

EAGLESON PROPERTIES LTD.

INCOME STATEMENT

For the 1 Month Ending JULY 31, 2024

709 - Strata Plan VR 1607

YEAR END JUNE 2024/25

	Current Actual	YTD Actual	YTD BUDGET	VARIANCE	ANNUAL BUDGET
INCOME			1 MONTH		2023/24 APPROVED BUDGET
Strata Fees	4,466.50	4,466.50	4,466.50	-	53,598.00
Strata Fees - ADJUSTMENT: JULY-OCT 2023	-	-	-	-	-
Income - Interest	-	-	208.33	208.33	2,500.00
Other Income - Dividends (Shares)	-	-	-	-	-
Other Income - Surplus or Deficit	-	-	-	-	-
Other Income - Form Fees, etc.	-	-	-	-	-
Other Income - EV	6.28	6.28	-	-	-
Bylaw Violations	-	-	-	6.28	-
Special Levy	-	-	-	-	-
Transfer from CRF to OPERATING a/c***To eliminate Negative Balance	-	-	-	-	-
TOTAL INCOME	4,472.78	4,472.78	4,674.83	202.05	56,098.00
GENERAL EXPENSES					
Management Fee	315.00	315.00	315.00	-	3,780.00
Administration (Photocopy & Postage)	-	-	-	-	-
Office Supplies	-	-	-	-	-
Legal/ Professional Fees	-	-	41.67	41.67	500.00
Annual Review Fee	-	-	46.38	46.38	556.50
Storage Fee	-	-	-	-	-
T2 Tax Filing	-	-	34.79	34.79	417.50
Insurance (Accrued)	1,249.92	1,249.92	1,241.67	8.25	14,900.00
Insurance Appraisal (Accrued)	22.60	22.60	22.92	0.32	275.00
Bank Charges	13.70	13.70	6.25	7.45	75.00
WorksafeBC	-	-	-	-	-
Total GENERAL EXPENSES	1,601.22	1,601.22	1,708.67	107.45	20,504.00
BUILDING EXPENSES					
Electricity	-	-	83.33	83.33	1,000.00
Gas	69.33	69.33	250.00	180.67	3,000.00
City Utilities - Water & Sewer	809.00	809.00	195.83	613.17	2,350.00
City Utilities - Fireline	-	-	29.17	29.17	350.00
City Utilities - Street Cleaning	-	-	12.50	12.50	150.00
Garbage - Waste Removal	188.37	188.37	508.33	319.96	6,100.00
R&M - Building Repairs	-	-	166.67	166.67	2,000.00
R&M - Plumbing	-	-	-	-	-
R&M - Snow Removal & Salt	-	-	-	-	-
R&M - Fire Protection	-	-	50.00	50.00	600.00
R&M - Gardening & Pruning	233.50	233.50	183.33	50.17	2,200.00
R&M - Hard Landscaping	-	-	108.33	108.33	1,300.00
Total BUILDING EXPENSES	1,300.20	1,300.20	1,587.50	287.30	19,050.00
RESERVE FUNDS					
Contingency Reserve	1,378.67	1,378.67	1,378.67	0.00	16,544.00
Prior Year-Transfer to CRF	-	-	-	-	-
Total RESERVE FUNDS	1,378.67	1,378.67	1,378.67	0.00	16,544.00
TOTAL EXPENSES	4,280.08	4,280.08	4,674.83	394.75	56,098.00
NET INCOME <LOSS>	192.70	192.70	-	-	-

ME SK

EAGLESON PROPERTIES LTD.
BALANCE SHEET
For the 1 Month Ending JULY 31, 2024
709 - Strata Plan VR 1607
YEAR END JUNE 2024/25

YTD Actual

ASSETS:

Bank - Vancity SHARES	\$	795.79
Bank - Operating Account	\$	9,595.26
Bank - Contingency Reserve Fund	\$	31,834.11
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	\$	4,999.67
Prepaid Insurance Appraisal	\$	542.55
Prepaid Expenses	\$	-
Total Current Assets	\$	<u>137,762.38</u>
TOTAL ASSETS	\$	<u>137,762.38</u>

LIABILITIES:

Accounts Payable	\$	-
Prepaid Strata Fees	\$	10,646.38
TOTAL LIABILITIES	\$	<u>10,646.38</u>

EQUITY

Contribution to SPECIAL LEVY	\$	-
Retained Earnings	\$	126,923.30
Current Year Income(Loss)	\$	192.70
TOTAL EQUITY	\$	<u>127,116.00</u>
TOTAL LIABILITIES & EQUITY	\$	<u>137,762.38</u>

ME
SK

Monthly A/R Summary

Building: 709 : 1251-1263 W 7th Avenue

Unit	Tenant	Opening Balance	Charge Description	Charge Amount	Payment Received	Current Balance
1	Grant and Kim Ewing (1251)	(\$738.38)	Strata Fees for PID# 709	\$738.38		
	*** Total ***			\$738.38	(\$738.38)	(\$738.38)
01	Patricia Vanderflaes (1253)	\$0.01	Strata Fees for PID# 709	\$582.93		
	*** Total ***			\$582.93	(\$1,165.86)	(\$582.92)
001	Tessie Lowe (1255)	(\$607.97)	Strata Fees for PID# 709	\$607.96		
	*** Total ***			\$607.96	(\$1,215.92)	(\$1,215.93)
0001	Noriko Horiguchi (1257)	\$0.07	Strata Fees for PID# 709	\$607.96		
	*** Total ***			\$607.96	(\$1,215.92)	(\$607.89)
00001	Jerry Thomas (1259)	\$31.78	EV Electrical Consumption	\$6.28		
	Strata Fees for PID# 709			\$607.96		
	*** Total ***			\$614.24	(\$607.96)	\$38.06
000001	Nancy Holme (1261)	\$0.00	Strata Fees for PID# 709	\$582.93		
	*** Total ***			\$582.93	\$0.00	\$582.93
0000001	Peggy Smyth (1263)	(\$0.03)	Strata Fees for PID# 709	\$738.38		
	*** Total ***			\$738.38	(\$8,860.60)	(\$8,122.25)
	** Totals for Building:	(\$1,314.52)		\$4,472.78	(\$13,804.64)	(\$10,646.38)

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	
May		1,249.92	
June		1,249.92	
July		1,249.92	15,802.25
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
May	\$ 22.60
June	\$ 22.60

Year 2024/25

July	\$ 22.60	271.25
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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

Selected General Ledger Detail

Description	Batch #	Processed	Type	Src	Reference	Post Date	Debit	Credit
Building: 709 : 1251-1263 W 7th Avenue								
709.1030.452								
City of Vancouver								
Bank - VanCity Operating Account								
Eagleson Properties Limited.	36720	19-Jun-2024	CW	A/P	C# 267	01-Jul-2024	1,360.24	732.00
Greyrock Property Grooming Ltd.	36720	19-Jun-2024	CW	A/P	C# 268	01-Jul-2024		315.00
Jerry Thomas (1259)	36720	19-Jun-2024	CW	A/P	C# 269	01-Jul-2024		136.38
Patricia Vanderflaes (1253)	36834	02-Jul-2024	RRg	A/R	DCR# 259	01-Jul-2024	607.96	
Patricia Vanderflaes (1253)	36904	04-Jul-2024	RMRp	A/R	DCR# 261	04-Jul-2024	582.93	
June Receipts - transfer from the operating A/C to the CRF a/c	36907	04-Jul-2024	RMRp	A/R	DCR# 264	04-Jul-2024	582.93	
Peggy Smyth (1263)	36908	04-Jul-2024	NJE	J/E		04-Jul-2024		1,378.67
Noriko Horiguchi (1257)	36938	08-Jul-2024	RRg	A/R	DCR# 266	07-Jul-2024	8,860.60	
July Receipts - transfer from the OPERATING a/c to the CRF a/c	36930	09-Jul-2024	RRg	A/R	DCR# 265	08-Jul-2024	1,215.92	
Eagleson Properties Limited.	36940	08-Jul-2024	NJE	J/E		08-Jul-2024		1,378.67
FortisBC - Natural Gas	36965	10-Jul-2024	CW	A/P	C# 270	10-Jul-2024		315.00
Tessie Lowe (1255)	36965	10-Jul-2024	CW	A/P	C# 271	10-Jul-2024		69.33
Maple Leaf Disposal Ltd	37020	12-Jul-2024	RRg	A/R	DCR# 269	11-Jul-2024	607.96	
City of Vancouver	37063	15-Jul-2024	CW	A/P	C# 272	15-Jul-2024		188.37
Greyrock Property Grooming Ltd.	37194	29-Jul-2024	CW	A/P	C# 273	29-Jul-2024		809.00
Tessie Lowe (1255)	37194	29-Jul-2024	CW	A/P	C# 274	29-Jul-2024		233.50
Tessie Lowe (1255)	36833	02-Jul-2024	RRg	A/R	DCR# 258	30-Jul-2024	607.96	
Grant and Kim Ewing (1251)	36905	04-Jul-2024	RMRp	A/R	DCR# 258	30-Jul-2024		607.96
Tessie Lowe (1255)	37222	31-Jul-2024	RMRp	A/R	DCR# 270	31-Jul-2024	738.38	
Service charges	37222	31-Jul-2024	RMRp	A/R	DCR# 270	31-Jul-2024	607.96	
Service charges	37274	01-Aug-2024	NJE	J/E		31-Jul-2024		7.20
Service charges	37274	01-Aug-2024	NJE	J/E		31-Jul-2024		6.50
						Transaction Totals:	14,412.60	6,177.58
						Ending Balance:	9,595.26	

Building Totals

Beginning Balance:	1,360.24
Transaction Debit / Credit Amounts:	14,412.60
Ending Balance:	9,595.26

AUGUST 01, 2024

VANAS11000_6892399 E D 16300 35339
 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 JUL 2024 to 31 JUL 2024

DAILY BANKING

ACCOUNT SUMMARY	OPENING BALANCE ON 01 JUL 2024	TOTAL WITHDRAWALS	TOTAL DEPOSITS	CLOSING BALANCE ON 31 JUL 2024
INDEPENDENT BUSINESS ACCOUNT #100084835930	1,360.24	5,259.12	14,536.64	10,637.76
TOTAL NUMBER OF CHEQUES 6				

INDEPENDENT BUSINESS ACCOUNT #100084835930

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	OPENING BALANCE			
01 JUL	ETRANSFER CREDIT (JEROMEWTHOMAS)			1,360.24
02 JUL	CHEQUE DEPOSIT-BRANCH		607.96	1,968.20
02 JUL	BILL PAYMENT (VANCOUVER UTILITIES #3029)		732.00	2,700.20
03 JUL	CHEQUE CLEARED #267	732.00		1,968.20
03 JUL	CHEQUE CLEARED #268	732.00		1,236.20
04 JUL	ETRANSFER CREDIT (PATRICIAVANDERFLAES)	315.00		921.20
04 JUL	ETRANSFER CREDIT (PATRICIAVANDERFLAES)		582.93	1,504.13
04 JUL	FUNDS TRANSFER-ONLINE TO REL#91268601 (\$1,378.67) (CONTNGENCY JUNE RECEIPTS)		582.93	2,087.06
07 JUL	ETRANSFER CREDIT (MARGARETBROWNESMYTH)	1,378.67		708.39
08 JUL	FUNDS TRANSFER-ONLINE TO REL#91268601 (\$1,378.67) (CONTINGENCY JULY RECEIPTS)		8,860.60	9,568.99
08 JUL	CHEQUE DEPOSIT-BRANCH	1,378.67		8,190.32
			1,215.92	9,406.24

Together, we are a financial force for change.

INDEPENDENT BUSINESS ACCOUNT #100084835930 (CONT.)

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
10 JUL	CHEQUE CLEARED #269			
11 JUL	ETRANSFER CREDIT (MELANIETERESELOWE)	136.38		9,269.86
18 JUL	CHEQUE CLEARED #272		607.96	9,877.82
19 JUL	CHEQUE CLEARED #271	188.37		9,689.45
30 JUL	CHEQUE CLEARED #270	69.33		9,620.12
31 JUL	ETRANSFER CREDIT (MELANIETERESELOWE)	315.00		9,305.12
31 JUL	ETRANSFER CREDIT (GRANTEWING)		607.96	9,913.08
31 JUL	CHARGES APPLIED TO ACCOUNT (PERIODIC FLAT FEE)		738.38	10,651.46
31 JUL	CHARGES APPLIED TO ACCOUNT (PER ITEM FEES)	6.50		10,644.96
31 JUL	CHARGES APPLIED TO ACCOUNT (PER ITEM FEES)	7.20		10,637.76

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: 02 JUL
CHEQUE # 267

\$732.00

EAGLESON PROPERTIES LTD.
117 STRATA CORP VR 1607
VANCOUVER BC V5T 3G3
TEL: (604) 678-1070

YANCOUVER CITY SAVINGS CREDIT UNION
CONSUMER CREDIT DEPARTMENT
88 WEST PENDER STREET
VANCOUVER, B.C. V6C 1S9

000267
267

Seven Hundred Thirty Two Dollars and Zero Cents

PAY TO THE ORDER OF City of Vancouver July 1, 2024 \$ *****732.00

PER *[Signature]*

#000267# 416300#809# 100084835930#

DATE CLEARED: 02 JUL
CHEQUE # 267

\$732.00

Printer ID# 1021
ID d'imprimeur 1021

Endorsement - Signature or Stamp
Endossement - Signature ou Empreinte

BACK/VERSO

CAPTURING BRANCH
7/2/24 2:24 PM Pacific TZ
Vancouver Savings Credit Union
16150-609
Branch 09 - Main Street - Vancouver

DATE CLEARED: 02 JUL
CHEQUE # 268

\$315.00

EAGLESON PROPERTIES LTD.
117 STRATA CORP VR 1607
VANCOUVER BC V5T 3G3
TEL: (604) 678-1070

YANCOUVER CITY SAVINGS CREDIT UNION
CONSUMER CREDIT DEPARTMENT
88 WEST PENDER STREET
VANCOUVER, B.C. V6C 1S9

000268
268

Three Hundred Fifteen Dollars and Zero Cents

PAY TO THE ORDER OF Eagleson Properties Limited, 201 - 2048 Main Street Vancouver, BC V5T 3G3 July 1, 2024 \$ *****315.00

PER *[Signature]*

#000268# 416300#809# 100084835930#

DATE CLEARED: 02 JUL
CHEQUE # 268

\$315.00

For Deposit Only
Eagleson Properties
G&F General Account
11880-809 100010716763

Printer ID# 1021
ID d'imprimeur 1021

Endorsement - Signature or Stamp
Endossement - Signature ou Empreinte

BACK/VERSO

CAPTURING BRANCH
7/2/24 3:47 PM Pacific TZ
Out & Front
11880-809
Main Street Branch - Vancouver

DATE CLEARED: 09 JUL
CHEQUE # 269

\$136.38

EAGLESON PROPERTIES LTD.
117 STRATA CORP VR 1607
VANCOUVER BC V5T 3G3
TEL: (604) 678-1070

YANCOUVER CITY SAVINGS CREDIT UNION
CONSUMER CREDIT DEPARTMENT
88 WEST PENDER STREET
VANCOUVER, B.C. V6C 1S9

000269
269

One Hundred Thirty Six Dollars and Thirty Eight Cents

PAY TO THE ORDER OF Greystock Property Grooming Ltd. 6105 45A Avenue Delta, BC V4K 4T5 July 1, 2024 \$ *****136.38

PER *[Signature]*

#000269# 416300#809# 100084835930#

DATE CLEARED: 09 JUL
CHEQUE # 269

\$136.38

Virtual Endorsement
DISPACC: 1084649
DISPR: 06720-003
CSID: 0241914027078302800
TRAND: 1
SCANSES: 210,523,883
ITEMSK: 4
CHANDS: 003
APPCD: 3500
TRANSR: 02800
DISCUR: CAD
TRBDT: 09/07/24
OFID: 981412117

Printer ID# 1021
ID d'imprimeur 1021

Endorsement - Signature or Stamp
Endossement - Signature ou Empreinte

BACK/VERSO

DATE CLEARED: 17 JUL
CHEQUE # 272

\$188.37

EAGLESON PROPERTIES LTD.
117 STRATA CORP VR 1607
VANCOUVER BC V5T 3G3
TEL: (604) 678-1070

YANCOUVER CITY SAVINGS CREDIT UNION
CONSUMER CREDIT DEPARTMENT
88 WEST PENDER STREET
VANCOUVER, B.C. V6C 1S9

000272
272

One Hundred Eighty Eight Dollars and Thirty Seven Cents

PAY TO THE ORDER OF Maple Leaf Disposal Ltd 572114 July 15, 2024 \$ *****188.37

PER *[Signature]*

#000272# 416300#809# 100084835930#

DATE CLEARED: 17 JUL
CHEQUE # 272

\$188.37

DISPACC: 1124015
DISPR: 00010-003
ITEMSK: 20
LOC: Location 006MLD

Printer ID# 1021
ID d'imprimeur 1021

Endorsement - Signature or Stamp
Endossement - Signature ou Empreinte

BACK/VERSO

INDEPENDENT BUSINESS ACCOUNT #100084835930 (CONT.)

DATE CLEARED: 18 JUL
CHEQUE # 271

\$69.33

EAGLESON PROPERTIES LTD.
177 STRATA CORP VR 1607
VANCOUVER, B.C. V6B 6B9
TEL: (604) 678-1010

VANCOUVER CITY BANKING CREDIT UNION
COMMUNITY DEVELOPMENT
VANCOUVER, B.C. V6C 1J8
TEL: (604) 677-7000

000271
271

Sixty Nine Dollars and Thirty Three Cents

July 10, 2024 \$ *****69.33

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

PER *[Signature]*

⑆000271⑆ ⑆16300⑆809⑆ 100084835930⑆

DATE CLEARED: 18 JUL
CHEQUE # 271

\$69.33

07182024 VR01400
421066 0038
0305700

Endorsment - Signature or Stamp
Endorsment - Signature or Stamp

FOR DEPOSIT ONLY
ID d'impression 1021

BACKVERSO

DATE CLEARED: 29 JUL
CHEQUE # 270

\$315.00

EAGLESON PROPERTIES LTD.
177 STRATA CORP VR 1607
VANCOUVER, B.C. V6B 6B9
TEL: (604) 678-1010

VANCOUVER CITY BANKING CREDIT UNION
COMMUNITY DEVELOPMENT
VANCOUVER, B.C. V6C 1J8
TEL: (604) 677-7000

000270
270

Three Hundred Fifteen Dollars and Zero Cents

July 10, 2024 \$ *****315.00

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

PER *[Signature]*

⑆000270⑆ ⑆16300⑆809⑆ 100084835930⑆

DATE CLEARED: 29 JUL
CHEQUE # 270

\$315.00

For Deposit Only
Eagleson Properties
G&F Centre Account
11980-808 1020197 3762

Printer ID# 1021
ID d'impression 1021

Endorsment - Signature or Stamp
Endorsment - Signature or Stamp

BACKVERSO

CAPTURING BRANCH
7/20/24 4:00 PM Pacific TZ
OUT @ 5:00 PM
11980-808
Main Street Branch - Vancouver

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

June Receipts - transfer from the operating A/C to the CRF a/c

July Receipts - transfer from the OPERATING a/c to the CRF

Beginning Balance:	29,076.77			
04-Jul-2024	1,378.67	J/E		
08-Jul-2024	1,378.67	J/E		
Transaction Totals:	2,757.34			0.00
Ending Balance:	31,834.11			

Building Totals

Beginning Balance:	29,076.77	
Transaction Debit / Credit Amounts:	2,757.34	0.00
Ending Balance:	31,834.11	

JULY 2024 Bank Reconciliation - VANCITY Guaranteed Investment Certificate (GICs) A/C IN TRUST FOR STRATA CORP VR1607

Balance Per Bank Statement as at JULY 31, 2024

\$90,000.00

Add: INTEREST RECEIVED

<u>Date</u>	<u>Description</u>	<u>Number</u>	<u>Amount</u>
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Subtotal

90,000.00

Less BANK FEES

<u>Date</u>	<u>Description</u>	<u>Number</u>	<u>Amount</u>
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Total

Adjusted Balance Per bank as at JULY 31, 2024

90,000.00

SK/ML

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)			
				Beginning Balance:	5,000.00	
				Transaction Totals:		
				Ending Balance:	5,000.00	
709.1042.1040			G. I. C - 2.90% 30 - Day Cashable 2 (M21/8/2024)			
				Beginning Balance:	5,000.00	
				Transaction Totals:		
				Ending Balance:	5,000.00	
709.1043.1040			G. I. C - 2.90% 30 - Day Cashable 3 (M21/8/2024)			
				Beginning Balance:	5,000.00	
				Transaction Totals:		
				Ending Balance:	5,000.00	
709.1044.1040			G. I. C - 2.90% 30 - Day Cashable 4 M21/8/2024			
				Beginning Balance:	5,000.00	
				Transaction Totals:		
				Ending Balance:	5,000.00	
709.1045.1040			G. I. C - 3% 90 - Day Cashable 1 (M21/8/2024)			
				Beginning Balance:	10,000.00	
				Transaction Totals:		
				Ending Balance:	10,000.00	
709.1046.1040			G. I. C - 3% 90 - Day Cashable 2 (M21/8/2024)			
				Beginning Balance:	10,000.00	
				Transaction Totals:		
				Ending Balance:	10,000.00	
709.1047.1040			G. I.C- 5% Non-Redeemable 1 (Matures 21 Aug)			
				Beginning Balance:	25,000.00	
				Transaction Totals:		
				Ending Balance:	25,000.00	
709.1048.1040			G. I.C- 5% Non-Redeemable 2 (Matures 21 Aug)			
				Beginning Balance:	25,000.00	
				Transaction Totals:		
				Ending Balance:	25,000.00	
Building Totals						
				Beginning Balance:	90,000.00	
				Transaction Debit / Credit Amounts:		
				Ending Balance:	90,000.00	

AUGUST 01, 2024

VANAS11000_6892399 E D 16300 35341
 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 JUL 2024 to 31 JUL 2024

DAILY BANKING

ACCOUNT SUMMARY	OPENING BALANCE ON 01 JUL 2024	TOTAL WITHDRAWALS	TOTAL DEPOSITS	CLOSING BALANCE ON 31 JUL 2024
INDEPENDENT BUSINESS ACCOUNT #100084886032 (CONTINGENCY ACCOUNT)	29,076.77	0.00	2,757.34	31,834.11
TOTAL NUMBER OF CHEQUES 0				

INDEPENDENT BUSINESS ACCOUNT #100084886032 (CONTINGENCY ACCOUNT)

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	OPENING BALANCE			29,076.77
04 JUL	FUNDS TRANSFER-ONLINE FROM REL #91268349 (\$1,378.67) (CONTINGENCY JUNE RECEIPTS)		1,378.67	30,455.44
08 JUL	FUNDS TRANSFER-ONLINE FROM REL #91268349 (\$1,378.67) (CONTINGENCY JULY RECEIPTS)		1,378.67	31,834.11



You have a term deposit maturing.

Together, we are a financial force for change.

INVESTMENTS

TERM DEPOSITS

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	<p>#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</p>			5,000.00
	<p>Unless we hear from you, we'll renew this term deposit for the same length of time at the posted interest rate on maturity date. #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</p>			5,000.00
	<p>Unless we hear from you, we'll renew this term deposit for the same length of time at the posted interest rate on maturity date. #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</p>			5,000.00
	<p>Unless we hear from you, we'll renew this term deposit for the same length of time at the posted interest rate on maturity date. #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</p>			5,000.00
	<p>Unless we hear from you, we'll renew this term deposit for the same length of time at the posted interest rate on maturity date. #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</p>			10,000.00
	<p>Unless we hear from you, we'll renew this term deposit for the same length of time at the posted interest rate on maturity date. #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</p>			10,000.00
	<p>Unless we hear from you, we'll renew this term deposit for the same length of time at the posted interest rate on maturity date. #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</p>			25,000.00

AUGUST 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
	Unless we hear from you, we'll renew this term deposit for the same length of time at the posted interest rate on maturity date.			
	#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
	Unless we hear from you, we'll renew this term deposit for the same length of time at the posted interest rate on maturity date.			
	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

To: 2024-July

Description	Batch #	Processed	Type	Src	Reference	Post Date	Debit	Credit
Bank - VanCity SHARES								
709.1000								
Beginning Balance:							795.79	
Transaction Totals:								
Ending Balance:							795.79	
Bank - VanCity Operating Account								
709.1030.452								
Beginning Balance:							1,360.24	
City of Vancouver	36720	19-Jun-2024	CW	A/P	C# 267	01-Jul-2024		732.00
Eagleson Properties Limited.	36720	19-Jun-2024	CW	A/P	C# 268	01-Jul-2024		315.00
Greyrock Property Grooming Ltd.	36720	19-Jun-2024	CW	A/P	C# 269	01-Jul-2024		136.38
Jerry Thomas (1259)	36834	02-Jul-2024	RRg	A/R	DCR# 259	01-Jul-2024	607.96	
Patricia Vanderflaes (1253)	36904	04-Jul-2024	RMRp	A/R	DCR# 261	04-Jul-2024	582.93	
Patricia Vanderflaes (1253)	36907	04-Jul-2024	RMRp	A/R	DCR# 264	04-Jul-2024	582.93	
June Receipts - transfer from the operating A/C to the CRF a/c	36908	04-Jul-2024	NJE	J/E		04-Jul-2024		1,378.67
Peggy Smyth (1263)	36938	08-Jul-2024	RRg	A/R	DCR# 266	07-Jul-2024	8,860.60	
Noriko Horiguchi (1257)	36930	09-Jul-2024	RRg	A/R	DCR# 265	08-Jul-2024	1,215.92	
July Receipts - transfer from the OPERATING a/c to the CRF a/c	36940	08-Jul-2024	NJE	J/E		08-Jul-2024		1,378.67
Eagleson Properties Limited.	36965	10-Jul-2024	CW	A/P	C# 270	10-Jul-2024		315.00
FortisBC - Natural Gas	36965	10-Jul-2024	CW	A/P	C# 271	10-Jul-2024		69.33
Tessie Lowe (1255)	37020	12-Jul-2024	RRg	A/R	DCR# 269	11-Jul-2024	607.96	
Maple Leaf Disposal Ltd	37063	15-Jul-2024	CW	A/P	C# 272	15-Jul-2024		188.37
City of Vancouver	37194	29-Jul-2024	CW	A/P	C# 273	29-Jul-2024		809.00
Greyrock Property Grooming Ltd.	37194	29-Jul-2024	CW	A/P	C# 274	29-Jul-2024		233.50
Tessie Lowe (1255)	36833	02-Jul-2024	RRg	A/R	DCR# 258	30-Jul-2024	607.96	
Tessie Lowe (1255)	36905	04-Jul-2024	RMRp	A/R	DCR# 258	30-Jul-2024		607.96
Grant and Kim Ewing (1251)	37222	31-Jul-2024	RMRp	A/R	DCR# 270	31-Jul-2024	738.38	
Tessie Lowe (1255)	37222	31-Jul-2024	RMRp	A/R	DCR# 270	31-Jul-2024	607.96	
Service charges	37274	01-Aug-2024	NJE	J/E		31-Jul-2024		7.20
Service charges	37274	01-Aug-2024	NJE	J/E		31-Jul-2024		6.50
Transaction Totals:							14,412.60	6,177.58
Ending Balance:							9,595.26	
Bank - VanCity Contingency Account								
709.1040.453								
Beginning Balance:							29,076.77	
June Receipts - transfer from the operating A/C to the CRF a/c	36908	04-Jul-2024	NJE	J/E		04-Jul-2024		1,378.67
July Receipts - transfer from the OPERATING a/c to the CRF	36940	08-Jul-2024	NJE	J/E		08-Jul-2024		1,378.67
Transaction Totals:							2,757.34	0.00
Ending Balance:							31,834.11	
G. I. C - 2.90% 30 - Day Cashable 1(M21/8/2024)								
709.1041.1040								
Beginning Balance:							5,000.00	
Transaction Totals:								
Ending Balance:							5,000.00	
G. I. C - 2.90% 30 - Day Cashable 2 (M21/8/2024)								
709.1042.1040								
Beginning Balance:							5,000.00	
Transaction Totals:								
Ending Balance:							5,000.00	

General Ledger Detail

Description	Batch #	Processed Type	Src	Reference	Post Date	Debit	Credit
709.1042.1040		G. I. C - 2.90% 30 - Day Cashable 2 (M21/8/2024)					
		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	
709.1090.008		Bank - Vancity Membership Fee					5.00
		Beginning Balance:					5.00
		Transaction Totals:					
		Ending Balance:					5.00
709.1100		Accounts Receivable					
		Beginning Balance:				0.00	
Jerry Thomas (1259)	36834	02-Jul-2024 RRg	A/R	DCR# 259	01-Jul-2024		
Grant and Kim Ewing (1251)	36885	03-Jul-2024 BMC	A/R	14458	03-Jul-2024	738.38	607.96
Patricia Vanderflaes (1253)	36885	03-Jul-2024 BMC	A/R	14459	03-Jul-2024	582.93	
Tessie Lowe (1255)	36885	03-Jul-2024 BMC	A/R	14460	03-Jul-2024	607.96	
Noriko Horiguchi (1257)	36885	03-Jul-2024 BMC	A/R	14461	03-Jul-2024	607.96	
Jerry Thomas (1259)	36885	03-Jul-2024 BMC	A/R	14462	03-Jul-2024	6.28	
Jerry Thomas (1259)	36885	03-Jul-2024 BMC	A/R	14462	03-Jul-2024	607.96	
Nancy Holme (1261)	36885	03-Jul-2024 BMC	A/R	14463	03-Jul-2024	582.93	
Peggy Smyth (1263)	36885	03-Jul-2024 BMC	A/R	14464	03-Jul-2024	738.38	
Patricia Vanderflaes (1253)	36904	04-Jul-2024 RMRp	A/R	DCR# 261	04-Jul-2024		582.93

General Ledger Detail

Description	Batch #	Processed	Type	Src	Reference	Post Date	Debit	Credit
709.1100 Accounts Receivable								
<i>continued from previous page</i>								
Patricia Vanderflaes (1253)	36907	04-Jul-2024	RMRp	A/R	DCR# 264	04-Jul-2024		582.93
Peggy Smyth (1263)	36938	08-Jul-2024	RRg	A/R	DCR# 266	07-Jul-2024		8,860.60
Noriko Horiguchi (1257)	36930	09-Jul-2024	RRg	A/R	DCR# 265	08-Jul-2024		1,215.92
Tessie Lowe (1255)	37020	12-Jul-2024	RRg	A/R	DCR# 269	11-Jul-2024		607.96
Tessie Lowe (1255)	36833	02-Jul-2024	RRg	A/R	DCR# 258	30-Jul-2024	607.96	607.96
Tessie Lowe (1255)	36905	04-Jul-2024	RMRp	A/R	DCR# 258	30-Jul-2024		
Grant and Kim Ewing (1251)	37222	31-Jul-2024	RMRp	A/R	DCR# 270	31-Jul-2024		738.38
Tessie Lowe (1255)	37222	31-Jul-2024	RMRp	A/R	DCR# 270	31-Jul-2024		607.96
Accounts Receivable /Prepaid Strata Fees - - Reallocation of INCOME/ EXPENS	37389	14-Aug-2024	NJE	J/E		31-Jul-2024	9,331.86	
						Transaction Totals:	14,412.60	14,412.60
						Ending Balance:	0.00	
709.1310 Prepaid Insurance								
Insurance (Accrued) - REALLOCATION OF INCOME/EXPENSES	37385	14-Aug-2024	NJE	J/E		31-Jul-2024	6,249.59	1,249.92
						Transaction Totals:	0.00	1,249.92
						Ending Balance:	4,999.67	
709.1320 Prepaid Insurance Appraisal								
Insurance Appraisal (Accrued)- REALLOCATION OF INCOME/EXPENSES	37385	14-Aug-2024	NJE	J/E		31-Jul-2024	565.15	22.60
						Transaction Totals:	0.00	22.60
						Ending Balance:	542.55	
709.2000 Accounts Payable								
City of Vancouver	36720	19-Jun-2024	CW	A/P	C# 267	01-Jul-2024	732.00	1,183.38
Eagleson Properties Limited.	36720	19-Jun-2024	CW	A/P	C# 268	01-Jul-2024	315.00	
Greyrock Property Grooming Ltd.	36720	19-Jun-2024	CW	A/P	C# 269	01-Jul-2024	136.38	
FortisBC - Natural Gas	37363	13-Aug-2024	INV	A/P	# 6435 47	01-Jul-2024		69.33
Eagleson Properties Limited.	37363	13-Aug-2024	INV	A/P	# MF - (709)	01-Jul-2024		315.00
Eagleson Properties Limited.	36965	10-Jul-2024	CW	A/P	C# 270	10-Jul-2024	315.00	
FortisBC - Natural Gas	36965	10-Jul-2024	CW	A/P	C# 271	10-Jul-2024	69.33	
City of Vancouver	37363	13-Aug-2024	INV	A/P	# 5106 769	12-Jul-2024		809.00
Maple Leaf Disposal Ltd	37063	15-Jul-2024	CW	A/P	C# 272	15-Jul-2024	188.37	
Maple Leaf Disposal Ltd	37363	13-Aug-2024	INV	A/P	# 592114	15-Jul-2024		188.37
Greyrock Property Grooming Ltd.	37363	13-Aug-2024	INV	A/P	# 14078	26-Jul-2024		233.50
City of Vancouver	37194	29-Jul-2024	CW	A/P	C# 273	29-Jul-2024	809.00	
Greyrock Property Grooming Ltd.	37194	29-Jul-2024	CW	A/P	C# 274	29-Jul-2024	233.50	
						Transaction Totals:	2,798.58	1,615.20
						Ending Balance:	0.00	
						Beginning Balance:	0.00	
709.2310 GST/HST Payable (Collected)								
						Beginning Balance:	0.00	

General Ledger Detail

Description	Batch #	Processed Type	Src	Reference	Post Date	Debit	Credit
<i>continued from previous page</i>							
709.2310							
GST/HST Payable (Collected)							
Transaction Totals:							
Ending Balance:						0.00	
709.2500							
Prepaid Strata Fees							
Accounts Receivable /Prepaid Strata Fees - - Reallocation of INCOME/EXPENS	37389	14-Aug-2024	NJE	J/E			
Transaction Totals:							
Ending Balance:						0.00	
709.2900							
Prior Year SURPLUS							
Beginning Balance:							
Transaction Totals:						0.01	
Ending Balance:						0.01	
709.2960							
Retained Earnings							
Contingency Reserve - REALLOCATION OF INCOME/EXPENSES	37385	14-Aug-2024	NJE	J/E			
Transaction Totals:							
Ending Balance:						0.00	
Beginning Balance:						122,622.47	
Transaction Totals:						1,378.67	
Ending Balance:						1,378.67	
709.3200							
Strata Fees							
Grant and Kim Ewing (1251)	36885	03-Jul-2024	BMc	A/R	14458		26,799.00
Patricia Vanderlaes (1253)	36885	03-Jul-2024	BMc	A/R	14459		738.38
Tessie Lowe (1255)	36885	03-Jul-2024	BMc	A/R	14460		582.93
Noriko Horiguchi (1257)	36885	03-Jul-2024	BMc	A/R	14461		607.96
Jerry Thomas (1259)	36885	03-Jul-2024	BMc	A/R	14462		607.96
Nancy Holme (1261)	36885	03-Jul-2024	BMc	A/R	14463		607.96
Peggy Smyth (1263)	36885	03-Jul-2024	BMc	A/R	14464		582.93
Transaction Totals:							
Ending Balance:						0.00	
Beginning Balance:						4,466.50	
Transaction Totals:						31,265.50	
709.3650							
EV Electrical Consumption							
Jerry Thomas (1259)	36885	03-Jul-2024	BMc	A/R	14462		81.80
Transaction Totals:							
Ending Balance:						0.00	
Beginning Balance:						6.28	
Transaction Totals:						6.28	
Ending Balance:						88.08	
709.4130							
Cleaning - Garbage Removal							
Maple Leaf Disposal Ltd	37363	13-Aug-2024	INV	A/P	# 592114		1,365.62
Transaction Totals:							
Ending Balance:						188.37	
Beginning Balance:						188.37	
Transaction Totals:						0.00	
Ending Balance:						1,553.99	
709.4270							
R&M - Fire & Safety							
Beginning Balance:							
Transaction Totals:						473.90	
Ending Balance:						473.90	

General Ledger Detail

Description	Batch #	Processed	Type	Src	Reference	Post Date	Debit	Credit
709.4400 Utilities - Electricity								
						Beginning Balance:	329.61	
						Transaction Totals:		
						Ending Balance:	329.61	
709.4420 Utilities - Gas								
FortisBC - Natural Gas	37363	13-Aug-2024	INV	A/P	# 6435 47	Beginning Balance:	1,449.55	
						01-Jul-2024	69.33	
						Transaction Totals:	69.33	0.00
						Ending Balance:	1,518.88	
709.4440 Utilities - Water								
City of Vancouver	37363	13-Aug-2024	INV	A/P	# 5106 769	Beginning Balance:	715.46	
						12-Jul-2024	809.00	
						Transaction Totals:	809.00	0.00
						Ending Balance:	1,524.46	
709.4450 Utilities - Fireline								
						Beginning Balance:	564.00	
						Transaction Totals:	564.00	
						Ending Balance:	564.00	
709.4460 Utilities - Street cleaning								
						Beginning Balance:	168.00	
						Transaction Totals:	168.00	
						Ending Balance:	168.00	
709.4520 Outside Mtce - Contract Services								
Greyrock Property Grooming Ltd.	37363	13-Aug-2024	INV	A/P	# 14078	Beginning Balance:	553.74	
						26-Jul-2024	233.50	
						Transaction Totals:	233.50	0.00
						Ending Balance:	787.24	
709.4550 Outside Mtce - Power Washing								
						Beginning Balance:	441.00	
						Transaction Totals:	441.00	
						Ending Balance:	441.00	
709.5040 Admin - Management Fees								
Eagleson Properties Limited.	37363	13-Aug-2024	INV	A/P	# MF - (709)	Beginning Balance:	1,890.00	
						01-Jul-2024	315.00	
						Transaction Totals:	315.00	0.00
						Ending Balance:	2,205.00	
709.7400 Insurance - Appraisal (Accrued)								
Insurance Appraisal (Accrued)- REALLOCATION OF INCOME/EXPENSES	37385	14-Aug-2024	NJE	J/E		Beginning Balance:	135.60	
						31-Jul-2024	22.60	
						Transaction Totals:	22.60	0.00
						Ending Balance:	158.20	
709.7500 Fixed Expenses - Insurance								
Insurance (Accrued) - REALLOCATION OF INCOME/EXPENSES	37385	14-Aug-2024	NJE	J/E		Beginning Balance:	7,499.52	
						31-Jul-2024	1,249.92	

General Ledger Detail

Description	Batch #	Processed Type	Srce Reference	Post Date	Debit	Credit
<i>continued from previous page</i>						
709.7500						
Fixed Expenses - Insurance					1,249.92	0.00
					8,749.44	
				Transaction Totals:		
				Ending Balance:		
709.9020						
Bank Fees					10.10	
Service charges	37274	01-Aug-2024 NJE	J/E	31-Jul-2024	7.20	
Service charges	37274	01-Aug-2024 NJE	J/E	31-Jul-2024	6.50	
				Transaction Totals:	13.70	0.00
				Ending Balance:	23.80	
709.9600						
CONTINGENCY						
Contingency Reserve- REALLOCATION OF INCOME/EXPENSES	37385	14-Aug-2024 NJE	J/E		8,362.54	
					1,378.67	
				Transaction Totals:	1,378.67	0.00
				Ending Balance:	9,741.21	
				Beginning Balance:	0.00	
				Transaction Debit / Credit Amounts:	38,661.21	38,661.21
				Ending Balance:	0.00	
				Beginning Balance:	0.00	
				Transaction Debit / Credit Amounts:	38,661.21	38,661.21
				Ending Balance:	0.00	

EAGLESON PROPERTIES LTD.

201 - 2940 Main Street

Vancouver, British Columbia V5T 3G3

Statement of Account

Telephone: (604) 879-1070

Fax: (604) 879-1007

Date: July 31, 2024

Strata Corp VR1607 - GENERAL ACCOUNT

1251 - 1263 W 7th Avenue

Vancouver, BC V6H 1B7

Statement Printed: 14-Aug-24

Page 1

	Date	Reference	Debits	Credits	Balance
Building: 709 : 1251-1263 W 7th Avenue					
Plus: Receipts					
		Account Number: 709.1030		Opening Balance:	\$1,360.24
Jerry Thomas (1259) Payment Received - Thank You	01-Jul-24	DCR# 259		607.96	
Patricia Vanderflaes (1253) Payment Received - Thank You	04-Jul-24	DCR# 261		582.93	
Patricia Vanderflaes (1253) Payment Received - Thank You	04-Jul-24	DCR# 264		582.93	
Peggy Smyth (1263) Payment Received - Thank You	07-Jul-24	DCR# 266		8,860.60	
Noriko Horiguchi (1257) Payment Received - Thank You	08-Jul-24	DCR# 265		1,215.92	
Tessie Lowe (1255) Payment Received - Thank you	11-Jul-24	DCR# 269		607.96	
Tessie Lowe (1255) Payment Received - Thank You	30-Jul-24	DCR# 258	607.96		
Tessie Lowe (1255) Payment Received - Thank You	30-Jul-24	DCR# 258		607.96	
Grant and Kim Ewing (1251) Payment Received - Thank You	31-Jul-24	DCR# 270		738.38	
Tessie Lowe (1255) Payment Received - Thank You	31-Jul-24	DCR# 270		607.96	
		Receipt Totals:	607.96	14,412.60	
Less: Disbursements					
City of Vancouver : U ANNUAL FIRELINE & U STREET CLEANING (709)	01-Jul-24	C# 267	732.00		
Egleson Properties Limited. : Management Fee	01-Jul-24	C# 268	315.00		
Greyrock Property Grooming Ltd. : Gardening (709)	01-Jul-24	C# 269	136.38		
Egleson Properties Limited. : Management Fee	10-Jul-24	C# 270	315.00		
FortisBC - Natural Gas : Natural Gas Bill - July 3, 2024 (709)	10-Jul-24	C# 271	69.33		
Maple Leaf Disposal Ltd : Garbage Removal (709)	15-Jul-24	C# 272	188.37		
City of Vancouver : Water and Sewer : FEB 1 to MAY 31, 2024 (709)	29-Jul-24	C# 273	809.00		
Greyrock Property Grooming Ltd. : Gardening (709)	29-Jul-24	C# 274	233.50		
		Disbursement Totals:	2,798.58		
Journal Entry Details:					
June Receipts - transfer from the operating A/C to the CRF a/c	04-Jul-24		1,378.67		
July Receipts - transfer from the OPERATING a/c to the CRF a/c	08-Jul-24		1,378.67		
Service charges	31-Jul-24		13.70		
		Journal Entry Totals:	2,771.04		
Account Totals / Closing Balance:			6,177.58	14,412.60	\$9,595.26
Available for Distribution:			9,595.26		
Current Period Distribution @ 100.000000%					\$9,595.26

EAGLESON PROPERTIES LTD.

201 - 2940 Main Street

Vancouver, British Columbia V5T 3G3

Statement of Account

Date: July 31, 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: 14-Aug-24

Page 1

Date	Reference	Debits	Credits	Balance
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Revenue Services, Utility Billing
 PO Box 7747
 Vancouver, BC V6B 8R1

UTILITY BILL

709

500

ACCT NUMBER: 5073029 **BILLING PERIOD:** Jan 1, 2024
ACCESS CODE: 189908 **TO:** Dec 31, 2024
DUE DATE: Jul 3, 2024 **BILLING DATE:** May 24, 2024

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



FOLIO: COMPLEX

ROUTE:

DATE	DESCRIPTION	AMOUNT
	PREVIOUS BILL AMOUNT	686.00
Jun 12, 2023	PAYMENT	-686.00
May 24, 2024	U ANNUAL FIRELINE- (100MM) (Jan 1 to Dec 31)	564.00
May 24, 2024	U STREET CLEANING (Jan 1 to Dec 31)	168.00
		1 Unit
		7 Units
	AMOUNT NOW DUE:	732.00
	AMOUNT DUE AFTER Jul 03, 2024:	768.60

A 5% PENALTY WILL APPLY TO OUTSTANDING AMOUNTS AFTER 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

Change of mailing address or name for strata complex of three or more units must now be completed online at vancouver.ca/strata-address-change. Written requests from strata owners or managers will no longer be accepted.

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.

Greyrock Property Grooming Ltd.

6305 45A Ave

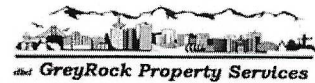
Delta BC V4K 4T5

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 14051

DATE 16/06/2024 TERMS Net 30

DUE DATE 16/07/2024

DATE	DESCRIPTION	TAX	QTY	RATE	AMOUNT
31/05/2024 Labour	Monthly maintenance service	GST	0.50	110.00	55.00
31/05/2024 Labour	Monthly gardening service	GST	0.50	85.00	42.50
31/05/2024 Truck Charge		Exempt	1	34.00	34.00

1251 W. 7th Ave. Monthly maintenance & gardening service for May, 2024. Prune all front shrubs & trees. NOTE: Service reduced in May.

SUBTOTAL 131.50

GST @ 5% 4.88

TOTAL 136.38

TOTAL DUE \$136.38

Property ID #	709
Sub acct #	Gardening
Project ID #	
Approval	<i>[Signature]</i>
Date	06/18/24
Notes	



Natural gas



You currently owe:

\$69.33

709

Due Thursday, Jul 25, 2024

Billing period: Jun 4 - Jul 3, 2024

Billing date: Jul 3, 2024

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 (May 03 - Jun 03)	\$107.84
Payment received (Jun 20, 2024)	\$107.84CR
Balance from last bill	\$0.00

Gas charges: Jun 4 - Jul 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

Prior to Jul 01, 2024
Delivery (3.0 GJ at 5.093 per GJ) \$15.28+
Cost of delivering gas through our system to your home or business

Effective Jul 01, 2024
Delivery (0.2 GJ at 4.912 per GJ) \$0.98+
Cost of delivering gas through our system to your home or business

Prior to Jul 01, 2024
Storage & transport (3.0 GJ at 0.245 per GJ) \$0.74+
Cost to store and transport gas to our system

Effective Jul 01, 2024
Storage & transport (0.2 GJ at 0.426 per GJ) \$0.09+
Cost to store and transport gas to our system
Cost of gas (3.2 GJ at 2.230 per GJ) \$7.14+
Market price of the gas you used

Total gas charges \$53.08

Energy taxes & fees

BC carbon tax (3.2 GJ at 3.9859 per GJ) \$12.75+
Supports reduced carbon emissions
BC clean energy levy (0.40% of + amounts) \$0.21
Supports clean energy technology

Continued to next page

We're here to help

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

Your natural gas usage

6.2 GJ



Last bill

3.2 GJ



This bill

2.2 GJ



Last year

↓ You used 3 GJ less gas than your last bill.

↑ You used 1.0 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: 242 (Jul 3, 2024)
Last bill actual reading: 215 (Jun 3, 2024)
Conversion factor: 0.1173528

To calculate your usage, visit fortisbc.com/yourmeter

GST (5% of * amounts) _____ \$3.29

Total energy taxes & fees _____ \$16.25

Pay _____ \$69.33

Top tips to save energy



Close the curtains

In the heat of day, keep windows and coverings closed to prevent the hot sun from heating up your home.



Wash in cold

Wash laundry in cold and save money on water heating costs.

News to know

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/indigenousprinciples.

INVOICE



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

Invoice Number:	592114
Invoice Date:	2024-06-30
Invoice Amount:	\$188.37
Account Name:	STRATA CORPORATION VR 1607 C/O EAGLE...
Account Number:	74501
Terms:	NET 45 DAYS
Current Balance:	\$188.37
Last Payment:	\$188.37
Last Payment Date:	2024-06-20

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

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

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

2024-06	MONTHLY CHARGE FOR FE GARBAGE COLLECTION	\$79.00
2024-06	MONTHLY CHARGE FOR ORGANICS COLLECTION	\$75.00

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.

Diesel Surcharge	\$21.94
Carbon Tax Recovery	\$3.46

Subtotal	\$179.40
GST 5.00%	\$8.97
PST 7.00%	\$0.00

Invoice Amount	\$188.37
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Property ID #	709
Sub acct #	Garbage
Project ID #	
Approval	<i>[Signature]</i>
Date	07/15/24
Notes	

FOR YOUR CONVENIENCE, WE ACCEPT VISA, MASTERCARD, DEBIT, CHEQUE OR ONLINE PAYMENT. 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.

MAPLE LEAF DISPOSAL IS NOW ABLE TO ACCEPT ONLINE PAYMENTS, PLEASE CLICK THIS [LINK](#) TO PAY YOUR INVOICE.

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



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

UTILITY BILL

709

9245

ACCT NUMBER: 5106769 **BILLING PERIOD:** Feb 1, 2024
ACCESS CODE: 750150 **TO:** May 31, 2024
DUE DATE: Aug 21, 2024 **BILLING DATE:** Jul 11, 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
Jun 5, 2024	A-46016473	124	7109	7026	83 UNITS	
	PREVIOUS BILL AMOUNT					751.22
Apr 8, 2024	PAYMENT DISCOUNT					-715.46
Jul 11, 2024	WATER METERED 2024 Low Season Rate (A) (3-Feb-24 to 30-Apr-24/88 days)					-35.76
Jul 11, 2024	WATER METERED 2024 Peak Season Rate (A) (1-May-24 to 5-Jun-24/36 days)					234.03
Jul 11, 2024	SEWER METERED (A) (3-Feb-24 to 5-Jun-24/124 days)					120.01
Jul 11, 2024	METER CHARGE 40MM (1-Feb-24 to 31-May-24/121 days)					407.94
						87.48

IF PAID AFTER DUE DATE: 849.46
DISCOUNT AVAILABLE: 40.46
IF PAID ON OR BEFORE DUE DATE: 809.00

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

Get water wise!
 WATERING REGULATIONS are in effect from May 1 through October 15 during which time peak pricing will apply.
 For full regulation restrictions and to learn how to prevent water wastage and better manage your water costs, visit vancouver.ca/waterwise.

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.

Greyrock Property Grooming Ltd.

6305 45A Ave

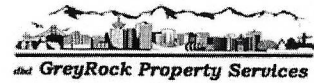
Delta BC V4K 4T5

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 14078

DATE 25/07/2024 TERMS Net 30

DUE DATE 24/08/2024

DATE	DESCRIPTION	TAX	QTY	RATE	AMOUNT
30/06/2024 Labour	Monthly maintenance service	GST	1	110.00	110.00
30/06/2024 Labour	Monthly gardening service	GST	1	80.00	80.00
30/06/2024 Truck Charge		Exempt	1	34.00	34.00

1251 W. 7th Ave: Monthly maintenance and gardening service for June, 2024.

SUBTOTAL 224.00

GST @ 5% 9.50

TOTAL 233.50

TOTAL DUE \$233.50

Property ID #	709
Sub acct #	Gardening
Project ID #	
Approval	<i>[Signature]</i>
Date	07/26/2024
Notes	

371.88