

EAGLESON PROPERTIES LTD.

INCOME STATEMENT

For the 5 Months Ending NOVEMBER 30, 2024

709 - Strata Plan VR 1607

YEAR END JUNE 2024/25

	Current Actual	YTD Actual	YTD BUDGET	VARIANCE	ANNUAL BUDGET
INCOME			5 MONTHS		2024/25 APPROVED BUDGET
Strata Fees					
Strata Fees -ADJUSTMENT:JULY-OCT 2023	4,996.31	24,981.50	24,981.46	0.04	59,955.50
Income - Interest	-	-	-	-	-
Other Income - Dividends (Shares) & INTEREST (G.I.C)	-	3,690.08	1,533.33	1,533.33	3,680.00
Other Income - Surplus or Deficit	-	-	-	3,690.08	-
Other Income - Form Fees, etc.	-	-	-	-	-
Other Income - EV	-	-	-	-	-
Bylaw Violations	6.67	33.35	33.33	0.02	80.00
Special Levy	-	-	-	-	-
Transfer from CRF to OPERATING a/c***To eliminate Negative Balance	-	6,608.13	-	6,608.13	-
TOTAL INCOME	5,002.98	35,313.06	26,548.13	8,764.94	63,715.50
GENERAL EXPENSES					
Management Fee	330.75	1,653.75	1,653.75	-	3,969.00
Administration (Photocopy & Postage)	-	-	108.33	108.33	260.00
Office Supplies	-	-	-	-	-
Legal/ Professional Fees	-	-	1,020.83	1,020.83	2,450.00
Annual Review Fee	556.50	556.50	231.88	324.63	556.50
Storage Fee	-	-	-	-	-
T2 Tax Filing	-	-	175.00	175.00	420.00
Insurance (Accrued)	1,249.92	6,249.58	7,139.58	890.00	17,135.00
Insurance Appraisal (Accrued)	22.60	113.00	114.58	1.58	275.00
Bank Charges	-	13.70	20.83	7.13	50.00
WorksafeBC	-	-	-	-	-
Total GENERAL EXPENSES	2,159.77	8,586.53	10,464.79	1,878.26	25,115.50
BUILDING EXPENSES					
Electricity	-	173.22	250.00	76.78	600.00
Gas	172.25	446.70	916.67	469.97	2,200.00
City Utilities - Water & Sewer	-	809.00	1,000.00	191.00	2,400.00
City Utilities - Fireline	-	-	416.67	416.67	1,000.00
City Utilities - Street Cleaning	-	-	104.17	104.17	250.00
Garbage - Waste Removal	188.41	941.89	2,083.33	1,141.44	5,000.00
R&M - Building Repairs	756.00	18,303.51	2,083.33	16,220.18	5,000.00
R&M - Plumbing	-	-	-	-	-
R&M - Snow Removal & Salt	-	-	12.50	12.50	30.00
R&M - Fire Protection	443.66	443.66	208.33	235.33	500.00
R&M - Gardening & Pruning	378.36	1,424.36	1,250.00	174.36	3,000.00
R&M - Hard Landscaping	-	-	750.00	750.00	1,800.00
Total BUILDING EXPENSES	1,938.68	22,542.34	9,075.00	13,467.34	21,780.00
RESERVE FUNDS					
Contingency Reserve	1,095.00	5,475.00	5,475.00	0.00	13,140.00
Prior Year-Transfer to CRF	-	-	-	-	-
GIC Interest	-	-	-	-	3,680.00
Total RESERVE FUNDS	1,095.00	5,475.00	5,475.00	0.00	16,820.00
TOTAL EXPENSES	5,193.45	36,603.87	25,014.79	11,589.08	63,715.50
NET INCOME <LOSS>	- 190.47	- 1,290.81	1,533.33		

SK *AK*

EAGLESON PROPERTIES LTD.
 BALANCE SHEET
 For the 5 Months Ending NOVEMBER 30 , 2024
 709 - Strata Plan VR 1607
 YEAR END JUNE 2024/25

YTD Actual

ASSETS:

Bank - Vancity SHARES	\$	795.79
Bank - Operating Account	\$	10,290.39
Bank - Contingency Reserve Fund	\$	26,794.06
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	\$	14,638.99
Prepaid Insurance Appraisal	\$	452.15
Prepaid Expenses	\$	-
Total Current Assets	\$	<u>136,656.46</u>
TOTAL ASSETS	\$	<u>136,656.46</u>

LIABILITIES:

Accounts Payable	\$	-
Prepaid Strata Fees	\$	13,535.78
TOTAL LIABILITIES	\$	<u>13,535.78</u>

EQUITY

Contribution to SPECIAL LEVY	\$	-
Retained Earnings	\$	124,411.49
Current Year Income(Loss)	-\$	<u>1,290.81</u>
TOTAL EQUITY	\$	<u>123,120.68</u>
TOTAL LIABILITIES & EQUITY	\$	<u>136,656.46</u>

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

Balance Per Bank Statement as at NOVEMBER 30 ,2024

\$25,679.46

Add: Outstanding Deposits

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

Subtotal

\$25,679.46

Less Outstanding Cheques

<u>Date</u>	<u>Description</u>	<u>Cheque Number</u>	<u>Amount</u>
19-Nov-24	A C & D Insurance Services Ltd	C# 297	14,639.00
19-Nov-24	Greyrock Property Grooming Ltd.	C# 300	118.00
19-Nov-24	Maple Leaf Disposal Ltd	C# 301	188.41
27-Nov-24	Ace Fire Prevention Ltd.	C# 302	443.66
Total			15,389.07

Adjusted Balance Per bank as at NOVEMBER 30 ,2024

10,290.39

ME
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Selected General Ledger Detail

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

11-Dec-2024
Page 1

Description	Batch #	Processed	Type	Srce	Reference	Post Date	Debit	Credit
Bank - VanCity Operating Account								
Building: 709 : 1251-1263 W 7th Avenue								
709.1030.452								
Nancy Holme (1261)								
Jerry Thomas (1259)								
Patricia Vanderflaes (1253)	38235	01-Nov-2024	RMRp	A/R	DCR# 289	01-Nov-2024	25,360.05	
FortisBC - Natural Gas	38265	01-Nov-2024	RRg	A/R	DCR# 291	01-Nov-2024	652.08	
Greyrock Property Grooming Ltd.	38274	01-Nov-2024	RRg	A/R	DCR# 292	01-Nov-2024	680.07	
Henriksen Contracting & Construction Inc.	38321	05-Nov-2024	CW	A/P	C# 293	05-Nov-2024	652.08	
Henriksen Contracting & Construction Inc.	38321	05-Nov-2024	CW	A/P	C# 294	05-Nov-2024		172.25
transfer from the CRF to the OPERATING a/c - RESOLUTION #002 - August 13, 2	38321	05-Nov-2024	CW	A/P	C# 295	05-Nov-2024		260.36
A C & D Insurance Services Ltd	38338	06-Nov-2024	CW	A/P	C# 296	06-Nov-2024		756.00
Eagleson Properties Ltd	38337	06-Nov-2024	NJE	J/E		06-Nov-2024	12,528.26	
Eagleson Properties Limited.	38493	19-Nov-2024	CW	A/P	C# 297	19-Nov-2024		14,639.00
Greyrock Property Grooming Ltd.	38493	19-Nov-2024	CW	A/P	C# 298	19-Nov-2024		556.50
Maple Leaf Disposal Ltd	38493	19-Nov-2024	CW	A/P	C# 299	19-Nov-2024		330.75
transfer from the OPERATING a/c to the CRF a/c - November receipts (709)	38493	19-Nov-2024	CW	A/P	C# 300	19-Nov-2024		118.00
Ace Fire Prevention Ltd.	38482	19-Nov-2024	NJE	J/E	C# 301	19-Nov-2024		188.41
Grant and Kim Ewing (1251)	38583	27-Nov-2024	CW	A/P	C# 302	19-Nov-2024		1,095.00
Tessie Lowe (1255)	38649	02-Dec-2024	RMRp	A/R	DCR# 294	27-Nov-2024	825.97	
	38649	02-Dec-2024	RMRp	A/R	DCR# 294	30-Nov-2024	680.07	
Transaction Totals:							16,018.53	
Ending Balance:							10,290.39	31,088.19
Building Totals								
Beginning Balance:							25,360.05	
Transaction Debit / Credit Amounts:							16,018.53	31,088.19
Ending Balance:							10,290.39	

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

Selected General Ledger Detail

Description	Batch #	Processed	Type	Src	Reference	Post Date	Debit	Credit
Building: 709 : 1251-1263 W 7th Avenue Bank - VanCity Contingency Account transfer from the CRF to the OPERATING a/c - RESOLUTION #002 - August 13, 2 transfer from the OPERATING a/c to the CRF a/c - November receipts (709)								
709.1040.453	38337	06-Nov-2024	NJE	J/E		06-Nov-2024	38,227.32	12,528.26
	38482	19-Nov-2024	NJE	J/E		19-Nov-2024	1,095.00	12,528.26
						Transaction Totals:	1,095.00	12,528.26
						Ending Balance:	26,794.06	
709.1040.454								
Bank- Vancity CRF A/c : G.I.C. ACCRUED								
						Beginning Balance:	3,690.08	
						Transaction Totals:	3,690.08	
						Ending Balance:	3,690.08	
Building Totals								
						Beginning Balance:	41,917.40	
						Transaction Debit / Credit Amounts:	1,095.00	12,528.26
						Ending Balance:	30,484.14	

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

Balance Per Bank Statement as at NOVEMBER 30,2024

\$80,000.00

Add:INTEREST RECEIVED

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

Less BANK FEES

80,000.00

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

Adjusted Balance Per bank as at NOVEMBER 30,2024

80,000.00

Selected General Ledger Detail

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

11-Dec-2024
Page 1

Description	Batch #	Processed Type	Src#	Reference	Post Date	Debit	Credit
Building: 709 : 1251-1263 W 7th Avenue 709.1041.1040							
G. I. C - 2.90% 30 - Day Cashable 1 (M21/8/2025)							
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	
Building Totals							
Beginning Balance:						80,000.00	
Transaction Debit / Credit Amounts:							
Ending Balance:						80,000.00	

DECEMBER 01, 2024

VANAS11000_2301542 E D 16300 35241
 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 NOV 2024 to 30 NOV 2024

DAILY BANKING

ACCOUNT SUMMARY	OPENING BALANCE ON 01 NOV 2024	TOTAL WITHDRAWALS	TOTAL DEPOSITS	CLOSING BALANCE ON 30 NOV 2024
INDEPENDENT BUSINESS ACCOUNT #100084835930	25,621.55	15,960.62	16,018.53	25,679.46
TOTAL NUMBER OF CHEQUES 7				

INDEPENDENT BUSINESS ACCOUNT #100084835930

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	OPENING BALANCE			
01 NOV	ETRANSFER CREDIT (JEROMEWTHOMAS)			25,621.55
01 NOV	CHEQUE DEPOSIT-BRANCH		680.07	26,301.62
01 NOV	ETRANSFER CREDIT (PATRICIAVANDERFLAES)		652.08	26,953.70
02 NOV	CHEQUE CLEARED #292		652.08	27,605.78
06 NOV	FUNDS TRANSFER-ONLINE FROM REL #91268601 (\$12,528.26) (RES 2 AUG AGM CONCRETE S)	261.50		27,344.28
08 NOV	CHEQUE CLEARED #295		12,528.26	39,872.54
08 NOV	CHEQUE CLEARED #294	756.00		39,116.54
09 NOV	CHEQUE CLEARED #296	260.36		38,856.18
09 NOV	CHEQUE CLEARED #293	12,528.26		26,327.92
19 NOV	FUNDS TRANSFER-ONLINE TO REL#91268601 (\$1,095.00) (CONTNGENCY NOVEMBER RECEIPT)	172.25		26,155.67
28 NOV	CHEQUE CLEARED #298	1,095.00		25,060.67
		556.50		24,504.17

Together, we are a financial force for change.

INDEPENDENT BUSINESS ACCOUNT #100084835930 (CONT.)

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
28 NOV	CHEQUE CLEARED #299			
30 NOV	ETRANSFER CREDIT (MELANIETERESELOWE)	330.75		24,173.42
30 NOV	ETRANSFER CREDIT (GRANTEWING)		680.07	24,853.49
			825.97	25,679.46

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: 01 NOV
 CHEQUE # 292

\$261.50

EAGLESON PROPERTIES LTD.
 I/F STRATA CORP VR 1807
 301-303 HASTINGS ST.
 VANCOUVER, BC V6C 1G3
 TEL: (604) 679-1010

VANCOUVER CITY SAVINGS CREDIT UNION
 300 WEST PENDER STREET, VANCOUVER
 VANCOUVER, B.C. V6C 1Y4

000292 292

Two Hundred Sixty One Dollars and Fifty Cents

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

October 29, 2024 \$ *****261.50

PER: *Mat Ryley*

#000292# #16300#809# 100084835930#

DATE CLEARED: 01 NOV
 CHEQUE # 292

\$261.50

Virtual Endorsement
 DSPACC: 1084649
 DSPTR: 06720-003
 CSID: 8243064400520802800
 TSNID: 1
 SCANSSE: 216,534,198
 ITMSE0: 4
 CHAUD: 003
 APPCD: S900
 TRANSIT: 02800
 DSPCLM: CAD
 TEFDT: 07/11/24
 ORID: 944001445

Printer ID# 1021
 ID d'impression 1021

Endorsement - Signature or Stamp
 Endossement - Signature ou timbre

BACKVERSO

DATE CLEARED: 07 NOV
 CHEQUE # 294

\$260.36

EAGLESON PROPERTIES LTD.
 I/F STRATA CORP VR 1807
 301-303 HASTINGS ST.
 VANCOUVER, BC V6C 1G3
 TEL: (604) 679-1010

VANCOUVER CITY SAVINGS CREDIT UNION
 300 WEST PENDER STREET, VANCOUVER
 VANCOUVER, B.C. V6C 1Y4

000294 294

Two Hundred Sixty Dollars and Thirty Six Cents

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

November 5, 2024 \$ *****260.36

PER: *Mat Ryley*

#000294# #16300#809# 100084835930#

DATE CLEARED: 07 NOV
 CHEQUE # 294

\$260.36

Virtual Endorsement
 DSPACC: 1084649
 DSPTR: 06720-003
 CSID: 1243123530629002800
 TSNID: 1
 SCANSSE: 216,825,595
 ITMSE0: 3
 CHAUD: 003
 APPCD: S900
 TRANSIT: 02800
 DSPCLM: CAD
 TEFDT: 07/11/24
 ORID: 944001445

Printer ID# 1021
 ID d'impression 1021

Endorsement - Signature or Stamp
 Endossement - Signature ou timbre

BACKVERSO

DATE CLEARED: 07 NOV
 CHEQUE # 295

\$756.00

EAGLESON PROPERTIES LTD.
 I/F STRATA CORP VR 1807
 301-303 HASTINGS ST.
 VANCOUVER, BC V6C 1G3
 TEL: (604) 679-1010

VANCOUVER CITY SAVINGS CREDIT UNION
 300 WEST PENDER STREET, VANCOUVER
 VANCOUVER, B.C. V6C 1Y4

000295 295

Seven Hundred Fifty Six Dollars and Zero Cents

PAY TO THE ORDER OF: Henriksen Contracting & Construction Inc.

November 5, 2024 \$ *****756.00

PER: *Mat Ryley*

#000295# #16300#809# 100084835930#

DATE CLEARED: 07 NOV
 CHEQUE # 295

\$756.00

93310-002 1071738231
 Scotiabank
 Mobile Deposit

Printer ID# 1021
 ID d'impression 1021

07-Nov-2024
 51920 00351 14

93310-002
 0120-002 BNS
 CDC Vancouver BC
 07-Nov-2024
 102064111

Endorsement - Signature or Stamp
 Endossement - Signature ou timbre

BACKVERSO

DATE CLEARED: 08 NOV
 CHEQUE # 293

\$172.25

EAGLESON PROPERTIES LTD.
 I/F STRATA CORP VR 1807
 301-303 HASTINGS ST.
 VANCOUVER, BC V6C 1G3
 TEL: (604) 679-1010

VANCOUVER CITY SAVINGS CREDIT UNION
 300 WEST PENDER STREET, VANCOUVER
 VANCOUVER, B.C. V6C 1Y4

000293 293

One Hundred Seventy Two Dollars and Twenty Five Cents

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

November 5, 2024 \$ *****172.25

PER: *Mat Ryley*

#000293# #16300#809# 100084835930#

DATE CLEARED: 08 NOV
 CHEQUE # 293

\$172.25

11082024 VR9140C
 520824 0007
 0305700

Printer ID# 1021
 ID d'impression 1021

Endorsement - Signature or Stamp
 Endossement - Signature ou timbre

BACKVERSO

INDEPENDENT BUSINESS ACCOUNT #100084835930 (CONT.)

DATE CLEARED: 08 NOV
CHEQUE # 296

\$12,528.26

EAGLESON PROPERTIES LTD.
ITF STRATA CORP VR 1607
201-2940 MAIN ST
VANCOUVER BC V6T 3G3
TEL: 604-679-3030

VANCOUVER CITY SAVINGS CREDIT UNION
COMMUNITY BRANCH
201-2940 MAIN ST
VANCOUVER BC V6T 3G3
TEL: 604-679-3000

000296
296

Twelve Thousand Five Hundred Twenty Eight Dollars and Twenty Six Cents

PAY TO THE ORDER OF: Henriksen Contracting & Construction Inc.

November 6, 2024 \$ *****12,528.26

PER: *[Signature]*

#000296# ⑆16300⑉809⑆ 100084835930⑆

DATE CLEARED: 08 NOV
CHEQUE # 296

\$12,528.26

33310-002
33011 00000
Mobile Deposit

1071993927

08-Nov-2024

93310-002

51920 00351 14

Printer ID# 1021
ID d'imprimeur 1021

[Signature]

Endorsament - Signature or Stamp
Endossement - Signature ou tampon

BACKVERSO

93120-002 000
CIBC Vancouver BC
28-Nov-2024
1026684821

DATE CLEARED: 27 NOV
CHEQUE # 298

\$556.50

EAGLESON PROPERTIES LTD.
ITF STRATA CORP VR 1607
201-2940 MAIN ST
VANCOUVER BC V6T 3G3
TEL: 604-679-3030

VANCOUVER CITY SAVINGS CREDIT UNION
COMMUNITY BRANCH
201-2940 MAIN ST
VANCOUVER BC V6T 3G3
TEL: 604-679-3000

000298
298

Five Hundred Fifty Six Dollars and Fifty Cents

PAY TO THE ORDER OF: Eagleson Properties Ltd

November 19, 2024 \$ *****556.50

PER: *[Signature]*

#000298# ⑆16300⑉809⑆ 100084835930⑆

DATE CLEARED: 27 NOV
CHEQUE # 298

\$556.50

For Deposit Only
Eagleson Properties
G&F General Account
11980-809 100010715763

Printer ID# 1021
ID d'imprimeur 1021

Endorsament - Signature or Stamp
Endossement - Signature ou tampon

BACKVERSO

CAPTURING BRANCH
11/26/24 4:12 PM Pacific TZ
11980-809
Main Street Branch - Vancouver

DATE CLEARED: 27 NOV
CHEQUE # 299

\$330.75

EAGLESON PROPERTIES LTD.
ITF STRATA CORP VR 1607
201-2940 MAIN ST
VANCOUVER BC V6T 3G3
TEL: 604-679-3030

VANCOUVER CITY SAVINGS CREDIT UNION
COMMUNITY BRANCH
201-2940 MAIN ST
VANCOUVER BC V6T 3G3
TEL: 604-679-3000

000299
299

Three Hundred Thirty Dollars and Seventy Five Cents

PAY TO THE ORDER OF: Eagleson Properties Limited,
201 - 2940 Main Street
Vancouver, BC V6T 3G3

November 10, 2024 \$ *****330.75

PER: *[Signature]*

#000299# ⑆16300⑉809⑆ 100084835930⑆

DATE CLEARED: 27 NOV
CHEQUE # 299

\$330.75

For Deposit Only
Eagleson Properties
G&F General Account
11980-809 100010715763

Printer ID# 1021
ID d'imprimeur 1021

Endorsament - Signature or Stamp
Endossement - Signature ou tampon

BACKVERSO

CAPTURING BRANCH
11/26/24 4:12 PM Pacific TZ
11980-809
Main Street Branch - Vancouver

Images shown above represent official copies of the original documents as processed by our institution. Inclusion of images in the statement does not guarantee items have been honoured.

DECEMBER 01, 2024

VANAS11000_2301542 E D 16300 35243
 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 NOV 2024 to 30 NOV 2024

DAILY BANKING

ACCOUNT SUMMARY

	OPENING BALANCE ON 01 NOV 2024	TOTAL WITHDRAWALS	TOTAL DEPOSITS	CLOSING BALANCE ON 30 NOV 2024
INDEPENDENT BUSINESS ACCOUNT #100084886032 (CONTINGENCY ACCOUNT)	41,917.40	12,528.26	1,095.00	30,484.14
TOTAL NUMBER OF CHEQUES 0				

INDEPENDENT BUSINESS ACCOUNT #100084886032 (CONTINGENCY ACCOUNT)

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	OPENING BALANCE			41,917.40
06 NOV	FUNDS TRANSFER-ONLINE TO REL#91268349 (\$12,528.26) (RES 2 AUG AGM CONCRETE STA)	12,528.26		29,389.14
19 NOV	FUNDS TRANSFER-ONLINE FROM REL #91268349 (\$1,095.00) (CONTINGENCY NOVEMBER RECEI)		1,095.00	30,484.14

Together, we are a financial force for change.

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
	#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

DECEMBER 01, 2024

91268601

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



TERM DEPOSITS (CONT.)

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	TOTAL TERMS			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.

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

Description	Batch #	Processed Type	Src	Reference	Post Date	Debit	Credit
Building: 709 : 1251-1263 W 7th Avenue							
709.1000 Bank - VanCity SHARES							
					Beginning Balance:	795.79	
					Transaction Totals:		
					Ending Balance:	795.79	
709.1030.452 Bank - VanCity Operating Account							
Nancy Holme (1261)	38235	01-Nov-2024	RMRp	A/R DCR# 289	01-Nov-2024	25,360.05	
Jerry Thomas (1259)	38265	01-Nov-2024	RRg	A/R DCR# 291	01-Nov-2024	652.08	
Patricia Vanderflaes (1253)	38274	01-Nov-2024	RRg	A/R DCR# 292	01-Nov-2024	680.07	
FortisBC - Natural Gas	38321	05-Nov-2024	CW	A/P C# 293	05-Nov-2024	652.08	
Greyrock Property Grooming Ltd.	38321	05-Nov-2024	CW	A/P C# 294	05-Nov-2024		172.25
Henriksen Contracting & Construction Inc.	38321	05-Nov-2024	CW	A/P C# 295	05-Nov-2024		260.36
Henriksen Contracting & Construction Inc.	38338	06-Nov-2024	CW	A/P C# 296	06-Nov-2024		756.00
transfer from the CRF to the OPERATING a/c - RESOLUTION #002 - August 13, 2	38337	06-Nov-2024	NJE	J/E	06-Nov-2024	12,528.26	
A C & D Insurance Services Ltd	38493	19-Nov-2024	CW	A/P C# 297	19-Nov-2024		14,639.00
Eagleson Properties Ltd	38493	19-Nov-2024	CW	A/P C# 298	19-Nov-2024		556.50
Eagleson Properties Limited.	38493	19-Nov-2024	CW	A/P C# 299	19-Nov-2024		330.75
Greyrock Property Grooming Ltd.	38493	19-Nov-2024	CW	A/P C# 300	19-Nov-2024		118.00
Maple Leaf Disposal Ltd	38493	19-Nov-2024	CW	A/P C# 301	19-Nov-2024		188.41
transfer from the OPERATING a/c to the CRF a/c - November receipts (709)	38482	19-Nov-2024	NJE	J/E	19-Nov-2024		1,095.00
Ace Fire Prevention Ltd.	38583	27-Nov-2024	CW	A/P C# 302	27-Nov-2024	825.97	
Grant and Kim Ewing (1251)	38649	02-Dec-2024	RMRp	A/R DCR# 294	30-Nov-2024	680.07	
Tessie Lowe (1255)	38649	02-Dec-2024	RMRp	A/R DCR# 294	30-Nov-2024		443.66
					Transaction Totals:	16,018.53	31,088.19
					Ending Balance:	10,290.39	
709.1040.453 Bank - VanCity Contingency Account							
transfer from the CRF to the OPERATING a/c - RESOLUTION #002 - August 13, 2	38337	06-Nov-2024	NJE	J/E	06-Nov-2024	38,227.32	
transfer from the OPERATING a/c to the CRF a/c - November receipts (709)	38482	19-Nov-2024	NJE	J/E	19-Nov-2024		12,528.26
					Transaction Totals:	1,095.00	
					Ending Balance:	1,095.00	12,528.26
709.1040.454 Bank- Vancity CRF A/c : G.I.C. ACCRUED							
					Beginning Balance:	3,690.08	
					Transaction Totals:		
					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:		
					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	

General Ledger Detail

To: 2024-November

Description	Batch #	Processed Type	Src	Reference	Post Date	Debit	Credit
709.1042.1040		G. I. C - 2.90% 30 - Day Cashable 2 (M21/8/2025)					
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	
709.1090.008		Bank - Vancity Membership Fee					5.00
Beginning Balance:							5.00
Transaction Totals:							
Ending Balance:							5.00
709.1100		Accounts Receivable					
Beginning Balance:						0.00	
Nancy Holme (1261)	38235	01-Nov-2024 RMRp	A/R	DCR# 289	01-Nov-2024		652.08
Jerry Thomas (1259)	38265	01-Nov-2024 RRG	A/R	DCR# 291	01-Nov-2024		680.07
Grant and Kim Ewing (1251)	38273	01-Nov-2024 BMC	A/R	15420	01-Nov-2024	825.97	
Patricia Vanderflaes (1253)	38273	01-Nov-2024 BMC	A/R	15421	01-Nov-2024	652.08	
Tessie Lowe (1255)	38273	01-Nov-2024 BMC	A/R	15422	01-Nov-2024	680.07	
Noriko Horiguchi (1257)	38273	01-Nov-2024 BMC	A/R	15423	01-Nov-2024	680.07	
Jerry Thomas (1259)	38273	01-Nov-2024 BMC	A/R	15424	01-Nov-2024	6.67	
Jerry Thomas (1259)	38273	01-Nov-2024 BMC	A/R	15424	01-Nov-2024	680.07	
Nancy Holme (1261)	38273	01-Nov-2024 BMC	A/R	15425	01-Nov-2024	652.08	
Peggy Smyth (1263)	38273	01-Nov-2024 BMC	A/R	15426	01-Nov-2024	825.97	

General Ledger Detail

Description	Batch #	Processed	Type	Src	Reference	Post Date	Debit	Credit
<i>continued from previous page</i>								
709.1100 Accounts Receivable								
Patricia Vanderflaes (1253)	38274	01-Nov-2024	RRg	A/R	DCR# 292	01-Nov-2024		652.08
Grant and Kim Ewing (1251)	38649	02-Dec-2024	RMRp	A/R	DCR# 294	30-Nov-2024		825.97
Tessie Lowe (1255)	38649	02-Dec-2024	RMRp	A/R	DCR# 294	30-Nov-2024		680.07
prepaid strata fees adjustment	38779	12-Dec-2024	NJE	J/E		30-Nov-2024		1,512.71
						Transaction Totals:	5,002.98	5,002.98
						Ending Balance:	0.00	
709.1310 Prepaid Insurance								
reallocate INCOME / EXPENSES - Insurance (Accrued) (709)	38599	12-Dec-2024	NJE	J/E		01-Nov-2024	1,249.91	
A C & D Insurance Services Ltd	38769	12-Dec-2024	INV	A/P	# SP- VR 16	01-Nov-2024	14,639.00	1,249.92
						Transaction Totals:	14,639.00	1,249.92
						Ending Balance:	14,638.99	
709.1320 Prepaid Insurance Appraisal								
eallocate INCOME / EXPENSES - Insurance Appraisal (Accrued)	38599	12-Dec-2024	NJE	J/E			474.75	22.60
						Transaction Totals:	0.00	22.60
						Ending Balance:	452.15	
709.2000 Accounts Payable								
FortisBC - Natural Gas	38769	12-Dec-2024	INV	A/P	# 6435 47	01-Nov-2024		12,528.26
Eagleson Properties Limited.	38769	12-Dec-2024	INV	A/P	# MF - (709)	01-Nov-2024		172.25
A C & D Insurance Services Ltd	38769	12-Dec-2024	INV	A/P	# SP- VR 16	01-Nov-2024		330.75
FortisBC - Natural Gas	38321	05-Nov-2024	CW	A/P	C# 293	05-Nov-2024	172.25	14,639.00
Greyrock Property Grooming Ltd.	38321	05-Nov-2024	CW	A/P	C# 294	05-Nov-2024	260.36	
Henriksen Contracting & Construction Inc.	38321	05-Nov-2024	CW	A/P	C# 295	05-Nov-2024	756.00	
Greyrock Property Grooming Ltd.	38769	12-Dec-2024	INV	A/P	# 14147	05-Nov-2024		260.36
Henriksen Contracting & Construction Inc.	38769	12-Dec-2024	INV	A/P	# October 27, 2024	05-Nov-2024		756.00
Henriksen Contracting & Construction Inc.	38338	06-Nov-2024	CW	A/P	C# 296	06-Nov-2024	12,528.26	
A C & D Insurance Services Ltd	38493	19-Nov-2024	CW	A/P	C# 297	19-Nov-2024	14,639.00	
Eagleson Properties Ltd	38493	19-Nov-2024	CW	A/P	C# 298	19-Nov-2024	556.50	
Eagleson Properties Limited.	38493	19-Nov-2024	CW	A/P	C# 299	19-Nov-2024	330.75	
Greyrock Property Grooming Ltd.	38493	19-Nov-2024	CW	A/P	C# 300	19-Nov-2024	118.00	
Maple Leaf Disposal Ltd	38493	19-Nov-2024	CW	A/P	C# 301	19-Nov-2024	188.41	
Greyrock Property Grooming Ltd.	38769	12-Dec-2024	INV	A/P	# 14155	19-Nov-2024		118.00
Maple Leaf Disposal Ltd	38769	12-Dec-2024	INV	A/P	# 608936	19-Nov-2024		188.41
Eagleson Properties Ltd	38769	12-Dec-2024	INV	A/P	# 8566 (709)	19-Nov-2024		556.50
Ace Fire Prevention Ltd.	38583	27-Nov-2024	CW	A/P	C# 302	27-Nov-2024	443.66	
Ace Fire Prevention Ltd.	38769	12-Dec-2024	INV	A/P	# 35316	27-Nov-2024		443.66
						Transaction Totals:	29,993.19	17,464.93
						Ending Balance:	0.00	

General Ledger Detail

Description	Batch #	Processed Type	Src	Reference	Post Date	Debit	Credit
GST/HST Payable (Collected)							
709.2310							
Beginning Balance:						0.00	
Transaction Totals:							
Ending Balance:						0.00	
Prepaid Strata Fees							
709.2500	38779	12-Dec-2024	NJE	J/E	30-Nov-2024	1,512.71	15,048.49
Beginning Balance:							
Transaction Totals:						1,512.71	0.00
Ending Balance:						13,535.78	
Prior Year SURPLUS							
709.2900							0.01
Beginning Balance:							
Transaction Totals:							
Ending Balance:							0.01
Retained Earnings							
709.2960							
Beginning Balance:						120,394.34	
Transaction Totals:						1,095.00	
Ending Balance:						1,095.00	
Strata Fees							
709.3200							
Beginning Balance:						47,491.33	
Transaction Totals:						0.00	
Ending Balance:						121,489.34	
Strata Fees							
Grant and Kim Ewing (1251)	38273	01-Nov-2024	BMc	A/R	15420		825.97
Patricia Vanderlaes (1253)	38273	01-Nov-2024	BMc	A/R	15421		652.08
Tessie Lowe (1255)	38273	01-Nov-2024	BMc	A/R	15422		680.07
Noriko Horiguchi (1257)	38273	01-Nov-2024	BMc	A/R	15423		680.07
Jerry Thomas (1259)	38273	01-Nov-2024	BMc	A/R	15424		680.07
Nancy Holme (1261)	38273	01-Nov-2024	BMc	A/R	15425		652.08
Peggy Smyth (1263)	38273	01-Nov-2024	BMc	A/R	15426		825.97
Beginning Balance:						4,996.31	
Transaction Totals:						0.00	
Ending Balance:						52,487.64	
Strata Fees - One Time Adjustment							
709.3250							
Beginning Balance:						707.14	
Transaction Totals:							
Ending Balance:						707.14	
Investment Income - G.I.C.							
709.3605							
Beginning Balance:						3,690.08	
Transaction Totals:							
Ending Balance:						3,690.08	
EV Electrical Consumption							
709.3650							
Beginning Balance:						108.48	
Transaction Totals:						6.67	
Ending Balance:						0.00	
Beginning Balance:						115.15	
Transaction Totals:						6.67	
Ending Balance:						6,608.13	
Transfer from CRF a/c to Eliminate Deficit							
709.3680							
Beginning Balance:							
Transaction Totals:							
Ending Balance:							

General Ledger Detail

Description	Batch #	Processed	Type	Src	Reference	Post Date	Debit	Credit
Transfer from CRF a/c to Eliminate Deficit								
709.3680								
<i>continued from previous page</i>								
Transaction Totals: Ending Balance: 6,608.13								
709.4130	38769	12-Dec-2024	INV	A/P	# 608936	19-Nov-2024	2,119.10	
Maple Leaf Disposal Ltd							188.41	
							188.41	0.00
							2,307.51	
709.4200								
R&M - General								
							748.00	
							748.00	
709.4205								
R & M - Building Repairs								
Henriksen Contracting & Construction Inc.							16,799.51	
	38769	12-Dec-2024	INV	A/P	# October 27, 2024	05-Nov-2024	756.00	
							756.00	0.00
							756.00	
							17,555.51	
709.4270								
R&M - Fire & Safety								
Ace Fire Prevention Ltd.							473.90	
	38769	12-Dec-2024	INV	A/P	# 35316	27-Nov-2024	443.66	
							443.66	0.00
							443.66	
							917.56	
709.4400								
Utilities - Electricity								
							502.83	
							502.83	
709.4420								
Utilities - Gas								
FortisBC - Natural Gas							1,724.00	
	38769	12-Dec-2024	INV	A/P	# 6435 47	01-Nov-2024	172.25	
							172.25	0.00
							172.25	
							1,896.25	
709.4440								
Utilities - Water								
							1,524.46	
							1,524.46	
709.4450								
Utilities - Fireline								
							564.00	
							564.00	
709.4460								
Utilities - Street cleaning								
							168.00	
							168.00	

General Ledger Detail

Description	Batch #	Processed Type	Src	Reference	Post Date	Debit	Credit
709.4520							
Outside Mtce - Gardening & Pruning							
Greyrock Property Grooming Ltd.	38769	12-Dec-2024 INV	A/P	# 14147	Beginning Balance:	1,599.74	
Greyrock Property Grooming Ltd.	38769	12-Dec-2024 INV	A/P	# 14155	05-Nov-2024	260.36	
					19-Nov-2024	118.00	
					Transaction Totals:	378.36	0.00
					Ending Balance:	1,978.10	
709.4550							
Outside Mtce - Power Washing							
					Beginning Balance:	441.00	
					Transaction Totals:	441.00	
					Ending Balance:	441.00	
709.5010							
Admin - Annual Review Fees							
Eagleson Properties Ltd	38769	12-Dec-2024 INV	A/P	# 85566 (709)	Beginning Balance:	0.00	
					19-Nov-2024	556.50	
					Transaction Totals:	556.50	0.00
					Ending Balance:	556.50	
709.5040							
Admin - Management Fees							
Eagleson Properties Limited.	38769	12-Dec-2024 INV	A/P	# MF - (709)	Beginning Balance:	3,213.00	
					01-Nov-2024	330.75	
					Transaction Totals:	330.75	0.00
					Ending Balance:	3,543.75	
709.7400							
Insurance - Appraisal (Accrued)							
reallocate INCOME / EXPENSES - Insurance Appraisal (Accrued)	38599	12-Dec-2024 NJE	J/E		Beginning Balance:	226.00	
					01-Nov-2024	22.60	
					Transaction Totals:	22.60	0.00
					Ending Balance:	248.60	
709.7500							
Fixed Expenses - Insurance							
reallocate INCOME / EXPENSES - Insurance (Accrued) (709)	38599	12-Dec-2024 NJE	J/E		Beginning Balance:	12,499.20	
					01-Nov-2024	1,249.92	
					Transaction Totals:	1,249.92	0.00
					Ending Balance:	13,749.12	
709.9020							
Bank Fees							
					Beginning Balance:	23.80	
					Transaction Totals:	23.80	
					Ending Balance:	23.80	
709.9600							
CONTINGENCY							
reallocate INCOME / EXPENSES Contingency Reserve	38599	12-Dec-2024 NJE	J/E		Beginning Balance:	12,742.54	
					01-Nov-2024	1,095.00	
					Transaction Totals:	1,095.00	0.00
					Ending Balance:	13,837.54	
Building Totals					Beginning Balance:	0.00	
					Transaction Debit / Credit Amounts:	73,454.86	73,454.86
					Ending Balance:	0.00	

EAGLESON PROPERTIES LTD.

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

Statement of Account

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

Date: November 30, 2024

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

Statement Printed: 13-Dec-24

Page 1

	Date	Reference	Debits	Credits	Balance
Building: 709 : 1251-1263 W 7th Avenue					
Plus: Receipts					
		Account Number: 709.1030		Opening Balance:	\$25,360.05
Nancy Holme (1261) Payment Received - Thank You	01-Nov-24	DCR# 289		652.08	
Jerry Thomas (1259) Payment Received - Thank You	01-Nov-24	DCR# 291		680.07	
Patricia Vanderflaes (1253) Payment received - Thank You	01-Nov-24	DCR# 292		652.08	
Grant and Kim Ewing (1251) Payment Received - Thank You	30-Nov-24	DCR# 294		825.97	
Tessie Lowe (1255) Payment Received - Thank You	30-Nov-24	DCR# 294		680.07	
		Receipt Totals:		3,490.27	
Less: Disbursements					
FortisBC - Natural Gas : Natural Gas Bill - NOV 1, 2024 (709)	05-Nov-24	C# 293	172.25		
Greyrock Property Grooming Ltd. : Gardening (709)	05-Nov-24	C# 294	260.36		
Henriksen Contracting & Construction Inc. : Pipe leak repairs (709)	05-Nov-24	C# 295	756.00		
Henriksen Contracting & Construction Inc. : Removed & Replaced Lower concrete stairs (709)	06-Nov-24	C# 296	12,528.26		
A C & D Insurance Services Ltd : 2024/2025 INSURANCE (709)	19-Nov-24	C# 297	14,639.00		
Egleson Properties Ltd : Annual Review Fee (709)	19-Nov-24	C# 298	556.50		
Egleson Properties Limited. : Management Fee	19-Nov-24	C# 299	330.75		
Greyrock Property Grooming Ltd. : Gardening (709)	19-Nov-24	C# 300	118.00		
Maple Leaf Disposal Ltd : Garbage removal (709)	19-Nov-24	C# 301	188.41		
Ace Fire Prevention Ltd. : Fire Protection (709)	27-Nov-24	C# 302	443.66		
		Disbursement Totals:	29,993.19		
Journal Entry Details:					
transfer from the CRF to the OPERATING a/c - RESOLUTION #002 - August 13, 2	06-Nov-24			12,528.26	
transfer from the OPERATING a/c to the CRF a/c - November receipts (709)	19-Nov-24		1,095.00		
		Journal Entry Totals:	1,095.00	12,528.26	
Account Totals / Closing Balance:			31,088.19	16,018.53	\$10,290.39
Available for Distribution:			10,290.39		
Current Period Distribution @ 100.000000%					\$10,290.39



Natural gas



You currently owe:

\$172.25

109

Due Saturday, Nov 23, 2024

Billing period: Oct 4 - Nov 1, 2024

Billing date: Nov 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 (Sep 04 - Oct 03)	\$88.78
Payment received (Oct 11, 2024)	\$88.78CR
Balance from last bill	\$0.00

Gas charges: Oct 4 - Nov 1, 2024

Basic charge (29 days at 0.9616 per day)	\$27.89 ^{cc}
Daily fee that covers part of the cost of being connected to our system	
Delivery (11.8 GJ at 4.912 per GJ)	\$57.96 ^{cc}
Cost of delivering gas through our system to your home or business	
Storage & transport (11.8 GJ at 0.426 per GJ) (Including 0.1 GJ RNG)	\$5.03 ^{cc}
Cost to store and transport gas to our system	
Cost of gas (11.7 GJ at 2.230 per GJ)	\$26.09 ^{cc}
Market price of the gas you used	
Total gas charges	\$116.97

Energy taxes & fees

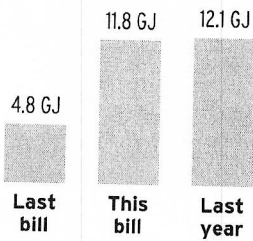
BC carbon tax (11.8 GJ at 3.9859 per GJ)	\$47.03 ^c
Supports reduced carbon emissions	
Biomethane credit (0.1 GJ at 3.9859 per GJ)	\$0.40CR ^c
Credit for the carbon tax charged on RNG	
BC clean energy levy (0.40% of + amounts)	\$0.47
Supports clean energy technology	
GST (5% of + amounts)	\$8.18
Total energy taxes & fees	\$55.28

Pay **\$172.25**

We're here to help

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

Your natural gas usage



↑ You used 7.0 GJ more gas than your last bill.

↓ You used 0.3 GJ less 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: 418 (Nov 1, 2024)
Last bill actual reading: 319 (Oct 3, 2024)
Conversion factor: 0.1187613

To calculate your usage, visit fortisbc.com/yourmeter

News to know

Smell rotten eggs? You might have a natural gas leak. Don't wait for the smell to go away or try to find out where it's coming from. Stop what you're doing, go outside and call us at 1-800-663-9911 or 911. Even if you're not sure, it's always better to be safe. Learn more: fortisbc.com/gasodour.

Ideas to help you save energy & money



Keep water hot

Make sure hot water storage tanks, pipes, valves and flanges are insulated to prevent heat loss.

What is a gigajoule?

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



Heat water for 23 baths*

*In a 300 L capacity bathtub filled two-thirds full.



Reduce your usage: choose a high-efficiency water heater 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.



Mail a cheque to:

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

Please note:

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

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

FortisBC Energy Inc. provides you with natural gas and piped propane and operates in accordance with BC's privacy legislation. Visit fortisbc.com to learn more. FortisBC Energy Inc. does business as FortisBC. FortisBC uses the FortisBC name and logo under license from Fortis Inc.

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

Greyrock Property Grooming Ltd.

6305 45A Ave

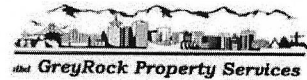
Delta BC V4K 4T5

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 14147

DATE 02/11/2024 TERMS Net 30

DUE DATE 02/12/2024

DATE	DESCRIPTION	TAX	QTY	RATE	AMOUNT
31/10/2024 Labour	Monthly maintenance service	GST	1	110.00	110.00
31/10/2024 Labour	Monthly gardening service	GST	1	75.00	75.00
31/10/2024 Vancouver Landfill fee		Exempt	1	10.00	10.00
31/10/2024 Materials	Mortar	GST/PST BC	1	19.74	19.74
31/10/2024 Truck Charge		Exempt	1	34.00	34.00

1251 W. 7th Ave. Monthly maintenance & gardening service for October 2024. Prune shrubs & load & haul to Landfill. To charge for mortar used to reset sidewalk tiles in August.

SUBTOTAL 248.74
 GST @ 5% 10.24
 PST (BC) @ 7% 1.38
 TOTAL 260.36

TOTAL DUE \$260.36

Property ID #	709
Sub acct #	Gardening
Project ID #	
Approval	CAM/03
Date	11/05/24
Notes	

Handwritten signature or initials in blue ink.



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

27-Oct-24

Misc Plumbing repairs in building 2 locations

Due to the nature of the work. All work is based on Time \$95.00 per man hour.
Plus Material cost plus 15%

Pipe leak in Nancy and Randys crawl space plus extending drain in water room.

Labour and materials	\$720.00
Subtotal materials and labour	<u>\$720.00</u>
G.S.T.	\$36.00
Total:	<u>\$756.00</u>

If you have any questions please call me.

Yours truly,
Dan Henriksen

W.C.B. #451329-AQ
G.S.T. #898354865RT
Liability Ins. #M1162878

Richmond Licence (Inter-municipal) #127236
Member of Better Business Bureau A+ rating

5811 Oliver Drive, Richmond, B.C. V6V 2P1 Tel (604) 525-7744 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+M Building Repairs
Project ID #	
Approval	ME
Date	NOV 04 2024
Notes	

38249



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

October 27, 2024

Remove and replace lower concrete stairs

Due to the nature of the work. All work is based on Time \$95.00 per man hour.
 Plus Material cost plus 15%

Price includes:

- Ordering, picking up and deliver of concrete stairs
- Unload and place in breasway.
- Remove existing concrete stairs and load up for recycleing.
- Installing new concrete stairs. Secure to existing aluminum stringers.
- Clean up and remove debris.

Materials: 18 concrete stair treads, bolts and hardware	\$4,491.68
Labour based on 2 men 4-5 days Cost includes haul and dump old Stairs, saw rental	\$6,840.00
Shipping stairs to Jobsite	\$600.00
Subtotal materials and labour	<u>\$11,931.68</u>
G.S.T.	\$596.58
Total:	<u>\$12,528.26</u>
Total Materials and Labour to October 27, 2024	<u>\$12,528.26</u>

If you have any questions please call me.

Yours truly,
Dan Henriksen

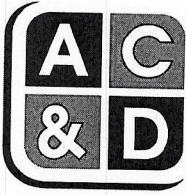
W.C.B. #451329-AQ
 G.S.T. #898354865RT
 Liability Ins. #M1162878

Property ID #	709
Sub Acct #	R+M
Project ID #	
Approval	<i>[Signature]</i>
Date	NOV 05 2024
Notes	Resolution #2 at Aug 13/24 AGM

Richmond Licence (Inter-municipal) #127236
 Member of Better Business Bureau A+ rating

5811 Oliver Drive, Richmond, B.C. V6V 2P1 Tel (604) 525-7744 Cell 240-7366
 Wed site: www.henriksencontracting.ca - email henriksen.contracting@shaw.ca

Quality Work with a Personal Touch



A C & D Insurance Services Ltd
 1315 Marine Drive
 North Vancouver, BC V7P 3E5
 Phone: 604-985-0581 604-984-3287

INVOICE NO. 416963		Page 1
ACCOUNT NO.	OP	DATE
SP-VR16	AA	11/12/2024

Owners of Strata Plan VR1607

Eagleson Properties Ltd.
 201-2940 Main Street
 Vancouver, BC V5T 3G3

Itm #	Eff Date	Trn	Description	Amount
99B0VW	11/12/24	REW	24/25 Rewrite of Policy (Pkg)	\$10,910.00
99B0VX	11/12/24	NEW	24/25 New Business (EQ)	\$3,248.00
99B0VY	11/12/24	CFE	Company Fee	\$150.00
99B0VZ	11/12/24	REN	24/25 Gloass Policy	\$91.00
99B0W0	11/12/24	REN	24/25 Equipment Breakdown	\$240.00

Invoice Balance: \$14,639.00

Property ID #	709
Sub Acct #	Insurance
Project ID #	
Approval	<i>che</i>
Date	NOV 19 2024
Notes	

Greyrock Property Grooming Ltd.

6305 45A Ave

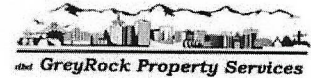
Delta BC V4K 4T5

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 14155

DATE 10/11/2024 TERMS Net 30

DUE DATE 10/12/2024

DATE	DESCRIPTION	TAX	QTY	RATE	AMOUNT
09/11/2024	Labour Minimum	GST	1	80.00	80.00
09/11/2024	Truck Charge	Exempt	1	34.00	34.00

1251 W. 7th Ave. Mow & trim lawns, clean up beds and residual debris from wind storm. Prune Cedar shrubs.

SUBTOTAL 114.00
GST @ 5% 4.00
TOTAL 118.00

TOTAL DUE \$118.00

Property ID #	709
Sub acct #	Gardening
Project ID #	
Approval	<i>[Signature]</i>
Date	10/13/24
Notes	

28461

INVOICE



20378 Langley Bypass,
Langley, BC V3A 5E7

Invoice Number: 608936
Invoice Date: 2024-10-31
Invoice Amount: \$188.41
Account Name: STRATA CORPORATION VR 1607 C/O EAGLE...
Account Number: 74501
Terms: NET 45 DAYS
Current Balance: \$188.41
Last Payment: \$188.37
Last Payment Date: 2024-10-18

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)

2024-10	MONTHLY CHARGE FOR FE GARBAGE COLLECTION	\$79.00
2024-10	MONTHLY CHARGE FOR ORGANICS COLLECTION	\$75.00

As temperatures approach or drop to +4C, we must take precautions to prevent liquid waste from freezing by using an environmentally safe antifreeze. Additionally, we closely monitor weather conditions, especially when temperatures are forecasted to drop below +4C and down to -25C. During these extreme conditions, we will proactively apply a de-icing flake solution. As it is better to be prepared than deal with the unfortunate alternative. Please note that there are costs involved in winterizing the units and ensuring they remain operational when needed most. A portion of these costs will be passed on.

Diesel Surcharge	\$21.96
Carbon Tax Recovery	\$3.48

Subtotal	\$179.44
GST 5.00%	\$8.97
PST 7.00%	\$0.00

Invoice Amount **\$188.41**

Property ID #	709
Sub acct #	Garbage
Project ID #	
Approval	<i>[Signature]</i>
Date	11/14/24
Notes	

FOR YOUR CONVENIENCE, WE ACCEPT VISA, MASTERCARD, DEBIT, e-TRANSFER (EMAIL: ACCOUNTING@MAPLELEAFDISPOSAL.COM), 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).

35461



**FIRE PREVENTION
LTD**

Suite 128, 11180 Coppersmith Place,
Richmond, British Columbia V7A 5G8,
Telephone: (604) 275-0075
Facsimile: (604) 247-2481
email: info@acefireprevention.com
GST Number: 86962 1565
"SERVICE EXCELLENCE"
(Since 1998)

INVOICE

SERVICE FOR:
Eagleson Properties Ltd
1251 - 1263 W 7th
Vancouver B.C

INVOICE NO.: 35316
INVOICE DATE: 22/11/2024
TERMS: Net 15
STRATA / PROJECT NO.: VR 1607
PO NUMBER: VR 1607
FOB:
SHIP DATE: 22/11/2024
PST NUMBER:

INVOICE TO:
Strata Plan VR 1607
Eagleson Properties Ltd
201-2940 Main Street
Vancouver BC V5T 3G3

ITEM #	SERVICE DATE	SERVICE DESCRIPTION	QTY/HRS	RATE/PRICE	AMOUNT
1		Labor to conduct annual inspection / testing of in suite sprinklers / smoke alarms in 7 suites To conduct annual inspection / testing of dry sprinkler system in parking garage To inspect / test 1 only portable fire extinguisher To inspect / test 1 only emergency lighting system	1	350.00	350.00
2		AA batteries	6	3.00	18.00
3		9 volt batteries	10	5.00	50.00

NOTES / COMMENTS

	SUBTOTAL (LABOUR & MATERIALS)	418.00
	GST (@ 5%) & PST (@ 7% on Parts)	25.66
	<i>Note: The GST portion of this invoice is \$ 20.90</i>	
	TOTAL DUE	\$443.66

Notice: Parts supplied above remain the property of Ace Fire Prevention Ltd. until payment is received in full.

Thank you for your order! We value your patronage!
Stay safe! Test your smoke alarms & practice a fire drill every month!
Please visit us on the world wide web at www.acefireprevention.com.

Property ID #	709
Sub acct #	Fire Protection
Project ID #	
Approval	<i>[Signature]</i>
Date	11/27/24
Notes	