709

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 (Dec 03 - Jan 04)	\$284.41
Payment received (Jan 18, 2024)	\$284.41CR
Balance from last bill	\$0.00

Gas charges: Jan 5 - Feb 1, 2024

Basic charge (28 days at 0.9616 per day)	\$26.92 ⁺
Daily fee that covers part of the cost of being connected to our system	
Delivery (25.7 GJ at 5.093 per GJ)	\$130.89 ⁺
Cost of delivering gas through our system to your home or business	
Storage & transport (25.7 GJ at 0.245 per GJ)	\$6.30 ⁺
Cost to store and transport gas to our system	
Cost of gas (25.7 GJ at 2.230 per GJ)	\$57.31 ⁺
Market price of the gas you used	
Total gas charges	\$221.42

Energy taxes & fees

BC carbon tax (25.7 GJ at 3.2384 per GJ)	\$83.23 ⁺
Supports reduced carbon emissions	
BC clean energy levy (0.40% of + amounts)	\$0.89
Supports clean energy technology	
GST (5% of + amounts)	\$15.23
Total energy taxes & fees	\$99.35

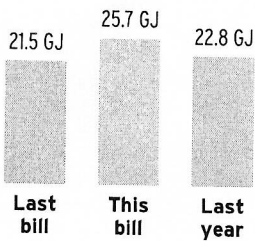
Pay **\$320.77**

35255

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 4.2 GJ more gas than your last bill.

↑ You used 2.9 GJ more 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: 9689 (Feb 1, 2024)
Last bill actual reading: 9471 (Jan 4, 2024)
Conversion factor: 0.1179536

To calculate your usage, visit fortisbc.com/yourmeter

News to know

Give your meter room to work this winter. Keep it clear of snow and ice so it's always accessible and safe. Remove snow by hand and never use a snowplow or blower near the meter. Never kick or hit the meter to remove ice or snow; if there's ice build-up, call us at 1-888-224-2710. Learn more at fortisbc.com/meter.

We've got rebates



Instant rebate on thermostats

Save up to \$100 on select thermostats to help reduce your energy costs.
fortisbc.com/thermostat



Insulate your space

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

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



With your financial institution

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



By credit card

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



Mail a cheque to:

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

Account number: 643547

Please note:

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

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

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

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

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



Your bill highlights

Your bill for Dec 1, 2023 to Jan 31, 2024

- ✔ Thank you for your payment of \$106.06 on Dec 22, 2023.
- To track your electricity usage, visit bchydro.com/login.

Total Due

\$118.86

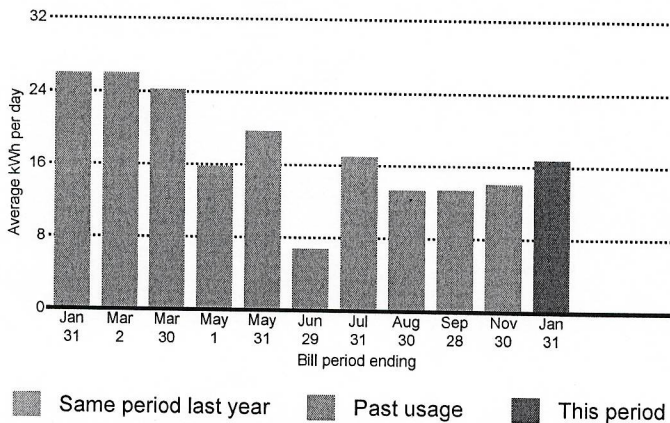
Due by Feb 26, 2024

Turn for bill details →

Your electricity usage over time

\$1.83

average daily
cost of electricity
this bill period







Did you know?

You used a total of 1,038 kWh from Dec 1, 2023 to Jan 31, 2024.

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.

Ways to pay your bill

We offer several options for you to pay your bill.

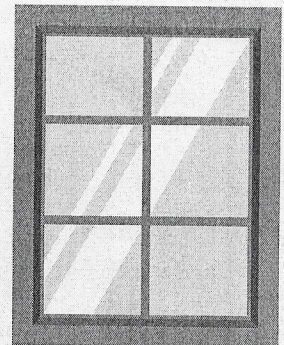
-  **bchydro.com/login** – direct withdrawal from your bank account through MyHydro
-  Auto-pay – have your bills paid automatically from your bank account
-  Online banking – visit your bank's website or pay in person at your local branch
-  Credit card – pay through Paymentus, a third party service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

For more information, visit bchydro.com/payments.

Seal up those gaps

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



Meter reading information

Energy

Meter number 7028947

Starting Dec 1, 2023..... 6979
Ending Jan 31, 2024..... 8017
Difference..... 1038

1,038 kWh used over 62 days



Step 1 Step 2

You're charged the Step 1 price for electricity up to a certain threshold in each billing period, and a higher Step 2 price for all electricity use beyond that threshold. This billing period you stayed in the lower Step 1 price. You were 338 kWh below your Step 2 threshold of 1,376 kWh this billing period.

Your next meter reading is on or around Apr 2, 2024.

Go paperless

Get access to your account online. To get started, visit bchydro.com/gopaperless.

Maintaining your account

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

Privacy

Protecting your personal information is an obligation we take seriously. For more information, visit bchydro.com/privacy.

GST Registration # R121454151

Have a question?

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

Bill details

Dec 1, 2023 to Jan 31, 2024

PREVIOUS BILLING PERIOD

Previous bill..... \$106.06
Payment received Dec 22, 2023..... -\$106.06

BALANCE FORWARD

\$0.00

ELECTRICITY CHARGES

Based on Residential Conservation Rate 1101
Dec 1, 2023 to Jan 31, 2024

Basic Charge 62 days x \$0.2117 /day..... \$13.13*

ENERGY CHARGES

Step 1: 1,038 kWh x \$0.0975 /kWh..... \$101.21*
Step 2: 0 kWh x \$0.1408 /kWh..... \$0.00

Rate rider -1.0%..... -\$1.14*

TAXES ON ELECTRICITY CHARGES

* GST 5% on \$113.20..... \$5.66

ELECTRICITY CHARGES SUBTOTAL

\$118.86

TOTAL DUE

\$118.86

Greyrock Property Grooming Ltd.

6305 45A Ave

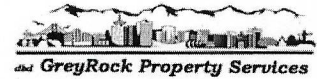
Delta BC V4K 4T5

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 14022

DATE 10/02/2024 TERMS Net 30

DUE DATE 11/03/2024

DATE	DESCRIPTION	TAX	QTY	RATE	AMOUNT
05/02/2024	Labour	Minimum	1	75.00	75.00
05/02/2024	Truck Charge	Exempt	1	32.00	32.00

1251 W. 7th Ave. To clean out front beds, clean up sidewalks, stairs & breezeway.

SUBTOTAL 107.00

GST @ 5% 3.75

TOTAL 110.75

TOTAL DUE \$110.75

Property ID #	709
Sub acct #	Gardening
Project ID #	
Approval	
Date	02/12/24
Notes	