

**EAGLESON PROPERTIES LTD.**

INCOME STATEMENT

For the 11 Months Ending MAY 31 , 2025

709 - Strata Plan VR 1607

YEAR END JUNE 2024/25

	Current Actual	YTD Actual	YTD BUDGET	VARIANCE	ANNUAL BUDGET
			11 MONTHS		2024/25 APPROVED BUDGET
<b>INCOME</b>					
Strata Fees	4,996.31	54,959.36	54,959.21	0.15	59,955.50
Income - Strata Fees - One-time adjustment :JULY-OCT 2023	-	-	-	-	-
Income - Bank Interest (Operating A/c Only)	-	-	-	-	-
Other Income - Dividends (Shares) & INTEREST (G.I.C)	-	-	3,373.33	3,373.33	3,680.00
Other Income - Surplus or Deficit	-	-	-	-	-
Other Income - Form Fees, etc.	-	-	-	-	-
Other Income - EV	6.67	73.37	73.33	0.04	80.00
Bylaw Violations	-	-	-	-	-
Special Levy	-	-	-	-	-
Transfer from CRF to OPERATING a/c***To eliminate Negative Balance	-	-	-	-	-
<b>TOTAL INCOME</b>	<b>5,002.98</b>	<b>55,032.73</b>	<b>58,405.88</b>	<b>3,373.15</b>	<b>63,715.50</b>
<b>GENERAL EXPENSES</b>					
Management Fee	330.75	3,638.25	3,638.25	-	3,969.00
Administration (Photocopy & Postage)	-	16.55	238.33	221.78	260.00
Office Supplies	-	-	-	-	-
Legal/ Professional Fees	-	870.24	2,245.83	1,375.59	2,450.00
Annual Review Fee	-	556.50	510.13	46.38	556.50
Storage Fee	-	-	-	-	-
T2 Tax Filing	-	-	385.00	385.00	420.00
Insurance (Accrued)	1,219.92	13,569.08	15,707.08	2,138.00	17,135.00
Insurance Appraisal (Accrued)	22.60	248.60	252.08	3.48	275.00
Bank Charges	-	13.70	45.83	32.13	50.00
WorksafeBC	-	-	-	-	-
<b>Total GENERAL EXPENSES</b>	<b>1,573.27</b>	<b>18,912.92</b>	<b>23,022.54</b>	<b>4,109.62</b>	<b>25,115.50</b>
<b>BUILDING EXPENSES</b>					
Electricity	-	508.02	550.00	41.98	600.00
Gas	135.62	2,015.35	2,016.67	1.32	2,200.00
City Utilities - Water & Sewer	-	2,589.66	2,200.00	389.66	2,400.00
City Utilities - Fireline	564.00	564.00	916.67	352.67	1,000.00
City Utilities - Street Cleaning	168.00	168.00	229.17	61.17	250.00
Garbage - Waste Removal	221.75	2,178.96	4,583.33	2,404.37	5,000.00
R&M - Building Repairs	-	18,370.68	4,583.33	13,787.35	5,000.00
R&M - Plumbing	-	-	-	-	-
R&M - Snow Removal & Salt	-	-	27.50	27.50	30.00
R&M - Fire Protection	-	443.66	458.33	14.67	500.00
R&M - Gardening & Pruning	-	1,658.36	2,750.00	1,091.64	3,000.00
R&M - Hard Landscaping	-	-	1,650.00	1,650.00	1,800.00
<b>Total BUILDING EXPENSES</b>	<b>1,089.37</b>	<b>28,496.69</b>	<b>19,965.00</b>	<b>8,531.69</b>	<b>21,780.00</b>
<b>RESERVE FUNDS</b>					
Contingency Reserve	1,095.00	12,045.00	12,045.00	0.00	13,140.00
Prior Year-Transfer to CRF	-	-	-	-	-
GIC Interest	-	-	3,373.33	3,373.33	3,680.00
<b>Total RESERVE FUNDS</b>	<b>1,095.00</b>	<b>12,045.00</b>	<b>15,418.33</b>	<b>3,373.34</b>	<b>16,820.00</b>
<b>TOTAL EXPENSES</b>	<b>3,757.64</b>	<b>59,454.61</b>	<b>58,405.88</b>	<b>1,048.73</b>	<b>63,715.50</b>
<b>NET INCOME &lt;LOSS&gt;</b>	<b>1,245.34</b>	<b>4,421.88</b>	<b>-</b>	<b>-</b>	<b>-</b>

NOTES\*\*\*\*\*

Transfer from CRF to OPERATING a/c***To eliminate Negative Balance	-	6,608.13	-	-	-
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**EAGLESON PROPERTIES LTD.**  
**BALANCE SHEET**  
**For the 11 Months Ending MAY 31 , 2025**  
**709 - Strata Plan VR 1607**  
**YEAR END JUNE 2024/25**

YTD Actual

**ASSETS:**

Bank - Vancity SHARES	\$	795.79
Bank - Operating Account	\$	16,613.37
Bank - Contingency Reserve Fund	\$	33,590.59
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	\$	7,319.47
Prepaid Insurance Appraisal	\$	316.55
Prepaid Expenses	\$	-
Total Current Assets	\$	142,320.85
<b>TOTAL ASSETS</b>	<b>\$</b>	<b>142,320.85</b>

**LIABILITIES:**

Accounts Payable	\$	732.00
Prepaid Strata Fees	\$	4,504.52
<b>TOTAL LIABILITIES</b>	<b>\$</b>	<b>5,236.52</b>

**EQUITY**

**CONTINGENCY RESERVE FUND**

Contingency Reserve Fund - Opening Balance	\$	29,076.77
Contingency Reserve Fund - Contribution	\$	1,095.00
Contingency Reserve Fund - Bank Interest	\$	226.53
Contingency Reserve Fund - G.I.C. Interest	\$	3,690.08
Contingency Reserve Fund - Expenditures	-\$	19,136.39
<b>TOTAL Contingency Reserve Fund</b>	<b>\$</b>	<b>14,951.99</b>

**SPECIAL LEVY RESERVE FUND**

Special Levy Reserve Fund - Opening Balance	\$	-
Special Levy Reserve Fund - Contribution	\$	-
Special Levy Reserve Fund - Interest	\$	-
Special Levy Reserve Fund - Expenditures	\$	-
<b>TOTAL Special Levy Reserve Fund</b>	<b>\$</b>	<b>-</b>

<b>TOTAL RESERVE FUND</b>	<b>\$</b>	<b>14,951.99</b>
Retained Earnings( Opening SURPLUS(DEFICIT)	\$	126,554.22
Current Year SURPLUS (DEFICIT)	-\$	4,421.88
<b>TOTAL EQUITY</b>	<b>\$</b>	<b>137,084.33</b>

<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$</b>	<b>142,320.85</b>
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# Monthly A/R Summary

For: May 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)	(\$96.26)	Strata Fees for PID# 709	\$680.07		
			*** Total ***	\$680.07	(\$1,360.14)	(\$776.33)
0001	Noriko Horiguchi (1257)	(\$2,816.44)	Strata Fees for PID# 709	\$680.07		
			*** Total ***	\$680.07	\$0.00	(\$2,136.37)
00001	Jerry Thomas (1259)	\$53.47	EV Electrical Consumption	\$6.67		
			Strata Fees for PID# 709	\$680.07		
			*** Total ***	\$686.74	(\$680.07)	\$60.14
000001	Nancy Holme (1261)	\$0.00	Strata Fees for PID# 709	\$652.08		
			*** Total ***	\$652.08	(\$652.08)	\$0.00
0000001	Peggy Smyth (1263)	(\$1,651.97)	Strata Fees for PID# 709	\$825.97		
			*** Total ***	\$825.97	\$0.00	(\$826.00)
		(\$5,337.16)		\$5,002.98	(\$4,170.34)	(\$4,504.52)

\*\* Totals for Building:

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

Balance Per Bank Statement as at MAY 31 ,2025	<b>\$16,613.37</b>
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*Add: Outstanding Deposits*

<u>Date</u>	<u>Description</u>	<u>RECEIPT Number</u>	<u>Amount</u>
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Subtotal \$16,613.37

*Less Outstanding Cheques*

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

Adjusted Balance Per bank as at MAY 31, 2025 \$16,613.37

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### Selected General Ledger Detail

Description	Batch #	Processed	Type	Src	Reference	Post Date	Debit	Credit
<b>Building: 709 : 1251-1263 W 7th Avenue</b>								
<b>Bank - VanCity Operating Account</b>								
709.1030.452								
Nancy Holme (1261)	40240	05-May-2025	RMRp	A/R	DCR# 319	Beginning Balance:	14,226.15	
Jerry Thomas (1259)	40299	05-May-2025	RRg	A/R	DCR# 321	01-May-2025	652.08	
Tessie Lowe (1255)	40300	05-May-2025	RRg	A/R	DCR# 322	01-May-2025	680.07	
Patricia Vanderflaas ( 1253)	40298	05-May-2025	RRg	A/R	DCR# 320	02-May-2025	680.07	
transfer for the Operating a/c to the CRF a/c (709)	40782	16-Jun-2025	NJE	J/E		07-May-2025	652.08	
FortisBC - Natural Gas	40424	14-May-2025	CW	A/P	C# 3230003	14-May-2025		1,095.00
Eagleson Properties Limited.	40471	20-May-2025	CW	A/P	C# 324	20-May-2025		135.62
Maple Leaf Disposal Ltd	40471	20-May-2025	CW	A/P	C# 325	20-May-2025		330.75
Grant and Kim Ewing (1251)	40568	03-Jun-2025	RRg	A/R	DCR# 327	30-May-2025	825.97	
Tessie Lowe (1255)	40567	03-Jun-2025	RRg	A/R	DCR# 326	31-May-2025	680.07	
						Transaction Totals:	4,170.34	1,783.12
						Ending Balance:	16,613.37	
<b>Building Totals</b>								
						Beginning Balance:	14,226.15	
						Transaction Debit / Credit Amounts:	4,170.34	1,783.12
						Ending Balance:	16,613.37	



## Selected General Ledger Detail

Description	Batch #	Processed	Type	Srce	Reference	Post Date	Debit	Credit
<b>Building: 709 : 1251-1263 W 7th Avenue</b> <b>709.1040.453</b> <b>Bank - VanCity Contingency Account</b>								
transfer for the Operating a/c to the CRF a/c (709)	40782	16-Jun-2025	NJJE	J/E		07-May-2025	32,439.31	
credit interest	40783	16-Jun-2025	NJJE	J/E		31-May-2025	1,095.00	
							56.28	
							1,151.28	0.00
						Ending Balance:	33,590.59	
<b>709.1040.454</b> <b>Bank- Vancity CRF A/c : G.I.C. ACCRUED</b>								
							3,690.08	
							3,690.08	
<b>Building Totals</b>								
							36,129.39	
						Transaction Debit / Credit Amounts:	1,151.28	0.00
						Ending Balance:	37,280.67	

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

Balance Per Bank Statement as at MAY 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 MAY 31, 2025 80,000.00

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## 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)						
709.1042.1040					5,000.00	
				Beginning Balance:		5,000.00
				Transaction Totals:		
				Ending Balance:	5,000.00	
709.1043.1040					5,000.00	
				Beginning Balance:		5,000.00
				Transaction Totals:		
				Ending Balance:	5,000.00	
709.1044.1040					5,000.00	
				Beginning Balance:		5,000.00
				Transaction Totals:		
				Ending Balance:	5,000.00	
709.1045.1040					10,000.00	
				Beginning Balance:		10,000.00
				Transaction Totals:		
				Ending Balance:	10,000.00	
709.1046.1040					10,000.00	
				Beginning Balance:		10,000.00
				Transaction Totals:		
				Ending Balance:	10,000.00	
709.1047.1040					20,000.00	
				Beginning Balance:		20,000.00
				Transaction Totals:		
				Ending Balance:	20,000.00	
709.1048.1040					20,000.00	
				Beginning Balance:		20,000.00
				Transaction Totals:		
				Ending Balance:	20,000.00	
<b>Building Totals</b>					80,000.00	
				Beginning Balance:		80,000.00
				Transaction Debit / Credit Amounts:		
				Ending Balance:	80,000.00	



JUNE 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\_6025452 E D 16300 34946  
EAGLESON PROPERTIES ITF STRATA  
CORP VR1607  
201-2940 MAIN STREET  
VANCOUVER BC V5T 3G3

**My accounts**

STATEMENT PERIOD: 01 MAY 2025 to 31 MAY 2025



DAILY BANKING

ACCOUNT SUMMARY	OPENING BALANCE ON 01 MAY 2025	TOTAL WITHDRAWALS	TOTAL DEPOSITS	CLOSING BALANCE ON 31 MAY 2025
INDEPENDENT BUSINESS ACCOUNT #100084835930	14,475.89	2,654.63	4,792.11	16,613.37
TOTAL NUMBER OF CHEQUES 3				

INDEPENDENT BUSINESS ACCOUNT #100084835930

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	OPENING BALANCE			14,475.89
01 MAY	CHEQUE DEPOSIT-BRANCH		652.08	15,127.97
01 MAY	CHEQUE DEPOSIT-BRANCH		649.76	15,777.73
02 MAY	ETRANSFER CREDIT (JEROMEWTHOMAS)		680.07	16,457.80
02 MAY	ETRANSFER CREDIT (PATRICIAVANDERFLAES)		652.08	17,109.88
05 MAY	FUNDS TRANSFER-ONLINE TO REL.#91348610 (\$649.76) (S FEES SL 03 14)	649.76		16,460.12
07 MAY	FUNDS TRANSFER-ONLINE TO REL.#91268601 (\$1,095.00) (OPERATING TO CRF TRANSFERS)	1,095.00		15,365.12
07 MAY	CHEQUE CLEARED #323	221.75		15,143.37
14 MAY	FUNDS TRANSFER-ONLINE FROM REL #91348610 (\$652.08) (NANCY HOLME APRIL STRATA FE)		652.08	15,795.45
26 MAY	PREAUTHORIZED PAYMENT (FORTISBC HOLDINGS INC.)	135.62		15,659.83
27 MAY	CHEQUE CLEARED #324	330.75		15,329.08

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INDEPENDENT BUSINESS ACCOUNT #100084835930 (CONT.)

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
28 MAY	CHEQUE CLEARED #325	221.75		15,107.33
30 MAY	ETRANSFER CREDIT (GRANTEWING)		825.97	15,933.30
31 MAY	ETRANSFER CREDIT (MELANIETERESELOWE)		680.07	16,613.37

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

CLEARED CHEQUES  
INDEPENDENT BUSINESS ACCOUNT #100084835930


DATE CLEARED: 06 MAY  
CHEQUE # 323 \$221.75

<b>EAGLESON PROPERTIES LTD.</b> ITF STRATA CORP VR 1607 301-303 MAIN ST VANCOUVER BC V5T 3G3 TEL: 604-679-1000		VANCOUVER CITY SAVINGS CREDIT UNION DOWNTOWN COMMUNITY BRANCH 604 WEST PENDER STREET TEL: 604-677-1000 VANCOUVER B.C. V6C 1J8		000323
Two Hundred Twenty One Dollars and Seventy Five Cents		April 25, 2025	\$ *****221.75	323
PAY TO THE ORDER OF	Maple Leaf Disposal Ltd	PER 		
#000323# ⑆16300⑉809⑆ 100084835930#				

DATE CLEARED: 06 MAY  
CHEQUE # 323 \$221.75

DSPACC: 1124015 DSPTR: 00010-003 ITMSEQ: 45 LOC: Location 006MLD		Printer ID# 1021 ID d'imprimeur 1021
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DATE CLEARED: 26 MAY  
CHEQUE # 324 \$330.75

<b>EAGLESON PROPERTIES LTD.</b> ITF STRATA CORP VR 1607 301-303 MAIN ST VANCOUVER BC V5T 3G3 TEL: 604-679-1000		VANCOUVER CITY SAVINGS CREDIT UNION DOWNTOWN COMMUNITY BRANCH 604 WEST PENDER STREET TEL: 604-677-1000 VANCOUVER B.C. V6C 1J8		000324
Three Hundred Thirty Dollars and Seventy Five Cents		May 20, 2025	\$ *****330.75	324
PAY TO THE ORDER OF	Eagleson Properties Limited, 201 - 2940 Main Street Vancouver, BC V5T 3G3	PER 		
#000324# ⑆16300⑉809⑆ 100084835930#				

DATE CLEARED: 26 MAY  
CHEQUE # 324 \$330.75

For Deposit Only Eagleson Properties G&F General Account ⑆1580-809 1000⑆071576⑆		Printer ID# 1021 ID d'imprimeur 1021
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CAPTURING BRANCH 5/26/25 5:02 PM Pacific TZ Giff & Fraser 11360-809 Main Street Branch - Vancouver		
BACKVERSO		

DATE CLEARED: 27 MAY  
CHEQUE # 325 \$221.75

<b>EAGLESON PROPERTIES LTD.</b> ITF STRATA CORP VR 1607 301-303 MAIN ST VANCOUVER BC V5T 3G3 TEL: 604-679-1000		VANCOUVER CITY SAVINGS CREDIT UNION DOWNTOWN COMMUNITY BRANCH 604 WEST PENDER STREET TEL: 604-677-1000 VANCOUVER B.C. V6C 1J8		000325
Two Hundred Twenty One Dollars and Seventy Five Cents		May 20, 2025	\$ *****221.75	325
PAY TO THE ORDER OF	Maple Leaf Disposal Ltd	PER 		
#000325# ⑆16300⑉809⑆ 100084835930#				

DATE CLEARED: 27 MAY  
CHEQUE # 325 \$221.75

DSPACC: 1124015 DSPTR: 00010-003 ITMSEQ: 4 LOC: Location 006MLD		Printer ID# 1021 ID d'imprimeur 1021
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BACKVERSO		

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.



JUNE 01, 2025

My relationship number(s)  
91268601

VANAS11000\_6025452 E D 16300 34948  
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 MAY 2025 to 31 MAY 2025



**DAILY BANKING**

**ACCOUNT SUMMARY**

	OPENING BALANCE ON 01 MAY 2025	TOTAL WITHDRAWALS	TOTAL DEPOSITS	CLOSING BALANCE ON 31 MAY 2025
BUSINESS JUMPSTART SAVINGS #100084886032 (CONTINGENCY)	36,129.39	0.00	1,151.28	37,280.67
TOTAL NUMBER OF CHEQUES 0				

**BUSINESS JUMPSTART SAVINGS #100084886032 (CONTINGENCY)**

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	OPENING BALANCE			36,129.39
07 MAY	FUNDS TRANSFER-ONLINE FROM REL #91268349 (\$1,095.00) (OPERATING TO CRF TRANSFER)		1,095.00	37,224.39
31 MAY	INTEREST CREDITED TO ACCOUNT (CREDIT INTEREST)		56.28	37,280.67

**INVESTMENTS**

**TERM DEPOSITS**

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	#100095604541 CASHABLE 30 DAY LOCKOUT 12 MONTH TERM INITIAL DEPOSIT: 21AUG2024 \$5,000.00 MATURITY DATE: 21AUG2025 INTEREST RATE: 3.100% INTEREST IS COMPOUNDED AT MATURITY OPENING BALANCE			5,000.00

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TERM DEPOSITS (CONT.)

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	#100095604566 CASHABLE 30 DAY LOCKOUT 12 MONTH TERM INITIAL DEPOSIT: 21AUG2024 \$5,000.00 MATURITY DATE: 21AUG2025 INTEREST RATE: 3.100% INTEREST IS COMPOUNDED AT MATURITY OPENING BALANCE			5,000.00
	#100095604590 CASHABLE 30 DAY LOCKOUT 12 MONTH TERM INITIAL DEPOSIT: 21AUG2024 \$5,000.00 MATURITY DATE: 21AUG2025 INTEREST RATE: 3.100% INTEREST IS COMPOUNDED AT MATURITY OPENING BALANCE			5,000.00
	#100095604608 CASHABLE 30 DAY LOCKOUT 12 MONTH TERM INITIAL DEPOSIT: 21AUG2024 \$5,000.00 MATURITY DATE: 21AUG2025 INTEREST RATE: 3.100% INTEREST IS COMPOUNDED AT MATURITY OPENING BALANCE			5,000.00
	#100095604632 CASHABLE 90 DAY LOCKOUT 12 MONTH TERM INITIAL DEPOSIT: 21AUG2024 \$10,000.00 MATURITY DATE: 21AUG2025 INTEREST RATE: 3.150% INTEREST IS COMPOUNDED AT MATURITY OPENING BALANCE			10,000.00
	#100095604640 CASHABLE 90 DAY LOCKOUT 12 MONTH TERM INITIAL DEPOSIT: 21AUG2024 \$10,000.00 MATURITY DATE: 21AUG2025 INTEREST RATE: 3.150% INTEREST IS COMPOUNDED AT MATURITY OPENING BALANCE			10,000.00
	#100095604657 NON-REDEEMABLE ANNUAL TERM 12 MONTH TERM INITIAL DEPOSIT: 21AUG2024 \$20,000.00 MATURITY DATE: 21AUG2025 INTEREST RATE: 4.600% INTEREST IS COMPOUNDED ANNUALLY OPENING BALANCE			20,000.00
	#100095604665 NON-REDEEMABLE ANNUAL TERM 12 MONTH TERM INITIAL DEPOSIT: 21AUG2024 \$20,000.00 MATURITY DATE: 21AUG2025 INTEREST RATE: 4.600% INTEREST IS COMPOUNDED ANNUALLY OPENING BALANCE			20,000.00
	TOTAL TERMS			80,000.00

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

# General Ledger Detail

Description	Batch #	Processed Type	Src	Reference	Post Date	Debit	Credit
<b>Bank - VanCity SHARES</b>							
709.1000					Beginning Balance:	795.79	
					Transaction Totals:		
					Ending Balance:	795.79	
<b>Bank - VanCity Operating Account</b>							
709.1030.452	40240	05-May-2025 RMRp	A/R	DCR# 319		14,226.15	
Nancy Holme (1261)	40299	05-May-2025 RRG	A/R	DCR# 321		652.08	
Jerry Thomas (1259)	40300	05-May-2025 RRG	A/R	DCR# 322		680.07	
Tessie Lowe (1255)	40298	05-May-2025 RRG	A/R	DCR# 320		680.07	
Patricia Vanderflaes ( 1253)	40782	16-Jun-2025 NJE	J/E			652.08	
transfer for the Operating a/c to the CRF a/c (709)	40424	14-May-2025 CW	A/P	C# 3230003			1,095.00
FortisBC - Natural Gas	40471	20-May-2025 CW	A/P	C# 324			135.62
Eagleson Properties Limited.	40471	20-May-2025 CW	A/P	C# 325			330.75
Maple Leaf Disposal Ltd	40568	03-Jun-2025 RRG	A/R	DCR# 327		825.97	
Grant and Kim Ewing (1251)	40567	03-Jun-2025 RRG	A/R	DCR# 326		680.07	
Tessie Lowe (1255)					Transaction Totals:	4,170.34	1,783.12
					Ending Balance:	16,613.37	
<b>Bank - VanCity Contingency Account</b>							
709.1040.453	40782	16-Jun-2025 NJE	J/E			32,439.31	
transfer for the Operating a/c to the CRF a/c (709)	40783	16-Jun-2025 NJE	J/E			1,095.00	
credit interest					Transaction Totals:	56.28	0.00
					Ending Balance:	1,151.28	
709.1040.454					Beginning Balance:	3,690.08	
					Transaction Totals:		
					Ending Balance:	3,690.08	
<b>Bank- Vancity CRF A/c : G.I.C. ACCRUED</b>							
709.1041.1040					Beginning Balance:	5,000.00	
					Transaction Totals:		
					Ending Balance:	5,000.00	
<b>G. I. C - 2.90% 30 - Day Cashable 1 (M21/8/2025)</b>							
709.1042.1040					Beginning Balance:	5,000.00	
					Transaction Totals:		
					Ending Balance:	5,000.00	
<b>G. I. C - 2.90% 30 - Day Cashable 2 (M21/8/2025)</b>							
709.1043.1040					Beginning Balance:	5,000.00	
					Transaction Totals:		
					Ending Balance:	5,000.00	
<b>G. I. C - 2.90% 30 - Day Cashable 3 (M21/8/2025)</b>							
709.1044.1040					Beginning Balance:	5,000.00	
					Transaction Totals:		
					Ending Balance:	5,000.00	
<b>G. I. C - 2.90% 30 - Day Cashable 4 M21/8/2025</b>							
709.1044.1040					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
<b>709.1045.1040</b>							
G. I. C - 3% 90 - Day Cashable 1 (M21/8/2025)							
Beginning Balance:						10,000.00	
Transaction Totals:							
Ending Balance:						10,000.00	
<b>709.1046.1040</b>							
G. I. C - 3% 90 - Day Cashable 2 (M21/8/2025)							
Beginning Balance:						10,000.00	
Transaction Totals:							
Ending Balance:						10,000.00	
<b>709.1047.1040</b>							
G. I.C- 5% Non-Redeemable 1 (Matures 21 Aug)							
Beginning Balance:						20,000.00	
Transaction Totals:							
Ending Balance:						20,000.00	
<b>709.1048.1040</b>							
G. I.C- 5% Non-Redeemable 2 (Matures 21 Aug)							
Beginning Balance:						20,000.00	
Transaction Totals:							
Ending Balance:						20,000.00	
<b>709.1090.008</b>							
Bank - Vancity Membership Fee							
Beginning Balance:						5.00	
Transaction Totals:							
Ending Balance:						5.00	
<b>709.1100</b>							
Accounts Receivable							
Nancy Holme (1261)	40240	05-May-2025	RMRp	A/R	DCR# 319	0.00	
Jerry Thomas (1259)	40299	05-May-2025	RRg	A/R	DCR# 321		652.08
Tessie Lowe (1255)	40300	05-May-2025	RRg	A/R	DCR# 322		680.07
Grant and Kim Ewing (1251)	40314	05-May-2025	BMc	A/R	16941	825.97	
Patricia Vanderflaes ( 1253)	40314	05-May-2025	BMc	A/R	16942		652.08
Tessie Lowe (1255)	40314	05-May-2025	BMc	A/R	16943	680.07	
Noriko Horiguchi (1257)	40314	05-May-2025	BMc	A/R	16944	680.07	
Jerry Thomas (1259)	40314	05-May-2025	BMc	A/R	16945		6.67
Jerry Thomas (1259)	40314	05-May-2025	BMc	A/R	16945	680.07	
Nancy Holme (1261)	40314	05-May-2025	BMc	A/R	16946	652.08	
Peggy Smyth (1263)	40314	05-May-2025	BMc	A/R	16947	825.97	
Patricia Vanderflaes ( 1253)	40298	05-May-2025	RRg	A/R	DCR# 320		652.08
Grant and Kim Ewing (1251)	40568	03-Jun-2025	RRg	A/R	DCR# 327		825.97
Tessie Lowe (1255)	40567	03-Jun-2025	RRg	A/R	DCR# 326		680.07
prepaid strata fees	40809	17-Jun-2025	NJE	J/E			832.64
Transaction Totals:						5,002.98	5,002.98
Ending Balance:						0.00	
<b>709.1310</b>							
Prepaid Insurance							
Beginning Balance:						8,539.39	
Transaction Totals:							
Ending Balance:						0.00	1,219.92
Transaction Totals:							1,219.92
Ending Balance:						7,319.47	

# General Ledger Detail

Description	Batch #	Processed Type	Src	Reference	Post Date	Debit	Credit
<b>709.1320</b>							
Insurance Appraisal	40808	17-Jun-2025 NJE	J/E			339.15	22.60
					Beginning Balance:		22.60
					31-May-2025		
					Transaction Totals:	0.00	22.60
					Ending Balance:	316.55	
<b>709.2000</b>							
City of Vancouver	40692	14-Jun-2025 INV	A/P	# 5073 029		0.00	732.00
FortisBC - Natural Gas	40692	14-Jun-2025 INV	A/P	# 6435 47			135.62
Eagleson Properties Limited.	40692	14-Jun-2025 INV	A/P	# MF - (709)			330.75
FortisBC - Natural Gas	40424	14-May-2025 CW	A/P	C# 3230003		135.62	
Eagleson Properties Limited.	40471	20-May-2025 CW	A/P	C# 324		330.75	
Maple Leaf Disposal Ltd	40471	20-May-2025 CW	A/P	C# 325		221.75	
Maple Leaf Disposal Ltd	40692	14-Jun-2025 INV	A/P	# 633387		688.12	221.75
					Transaction Totals:	688.12	1,420.12
					Ending Balance:	732.00	732.00
<b>709.2500</b>							
prepaid strata fees	40809	17-Jun-2025 NJE	J/E			832.64	5,337.16
					Beginning Balance:		
					31-May-2025	832.64	
					Transaction Totals:	832.64	0.00
					Ending Balance:	4,504.52	4,504.52
<b>709.2800.001</b>							
					Beginning Balance:		29,076.77
					Transaction Totals:		
					Ending Balance:		29,076.77
<b>709.2800.002</b>							
Contingency Reserve	40808	17-Jun-2025 NJE	J/E			0.00	1,095.00
					Beginning Balance:		
					31-May-2025		1,095.00
					Transaction Totals:	0.00	1,095.00
					Ending Balance:		1,095.00
<b>709.2800.003</b>							
credit interest	40783	16-Jun-2025 NJE	J/E			0.00	170.25
					Beginning Balance:		
					31-May-2025		56.28
					Transaction Totals:	0.00	56.28
					Ending Balance:		226.53
<b>709.2800.004</b>							
					Beginning Balance:		3,690.08
					Transaction Totals:		
					Ending Balance:		3,690.08
<b>709.2800.005</b>							
					Beginning Balance:		19,136.39
					Transaction Totals:		
					Ending Balance:		19,136.39

# General Ledger Detail

Description	Batch #	Processed Type	Src	Reference	Post Date	Debit	Credit
<b>709.2900</b>							
Prior Year SURPLUS							
							0.01
Beginning Balance:							
Transaction Totals:							
Ending Balance:							
<b>709.2960</b>							0.01
Retained Earnings							
							119,387.60
Beginning Balance:							
Transaction Totals:							
Ending Balance:							
<b>709.3050</b>							119,387.60
Bank Interest							
						3,805.05	
Beginning Balance:							
Transaction Totals:							
Ending Balance:							
<b>709.3200</b>							19,985.24
Strata Fees							
Grant and Kim Ewing (1251)	40314	05-May-2025 BMc	A/R	16941			19,985.24
Patricia Vanderflaes ( 1253)	40314	05-May-2025 BMc	A/R	16942		825.97	
Tessie Lowe (1255)	40314	05-May-2025 BMc	A/R	16943		652.08	
Noriko Horiguchi (1257)	40314	05-May-2025 BMc	A/R	16944		680.07	
Jerry Thomas (1259)	40314	05-May-2025 BMc	A/R	16945		680.07	
Nancy Holme (1261)	40314	05-May-2025 BMc	A/R	16946		680.07	
Peggy Smyth (1263)	40314	05-May-2025 BMc	A/R	16947		652.08	
Transaction Totals:							
Ending Balance:							
<b>709.3300</b>							24,981.55
Income - Bank Interest							
							114.97
Beginning Balance:							
Transaction Totals:							
Ending Balance:							
<b>709.3650</b>							114.97
EV Electrical Consumption							
Jerry Thomas (1259)	40314	05-May-2025 BMc	A/R	16945			26.68
Beginning Balance:							
Transaction Totals:							
Ending Balance:							
<b>709.4130</b>							6.67
Cleaning - Garbage Removal							
Maple Leaf Disposal Ltd : garbage removal	40808	17-Jun-2025 NJE	J/E				6.67
Beginning Balance:							
Transaction Totals:							
Ending Balance:							
<b>709.4200</b>							33.35
R&M - General							
Maple Leaf Disposal Ltd	40692	14-Jun-2025 INV	A/P	# 633387		826.91	
Maple Leaf Disposal Ltd : garbage removal	40808	17-Jun-2025 NJE	J/E			221.75	
Beginning Balance:							
Transaction Totals:							
Ending Balance:							
Beginning Balance:							
Transaction Totals:							
Ending Balance:							
Beginning Balance:							
Transaction Totals:							
Ending Balance:							
Beginning Balance:							
Transaction Totals:							
Ending Balance:							

# General Ledger Detail

Description	Batch #	Processed Type	Src	Reference	Post Date	Debit	Credit
<b>709.4205</b> R & M - Building Repairs						67.17	
					Beginning Balance:		
					Transaction Totals:		
					Ending Balance:	67.17	
<b>709.4400</b> Utilities - Electricity						228.26	
					Beginning Balance:		
					Transaction Totals:		
					Ending Balance:	228.26	
<b>709.4420</b> FortisBC - Natural Gas	40692	14-Jun-2025 INV	A/P	# 6435 47		1,153.81	
					Beginning Balance:		
					01-May-2025	135.62	
					Transaction Totals:		
					Ending Balance:	1,289.43	0.00
<b>709.4440</b> Utilities - Water						752.43	
					Beginning Balance:		
					Transaction Totals:		
					Ending Balance:	752.43	
<b>709.4450</b> City of Vancouver	40692	14-Jun-2025 INV	A/P	# 5073 029		0.00	
					Beginning Balance:		
					01-May-2025	732.00	
					Transaction Totals:		
					Ending Balance:	732.00	0.00
<b>709.4520</b> Outside Mtce - Gardening & Pruning						234.00	
					Beginning Balance:		
					Transaction Totals:		
					Ending Balance:	234.00	
<b>709.5030</b> Admin - Legal Fees						870.24	
					Beginning Balance:		
					Transaction Totals:		
					Ending Balance:	870.24	
<b>709.5040</b> Eagleson Properties Limited.	40692	14-Jun-2025 INV	A/P	# MF - (709)		1,323.00	
					Beginning Balance:		
					01-May-2025	330.75	
					Transaction Totals:		
					Ending Balance:	1,653.75	0.00
<b>709.5210</b> Office - Postage						16.55	
					Beginning Balance:		
					Transaction Totals:		
					Ending Balance:	16.55	
<b>709.7400</b> Insurance Appraisal	40808	17-Jun-2025 NJE	J/E			90.40	
					Beginning Balance:		
					31-May-2025	22.60	
					Transaction Totals:		
					Ending Balance:	22.60	0.00

### General Ledger Detail

Description	Batch #	Processed Type	Src	Reference	Post Date	Debit	Credit
<b>709.7500 Fixed Expenses - Insurance</b>							
Insurance	40808	17-Jun-2025 NJE		J/E		4,879.68	
					Beginning Balance:	1,219.92	
					31-May-2025		
					Transaction Totals:	1,219.92	0.00
					Ending Balance:	6,099.60	
<b>709.9600 CONTINGENCY</b>							
Contingency Reserve	40808	17-Jun-2025 NJE		J/E		4,380.00	
					Beginning Balance:	1,095.00	
					31-May-2025		
					Transaction Totals:	1,095.00	0.00
					Ending Balance:	5,475.00	
<b>Building Totals</b>							
					Beginning Balance:	0.00	
					Transaction Debit / Credit Amounts:	15,824.75	15,824.75
					Ending Balance:	0.00	

**EAGLESON PROPERTIES LTD.**

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

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

**Statement of Account**

Date: **May 31, 2025**

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

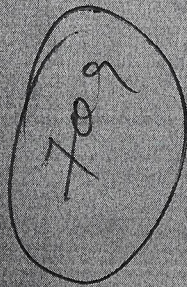
Statement Printed: 14-Jun-25

Page 1

	Date	Reference	Debits	Credits	Balance
<b>Building:</b> 709 : 1251-1263 W 7th Avenue					
		<b>Account Number:</b> 709.1030		<b>Opening Balance:</b>	\$14,226.15
<b>Plus: Receipts</b>					
Nancy Holme (1261) Payment Received - Thank You	01-May-25	DCR# 319		652.08	
Jerry Thomas (1259) Payment Received - Thank You	01-May-25	DCR# 321		680.07	
Tessie Lowe (1255) Payment Received - Thank You	01-May-25	DCR# 322		680.07	
Patricia Vanderflaes ( 1253) Payment Received - Thank You	02-May-25	DCR# 320		652.08	
Grant and Kim Ewing (1251) Payment Received - Thank you	30-May-25	DCR# 327		825.97	
Tessie Lowe (1255) Payment Received - Thank you	31-May-25	DCR# 326		680.07	
		<b>Receipt Totals:</b>		<b>4,170.34</b>	
<b>Less: Disbursements</b>					
FortisBC - Natural Gas : Natural Gas Bill - May 24, 2025 (709)	14-May-25	C# 3230003	135.62		
Eagleson Properties Limited. : Management Fee	20-May-25	C# 324	330.75		
Maple Leaf Disposal Ltd : Garbage Removal (709)	20-May-25	C# 325	221.75		
		<b>Disbursement Totals:</b>	<b>688.12</b>		
		<b>Account Totals / Closing Balance:</b>	<b>688.12</b>	<b>4,170.34</b>	<b>\$17,708.37</b>
		<b>Available for Distribution:</b>	<b>17,708.37</b>		
		<b>Current Period Distribution @ 100.000000%</b>			<b>\$17,708.37</b>

Amount to be withdrawn:

**\$135.62**



Due Saturday, May 24, 2025

Billing period: Apr 3 - May 2, 2025

Billing date: May 2, 2025

Payment will automatically be withdrawn from your financial institution on the due date of your bill.

**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 (Mar 06 - Apr 02)	\$250.44
Payment received (Apr 24, 2025)	\$250.44CR
Balance from last bill	\$0.00

**Gas charges: Apr 3 - May 2, 2025**

Basic charge (30 days at 1.4309 per day)	\$42.93 <sup>+</sup>
Daily fee that covers part of the cost of being connected to our system	
Delivery (9.8 GJ at 5.143 per GJ)	\$50.40 <sup>+</sup>
Cost of delivering gas through our system to your home or business	
Storage & transport (9.8 GJ at 1.422 per GJ)	
(Including 0.2 GJ RNG)	\$13.94 <sup>+</sup>
Cost to store and transport gas to our system	
Cost of gas (9.6 GJ at 2.230 per GJ)	\$21.41 <sup>+</sup>
Market price of the gas you used	
<b>Total gas charges</b>	<b>\$128.68</b>

**Energy taxes & fees**

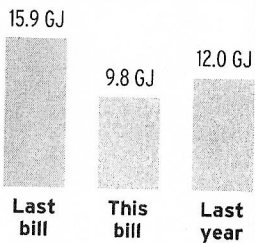
BC clean energy levy (0.40% of <sup>+</sup> amounts)	\$0.51
Supports clean energy technology	
GST (5% of <sup>+</sup> amounts)	\$6.43
<b>Total energy taxes &amp; fees</b>	<b>\$6.94</b>

**Withdrawal amount** \$135.62

**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 6.1 GJ less gas than your last bill.

↓ You used 2.2 GJ less gas than this time last year.

See details of your past usage on your online account.

Account number: 643547

GST: R100431592

065779382693-m/

Due date: May 24, 2025

Amount due: \$135.62

FortisBC payment return slip

STRATA PLAN VR 1607 THE OWNERS  
201-2940 MAIN ST  
VANCOUVER BC V5T 3G3

Amount paid \$

00 000 643547 0 00013562 1



## Your meter reading

Meter number: RCT1515002 Point of delivery: 482549

This bill actual reading: 1312 (May 2, 2025)

Last bill actual reading: 1229 (Apr 2, 2025)

Conversion factor: 0.1181950

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

## News to know

### Ideas to help you save energy & money



#### Heating optimization rebates

Get rebates on boiler optimizations, ozone laundry systems, tune-ups and more.

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

*Terms and conditions apply.*



#### Let the sun in

On sunny winter days, open blinds to allow the warmth in, instead of turning up the heat.

### What is a gigajoule?

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



#### Barbecue a month's worth of burgers\*

*\*On a 32,000 BTU/hr gas barbecue, one hour a day for 30 days.*



**Reduce your usage:** don't open and close the lid too often as this will cause the barbecue to lose heat.

### Ways to pay your bill



#### With your financial institution

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



#### By credit card

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



#### Mail a cheque to:

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

Account number: 643547

#### Please note:

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

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

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

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

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

**INVOICE**



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

**Invoice Number: 633387**  
**Invoice Date: 2025-04-30**  
**Invoice Amount: \$221.75**  
 Account Name: STRATA CORPORATION VR 1607 C/O EAGLE...  
 Account Number: 74501  
 Terms: NET 45 DAYS  
 Last Payment: \$206.50  
 Last Payment Date: 2025-03-24

**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)**

2025-04	MONTHLY CHARGE FOR FE GARBAGE COLLECTION	\$86.90
2025-04	MONTHLY CHARGE FOR ORGANICS COLLECTION	\$82.50

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>ML</i>
Date	5/16/25
Notes	

Diesel Surcharge	\$23.79
Environmental Fee	\$18.00
<b>Subtotal</b>	<b>\$211.19</b>
GST 5.00%	\$10.56
PST 7.00%	\$0.00
<b>Invoice Amount</b>	<b>\$221.75</b>

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).**

Maple Leaf Disposal Ltd. 20378 Langley Bypass, Langley, BC V3A 5E7 Tel:604-533-4993 Fax:604-533-1015 GST#134055771

*45958*