

EAGLESON PROPERTIES LTD.

INCOME STATEMENT

For the 10 Months Ending APRIL 30, 2024

709 - Strata Plan VR 1607

YEAR END JUNE 2023/24

	Current Actual	YTD Actual	YTD BUDGET	VARIANCE	ANNUAL BUDGET
			10 MONTHS		2023/24 APPROVED BUDGET
INCOME					
Strata Fees	4,466.50	44,665.00	44,665.00	-	53,598.00
Strata Fees -ADJUSTMENT:JULY-OCT 2023	-	-	-	-	-
Income - Interest	-	-	2,083.33	- 2,083.33	2,500.00
Other Income - Dividends (Shares)	-	-	-	-	-
Other Income - Surplus or Deficit	-	-	-	-	-
Other Income - Form Fees, etc.	-	-	-	-	-
Other Income - EV	6.28	69.24	-	69.24	-
Bylaw Violations	-	-	-	-	-
Special Levy	-	-	-	-	-
Transfer from CRF to OPERATING a/c***To eliminate Negative Balance	-	3,961.19	-	3,961.19	-
TOTAL INCOME	4,472.78	48,695.43	46,748.33	1,947.10	56,098.00
GENERAL EXPENSES					
Management Fee	315.00	3,150.00	3,150.00	-	3,780.00
Administration (Photocopy & Postage)	-	259.94	-	- 259.94	-
Office Supplies	-	-	-	-	-
Legal/ Professional Fees	-	-	416.67	416.67	500.00
Annual Review Fee	-	556.50	463.75	- 92.75	556.50
Storage Fee	-	-	-	-	-
T2 Tax Filing	-	-	347.92	347.92	417.50
Insurance (Accrued)	1,249.92	12,052.50	12,416.67	364.17	14,900.00
Insurance Appraisal (Accrued)	22.60	203.40	229.17	25.77	275.00
Bank Charges	-	34.01	62.50	28.49	75.00
WorksafeBC	-	-	-	-	-
Total GENERAL EXPENSES	1,587.52	16,256.35	17,086.67	830.32	20,504.00
BUILDING EXPENSES					
Electricity	103.66	407.58	833.33	425.75	1,000.00
Gas	236.36	1,824.74	2,500.00	675.26	3,000.00
City Utilities - Water & Sewer	-	2,364.69	1,958.33	- 406.36	2,350.00
City Utilities - Fireline	-	266.00	291.67	25.67	350.00
City Utilities - Street Cleaning	-	77.00	125.00	48.00	150.00
Garbage - Waste Removal	796.69	4,256.13	5,083.33	827.20	6,100.00
R&M - Building Repairs	-	8,173.53	1,666.67	- 6,506.86	2,000.00
R&M - Plumbing	-	-	-	-	-
R&M - Snow Removal & Salt	-	26.39	-	- 26.39	-
R&M - Fire Protection	-	473.90	500.00	26.10	600.00
R&M - Gardening & Pruning	194.26	2,945.19	1,833.33	- 1,111.86	2,200.00
R&M - Hard Landscaping	441.00	1,753.50	1,083.33	- 670.17	1,300.00
Total BUILDING EXPENSES	1,771.97	22,568.65	15,875.00	6,693.65	19,050.00
RESERVE FUNDS					
Contingency Reserve	1,378.67	13,786.67	13,786.67	- 0.00	16,544.00
Prior Year-Transfer to CRF	-	-	-	-	-
Total RESERVE FUNDS	1,378.67	13,786.67	13,786.67	0.00	16,544.00
TOTAL EXPENSES	4,738.15	52,611.67	46,748.33	5,863.33	56,098.00
NET INCOME <LOSS>	- 265.37	- 3,916.24	-	-	-

Handwritten initials/signature

EAGLESON PROPERTIES LTD.
BALANCE SHEET
For the 10 Months Ending APRIL 30, 2024
709 - Strata Plan VR 1607
YEAR END JUNE 2023/24

YTD Actual

ASSETS:

Bank - Vancity SHARES	\$	758.22
Bank - Operating Account	\$	7,689.14
Bank - Contingency Reserve Fund	\$	17,698.10
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	\$	8,749.43
Prepaid Insurance Appraisal	\$	610.35
Prepaid Expenses	\$	-
Total Current Assets	\$	125,500.24
TOTAL ASSETS	\$	125,500.24

LIABILITIES:

Accounts Payable	\$	-
Prepaid Strata Fees	\$	4,019.76
TOTAL LIABILITIES	\$	4,019.76

EQUITY

Contribution to SPECIAL LEVY	\$	-
Retained Earnings	\$	125,396.72
Current Year Income(Loss)	-\$	3,916.24
TOTAL EQUITY	\$	121,480.48
TOTAL LIABILITIES & EQUITY	\$	125,500.24

ME
SK

Monthly A/R Summary

by Unit

For: April 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 ***			
01	Patricia Vanderlaes (1253)	\$0.01	Strata Fees for PID# 709	\$582.93		\$0.01
			*** Total ***			
001	Tessie Lowe (1255)	(\$607.97)	Strata Fees for PID# 709	\$607.96	(\$582.93)	(\$607.97)
			*** Total ***			
0001	Noriko Horiguchi (1257)	(\$1,823.81)	Strata Fees for PID# 709	\$607.96	(\$607.96)	(\$1,215.85)
			*** Total ***			
00001	Jerry Thomas (1259)	\$12.94	EV Electrical Consumption	\$6.28	\$0.00	\$6.66
			Strata Fees for PID# 709	\$607.96		\$614.24
			*** Total ***			
000001	Nancy Holme (1261)	\$0.00	Strata Fees for PID# 709	\$582.93	(\$582.93)	\$0.00
			*** Total ***			
0000001	Peggy Smyth (1263)	(\$2,215.17)	Strata Fees for PID# 709	\$738.38		(\$1,476.79)
			*** Total ***			
			** Totals for Building:	\$4,472.78	(\$3,120.16)	(\$4,019.76)

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	
	\$	14,999.00	
December		1,249.92	
January		1,249.92	
February		1,249.92	
March		1,249.92	
April		1,249.92	<u>12,052.50</u>
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
March	\$ 22.60

April	\$ 22.60	203.44
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Year 2024/25

May	\$ 22.60
June	\$ 22.60
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

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

Balance Per Bank Statement as at APRIL 30 ,2024 \$8,324.40

Add: Outstanding Deposits

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

Subtotal 8,324.40

Less Outstanding Cheques

<u>Date</u>	<u>Description</u>	<u>Cheque Number</u>	<u>Amount</u>
29-Apr-24	Greyrock Property Grooming Ltd.	C# 259	635.26

Total 635.26

Adjusted Balance Per bank as at APRIL 30 ,2024 7,689.14



Selected General Ledger Detail

Description	Batch #	Processed	Type	Src	Reference	Post Date	Debit	Credit
Building: 709 : 1251-1263 W 7th Avenue								
709.1030.452								
Jerry Thomas (1259)	35846	03-Apr-2024	RMRP	A/R	DCR# 244	01-Apr-2024	8,750.08	
Patricia Vanderflaes (1253)	35846	03-Apr-2024	RMRP	A/R	DCR# 244	01-Apr-2024	607.96	
Nancy Holme (1261)	35816	03-Apr-2024	RMRP	A/R	DCR# 241	02-Apr-2024	582.93	
transfer of funds from the OPERATING A/C to the CONTINGENCY A/C	35847	03-Apr-2024	NJE	J/E		03-Apr-2024	582.93	
City of Vancouver	35868	04-Apr-2024	CW	A/P	C# 251	04-Apr-2024		1,378.67
Eagleson Properties Limited.	35868	04-Apr-2024	CW	A/P	C# 252	04-Apr-2024		715.46
FortisBC - Natural Gas	35868	04-Apr-2024	CW	A/P	C# 253	04-Apr-2024		315.00
Maple Leaf Disposal Ltd	35868	04-Apr-2024	CW	A/P	C# 254	04-Apr-2024		236.36
Maple Leaf Disposal Ltd	35869	04-Apr-2024	CW	A/P	C# 255	04-Apr-2024		221.61
Maple Leaf Disposal Ltd	35870	04-Apr-2024	CW	A/P	C# 256	04-Apr-2024		189.17
BC Hydro	35966	15-Apr-2024	CW	A/P	C# 257	15-Apr-2024		189.17
Maple Leaf Disposal Ltd	35966	15-Apr-2024	CW	A/P	C# 258	15-Apr-2024		103.66
Greyrock Property Grooming Ltd.	36063	29-Apr-2024	CW	A/P	C# 259	29-Apr-2024		196.74
Tessie Lowe (1255)	36077	30-Apr-2024	RRg	A/R	DCR# 245	30-Apr-2024	607.96	
Grant and Kim Ewing (1251)	36081	30-Apr-2024	RRg	A/R	DCR# 246	30-Apr-2024	738.38	
Grant and Kim Ewing (1251)	36082	30-Apr-2024	RRg	A/R	DCR# 247	30-Apr-2024	738.38	
Grant and Kim Ewing (1251)	36128	01-May-2024	RMRP	A/R	DCR# 247	30-Apr-2024		738.38
Transaction Totals:							3,858.54	4,919.48
Ending Balance:							7,689.14	

Building Totals	
Beginning Balance:	8,750.08
Transaction Debit / Credit Amounts:	3,858.54
Ending Balance:	7,689.14



MAY 01, 2024

My relationship number(s)
91268349

VANAS11000_4985598 E D 16300 34653
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 APR 2024 to 30 APR 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 APR 2024	TOTAL WITHDRAWALS	TOTAL DEPOSITS	CLOSING BALANCE ON 30 APR 2024
INDEPENDENT BUSINESS ACCOUNT #100084835930	8,860.83	3,656.59	3,120.16	8,324.40
TOTAL NUMBER OF CHEQUES 9				

INDEPENDENT BUSINESS ACCOUNT #100084835930

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	OPENING BALANCE			8,860.83
01 APR	ETRANSFER CREDIT (PATRICIAVANDERFLAES)		582.93	9,443.76
01 APR	ETRANSFER CREDIT (JEROMEWTHOMAS)		607.96	10,051.72
02 APR	CHEQUE DEPOSIT-BRANCH		582.93	10,634.65
03 APR	FUNDS TRANSFER-ONLINE TO REL#91268601 (\$1,378.67) (CONTNGENCY APRIL RECEIPTS)	1,378.67		9,255.98
09 APR	CHEQUE CLEARED #251	715.46		8,540.52

Together, we are a financial force for change.

INDEPENDENT BUSINESS ACCOUNT #100084835930 (CONT.)

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
09 APR	CHEQUE CLEARED #256	189.17		8,351.35
09 APR	CHEQUE CLEARED #254	221.61		8,129.74
09 APR	CHEQUE CLEARED #255	189.17		7,940.57
10 APR	CHEQUE CLEARED #248	110.75		7,829.82
10 APR	CHEQUE CLEARED #253	236.36		7,593.46
19 APR	CHEQUE CLEARED #258	196.74		7,396.72
20 APR	CHEQUE CLEARED #257	103.66		7,293.06
26 APR	CHEQUE CLEARED #252	315.00		6,978.06
30 APR	ETRANSFER CREDIT (MELANIETERESELOWE)		607.96	7,586.02
30 APR	ETRANSFER CREDIT (GRANTEWING)		738.38	8,324.40

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: 08 APR
CHEQUE # 251

\$715.46

EAGLESON PROPERTIES LTD.
ITP STRATA CORP VR 1607
200 CAMEL CREEK ST
VANCOUVER, BC V5T 3G3
TEL: (604) 875-1015

VANCOUVER CITY SAVINGS CREDIT UNION
DOWNTOWN COMMUNITY BRANCH
888 WEST PENDER STREET TEL: 604 877-7900
VANCOUVER, B.C. V6C 1J8

000251
251

Seven Hundred Fifteen Dollars and Forty Six Cents

PAY TO THE ORDER OF City of Vancouver

April 4, 2024 \$ *****715.46

PER *Not Legible*

EAGLESON PROPERTIES LTD.
ITP STRATA CORP VR 1607

000251 ⑆16300⑆809⑆ 100084835930⑆

DATE CLEARED: 08 APR
CHEQUE # 251

\$715.46

Printer ID# 1021
ID d'imprimeur 1021

00040001-1666277
24086202600011
04082024

Endorsement - Signature or Stamp
Endossement - Signature ou timbre

BACKVERSO

DATE CLEARED: 08 APR
CHEQUE # 254

\$221.61

EAGLESON PROPERTIES LTD.
ITP STRATA CORP VR 1607
200 CAMEL CREEK ST
VANCOUVER, BC V5T 3G3
TEL: (604) 875-1015

VANCOUVER CITY SAVINGS CREDIT UNION
DOWNTOWN COMMUNITY BRANCH
888 WEST PENDER STREET TEL: 604 877-7900
VANCOUVER, B.C. V6C 1J8

000254
254

Two Hundred Twenty One Dollars and Sixty One Cents

PAY TO THE ORDER OF Maple Leaf Disposal Ltd

April 4, 2024 \$ *****221.61

PER *Not Legible*

EAGLESON PROPERTIES LTD.
ITP STRATA CORP VR 1607

000254 ⑆16300⑆809⑆ 100084835930⑆

DATE CLEARED: 08 APR
CHEQUE # 254

\$221.61

DSPACC: 1124015
DSPTR: 00010-003
TIMSEQ: 16
LOC: Location 006MLD

Printer ID# 1021
ID d'imprimeur 1021

Endorsement - Signature or Stamp
Endossement - Signature ou timbre

BACKVERSO

DATE CLEARED: 08 APR
CHEQUE # 255

\$189.17

EAGLESON PROPERTIES LTD.
ITP STRATA CORP VR 1607
200 CAMEL CREEK ST
VANCOUVER, BC V5T 3G3
TEL: (604) 875-1015

VANCOUVER CITY SAVINGS CREDIT UNION
DOWNTOWN COMMUNITY BRANCH
888 WEST PENDER STREET TEL: 604 877-7900
VANCOUVER, B.C. V6C 1J8

000255
255

One Hundred Eighty Nine Dollars and Seventeen Cents

PAY TO THE ORDER OF Maple Leaf Disposal Ltd

April 4, 2024 \$ *****189.17

PER *Not Legible*

EAGLESON PROPERTIES LTD.
ITP STRATA CORP VR 1607

000255 ⑆16300⑆809⑆ 100084835930⑆

DATE CLEARED: 08 APR
CHEQUE # 255

\$189.17

DSPACC: 1124015
DSPTR: 00010-003
TIMSEQ: 17
LOC: Location 006MLD

Printer ID# 1021
ID d'imprimeur 1021

Endorsement - Signature or Stamp
Endossement - Signature ou timbre

BACKVERSO

DATE CLEARED: 08 APR
CHEQUE # 256

\$189.17

EAGLESON PROPERTIES LTD.
ITP STRATA CORP VR 1607
200 CAMEL CREEK ST
VANCOUVER, BC V5T 3G3
TEL: (604) 875-1015

VANCOUVER CITY SAVINGS CREDIT UNION
DOWNTOWN COMMUNITY BRANCH
888 WEST PENDER STREET TEL: 604 877-7900
VANCOUVER, B.C. V6C 1J8

000256
256

One Hundred Eighty Nine Dollars and Seventeen Cents

PAY TO THE ORDER OF Maple Leaf Disposal Ltd

April 4, 2024 \$ *****189.17

PER *Not Legible*

EAGLESON PROPERTIES LTD.
ITP STRATA CORP VR 1607

000256 ⑆16300⑆809⑆ 100084835930⑆

DATE CLEARED: 08 APR
CHEQUE # 256

\$189.17

DSPACC: 1124015
DSPTR: 00010-003
TIMSEQ: 15
LOC: Location 006MLD

Printer ID# 1021
ID d'imprimeur 1021

Endorsement - Signature or Stamp
Endossement - Signature ou timbre

BACKVERSO

INDEPENDENT BUSINESS ACCOUNT #100084835930 (CONT.)

DATE CLEARED: 09 APR
CHEQUE # 248

\$110.75

EAGLESON PROPERTIES LTD.
ITF STRATA CORP VR 1607
VANCOUVER, BC V6T 1S3
TEL: 604-878-1012

VANCOUVER CITY SAVINGS CREDIT UNION
DOWNTOWN COMMUNITY BRANCH
800 WEST PENDER STREET TEL: 604-677-7000
VANCOUVER, B.C. V6C 1A8

000248

February 12, 2024

One Hundred and Ten Dollars and $\frac{75}{100}$

PAY TO THE ORDER OF
Grayrock Property Group Ltd.

\$110.75

PER *Not Legible*

#000248# 116300#809# 100084835930#

DATE CLEARED: 09 APR
CHEQUE # 248

\$110.75

Virtual Endorsement
DSPACC: 1084649
DSPTR: 06720-003
CSID: 1241005225118602800

TXNID: 1
SCANES: 205,595,189
ITMSEQ: 4
CIAND: 003
APPCD: 5900
TRANSIT: 02800
DSPCUR: CAD
TEFDT: 09/04/24
OPID: 862041084

Printer ID 1021
ID d'imprimeur 1021

Endorsement - Signature or Stamp
Endossement - Signature ou timbre

BACKVERSO

DATE CLEARED: 09 APR
CHEQUE # 253

\$236.36

EAGLESON PROPERTIES LTD.
ITF STRATA CORP VR 1607
VANCOUVER, BC V6T 1S3
TEL: 604-878-1012

VANCOUVER CITY SAVINGS CREDIT UNION
DOWNTOWN COMMUNITY BRANCH
800 WEST PENDER STREET TEL: 604-677-7000
VANCOUVER, B.C. V6C 1A8

000253

253

Two Hundred Thirty Six Dollars and Thirty Six Cents

April 4, 2024

\$ *****236.36

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

PER *Not Legible*

#000253# 116300#809# 100084835930#

DATE CLEARED: 09 APR
CHEQUE # 253

\$236.36

04092024 VR9140C
220870 0022
0208700

Printer ID 1021
ID d'imprimeur 1021

Endorsement - Signature or Stamp
Endossement - Signature ou timbre

BACKVERSO

DATE CLEARED: 18 APR
CHEQUE # 258

\$196.74

EAGLESON PROPERTIES LTD.
ITF STRATA CORP VR 1607
VANCOUVER, BC V6T 1S3
TEL: 604-878-1012

VANCOUVER CITY SAVINGS CREDIT UNION
DOWNTOWN COMMUNITY BRANCH
800 WEST PENDER STREET TEL: 604-677-7000
VANCOUVER, B.C. V6C 1A8

000258

258

One Hundred Ninety Six Dollars and Seventy Four Cents

April 15, 2024

\$ *****196.74

PAY TO THE ORDER OF
Maple Leaf Disposal Ltd

PER *Not Legible*

#000258# 116300#809# 100084835930#

DATE CLEARED: 18 APR
CHEQUE # 258

\$196.74

DSPACC: 1124015
DSPTR: 00010-003
ITMSEQ: 40
LOC: Location 006MLD

Printer ID 1021
ID d'imprimeur 1021

Endorsement - Signature or Stamp
Endossement - Signature ou timbre

BACKVERSO

DATE CLEARED: 19 APR
CHEQUE # 257

\$103.66

EAGLESON PROPERTIES LTD.
ITF STRATA CORP VR 1607
VANCOUVER, BC V6T 1S3
TEL: 604-878-1012

VANCOUVER CITY SAVINGS CREDIT UNION
DOWNTOWN COMMUNITY BRANCH
800 WEST PENDER STREET TEL: 604-677-7000
VANCOUVER, B.C. V6C 1A8

000257

257

One Hundred Three Dollars and Sixty Six Cents

April 15, 2024

\$ *****103.66

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

PER *Not Legible*

#000257# 116300#809# 100084835930#

DATE CLEARED: 19 APR
CHEQUE # 257

\$103.66

04192024 VR1006C
511932 0004
1205483

Printer ID 1021
ID d'imprimeur 1021

Endorsement - Signature or Stamp
Endossement - Signature ou timbre

BACKVERSO

INDEPENDENT BUSINESS ACCOUNT #100084835930 (CONT.)

DATE CLEARED: 25 APR
CHEQUE # 252

\$315.00

EAGLESON PROPERTIES LTD.
177 STRATA CORP VR 1607
VANCOUVER BC V6T 3G3
16.1000-878-1070

VANCOUVER CITY SAVINGS CREDIT UNION
SOUTH VANCOUVER BRANCH
220 WEST 42ND STREET
VANCOUVER, B.C. V6C 1A6

000252
252

Three Hundred Fifteen Dollars and Zero Cents

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

April 4, 2024 \$ *****315.00

EAGLESON PROPERTIES LTD.
177 STRATA CORP VR 1607

PER *Neil England*

000252 *16300*8094 100084835930*

DATE CLEARED: 25 APR
CHEQUE # 252

\$315.00

Printer ID# 1021
ID d'impression 1021

For Deposit Only
Eagleston Properties
G&P General Account
11900-809 150012743763

Endorsament - Signature of Signer
Endossement - Signature du Signataire

BCEM CREDIT UNION
Main Street Branch
1 - 2040 Main Street
Vancouver, BC V5T 3G3
11900-809

25-09-2024

CAPTURING BRANCH
4025th S-42 7th Pacific TZ
Gulf & Fraser
11900-809
Main Street Branch - Vancouver

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	Src	Reference	Post Date	Debit	Credit	
Building: 709 : 1251-1263 W 7th Avenue 709.1040.453 Bank - VanCity Contingency Account transfer of funds from the OPERATING A/C to the CONTINGENCY A/C	35847	03-Apr-2024	NJE	J/E				
					Beginning Balance:	16,319.43		
					03-Apr-2024	1,378.67		
					Transaction Totals:	1,378.67	0.00	
					Ending Balance:	17,698.10		
Building Totals								
					Beginning Balance:	16,319.43		
					Transaction Debit / Credit Amounts:	1,378.67	0.00	
					Ending Balance:	17,698.10		

Post Year/Month From: 2024-April To: 2024-April
Selected General Ledger Detail

Description	Batch #	Processed Type	Src	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							
						Transaction Debit / Credit Amounts:	90,000.00
						Ending Balance:	90,000.00



MAY 01, 2024

My relationship number(s)
91268601

VANAS11000_4985598 E D 16300 31736
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 APR 2024 to 30 APR 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 APR 2024	TOTAL WITHDRAWALS	TOTAL DEPOSITS	CLOSING BALANCE ON 30 APR 2024
INDEPENDENT BUSINESS ACCOUNT #100084886032 (CONTINGENCY ACCOUNT)	16,319.43	0.00	1,378.67	17,698.10
TOTAL NUMBER OF CHEQUES 0				

INDEPENDENT BUSINESS ACCOUNT #100084886032 (CONTINGENCY ACCOUNT)

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	OPENING BALANCE			16,319.43
03 APR	FUNDS TRANSFER-ONLINE FROM REL #91268349 (\$1,378.67) (CONTINGENCY APRIL RECEIPTS)		1,378.67	17,698.10

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

MAY 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.

General Ledger Detail

Post Year/Month From: 2024-April
To: 2024-April

09-May-2024
Page 1

Description
Building: 709 : 1251-1263 W 7th Avenue

709.1000 Bank - VanCity SHARES

Batch #	Processed	Type	Src	Reference	Post Date	Debit	Credit	
Beginning Balance:							758.22	
Transaction Totals:								
Ending Balance:							758.22	

709.1030.452 Bank - VanCity Operating Account

Jerry Thomas (1259)	35846	03-Apr-2024	RM/RP	A/R	DCR# 244	8,750.08	
Patricia Vanderflaes (1253)	35846	03-Apr-2024	RM/RP	A/R	DCR# 244	607.96	
Nancy Holme (1261)	35816	03-Apr-2024	RM/RP	A/R	DCR# 241	582.93	
transfer of funds from the OPERATING A/C to the CONTINGENCY A/C	35847	03-Apr-2024	NJE	J/E			1,378.67
City of Vancouver	35868	04-Apr-2024	CW	A/P	C# 251		715.46
Eagleson Properties Limited.	35868	04-Apr-2024	CW	A/P	C# 252		315.00
FortisBC - Natural Gas	35868	04-Apr-2024	CW	A/P	C# 253		236.36
Maple Leaf Disposal Ltd	35868	04-Apr-2024	CW	A/P	C# 254		221.61
Maple Leaf Disposal Ltd	35869	04-Apr-2024	CW	A/P	C# 255		189.17
Maple Leaf Disposal Ltd	35870	04-Apr-2024	CW	A/P	C# 256		189.17
BC Hydro	35966	15-Apr-2024	CW	A/P	C# 257		103.66
Maple Leaf Disposal Ltd	35966	15-Apr-2024	CW	A/P	C# 258		196.74
Greyrock Property Grooming Ltd.	36063	29-Apr-2024	CW	A/P	C# 259		635.26
Tessie Lowe (1255)	36077	30-Apr-2024	RRG	A/R	DCR# 245	607.96	
Grant and Kim Ewing (1251)	36081	30-Apr-2024	RRG	A/R	DCR# 246	738.38	
Grant and Kim Ewing (1251)	36082	30-Apr-2024	RRG	A/R	DCR# 247	738.38	
Grant and Kim Ewing (1251)	36128	01-May-2024	RM/RP	A/R	DCR# 247		738.38
Transaction Totals:						3,856.54	4,919.48
Ending Balance:						7,689.14	

709.1040.453 Bank - VanCity Contingency Account

transfer of funds from the OPERATING A/C to the CONTINGENCY A/C

	35847	03-Apr-2024	NJE	J/E			
Beginning Balance:						16,319.43	
Transaction Totals:						1,378.67	
Ending Balance:						17,698.10	0.00

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	

Post Year/Month From: 2024-April To: 2024-April
General Ledger Detail
 09-May-2024
 Page 2

Description	Batch #	Processed	Type	Src	Reference	Post Date	Debit	Credit	
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	
709.1090.008									
Bank - Vancity Membership Fee							Beginning Balance:		5.00
							Transaction Totals:		
							Ending Balance:		5.00
709.1100									
Accounts Receivable							Beginning Balance:	0.00	
Jerry Thomas (1259)						01-Apr-2024		607.96	
Patricia Vanderflaes (1253)	35846	03-Apr-2024	RM/Rp	A/R	DCR# 244	01-Apr-2024		582.93	
Grant and Kim Ewing (1251)	35846	03-Apr-2024	RM/Rp	A/R	DCR# 244	01-Apr-2024			
Patricia Vanderflaes (1253)	35856	03-Apr-2024	B/Mc	A/R	13606	01-Apr-2024	738.38		
Tessie Lowe (1255)	35856	03-Apr-2024	B/Mc	A/R	13607	01-Apr-2024	582.93		
Noriko Horiguchi (1257)	35856	03-Apr-2024	B/Mc	A/R	13608	01-Apr-2024	607.96		
Jerry Thomas (1259)	35856	03-Apr-2024	B/Mc	A/R	13609	01-Apr-2024	607.96		
Jerry Thomas (1259)	35856	03-Apr-2024	B/Mc	A/R	13610	01-Apr-2024	6.28		
Nancy Holme (1261)	35856	03-Apr-2024	B/Mc	A/R	13610	01-Apr-2024	607.96		
Peggy Smyth (1263)	35856	03-Apr-2024	B/Mc	A/R	13611	01-Apr-2024	582.93		
Nancy Holme (1261)	35856	03-Apr-2024	B/Mc	A/R	13612	01-Apr-2024	738.38		
Tessie Lowe (1255)	35816	03-Apr-2024	RM/Rp	A/R	DCR# 241	02-Apr-2024		582.93	
Grant and Kim Ewing (1251)	36077	30-Apr-2024	RRg	A/R	DCR# 245	30-Apr-2024		607.96	
Grant and Kim Ewing (1251)	36081	30-Apr-2024	RRg	A/R	DCR# 246	30-Apr-2024		738.38	
Grant and Kim Ewing (1251)	36082	30-Apr-2024	RRg	A/R	DCR# 247	30-Apr-2024		738.38	
Grant and Kim Ewing (1251)	36128	01-May-2024	RM/Rp	A/R	DCR# 247	30-Apr-2024	738.38		
reallocation of income/expenses - AR	36231	09-May-2024	NJE	J/E		30-Apr-2024		1,352.62	
Transaction Totals:							5,211.16	5,211.16	
Ending Balance:							0.00		

Post Year/Month From: 2024-April To: 2024-April 09-May-2024
General Ledger Detail Page 3

Description	Batch #	Processed	Type	Src	Reference	Post Date	Debit	Credit
709.1310 Prepaid Insurance								
REALLOCATION OF INCOME/EXPENSES - Insurance (Accrued)	36206	07-May-2024	NJE	J/E				
						Beginning Balance:	9,999.35	1,249.92
						30-Apr-2024		
						Transaction Totals:	0.00	1,249.92
						Ending Balance:	8,749.43	
709.1320 Prepaid Insurance Appraisal								
REALLOCATION OF INCOME/EXPENSES - Insurance Appraisal (Accrued)	36206	07-May-2024	NJE	J/E				
						Beginning Balance:	632.95	22.60
						30-Apr-2024		
						Transaction Totals:	0.00	22.60
						Ending Balance:	610.35	
709.2000 Accounts Payable								
FortisBC - Natural Gas	36173	06-May-2024	INV	A/P	# 6435 47	01-Apr-2024		715.46
Eagleson Properties Limited.	36173	06-May-2024	INV	A/P	# MF - (709)	01-Apr-2024		236.36
City of Vancouver	35868	04-Apr-2024	CW	A/P	C# 251	04-Apr-2024		315.00
Eagleson Properties Limited.	35868	04-Apr-2024	CW	A/P	C# 252	04-Apr-2024	715.46	
FortisBC - Natural Gas	35868	04-Apr-2024	CW	A/P	C# 253	04-Apr-2024	315.00	
Maple Leaf Disposal Ltd	35868	04-Apr-2024	CW	A/P	C# 254	04-Apr-2024	236.36	
Maple Leaf Disposal Ltd	35869	04-Apr-2024	CW	A/P	C# 255	04-Apr-2024	221.61	
Maple Leaf Disposal Ltd	35870	04-Apr-2024	CW	A/P	C# 256	04-Apr-2024	189.17	
Maple Leaf Disposal Ltd	36173	06-May-2024	INV	A/P	# 568494	04-Apr-2024	189.17	221.61
Maple Leaf Disposal Ltd	36173	06-May-2024	INV	A/P	# 572264	04-Apr-2024	189.17	189.17
Maple Leaf Disposal Ltd	36173	06-May-2024	INV	A/P	# 576000	04-Apr-2024	189.17	189.17
BC Hydro	36173	06-May-2024	INV	A/P	# 331 4660 001	10-Apr-2024		103.66
BC Hydro	35966	15-Apr-2024	CW	A/P	C# 257	15-Apr-2024	103.66	
Maple Leaf Disposal Ltd	35966	15-Apr-2024	CW	A/P	C# 258	15-Apr-2024	196.74	
Maple Leaf Disposal Ltd	36173	06-May-2024	INV	A/P	# 579781	15-Apr-2024	196.74	196.74
Greyrock Property Grooming Ltd.	36063	29-Apr-2024	CW	A/P	C# 259	29-Apr-2024	635.26	
Greyrock Property Grooming Ltd.	36173	06-May-2024	INV	A/P	# 14031	29-Apr-2024	635.26	635.26
						Transaction Totals:	2,802.43	2,086.97
						Ending Balance:	0.00	
709.2310 GST/HST Payable (Collected)								
						Beginning Balance:	0.00	
						Transaction Totals:		
						Ending Balance:	0.00	
709.2500 Prepaid Strata Fees								
reallocation of income/expenses - AR	36231	09-May-2024	NJE	J/E				
						Beginning Balance:	1,352.62	5,472.38
						30-Apr-2024		
						Transaction Totals:	1,352.62	0.00
						Ending Balance:	4,119.76	
709.2900 Prior Year SURPLUS								
						Beginning Balance:		0.01
						Transaction Totals:		
						Ending Balance:		0.01

Post Year/Month From: 2024-April To: 2024-April
General Ledger Detail
 09-May-2024
 Page 4

Description	Batch #	Processed Type	Src	Reference	Post Date	Debit	Credit
709,2960 Retained Earnings							
REALLOCATION OF INCOME/EXPENSES -Contingency Reserve	36206	07-May-2024	NJE	J/E			
					Beginning Balance:		118,348.89
					30-Apr-2024		1,378.67
					Transaction Totals:	0.00	1,378.67
					Ending Balance:		119,727.56
709,3200 Strata Fees							
Grant and Kim Ewing (1251)	35856	03-Apr-2024	BMC	A/R	13606		13,399.50
Patricia Vanderflaes (1253)	35856	03-Apr-2024	BMC	A/R	13607		738.38
Tessie Lowe (1255)	35856	03-Apr-2024	BMC	A/R	13608		582.93
Noriko Horiguchi (1257)	35856	03-Apr-2024	BMC	A/R	13609		607.96
Jerry Thomas (1259)	35856	03-Apr-2024	BMC	A/R	13610		607.96
Nancy Holme (1261)	35856	03-Apr-2024	BMC	A/R	13611		582.93
Peggy Smyth (1263)	35856	03-Apr-2024	BMC	A/R	13612		738.38
					Transaction Totals:	0.00	4,466.50
					Ending Balance:		17,866.00
709,3650 EV Electrical Consumption							
Jerry Thomas (1259)	35856	03-Apr-2024	BMC	A/R	13610		62.96
					Transaction Totals:	0.00	6.28
					Ending Balance:		69.24
709,4130 Cleaning - Garbage Removal							
Maple Leaf Disposal Ltd	36173	06-May-2024	INV	A/P	# 568494		93.75
Maple Leaf Disposal Ltd	36173	06-May-2024	INV	A/P	# 572264		221.61
Maple Leaf Disposal Ltd	36173	06-May-2024	INV	A/P	# 576000		189.17
Maple Leaf Disposal Ltd	36173	06-May-2024	INV	A/P	# 579781		189.17
					Transaction Totals:		196.74
					Ending Balance:		796.69
					Ending Balance:		890.44
709,4270 R&M - Fire & Safety							
					Beginning Balance:		473.90
					Transaction Totals:		
					Ending Balance:		473.90
709,4400 Utilities - Electricity							
BC Hydro	36173	06-May-2024	INV	A/P	# 331 4660 001		118.86
					Transaction Totals:		103.66
					Ending Balance:		103.66
					Ending Balance:		222.52
709,4420 Utilities - Gas							
FortisBC - Natural Gas	36173	06-May-2024	INV	A/P	# 6435 47		930.01
					Transaction Totals:		236.36
					Ending Balance:		236.36
					Ending Balance:		1,166.37

Post Year/Month From: 2024-April To: 2024-April
General Ledger Detail
 09-May-2024
 Page 5

Description	Batch #	Processed Type	Src	Reference	Post Date	Debit	Credit	
709.4440								
Utilities - Water						715.46		
						Beginning Balance:		
						Transaction Totals:		
						Ending Balance:	715.46	
709.4520								
Outside Mtce - Contract Services						223.10		
Greyrock Property Grooming Ltd.	36173	06-May-2024 INV	A/P	# 14031	29-Apr-2024	194.26		
						Transaction Totals:	194.26	
						Ending Balance:	417.36	
709.4550								
Outside Mtce - Power Washing						0.00		
Greyrock Property Grooming Ltd.	36173	06-May-2024 INV	A/P	# 14031	29-Apr-2024	441.00		
						Transaction Totals:	441.00	
						Ending Balance:	441.00	
709.5040								
Admin - Management Fees						945.00		
Eagleson Properties Limited.	36173	06-May-2024 INV	A/P	# MF - (709)	01-Apr-2024	315.00		
						Transaction Totals:	315.00	
						Ending Balance:	1,260.00	
709.7400								
Insurance - Appraisal (Accrued)						67.80		
REALLOCATION OF INCOME/EXPENSES - Insurance Appraisal (Accrued)	36206	07-May-2024 NJE	J/E		30-Apr-2024	22.60		
						Transaction Totals:	22.60	
						Ending Balance:	90.40	
709.7500								
Fixed Expenses - Insurance						3,749.76		
REALLOCATION OF INCOME/EXPENSES - Insurance (Accrued)	36206	07-May-2024 NJE	J/E		30-Apr-2024	1,249.92		
						Transaction Totals:	1,249.92	
						Ending Balance:	4,999.68	
709.9600								
CONTINGENCY						4,226.53		
REALLOCATION OF INCOME/EXPENSES -Contingency Reserve	36206	07-May-2024 NJE	J/E		30-Apr-2024	1,378.67		
						Transaction Totals:	1,378.67	
						Ending Balance:	5,605.20	
Building Totals							0.00	
Transaction Debit / Credit Amounts:						19,341.58	19,341.58	
Ending Balance:						0.00		

EAGLESON PROPERTIES LTD.

201 - 2940 Main Street

Vancouver, British Columbia V5T 3G3

Statement of Account

Date: April 30, 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: 9-May-24

Page 1

	Date	Reference	Debits	Credits	Balance
Building: 709 : 1251-1263 W 7th Avenue					
Plus: Receipts					
		Account Number: 709.1030		Opening Balance:	\$8,750.08
Jerry Thomas (1259) Payment Received - Thank you	01-Apr-24	DCR# 244		607.96	
Patricia Vanderflaes (1253) Payment Received - Thank you	01-Apr-24	DCR# 244		582.93	
Nancy Holme (1261) Payment Received - Thank you	02-Apr-24	DCR# 241		582.93	
Tessie Lowe (1255) Payment Received - Thank You	30-Apr-24	DCR# 245		607.96	
Grant and Kim Ewing (1251) Payment Received - Thank You	30-Apr-24	DCR# 246		738.38	
Grant and Kim Ewing (1251) Reversal entry	30-Apr-24	DCR# 247	738.38		
Grant and Kim Ewing (1251) Payment Received - Thank You	30-Apr-24	DCR# 247		738.38	
		Receipt Totals:	738.38	3,858.54	
Less: Disbursements					
City of Vancouver : WATER AND SEWER : OCT 2023/JAN , 2024 (709)	04-Apr-24	C# 251	715.46		
Eagleson Properties Limited. : Management Fee	04-Apr-24	C# 252	315.00		
FortisBC - Natural Gas : Natural Gas Bill - APRIL 2, 2024 (709)	04-Apr-24	C# 253	236.36		
Maple Leaf Disposal Ltd : Garbage Removal (709)	04-Apr-24	C# 254	221.61		
Maple Leaf Disposal Ltd : Garbage Removal (709)	04-Apr-24	C# 255	189.17		
Maple Leaf Disposal Ltd : Garbage Removal (709)	04-Apr-24	C# 256	189.17		
BC Hydro : Electricity Bill - APRIL 4, 2024 (709)	15-Apr-24	C# 257	103.66		
Maple Leaf Disposal Ltd : Garbage Removal (709)	15-Apr-24	C# 258	196.74		
Greyrock Property Grooming Ltd. : Gardening and Pressure washing (709)	29-Apr-24	C# 259	635.26		
		Disbursement Totals:	2,802.43		
Journal Entry Details:					
transfer of funds from the OPERATING A/C to the CONTINGENCY A/C	03-Apr-24		1,378.67		
		Journal Entry Totals:	1,378.67		
Account Totals / Closing Balance:			4,919.48	3,858.54	\$7,689.14
Available for Distribution:			7,689.14		
Current Period Distribution @ 100.000000%					\$7,689.14



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

UTILITY BILL

9327

ACCT NUMBER: 5106769 **BILLING PERIOD:** Oct 1, 2023
ACCESS CODE: 750150 **TO:** Jan 31, 2024
DUE DATE: Apr 24, 2024 **BILLING DATE:** Mar 13, 2024



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

FOLIO: COMPLEX

ROUTE: 7207

DATE	METER NO.	NO. OF DAYS	CURRENT READING	PREV READING	CONSUMPTION	AMOUNT
Feb 2, 2024	A-46016473	122	7026	6947	79 UNITS	
						PREVIOUS BILL AMOUNT
						911.25
Nov 24, 2023	PAYMENT					-867.86
	DISCOUNT					-43.39
Mar 13, 2024	WATER METERED 2023 Peak Season Rate (A)			(4-Oct-23 to 15-Oct-23/12 days)		37.21
Mar 13, 2024	WATER METERED 2023 Low Season Rate (A)			(16-Oct-23 to 31-Dec-23/77 days)		190.46
Mar 13, 2024	WATER METERED 2024 Low Season Rate (A)			(1-Jan-24 to 2-Feb-24/33 days)		84.90
Mar 13, 2024	SEWER METERED (A)			(4-Oct-23 to 2-Feb-24/122 days)		353.51
Mar 13, 2024	METER CHARGE 40MM			(1-Oct-23 to 31-Jan-24/123 days)		85.14

IF PAID AFTER DUE DATE: 751.22
DISCOUNT AVAILABLE: 35.76
IF PAID ON OR BEFORE DUE DATE: 715.46

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

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. Go paperless by signing up for electronic billing: 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 number: 35752



Natural gas



You currently owe:

\$236.36

Due Thursday, Apr 25, 2024

Billing period: Mar 5 - Apr 3, 2024

Billing date: Apr 3, 2024

Can't make the due date?

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

Handwritten: 209 (circled), 209

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 (Feb 02 - Mar 04)	\$324.83
Payment received (Mar 20, 2024)	\$324.83CR
Balance from last bill	\$0.00

Gas charges: Mar 5 - Apr 3, 2024

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 (18.0 GJ at 5.093 per GJ)	\$91.67 ⁺
Cost of delivering gas through our system to your home or business	
Storage & transport (18.0 GJ at 0.245 per GJ)	\$4.41 ⁺
Cost to store and transport gas to our system	
Cost of gas (18.0 GJ at 2.230 per GJ)	\$40.14 ⁺
Market price of the gas you used	
Total gas charges	\$165.07

Energy taxes & fees

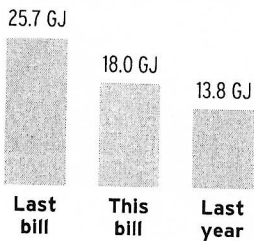
<i>Prior to Apr 01, 2024</i>	
BC carbon tax (16.5 GJ at 3.2384 per GJ)	\$53.43 ⁺
Supports reduced carbon emissions	
<i>Effective Apr 01, 2024</i>	
BC carbon tax (1.5 GJ at 3.9859 per GJ)	\$5.98 ⁺
Supports reduced carbon emissions	
BC clean energy levy (0.40% of + amounts)	\$0.66
Supports clean energy technology	
GST (5% of + amounts)	\$11.22
Total energy taxes & fees	\$71.29

Pay **\$236.36**

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 7.7 GJ less gas than your last bill.

↑ You used 4.2 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: 60 (Apr 3, 2024)
Last bill actual reading: 9907 (Mar 4, 2024)
Conversion factor: 0.1178357

To calculate your usage, visit fortisbc.com/yourmeter

News to know

Effective April 1, the provincial government's carbon tax increased to \$3.9859 per gigajoule. FortisBC collects this tax on behalf of the provincial government and does not gain any revenue from it. To learn more about this tax update, call toll free 1-877-388-4440.

We've got rebates



Door rebates

Get rebates up to \$2,000 on new high-efficiency doors.
fortisbc.com/doors



Want new windows?

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

What is a gigajoule?

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



Barbecue a month's worth of burgers*

*On a 32,000 BTU/hr gas barbecue, one hour a day for 30 days.



Reduce your usage: don't open and close the lid too often as this will cause the barbecue to lose heat.

Ways to pay your bill

Account number: 643547



With your financial institution

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



By credit card

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



Mail a cheque to:

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

Please note:

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

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

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

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

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

INVOICE



**MAPLE
LEAF
DISPOSAL**

**20378 Langley Bypass,
Langley, BC V3A 5E7**

Invoice Number: 568494
Invoice Date: 2023-12-31
Invoice Amount: \$221.61
Account Name: STRATA CORPORATION VR 1607 C/O EAGLE...
Account Number: 74501
Terms: NET 45 DAYS
Current Balance: \$221.61
Last Payment: \$0.00
Last Payment Date:

STRATA CORPORATION VR 1607 C/O EAGLESON PROPERTIES LTD

**201-2940 MAIN STREET,
VANCOUVER, BC V5T 3G3**

**Location: 1251-1263 WEST 7TH AVE, VANCOUVER
(BUILDING 1251 to 1263)**

2023-12-22 PLACEMENT DELIVERY (FE GARBAGE COLLECTION)	\$0.00
DELIVERY CHARGE	\$150.00
2023-12-22 PLACEMENT DELIVERY (ORGANICS COLLECTION)	\$0.00
CHARGE FOR KEYS	\$60.00

To Portable Toilets and RV Customers:

As temperatures fall close to or below freezing, we have to find a way to prevent liquid wastes from freezing. All the liquid waste removed from the restroom(s) or trailer(s) must be treated with an Antifreeze. Antifreeze is environmentally safe and therefore recommended for winterizing the units. In addition, we apply de-icing salt (MgCl2) solutions or crystals as well. This is a proactive measure. Unfortunately, there is a cost associated to winterizing the units, and some of those costs will be passed to the portable toilets and RV customers. You will see a small winterization fee during the winter season on your invoices.

Property ID #	709
Sub acct #	Garbage
Project ID #	
Approval	J
Date	04/03/2024
Notes	

Carbon Tax Recovery	\$1.06
Subtotal	\$211.06
GST 5.00%	\$10.55
PST 7.00%	\$0.00
Invoice Amount	\$221.61

FOR YOUR CONVENIENCE, WE ACCEPT VISA, MASTERCARD, DEBIT OR CHEQUE. IF YOU WOULD LIKE TO SET UP PRE-AUTHORIZED CREDIT CARD PAYMENTS PLEASE CALL OUR CREDIT DEPARTMENT AT 604-533-4993, MONDAY - FRIDAY 9:00AM - 5:00PM OR EMAIL ACCOUNTING@MAPLELEAFDISPOSAL.COM . WE WILL BE HAPPY TO ASSIST YOU.

BALANCES OUTSTANDING AFTER 30 DAYS ARE SUBJECT TO A SERVICE CHARGE OF 2% (26.824% ANNUALLY).

INVOICE



MAPLE LEAF DISPOSAL

20378 Langley Bypass, Langley, BC V3A 5E7

Invoice Number: 572264
Invoice Date: 2024-01-31
Invoice Amount: \$189.17
Account Name: STRATA CORPORATION VR 1607 C/O EAGLE...
Account Number: 74501
Terms: NET 45 DAYS
Current Balance: \$410.78
Last Payment: \$0.00
Last Payment Date:

STRATA CORPORATION VR 1607 C/O EAGLESON PROPERTIES LTD

201-2940 MAIN STREET, VANCOUVER, BC V5T 3G3

Location: 1263 WEST 7TH AVENUE, VANCOUVER (BUILDING 1251 to 1263)

Table with 3 columns: Date, Description, Amount. Rows include: 2024-01 MONTHLY CHARGE FOR FE GARBAGE COLLECTION \$79.00, 2024-01 MONTHLY CHARGE FOR ORGANICS COLLECTION \$75.00, 2024-01 MONTHLY CHARGE FOR INTEREST \$4.43

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Diesel Surcharge \$21.94

Subtotal \$175.94
GST 5.00% \$8.80
PST 7.00% \$0.00
Interest \$4.43

Invoice Amount \$189.17

Property ID # 709
Sub acct # Garbage
Project ID #
Approval
Date 04/03/2024
Notes

FOR YOUR CONVENIENCE, WE ACCEPT VISA, MASTERCARD, DEBIT, CHEQUE OR ONLINE PAYMENY. IF YOU WOULD LIKE TO SET UP PRE-AUTHORIZED CREDIT CARD PAYMENTS PLEASE CALL OUR CREDIT DEPARTMENT AT 604-533-4993, MONDAY - FRIDAY 9:00AM - 5:00PM OR EMAIL ACCOUNTING@MAPLELEAFDISPOSAL.COM, WE WILL BE HAPPY TO ASSIST YOU.

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Maple Leaf Disposal Ltd. 20378 Langley Bypass, Langley, BC V3A 5E7 Tel:604-533-4993 Fax:604-533-1015 GST#134055771

INVOICE



**MAPLE
LEAF
DISPOSAL**

**20378 Langley Bypass,
Langley, BC V3A 5E7**

Invoice Number: 576000
Invoice Date: 2024-02-29
Invoice Amount: \$189.17
Account Name: STRATA CORPORATION VR 1607 C/O EAGLE...
Account Number: 74501
Terms: NET 45 DAYS
Current Balance: \$599.95
Last Payment: \$0.00
Last Payment Date:

**STRATA CORPORATION VR 1607 C/O EAGLESON PROPERTIES
LTD**

**201-2940 MAIN STREET,
VANCOUVER, BC V5T 3G3**

**Location: 1263 WEST 7TH AVENUE, VANCOUVER
(BUILDING 1251 to 1263)**

2024-02	MONTHLY CHARGE FOR FE GARBAGE COLLECTION	\$79.00
2024-02	MONTHLY CHARGE FOR ORGANICS COLLECTION	\$75.00
2024-02	MONTHLY CHARGE FOR INTEREST	\$4.43

To Portable Toilets and RV Customers:

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Diesel Surcharge \$21.94

Subtotal \$175.94

GST 5.00% \$8.80

PST 7.00% \$0.00

Interest \$4.43

Invoice Amount \$189.17

Property ID # 709
Sub acct # Garbage
Project ID #
Approval
Date 04/03/2024
Notes

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Maple Leaf Disposal Ltd. 20378 Langley Bypass, Langley, BC V3A 5E7 Tel:604-533-4993 Fax:604-533-1015

GST#134055771

709

Your bill highlights

Your bill for Feb 1, 2024 to Mar 28, 2024

- ✔ Your B.C. Electricity Affordability Credit will be applied beginning with your next bill. This credit is based on your electricity use from April 1, 2023 through March 31, 2024 and will be applied on your bills through March 31, 2025. To learn more, including how the credit amount is calculated, visit bchydro.com/billcredit.
- ✔ Thank you for your payment of \$118.86 on Feb 20, 2024.
- To track your electricity usage, visit bchydro.com/login.

Total Due

\$103.66

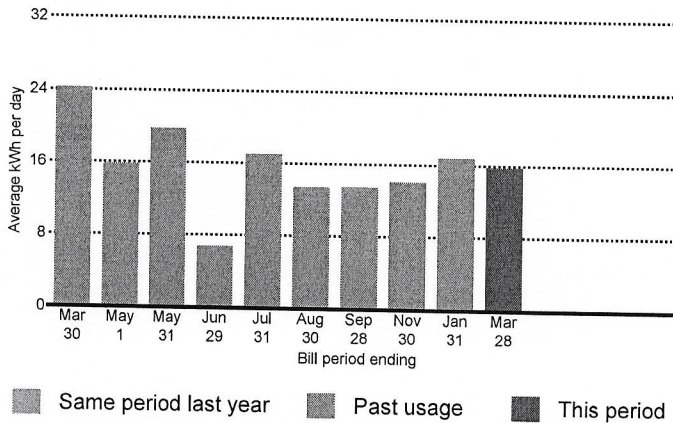
Due by Apr 26, 2024

Turn for bill details →

Your electricity usage over time

\$1.73

average daily
cost of electricity
this bill period



Did you know?

You used a total of 899 kWh from Feb 1, 2024 to Mar 28, 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.

3590

Ways to pay your bill

We offer several options for you to pay your bill.

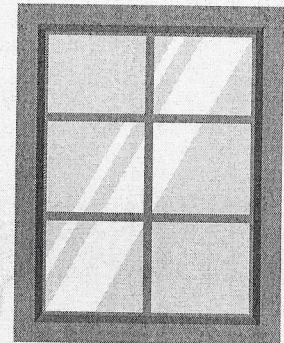
- bchydro.com/login** – direct withdrawal from your bank account through MyHydro
- Auto-pay – have your bills paid automatically from your bank account
- Online banking – visit your bank's website or pay in person at your local branch
- Credit card – pay through Paymentus, a third party service provider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



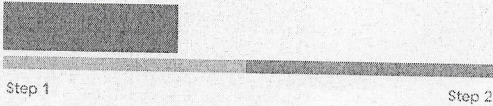
Meter reading information

Energy

Meter number 7028947

Starting Feb 1, 2024..... 8017
Ending Mar 28, 2024..... 8916
Difference..... 899

899 kWh used over 57 days



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 366 kWh below your Step 2 threshold of 1,265 kWh this billing period.

Your next meter reading is on or around May 31, 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

Feb 1, 2024 to Mar 28, 2024

PREVIOUS BILLING PERIOD

Previous bill..... \$118.86
Payment received Feb 20, 2024..... -\$118.86

BALANCE FORWARD

\$0.00

ELECTRICITY CHARGES

Based on Residential Conservation Rate 1101
Feb 1, 2024 to Mar 28, 2024

Basic Charge 57 days x \$0.2117 /day..... \$12.07*

ENERGY CHARGES

Step 1: 899 kWh x \$0.0975 /kWh..... \$87.65*
Step 2: 0 kWh x \$0.1408 /kWh..... \$0.00

Deferral account rate rider -1.0%..... -\$1.00*

TAXES ON ELECTRICITY CHARGES

* GST 5% on \$98.72..... \$4.94

ELECTRICITY CHARGES SUBTOTAL

\$103.66

TOTAL DUE

\$103.66

INVOICE



MAPLE LEAF DISPOSAL

20378 Langley Bypass,
Langley, BC V3A 5E7

Invoice Number: 579781
Invoice Date: 2024-03-31
Invoice Amount: \$196.74
Account Name: STRATA CORPORATION VR 1607 C/O EAGLE...
Account Number: 74501
Terms: NET 45 DAYS
Current Balance: \$796.69
Last Payment: \$0.00
Last Payment Date:

STRATA CORPORATION VR 1607 C/O EAGLESON PROPERTIES LTD

201-2940 MAIN STREET,
VANCOUVER, BC V5T 3G3

Location: 1263 WEST 7TH AVENUE, VANCOUVER
(BUILDING 1251 to 1263)

2024-03	MONTHLY CHARGE FOR FE GARBAGE COLLECTION	\$79.00
2024-03	MONTHLY CHARGE FOR ORGANICS COLLECTION	\$75.00
2024-03	MONTHLY CHARGE FOR INTEREST	\$12.00

To Portable Toilets and RV Customers:

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Diesel Surcharge \$21.94

Subtotal \$175.94

GST 5.00% \$8.80

PST 7.00% \$0.00

Interest \$12.00

Invoice Amount \$196.74

Property ID #	709
Sub acct #	Garbage
Project ID #	
Approval	
Date	04/12/2024
Notes	

FOR YOUR CONVENIENCE, WE ACCEPT VISA, MASTERCARD, DEBIT, CHEQUE OR ONLINE PAYMENY. IF YOU WOULD LIKE TO SET UP PRE-AUTHORIZED CREDIT CARD PAYMENTS PLEASE CALL OUR CREDIT DEPARTMENT AT 604-533-4993, MONDAY - FRIDAY 9:00AM - 5:00PM OR EMAIL ACCOUNTING@MAPLELEAFDISPOSAL.COM. WE WILL BE HAPPY TO ASSIST YOU.

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Maple Leaf Disposal Ltd. 20378 Langley Bypass, Langley, BC V3A 5E7 Tel:604-533-4993 Fax:604-533-1015 GST#134055771

Greyrock Property Grooming Ltd.

6305 45A Ave

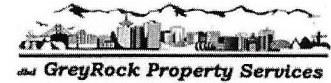
Delta BC V4K 4T5

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 14031

DATE 25/04/2024 TERMS Net 30

DUE DATE 25/05/2024

DATE	DESCRIPTION	TAX	QTY	RATE	AMOUNT
16/04/2024	Materials	Two Heather plants	GST/PST BC	2	19.98 39.96
24/04/2024	Labour	Pressure washing	GST	6	70.00 420.00
30/04/2024	Labour	Monthly maintenance service	GST	1	110.00 110.00
30/04/2024	Truck Charge		Exempt	1	34.00 34.00

1251 W. 7th Ave. Monthly maintenance & gardening service. Replace two Heather shrubs. Pressure wash breezeway, sidewalks, front stairs, inner courtyard and garage stairs. Clean planters & flashing. Re-install irrigation system timer.

SUBTOTAL	603.96
GST @ 5%	28.50
PST (BC) @ 7%	2.80
TOTAL	635.26

TOTAL DUE \$635.26

Property ID #	709
Sub acct #	Gardening & Pressure washing
Project ID #	
Approval	<i>[Signature]</i>
Date	04/26/24
Notes	