

EAGLESON PROPERTIES LTD.

INCOME STATEMENT

For the 2 Months Ending AUGUST 31, 2024

709 - Strata Plan VR 1607

YEAR END JUNE 2024/25

	Current Actual	YTD Actual	YTD BUDGET	VARIANCE	ANNUAL BUDGET
INCOME			2 MONTHS		2024/25 APPROVED BUDGET
Strata Fees					
Strata Fees -ADJUSTMENT:JULY-OCT 2023	6,233.21	10,699.71	9,992.58	707.13	59,955.50
Income - Interest	707.14	707.14	-	707.14	-
Other Income - Dividends (Shares) & INTEREST (G.I.C)	-	-	613.33	613.33	3,680.00
Other Income - Surplus or Deficit	3,690.08	3,690.08	-	3,690.08	-
Other Income - Form Fees, etc.	-	-	-	-	-
Other Income - EV	-	-	-	-	-
Bylaw Violations	7.06	13.34	13.33	0.01	80.00
Special Levy	-	-	-	-	-
Transfer from CRF to OPERATING a/c***To eliminate Negative Balance	-	-	-	-	-
TOTAL INCOME	9,223.21	13,695.99	10,619.25	3,076.74	63,715.50
GENERAL EXPENSES					
Management Fee	346.50	661.50	661.50	-	3,969.00
Administration (Photocopy & Postage)	-	-	43.33	43.33	260.00
Office Supplies	-	-	-	-	-
Legal/ Professional Fees	-	-	408.33	408.33	2,450.00
Annual Review Fee	-	-	92.75	92.75	556.50
Storage Fee	-	-	-	-	-
T2 Tax Filing	-	-	70.00	70.00	420.00
Insurance (Accrued)	1,249.92	2,499.83	2,855.83	356.00	17,135.00
Insurance Appraisal (Accrued)	22.60	45.20	45.83	0.63	275.00
Bank Charges	-	13.70	8.33	5.37	50.00
WorksafeBC	-	-	-	-	-
Total GENERAL EXPENSES	1,619.02	3,220.23	4,185.92	965.68	25,115.50
BUILDING EXPENSES					
Electricity	83.87	83.87	100.00	16.13	600.00
Gas	53.71	123.04	366.67	243.63	2,200.00
City Utilities - Water & Sewer	-	809.00	400.00	409.00	2,400.00
City Utilities - Fireline	-	-	166.67	166.67	1,000.00
City Utilities - Street Cleaning	-	-	41.67	41.67	250.00
Garbage - Waste Removal	188.37	376.74	833.33	456.59	5,000.00
R&M - Building Repairs	4,378.75	4,378.75	833.33	3,545.42	5,000.00
R&M - Plumbing	-	-	-	-	-
R&M - Snow Removal & Salt	-	-	5.00	5.00	30.00
R&M - Fire Protection	-	-	83.33	83.33	500.00
R&M - Gardening & Pruning	233.50	467.00	500.00	33.00	3,000.00
R&M - Hard Landscaping	-	-	300.00	300.00	1,800.00
Total BUILDING EXPENSES	4,938.20	6,238.40	3,630.00	2,608.40	21,780.00
RESERVE FUNDS					
Contingency Reserve	811.33	2,190.00	2,190.00	0.00	13,140.00
Prior Year-Transfer to CRF	-	-	-	-	-
GIC Interest	-	-	-	-	3,680.00
Total RESERVE FUNDS	811.33	2,190.00	2,190.00	0.00	16,820.00
TOTAL EXPENSES	7,368.55	11,648.63	10,005.92	1,642.71	63,715.50
NET INCOME <LOSS>	1,854.66	2,047.36	613.33		

←V|0\$ ←P 2L 5. 7Z 100 200 300 400 500 600 700 800 900 1000 1100 1200 1300 1400 1500 1600 1700 1800 1900 2000 2100 2200 2300 2400 2500 2600 2700 2800 2900 3000 3100 3200 3300 3400 3500 3600 3700 3800 3900 4000 4100 4200 4300 4400 4500 4600 4700 4800 4900 5000 5100 5200 5300 5400 5500 5600 5700 5800 5900 6000 6100 6200 6300 6400 6500 6600 6700 6800 6900 7000 7100 7200 7300 7400 7500 7600 7700 7800 7900 8000 8100 8200 8300 8400 8500 8600 8700 8800 8900 9000 9100 9200 9300 9400 9500 9600 9700 9800 9900 10000

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EAGLESON PROPERTIES LTD.
 BALANCE SHEET
 For the 2 Months Ending AUGUST 31, 2024
 709 - Strata Plan VR 1607
 YEAR END JUNE 2024/25

YTD Actual

ASSETS:

Bank - Vancity SHARES	\$	795.79
Bank - Operating Account	\$	12,941.18
Bank - Contingency Reserve Fund	\$	36,604.65
Bank - Contingency Reserve Fund : G.I.C. ACCRUED INTEREST	\$	3,690.65
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	\$	20,000.00
Bank - Investments - G. I.C- 5% Non-Redeemable 2	\$	20,000.00
Bank - Vancity Membership Fee	-\$	5.00
Accounts Receivable	\$	-
Prepaid Insurance	\$	3,749.75
Prepaid Insurance Appraisal	\$	519.95
Prepaid Expenses	\$	-
Total Current Assets	\$	<u>138,296.97</u>
TOTAL ASSETS	\$	<u>138,296.97</u>

LIABILITIES:

Accounts Payable	\$	-
Prepaid Strata Fees	\$	8,514.41
TOTAL LIABILITIES	\$	<u>8,514.41</u>

EQUITY

Contribution to SPECIAL LEVY	\$	-
Retained Earnings	\$	127,735.20
Current Year Income(Loss)	\$	<u>2,047.36</u>
TOTAL EQUITY	\$	<u>129,782.56</u>
TOTAL LIABILITIES & EQUITY	\$	<u>138,296.97</u>

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Monthly A/R Summary

by Unit For: August 2024

Unit	Tenant	Opening Balance	Charge Description	Charge Amount	Payment Received	Current Balance
1	Grant and Kim Ewing (1251)		Strata Fees for PID# 709	\$738.38		
		(\$738.38)	Strata Fees : ONE-TIME Adjustment July-August	\$292.07		
			REVERSAL ENTRY	(\$292.07)		
			Strata Fee : ONE-TIME Adjustment July-August	\$175.17		
			*** Total ***	\$913.55	(\$1,001.14)	(\$825.97)
01	Patricia Vanderflaes (1253)		Strata Fees for PID# 709	\$582.93		
		(\$582.92)	Strata Fees : ONE-TIME Adjustment July-August	\$230.58		
			REVERSAL ENTRY	(\$230.58)		
			Strata Fee : ONE-TIME Adjustment July-August	\$138.30		
			*** Total ***	\$721.23	(\$230.58)	(\$92.27)
001	Tessie Lowe (1255)		Strata Fees for PID# 709	\$607.96		
		(\$1,215.93)	Strata Fees : ONE-TIME Adjustment July-August	\$240.47		
			REVERSAL ENTRY	(\$240.47)		
			Strata Fee : ONE-TIME Adjustment July-August	\$144.21		
			*** Total ***	\$752.17	(\$144.22)	(\$607.98)
0001	Noriko Horiguchi (1257)		Strata Fees for PID# 709	\$607.96		
		(\$607.89)	Strata Fees : ONE-TIME Adjustment July-August	\$240.47		
			REVERSAL ENTRY	(\$240.47)		
			Strata Fee : ONE-TIME Adjustment July-August	\$144.21		
			*** Total ***	\$752.17	\$0.00	\$144.28
00001	Jerry Thomas (1259)		EV Electrical Consumption	\$6.28		
		\$38.06	Strata Fees for PID# 709	\$607.96		
			EV Electrical Consumption - JULY	\$0.39		
			EV Electrical Consumption - AUGUST	\$0.39		
			Strata Fees : ONE-TIME Adjustment July-August	\$240.47		
			REVERSAL ENTRY	(\$240.47)		
			Strata Fee : ONE-TIME Adjustment July-August	\$144.21		
			*** Total ***	\$759.23	(\$607.96)	\$189.33
000001	Nancy Holme (1261)		Strata Fees for PID# 709	\$582.93		
		\$582.93	Strata Fees : ONE-TIME Adjustment July-August	\$230.58		
			REVERSAL ENTRY	(\$230.58)		
			Strata Fee : ONE-TIME Adjustment July-August	\$138.30		
			*** Total ***	\$721.23	(\$1,417.26)	(\$113.10)
0000001	Peggy Smyth (1263)		Strata Fees for PID# 709	\$738.38		
		(\$8,122.25)	Strata Fees : ONE-TIME Adjustment July-August	\$292.07		
			REVERSAL ENTRY	(\$292.07)		
			Strata Fee : ONE-TIME Adjustment July-August	\$175.17		
			*** Total ***	\$913.55	\$0.00	(\$7,208.70)

Monthly A/R Summary

by Unit For: August 2024

Unit	Tenant	Opening Balance	Charge Description	Charge Amount	Payment Received	Current Balance
		** Totals for Building:	(\$10,646.38)	\$5,533.13	(\$3,401.16)	(\$8,514.41)

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	
August		1,249.92	2,499.83
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
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August	\$ 22.60	<u>45.21</u>
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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

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

Balance Per Bank Statement as at AUGUST 31 ,2024 **\$13,048.68**

Add: Outstanding Deposits

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

Subtotal 13,048.68

Less Outstanding Cheques

<u>Date</u>	<u>Description</u>	<u>Cheque Number</u>	<u>Amount</u>
28-Aug-24	Greyrock Property Grooming Ltd.	C# 282	107.50
Total			107.50

Adjusted Balance Per bank as at AUGUST 31 ,2024 12,941.18

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Selected General Ledger Detail

Description	Batch #	Processed Type	Src	Reference	Post Date	Debit	Credit
Building: 709 : 1251-1263 W 7th Avenue							
709.1030.452							
Bank - VanCity Operating Account							
Nancy Holme (1261)	37243	01-Aug-2024 RMRp	A/R	DCR# 272	Beginning Balance:	9,595.26	
Nancy Holme (1261)	37243	01-Aug-2024 RMRp	A/R	DCR# 272	01-Aug-2024	708.63	
Jerry Thomas (1259)	37249	01-Aug-2024 RRG	A/R	DCR# 273	01-Aug-2024	708.63	
BC Hydro	37331	09-Aug-2024 CW	A/P	C# 275	09-Aug-2024	607.96	83.87
Eagleson Properties Limited.	37331	09-Aug-2024 CW	A/P	C# 276	09-Aug-2024		315.00
FortisBC - Natural Gas	37331	09-Aug-2024 CW	A/P	C# 277	09-Aug-2024		53.71
Greyrock Property Grooming Ltd.	37331	09-Aug-2024 CW	A/P	C# 278	09-Aug-2024		233.50
Maple Leaf Disposal Ltd	37362	13-Aug-2024 CW	A/P	C# 279	13-Aug-2024		188.37
Henriksen Contracting & Construction Inc.	37383	14-Aug-2024 CW	A/P	C# 280	14-Aug-2024		4,271.25
AUGUST Receipts - transfer from the operating A/C to the CRFa/c	37381	14-Aug-2024 NJE	J/E		14-Aug-2024	144.22	
Tessie Lowe (1255)	37404	15-Aug-2024 RRG	A/R	DCR# 274	15-Aug-2024	6,608.13	
To eliminate 2023/2024 Operating Deficit - transfer from the CRF A/ C to t	37446	19-Aug-2024 NJE	J/E		19-Aug-2024		
Patricia Vanderlaes (1253)	37494	26-Aug-2024 RRG	A/R	DCR# 275	25-Aug-2024	230.58	
Eagleson Properties Limited.	37531	26-Aug-2024 CW	A/P	C# 281	26-Aug-2024		31.50
Greyrock Property Grooming Ltd.	37554	28-Aug-2024 CW	A/P	C# 282	28-Aug-2024		107.50
Grant and Kim Ewing (1251)	37576	30-Aug-2024 RRG	A/R	DCR# 276	30-Aug-2024	1,001.14	
Transaction Totals:						10,009.29	6,663.37
Ending Balance:						12,941.18	

Building Totals

Beginning Balance:	9,595.26
Transaction Debit / Credit Amounts:	10,009.29
Ending Balance:	12,941.18



709
Operative

SEPTEMBER 01, 2024

VANAS11000_7528896 E D 16300 32072
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 AUG 2024 to 31 AUG 2024



DAILY BANKING

ACCOUNT SUMMARY	OPENING BALANCE ON 01 AUG 2024	TOTAL WITHDRAWALS	TOTAL DEPOSITS	CLOSING BALANCE ON 31 AUG 2024
INDEPENDENT BUSINESS ACCOUNT #100084835930	10,637.76	7,598.37	10,009.29	13,048.68
TOTAL NUMBER OF CHEQUES 9				

INDEPENDENT BUSINESS ACCOUNT #100084835930

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	OPENING BALANCE			10,637.76
01 AUG	ETTRANSFER CREDIT (JEROMEWTHOMAS)		607.96	11,245.72
01 AUG	CHEQUE DEPOSIT-BRANCH		1,417.26	12,662.98
07 AUG	CHEQUE CLEARED #273	809.00		11,853.98
13 AUG	CHEQUE CLEARED #274	233.50		11,620.48
14 AUG	FUNDS TRANSFER-ONLINE TO REL.#91268601 (\$1,378.67) (CONTNGENCY AUGUST RECEIPTS)	1,378.67		10,241.81
15 AUG	ETTRANSFER CREDIT (MELANIETERESELOWE)		144.22	10,386.03
15 AUG	CHEQUE CLEARED #278	233.50		10,152.53
15 AUG	CHEQUE CLEARED #277	53.71		10,098.82
16 AUG	CHEQUE CLEARED #279	188.37		9,910.45
17 AUG	CHEQUE CLEARED #275	83.87		9,826.58
19 AUG	FUNDS TRANSFER-ONLINE FROM REL.#91268601 (\$6,608.13) (ELIMINATE DEFICIT2023 N 2)		6,608.13	16,434.71

Together, we are a financial force for change.™

INDEPENDENT BUSINESS ACCOUNT #100084835930 (CONT.)

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
21 AUG	CHEQUE CLEARED #280	4,271.25		12,163.46
25 AUG	ETRANSFER CREDIT (PATRICIAVANDERFLAES)		230.58	12,394.04
28 AUG	CHEQUE CLEARED #281	31.50		12,362.54
28 AUG	CHEQUE CLEARED #276	315.00		12,047.54
30 AUG	ETRANSFER CREDIT (GRANTEWING)		1,001.14	13,048.68

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

CLEARED CHEQUES
INDEPENDENT BUSINESS ACCOUNT # 100084835930

DATE CLEARED: 06 AUG
 CHEQUE # 273 \$809.00

EAGLESON PROPERTIES LTD.
 IIF STRATA CORP VR 1807
 301 BROADMAN ST
 VANCOUVER, BC V6T 3G3
 TEL: (604) 679-1070

VANCOUVER CITY SAVINGS CREDIT UNION
 60 WEST PENDER STREET, FINANCIAL
 VANCOUVER, B.C. V6C 1R8
 TEL: (604) 677-7000

000273
 273

Eight Hundred Nine Dollars and Zero Cents

July 29, 2024 \$ *****809.00

PAY TO THE ORDER OF City of Vancouver

PER *Mark Taylor*

000273 ⑆16300⑆809⑆ 100084835930⑆

DATE CLEARED: 06 AUG
 CHEQUE # 273 \$809.00

Printer ID# 1021
 ID d'imprimeur 1021

09040801
 1668277
 28219228408034
 88652024

Endorsement - Signature or Stamp
 Endossement - Signature ou timbre

BACKVERSO

DATE CLEARED: 12 AUG
 CHEQUE # 274 \$233.50

EAGLESON PROPERTIES LTD.
 IIF STRATA CORP VR 1807
 301 BROADMAN ST
 VANCOUVER, BC V6T 3G3
 TEL: (604) 679-1070

VANCOUVER CITY SAVINGS CREDIT UNION
 60 WEST PENDER STREET, FINANCIAL
 VANCOUVER, B.C. V6C 1R8
 TEL: (604) 677-7000

000274
 274

Two Hundred Thirty Three Dollars and Fifty Cents

July 29, 2024 \$ *****233.50

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

PER *Mark Taylor*

000274 ⑆16300⑆809⑆ 100084835930⑆

DATE CLEARED: 12 AUG
 CHEQUE # 274 \$233.50

Virtual Endorsement
 DSPACC: 1084649
 DSPTR: 06720-003
 CSID: 3242234198197402800

TXNID: 1
 SCANSIS: 212,285,298
 ITMSEQ: 2
 CHANID: 003
 APPCD: S900
 TRANSIT: 02800
 DSPCUR: CAD
 TEFDT: 10/08/24
 OPID: 136458239

Printer ID# 1021
 ID d'imprimeur 1021

Endorsement - Signature or Stamp
 Endossement - Signature ou timbre

BACKVERSO

DATE CLEARED: 14 AUG
 CHEQUE # 277 \$53.71

EAGLESON PROPERTIES LTD.
 IIF STRATA CORP VR 1807
 301 BROADMAN ST
 VANCOUVER, BC V6T 3G3
 TEL: (604) 679-1070

VANCOUVER CITY SAVINGS CREDIT UNION
 60 WEST PENDER STREET, FINANCIAL
 VANCOUVER, B.C. V6C 1R8
 TEL: (604) 677-7000

000277
 277

Fifty Three Dollars and Seventy One Cents

August 9, 2024 \$ *****53.71

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

PER *Mark Taylor*

000277 ⑆16300⑆809⑆ 100084835930⑆

DATE CLEARED: 14 AUG
 CHEQUE # 277 \$53.71

09142024 VR9140C
 320881 0039
 0305700

Printer ID# 1021
 ID d'imprimeur 1021

Endorsement - Signature or Stamp
 Endossement - Signature ou timbre

BACKVERSO

DATE CLEARED: 14 AUG
 CHEQUE # 278 \$233.50

EAGLESON PROPERTIES LTD.
 IIF STRATA CORP VR 1807
 301 BROADMAN ST
 VANCOUVER, BC V6T 3G3
 TEL: (604) 679-1070

VANCOUVER CITY SAVINGS CREDIT UNION
 60 WEST PENDER STREET, FINANCIAL
 VANCOUVER, B.C. V6C 1R8
 TEL: (604) 677-7000

000278
 278

Two Hundred Thirty Three Dollars and Fifty Cents

August 9, 2024 \$ *****233.50

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

PER *Mark Taylor*

000278 ⑆16300⑆809⑆ 100084835930⑆

DATE CLEARED: 14 AUG
 CHEQUE # 278 \$233.50

Virtual Endorsement
 DSPACC: 1084649
 DSPTR: 06720-003
 CSID: 5242274060077502800

TXNID: 1
 SCANSIS: 212,449,740
 ITMSEQ: 5
 CHANID: 003
 APPCD: S900
 TRANSIT: 02800
 DSPCUR: CAD
 TEFDT: 14/08/24
 OPID: 981412117

Printer ID# 1021
 ID d'imprimeur 1021

Endorsement - Signature or Stamp
 Endossement - Signature ou timbre

BACKVERSO

CLEARED CHEQUES
INDEPENDENT BUSINESS ACCOUNT #100084835930

DATE CLEARED: 06 AUG
CHEQUE # 273 \$809.00

EAGLESON PROPERTIES LTD.
117 STRATA CORP VR 1607
201-2940 MAIN ST
VANCOUVER, BC V6T 3C3
TEL: (604) 679-1070

VANCOUVER CITY SAVINGS CREDIT UNION
DOWNTOWN COMMUNITY BRANCH
80 WEST PENNER STREET TEL: 604.677.3000
VANCOUVER, B.C. V6C 1A8

000273
273

Eight Hundred Nine Dollars and Zero Cents

PAY TO THE ORDER OF City of Vancouver

July 29, 2024 \$ *****809.00

PER: *Mark Taylor*

#000273# ⑆16300⑆809⑆ 100084835930⑆

DATE CLEARED: 06 AUG
CHEQUE # 273 \$809.00

Printer ID# 1021
ID d'imprimeur: 1021

08940091
1668277
242192208408934
88862824

Endorsement - Signature or Stamp
Endossement - Signature ou timbre

BACKVERSO

DATE CLEARED: 12 AUG
CHEQUE # 274 \$233.50

EAGLESON PROPERTIES LTD.
117 STRATA CORP VR 1607
201-2940 MAIN ST
VANCOUVER, BC V6T 3C3
TEL: (604) 679-1070

VANCOUVER CITY SAVINGS CREDIT UNION
DOWNTOWN COMMUNITY BRANCH
80 WEST PENNER STREET TEL: 604.677.3000
VANCOUVER, B.C. V6C 1A8

000274
274

Two Hundred Thirty Three Dollars and Fifty Cents

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

July 29, 2024 \$ *****233.50

PER: *Mark Taylor*

#000274# ⑆16300⑆809⑆ 100084835930⑆

DATE CLEARED: 12 AUG
CHEQUE # 274 \$233.50

Virtual Endorsement
DSPACC: 1084649
DSPTR: 06720-003
CSID: 3242234198197402800
TXNID: 1
SCANSER: 212,285,298
ITMSEQ: 2
CHANID: 003
APPCD: 5900
TRANSIT: 02800
DSPCUR: CAD
TEFDT: 10/08/24
OPID: 136458239

Printer ID# 1021
ID d'imprimeur: 1021

Endorsement - Signature or Stamp
Endossement - Signature ou timbre

BACKVERSO

DATE CLEARED: 14 AUG
CHEQUE # 277 \$53.71

EAGLESON PROPERTIES LTD.
117 STRATA CORP VR 1607
201-2940 MAIN ST
VANCOUVER, BC V6T 3C3
TEL: (604) 679-1070

VANCOUVER CITY SAVINGS CREDIT UNION
DOWNTOWN COMMUNITY BRANCH
80 WEST PENNER STREET TEL: 604.677.3000
VANCOUVER, B.C. V6C 1A8

000277
277

Fifty Three Dollars and Seventy One Cents

PAY TO THE ORDER OF FortiABC - Natural Gas
PO Box 6666 Stanlux Terminal
Vancouver, BC V6B 6N9

August 9, 2024 \$ *****53.71

PER: *Mark Taylor*

#000277# ⑆16300⑆809⑆ 100084835930⑆

DATE CLEARED: 14 AUG
CHEQUE # 277 \$53.71

08142024 VR9140C
320881 0039
0305700

Printer ID# 1021
ID d'imprimeur: 1021

Endorsement - Signature or Stamp
Endossement - Signature ou timbre

BACKVERSO

DATE CLEARED: 14 AUG
CHEQUE # 278 \$233.50

EAGLESON PROPERTIES LTD.
117 STRATA CORP VR 1607
201-2940 MAIN ST
VANCOUVER, BC V6T 3C3
TEL: (604) 679-1070

VANCOUVER CITY SAVINGS CREDIT UNION
DOWNTOWN COMMUNITY BRANCH
80 WEST PENNER STREET TEL: 604.677.3000
VANCOUVER, B.C. V6C 1A8

000278
278

Two Hundred Thirty Three Dollars and Fifty Cents

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

August 9, 2024 \$ *****233.50

PER: *Mark Taylor*

#000278# ⑆16300⑆809⑆ 100084835930⑆

DATE CLEARED: 14 AUG
CHEQUE # 278 \$233.50

Virtual Endorsement
DSPACC: 1084649
DSPTR: 06720-003
CSID: 6242274066077502800
TXNID: 1
SCANSER: 212,449,740
ITMSEQ: 3
CHANID: 003
APPCD: 5900
TRANSIT: 02800
DSPCUR: CAD
TEFDT: 14/08/24
OPID: 981412117

Printer ID# 1021
ID d'imprimeur: 1021

Endorsement - Signature or Stamp
Endossement - Signature ou timbre

BACKVERSO

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								
AUGUST Receipts - transfer from the operating A/C to the CRFa/c								
To eliminate 2023/2024 Operating Deficit - transfer from the CRF A/ C to t								
G. I. C - 2.90% 30 - Day Cashable 1(M21/8/2025) - GIC MATURITY	37381	14-Aug-2024	NJE	J/E		14-Aug-2024	31,834.11	
G. I. C - 2.90% 30 - Day Cashable 1(M21/8/2025) - GIC MATURITY	37446	19-Aug-2024	NJE	J/E		19-Aug-2024	1,378.67	6,608.13
G. I. C - 2.90% 30 - Day Cashable 1(M21/8/2025) - GIC MATURITY	37740	12-Sep-2024	NJE	J/E		21-Aug-2024	5,000.00	
G. I. C - 2.90% 30 - Day Cashable 1(M21/8/2025) - GIC MATURITY	37740	12-Sep-2024	NJE	J/E		21-Aug-2024	5,000.00	
G. I. C - 2.90% 30 - Day Cashable 1(M21/8/2025) - GIC MATURITY	37740	12-Sep-2024	NJE	J/E		21-Aug-2024	5,000.00	
G. I. C - 3% 90 - Day Cashable 1 (M21/8/2025) - GIC MATURITY	37740	12-Sep-2024	NJE	J/E		21-Aug-2024	5,000.00	
G. I. C - 3% 90 - Day Cashable 1 (M21/8/2025) - GIC MATURITY	37740	12-Sep-2024	NJE	J/E		21-Aug-2024	10,000.00	
G. I.C- 5% Non-Redeemable 1 (Matures 21 Aug 2025) - GIC MATURITY	37740	12-Sep-2024	NJE	J/E		21-Aug-2024	10,000.00	
G. I.C- 5% Non-Redeemable 1 (Matures 21 Aug 2025) - GIC MATURITY	37740	12-Sep-2024	NJE	J/E		21-Aug-2024	25,000.00	
G. I. C - 2.90% 30 - Day Cashable 1(M21/8/2025) - RENEWED	37740	12-Sep-2024	NJE	J/E		21-Aug-2024	25,000.00	
G. I. C - 2.90% 30 - Day Cashable 1(M21/8/2025) - RENEWED	37740	12-Sep-2024	NJE	J/E		21-Aug-2024	5,000.00	
G. I. C - 2.90% 30 - Day Cashable 1(M21/8/2025) - RENEWED	37740	12-Sep-2024	NJE	J/E		21-Aug-2024	5,000.00	
G. I. C - 3% 90 - Day Cashable 1 (M21/8/2025) - RENEWED	37740	12-Sep-2024	NJE	J/E		21-Aug-2024	10,000.00	
G. I. C - 3% 90 - Day Cashable 1 (M21/8/2025) - RENEWED	37740	12-Sep-2024	NJE	J/E		21-Aug-2024	10,000.00	
G. I.C- 5% Non-Redeemable 1 (Matures 21 Aug 2025) - RENEWED	37740	12-Sep-2024	NJE	J/E		21-Aug-2024	20,000.00	
G. I.C- 5% Non-Redeemable 1 (Matures 21 Aug 2025) - RENEWED	37740	12-Sep-2024	NJE	J/E		21-Aug-2024	20,000.00	
Transaction Totals:							91,378.67	
Ending Balance:							36,604.65	86,608.13
709.1040.454 Bank- Vancity CRF A/c : G.I.C. ACCRUED								
G. I. C - 2.90% 30 - Day Cashable 1(M21/8/2025) - ACCRUED INTEREST	37740	12-Sep-2024	NJE	J/E		21-Aug-2024	0.00	
G. I. C - 2.90% 30 - Day Cashable 1(M21/8/2025) - ACCRUED INTEREST	37740	12-Sep-2024	NJE	J/E		21-Aug-2024	145.40	
G. I. C - 2.90% 30 - Day Cashable 1(M21/8/2025) - ACCRUED INTEREST	37740	12-Sep-2024	NJE	J/E		21-Aug-2024	145.40	
G. I. C - 2.90% 30 - Day Cashable 1(M21/8/2025) - ACCRUED INTEREST	37740	12-Sep-2024	NJE	J/E		21-Aug-2024	145.40	
G. I. C - 3% 90 - Day Cashable 1 (M21/8/2025) - ACCRUED INTEREST	37740	12-Sep-2024	NJE	J/E		21-Aug-2024	145.40	
G. I. C - 3% 90 - Day Cashable 1 (M21/8/2025) - ACCRUED INTEREST	37740	12-Sep-2024	NJE	J/E		21-Aug-2024	300.82	
G. I.C- 5% Non-Redeemable 1 (Matures 21 Aug 2025) - ACCRUED INTEREST	37740	12-Sep-2024	NJE	J/E		21-Aug-2024	300.82	
G. I.C- 5% Non-Redeemable 1 (Matures 21 Aug 2025) - ACCRUED INTEREST	37740	12-Sep-2024	NJE	J/E		21-Aug-2024	1,253.42	
Transaction Totals:							3,690.08	0.00
Ending Balance:							3,690.08	
Beginning Balance:							31,834.11	
Transaction Debit / Credit Amounts:							95,068.75	86,608.13
Ending Balance:							40,294.73	
Building Totals								

Selected General Ledger Detail

Description	Batch #	Processed Type	Srce Reference	Post Date	Debit	Credit
Building: 709 : 1251-1263 W 7th Avenue						
709.1041.1040			G. I. C - 2.90% 30 - Day Cashable 1(M21/8/2025)			
			Beginning Balance:		5,000.00	
			Transaction Totals:			
			Ending Balance:		5,000.00	
709.1042.1040			G. I. C - 2.90% 30 - Day Cashable 2 (M21/8/2025)			
			Beginning Balance:		5,000.00	
			Transaction Totals:			
			Ending Balance:		5,000.00	
709.1043.1040			G. I. C - 2.90% 30 - Day Cashable 3 (M21/8/2025)			
			Beginning Balance:		5,000.00	
			Transaction Totals:			
			Ending Balance:		5,000.00	
709.1044.1040			G. I. C - 2.90% 30 - Day Cashable 4 M21/8/2025			
			Beginning Balance:		5,000.00	
			Transaction Totals:			
			Ending Balance:		5,000.00	
709.1045.1040			G. I. C - 3% 90 - Day Cashable 1 (M21/8/2025)			
			Beginning Balance:		10,000.00	
			Transaction Totals:			
			Ending Balance:		10,000.00	
709.1046.1040			G. I. C - 3% 90 - Day Cashable 2 (M21/8/2025)			
			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			
			G. I.C- 5% Non-Redeemable 1 (Matures 21 Aug 2025) - REDEEMED GIC			
			37740 12-Sep-2024 NJE			
			J/E			
			Beginning Balance:		25,000.00	
			21-Aug-2024			5,000.00
			Transaction Totals:		0.00	5,000.00
			Ending Balance:		20,000.00	
709.1048.1040			G. I.C- 5% Non-Redeemable 2 (Matures 21 Aug			
			G. I.C- 5% Non-Redeemable 1 (Matures 21 Aug 2025) -REDEEMED GIC			
			37740 12-Sep-2024 NJE			
			J/E			
			Beginning Balance:		25,000.00	
			21-Aug-2024			5,000.00
			Transaction Totals:		0.00	5,000.00
			Ending Balance:		20,000.00	
Building Totals						
			Beginning Balance:		90,000.00	
			Transaction Debit / Credit Amounts:		0.00	10,000.00
			Ending Balance:		80,000.00	



709
CRF

SEPTEMBER 01, 2024

VANAS11000_7528896 E D 16300 31692
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 AUG 2024 to 31 AUG 2024



DAILY BANKING

ACCOUNT SUMMARY

	OPENING BALANCE ON 01 AUG 2024	TOTAL WITHDRAWALS	TOTAL DEPOSITS	CLOSING BALANCE ON 31 AUG 2024
INDEPENDENT BUSINESS ACCOUNT #100084886032 (CONTINGENCY ACCOUNT)	31,834.11	86,608.13	95,068.75	40,294.73
TOTAL NUMBER OF CHEQUES 0				

INDEPENDENT BUSINESS ACCOUNT #100084886032 (CONTINGENCY ACCOUNT)

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	OPENING BALANCE			31,834.11
14 AUG	FUNDS TRANSFER-ONLINE FROM REL #91268349 (\$1,378.67) (CONTINGENCY AUGUST RECEIPT)		1,378.67	33,212.78
19 AUG	FUNDS TRANSFER-ONLINE TO REL#91268349 (\$6,608.13) (ELIMINATE DEFICIT2023 N 2024)	6,608.13		26,604.65
21 AUG	CREDIT ARRANGEMENT		26,253.42	52,858.07
21 AUG	CREDIT ARRANGEMENT		26,253.42	79,111.49
21 AUG	CREDIT ARRANGEMENT		5,145.40	84,256.89
21 AUG	CREDIT ARRANGEMENT		10,300.82	94,557.71
21 AUG	CREDIT ARRANGEMENT		5,145.40	99,703.11
21 AUG	CREDIT ARRANGEMENT		10,300.82	110,003.93
21 AUG	CREDIT ARRANGEMENT		5,145.40	115,149.33
21 AUG	CREDIT ARRANGEMENT		5,145.40	120,294.73

Together, we are a financial force for change.

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

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
21 AUG	TERM DEPOSIT TRANSFER	5,000.00		115,294.73
21 AUG	TERM DEPOSIT TRANSFER	5,000.00		110,294.73
21 AUG	TERM DEPOSIT TRANSFER	5,000.00		105,294.73
21 AUG	TERM DEPOSIT TRANSFER	5,000.00		100,294.73
21 AUG	TERM DEPOSIT TRANSFER	10,000.00		90,294.73
21 AUG	TERM DEPOSIT TRANSFER	10,000.00		80,294.73
21 AUG	TERM DEPOSIT TRANSFER	20,000.00		60,294.73
21 AUG	TERM DEPOSIT TRANSFER	20,000.00		40,294.73

INVESTMENTS

TERM DEPOSITS

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	#100092610301 CASHABLE 30 DAY LOCKOUT 12 MONTH TERM INITIAL DEPOSIT: 21AUG2024 \$0.00 MATURITY DATE: 21AUG2024 INTEREST IS COMPOUNDED AT MATURITY OPENING BALANCE			5,000.00
21 AUG	INTEREST CREDITED TO ACCOUNT (DEPOSIT INTEREST)		145.40	5,145.40
21 AUG	TERM DEPOSIT WITHDRAWAL	5,145.40		
	#100092610343 CASHABLE 30 DAY LOCKOUT 12 MONTH TERM INITIAL DEPOSIT: 21AUG2024 \$0.00 MATURITY DATE: 21AUG2024 INTEREST IS COMPOUNDED AT MATURITY OPENING BALANCE			5,000.00
21 AUG	INTEREST CREDITED TO ACCOUNT (DEPOSIT INTEREST)		145.40	5,145.40
21 AUG	TERM DEPOSIT WITHDRAWAL	5,145.40		
	#100092610350 CASHABLE 30 DAY LOCKOUT 12 MONTH TERM INITIAL DEPOSIT: 21AUG2024 \$0.00 MATURITY DATE: 21AUG2024 INTEREST IS COMPOUNDED AT MATURITY OPENING BALANCE			5,000.00
21 AUG	INTEREST CREDITED TO ACCOUNT (DEPOSIT INTEREST)		145.40	5,145.40
21 AUG	TERM DEPOSIT WITHDRAWAL	5,145.40		
	#100092610509 CASHABLE 30 DAY LOCKOUT 12 MONTH TERM INITIAL DEPOSIT: 21AUG2024 \$0.00 MATURITY DATE: 21AUG2024 INTEREST IS COMPOUNDED AT MATURITY OPENING BALANCE			5,000.00
21 AUG	INTEREST CREDITED TO ACCOUNT (DEPOSIT INTEREST)		145.40	5,145.40

SEPTEMBER 01, 2024

91268601

DOWNTOWN
898 WEST PENDER ST.
VANCOUVER BC V6C 1J8
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TERM DEPOSITS (CONT.)

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
21 AUG	TERM DEPOSIT WITHDRAWAL	5,145.40		
	#100092610517 CASHABLE 90 DAY LOCKOUT 12 MONTH TERM INITIAL DEPOSIT: 21AUG2024 \$0.00 MATURITY DATE: 21AUG2024 INTEREST IS COMPOUNDED AT MATURITY OPENING BALANCE			10,000.00
21 AUG	INTEREST CREDITED TO ACCOUNT (DEPOSIT INTEREST)		300.82	10,300.82
21 AUG	TERM DEPOSIT WITHDRAWAL	10,300.82		
	#100092610533 CASHABLE 90 DAY LOCKOUT 12 MONTH TERM INITIAL DEPOSIT: 21AUG2024 \$0.00 MATURITY DATE: 21AUG2024 INTEREST IS COMPOUNDED AT MATURITY OPENING BALANCE			10,000.00
21 AUG	INTEREST CREDITED TO ACCOUNT (DEPOSIT INTEREST)		300.82	10,300.82
21 AUG	TERM DEPOSIT WITHDRAWAL	10,300.82		
	#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
21 AUG	INTEREST CREDITED TO ACCOUNT (DEPOSIT INTEREST)		1,253.42	26,253.42
21 AUG	TERM DEPOSIT WITHDRAWAL	26,253.42		
	#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

TERM DEPOSITS (CONT.)

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
21 AUG	INTEREST CREDITED TO ACCOUNT (DEPOSIT INTEREST)		1,253.42	26,253.42
21 AUG	TERM DEPOSIT WITHDRAWAL	26,253.42		
	#100095604541 CASHABLE 30 DAY LOCKOUT 12 MONTH TERM INITIAL DEPOSIT: 21AUG2024 \$5,000.00 MATURITY DATE: 21AUG2025 INTEREST RATE: 3.100% INTEREST IS COMPOUNDED AT MATURITY OPENING BALANCE			0.00
21 AUG	TERM DEPOSIT TRANSFER-CREDIT		5,000.00	5,000.00
	#100095604566 CASHABLE 30 DAY LOCKOUT 12 MONTH TERM INITIAL DEPOSIT: 21AUG2024 \$5,000.00 MATURITY DATE: 21AUG2025 INTEREST RATE: 3.100% INTEREST IS COMPOUNDED AT MATURITY OPENING BALANCE			0.00
21 AUG	TERM DEPOSIT TRANSFER-CREDIT		5,000.00	5,000.00
	#100095604590 CASHABLE 30 DAY LOCKOUT 12 MONTH TERM INITIAL DEPOSIT: 21AUG2024 \$5,000.00 MATURITY DATE: 21AUG2025 INTEREST RATE: 3.100% INTEREST IS COMPOUNDED AT MATURITY OPENING BALANCE			0.00
21 AUG	TERM DEPOSIT TRANSFER-CREDIT		5,000.00	5,000.00
	#100095604608 CASHABLE 30 DAY LOCKOUT 12 MONTH TERM INITIAL DEPOSIT: 21AUG2024 \$5,000.00 MATURITY DATE: 21AUG2025 INTEREST RATE: 3.100% INTEREST IS COMPOUNDED AT MATURITY OPENING BALANCE			0.00
21 AUG	TERM DEPOSIT TRANSFER-CREDIT		5,000.00	5,000.00
	#100095604632 CASHABLE 90 DAY LOCKOUT 12 MONTH TERM INITIAL DEPOSIT: 21AUG2024 \$10,000.00 MATURITY DATE: 21AUG2025 INTEREST RATE: 3.150% INTEREST IS COMPOUNDED AT MATURITY OPENING BALANCE			0.00
21 AUG	TERM DEPOSIT TRANSFER-CREDIT		10,000.00	10,000.00
	#100095604640 CASHABLE 90 DAY LOCKOUT 12 MONTH TERM INITIAL DEPOSIT: 21AUG2024 \$10,000.00 MATURITY DATE: 21AUG2025 INTEREST RATE: 3.150% INTEREST IS COMPOUNDED AT MATURITY OPENING BALANCE			0.00
21 AUG	TERM DEPOSIT TRANSFER-CREDIT		10,000.00	10,000.00

SEPTEMBER 01, 2024

91268601

DOWNTOWN
898 WEST PENDER ST.
VANCOUVER BC V6C 1J8
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vancity.com



TERM DEPOSITS (CONT.)

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	#100095604657 NON-REDEEMABLE ANNUAL TERM 12 MONTH TERM INITIAL DEPOSIT: 21AUG2024 \$20,000.00 MATURITY DATE: 21AUG2025 INTEREST RATE: 4.600% INTEREST IS COMPOUNDED ANNUALLY OPENING BALANCE			0.00
21 AUG	TERM DEPOSIT TRANSFER-CREDIT		20,000.00	20,000.00
	#100095604665 NON-REDEEMABLE ANNUAL TERM 12 MONTH TERM INITIAL DEPOSIT: 21AUG2024 \$20,000.00 MATURITY DATE: 21AUG2025 INTEREST RATE: 4.600% INTEREST IS COMPOUNDED ANNUALLY OPENING BALANCE			0.00
21 AUG	TERM DEPOSIT TRANSFER-CREDIT		20,000.00	20,000.00
	TOTAL TERMS			80,000.00

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

General Ledger Detail

Description	Batch #	Processed	Type	Src	Reference	Post Date	Debit	Credit
709.1000 Bank - VanCity SHARES								
709.1030.452 Bank - VanCity Operating Account								
Nancy Holme (1261)	37243	01-Aug-2024	RMRp	A/R	DCR# 272		795.79	
Nancy Holme (1261)	37243	01-Aug-2024	RMRp	A/R	DCR# 272		708.63	
Jerry Thomas (1259)	37249	01-Aug-2024	RRg	A/R	DCR# 273		708.63	
BC Hydro	37331	09-Aug-2024	CW	A/P	C# 275		607.96	
Eagleson Properties Limited.	37331	09-Aug-2024	CW	A/P	C# 276			83.87
FortisBC - Natural Gas	37331	09-Aug-2024	CW	A/P	C# 277			315.00
Greyrock Property Grooming Ltd.	37331	09-Aug-2024	CW	A/P	C# 278			53.71
Maple Leaf Disposal Ltd	37362	13-Aug-2024	CW	A/P	C# 279			233.50
Henriksen Contracting & Construction Inc.	37383	14-Aug-2024	CW	A/P	C# 280			188.37
AUGUST Receipts - transfer from the operating A/C to the CRFa/c	37381	14-Aug-2024	NJE	J/E				4,271.25
Tessie Lowe (1255)	37404	15-Aug-2024	RRg	A/R	DCR# 274		144.22	
To eliminate 2023/2024 Operating Deficit - transfer from the CRF A/C to t	37446	19-Aug-2024	NJE	J/E			6,608.13	
Patricia Vanderflaes (1253)	37494	26-Aug-2024	RRg	A/R	DCR# 275		230.58	
Eagleson Properties Limited.	37531	26-Aug-2024	CW	A/P	C# 281			31.50
Greyrock Property Grooming Ltd.	37554	28-Aug-2024	CW	A/P	C# 282			107.50
Grant and Kim Ewing (1251)	37576	30-Aug-2024	RRg	A/R	DCR# 276		1,001.14	
Transaction Totals:							10,009.29	6,663.37
Ending Balance:							12,941.18	
709.1040.453 Bank - VanCity Contingency Account								
AUGUST Receipts - transfer from the operating A/C to the CRFa/c	37381	14-Aug-2024	NJE	J/E			31,834.11	
To eliminate 2023/2024 Operating Deficit - transfer from the CRF A/C to t	37446	19-Aug-2024	NJE	J/E			1,378.67	
G. I. C - 2.90% 30 - Day Cashable 1(M21/8/2025) - GIC MATURITY	37740	12-Sep-2024	NJE	J/E			5,000.00	6,608.13
G. I. C - 2.90% 30 - Day Cashable 1(M21/8/2025) - GIC MATURITY	37740	12-Sep-2024	NJE	J/E			5,000.00	
G. I. C - 2.90% 30 - Day Cashable 1(M21/8/2025) - GIC MATURITY	37740	12-Sep-2024	NJE	J/E			5,000.00	
G. I. C - 2.90% 30 - Day Cashable 1(M21/8/2025) - GIC MATURITY	37740	12-Sep-2024	NJE	J/E			5,000.00	
G. I. C - 3% 90 - Day Cashable 1 (M21/8/2025) - GIC MATURITY	37740	12-Sep-2024	NJE	J/E			10,000.00	
G. I. C - 3% 90 - Day Cashable 1 (M21/8/2025) - GIC MATURITY	37740	12-Sep-2024	NJE	J/E			10,000.00	
G. I.C- 5% Non-Redeemable 1 (Matures 21 Aug 2025) - GIC MATURITY	37740	12-Sep-2024	NJE	J/E			25,000.00	
G. I.C- 5% Non-Redeemable 1 (Matures 21 Aug 2025) - GIC MATURITY	37740	12-Sep-2024	NJE	J/E			25,000.00	
G. I. C - 2.90% 30 - Day Cashable 1(M21/8/2025) - RENEWED	37740	12-Sep-2024	NJE	J/E				5,000.00
G. I. C - 2.90% 30 - Day Cashable 1(M21/8/2025) - RENEWED	37740	12-Sep-2024	NJE	J/E				5,000.00
G. I. C - 2.90% 30 - Day Cashable 1(M21/8/2025) - RENEWED	37740	12-Sep-2024	NJE	J/E				5,000.00
G. I. C - 2.90% 30 - Day Cashable 1(M21/8/2025) - RENEWED	37740	12-Sep-2024	NJE	J/E				5,000.00
G. I. C - 3% 90 - Day Cashable 1 (M21/8/2025) - RENEWED	37740	12-Sep-2024	NJE	J/E				10,000.00
G. I. C - 3% 90 - Day Cashable 1 (M21/8/2025) - RENEWED	37740	12-Sep-2024	NJE	J/E				10,000.00
G. I.C- 5% Non-Redeemable 1 (Matures 21 Aug 2025) - RENEWED	37740	12-Sep-2024	NJE	J/E				20,000.00

General Ledger Detail

Description	Batch #	Processed Type	Src	Reference	Post Date	Debit	Credit
<i>continued from previous page</i>							
709.1040.453	37740	12-Sep-2024	NJE	J/E	21-Aug-2024		
Bank - VanCity Contingency Account					Transaction Totals:	91,378.67	20,000.00
G. I.C- 5% Non-Redeemable 1 (Matures 21 Aug 2025) - RENEWED					Ending Balance:	36,604.65	86,608.13
709.1040.454							
Bank- Vancity CRF A/c : G.I.C. ACCRUED					Beginning Balance:	0.00	
G. I. C - 2.90% 30 - Day Cashable 1 (M21/8/2025) - ACCRUED INTEREST	37740	12-Sep-2024	NJE	J/E	21-Aug-2024	145.40	
G. I. C - 2.90% 30 - Day Cashable 1 (M21/8/2025) - ACCRUED INTEREST	37740	12-Sep-2024	NJE	J/E	21-Aug-2024	145.40	
G. I. C - 2.90% 30 - Day Cashable 1 (M21/8/2025) - ACCRUED INTEREST	37740	12-Sep-2024	NJE	J/E	21-Aug-2024	145.40	
G. I. C - 2.90% 30 - Day Cashable 1 (M21/8/2025) - ACCRUED INTEREST	37740	12-Sep-2024	NJE	J/E	21-Aug-2024	145.40	
G. I. C - 3% 90 - Day Cashable 1 (M21/8/2025) - ACCRUED INTEREST	37740	12-Sep-2024	NJE	J/E	21-Aug-2024	300.82	
G. I. C - 3% 90 - Day Cashable 1 (M21/8/2025) - ACCRUED INTEREST	37740	12-Sep-2024	NJE	J/E	21-Aug-2024	300.82	
G. I.C- 5% Non-Redeemable 1 (Matures 21 Aug 2025) - ACCRUED INTEREST	37740	12-Sep-2024	NJE	J/E	21-Aug-2024	1,253.42	
G. I.C- 5% Non-Redeemable 1 (Matures 21 Aug 2025) - ACCRUED INTEREST	37740	12-Sep-2024	NJE	J/E	21-Aug-2024	1,253.42	
Transaction Totals:						3,690.08	0.00
Ending Balance:						3,690.08	
709.1041.1040							
G. I. C - 2.90% 30 - Day Cashable 1 (M21/8/2025)					Beginning Balance:	5,000.00	
Transaction Totals:						5,000.00	
Ending Balance:						5,000.00	
709.1042.1040							
G. I. C - 2.90% 30 - Day Cashable 2 (M21/8/2025)					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 (M21/8/2025)					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 M21/8/2025					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 (M21/8/2025)					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 (M21/8/2025)					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 2025) - REDEEMED GIC					Beginning Balance:	25,000.00	
Transaction Totals:						5,000.00	
Ending Balance:						20,000.00	

General Ledger Detail

Description	Batch #	Processed Type	Src	Reference	Post Date	Debit	Credit
709.1100 Accounts Receivable							
Grant and Kim Ewing (1251)	37550	28-Aug-2024 CRg	A/R	14759	16-Aug-2024	175.17	
Patricia Vanderflaes (1253)	37550	28-Aug-2024 CRg	A/R	14760	16-Aug-2024	138.30	
Tessie Lowe (1255)	37550	28-Aug-2024 CRg	A/R	14761	16-Aug-2024	144.21	
Noriko Horiguchi (1257)	37550	28-Aug-2024 CRg	A/R	14762	16-Aug-2024	144.21	
Jerry Thomas (1259)	37550	28-Aug-2024 CRg	A/R	14763	16-Aug-2024	144.21	
Nancy Holme (1261)	37550	28-Aug-2024 CRg	A/R	14764	16-Aug-2024	138.30	
Peggy Smyth (1263)	37550	28-Aug-2024 CRg	A/R	14765	16-Aug-2024	175.17	
Patricia Vanderflaes (1253)	37494	26-Aug-2024 RRg	A/R	DCR# 275	25-Aug-2024		230.58
Grant and Kim Ewing (1251)	37576	30-Aug-2024 RRg	A/R	DCR# 276	30-Aug-2024		1,001.14
REALLOCATION OF - Prepaid Strata Fees / Accounts Receivable	37751	12-Sep-2024 NJE	J/E		31-Aug-2024		2,131.97
					Transaction Totals:	7,299.84	7,299.84
					Ending Balance:	0.00	

709.1310 Prepaid Insurance							
REALLOCATION OF INCOME / EXPENSES : Insurance	37754	12-Sep-2024 NJE	J/E		31-Aug-2024	4,999.67	1,249.92
					Transaction Totals:	0.00	1,249.92
					Ending Balance:	3,749.75	

709.1320 Prepaid Insurance Appraisal							
REALLOCATION OF INCOME / EXPENSES :Insurance Appraisal (Accrued	37754	12-Sep-2024 NJE	J/E		31-Aug-2024	542.55	22.60
					Transaction Totals:	0.00	22.60
					Ending Balance:	519.95	

709.2000 Accounts Payable							
BC Hydro	37741	12-Sep-2024 INV	A/P	# 331 4660 001	01-Aug-2024	0.00	83.87
FortisBC - Natural Gas	37741	12-Sep-2024 INV	A/P	# 6435 47	01-Aug-2024		53.71
Eagleson Properties Limited.	37741	12-Sep-2024 INV	A/P	# MF - (709)	01-Aug-2024		315.00
BC Hydro	37331	09-Aug-2024 CW	A/P	C# 275	09-Aug-2024	83.87	
Eagleson Properties Limited.	37331	09-Aug-2024 CW	A/P	C# 276	09-Aug-2024	315.00	
FortisBC - Natural Gas	37331	09-Aug-2024 CW	A/P	C# 277	09-Aug-2024	53.71	
Greyrock Property Grooming Ltd.	37331	09-Aug-2024 CW	A/P	C# 278	09-Aug-2024	233.50	
Greyrock Property Grooming Ltd.	37741	12-Sep-2024 INV	A/P	# 14086	09-Aug-2024		233.50
Maple Leaf Disposal Ltd	37362	13-Aug-2024 CW	A/P	C# 279	13-Aug-2024	188.37	
Maple Leaf Disposal Ltd	37741	12-Sep-2024 INV	A/P	# 596335	13-Aug-2024		188.37
Henriksen Contracting & Construction Inc.	37383	14-Aug-2024 CW	A/P	C# 280	14-Aug-2024	4,271.25	
Henriksen Contracting & Construction Inc.	37741	12-Sep-2024 INV	A/P	# AUGUST 12, 2024	14-Aug-2024		4,271.25
Eagleson Properties Limited.	37531	26-Aug-2024 CW	A/P	C# 281	26-Aug-2024	31.50	
Eagleson Properties Limited.	37741	12-Sep-2024 INV	A/P	# 8401 / 8529 M	26-Aug-2024		31.50
Greyrock Property Grooming Ltd.	37554	28-Aug-2024 CW	A/P	C# 282	28-Aug-2024	107.50	
Greyrock Property Grooming Ltd.	37741	12-Sep-2024 INV	A/P	# 14096	28-Aug-2024		107.50

General Ledger Detail

To: 2024-August

Description	Batch #	Processed Type	Src	Reference	Post Date	Debit	Credit
<i>continued from previous page</i>							
709.2000							
Accounts Payable							
					Transaction Totals:	5,284.70	5,284.70
					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 - Prepaid Strata Fees / Accounts Receivable	37751	12-Sep-2024	NJE	J/E	31-Aug-2024	2,131.97	10,646.38
					Transaction Totals:	2,131.97	0.00
					Ending Balance:		8,514.41
709.2900							
Prior Year SURPLUS							
					Beginning Balance:		0.01
					Transaction Totals:		
					Ending Balance:		0.01
709.2960							
Retained Earnings							
REALLOCATION OF INCOME / EXPENSES : Contingency	37754	12-Sep-2024	NJE	J/E	31-Aug-2024		124,001.14
					Transaction Totals:	0.00	811.33
					Ending Balance:		811.33
709.3200							
Strata Fees							
Grant and Kim Ewing (1251)	37282	01-Aug-2024	BMc	A/R	14681		31,265.50
Patricia Vanderflaes (1253)	37282	01-Aug-2024	BMc	A/R	14682		738.38
Tessie Lowe (1255)	37282	01-Aug-2024	BMc	A/R	14683		582.93
Noriko Horiguchi (1257)	37282	01-Aug-2024	BMc	A/R	14684		607.96
Jerry Thomas (1259)	37282	01-Aug-2024	BMc	A/R	14685		607.96
Nancy Holme (1261)	37282	01-Aug-2024	BMc	A/R	14686		607.96
Peggy Smyth (1263)	37282	01-Aug-2024	BMc	A/R	14687		582.93
Grant and Kim Ewing (1251)	37442	16-Aug-2024	CRg	A/R	14759		738.38
Patricia Vanderflaes (1253)	37442	16-Aug-2024	CRg	A/R	14760		292.07
Tessie Lowe (1255)	37442	16-Aug-2024	CRg	A/R	14761		230.58
Noriko Horiguchi (1257)	37442	16-Aug-2024	CRg	A/R	14762		240.47
Jerry Thomas (1259)	37442	16-Aug-2024	CRg	A/R	14763		240.47
Nancy Holme (1261)	37442	16-Aug-2024	CRg	A/R	14764		240.47
Peggy Smyth (1263)	37442	16-Aug-2024	CRg	A/R	14765		230.58
					Transaction Totals:	0.00	6,233.21
					Ending Balance:		37,498.71
709.3250							
Strata Fees - One Time Adjustment							
Grant and Kim Ewing (1251)	37549	28-Aug-2024	CRg	A/R	14759	0.00	
Patricia Vanderflaes (1253)	37549	28-Aug-2024	CRg	A/R	14760	292.07	
					Beginning Balance:		
					16-Aug-2024		292.07
					16-Aug-2024		230.58

General Ledger Detail

Description	Batch #	Processed Type	Src Reference	Post Date	Debit	Credit
709.3250						
<i>continued from previous page</i>						
Tessie Lowe (1255)	37549	28-Aug-2024 CRG	A/R 14761	16-Aug-2024	240.47	
Noriko Horiguchi (1257)	37549	28-Aug-2024 CRG	A/R 14762	16-Aug-2024	240.47	
Jerry Thomas (1259)	37549	28-Aug-2024 CRG	A/R 14763	16-Aug-2024	240.47	
Nancy Holme (1261)	37549	28-Aug-2024 CRG	A/R 14764	16-Aug-2024	230.58	
Peggy Smyth (1263)	37549	28-Aug-2024 CRG	A/R 14765	16-Aug-2024	292.07	
Grant and Kim Ewing (1251)	37550	28-Aug-2024 CRG	A/R 14759	16-Aug-2024		175.17
Patricia Vanderlaes (1253)	37550	28-Aug-2024 CRG	A/R 14760	16-Aug-2024		138.30
Tessie Lowe (1255)	37550	28-Aug-2024 CRG	A/R 14761	16-Aug-2024		144.21
Noriko Horiguchi (1257)	37550	28-Aug-2024 CRG	A/R 14762	16-Aug-2024		144.21
Jerry Thomas (1259)	37550	28-Aug-2024 CRG	A/R 14763	16-Aug-2024		144.21
Nancy Holme (1261)	37550	28-Aug-2024 CRG	A/R 14764	16-Aug-2024		138.30
Peggy Smyth (1263)	37550	28-Aug-2024 CRG	A/R 14765	16-Aug-2024		175.17
				Transaction Totals:	1,766.71	1,059.57
				Ending Balance:	707.14	
709.3605						
Investment Income - G.I.C.						
G. I. C - 2.90% 30 - Day Cashable 1 (M21/8/2025) - ACCRUED INTEREST	37740	12-Sep-2024 NJE	J/E		0.00	
G. I. C - 2.90% 30 - Day Cashable 1 (M21/8/2025) - ACCRUED INTEREST	37740	12-Sep-2024 NJE	J/E	21-Aug-2024		145.40
G. I. C - 2.90% 30 - Day Cashable 1 (M21/8/2025) - ACCRUED INTEREST	37740	12-Sep-2024 NJE	J/E	21-Aug-2024		145.40
G. I. C - 2.90% 30 - Day Cashable 1 (M21/8/2025) - ACCRUED INTEREST	37740	12-Sep-2024 NJE	J/E	21-Aug-2024		145.40
G. I. C - 3% 90 - Day Cashable 1 (M21/8/2025) - ACCRUED INTEREST	37740	12-Sep-2024 NJE	J/E	21-Aug-2024		145.40
G. I. C - 3% 90 - Day Cashable 1 (M21/8/2025) - ACCRUED INTEREST	37740	12-Sep-2024 NJE	J/E	21-Aug-2024		300.82
G. I.C - 5% Non-Redeemable 1 (Matures 21 Aug 2025) - ACCRUED INTEREST	37740	12-Sep-2024 NJE	J/E	21-Aug-2024		300.82
G. I.C - 5% Non-Redeemable 1 (Matures 21 Aug 2025) - ACCRUED INTEREST	37740	12-Sep-2024 NJE	J/E	21-Aug-2024		1,253.42
G. I.C - 5% Non-Redeemable 1 (Matures 21 Aug 2025) - ACCRUED INTEREST	37740	12-Sep-2024 NJE	J/E	21-Aug-2024		1,253.42
				Transaction Totals:	0.00	3,690.08
				Ending Balance:		3,690.08
709.3650						
EV Electrical Consumption						
Jerry Thomas (1259)	37282	01-Aug-2024 BMc	A/R 14685			88.08
Jerry Thomas (1259)	37439	16-Aug-2024 CRG	A/R 14757	01-Aug-2024		6.28
Jerry Thomas (1259)	37440	16-Aug-2024 CRG	A/R 14758	01-Aug-2024		0.39
				16-Aug-2024		0.39
				Transaction Totals:	0.00	7.06
				Ending Balance:		95.14
709.4130						
Cleaning - Garbage Removal						
Maple Leaf Disposal Ltd	37741	12-Sep-2024 INV	A/P # 596335		1,553.99	
				13-Aug-2024	188.37	
				Transaction Totals:	188.37	0.00
				Ending Balance:	1,742.36	
709.4200						
R&M - General						
Greyrock Property Grooming Ltd.	37741	12-Sep-2024 INV	A/P # 14096		0.00	
				28-Aug-2024	107.50	

General Ledger Detail

To: 2024-August

Description	Batch #	Processed Type	Src	Reference	Post Date	Debit	Credit
<i>continued from previous page</i>							
709.4200		R&M - General					
					Transaction Totals:	107.50	0.00
					Ending Balance:	107.50	
709.4205		R & M - Building Repairs					
Henriksen Contracting & Construction Inc.	37741	12-Sep-2024 INV	A/P	# AUGUST 12, 2024	14-Aug-2024	4,271.25	
					Transaction Totals:	4,271.25	0.00
					Ending Balance:	4,271.25	
709.4270		R&M - Fire & Safety					
					Beginning Balance:	473.90	
					Transaction Totals:		
					Ending Balance:	473.90	
709.4400		Utilities - Electricity					
BC Hydro	37741	12-Sep-2024 INV	A/P	# 331 4660 001	01-Aug-2024	329.61	
					Transaction Totals:	83.87	0.00
					Ending Balance:	83.87	
709.4420		Utilities - Gas					
FortisBC - Natural Gas	37741	12-Sep-2024 INV	A/P	# 6435 47		1,518.88	
					Transaction Totals:	53.71	0.00
					Ending Balance:	53.71	
709.4450		Utilities - Water					
					Beginning Balance:	1,524.46	
					Transaction Totals:		
					Ending Balance:	1,524.46	
709.4460		Utilities - Fireline					
					Beginning Balance:	564.00	
					Transaction Totals:		
					Ending Balance:	564.00	
709.4460		Utilities - Street cleaning					
					Beginning Balance:	168.00	
					Transaction Totals:		
					Ending Balance:	168.00	
709.4520		Outside Mtce - Contract Services					
Greyrock Property Grooming Ltd.	37741	12-Sep-2024 INV	A/P	# 14086	09-Aug-2024	787.24	
					Transaction Totals:	233.50	0.00
					Ending Balance:	233.50	
709.4550		Outside Mtce - Power Washing					
					Beginning Balance:	441.00	
					Transaction Totals:		
					Ending Balance:	441.00	

General Ledger Detail

Description	Batch #	Processed Type	Srce Reference	Post Date	Debit	Credit
709.5040 Admin - Management Fees						
Eagleson Properties Limited.	37741	12-Sep-2024 INV	A/P # MF - (709)	Beginning Balance:	2,205.00	
Eagleson Properties Limited.	37741	12-Sep-2024 INV	A/P # 8401 / 8529 M	01-Aug-2024	315.00	
Eagleson Properties Limited.	37741	12-Sep-2024 INV	A/P # 8401 / 8529 M	26-Aug-2024	15.75	
				26-Aug-2024	15.75	
				Transaction Totals:	346.50	0.00
				Ending Balance:	2,551.50	
709.7400 Insurance - Appraisal (Accrued)						
REALLOCATION OF INCOME / EXPENSES :Insurance Appraisal (Accrued)	37754	12-Sep-2024 NJE	J/E	Beginning Balance:	158.20	
				31-Aug-2024	22.60	
				Transaction Totals:	22.60	0.00
				Ending Balance:	180.80	
709.7500 Fixed Expenses - Insurance						
REALLOCATION OF INCOME / EXPENSES : Insurance	37754	12-Sep-2024 NJE	J/E	Beginning Balance:	8,749.44	
				31-Aug-2024	1,249.92	
				Transaction Totals:	1,249.92	0.00
				Ending Balance:	9,999.36	
709.9020 Bank Fees						
				Beginning Balance:	23.80	
				Transaction Totals:	23.80	
				Ending Balance:	23.80	
709.9600 CONTINGENCY						
REALLOCATION OF INCOME / EXPENSES :Contingency	37754	12-Sep-2024 NJE	J/E	Beginning Balance:	9,741.21	
				31-Aug-2024	811.33	
				Transaction Totals:	811.33	0.00
				Ending Balance:	10,552.54	
Building Totals						
				Beginning Balance:	0.00	
				Transaction Debit / Credit Amounts:	128,929.81	128,929.81
				Ending Balance:	0.00	

EAGLESON PROPERTIES LTD.

201 - 2940 Main Street

Vancouver, British Columbia V5T 3G3

Telephone: (604) 879-1070

Fax: (604) 879-1007

Statement of Account

Date: August 31, 2024

Strata Corp VR1607 - GENERAL ACCOUNT

1251 - 1263 W 7th Avenue

Vancouver, BC V6H 1B7

Statement Printed: 13-Sep-24

Page 1

	Date	Reference	Debits	Credits	Balance
Building: 709 : 1251-1263 W 7th Avenue					
Plus: Receipts					
Nancy Holme (1261) Payment Received - Thank You (August S.Fees)	01-Aug-24	DCR# 272		1,417.26	
Jerry Thomas (1259) Payment Received - Thank You	01-Aug-24	DCR# 273		607.96	
Tessie Lowe (1255) Payment Received - Thank You	15-Aug-24	DCR# 274		144.22	
Patricia Vanderflaes (1253) Payment Received - Thank You	25-Aug-24	DCR# 275		230.58	
Grant and Kim Ewing (1251) Payment Received - Thank You	30-Aug-24	DCR# 276		1,001.14	
		Receipt Totals:		3,401.16	
Less: Disbursements					
BC Hydro : Electricity Bill - AUGUST 2, 2024 (709)	09-Aug-24	C# 275	83.87		
Eagleson Properties Limited. : Management Fee	09-Aug-24	C# 276	315.00		
FortisBC - Natural Gas : Natural Gas Bill - AUGUST 1, 2024 (709)	09-Aug-24	C# 277	53.71		
Greyrock Property Grooming Ltd. : Gardening (709)	09-Aug-24	C# 278	233.50		
Maple Leaf Disposal Ltd : Garbage removal (709)	13-Aug-24	C# 279	188.37		
Henriksen Contracting & Construction Inc. : Building Repairs (709)	14-Aug-24	C# 280	4,271.25		
Eagleson Properties Limited. : Management Fees (709)	26-Aug-24	C# 281	31.50		
Greyrock Property Grooming Ltd. : Damaged tile removed - entrance (709)	28-Aug-24	C# 282	107.50		
		Disbursement Totals:	5,284.70		
Journal Entry Details:					
AUGUST Receipts - transfer from the operating A/C to the CRFa/c	14-Aug-24		1,378.67		
To eliminate 2023/2024 Operating Deficit - transfer from the CRF A/ C to t	19-Aug-24.			6,608.13	
		Journal Entry Totals:	1,378.67	6,608.13	
Account Totals / Closing Balance:			6,663.37	10,009.29	\$12,941.18
Available for Distribution:			12,941.18		
Current Period Distribution @ 100.000000%					\$12,941.18



Your bill highlights

Your bill for Jun 1, 2024 to Jul 29, 2024

- ✔ Thank you for your payment of \$107.09 on Jun 21, 2024.
- ✔ Your bill includes the B.C. Electricity Affordability Credit. 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.
- To track your electricity usage, visit bchydro.com/login.

Total Due

\$83.87

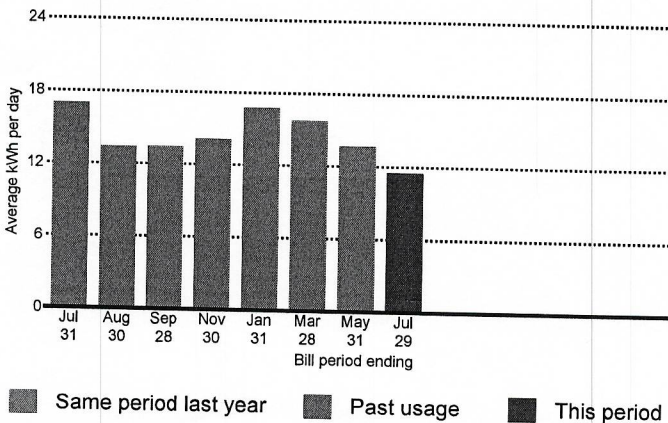
Due by Aug 23, 2024

Turn for bill details →

Your electricity usage over time

\$1.35

average daily
cost of electricity
this bill period



Did you know?

You used a total of 679 kWh from Jun 1, 2024 to Jul 29, 2024.

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

Ways to pay your bill

We offer several options for you to pay your bill.



bchydro.com/login – direct withdrawal from your bank account through MyHydro



Auto-pay – have your bills paid automatically from your bank account



Online banking – visit your bank's website or pay in person at your local branch



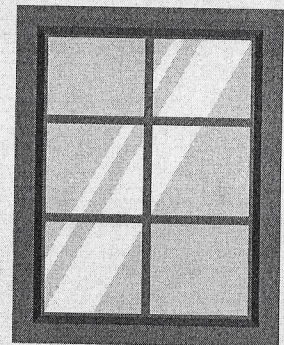
Credit card – pay through Paymentus, a third party service provider that charges a service fee

For more information, visit bchydro.com/payments.

Seal up those gaps

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

Get more tips at bchydro.com/hometips



Meter reading information

Energy

Meter number 7024307

Starting Jun 1, 2024..... 558

Ending Jul 29, 2024..... 1237

Difference..... 679

679 kWh used over 59 days

Step 1 Step 2

You're charged the Step 1 price for electricity up to a certain threshold in each billing period, and a higher Step 2 price for all electricity use beyond that threshold. This billing period you stayed in the lower Step 1 price. You were 630 kWh below your Step 2 threshold of 1,309 kWh this billing period.

* Your account has been billed based on estimated electricity use. The estimate is based on previous electricity use at your address.

Your next meter reading is on or around Sep 27, 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

PREVIOUS BILLING PERIOD

Previous bill..... \$107.09

Payment received Jun 21, 2024..... \$107.09

BALANCE FORWARD

\$0.00

ELECTRICITY CHARGES

Based on Residential Tiered Rate 1101

Jun 1, 2024 to Jul 29, 2024

Basic Charge 59 days x \$0.2253 /day..... \$13.29*

ENERGY CHARGES

Step 1: 679 kWh x \$0.1097 /kWh..... \$74.49*

Step 2: 0 kWh x \$0.1408 /kWh..... \$0.00

Deferral account rate rider -2.5%..... -\$2.19*

Trade income rate rider -2.3%..... -\$2.02*

B.C. Electricity affordability credit..... -\$3.88

TAXES ON ELECTRICITY CHARGES

* GST 5% on \$83.57..... \$4.18

ELECTRICITY CHARGES SUBTOTAL

\$83.87

TOTAL DUE

\$83.87



Natural gas



You currently owe:

\$53.71

709

Due Friday, Aug 23, 2024
Billing period: Jul 4 - Aug 1, 2024
Billing date: Aug 1, 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 (Jun 04 - Jul 03)	\$69.33
Payment received (Jul 18, 2024)	\$69.33CR
Balance from last bill	\$0.00

Gas charges: Jul 4 - Aug 1, 2024

Basic charge (29 days at 0.9616 per day)	\$27.89 ⁺
Daily fee that covers part of the cost of being connected to our system	
Delivery (2.0 GJ at 4.912 per GJ)	\$9.82 ⁺
Cost of delivering gas through our system to your home or business	
Storage & transport (2.0 GJ at 0.426 per GJ)	\$0.85 ⁺
Cost to store and transport gas to our system	
Cost of gas (2.0 GJ at 2.230 per GJ)	\$4.46 ⁺
Market price of the gas you used	
Total gas charges	\$43.02

Energy taxes & fees

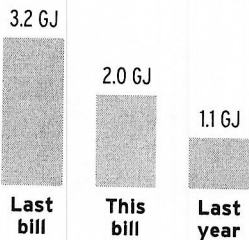
BC carbon tax (2.0 GJ at 3.9859 per GJ)	\$7.97 ⁺
Supports reduced carbon emissions	
BC clean energy levy (0.40% of + amounts)	\$0.17
Supports clean energy technology	
GST (5% of + amounts)	\$2.55
Total energy taxes & fees	\$10.69

Pay **\$53.71**

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 1.2 GJ less gas than your last bill.

↑ You used 0.9 GJ more gas than this time last year.

See details of your past usage on your online account.

Your meter reading

Meter number: RCT1515002 Point of delivery: 482549

This bill actual reading: 259 (Aug 1, 2024)

Last bill actual reading: 242 (Jul 3, 2024)

Conversion factor: 0.1182353

To calculate your usage, visit fortisbc.com/yourmeter

News to know

Planning to garden, build a shed or install a fence? Always click or call BC 1 Call before you disturb the ground. BC 1 Call will provide the location of underground utility lines in your yard so you can stay safe and avoid costly repairs. It's a free service and it's the law. Learn more: fortisbc.com/digsafely

We've got rebates



Appliance Maintenance rebate

Get up to \$150 in rebates when getting gas appliances serviced by a licensed contractor.

fortisbc.com/service



Insulate your space

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

fortisbc.com/insulation

What is a gigajoule?

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



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



With your financial institution

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



By credit card

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



Mail a cheque to:

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

Account number: 643547

Please note:

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

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

FortisBC Energy Inc. provides you with natural gas and piped propane and operates in accordance with BC's privacy legislation. Visit fortisbc.com to learn more.
FortisBC Energy Inc. does business as FortisBC. FortisBC uses the FortisBC name and logo under license from Fortis Inc.
FortisBC acknowledges and respects Indigenous People in Canada, on whose Traditional Territories we all live and work. FortisBC is committed to Reconciliation with Indigenous Peoples and is guided by our Statement of Indigenous Principles, which can be found at fortisbc.com/indigenousprinciples.

Greyrock Property Grooming Ltd.

6305 45A Ave

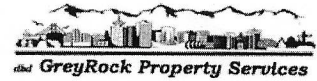
Delta BC V4K 4T5

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 14086

DATE 07/08/2024 TERMS Net 30

DUE DATE 06/09/2024

DATE	DESCRIPTION	TAX	QTY	RATE	AMOUNT
31/07/2024 Labour	Monthly maintenance service	GST	1	110.00	110.00
31/07/2024 Labour	Monthly gardening service	GST	1	80.00	80.00
31/07/2024 Truck Charge		Exempt	1	34.00	34.00

1251 W. 7th Ave. Monthly gardening & lawn service.

SUBTOTAL 224.00

GST @ 5% 9.50

TOTAL 233.50

TOTAL DUE \$233.50

Property ID #	709
Sub acct #	Gardening
Project ID #	
Approval	<i>ME</i>
Date	08/09/24
Notes	

37320

INVOICE



20378 Langley Bypass,
Langley, BC V3A 5E7

Invoice Number: 596335
Invoice Date: 2024-07-31
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: 2024-07-17

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)

2024-07	MONTHLY CHARGE FOR FE GARBAGE COLLECTION	\$79.00
2024-07	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**

Property ID #	709
Sub acct #	Waste Removal
Project ID #	
Approval	LKE
Date	08/13/24
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.

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).

3925



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

Aug 12, 2024

Repairs to Building Unit 1257 & 1261 W 7th

Leak Investigation and repairs

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

Plus Material cost plus 15%

Note: This project is weather and temperature permitting.

July 8- July 12, 2024

Work done on Norico

Railing on Decks was removed.

Inside fascia boards were removed. (minor rot).

New Pressure Treated fascia was installed caulked and painted. (Added drip edge under fascia)

Glass railing was reinstalled and decking reinstalled

Paint wall to match existing colour.

Total Materials: hardy, 2 x12s, , paint and misc.

\$647.86

Mark and Dan 36 hours x \$95.00

\$3,420.00

Subtotal

\$4,067.86

G.S.T.

\$203.39

Total: Payment request

\$4,271.25

Invoice payment due within 5 business day from Invoice date:

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

Overdue invoice will incur interest of 2% per month.

If you have any questions please call me.

Yours truly,

Dan Henriksen

G.S.T. #898354865RT

Richmond Licence (Inter-municipal) #127236

Member of Better Business Bureau A+ rating

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

Wed site: www.henriksencontracting.ca - email henriksen.contracting@shaw.ca

Quality Work with a Personal Touch

Property ID #	709
Sub Acct #	R+U
Project ID #	AUG 14 2024
Approval	<i>ML</i>
Date	<i>14</i>
Notes	

37382

Greyrock Property Grooming Ltd.

6305 45A Ave

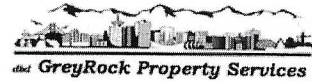
Delta BC V4K 4T5

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 14096

DATE 18/08/2024 TERMS Net 30

DUE DATE 17/09/2024

DATE	DESCRIPTION	TAX	QTY	RATE	AMOUNT
06/08/2024	Labour Minimum	GST	1	70.00	70.00
06/08/2024	Truck Charge	Exempt	1	34.00	34.00

1251 W. 7th Ave. To remove damage tile on entrance to 1251 W. 7th Ave. Set five new tiles.

SUBTOTAL 104.00

GST @ 5% 3.50

TOTAL 107.50

TOTAL DUE \$107.50

Property ID #	709
Sub acct #	Repairs & Maintenance
Project ID #	
Approval	ME.
Date	08/27/2024
Notes	

37551