

# EAGLESON PROPERTIES LTD.

## INCOME STATEMENT

For the 3 Months Ending SEPTEMBER 30, 2024

709 - Strata Plan VR 1607

YEAR END JUNE 2024/25

	Current Actual	YTD Actual	YTD BUDGET	VARIANCE	ANNUAL BUDGET
			3 MONTHS		2024/25 APPROVED BUDGET
<b>INCOME</b>					
Strata Fees	4,996.31	14,988.88	14,988.88	0.01	59,955.50
Strata Fees -ADJUSTMENT:JULY-OCT 2023	-	-	-	-	-
Income - Interest	-	-	920.00	920.00	3,680.00
Other Income - Dividends (Shares) & INTEREST (G.I.C)	-	3,690.08	-	3,690.08	-
Other Income - Surplus or Deficit	-	-	-	-	-
Other Income - Form Fees, etc.	-	-	-	-	-
Other Income - EV	6.67	20.01	20.00	0.01	80.00
Bylaw Violations	-	-	-	-	-
Special Levy	-	-	-	-	-
Transfer from CRF to OPERATING a/c***To eliminate Negative Balance	-	-	-	-	-
<b>TOTAL INCOME</b>	<b>5,002.98</b>	<b>18,698.97</b>	<b>15,928.88</b>	<b>2,770.10</b>	<b>63,715.50</b>
<b>GENERAL EXPENSES</b>					
Management Fee	330.75	992.25	992.25	-	3,969.00
Administration (Photocopy & Postage)	-	-	65.00	65.00	260.00
Office Supplies	-	-	-	-	-
Legal/ Professional Fees	-	-	612.50	612.50	2,450.00
Annual Review Fee	-	-	139.13	139.13	556.50
Storage Fee	-	-	-	-	-
T2 Tax Filing	-	-	105.00	105.00	420.00
Insurance (Accrued)	1,249.92	3,749.75	4,283.75	534.00	17,135.00
Insurance Appraisal (Accrued)	22.60	67.80	68.75	0.95	275.00
Bank Charges	-	13.70	12.50	1.20	50.00
WorksafeBC	-	-	-	-	-
<b>Total GENERAL EXPENSES</b>	<b>1,603.27</b>	<b>4,823.50</b>	<b>6,278.88</b>	<b>1,455.38</b>	<b>25,115.50</b>
<b>BUILDING EXPENSES</b>					
Electricity	-	83.87	150.00	66.13	600.00
Gas	62.63	185.67	550.00	364.33	2,200.00
City Utilities - Water & Sewer	-	809.00	600.00	209.00	2,400.00
City Utilities - Fireline	-	-	250.00	250.00	1,000.00
City Utilities - Street Cleaning	-	-	62.50	62.50	250.00
Garbage - Waste Removal	188.37	565.11	1,250.00	684.89	5,000.00
R&M - Building Repairs	-	4,378.75	1,250.00	3,128.75	5,000.00
R&M - Plumbing	-	-	-	-	-
R&M - Snow Removal & Salt	-	-	7.50	7.50	30.00
R&M - Fire Protection	-	-	125.00	125.00	500.00
R&M - Gardening & Pruning	317.50	784.50	750.00	34.50	3,000.00
R&M - Hard Landscaping	-	-	450.00	450.00	1,800.00
<b>Total BUILDING EXPENSES</b>	<b>568.50</b>	<b>6,806.90</b>	<b>5,445.00</b>	<b>1,361.90</b>	<b>21,780.00</b>
<b>RESERVE FUNDS</b>					
Contingency Reserve	1,095.00	3,285.00	3,285.00	0.00	13,140.00
Prior Year-Transfer to CRF	-	-	-	-	-
GIC Interest	-	-	-	-	3,680.00
<b>Total RESERVE FUNDS</b>	<b>1,095.00</b>	<b>3,285.00</b>	<b>3,285.00</b>	<b>0.00</b>	<b>16,820.00</b>
<b>TOTAL EXPENSES</b>	<b>3,266.77</b>	<b>14,915.40</b>	<b>15,008.88</b>	<b>93.48</b>	<b>63,715.50</b>
<b>NET INCOME &lt;LOSS&gt;</b>	<b>1,736.21</b>	<b>3,783.57</b>	<b>920.00</b>		<b>-</b>

*Handwritten initials: JAE SF*

EAGLESON PROPERTIES LTD.  
 BALANCE SHEET  
 For the 3 Months Ending SEPTEMBER 30, 2024  
 709 - Strata Plan VR 1607  
 YEAR END JUNE 2024/25

YTD Actual

ASSETS:

Bank - Vancity SHARES	\$	795.79
Bank - Operating Account	\$	24,733.68
Bank - Contingency Reserve Fund	\$	37,132.32
Bank - Contingency Reserve Fund : G.I.C. ACCRUED INTEREST	\$	3,690.08
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	\$	2,499.83
Prepaid Insurance Appraisal	\$	497.35
Prepaid Expenses	\$	-
Total Current Assets	\$	<u>149,344.05</u>
<b>TOTAL ASSETS</b>	<b>\$</b>	<b><u>149,344.05</u></b>

LIABILITIES:

Accounts Payable	\$	-
Prepaid Strata Fees	\$	16,730.85
<b>TOTAL LIABILITIES</b>	<b>\$</b>	<b><u>16,730.85</u></b>

EQUITY

Contribution to SPECIAL LEVY	\$	-
Retained Earnings	\$	128,829.63
Current Year Income(Loss)	\$	<u>3,783.57</u>
<b>TOTAL EQUITY</b>	<b>\$</b>	<b><u>132,613.20</u></b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$</b>	<b><u>149,344.05</u></b>

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For: September 2024

by Unit

# 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)	(\$825.97)	Strata Fees for PID# 709	\$825.97	(\$825.97)	(\$825.97)
			*** Total ***	\$825.97		
01	Patricia Vanderflaes ( 1253)	(\$92.27)	Strata Fees for PID# 709	\$652.08		
			*** Total ***	\$652.08	(\$559.80)	\$0.01
001	Tessie Lowe (1255)	(\$607.98)	Strata Fees for PID# 709	\$680.07		
			*** Total ***	\$680.07	(\$848.42)	(\$776.33)
0001	Noriko Horiguchi (1257)	\$144.28	Strata Fees for PID# 709	\$680.07		
			*** Total ***	\$680.07	(\$8,401.28)	(\$7,576.93)
00001	Jerry Thomas (1259)	\$189.33	EV Electrical Consumption	\$6.67		
			Strata Fees for PID# 709	\$680.07		
			*** Total ***	\$686.74	(\$824.29)	\$51.78
000001	Nancy Holme (1261)	(\$113.10)	Strata Fees for PID# 709	\$652.08		
			*** Total ***	\$652.08	(\$708.63)	(\$169.65)
0000001	Peggy Smyth (1263)	(\$7,208.70)	Strata Fees for PID# 709	\$825.97		
			*** Total ***	\$825.97	(\$1,051.03)	(\$7,433.76)
		(\$8,514.41)		\$5,002.98	(\$13,219.42)	(\$16,730.85)

\*\* Totals for Building:

**INSURANCE BREAKDOWN**

<b>Month</b>			
	December	1,160.58	
2023	January	1,160.58	
2023	February	1,160.58	
2023	March	1,160.58	
2023	April	1,160.58	
2023	May	1,160.58	
2023	June	1,160.58	
2023	July	1,160.58	
2023	August	1,160.58	
2023	September	1,160.58	
2023	October	1,160.58	
2023	November	1,160.58	
		\$ 14,999.00	
2023	December	1,249.92	
2024	January	1,249.92	
2024	February	1,249.92	
2024	March	1,249.92	
2024	April	1,249.92	
2024	May	1,249.92	
2024	June	1,249.92	
2024	July	1,249.92	
2024	August	1,249.92	
2024	September	1,249.92	<u>3,749.75</u>
2024	October	1,249.92	
2024	November	1,249.92	

**INSURANCE APPRAISAL 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
August	\$ 22.60

September	\$ 22.60	<u>67.81</u>
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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
<b>709.1030.452</b>							
<b>Building: 709 : 1251-1263 W 7th Avenue</b>							
<b>Bank - VanCity Operating Account</b>							
Jerry Thomas (1259)	37622	03-Sep-2024 RRG	A/R	DCR# 279	Beginning Balance:	12,941.18	
Tessie Lowe (1255)	37622	03-Sep-2024 RRG	A/R	DCR# 279	02-Sep-2024	824.29	
Nancy Holme (1261)	37589	03-Sep-2024 RMRp	A/R	DCR# 277	02-Sep-2024	168.35	
Noriko Horiguchi (1257)	37589	03-Sep-2024 RMRp	A/R	DCR# 277	03-Sep-2024	708.63	
FortisBC - Natural Gas	37644	04-Sep-2024 CW	A/P	C# 283	03-Sep-2024	8,401.28	
Greyrock Property Grooming Ltd.	37644	04-Sep-2024 CW	A/P	C# 284	04-Sep-2024		62.63
September Receipts - transfer from the OPERATING A/C to the CRF a/c	37657	23-Sep-2024 NJE	J/E		04-Sep-2024		317.50
Patricia Vanderlaes ( 1253)	37686	06-Sep-2024 RRG	A/R	DCR# 280	04-Sep-2024	559.80	
Peggy Smyth (1263)	37787	17-Sep-2024 RRG	A/R	DCR# 281	06-Sep-2024	1,051.03	
Eagleson Properties Limited.	37805	17-Sep-2024 CW	A/P	C# 285	16-Sep-2024		330.75
Maple Leaf Disposal Ltd	37805	17-Sep-2024 CW	A/P	C# 286	17-Sep-2024		188.37
Grant and Kim Ewing (1251)	37951	01-Oct-2024 RMRp	A/R	DCR# 286	17-Sep-2024	825.97	
Tessie Lowe (1255)	37950	01-Oct-2024 RMRp	A/R	DCR# 285	27-Sep-2024	680.07	
Transaction Totals:						13,219.42	1,426.92
Ending Balance:						24,733.68	
 <b>Building Totals</b>							
Beginning Balance:						12,941.18	
Transaction Debit / Credit Amounts:						13,219.42	1,426.92
Ending Balance:						24,733.68	



## 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 September Receipts - transfer from the OPERATING A/C to the CRF a/c						
	37657	23-Sep-2024	NJE	J/E	36,604.65	
				04-Sep-2024	527.67	
				Transaction Totals:	527.67	0.00
				Ending Balance:	37,132.32	
709.1040.454      Bank- Vancity CRF A/c : G.I.C. ACCRUED						
				Transaction Totals:	3,690.08	
				Ending Balance:	3,690.08	
<b>Building Totals</b>						
				Beginning Balance:	40,294.73	
				Transaction Debit / Credit Amounts:	527.67	0.00
				Ending Balance:	40,822.40	



## 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						
				Beginning Balance:	20,000.00	
				Transaction Totals:		
				Ending Balance:	20,000.00	
709.1048.1040      G. I.C- 5% Non-Redeemable 2 (Matures 21 Aug						
				Beginning Balance:	20,000.00	
				Transaction Totals:		
				Ending Balance:	20,000.00	
<b>Building Totals</b>						
				Beginning Balance:	80,000.00	
				Transaction Debit / Credit Amounts:		
				Ending Balance:	80,000.00	



OCTOBER 01, 2024

VANAS11000\_1008110 E D 16300 31960  
EAGLESON PROPERTIES ITF STRATA  
CORP VRI607  
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 SEP 2024 to 30 SEP 2024



DAILY BANKING

ACCOUNT SUMMARY	OPENING BALANCE ON 01 SEP 2024	TOTAL WITHDRAWALS	TOTAL DEPOSITS	CLOSING BALANCE ON 30 SEP 2024
INDEPENDENT BUSINESS ACCOUNT #100084835930	13,048.68	1,534.42	13,219.42	24,733.68
TOTAL NUMBER OF CHEQUES 5				

INDEPENDENT BUSINESS ACCOUNT #100084835930

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	OPENING BALANCE			13,048.68
02 SEP	ETRANSFER CREDIT (JEROMEWTHOMAS)		824.29	13,872.97
02 SEP	ETRANSFER CREDIT (MELANIETERESELOWE)		168.35	14,041.32
03 SEP	CHEQUE DEPOSIT-BRANCH		9,109.91	23,151.23
04 SEP	FUNDS TRANSFER-ONLINE TO REL#91268601 (\$527.67) (CONTNGENCY SEPTEMBER RECEIPT)	527.67		22,623.56
06 SEP	ETRANSFER CREDIT (PATRICIAVANDERFLAES)		559.80	23,183.36
07 SEP	CHEQUE CLEARED #284	317.50		22,865.86
10 SEP	CHEQUE CLEARED #283	62.63		22,803.23
12 SEP	CHEQUE CLEARED #282	107.50		22,695.73
16 SEP	ETRANSFER CREDIT (MARGARETBROWNESMYTH)		1,051.03	23,746.76
21 SEP	CHEQUE CLEARED #286	188.37		23,558.39

Together, we are a financial force for change.™

INDEPENDENT BUSINESS ACCOUNT #100084835930 (CONT.)

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
27 SEP	ETRANSFER CREDIT (GRANTEWING)		825.97	24,384.36
28 SEP	CHEQUE CLEARED #285	330.75		24,053.61
30 SEP	ETRANSFER CREDIT (MELANIETERESELOWE)		680.07	24,733.68

*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.*



OCTOBER 01, 2024

My relationship number(s)  
91268601

VANAS11000\_1008110 E D 16300 31962  
EAGLESON PROPERTIES ITF STRATA  
CORP VR1607  
201-2940 MAIN STREET  
VANCOUVER BC V5T 3G3

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

**My accounts**

STATEMENT PERIOD: 01 SEP 2024 to 30 SEP 2024



**DAILY BANKING**

ACCOUNT SUMMARY	OPENING BALANCE ON 01 SEP 2024	TOTAL WITHDRAWALS	TOTAL DEPOSITS	CLOSING BALANCE ON 30 SEP 2024
INDEPENDENT BUSINESS ACCOUNT #100084886032 (CONTINGENCY ACCOUNT)	40,294.73	0.00	527.67	40,822.40
TOTAL NUMBER OF CHEQUES 0				

**INDEPENDENT BUSINESS ACCOUNT #100084886032 (CONTINGENCY ACCOUNT)**

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	OPENING BALANCE			40,294.73
04 SEP	FUNDS TRANSFER-ONLINE FROM REL #91268349 (\$527.67) (CONTINGENCY SEPTEMBER RECEIP)		527.67	40,822.40

**INVESTMENTS**

**TERM DEPOSITS**

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	#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			5,000.00

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TERM DEPOSITS (CONT.)

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	#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			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			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			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			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			10,000.00
	#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			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			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
<b>709.1000</b>							
Building: 709 : 1251-1263 W 7th Avenue							
Bank - VanCity SHARES							
Beginning Balance: 795.79							
Transaction Totals: 795.79							
Ending Balance: 795.79							
<b>709.1030.452</b>							
Bank - VanCity Operating Account							
Jerry Thomas (1259)	37622	03-Sep-2024	RRg	A/R DCR# 279	02-Sep-2024	12,941.18	
Tessie Lowe (1255)	37622	03-Sep-2024	RRg	A/R DCR# 279	02-Sep-2024	824.29	
Nancy Holme (1261)	37589	03-Sep-2024	RMRp	A/R DCR# 277	03-Sep-2024	168.35	
Noriko Horiguchi (1257)	37589	03-Sep-2024	RMRp	A/R DCR# 277	03-Sep-2024	708.63	
FortisBC - Natural Gas	37644	04-Sep-2024	CW	A/P C# 283	04-Sep-2024	8,401.28	62.63
Greyrock Property Grooming Ltd.	37644	04-Sep-2024	CW	A/P C# 284	04-Sep-2024		317.50
September Receipts - transfer from the OPERATING A/C to the CRF a/c	37657	23-Sep-2024	NJE	J/E	04-Sep-2024		527.67
Patricia Vanderflaas ( 1253)	37686	06-Sep-2024	RRg	A/R DCR# 280	06-Sep-2024	559.80	
Peggy Smyth (1263)	37787	17-Sep-2024	RRg	A/R DCR# 281	16-Sep-2024	1,051.03	
Eagleson Properties Limited.	37805	17-Sep-2024	CW	A/P C# 285	17-Sep-2024		330.75
Maple Leaf Disposal Ltd	37805	17-Sep-2024	CW	A/P C# 286	17-Sep-2024	825.97	188.37
Grant and Kim Ewing (1251)	37951	01-Oct-2024	RMRp	A/R DCR# 286	27-Sep-2024	680.07	
Tessie Lowe (1255)	37950	01-Oct-2024	RMRp	A/R DCR# 285	30-Sep-2024	13,219.42	1,426.92
Transaction Totals:						24,733.68	
Ending Balance:							
<b>709.1040.453</b>							
Bank - VanCity Contingency Account							
September Receipts - transfer from the OPERATING A/C to the CRF a/c	37657	23-Sep-2024	NJE	J/E	04-Sep-2024	36,604.65	
Transaction Totals:						527.67	0.00
Ending Balance:						37,132.32	
<b>709.1040.454</b>							
Bank- Vancity CRF A/c : G.I.C. ACCRUED							
Beginning Balance:						3,690.08	
Transaction Totals:							
Ending Balance:						3,690.08	
<b>709.1041.1040</b>							
G. I. C - 2.90% 30 - Day Cashable 1 (M21/8/2025)							
Beginning Balance:						5,000.00	
Transaction Totals:							
Ending Balance:						5,000.00	
<b>709.1042.1040</b>							
G. I. C - 2.90% 30 - Day Cashable 2 (M21/8/2025)							
Beginning Balance:						5,000.00	
Transaction Totals:							
Ending Balance:						5,000.00	
<b>709.1043.1040</b>							
G. I. C - 2.90% 30 - Day Cashable 3 (M21/8/2025)							
Beginning Balance:						5,000.00	
Transaction Totals:							
Ending Balance:						5,000.00	

# General Ledger Detail

To: 2024-September

Description	Batch #	Processed Type	Src	Reference	Post Date	Debit	Credit
<b>709.1044.1040</b>							
G. I. C - 2.90% 30 - Day Cashable 4 M21/8/2025							
Beginning Balance:						5,000.00	
Transaction Totals:							
Ending Balance:						5,000.00	
<b>709.1045.1040</b>							
G. I. C - 3% 90 - Day Cashable 1 (M21/8/2025)							
Beginning Balance:						10,000.00	
Transaction Totals:							
Ending Balance:						10,000.00	
<b>709.1046.1040</b>							
G. I. C - 3% 90 - Day Cashable 2 (M21/8/2025)							
Beginning Balance:						10,000.00	
Transaction Totals:							
Ending Balance:						10,000.00	
<b>709.1047.1040</b>							
G. I.C- 5% Non-Redeemable 1 (Matures 21 Aug							
Beginning Balance:						20,000.00	
Transaction Totals:							
Ending Balance:						20,000.00	
<b>709.1048.1040</b>							
G. I.C- 5% Non-Redeemable 2 (Matures 21 Aug							
Beginning Balance:						20,000.00	
Transaction Totals:							
Ending Balance:						20,000.00	
<b>709.1090.008</b>							
Bank - Vancity Membership Fee							
Beginning Balance:						5.00	
Transaction Totals:							
Ending Balance:						5.00	
<b>709.1100</b>							
Accounts Receivable							
Jerry Thomas (1259)	37622	03-Sep-2024	RRg	A/R	DCR# 279		824.29
Tessie Lowe (1255)	37622	03-Sep-2024	RRg	A/R	DCR# 279		168.35
Nancy Holme (1261)	37589	03-Sep-2024	RMRp	A/R	DCR# 277		708.63
Noriko Horiguchi (1257)	37589	03-Sep-2024	RMRp	A/R	DCR# 277		825.97
Grant and Kim Ewing (1251)	37633	03-Sep-2024	BMc	A/R	14955		652.08
Patricia Vanderflaes ( 1253)	37633	03-Sep-2024	BMc	A/R	14956		680.07
Tessie Lowe (1255)	37633	03-Sep-2024	BMc	A/R	14957		680.07
Noriko Horiguchi (1257)	37633	03-Sep-2024	BMc	A/R	14958		6.67
Jerry Thomas (1259)	37633	03-Sep-2024	BMc	A/R	14959		680.07
Jerry Thomas (1259)	37633	03-Sep-2024	BMc	A/R	14959		680.07
Nancy Holme (1261)	37633	03-Sep-2024	BMc	A/R	14960		680.07
Peggy Smyth (1263)	37633	03-Sep-2024	BMc	A/R	14961		680.07
Patricia Vanderflaes ( 1253)	37686	06-Sep-2024	RRg	A/R	DCR# 280		559.80
Peggy Smyth (1263)	37787	17-Sep-2024	RRg	A/R	DCR# 281		1,051.03
Grant and Kim Ewing (1251)	37951	01-Oct-2024	RMRp	A/R	DCR# 286		825.97
Tessie Lowe (1255)	37950	01-Oct-2024	RMRp	A/R	DCR# 285		680.07
reallocation of INCOME/EXPENSES - AR & Prepaid strata	38060	11-Oct-2024	NJE	J/E			8,216.44

# General Ledger Detail

To: 2024-September

Description	Batch #	Processed Type	Src	Reference	Post Date	Debit	Credit
<b>709.1100</b>							
Accounts Receivable							
<i>continued from previous page</i>							
Transaction Totals:						13,219.42	13,219.42
Ending Balance:						0.00	
<b>709.1310</b>							
Prepaid Insurance							
reallocation of INCOME/EXPENSES - INSURANCE							
38060	11-Oct-2024	NJE	J/E			3,749.75	
Beginning Balance:							1,249.92
30-Sep-2024							1,249.92
Transaction Totals:						0.00	
Ending Balance:						2,499.83	
<b>709.1320</b>							
Prepaid Insurance Appraisal							
reallocation of INCOME/EXPENSES - INSURANCE Appraisal (Accrued)							
38060	11-Oct-2024	NJE	J/E			519.95	
Beginning Balance:							22.60
30-Sep-2024							22.60
Transaction Totals:						0.00	
Ending Balance:						497.35	
<b>709.2000</b>							
Accounts Payable							
FortisBC - Natural Gas							
37890	26-Sep-2024	INV	A/P	# 6435 47		0.00	62.63
Beginning Balance:							330.75
01-Sep-2024							330.75
Eagleson Properties Limited.							
37890	26-Sep-2024	INV	A/P	# MF - (709)		62.63	
Beginning Balance:							317.50
01-Sep-2024							317.50
FortisBC - Natural Gas							
37644	04-Sep-2024	CW	A/P	C# 283		317.50	
Beginning Balance:							317.50
04-Sep-2024							317.50
Greyrock Property Grooming Ltd.							
37644	04-Sep-2024	CW	A/P	C# 284		330.75	
Beginning Balance:							188.37
04-Sep-2024							188.37
Greyrock Property Grooming Ltd.							
37890	26-Sep-2024	INV	A/P	# 14107		899.25	
Beginning Balance:							899.25
17-Sep-2024							899.25
Eagleson Properties Limited.							
37805	17-Sep-2024	CW	A/P	C# 285		0.00	
Beginning Balance:							0.00
17-Sep-2024							0.00
Maple Leaf Disposal Ltd							
37805	17-Sep-2024	CW	A/P	C# 286		0.00	
Beginning Balance:							0.00
17-Sep-2024							0.00
Maple Leaf Disposal Ltd							
37890	26-Sep-2024	INV	A/P	# 600845		0.00	
Beginning Balance:							0.00
17-Sep-2024							0.00
Transaction Totals:						899.25	899.25
Ending Balance:						0.00	
<b>709.2310</b>							
GST/HST Payable (Collected)							
Beginning Balance:						0.00	
Transaction Totals:						0.00	
Ending Balance:						0.00	
<b>709.2500</b>							
Prepaid Strata Fees							
reallocation of INCOME/EXPENSES - AR & Prepaid strata							
38060	11-Oct-2024	NJE	J/E			8,514.41	
Beginning Balance:							8,216.44
30-Sep-2024							8,216.44
Transaction Totals:						0.00	
Ending Balance:						16,730.85	
<b>709.2900</b>							
Prior Year SURPLUS							
Beginning Balance:							0.01
Transaction Totals:							0.01
Ending Balance:							0.01
<b>709.2960</b>							
Retained Earnings							
reallocation of INCOME/EXPENSES -Contingency Reserve							
38060	11-Oct-2024	NJE	J/E			124,812.47	
Beginning Balance:							1,095.00
30-Sep-2024							1,095.00
Transaction Totals:						0.00	
Ending Balance:						125,907.47	

# General Ledger Detail

To: 2024-September

Description	Batch #	Processed	Type	Src	Reference	Post Date	Debit	Credit
<b>709.3200 Strata Fees</b>								
Grant and Kim Ewing (1251)	37633	03-Sep-2024	BMc	A/R	14955	Beginning Balance:		37,498.71
Patricia Vanderflaes ( 1253)	37633	03-Sep-2024	BMc	A/R	14956	03-Sep-2024		825.97
Tessie Lowe (1255)	37633	03-Sep-2024	BMc	A/R	14957	03-Sep-2024		652.08
Noriko Horiguchi (1257)	37633	03-Sep-2024	BMc	A/R	14958	03-Sep-2024		680.07
Jerry Thomas (1259)	37633	03-Sep-2024	BMc	A/R	14959	03-Sep-2024		680.07
Nancy Holme (1261)	37633	03-Sep-2024	BMc	A/R	14960	03-Sep-2024		680.07
Peggy Smyth (1263)	37633	03-Sep-2024	BMc	A/R	14961	03-Sep-2024		652.08
						Transaction Totals:	0.00	825.97
						Ending Balance:		4,996.31
<b>709.3250 Strata Fees - One Time Adjustment</b>						Beginning Balance:	707.14	
						Transaction Totals:		
						Ending Balance:	707.14	
<b>709.3605 Investment Income - G.I.C.</b>						Beginning Balance:		3,690.08
						Transaction Totals:		
						Ending Balance:		3,690.08
<b>709.3650 EV Electrical Consumption</b>						Beginning Balance:		95.14
Jerry Thomas (1259)	37633	03-Sep-2024	BMc	A/R	14959	03-Sep-2024		6.67
						Transaction Totals:	0.00	6.67
						Ending Balance:		101.81
<b>709.4130 Cleaning - Garbage Removal</b>						Beginning Balance:		1,742.36
Maple Leaf Disposal Ltd	37890	26-Sep-2024	INV	A/P	# 600845	17-Sep-2024	188.37	
						Transaction Totals:	188.37	
						Ending Balance:	1,930.73	0.00
<b>709.4200 R&amp;M - General</b>						Beginning Balance:		107.50
						Transaction Totals:		
						Ending Balance:	107.50	
<b>709.4205 R &amp; M - Building Repairs</b>						Beginning Balance:		4,271.25
						Transaction Totals:		
						Ending Balance:	4,271.25	
<b>709.4270 R&amp;M - Fire &amp; Safety</b>						Beginning Balance:		473.90
						Transaction Totals:		
						Ending Balance:	473.90	
<b>709.4400 Utilities - Electricity</b>						Beginning Balance:		413.48

# General Ledger Detail

To: 2024-September

Description	Batch #	Processed Type	Src	Reference	Post Date	Debit	Credit
<i>continued from previous page</i>							
<b>709.4400</b>							
<b>Utilities - Electricity</b>							
Transaction Totals:						413.48	
Ending Balance:							413.48
<b>709.4420</b>							
<b>Utilities - Gas</b>							
FortisBC - Natural Gas	37890	26-Sep-2024 INV	A/P	# 6435 47	01-Sep-2024	1,572.59	
Transaction Totals:						62.63	
Ending Balance:						62.63	0.00
<b>709.4440</b>							
<b>Utilities - Water</b>							
Beginning Balance:						1,524.46	
Transaction Totals:							
Ending Balance:						1,524.46	
<b>709.4450</b>							
<b>Utilities - Fireline</b>							
Beginning Balance:						564.00	
Transaction Totals:							
Ending Balance:						564.00	
<b>709.4460</b>							
<b>Utilities - Street cleaning</b>							
Beginning Balance:						168.00	
Transaction Totals:							
Ending Balance:						168.00	
<b>709.4520</b>							
<b>Outside Mtce - Contract Services</b>							
Greyrock Property Grooming Ltd.	37890	26-Sep-2024 INV	A/P	# 14107	04-Sep-2024	1,020.74	
Transaction Totals:						317.50	
Ending Balance:						317.50	0.00
<b>709.4550</b>							
<b>Outside Mtce - Power Washing</b>							
Beginning Balance:						441.00	
Transaction Totals:							
Ending Balance:						441.00	
<b>709.5040</b>							
<b>Admin - Management Fees</b>							
Eagleson Properties Limited.	37890	26-Sep-2024 INV	A/P	# MF - (709)	01-Sep-2024	2,551.50	
Transaction Totals:						330.75	
Ending Balance:						330.75	0.00
<b>709.7400</b>							
<b>Insurance - Appraisal (Accrued)</b>							
reallocation of INCOME/EXPENSES - INSURANCE Appraisal (Accrued)	38060	11-Oct-2024 NJE	J/E		30-Sep-2024	180.80	
Transaction Totals:						22.60	
Ending Balance:						22.60	0.00
<b>709.7500</b>							
<b>Fixed Expenses - Insurance</b>							
reallocation of INCOME/EXPENSES - INSURANCE	38060	11-Oct-2024 NJE	J/E			9,999.36	
Transaction Totals:						1,249.92	
Ending Balance:						1,249.92	0.00

### General Ledger Detail

Description	Batch #	Processed Type	Src	Reference	Post Date	Debit	Credit
<b>Bank Fees</b>							
709.9020						23.80	
Beginning Balance: 23.80							
Transaction Totals:							
Ending Balance: 23.80							
<b>CONTINGENCY</b>							
709.9600	38060	11-Oct-2024	NJE	J/E		10,552.54	
reallocation of INCOME/EXPENSES -Contingency Reserve							
Beginning Balance: 10,552.54							
30-Sep-2024 1,095.00							
Transaction Totals: 1,095.00							
Ending Balance: 11,647.54							
<b>Building Totals</b>							
Beginning Balance:						0.00	
Transaction Debit / Credit Amounts:						31,132.53	31,132.53
Ending Balance:						0.00	

**EAGLESON PROPERTIES LTD.**

201 - 2940 Main Street  
 Vancouver, British Columbia V5T 3G3

**Statement of Account**Date: **September 30, 2024**

Telephone: (604) 879-1070 Fax: (604) 879-1007

Strata Corp VR1607 - GENERAL ACCOUNT  
 1251 - 1263 W 7th Avenue  
 Vancouver, BC V6H 1B7

Statement Printed: 11-Oct-24

Page 1

	Date	Reference	Debits	Credits	Balance
<b>Building: 709 : 1251-1263 W 7th Avenue</b>		<b>Account Number: 709.1030</b>		<b>Opening Balance:</b>	\$12,941.18
<b>Plus: Receipts</b>					
Jerry Thomas (1259) Payment Received - Thank You	02-Sep-24	DCR# 279		824.29	
Tessie Lowe (1255) Payment Received - Thank You	02-Sep-24	DCR# 279		168.35	
Nancy Holme (1261) Payment Received - Thank You	03-Sep-24	DCR# 277		708.63	
Noriko Horiguchi (1257) Payment Received - Thank You	03-Sep-24	DCR# 277		8,401.28	
Patricia Vanderflaes ( 1253) Payment Received - Thank You	06-Sep-24	DCR# 280		559.80	
Peggy Smyth (1263) Payment Received - Thank You	16-Sep-24	DCR# 281		1,051.03	
Grant and Kim Ewing (1251) Payment Received - Thank You	27-Sep-24	DCR# 286		825.97	
Tessie Lowe (1255) Payment Received - Thank You	30-Sep-24	DCR# 285		680.07	
		<b>Receipt Totals:</b>		<b>13,219.42</b>	
<b>Less: Disbursements</b>					
FortisBC - Natural Gas : Natural Gas Bill - SEPT 3, 2024 (709)	04-Sep-24	C# 283	62.63		
Greyrock Property Grooming Ltd. : Gardening (709)	04-Sep-24	C# 284	317.50		
Eagleson Properties Limited. : Management Fee	17-Sep-24	C# 285	330.75		
Maple Leaf Disposal Ltd : Garbage removal (709)	17-Sep-24	C# 286	188.37		
		<b>Disbursement Totals:</b>	<b>899.25</b>		
<b>Journal Entry Details:</b>					
September Receipts - transfer from the OPERATING A/C to the CRF a/c	04-Sep-24		527.67		
		<b>Journal Entry Totals:</b>	<b>527.67</b>		
<b>Account Totals / Closing Balance:</b>			<b>1,426.92</b>	<b>13,219.42</b>	<b>\$24,733.68</b>
<b>Available for Distribution:</b>			<b>24,733.68</b>		
<b>Current Period Distribution @ 100.000000%</b>					<b>\$24,733.68</b>



Natural gas



You currently owe:

\$62.63

709

Due Wednesday, Sep 25, 2024

Billing period: Aug 2 - Sep 3, 2024

Billing date: Sep 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 (Jul 04 - Aug 01)	\$53.71
Payment received (Aug 14, 2024)	\$53.71CR
Balance from last bill	\$0.00

Gas charges: Aug 2 - Sep 3, 2024

Basic charge (33 days at 0.9616 per day)	\$31.73**
Daily fee that covers part of the cost of being connected to our system	
Delivery (2.4 GJ at 4.912 per GJ)	\$11.79**
Cost of delivering gas through our system to your home or business	
Storage & transport (2.4 GJ at 0.426 per GJ)	\$1.02**
Cost to store and transport gas to our system	
Cost of gas (2.4 GJ at 2.230 per GJ)	\$5.35**
Market price of the gas you used	
Total gas charges	\$49.89

Energy taxes & fees

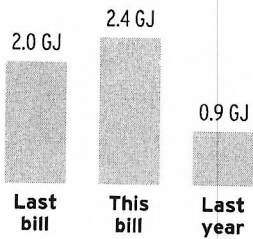
BC carbon tax (2.2 GJ at 3.9859 per GJ)	\$8.77*
Supports reduced carbon emissions	
BC carbon tax (0.2 GJ at 3.9859 per GJ)	\$0.80*
Supports reduced carbon emissions	
BC clean energy levy (0.40% of * amounts)	\$0.20
Supports clean energy technology	
GST (5% of * amounts)	\$2.97
Total energy taxes & fees	\$12.74

Pay \$62.63

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 0.4 GJ more gas than your last bill.

↑ You used 1.5 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: 279 (Sep 3, 2024)  
Last bill actual reading: 259 (Aug 1, 2024)  
Conversion factor: 0.1183416

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

## News to know

Want to turn your paper bills into free groceries? Sign up for paperless billing and you could win a \$100 grocery gift card. To participate in the contest, sign up for paperless billing at [fortisbc.com/paperlessbilling](https://fortisbc.com/paperlessbilling).

## Top tips to save energy



### Stop door drafts

Make a door sock to place at the bottom of exterior doors to help keep out drafts.



### Insulate switch and outlet plates

Keep out drafts by adding foam gaskets behind the plates on exterior walls.

## What is a gigajoule?

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



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

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



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

## Ways to pay your bill



### With your financial institution

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



### By credit card

Make payments by phone or over a secure website. For details, visit [fortisbc.com/creditcard](https://fortisbc.com/creditcard).



### Mail a cheque to:

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

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](https://fortisbc.com) to learn more.

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

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

**Greyrock Property Grooming Ltd.**

6305 45A Ave

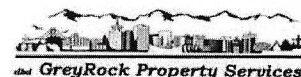
Delta BC V4K 4T5

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 14107**

**DATE 01/09/2024 TERMS Net 30**

**DUE DATE 01/10/2024**

DATE	DESCRIPTION	TAX	QTY	RATE	AMOUNT
31/08/2024 Labour	Monthly gardening service	GST	1	80.00	80.00
31/08/2024 Labour	Monthly maintenance service	GST	1	110.00	110.00
31/08/2024 Labour	Minimum (set tiles)	GST	1	80.00	80.00
31/08/2024 Truck Charge		Exempt	1	34.00	34.00

1251 W. 12th Ave: Monthly lawn & gardening service.  
Prune all front bed shrubs & trees. Set dislodged sidewalk tiles.

SUBTOTAL 304.00  
GST @ 5% 13.50  
TOTAL 317.50

**TOTAL DUE \$317.50**

Property ID #	709
Sub acct #	Gardening
Project ID #	
Approval	ACE
Date	09/03/2024
Notes	

**INVOICE**



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

**Invoice Number: 600845**  
**Invoice Date: 2024-08-31**  
**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: 2024-08-15

**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)**

2024-08	MONTHLY CHARGE FOR FE GARBAGE COLLECTION	\$79.00
2024-08	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 (MgCl<sub>2</sub>) 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
<b>Subtotal</b>	<b>\$179.40</b>
GST 5.00%	\$8.97
PST 7.00%	\$0.00
<b>Invoice Amount</b>	<b>\$188.37</b>

<b>Property ID #</b>	709
<b>Sub acct #</b>	Garbage
<b>Project ID #</b>	
<b>Approval</b>	
<b>Date</b>	09/17/24
<b>Notes</b>	

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).**