

**EAGLESON PROPERTIES LTD.**

INCOME STATEMENT

For the 4 Months Ending OCTOBER 31, 2024

709 - Strata Plan VR 1607

YEAR END JUNE 2024/25

	Current Actual	YTD Actual	YTD BUDGET	VARIANCE	ANNUAL BUDGET
			4 MONTHS		2024/25 APPROVED BUDGET
<b>INCOME</b>					
Strata Fees	4,996.31	19,985.19	19,985.17	0.02	59,955.50
Strata Fees -ADJUSTMENT:JULY-OCT 2023	-	-	-	-	-
Income - Interest	-	-	1,226.67	-	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	26.68	26.67	0.01	80.00
Bylaw Violations	-	-	-	-	-
Special Levy	-	-	-	-	-
Transfer from CRF to OPERATING a/c***To eliminate Negative Balance	6,608.13	6,608.13	-	6,608.13	-
<b>TOTAL INCOME</b>	<b>11,611.11</b>	<b>30,310.08</b>	<b>21,238.50</b>	<b>9,071.58</b>	<b>63,715.50</b>
<b>GENERAL EXPENSES</b>					
Management Fee	330.75	1,323.00	1,323.00	-	3,969.00
Administration (Photocopy & Postage)	-	-	86.67	86.67	260.00
Office Supplies	-	-	-	-	-
Legal/ Professional Fees	-	-	816.67	816.67	2,450.00
Annual Review Fee	-	-	185.50	185.50	556.50
Storage Fee	-	-	-	-	-
T2 Tax Filing	-	-	140.00	140.00	420.00
Insurance (Accrued)	1,249.92	4,999.67	5,711.67	712.00	17,135.00
Insurance Appraisal (Accrued)	22.60	90.40	91.67	1.27	275.00
Bank Charges	-	13.70	16.67	2.97	50.00
WorksafeBC	-	-	-	-	-
<b>Total GENERAL EXPENSES</b>	<b>1,603.27</b>	<b>6,426.77</b>	<b>8,371.83</b>	<b>1,945.07</b>	<b>25,115.50</b>
<b>BUILDING EXPENSES</b>					
Electricity	89.35	173.22	200.00	26.78	600.00
Gas	88.78	274.45	733.33	458.88	2,200.00
City Utilities - Water & Sewer	-	809.00	800.00	9.00	2,400.00
City Utilities - Fireline	-	-	333.33	333.33	1,000.00
City Utilities - Street Cleaning	-	-	83.33	83.33	250.00
Garbage - Waste Removal	188.37	753.48	1,666.67	913.19	5,000.00
R&M - Building Repairs	13,168.76	17,547.51	1,666.67	15,880.84	5,000.00
R&M - Plumbing	-	-	-	-	-
R&M - Snow Removal & Salt	-	-	10.00	10.00	30.00
R&M - Fire Protection	-	-	166.67	166.67	500.00
R&M - Gardening & Pruning	261.50	1,046.00	1,000.00	46.00	3,000.00
R&M - Hard Landscaping	-	-	600.00	600.00	1,800.00
<b>Total BUILDING EXPENSES</b>	<b>13,796.76</b>	<b>20,603.66</b>	<b>7,260.00</b>	<b>13,343.66</b>	<b>21,780.00</b>
<b>RESERVE FUNDS</b>					
Contingency Reserve	1,095.00	4,380.00	4,380.00	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>4,380.00</b>	<b>4,380.00</b>	<b>0.00</b>	<b>16,820.00</b>
<b>TOTAL EXPENSES</b>	<b>16,495.03</b>	<b>31,410.42</b>	<b>20,011.83</b>	<b>11,398.59</b>	<b>63,715.50</b>
<b>NET INCOME &lt;LOSS&gt;</b>	<b>-</b>	<b>4,883.92</b>	<b>-</b>	<b>1,100.34</b>	<b>-</b>

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**EAGLESON PROPERTIES LTD.**  
**BALANCE SHEET**  
**For the 4 Months Ending OCTOBER 31 , 2024**  
**709 - Strata Plan VR 1607**  
**YEAR END JUNE 2024/25**

YTD Actual

**ASSETS:**

Bank - Vancity SHARES	\$	795.79
Bank - Operating Account	\$	25,360.05
Bank - Contingency Reserve Fund	\$	38,227.32
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	\$	1,249.91
Prepaid Insurance Appraisal	\$	474.75
Prepaid Expenses	\$	-
Total Current Assets	\$	149,792.90
<b>TOTAL ASSETS</b>	<b>\$</b>	<b>149,792.90</b>

**LIABILITIES:**

Accounts Payable	\$	12,528.26
Prepaid Strata Fees	\$	15,048.49
<b>TOTAL LIABILITIES</b>	<b>\$</b>	<b>27,576.75</b>

**EQUITY**

Contribution to SPECIAL LEVY	\$	-
Retained Earnings	\$	123,316.49
Current Year Income(Loss)	-\$	1,100.34
<b>TOTAL EQUITY</b>	<b>\$</b>	<b>122,216.15</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$</b>	<b>149,792.90</b>

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# Monthly A/R Summary

Building: 709 : 1251-1263 W 7th Avenue

by Unit For: October 2024

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 ***			
01	Patricia Vanderflaes ( 1253)	\$0.01	Strata Fees for PID# 709	\$652.08	(\$652.08)	\$0.01
			*** Total ***			
001	Tessie Lowe (1255)	(\$776.33)	Strata Fees for PID# 709	\$680.07	(\$680.07)	(\$776.33)
			*** Total ***			
0001	Noriko Horiguchi (1257)	(\$7,576.93)	Strata Fees for PID# 709	\$680.07	(\$680.07)	(\$680.07)
			*** Total ***			
00001	Jerry Thomas (1259)	\$51.78	EV Electrical Consumption	\$6.67	\$0.00	(\$6,896.86)
			Strata Fees for PID# 709	\$680.07	(\$680.07)	
			*** Total ***			
000001	Nancy Holme (1261)	(\$169.65)	Strata Fees for PID# 709	\$652.08	(\$680.07)	\$58.45
			*** Total ***			
0000001	Peggy Smyth (1263)	(\$7,433.76)	Strata Fees for PID# 709	\$825.97	(\$482.43)	\$0.00
			*** Total ***			
			*** Total ***			
			*** Totals for Building:	\$5,002.98	(\$3,320.62)	(\$15,048.49)

## INSURANCE BREAKDOWN

### Month

	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	
2024	October	1,249.92	<u>4,999.67</u>
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
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

90.42

**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)	37907	01-Oct-2024 RMRp	AVR	DCR# 284	01-Oct-2024	24,733.68	
Nancy Holme (1261)	37907	01-Oct-2024 RMRp	AVR	DCR# 284	01-Oct-2024	680.07	
Patricia Vanderflaes ( 1253)	37907	01-Oct-2024 RMRp	AVR	DCR# 284	01-Oct-2024	482.43	
transfer from the OPERATING a/c to the CONTINGENCY a/c - OCTOBER 2024	38007	08-Oct-2024 NJE	J/E		07-Oct-2024	652.08	
FortisBC - Natural Gas	38031	08-Oct-2024 CW	A/P	C# 287	08-Oct-2024		1,095.00
BC Hydro	38054	11-Oct-2024 CW	A/P	C# 288	11-Oct-2024		88.78
Maple Leaf Disposal Ltd	38078	11-Oct-2024 CW	A/P	C# 289	11-Oct-2024		89.35
Michael A. Smith Duct Cleaning Ltd.	38078	11-Oct-2024 CW	A/P	C# 290	11-Oct-2024		188.37
Eagleson Properties Limited.	38112	17-Oct-2024 CW	A/P	C# 291	17-Oct-2024		640.50
Greyrock Property Grooming Ltd.	38205	29-Oct-2024 CW	A/P	C# 292	29-Oct-2024		330.75
Grant and Kim Ewing (1251)	38229	31-Oct-2024 RMRp	A/R	DCR# 287	31-Oct-2024	825.97	
Tessie Lowe (1255)	38229	31-Oct-2024 RMRp	A/R	DCR# 287	31-Oct-2024	680.07	
<b>Transaction Totals:</b>						<b>3,320.62</b>	<b>2,694.25</b>
<b>Ending Balance:</b>						<b>25,360.05</b>	

#### Building Totals

<b>Beginning Balance:</b>	24,733.68
<b>Transaction Debit / Credit Amounts:</b>	3,320.62
<b>Ending Balance:</b>	25,360.05



## 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 transfer from the OPERATING a/c to the CONTINGENCY a/c - OCTOBER 2024								
	38007	08-Oct-2024	NJE		J/E		37,132.32	
						07-Oct-2024	1,095.00	
							1,095.00	
							38,227.32	0.00
709.1040.454 Bank- Vancity CRF A/c : G.I.C. ACCRUED								
							3,690.08	
							3,690.08	
<b>Building Totals</b>								
							40,822.40	
							1,095.00	0.00
							41,917.40	



## 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)		5,000.00	
Beginning Balance: Transaction Totals: Ending Balance:						
709.1042.1040			G. I. C - 2.90% 30 - Day Cashable 2 (M21/8/2025)		5,000.00	
Beginning Balance: Transaction Totals: Ending Balance:						
709.1043.1040			G. I. C - 2.90% 30 - Day Cashable 3 (M21/8/2025)		5,000.00	
Beginning Balance: Transaction Totals: Ending Balance:						
709.1044.1040			G. I. C - 2.90% 30 - Day Cashable 4 M21/8/2025		5,000.00	
Beginning Balance: Transaction Totals: Ending Balance:						
709.1045.1040			G. I. C - 3% 90 - Day Cashable 1 (M21/8/2025)		10,000.00	
Beginning Balance: Transaction Totals: Ending Balance:						
709.1046.1040			G. I. C - 3% 90 - Day Cashable 2 (M21/8/2025)		10,000.00	
Beginning Balance: Transaction Totals: Ending Balance:						
709.1047.1040			G. I.C- 5% Non-Redeemable 1 (Matures 21 Aug)		20,000.00	
Beginning Balance: Transaction Totals: Ending Balance:						
709.1048.1040			G. I.C- 5% Non-Redeemable 2 (Matures 21 Aug)		20,000.00	
Beginning Balance: Transaction Totals: Ending Balance:						
<b>Building Totals</b>					80,000.00	
					Transaction Debit / Credit Amounts:	
					Ending Balance:	80,000.00



NOVEMBER 01, 2024

My relationship number(s)  
91268349

VANAS11000\_1686518 E D 16300 32055  
EAGLESON PROPERTIES ITF STRATA  
CORP VRI607  
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 OCT 2024 to 31 OCT 2024



### DAILY BANKING

ACCOUNT SUMMARY	OPENING BALANCE ON 01 OCT 2024	TOTAL WITHDRAWALS	TOTAL DEPOSITS	CLOSING BALANCE ON 31 OCT 2024
INDEPENDENT BUSINESS ACCOUNT #100084835930	24,733.68	2,432.75	3,320.62	25,621.55
TOTAL NUMBER OF CHEQUES 5				

### INDEPENDENT BUSINESS ACCOUNT #100084835930

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	OPENING BALANCE			24,733.68
01 OCT	ETRANSFER CREDIT (JEROMEWTHOMAS)		680.07	25,413.75
01 OCT	ETRANSFER CREDIT (PATRICIAVANDERFLAES)		652.08	26,065.83
01 OCT	CHEQUE DEPOSIT-BRANCH (NANCY HOLME RANDAL ORMSTON)		482.43	26,548.26
07 OCT	FUNDS TRANSFER-ONLINE TO REL#91268601 (\$1,095.00) (CONTINGENCY SEPT24 RECEIPTS)	1,095.00		25,453.26
12 OCT	CHEQUE CLEARED #287	88.78		25,364.48
19 OCT	CHEQUE CLEARED #289	188.37		25,176.11
19 OCT	CHEQUE CLEARED #290	640.50		24,535.61
22 OCT	CHEQUE CLEARED #288	89.35		24,446.26

Together, we are a financial force for change.

INDEPENDENT BUSINESS ACCOUNT #100084835930 (CONT.)

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
24 OCT	CHEQUE CLEARED #291	330.75		24,115.51
31 OCT	ETRANSFER CREDIT (MELANIETERESELOWE)		680.07	24,795.58
31 OCT	ETRANSFER CREDIT (GRANTEWING)		825.97	25,621.55

*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.*

NOVEMBER 01, 2024

**My relationship number(s)**  
91268601

VANAS11000\_1686518 E D 16300 32198  
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 OCT 2024 to 31 OCT 2024

### DAILY BANKING

ACCOUNT SUMMARY	OPENING BALANCE ON 01 OCT 2024	TOTAL WITHDRAWALS	TOTAL DEPOSITS	CLOSING BALANCE ON 31 OCT 2024
INDEPENDENT BUSINESS ACCOUNT #100084886032 (CONTINGENCY ACCOUNT)	40,822.40	0.00	1,095.00	41,917.40
TOTAL NUMBER OF CHEQUES 0				

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

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	OPENING BALANCE			40,822.40
07 OCT	FUNDS TRANSFER-ONLINE FROM REL #91268349 (\$1,095.00) (CONTINGENCY SEPT24 RECEIP)		1,095.00	41,917.40

### 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

Together, we are a financial force for change.

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 COMFOUNDED 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 Bank - VanCity SHARES</b>								
Beginning Balance:							795.79	
Transaction Totals:								
Ending Balance:							795.79	
<b>709.1030.452 Bank - VanCity Operating Account</b>								
Jerry Thomas (1259)	37907	01-Oct-2024	RMRp	A/R	DCR# 284	01-Oct-2024	24,733.68	
Nancy Holme (1261)	37907	01-Oct-2024	RMRp	A/R	DCR# 284	01-Oct-2024	680.07	
Patricia Vanderflaes ( 1253)	37907	01-Oct-2024	RMRp	A/R	DCR# 284	01-Oct-2024	482.43	
transfer from the OPERATING a/c to the CONTINGENCY a/c - OCTOBER 2024	38007	08-Oct-2024	NJE	J/E		07-Oct-2024	652.08	
FortisBC - Natural Gas	38031	08-Oct-2024	CW	A/P	C# 287	08-Oct-2024		1,095.00
BC Hydro	38054	11-Oct-2024	CW	A/P	C# 288	11-Oct-2024		88.78
Maple Leaf Disposal Ltd	38078	11-Oct-2024	CW	A/P	C# 289	11-Oct-2024		89.35
Michael A. Smith Duct Cleaning Ltd.	38078	11-Oct-2024	CW	A/P	C# 289	11-Oct-2024		188.37
Eagleson Properties Limited.	38112	17-Oct-2024	CW	A/P	C# 291	11-Oct-2024		640.50
Greyrock Property Grooming Ltd.	38205	29-Oct-2024	CW	A/P	C# 292	17-Oct-2024		330.75
Grant and Kim Ewing (1251)	38229	31-Oct-2024	RMRp	A/R	DCR# 287	29-Oct-2024	825.97	
Tessie Lowe (1255)	38229	31-Oct-2024	RMRp	A/R	DCR# 287	31-Oct-2024	680.07	
Transaction Totals:							3,320.62	2,694.25
Ending Balance:							25,360.05	
<b>709.1040.453 Bank - VanCity Contingency Account</b>								
transfer from the OPERATING a/c to the CONTINGENCY a/c - OCTOBER 2024	38007	08-Oct-2024	NJE	J/E		07-Oct-2024	37,132.32	
Transaction Totals:							1,095.00	0.00
Ending Balance:							1,095.00	
<b>709.1040.454 Bank- Vancity CRF A/c : G.I.C. ACCRUED</b>								
Beginning Balance:							3,690.08	
Transaction Totals:								
Ending Balance:							3,690.08	
<b>709.1041.1040 G. I. C - 2.90% 30 - Day Cashable 1(M21/8/2025)</b>								
Beginning Balance:							5,000.00	
Transaction Totals:								
Ending Balance:							5,000.00	
<b>709.1042.1040 G. I. C - 2.90% 30 - Day Cashable 2 (M21/8/2025)</b>								
Beginning Balance:							5,000.00	
Transaction Totals:								
Ending Balance:							5,000.00	
<b>709.1043.1040 G. I. C - 2.90% 30 - Day Cashable 3 (M21/8/2025)</b>								
Beginning Balance:							5,000.00	
Transaction Totals:								
Ending Balance:							5,000.00	
<b>709.1044.1040 G. I. C - 2.90% 30 - Day Cashable 4 M21/8/2025</b>								
Beginning Balance:							5,000.00	
Transaction Totals:								
Ending Balance:							5,000.00	

# General Ledger Detail

Description	Batch #	Processed Type	Src	Reference	Post Date	Debit	Credit
<p>G. I. C - 2.90% 30 - Day Cashable 4 M21/8/2025 <i>continued from previous page</i></p>							
709.1044.1040							
Transaction Totals:						5,000.00	
Ending Balance:							5,000.00
<p>G. I. C - 3% 90 - Day Cashable 1 (M21/8/2025)</p>							
709.1045.1040						10,000.00	
Transaction Totals:							10,000.00
Ending Balance:							10,000.00
<p>G. I. C - 3% 90 - Day Cashable 2 (M21/8/2025)</p>							
709.1046.1040						10,000.00	
Transaction Totals:							10,000.00
Ending Balance:							10,000.00
<p>G. I.C- 5% Non-Redeemable 1 (Matures 21 Aug)</p>							
709.1047.1040						20,000.00	
Transaction Totals:							20,000.00
Ending Balance:							20,000.00
<p>G. I.C- 5% Non-Redeemable 2 (Matures 21 Aug)</p>							
709.1048.1040						20,000.00	
Transaction Totals:							20,000.00
Ending Balance:							20,000.00
<p>Bank - Vancity Membership Fee</p>							
709.1090.008							5.00
Transaction Totals:							5.00
Ending Balance:							5.00
<p>709.1100 Accounts Receivable</p>							
Jerry Thomas (1259)	37907	01-Oct-2024	RMRp	A/R	DCR# 284		680.07
Nancy Holme (1261)	37907	01-Oct-2024	RMRp	A/R	DCR# 284		482.43
Patricia Vanderflaas ( 1253)	37907	01-Oct-2024	RMRp	A/R	DCR# 284		652.08
Grant and Kim Ewing (1251)	37949	01-Oct-2024	BMC	A/R	15176	825.97	
Patricia Vanderflaas ( 1253)	37949	01-Oct-2024	BMC	A/R	15177	652.08	
Tessie Lowe (1255)	37949	01-Oct-2024	BMC	A/R	15178	680.07	
Noriko Horiguchi (1257)	37949	01-Oct-2024	BMC	A/R	15179	680.07	
Jerry Thomas (1259)	37949	01-Oct-2024	BMC	A/R	15180	6.67	
Jerry Thomas (1259)	37949	01-Oct-2024	BMC	A/R	15180	680.07	
Nancy Holme (1261)	37949	01-Oct-2024	BMC	A/R	15181	652.08	
Peggy Smyth (1263)	37949	01-Oct-2024	BMC	A/R	15182	825.97	
Grant and Kim Ewing (1251)	38229	31-Oct-2024	RMRp	A/R	DCR# 287		825.97
Tessie Lowe (1255)	38229	31-Oct-2024	RMRp	A/R	DCR# 287		825.97
reallocation of PREPAID STRATA FEES	38432	14-Nov-2024	NJE	J/E			
Transaction Totals:						5,002.98	5,002.98
Ending Balance:							0.00

# General Ledger Detail

Description	Batch #	Processed	Type	Src	Reference	Post Date	Debit	Credit
<b>709.1310</b>								
Prepaid Insurance								
Insurance (Accrued)	38430	14-Nov-2024	NJE	J/E			2,499.83	1,249.92
						Beginning Balance:		1,249.92
						31-Oct-2024		
						Transaction Totals:	0.00	1,249.92
						Ending Balance:	1,249.91	
<b>709.1320</b>								
Prepaid Insurance Appraisal								
Insurance Appraisal (Accrued)	38430	14-Nov-2024	NJE	J/E			497.35	22.60
						Beginning Balance:		22.60
						31-Oct-2024		
						Transaction Totals:	0.00	22.60
						Ending Balance:	474.75	
<b>709.2000</b>								
Accounts Payable								
BC Hydro	38393	12-Nov-2024	INV	A/P	# 331 4660 001	01-Oct-2024	0.00	89.35
FortisBC - Natural Gas	38393	12-Nov-2024	INV	A/P	# 6435 47	01-Oct-2024		88.78
Eagleson Properties Limited.	38393	12-Nov-2024	INV	A/P	# MF - (709)	01-Oct-2024		330.75
FortisBC - Natural Gas	38031	08-Oct-2024	CW	A/P	C# 287	08-Oct-2024	88.78	
BC Hydro	38054	11-Oct-2024	CW	A/P	C# 288	11-Oct-2024	89.35	
Maple Leaf Disposal Ltd	38078	11-Oct-2024	CW	A/P	C# 289	11-Oct-2024	188.37	
Michael A. Smith Duct Cleaning Ltd.	38078	11-Oct-2024	CW	A/P	C# 290	11-Oct-2024	640.50	
Maple Leaf Disposal Ltd	38393	12-Nov-2024	INV	A/P	# 605000	11-Oct-2024		188.37
Michael A. Smith Duct Cleaning Ltd.	38393	12-Nov-2024	INV	A/P	# R - 0927 - 68	11-Oct-2024		640.50
Eagleson Properties Limited.	38112	17-Oct-2024	CW	A/P	C# 291	17-Oct-2024	330.75	
Greyrock Property Grooming Ltd.	38393	12-Nov-2024	INV	A/P	# 14123	23-Oct-2024		261.50
Henriksen Contracting & Construction Inc.	38393	12-Nov-2024	INV	A/P	# 27 OCTOBER 2024	24-Oct-2024		12,528.26
Greyrock Property Grooming Ltd.	38205	29-Oct-2024	CW	A/P	C# 292	29-Oct-2024	261.50	
						Transaction Totals:	1,599.25	14,127.51
						Ending Balance:		12,528.26
<b>709.2310</b>								
GST/HST Payable (Collected)								
						Beginning Balance:	0.00	
						Transaction Totals:		
						Ending Balance:	0.00	
<b>709.2500</b>								
Prepaid Strata Fees								
reallocation of PREPAID STRATA FEES	38432	14-Nov-2024	NJE	J/E			1,682.36	16,730.85
						Beginning Balance:		
						31-Oct-2024		
						Transaction Totals:	1,682.36	0.00
						Ending Balance:	15,048.49	
<b>709.2900</b>								
Prior Year SURPLUS								
						Beginning Balance:		0.01
						Transaction Totals:		
						Ending Balance:		0.01
<b>709.2960</b>								
Retained Earnings								
transfer to the Contingency Reserve	38430	14-Nov-2024	NJE	J/E				125,907.47
Transfer from CRF to OPERATING a/c***To eliminate Negative Balance	38431	14-Nov-2024	NJE	J/E			6,608.13	1,095.00
						Beginning Balance:		
						31-Oct-2024		
						Transaction Totals:		
						Ending Balance:		

# General Ledger Detail

Description	Batch #	Processed	Type	Src	Reference	Post Date	Debit	Credit
<b>709.2960</b>								
Retained Earnings								
<i>continued from previous page</i>								
Transaction Totals:							6,608.13	1,095.00
Ending Balance:								120,394.34
<b>709.3200</b>								
Strata Fees								
Grant and Kim Ewing (1251)	37949	01-Oct-2024	BMc	A/R	15176			42,495.02
Patricia Vanderflaes ( 1253)	37949	01-Oct-2024	BMc	A/R	15177			825.97
Tessie Lowe (1255)	37949	01-Oct-2024	BMc	A/R	15178			652.08
Noriko Horiguchi (1257)	37949	01-Oct-2024	BMc	A/R	15179			680.07
Jerry Thomas (1259)	37949	01-Oct-2024	BMc	A/R	15180			680.07
Nancy Holme (1261)	37949	01-Oct-2024	BMc	A/R	15181			680.07
Peggy Smyth (1263)	37949	01-Oct-2024	BMc	A/R	15182			652.08
Transaction Totals:							0.00	825.97
Ending Balance:								4,996.31
Ending Balance:							707.14	47,491.33
<b>709.3250</b>								
Strata Fees - One Time Adjustment								
Beginning Balance:							707.14	
Transaction Totals:								
Ending Balance:							707.14	
<b>709.3605</b>								
Investment Income - G.I.C.								
Beginning Balance:								3,690.08
Transaction Totals:								
Ending Balance:								3,690.08
<b>709.3650</b>								
EV Electrical Consumption								
Jerry Thomas (1259)	37949	01-Oct-2024	BMc	A/R	15180			101.81
Transaction Totals:							0.00	6.67
Ending Balance:								108.48
<b>709.3680</b>								
Transfer from CRF a/c to Eliminate Deficit								
Transfer from CRF to OPERATING a/c***To eliminate Negative Balance								
	38431	14-Nov-2024	NJE	J/E			0.00	6,608.13
Transaction Totals:							0.00	6,608.13
Ending Balance:								6,608.13
<b>709.4130</b>								
Cleaning - Garbage Removal								
Maple Leaf Disposal Ltd	38393	12-Nov-2024	INV	A/P	# 605000		1,930.73	
Transaction Totals:							188.37	0.00
Ending Balance:							188.37	
Ending Balance:							2,119.10	
<b>709.4200</b>								
R&M - General								
Michael A. Smith Duct Cleaning Ltd.	38393	12-Nov-2024	INV	A/P	# R - 0927 - 68		107.50	
Transaction Totals:							640.50	0.00
Ending Balance:							640.50	
Ending Balance:							748.00	

## General Ledger Detail

Description	Batch #	Processed	Type	Src	Reference	Post Date	Debit	Credit
<b>709.4205</b> Henriksen Contracting & Construction Inc.	38393	12-Nov-2024	INV	A/P	# 27 OCTOBER 2024	24-Oct-2024	12,528.26	
							12,528.26	0.00
						Ending Balance:	16,799.51	
<b>709.4270</b> R&M - Fire & Safety							473.90	
						Beginning Balance:	473.90	
						Transaction Totals:		
						Ending Balance:	473.90	
<b>709.4400</b> BC Hydro	38393	12-Nov-2024	INV	A/P	# 331 4660 001	01-Oct-2024	89.35	
							89.35	0.00
						Beginning Balance:	413.48	
						Transaction Totals:		
						Ending Balance:	502.83	
<b>709.4420</b> FortisBC - Natural Gas	38393	12-Nov-2024	INV	A/P	# 6435 47		1,635.22	
						01-Oct-2024	88.78	0.00
							88.78	
						Beginning Balance:	1,724.00	
						Transaction Totals:		
						Ending Balance:	1,724.00	
<b>709.4440</b> Utilities - Water							1,524.46	
						Beginning Balance:	1,524.46	
						Transaction Totals:		
						Ending Balance:	1,524.46	
<b>709.4450</b> Utilities - Fireline							564.00	
						Beginning Balance:	564.00	
						Transaction Totals:		
						Ending Balance:	564.00	
<b>709.4460</b> Utilities - Street cleaning							168.00	
						Beginning Balance:	168.00	
						Transaction Totals:		
						Ending Balance:	168.00	
<b>709.4520</b> Greyrock Property Grooming Ltd.	38393	12-Nov-2024	INV	A/P	# 14123		1,338.24	
						23-Oct-2024	261.50	0.00
							261.50	
						Beginning Balance:	1,599.74	
						Transaction Totals:		
						Ending Balance:	1,599.74	
<b>709.4550</b> Outside Mtce - Power Washing							441.00	
						Beginning Balance:	441.00	
						Transaction Totals:		
						Ending Balance:	441.00	
<b>709.5040</b> Eagleson Properties Limited.	38393	12-Nov-2024	INV	A/P	# MF - (709)		2,882.25	
						01-Oct-2024	330.75	0.00
							330.75	
						Beginning Balance:	3,213.00	
						Transaction Totals:		
						Ending Balance:	3,213.00	

# General Ledger Detail

To: 2024-October

Description	Batch #	Processed	Type	Src	Reference	Post Date	Debit	Credit
<b>709.7400</b> Insurance Appraisal (Accrued)	38430	14-Nov-2024	NJE	J/E				
						Beginning Balance:	203.40	
						31-Oct-2024	22.60	
						Transaction Totals:		
						Ending Balance:	226.00	0.00
<b>709.7500</b> Insurance (Accrued)	38430	14-Nov-2024	NJE	J/E				
						Beginning Balance:	11,249.28	
						31-Oct-2024	1,249.92	
						Transaction Totals:	1,249.92	0.00
						Ending Balance:	12,499.20	
<b>709.9020</b> Bank Fees						Beginning Balance:	23.80	
						Transaction Totals:		
						Ending Balance:	23.80	
<b>709.9600</b> transfer to the Contingency Reserve	38430	14-Nov-2024	NJE	J/E				
						Beginning Balance:	11,647.54	
						31-Oct-2024	1,095.00	
						Transaction Totals:	1,095.00	0.00
						Ending Balance:	12,742.54	
<b>Building Totals</b>						Beginning Balance:	0.00	
						Transaction Debit / Credit Amounts:	35,803.37	35,803.37
						Ending Balance:	0.00	

**EAGLESON PROPERTIES LTD.**

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

**Statement of Account**Date: **October 31, 2024**

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

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

Statement Printed: 14-Nov-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>	<b>\$24,733.68</b>
<b>Plus: Receipts</b>					
Jerry Thomas (1259) Payment Received - Thank You	01-Oct-24	DCR# 284		680.07	
Nancy Holme (1261) Payment Received - Thank You	01-Oct-24	DCR# 284		482.43	
Patricia Vanderflaes ( 1253) Payment Received - Thank You	01-Oct-24	DCR# 284		652.08	
Grant and Kim Ewing (1251) Payment Received - Thank You	31-Oct-24	DCR# 287		825.97	
Tessie Lowe (1255) Payment Received - Thank You	31-Oct-24	DCR# 287		680.07	
		<b>Receipt Totals:</b>		<b>3,320.62</b>	
<b>Less: Disbursements</b>					
FortisBC - Natural Gas : Natural Gas Bill - OCTOBER 3, 2024 (709)	08-Oct-24	C# 287	88.78		
BC Hydro : Electricity Bill - OCTOBER 6, 2024 (709)	11-Oct-24	C# 288	89.35		
Maple Leaf Disposal Ltd : Garbage Removal (709)	11-Oct-24	C# 289	188.37		
Michael A. Smith Duct Cleaning Ltd. : Dryer duct cleaning (709)	11-Oct-24	C# 290	640.50		
Eagleson Properties Limited. : Management Fee	17-Oct-24	C# 291	330.75		
Greyrock Property Grooming Ltd. : Gardening & Pruning (709)	29-Oct-24	C# 292	261.50		
		<b>Disbursement Totals:</b>	<b>1,599.25</b>		
<b>Journal Entry Details:</b>					
transfer from the OPERATING a/c to the CONTINGENCY a/c - OCTOBER 2024 RECE	07-Oct-24		1,095.00		
		<b>Journal Entry Totals:</b>	<b>1,095.00</b>		
		<b>Account Totals / Closing Balance:</b>	<b>2,694.25</b>	<b>3,320.62</b>	<b>\$25,360.05</b>
		<b>Available for Distribution:</b>	<b>25,360.05</b>		
		<b>Current Period Distribution @ 100.000000%</b>			<b>\$25,360.05</b>

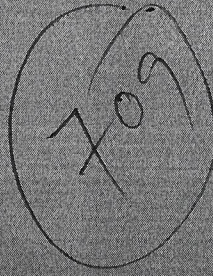


Natural gas



You currently owe:

**\$88.78**



**Due Friday, Oct 25, 2024**

Billing period: Sep 4 - Oct 3, 2024

Billing date: Oct 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 (Aug 02 - Sep 03)	\$62.63
Payment received (Sep 09, 2024)	\$62.63CR
Balance from last bill	\$0.00

**Gas charges: Sep 4 - Oct 3, 2024**

Basic charge (30 days at 0.9616 per day)	\$28.85 <sup>+</sup>
Daily fee that covers part of the cost of being connected to our system	
Delivery (4.8 GJ at 4.912 per GJ)	\$23.58 <sup>+</sup>
Cost of delivering gas through our system to your home or business	
Storage & transport (4.8 GJ at 0.426 per GJ)	\$2.04 <sup>+</sup>
Cost to store and transport gas to our system	
Cost of gas (4.8 GJ at 2.230 per GJ)	\$10.70 <sup>+</sup>
Market price of the gas you used	
Total gas charges	\$65.17

**Energy taxes & fees**

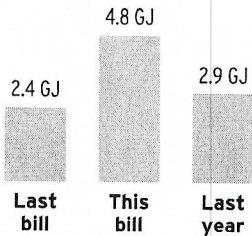
BC carbon tax (4.8 GJ at 3.9859 per GJ)	\$19.13 <sup>+</sup>
Supports reduced carbon emissions	
BC clean energy levy (0.40% of + amounts)	\$0.26
Supports clean energy technology	
GST (5% of + amounts)	\$4.22
Total energy taxes & fees	\$23.61

Pay **\$88.78**

**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 2.4 GJ more gas than your last bill.

↑ You used 1.9 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: 319 (Oct 3, 2024)  
Last bill actual reading: 279 (Sep 3, 2024)  
Conversion factor: 0.1192528

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).

## Ideas to help you save energy & money



### Dual fuel rooftop units (RTUs)

Commercial customers can get rebates of up to \$150,000 on these units.

[fortisbc.com/commercialdualfuel](https://fortisbc.com/commercialdualfuel)

Full terms and conditions apply.

## What is a gigajoule?

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



### Keep you cosy by the fire 11 winter evenings\*

\*With a 28,500 BTU model for three hours a night.



**Reduce your usage:** choose a high-efficiency EnerChoice® fireplace when upgrading.

## Ways to pay your bill

Account number: 643547



### With your financial institution

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



### By credit card

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



### Mail a cheque to:

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

### Please note:

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

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

FortisBC Energy Inc. provides you with natural gas and piped propane and operates in accordance with BC's privacy legislation. Visit [fortisbc.com](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).

709

## Your bill highlights

### Your bill for Jul 30, 2024 to Sep 26, 2024

- Thank you for your payment of \$83.87 on Aug 16, 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](https://bchydro.com/billcredit).
- To track your electricity usage, visit [bchydro.com/login](https://bchydro.com/login).

Total Due

**\$89.35**

Due by Oct 24, 2024

Turn for bill details →

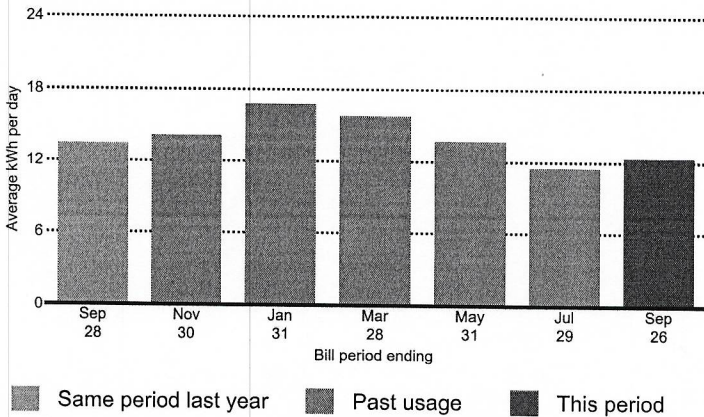
## Your electricity usage over time

8%

decrease of 1 kWh per day in electricity used compared to the same period last year

\$1.44

average daily cost of electricity this bill period



Did you know?

**You used a total of 729 kWh from Jul 30, 2024 to Sep 26, 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](https://bchydro.com/login).

## Ways to pay your bill

We offer several options for you to pay your bill.

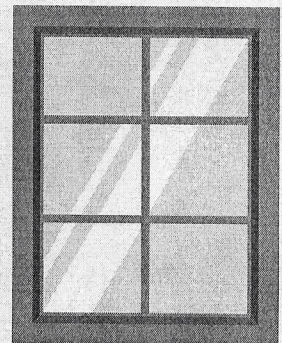
- [bchydro.com/login](https://bchydro.com/login) – direct withdrawal from your bank account through MyHydro
- Auto-pay – have your bills paid automatically from your bank account
- Online banking – visit your bank's website or pay in person at your local branch
- Credit card – pay through Paymentus,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

For more information, visit [bchydro.com/payments](https://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](https://bchydro.com/hometips)



3 seal

**Meter reading information**

**Energy**

**Meter number 7024307**

Starting Jul 30, 2024..... 1237  
Ending Sep 26, 2024..... 1966  
Difference..... 729

**729 kWh used over 59 days**



You're charged the Step 1 price for electricity up to a certain threshold in each billing period, and a higher Step 2 price for all electricity use beyond that threshold. This billing period you stayed in the lower Step 1 price. You were 580 kWh below your Step 2 threshold of 1,309 kWh this billing period.

Your next meter reading is on or around Nov 29, 2024.

**Go paperless**

Get access to your account online. To get started, visit [bchydro.com/gopaperless](http://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](http://bchydro.com/customerservicerules).

**Privacy**

Protecting your personal information is an obligation we take seriously. For more information, visit [bchydro.com/privacy](http://bchydro.com/privacy).

**GST Registration # R121454151**

**Have a question?**

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

**Bill details**

**PREVIOUS BILLING PERIOD**

Previous bill..... \$83.87  
Payment received Aug 16, 2024..... -\$83.87

**BALANCE FORWARD \$0.00**

**ELECTRICITY CHARGES**

Based on Residential Tiered Rate 1101

**Jul 30, 2024 to Sep 26, 2024**

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

**ENERGY CHARGES**

Step 1: 729 kWh x \$0.1097 /kWh..... \$79.97\*

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

**Deferral account rate rider -2.5%**..... -\$2.33\*

**Trade income rate rider -2.3%**..... -\$2.14\*

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

**TAXES ON ELECTRICITY CHARGES**

\* GST 5% on \$88.79..... \$4.44

**ELECTRICITY CHARGES SUBTOTAL \$89.35**

**TOTAL DUE \$89.35**

INVOICE



MAPLE LEAF DISPOSAL

20378 Langley Bypass, Langley, BC V3A 5E7

Invoice Number: 605000
Invoice Date: 2024-09-30
Invoice Amount: \$188.37
Account Name: STRATA CORPORATION VR 1607 C/O EAGLE...
Account Number: 74501
Terms: NET 45 DAYS
Current Balance: \$188.37
Last Payment: \$188.37
Last Payment Date: 2024-09-20

STRATA CORPORATION VR 1607 C/O EAGLESON PROPERTIES LTD
201-2940 MAIN STREET, VANCOUVER, BC V5T 3G3

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

Table with 3 columns: Date, Description, Amount. Includes entries for 'MONTHLY CHARGE FOR FE GARBAGE COLLECTION' (\$79.00) and '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.

Summary table with 2 columns: Description, Amount. Includes Diesel Surcharge (\$21.94), Carbon Tax Recovery (\$3.46), Subtotal (\$179.40), GST 5.00% (\$8.97), PST 7.00% (\$0.00), and Invoice Amount (\$188.37).

Property ID # 709
Sub acct # Garbage
Project ID # 10
Approval [Signature]
Date 10/11/24
Notes

FOR YOUR CONVENIENCE, WE ACCEPT VISA, MASTERCARD, DEBIT, CHEQUE OR ONLINE PAYMENT. IF YOU WOULD LIKE TO SET UP PRE-AUTHORIZED CREDIT CARD PAYMENTS PLEASE CALL OUR CREDIT DEPARTMENT AT 604-533-4993, MONDAY - FRIDAY 9:00AM - 5:00PM OR EMAIL ACCOUNTING@MAPLELEAFDISPOSAL.COM. WE WILL BE HAPPY TO ASSIST YOU. MAPLE LEAF DISPOSAL IS NOW ABLE TO ACCEPT ONLINE PAYMENTS, PLEASE CLICK THIS LINK TO PAY YOUR INVOICE.

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



# MICHAEL A. SMITH DUCT CLEANING LTD.

151-10090-152ND STREET, SUITE #198, SURREY, BC V3R 8X8  
(604) 589-2553 [masduct@shaw.ca](mailto:masduct@shaw.ca) [www.masduct.com](http://www.masduct.com)

## INVOICE

INVOICE DATE: OCTOBER 10, 2024

INVOICE NUMBER: R-0927-68

INVOICE TO	SITE LOCATION
<b>ATTENTION: ACCOUNTS PAYABLE</b> C/O HARSHINI PALIHAKKARA – MAINTENANCE CO-ORDINATOR EAGLESON PROPERTIES LTD. 201-2940 MAIN STREET, VANCOUVER, BC V5T 3G3 <a href="mailto:INFO@EAGLESONPROPERTIES.COM">INFO@EAGLESONPROPERTIES.COM</a>	1251 – 1263 WEST 7 <sup>TH</sup> AVENUE, VANCOUVER, BC

CUSTOMER	DATE COMPLETED	TERMS
<b>ACCOUNTS PAYABLE</b> C/O EAGLESON PROPERTIES LTD.	SEPTEMBER 27, 2024	*NET 30 DAYS

ITEM	DESCRIPTION	AMOUNT
	<b>TO PROFESSIONALLY CLEAN:</b>	
1	FIVE (5) "DRYER EXHAUST DUCTS" (FROM OUTSIDE)	<b>ITEM 1</b> (\$70.00 x 5) = <b>\$350.00</b>
2	TWO (2) "DRYER EXHAUST DUCTS" (FROM INSIDE & OUTSIDE)	<b>ITEM 2</b> (\$130.00 x 2) = <b>\$260.00</b>
	<u>Information notes</u> <ul style="list-style-type: none"> <li>The "dryer exhaust ducts" contained considerable amounts of "accumulated dryer lint", which was removed during the cleaning work.</li> <li>We recommend that consideration be given to cleaning all "dryer exhaust ducts" <b>from inside and from outside "on an annual basis"</b>, to help keep the "dryer duct systems" working safely and efficiently and, to help prevent the development of potential fire hazards associated with excessive dryer lint build up in dryer duct systems.</li> </ul>	

\*Payment is due within 30 days of invoice date. A finance charge of 2% per month will be applied to all invoices not paid within 30 days of invoice date.

Please make cheques payable to Michael A. Smith Duct Cleaning Ltd.

GST# 82910-3225

SUB TOTAL	\$610.00
GST (5%)	\$30.50
<b>TOTAL AMOUNT DUE</b>	<b>\$640.50</b>



THANK YOU  
"WE APPRECIATE YOUR BUSINESS"

Leave us a Review on Google

Property ID #	709
Sub Job #	Dryer Duct Cleaning
Project ID #	
Approval	
Date	10/11/24
Notes	

**Greyrock Property Grooming Ltd.**

6305 45A Ave

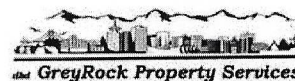
Delta BC V4K 4T5

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 14123**

**DATE 14/10/2024 TERMS Net 30**

**DUE DATE 13/11/2024**

DATE	DESCRIPTION	TAX	QTY	RATE	AMOUNT
30/09/2024	<b>Labour</b> Maintenance service	GST	1	110.00	110.00
30/09/2024	<b>Materials</b> Weed inhibitor	GST/PST BC	1	25.00	25.00
30/09/2024	<b>Truck Charge</b>	Exempt	1	34.00	34.00
30/10/2024	<b>Labour</b> Gardening service	GST	1	80.00	80.00

1251 W. 7th Ave. Monthly gardening & maintenance service for September & to spray weeds in alley.

SUBTOTAL	249.00
GST @ 5%	10.75
PST (BC) @ 7%	1.75
TOTAL	261.50

**TOTAL DUE \$261.50**

Property ID #	709
Sub acct #	Gardening & Pruning
Project ID #	
Approval	[Signature]
Date	10/23/24
Notes	

38178