

EAGLESON PROPERTIES LTD.

INCOME STATEMENT

For the 7 Months Ending JANUARY 31, 2024

709 - Strata Plan VR 1607

YEAR END JUNE 2024/25

	Current Actual	YTD Actual	YTD BUDGET	VARIANCE	ANNUAL BUDGET
			7 MONTHS		2024/25 APPROVED BUDGET
INCOME					
Strata Fees	4,996.31	34,974.12	34,974.04	0.08	59,955.50
Strata Fees -ADJUSTMENT:JULY-OCT 2023	-	-	-	-	-
Income - Bank Interest	14.32	14.32	-	14.32	-
Other Income - Dividends (Shares) & INTEREST (G.I.C)	-	3,690.08	2,146.67	1,543.41	3,680.00
Other Income - Surplus or Deficit	-	-	-	-	-
Other Income - Form Fees, etc.	-	-	-	-	-
Other Income - EV	6.67	46.69	46.67	0.02	80.00
Bylaw Violations	-	-	-	-	-
Special Levy	-	-	-	-	-
Transfer from CRF to OPERATING a/c***To eliminate Negative Balance	-	6,608.13	-	6,608.13	-
TOTAL INCOME	5,017.30	45,333.34	37,167.38	8,165.97	63,715.50
GENERAL EXPENSES					
Management Fee	330.75	2,315.25	2,315.25	-	3,969.00
Administration (Photocopy & Postage)	-	-	151.67	151.67	260.00
Office Supplies	-	-	-	-	-
Legal/ Professional Fees	-	-	1,429.17	1,429.17	2,450.00
Annual Review Fee	-	556.50	324.63	231.88	556.50
Storage Fee	-	-	-	-	-
T2 Tax Filing	-	-	245.00	245.00	420.00
Insurance (Accrued)	1,219.92	8,689.42	9,995.42	1,306.00	17,135.00
Insurance Appraisal (Accrued)	22.60	158.20	160.42	2.22	275.00
Bank Charges	-	13.70	29.17	15.47	50.00
WorksafeBC	-	-	-	-	-
Total GENERAL EXPENSES	1,573.27	11,733.07	14,650.71	2,917.64	25,115.50
BUILDING EXPENSES					
Electricity	-	279.76	350.00	70.24	600.00
Gas	280.23	1,006.15	1,283.33	277.18	2,200.00
City Utilities - Water & Sewer	-	1,837.23	1,400.00	437.23	2,400.00
City Utilities - Fireline	-	-	583.33	583.33	1,000.00
City Utilities - Street Cleaning	-	-	145.83	145.83	250.00
Garbage - Waste Removal	192.16	1,322.46	2,916.67	1,594.21	5,000.00
R&M - Building Repairs	-	18,303.51	2,916.67	15,386.84	5,000.00
R&M - Plumbing	-	-	-	-	-
R&M - Snow Removal & Salt	-	-	17.50	17.50	30.00
R&M - Fire Protection	-	443.66	291.67	151.99	500.00
R&M - Gardening & Pruning	234.00	1,658.36	1,750.00	91.64	3,000.00
R&M - Hard Landscaping	-	-	1,050.00	1,050.00	1,800.00
Total BUILDING EXPENSES	706.39	24,851.13	12,705.00	12,146.13	21,780.00
RESERVE FUNDS					
Contingency Reserve	1,095.00	7,665.00	7,665.00	0.00	13,140.00
Prior Year-Transfer to CRF	-	-	-	-	-
GIC Interest	-	-	2,146.67	-	3,680.00
Total RESERVE FUNDS	1,095.00	7,665.00	9,811.67	0.00	16,820.00
TOTAL EXPENSES	3,374.66	44,249.19	37,167.38	9,228.49	63,715.50
NET INCOME <LOSS>	1,642.64	1,084.15	-	-	-

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EAGLESON PROPERTIES LTD.
 BALANCE SHEET
 For the 7 Months Ending JANUARY 31, 2024
 709 - Strata Plan VR 1607
 YEAR END JUNE 2024/25

YTD Actual

ASSETS:

Bank - Vancity SHARES	\$	795.79
Bank - Operating Account	\$	12,110.64
Bank - Contingency Reserve Fund	\$	28,998.38
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	\$	12,199.15
Prepaid Insurance Appraisal	\$	406.95
Prepaid Expenses	\$	-
Total Current Assets	\$	138,195.99
TOTAL ASSETS	\$	138,195.99

LIABILITIES:

Accounts Payable	\$	-
Prepaid Strata Fees	\$	10,510.36
TOTAL LIABILITIES	\$	10,510.36

EQUITY

Contribution to SPECIAL LEVY	\$	-
Retained Earnings	\$	126,601.48
Current Year Income(Loss)	\$	1,084.15
TOTAL EQUITY	\$	127,685.63
TOTAL LIABILITIES & EQUITY	\$	138,195.99

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Monthly A/R Summary

Building: 709 : 1251-1263 W 7th Avenue

For: January 2025

by Unit

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		
			*** Total ***	\$825.97	(\$825.97)	(\$825.97)
01	Patricia Vanderflaes (1253)	\$0.01	Strata Fees for PID# 709	\$652.08		
			*** Total ***	\$652.08	(\$652.08)	\$0.01
001	Tessie Lowe (1255)	(\$776.33)	Strata Fees for PID# 709	\$680.07		
			*** Total ***	\$680.07	(\$680.07)	(\$776.33)
0001	Noriko Horiguchi (1257)	(\$5,536.72)	Strata Fees for PID# 709	\$680.07		
			*** Total ***	\$680.07	\$0.00	(\$4,856.65)
00001	Jerry Thomas (1259)	\$71.79	EV Electrical Consumption	\$6.67		
			Strata Fees for PID# 709	\$680.07		
			*** Total ***	\$686.74	(\$680.07)	\$78.46
000001	Nancy Holme (1261)	\$0.00	Strata Fees for PID# 709	\$652.08		
			*** Total ***	\$652.08	(\$652.08)	\$0.00
0000001	Peggy Smyth (1263)	(\$4,955.85)	Strata Fees for PID# 709	\$825.97		
			*** Total ***	\$825.97	\$0.00	(\$4,129.88)
	** Totals for Building:	(\$12,023.07)		\$5,002.98	(\$3,490.27)	(\$10,510.36)

JANUARY 2025 Bank Reconciliation - VANCITY OPERATING A/C IN TRUST FOR STRATA CORP VR1607

Balance Per Bank Statement as at JANUARY 31 ,2025

\$12,226.64

Add: Outstanding Deposits

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

\$12,226.64

Less Outstanding Cheques

<u>Date</u>	<u>Description</u>	<u>Cheque Number</u>	<u>Amount</u>
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24-Jan-25	Greyrock Property Grooming Ltd.	C# 311	116.00	39,160.00
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Total

116.00

Adjusted Balance Per bank as at JANUARY 31 , 2025

12,110.64

Handwritten initials: ME and SK

Post Year/Month From: 2025-January To: 2025-January

Selected General Ledger Detail

Description	Batch #	Processed	Type	Src	Reference	Post Date	Debit	Credit
Bank - VanCity Operating Account								
Building: 709 : 1251-1263 W 7th Avenue								
709.1030.452								
Nancy Holme (1261)	38929	02-Jan-2025	RMRp	A/R	DCR# 297	02-Jan-2025	10,752.51	
transfer from the OPERATING a/c to the CRF a/c - JANUARY RECEIPTS	39406	14-Feb-2025	NJE	J/E		03-Jan-2025	652.08	
Jerry Thomas (1259)	38984	06-Jan-2025	RRg	A/R	DCR# 300	04-Jan-2025	680.07	1,095.00
Patricia Vanderflaes (1253)	38985	06-Jan-2025	RRg	A/R	DCR# 301	06-Jan-2025	652.08	
Eagleson Properties Limited.	39001	07-Jan-2025	CW	A/P	C# 307	07-Jan-2025		
FortisBC - Natural Gas	39001	07-Jan-2025	CW	A/P	C# 308	07-Jan-2025		330.75
Greyrock Property Grooming Ltd.	39001	07-Jan-2025	CW	A/P	C# 309	07-Jan-2025		280.23
Maple Leaf Disposal Ltd	39143	23-Jan-2025	CW	A/P	C# 310	23-Jan-2025		118.00
Greyrock Property Grooming Ltd.	39160	24-Jan-2025	CW	A/P	C# 311	24-Jan-2025		192.16
Grant and Kim Ewing (1251)	39205	31-Jan-2025	RMRp	A/R	DCR# 302	31-Jan-2025	825.97	
Tessie Lowe (1255)	39205	31-Jan-2025	RMRp	A/R	DCR# 302	31-Jan-2025	680.07	
						Transaction Totals:	3,490.27	2,132.14
						Ending Balance:	12,110.64	

Building Totals

Beginning Balance:	10,752.51
Transaction Debit / Credit Amounts:	3,490.27
Ending Balance:	12,110.64

Selected General Ledger Detail

Description	Batch #	Processed Type	Src Reference	Post Date	Debit	Credit
Building: 709 : 1251-1263 W 7th Avenue						
709.1040.453						
Bank - VanCity Contingency Account						
transfer from the OPERATING a/c to the CRF a/c - JANUARY RECEIPTS						
Bank Interest - CRF A/C	39406	14-Feb-2025 NJE	J/E		27,889.06	
	39407	14-Feb-2025 NJE	J/E		1,095.00	
					14.32	
					1,109.32	0.00
					28,998.38	
709.1040.454						
Bank- Vancity CRF A/c : G.I.C. ACCRUED						
					3,690.08	
					3,690.08	
Building Totals						
					31,579.14	
					1,109.32	0.00
					32,688.46	

JANUARY 2025 Bank Reconciliation - VANCITY Guaranteed Investment Certificate (GICs) A/C IN TRUST FOR STRATA CORP VR1607

Balance Per Bank Statement as at JANUARY 31 ,2025 \$80,000.00

Add: INTEREST RECEIVED

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

Subtotal 80,000.00

Less BANK FEES

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

Total 80,000.00

Adjusted Balance Per bank as at JANUARY 31 , 2025

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SK

Selected General Ledger Detail

Description	Batch #	Processed	Type	Src	Reference	Post Date	Debit	Credit
Building: 709 : 1251-1263 W 7th Avenue 709.1041.1040								
G. I. C - 2.90% 30 - Day Cashable 1 (M21/8/2025)								
709.1042.1040							5,000.00	
Beginning Balance: Transaction Totals: Ending Balance:							5,000.00	
G. I. C - 2.90% 30 - Day Cashable 2 (M21/8/2025)								
709.1043.1040							5,000.00	
Beginning Balance: Transaction Totals: Ending Balance:							5,000.00	
G. I. C - 2.90% 30 - Day Cashable 3 (M21/8/2025)								
709.1044.1040							5,000.00	
Beginning Balance: Transaction Totals: Ending Balance:							5,000.00	
G. I. C - 3% 90 - Day Cashable 4 M21/8/2025								
709.1045.1040							10,000.00	
Beginning Balance: Transaction Totals: Ending Balance:							10,000.00	
G. I. C - 3% 90 - Day Cashable 1 (M21/8/2025)								
709.1046.1040							10,000.00	
Beginning Balance: Transaction Totals: Ending Balance:							10,000.00	
G. I.C- 5% Non-Redeemable 1 (Matures 21 Aug)								
709.1047.1040							20,000.00	
Beginning Balance: Transaction Totals: Ending Balance:							20,000.00	
G. I.C- 5% Non-Redeemable 2 (Matures 21 Aug)								
709.1048.1040							20,000.00	
Beginning Balance: Transaction Totals: Ending Balance:							20,000.00	
Building Totals							80,000.00	
Transaction Debit / Credit Amounts:							80,000.00	
Ending Balance:							80,000.00	



709

FEBRUARY 01, 2025

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

VANAS11000_3603040 E D 16300 36200
EAGLESON PROPERTIES ITF STRATA
CORP VR1607
201-2940 MAIN STREET
VANCOUVER BC V5T 3G3

My accounts

STATEMENT PERIOD: 01 JAN 2025 to 31 JAN 2025



DAILY BANKING

ACCOUNT SUMMARY	OPENING BALANCE ON 01 JAN 2025	TOTAL WITHDRAWALS	TOTAL DEPOSITS	CLOSING BALANCE ON 31 JAN 2025
INDEPENDENT BUSINESS ACCOUNT #100084835930	25,579.92	16,843.55	3,490.27	12,226.64
TOTAL NUMBER OF CHEQUES 6				

INDEPENDENT BUSINESS ACCOUNT #100084835930

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	OPENING BALANCE			25,579.92
01 JAN	CHEQUE CLEARED #297	14,639.00		10,940.92
02 JAN	CHEQUE DEPOSIT-BRANCH		652.08	11,593.00
03 JAN	CHEQUE CLEARED #306	188.41		11,404.59
03 JAN	FUNDS TRANSFER-ONLINE TO REL#91268601 (\$1,095.00) (CONTNGENCY JANUARY RECEIPTS)	1,095.00		10,309.59
04 JAN	ETRANSFER CREDIT (JEROMEWTHOMAS)		680.07	10,989.66
06 JAN	ETRANSFER CREDIT (PATRICIAVANDERFLAES)		652.08	11,641.74
14 JAN	CHEQUE CLEARED #308	280.23		11,361.51
15 JAN	CHEQUE CLEARED #309	118.00		11,243.51
30 JAN	CHEQUE CLEARED #310	192.16		11,051.35

Together, we are a financial force for change.

INDEPENDENT BUSINESS ACCOUNT #100084835930 (CONT.)

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
31 JAN	ETRANSFER CREDIT (MELANIETERESELOWE)		680.07	11,731.42
31 JAN	CHEQUE CLEARED #307	330.75		11,400.67
31 JAN	ETRANSFER CREDIT (GRANTEWING)		825.97	12,226.64

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.



FEBRUARY 01, 2025

VANAS11000_3603040 E D 16300 36202
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 JAN 2025 to 31 JAN 2025

DAILY BANKING

ACCOUNT SUMMARY	OPENING BALANCE ON 01 JAN 2025	TOTAL WITHDRAWALS	TOTAL DEPOSITS	CLOSING BALANCE ON 31 JAN 2025
BUSINESS JUMPSTART SAVINGS #100084886032 (CONTINGENCY)	31,579.14	0.00	1,109.32	32,688.46
TOTAL NUMBER OF CHEQUES 0				

BUSINESS JUMPSTART SAVINGS #100084886032 (CONTINGENCY)

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	OPENING BALANCE			31,579.14
03 JAN	FUNDS TRANSFER-ONLINE FROM REL #91268349 (\$1,095.00) (CONTINGENCY JANUARY RECEIP)		1,095.00	32,674.14
31 JAN	INTEREST CREDITED TO ACCOUNT (CREDIT INTEREST)		14.32	32,688.46

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 COMPOUNDED ANNUALLY OPENING BALANCE			20,000.00
	TOTAL TERMS			80,000.00

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General Ledger Detail

Description	Batch #	Processed Type	Src Reference	Post Date	Debit	Credit
Bank - VanCity SHARES						
709.1000						
Beginning Balance: 795.79						
Transaction Totals: 795.79						
Ending Balance: 795.79						
Bank - VanCity Operating Account						
709.1030.452	38929	02-Jan-2025 RMRp	A/R DCR# 297	02-Jan-2025	10,752.51	
Nancy Holme (1261)	39406	14-Feb-2025 NJE	J/E	03-Jan-2025	652.08	1,095.00
transfer from the OPERATING a/c to the CRF a/c - JANUARY RECEIPTS	38984	06-Jan-2025 RRG	A/R DCR# 300	04-Jan-2025	680.07	
Jerry Thomas (1259)	38985	06-Jan-2025 RRG	A/R DCR# 301	06-Jan-2025	652.08	
Patricia Vanderflaes (1253)	39001	07-Jan-2025 CW	A/P C# 307	07-Jan-2025		330.75
Eagleson Properties Limited.	39001	07-Jan-2025 CW	A/P C# 308	07-Jan-2025		280.23
FortisBC - Natural Gas	39001	07-Jan-2025 CW	A/P C# 309	07-Jan-2025		118.00
Greyrock Property Grooming Ltd.	39143	23-Jan-2025 CW	A/P C# 310	23-Jan-2025		192.16
Maple Leaf Disposal Ltd	39160	24-Jan-2025 CW	A/P C# 311	24-Jan-2025		116.00
Greyrock Property Grooming Ltd.	39205	31-Jan-2025 RMRp	A/R DCR# 302	31-Jan-2025	825.97	
Grant and Kim Ewing (1251)	39205	31-Jan-2025 RMRp	A/R DCR# 302	31-Jan-2025	680.07	
Tessie Lowe (1255)					3,490.27	2,132.14
Transaction Totals: 12,110.64						
Ending Balance: 12,110.64						
Bank - VanCity Contingency Account						
709.1040.453	39406	14-Feb-2025 NJE	J/E	03-Jan-2025	27,889.06	
transfer from the OPERATING a/c to the CRF a/c - JANUARY RECEIPTS	39407	14-Feb-2025 NJE	J/E	31-Jan-2025	1,095.00	
Bank Interest - CRF A/C					14.32	
Transaction Totals: 1,109.32						
Ending Balance: 28,998.38						
Bank- Vancity CRF A/c : G.I.C. ACCRUED						
709.1040.454					3,690.08	
Beginning Balance: 3,690.08						
Transaction Totals: 3,690.08						
Ending Balance: 3,690.08						
G. I. C - 2.90% 30 - Day Cashable 1 (M21/8/2025)						
709.1041.1040					5,000.00	
Beginning Balance: 5,000.00						
Transaction Totals: 5,000.00						
Ending Balance: 5,000.00						
G. I. C - 2.90% 30 - Day Cashable 2 (M21/8/2025)						
709.1042.1040					5,000.00	
Beginning Balance: 5,000.00						
Transaction Totals: 5,000.00						
Ending Balance: 5,000.00						
G. I. C - 2.90% 30 - Day Cashable 3 (M21/8/2025)						
709.1043.1040					5,000.00	
Beginning Balance: 5,000.00						
Transaction Totals: 5,000.00						
Ending Balance: 5,000.00						
G. I. C - 2.90% 30 - Day Cashable 4 M21/8/2025						
709.1044.1040					5,000.00	
Beginning Balance: 5,000.00						

General Ledger Detail

Description	Batch #	Processed Type	Src	Reference	Post Date	Debit	Credit
<p>709.1044.1040 G. I. C - 2.90% 30 - Day Cashable 4 (M21/8/2025) <i>continued from previous page</i></p>							
Transaction Totals:							
Ending Balance:						5,000.00	
<p>709.1045.1040 G. I. C - 3% 90 - Day Cashable 1 (M21/8/2025)</p>							
Beginning Balance:						10,000.00	
Transaction Totals:							
Ending Balance:						10,000.00	
<p>709.1046.1040 G. I. C - 3% 90 - Day Cashable 2 (M21/8/2025)</p>							
Beginning Balance:						10,000.00	
Transaction Totals:							
Ending Balance:						10,000.00	
<p>709.1047.1040 G. I.C- 5% Non-Redeemable 1 (Matures 21 Aug)</p>							
Beginning Balance:						20,000.00	
Transaction Totals:							
Ending Balance:						20,000.00	
<p>709.1048.1040 G. I.C- 5% Non-Redeemable 2 (Matures 21 Aug)</p>							
Beginning Balance:						20,000.00	
Transaction Totals:							
Ending Balance:						20,000.00	
<p>709.1090.008 Bank - Vancity Membership Fee</p>							
Beginning Balance:						5.00	
Transaction Totals:							
Ending Balance:						5.00	
<p>709.1100 Accounts Receivable</p>							
Grant and Kim Ewing (1251)	38955	02-Jan-2025	BMc	A/R	15890	0.00	
Patricia Vanderflaes (1253)	38955	02-Jan-2025	BMc	A/R	15891	825.97	
Tessie Lowe (1255)	38955	02-Jan-2025	BMc	A/R	15892	652.08	
Noriko Horiguchi (1257)	38955	02-Jan-2025	BMc	A/R	15893	680.07	
Jerry Thomas (1259)	38955	02-Jan-2025	BMc	A/R	15894	680.07	
Jerry Thomas (1259)	38955	02-Jan-2025	BMc	A/R	15894	6.67	
Nancy Holme (1261)	38955	02-Jan-2025	BMc	A/R	15894	680.07	
Peggy Smyth (1263)	38955	02-Jan-2025	BMc	A/R	15895	652.08	
Nancy Holme (1261)	38929	02-Jan-2025	RMIRp	A/R	15896	825.97	
Jerry Thomas (1259)	38984	06-Jan-2025	RRg	A/R	DCR# 297		652.08
Patricia Vanderflaes (1253)	38985	06-Jan-2025	RRg	A/R	DCR# 300		680.07
reallocation of INCOME / EXPENSES - AR	39449	18-Feb-2025	NJE	J/E	DCR# 301		652.08
Grant and Kim Ewing (1251)	39205	31-Jan-2025	RMIRp	A/R	DCR# 302		1,512.71
Tessie Lowe (1255)	39205	31-Jan-2025	RMIRp	A/R	DCR# 302		825.97
Transaction Totals:						5,002.98	5,002.98
Ending Balance:						0.00	0.00

General Ledger Detail

Description	Batch #	Processed	Type	Src	Reference	Post Date	Debit	Credit
709.1310 Prepaid Insurance								
Insurance (Accrued)	39442	18-Feb-2025	NJE	J/E			13,419.07	
						Beginning Balance:		1,219.92
						31-Jan-2025		1,219.92
						Transaction Totals:	0.00	
						Ending Balance:	12,199.15	
709.1320 Prepaid Insurance Appraisal								
Insurance Appraisal (Accrued)	39442	18-Feb-2025	NJE	J/E			429.55	22.60
						Transaction Totals:	0.00	22.60
						Ending Balance:	406.95	
709.2000 Accounts Payable								
FortisBC - Natural Gas	39429	18-Feb-2025	INV	A/P	# 6435 47	01-Jan-2025	0.00	280.23
Eagleson Properties Limited.	39429	18-Feb-2025	INV	A/P	# MF - (709)	01-Jan-2025		330.75
Greyrock Property Grooming Ltd.	39429	18-Feb-2025	INV	A/P	# 14165	06-Jan-2025		118.00
Eagleson Properties Limited.	39001	07-Jan-2025	CW	A/P	C# 307	07-Jan-2025	330.75	
FortisBC - Natural Gas	39001	07-Jan-2025	CW	A/P	C# 308	07-Jan-2025	280.23	
Greyrock Property Grooming Ltd.	39001	07-Jan-2025	CW	A/P	C# 309	07-Jan-2025	118.00	
Maple Leaf Disposal Ltd	39143	23-Jan-2025	CW	A/P	C# 310	23-Jan-2025	192.16	
Greyrock Property Grooming Ltd.	39429	18-Feb-2025	INV	A/P	# 14172	23-Jan-2025		116.00
Maple Leaf Disposal Ltd	39429	18-Feb-2025	INV	A/P	# 617441	23-Jan-2025		192.16
Greyrock Property Grooming Ltd.	39160	24-Jan-2025	CW	A/P	C# 311	24-Jan-2025	116.00	
						Transaction Totals:	1,037.14	1,037.14
						Ending Balance:	0.00	
709.2500 Prepaid Strata Fees								
reallocation of INCOME / EXPENSES - AR	39449	18-Feb-2025	NJE	J/E			1,512.71	12,023.07
						Beginning Balance:		
						15-Jan-2025		
						Transaction Totals:	1,512.71	0.00
						Ending Balance:	10,510.36	
709.2900 Prior Year SURPLUS								
						Beginning Balance:		0.01
						Transaction Totals:		
						Ending Balance:		0.01
709.2960 Retained Earnings								
Contingency Reserve	39442	18-Feb-2025	NJE	J/E			0.00	124,947.98
						Beginning Balance:		1,095.00
						31-Jan-2025		1,095.00
						Transaction Totals:	0.00	1,095.00
						Ending Balance:	126,042.98	
709.3200 Strata Fees								
Grant and Kim Ewing (1251)	38955	02-Jan-2025	BMc	A/R	15890		0.00	825.97
Patricia Vanderflaes (1253)	38955	02-Jan-2025	BMc	A/R	15891	01-Jan-2025		652.08
Tessie Lowe (1255)	38955	02-Jan-2025	BMc	A/R	15892	01-Jan-2025		680.07
Noriko Horiguchi (1257)	38955	02-Jan-2025	BMc	A/R	15893	01-Jan-2025		680.07

General Ledger Detail

Description	Batch #	Processed Type	Src	Reference	Post Date	Debit	Credit
<i>continued from previous page</i>							
709.3200 Jerry Thomas (1259)	38955	02-Jan-2025 BMC	A/R	15894	01-Jan-2025		680.07
Nancy Holme (1261)	38955	02-Jan-2025 BMC	A/R	15895	01-Jan-2025		652.08
Peggy Smyth (1263)	38955	02-Jan-2025 BMC	A/R	15896	01-Jan-2025		825.97
					Transaction Totals:	0.00	4,996.31
					Ending Balance:		4,996.31
709.3300 Bank Interest - CRF A/C	39407	14-Feb-2025 NJE	J/E		31-Jan-2025	0.00	14.32
					Transaction Totals:	0.00	14.32
					Ending Balance:		14.32
709.3650 Jerry Thomas (1259)	38955	02-Jan-2025 BMC	A/R	15894	01-Jan-2025	0.00	6.67
					Transaction Totals:	0.00	6.67
					Ending Balance:		6.67
709.4130 Maple Leaf Disposal Ltd	39429	18-Feb-2025 INV	A/P	# 617441	23-Jan-2025	192.16	
					Transaction Totals:	192.16	0.00
					Ending Balance:	192.16	
709.4420 FortisBC - Natural Gas	39429	18-Feb-2025 INV	A/P	# 6435 47	01-Jan-2025	0.00	
					Transaction Totals:	280.23	0.00
					Ending Balance:	280.23	
709.4520 Greyrock Property Grooming Ltd. Greyrock Property Grooming Ltd.	39429	18-Feb-2025 INV	A/P	# 14165	06-Jan-2025	0.00	
	39429	18-Feb-2025 INV	A/P	# 14172	23-Jan-2025	118.00	
					Transaction Totals:	116.00	
					Ending Balance:	234.00	0.00
709.5040 Eagleson Properties Limited.	39429	18-Feb-2025 INV	A/P	# MF - (709)	01-Jan-2025	0.00	
					Transaction Totals:	330.75	0.00
					Ending Balance:	330.75	
709.7400 Insurance Appraisal (Accrued)	39442	18-Feb-2025 NJE	J/E		31-Jan-2025	0.00	
					Transaction Totals:	22.60	0.00
					Ending Balance:	22.60	

General Ledger Detail

To: 2025-January

Description	Batch #	Processed	Type	Src	Reference	Post Date	Debit	Credit
Fixed Expenses - Insurance								
709.7500 Insurance (Accrued)	39442	18-Feb-2025	NJE	J/E		Beginning Balance:	0.00	
						31-Jan-2025	1,219.92	
						Transaction Totals:	1,219.92	0.00
						Ending Balance:	1,219.92	
CONTINGENCY								
709.9600 Contingency Reserve	39442	18-Feb-2025	NJE	J/E		Beginning Balance:	0.00	
						31-Jan-2025	1,095.00	
						Transaction Totals:	1,095.00	0.00
						Ending Balance:	1,095.00	
Building Totals								
						Beginning Balance:	0.00	
						Transaction Debit / Credit Amounts:	15,527.08	15,527.08
						Ending Balance:	0.00	

EAGLESON PROPERTIES LTD.

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

Statement of AccountDate: **January 31, 2025**

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-Feb-25

Page 1

	Date	Reference	Debits	Credits	Balance
Building: 709 : 1251-1263 W 7th Avenue		Account Number: 709.1030		Opening Balance:	\$10,752.51
Plus: Receipts					
Nancy Holme (1261) Payment Received - Thank You	02-Jan-25	DCR# 297		652.08	
Jerry Thomas (1259) Payment Received - Thank You	04-Jan-25	DCR# 300		680.07	
Patricia Vanderflaes (1253) Payment Received - Thank You	06-Jan-25	DCR# 301		652.08	
Grant and Kim Ewing (1251) Payment Received - Thank You	31-Jan-25	DCR# 302		825.97	
Tessie Lowe (1255) Payment Received - Thank You	31-Jan-25	DCR# 302		680.07	
		Receipt Totals:		3,490.27	
Less: Disbursements					
Eagleson Properties Limited. : Management Fee	07-Jan-25	C# 307	330.75		
FortisBC - Natural Gas : Natural Gas Bill : Jan 6, 2025 (709)	07-Jan-25	C# 308	280.23		
Greyrock Property Grooming Ltd. : Gardening (709)	07-Jan-25	C# 309	118.00		
Maple Leaf Disposal Ltd : Garbage removal (709)	23-Jan-25	C# 310	192.16		
Greyrock Property Grooming Ltd. : Yard cleaning (709)	24-Jan-25	C# 311	116.00		
		Disbursement Totals:	1,037.14		
Journal Entry Details:					
transfer from the OPERATING a/c to the CRF a/c - JANUARY RECEIPTS	03-Jan-25		1,095.00		
		Journal Entry Totals:	1,095.00		
Account Totals / Closing Balance:			2,132.14	3,490.27	\$12,110.64
Available for Distribution:			12,110.64		
Current Period Distribution @ 100.000000%					\$12,110.64



Natural gas



You currently owe:

\$280.23

709

Your account

Account number: 643547

Name: Strata Plan Vr 1607 The Owners

Service address: HSE-1255 7th Ave W, Vancouver

Due Tuesday, Jan 28, 2025

Billing period: Dec 4, 2024 - Jan 6, 2025

Billing date: Jan 6, 2025

Can't make the due date?

Contact us and we'll find flexible payment options that work for you.

Bill details

Small commercial

Last bill (Nov 02 - Dec 03)	\$279.22
Payment received (Dec 13, 2024)	\$279.22CR
Balance from last bill	\$0.00

Gas charges: Dec 4, 2024 - Jan 6, 2025

Prior to Jan 01, 2025

Basic charge (28 days at 0.9616 per day) \$26.92+
Daily fee that covers part of the cost of being connected to our system

Effective Jan 01, 2025

Basic charge (6 days at 1.4309 per day) \$8.59+
Daily fee that covers part of the cost of being connected to our system

Prior to Jan 01, 2025

Delivery (15.7 GJ at 4.912 per GJ) \$77.12+
Cost of delivering gas through our system to your home or business

Effective Jan 01, 2025

Delivery (4.0 GJ at 5.143 per GJ) \$20.57+
Cost of delivering gas through our system to your home or business

Prior to Jan 01, 2025

Storage & transport (15.7 GJ at 0.426 per GJ) \$6.69+
{Including 0.2 GJ RNG}
Cost to store and transport gas to our system

Effective Jan 01, 2025

Storage & transport (4.0 GJ at 1.422 per GJ) \$5.69+
{Including 0.1 GJ RNG}
Cost to store and transport gas to our system

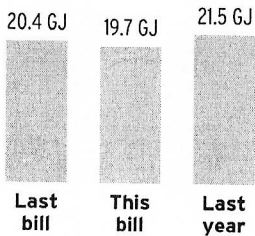
Cost of gas (19.4 GJ at 2.230 per GJ) \$43.26+
Market price of the gas you used

Continued to next page

We're here to help

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

Your natural gas usage



↓ You used 0.7 GJ less gas than your last bill.

↓ You used 1.8 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: 756 (Jan 6, 2025)
Last bill actual reading: 590 (Dec 3, 2024)
Conversion factor: 0.1185256

To calculate your usage, visit fortisbc.com/yourmeter

Ideas to help you save energy & money



Energy assessment
Get a free walkthrough energy assessment to help you save energy.
fortisbc.com/businessrebates
Full terms and conditions apply.



Tap the savings
Consider installing water-efficient faucets with motion sensors to avoid wasting hot water.

Total gas charges \$188.84

Energy taxes & fees

BC carbon tax (19.7 GJ at 3.9859 per GJ) \$78.52
Supports reduced carbon emissions
Biomethane credit (0.3 GJ at 3.9859 per GJ) \$1.20CR
Credit for the carbon tax charged on RNG
BC clean energy levy (0.40% of * amounts) \$0.76
Supports clean energy technology
GST (5% of * amounts) \$13.31
Total energy taxes & fees \$91.39

Pay \$280.23

News to know

Natural gas rates have changed effective Jan. 1. Customers' annual charges will increase by approximately 20.1 per cent, depending on consumption. The BC Utilities Commission approved this interim rate change. For more details, visit fortisbc.com/commercialrates.

Ways to pay your bill



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



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



Mail a cheque to:
FortisBC - Natural gas
PO Box 6666 Station Terminal
Vancouver, BC V6B 6M9

Account number: 643547

Please note:

Overdue accounts - will incur a 1.5% per month late payment charge (19.56% per annum).
Disconnection of service - avoid disconnection by paying the overdue balance immediately and the current charges by due date shown.

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



What is a gigajoule?

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



Heat enough water for 95 hot showers*

**Five minute shower with 9.5 litres per minute showerhead.*



Reduce your usage: install a water-efficient showerhead to save hot water.

Greyrock Property Grooming Ltd.

6305 45A Ave

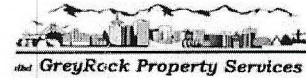
Delta BC V4K 4T5

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 14165

DATE 31/12/2024 TERMS Net 30

DUE DATE 30/01/2025

DATE	DESCRIPTION	TAX	QTY	RATE	AMOUNT
16/12/2024	Labour	Minimum	1	80.00	80.00
16/12/2024	Truck Charge	Exempt	1	34.00	34.00

Payment may be made by cheque or eTransfer (640-220-9823). Thank you.
1251 W. 7th Ave: To clean out leaves & debris in front beds. Prune selected shrubs. Clean inner courtyard & lower hall.

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	2025/01/02
Notes	

39892

INVOICE



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

Invoice Number: 617441
Invoice Date: 2024-12-31
Invoice Amount: \$192.16
 Account Name: STRATA CORPORATION VR 1607 C/O EAGLE...
 Account Number: 74501
 Terms: NET 45 DAYS
 Current Balance: \$380.57
 Last Payment: \$188.41
 Last Payment Date: 2024-12-30

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)**

2024-12	MONTHLY CHARGE FOR FE GARBAGE COLLECTION	\$79.00
2024-12	MONTHLY CHARGE FOR ORGANICS COLLECTION	\$75.00
2024-12	MONTHLY CHARGE FOR INTEREST	\$3.77

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.

Property ID #	709
Sub acct #	Garbage - Waste Removal
Project ID #	
Approval	<i>KE</i>
Date	1/20/2025
Notes	

Diesel Surcharge	\$21.94
Carbon Tax Recovery	\$3.48
Subtotal	\$179.42
GST 5.00%	\$8.97
PST 7.00%	\$0.00
Interest	\$3.77
Invoice Amount	\$192.16

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).

74290

Greyrock Property Grooming Ltd.

6305 45A Ave

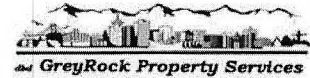
Delta BC V4K 4T5

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 14172

DATE 23/01/2025 TERMS Net 30

DUE DATE 22/02/2025

DATE	DESCRIPTION	TAX	QTY	RATE	AMOUNT
11/01/2025	Labour	Minimum	1	80.00	80.00
11/01/2025	Truck Charge	Exempt	1	32.00	32.00

1251 W. 7th Ave. To clean up front beds, sidewalks, courtyard and lower hallway.

SUBTOTAL 112.00
 GST @ 5% 4.00
 TOTAL 116.00

TOTAL DUE \$116.00

Property ID #	769
Sub Acct #	R & M - Gardening & Pruning
Project ID #	
Approval	<i>[Signature]</i>
Date	1/23/2025
Notes	

742910