

EAGLESON PROPERTIES LTD.

INCOME STATEMENT

For the 12 Months Ending JUNE 30 , 2025

709 - Strata Plan VR 1607

YEAR END JUNE 2024/25

	Current Actual	YTD Actual	YTD BUDGET	VARIANCE	ANNUAL BUDGET
			12 MONTHS		2024/25 APPROVED BUDGET
INCOME					
Strata Fees	4,996.31	59,955.67	59,955.50	0.17	59,955.50
Income - Strata Fees - One-time adjustment	-	-	-	-	-
Income - Bank Interest (Operating A/c Only)	-	-	-	-	-
Other Income - Dividends (Shares) & INTEREST (G.I.C)	-	3,690.08	3,680.00	10.08	3,680.00
Other Income - Surplus or Deficit	-	-	-	-	-
Other Income - Form Fees, etc.	-	-	-	-	-
Other Income - EV	6.67	80.04	80.00	0.04	80.00
Bylaw Violations	-	-	-	-	-
Special Levy	-	-	-	-	-
Transfer from CRF to OPERATING a/c***To eliminate Negative Balance	-	-	-	-	-
TOTAL INCOME	5,002.98	63,725.79	63,715.50	10.29	63,715.50
GENERAL EXPENSES					
Management Fee	330.75	3,969.00	3,969.00	-	3,969.00
Administration (Photocopy & Postage)	-	16.55	260.00	243.45	260.00
Office Supplies	-	-	-	-	-
Legal/ Professional Fees	-	870.24	2,450.00	1,579.76	2,450.00
Annual Review Fee	-	556.50	556.50	-	556.50
Storage Fee	-	-	-	-	-
T2 Tax Filing	393.75	393.75	420.00	26.25	420.00
Insurance (Accrued)	1,219.92	14,789.04	17,135.00	2,345.96	17,135.00
Insurance Appraisal (Accrued)	22.60	271.20	275.00	3.80	275.00
Bank Charges	-	13.70	50.00	36.30	50.00
WorksafeBC	-	-	-	-	-
Total GENERAL EXPENSES	1,967.02	20,879.98	25,115.50	4,235.52	25,115.50
BUILDING EXPENSES					
Electricity	109.47	617.49	600.00	17.49	600.00
Gas	95.30	2,110.65	2,200.00	89.35	2,200.00
City Utilities - Water & Sewer	-	2,589.66	2,400.00	189.66	2,400.00
City Utilities - Fireline	-	564.00	1,000.00	436.00	1,000.00
City Utilities - Street Cleaning	-	168.00	250.00	82.00	250.00
Garbage - Waste Removal	221.75	2,400.71	5,000.00	2,599.29	5,000.00
R&M - Building Repairs	-	18,370.68	5,000.00	13,370.68	5,000.00
R&M - Plumbing	-	-	-	-	-
R&M - Snow Removal & Salt	-	-	30.00	30.00	30.00
R&M - Fire Protection	-	443.66	500.00	56.34	500.00
R&M - Gardening & Pruning	695.75	2,354.11	3,000.00	645.89	3,000.00
R&M - Hard Landscaping	-	-	1,800.00	1,800.00	1,800.00
Total BUILDING EXPENSES	1,122.27	29,618.96	21,780.00	7,838.96	21,780.00
RESERVE FUNDS					
Contingency Reserve	1,095.00	13,140.00	13,140.00	0.00	13,140.00
Prior Year-Transfer to CRF	-	-	-	-	-
GIC Interest	-	-	3,680.00	3,680.00	3,680.00
Total RESERVE FUNDS	1,095.00	13,140.00	16,820.00	3,680.00	16,820.00
TOTAL EXPENSES	4,184.29	63,638.94	63,715.50	76.56	63,715.50
NET INCOME <LOSS>	818.69	86.85	-	-	-

NOTES*****

Transfer from CRF to OPERATING a/c***To eliminate Negative Balance		6,608.13	-	-	-
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ME
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EAGLESON PROPERTIES LTD.
 BALANCE SHEET
 For the 12 Months Ending JUNE 30 , 2025
 709 - Strata Plan VR 1607

YTD Actual

ASSETS:

Bank - Vancity SHARES	\$	795.79
Bank - Operating Account	\$	16,429.87
Bank - Contingency Reserve Fund	\$	34,737.34
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	\$	6,099.55
Prepaid Insurance Appraisal	\$	293.95
Prepaid Expenses	\$	-
Total Current Assets	\$	142,041.58
TOTAL ASSETS	\$	142,041.58

LIABILITIES:

Accounts Payable	\$	-
Prepaid Strata Fees	\$	2,991.81
TOTAL LIABILITIES	\$	2,991.81

EQUITY

CONTINGENCY RESERVE FUND

Contingency Reserve Fund - Opening Balance	\$	29,076.77
Contingency Reserve Fund - Contribution	\$	13,140.00
Contingency Reserve Fund - Bank Interest	\$	226.53
Contingency Reserve Fund - G.I.C. Interest	\$	3,690.08
Contingency Reserve Fund - Expenditures	-\$	7,645.96
TOTAL Contingency Reserve Fund	\$	38,487.42

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	\$	-
TOTAL Special Levy Reserve Fund	\$	-

TOTAL RESERVE FUND	\$	38,487.42
Retained Earnings(Opening SURPLUS(DEFICIT)	\$	100,475.50
Current Year SURPLUS (DEFICIT)	\$	86.85
TOTAL EQUITY	\$	139,049.77

TOTAL LIABILITIES & EQUITY	\$	142,041.58
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UKE SF

INSURANCE APPRAISAL BREAKDOWN

Month

\$ 813.75

Year 2023/24

August	\$ 22.60
September	\$ 22.60
October	\$ 22.60
November	\$ 22.60
December	\$ 22.60
January	\$ 22.60
February	\$ 22.60
March	\$ 22.60
April	\$ 22.60
May	\$ 22.60
June	\$ 22.60

Year 2024/25

July	\$ 22.60
August	\$ 22.60
September	\$ 22.60
October	\$ 22.60
November	\$ 22.60
December	\$ 22.60
January	\$ 22.60
February	\$ 22.60
March	\$ 22.60
April	\$ 22.60
May	\$ 22.60

June	\$ 22.60	<u>271.25</u>
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Year 2025/26

July	\$ 22.60
August	\$ 22.60
September	\$ 22.60
October	\$ 22.60
November	\$ 22.60
December	\$ 22.60
January	\$ 22.60
February	\$ 22.60
March	\$ 22.60
April	\$ 22.60
May	\$ 22.60
June	\$ 22.60
July	\$ 22.60

	December	1,160.58
2023	January	1,160.58
2023	February	1,160.58
2023	March	1,160.58
2023	April	1,160.58
2023	May	1,160.58
2023	June	1,160.58
2023	July	1,160.58
2023	August	1,160.58
2023	September	1,160.58
2023	October	1,160.58
2023	November	1,160.58

\$ 14,999.00

2023	December	1,249.92
2024	January	1,249.92
2024	February	1,249.92
2024	March	1,249.92
2024	April	1,249.92
2024	May	1,249.92
2024	June	1,249.92
2024	July	1,249.92
2024	August	1,249.92
2024	September	1,249.92
2024	October	1,249.92
2024	November	1,249.92

\$ 14,639.00

2024	December	1,219.92
2025	January	1,219.92
2025	February	1,219.92
2025	March	1,219.92
2025	April	1,219.92
2025	May	1,219.92
2025	June	1,219.92
2025	July	1,219.92
2025	August	1,219.92
2025	September	1,219.92
2025	October	1,219.92
2025	November	1,219.92

14,789.00

For: June 2025

by Unit

Monthly A/R Summary

Building: 709 : 1251-1263 W 7th Avenue

Unit	Tenant	Opening Balance	Charge Description	Charge Amount	Payment Received	Current Balance
1	Grant and Kim Ewing (1251)	(\$825.97)	Strata Fees for PID# 709	\$825.97		
			*** 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)	(\$2,136.37)	Strata Fees for PID# 709	\$680.07		
			*** Total ***	\$680.07	\$0.00	(\$1,456.30)
00001	Jerry Thomas (1259)	\$60.14	EV Electrical Consumption	\$6.67		
			Strata Fees for PID# 709	\$680.07		
			*** Total ***	\$686.74	(\$680.07)	\$66.81
000001	Nancy Holme (1261)	\$0.00	Strata Fees for PID# 709	\$652.08		
			*** Total ***	\$652.08	(\$652.08)	\$0.00
0000001	Peggy Smyth (1263)	(\$826.00)	Strata Fees for PID# 709	\$825.97		
			*** Total ***	\$825.97	\$0.00	(\$0.03)
		(\$4,504.52)		\$5,002.98	(\$3,490.27)	(\$2,991.81)

** Totals for Building:

Selected General Ledger Detail

Description	Batch #	Processed	Type	Src	Reference	Post Date	Debit	Credit
Building: 709 : 1251-1263 W 7th Avenue								
709.1030.452								
Bank - VanCity Operating Account								
Nancy Holme (1261)	40556	03-Jun-2025	RMIRp	A/R	DCR# 324	02-Jun-2025	16,613.37	
Jerry Thomas (1259)	40566	03-Jun-2025	RMIRp	A/R	DCR# 325	02-Jun-2025	652.08	
Patricia Vanderflaes (1253)	40566	03-Jun-2025	RMIRp	A/R	DCR# 325	02-Jun-2025	680.07	
Transfer of funds from the Operating a/c to the CRF a/c - June 2025 Receipt	41011	08-Jul-2025	NJE	J/E		07-Jun-2025	652.08	
BC Hydro	40666	12-Jun-2025	CW	A/P	C# 3250001	12-Jun-2025		1,095.00
FortisBC - Natural Gas	40666	12-Jun-2025	CW	A/P	C# 3250002	12-Jun-2025		109.47
City of Vancouver	40667	12-Jun-2025	CW	A/P	C# 326	12-Jun-2025		95.30
Dong Russell & Company Inc	40667	12-Jun-2025	CW	A/P	C# 327	12-Jun-2025		732.00
Eagleson Properties Limited.	40667	12-Jun-2025	CW	A/P	C# 328	12-Jun-2025		393.75
Greyrock Property Grooming Ltd.	40667	12-Jun-2025	CW	A/P	C# 328	12-Jun-2025		330.75
JJ and A Mechanical Ltd.	40667	12-Jun-2025	CW	A/P	C# 329	12-Jun-2025		532.79
Greyrock Property Grooming Ltd.	40668	12-Jun-2025	CW	A/P	C# 330	12-Jun-2025		393.75
JJ and A Mechanical Ltd.	40714	14-Jun-2025	VC	A/P	VC C# 330 12Jun25	12-Jun-2025	393.75	
Maple Leaf Disposal Ltd	40827	18-Jun-2025	CW	A/P	C# 332	18-Jun-2025	825.97	
Grant and Kim Ewing (1251)	40888	30-Jun-2025	RRg	A/R	DCR# 328	29-Jun-2025	680.07	
Tessie Lowe (1255)	40889	30-Jun-2025	RRg	A/R	DCR# 329	30-Jun-2025	3,884.02	
						Transaction Totals:		4,067.52
						Ending Balance:	16,429.87	

Building Totals

Beginning Balance:	16,613.37
Transaction Debit / Credit Amounts:	3,884.02
Ending Balance:	16,429.87

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 of funds from the Operating a/c to the CRF a/c - June 2025 Receipt	41011	08-Jul-2025 NJE		J/E		33,590.59	
Credit Interest earned	41012	08-Jul-2025 NJE		J/E		1,095.00	
						51.75	
						1,146.75	0.00
						34,737.34	
709.1040.454 Bank- Vancity CRF A/c : G.I.C. ACCRUED							
						3,690.08	
						3,690.08	
Building Totals							
						37,280.67	
						1,146.75	0.00
						38,427.42	

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

Balance Per Bank Statement as at JUNE 30 ,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 -

Adjusted Balance Per bank as at JUNE 30 , 2025 80,000.00

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



JULY 01, 2025

VANAS11000_6576465 E D 16300 47556
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 JUN 2025 to 30 JUN 2025



DAILY BANKING

ACCOUNT SUMMARY	OPENING BALANCE ON 01 JUN 2025	TOTAL WITHDRAWALS	TOTAL DEPOSITS	CLOSING BALANCE ON 30 JUN 2025
INDEPENDENT BUSINESS ACCOUNT #100084835930	16,613.37	3,673.77	3,490.27	16,429.87
TOTAL NUMBER OF CHEQUES 6				

INDEPENDENT BUSINESS ACCOUNT #100084835930

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	OPENING BALANCE			16,613.37
02 JUN	ETRANSFER CREDIT (PATRICIAVANDERFLAES)		652.08	17,265.45
02 JUN	ETRANSFER CREDIT (JEROMEWTHOMAS)		680.07	17,945.52
02 JUN	CHEQUE DEPOSIT-BRANCH (NANCY HOLME)		652.08	18,597.60
07 JUN	FUNDS TRANSFER-ONLINE TO REL#91268601 (\$1,095.00) (OPERATING TO CRF TRANSFERS)	1,095.00		17,502.60
17 JUN	CHEQUE CLEARED #326	732.00		16,770.60
18 JUN	PREAUTHORIZED PAYMENT (B.C. HYDRO POWER AUTHORI)	109.47		16,661.13
24 JUN	CHEQUE CLEARED #329	532.79		16,128.34
24 JUN	CHEQUE CLEARED #331	162.96		15,965.38
25 JUN	PREAUTHORIZED PAYMENT (FORTISBC HOLDINGS INC.)	95.30		15,870.08
26 JUN	CHEQUE CLEARED #332	221.75		15,648.33
27 JUN	CHEQUE CLEARED #328	330.75		15,317.58

Together, we are a financial force for change.™

INDEPENDENT BUSINESS ACCOUNT #100084835930 (CONT.)

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
27 JUN	CHEQUE CLEARED #327	393.75		14,923.83
29 JUN	ETRANSFER CREDIT (GRANTEWING)		825.97	15,749.80
30 JUN	ETRANSFER CREDIT (MELANIETERESELOWE)		680.07	16,429.87

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: 16 JUN
CHEQUE # 326 \$732.00

EAGLESON PROPERTIES LTD.
ITP STRATA CORP VR 1607
201-2040 MAIN ST
VANCOUVER, BC V6L 3G3
Tel: (604) 879-1070

VANCOUVER CITY SAVINGS CREDIT UNION
DOWNTOWN COMMUNITY BRANCH
808 WEST PENDER STREET TEL: 604.877.7000
VANCOUVER, B.C. V6C 1A8

000326
326

Seven Hundred Thirty Two Dollars and Zero Cents

June 12, 2025 \$ *****732.00

PAY TO THE ORDER OF City of Vancouver

PER *Not Copied*

000326 ⑆16300⑆809⑆ 100084835930⑆

DATE CLEARED: 16 JUN
CHEQUE # 326 \$732.00

Printer ID# 1021
ID d'Emploieur 1021

ENDORSEMENT - Signature or Stamp
Endossement - Signature ou timbre

69848001
1668277
251672625606054
86162825

BACKVERSO

DATE CLEARED: 23 JUN
CHEQUE # 329 \$532.79

EAGLESON PROPERTIES LTD.
ITP STRATA CORP VR 1607
201-2040 MAIN ST
VANCOUVER, BC V6L 3G3
Tel: (604) 879-1070

VANCOUVER CITY SAVINGS CREDIT UNION
DOWNTOWN COMMUNITY BRANCH
808 WEST PENDER STREET TEL: 604.877.7000
VANCOUVER, B.C. V6C 1A8

000329
329

Five Hundred Thirty Two Dollars and Seventy Nine Cents

June 12, 2025 \$ *****532.79

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

PER *Not Copied*

000329 ⑆16300⑆809⑆ 100084835930⑆

DATE CLEARED: 23 JUN
CHEQUE # 329 \$532.79

Virtual Endorsement
DSPACC: 1084649
DSPFR: 06720-003
CSID: 3251724896050402800
TXND: 1
SCANSES: 228,539,425
ITMSEQ: 2
CHANID: 003
APPCD: 5900
TRANSIT: 02800
DSPCLUR: CAD
TEFDT: 21/06/25
OPID: 944001445

Printer ID# 1021
ID d'Emploieur 1021

ENDORSEMENT - Signature or Stamp
Endossement - Signature ou timbre

BACKVERSO

DATE CLEARED: 23 JUN
CHEQUE # 331 \$162.96

EAGLESON PROPERTIES LTD.
ITP STRATA CORP VR 1607
201-2040 MAIN ST
VANCOUVER, BC V6L 3G3
Tel: (604) 879-1070

VANCOUVER CITY SAVINGS CREDIT UNION
DOWNTOWN COMMUNITY BRANCH
808 WEST PENDER STREET TEL: 604.877.7000
VANCOUVER, B.C. V6C 1A8

000331
331

One Hundred Sixty Two Dollars and Ninety Six Cents

June 12, 2025 \$ *****162.96

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

PER *Not Copied*

000331 ⑆16300⑆809⑆ 100084835930⑆

DATE CLEARED: 23 JUN
CHEQUE # 331 \$162.96

Virtual Endorsement
DSPACC: 1084649
DSPFR: 06720-003
CSID: 3251724896050402800
TXND: 1
SCANSES: 228,539,425
ITMSEQ: 3
CHANID: 003
APPCD: 5900
TRANSIT: 02800
DSPCLUR: CAD
TEFDT: 21/06/25
OPID: 944001445

Printer ID# 1021
ID d'Emploieur 1021

ENDORSEMENT - Signature or Stamp
Endossement - Signature ou timbre

BACKVERSO

DATE CLEARED: 25 JUN
CHEQUE # 332 \$221.75

EAGLESON PROPERTIES LTD.
ITP STRATA CORP VR 1607
201-2040 MAIN ST
VANCOUVER, BC V6L 3G3
Tel: (604) 879-1070

VANCOUVER CITY SAVINGS CREDIT UNION
DOWNTOWN COMMUNITY BRANCH
808 WEST PENDER STREET TEL: 604.877.7000
VANCOUVER, B.C. V6C 1A8

000332
332

Two Hundred Twenty One Dollars and Seventy Five Cents

June 18, 2025 \$ *****221.75

PAY TO THE ORDER OF Maple Leaf Disposal Ltd

PER *Not Copied*

000332 ⑆16300⑆809⑆ 100084835930⑆

DATE CLEARED: 25 JUN
CHEQUE # 332 \$221.75

DSPACC: 1124015
DSPFR: 00010-003
ITMSEQ: 24
LOC: Location 006MLD

Printer ID# 1021
ID d'Emploieur 1021

ENDORSEMENT - Signature or Stamp
Endossement - Signature ou timbre

BACKVERSO

INDEPENDENT BUSINESS ACCOUNT #100084835930 (CONT.)

DATE CLEARED: 26 JUN
CHEQUE # 327 \$393.75

EAGLESON PROPERTIES LTD. 117 STRATA CORP VR 1607 VANCOUVER BC V6H 4K4 Tel: (604) 879-1076	VANCOUVER CITY SAVINGS CREDIT UNION DOWN TOWN COMMERCIAL BRANCH 800 WEST PENDER STREET TEL: 604.677.7000 VANCOUVER, B.C. V6C 1G8	000327	327
Three Hundred Ninety Three Dollars and Seventy Five Cents			
PAY TO THE ORDER OF Dong Russell & Company Inc 2443 Alder Street Vancouver, BC V6H 4A4	June 12, 2025	\$ *****393.75	
PER <i>[Signature]</i>			
000327 ⑆ 16300⑆809⑆ 100084835930⑆			

DATE CLEARED: 26 JUN
CHEQUE # 327 \$393.75

Deposit to the Credit of Dong Russell & Company Inc. TR # 93240-004 ACC. #09365243240 Endorsement - Signature on Stamp Endorsement - Signature on Inkless	Printer ID# 1021 ID d'impression 1021
20250626 >53240-004< 5243240 TD ISN 1449584748 ROUTING SLIP / TDR DÉPÔT 250446 ISN: 4145 0831 CR: 33140-514324	For Deposit Only Eagleson Properties GMF General Account 11980-809 100084835930 Endorsement - Signature on Stamp Endorsement - Signature on Inkless
BACK/VERSO	

DATE CLEARED: 26 JUN
CHEQUE # 328 \$330.75

EAGLESON PROPERTIES LTD. 117 STRATA CORP VR 1607 VANCOUVER BC V6H 4K4 Tel: (604) 879-1076	VANCOUVER CITY SAVINGS CREDIT UNION DOWN TOWN COMMERCIAL BRANCH 800 WEST PENDER STREET TEL: 604.677.7000 VANCOUVER, B.C. V6C 1G8	000328	328
Three Hundred Thirty Dollars and Seventy Five Cents			
PAY TO THE ORDER OF Eagleson Properties Limited. 201 - 2940 Main Street Vancouver, BC V5T 3G3	June 12, 2025	\$ *****330.75	
PER <i>[Signature]</i>			
000328 ⑆ 16300⑆809⑆ 100084835930⑆			

DATE CLEARED: 26 JUN
CHEQUE # 328 \$330.75

CAPTURING BRANCH 6/26/25 4:53 PM Pacific TZ Interior Savings 11 980-809 Main Street Branch - Vancouver	Printer ID# 1021 ID d'impression 1021
For Deposit Only Eagleson Properties GMF General Account 11980-809 100084835930 Endorsement - Signature on Stamp Endorsement - Signature on Inkless	
BACK/VERSO	

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.

JULY 01, 2025

VANAS11000_6576465 E D 16300 47558
 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 JUN 2025 to 30 JUN 2025



DAILY BANKING

ACCOUNT SUMMARY

	OPENING BALANCE ON 01 JUN 2025	TOTAL WITHDRAWALS	TOTAL DEPOSITS	CLOSING BALANCE ON 30 JUN 2025
BUSINESS JUMPSTART SAVINGS #100084886032 (CONTINGENCY)	37,280.67	0.00	1,146.75	38,427.42
TOTAL NUMBER OF CHEQUES 0				

BUSINESS JUMPSTART SAVINGS #100084886032 (CONTINGENCY)

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	OPENING BALANCE			37,280.67
07 JUN	FUNDS TRANSFER-ONLINE FROM REL #91268349 (\$1,095.00) (OPERATING TO CRF TRANSFER)		1,095.00	38,375.67
30 JUN	INTEREST CREDITED TO ACCOUNT (CREDIT INTEREST)		51.75	38,427.42

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

Unless we hear from you, we'll renew this term deposit for the same length of time at the posted interest rate on maturity date.



You have a term deposit maturing.

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
Unless we hear from you, we'll renew this term deposit for the same length of time at the posted interest rate on maturity date.				
	#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
Unless we hear from you, we'll renew this term deposit for the same length of time at the posted interest rate on maturity date.				
	#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
Unless we hear from you, we'll renew this term deposit for the same length of time at the posted interest rate on maturity date.				
	#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
Unless we hear from you, we'll renew this term deposit for the same length of time at the posted interest rate on maturity date.				
	#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
Unless we hear from you, we'll renew this term deposit for the same length of time at the posted interest rate on maturity date.				
	#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
Unless we hear from you, we'll renew this term deposit for the same length of time at the posted interest rate on maturity date.				
	#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
Unless we hear from you, we'll renew this term deposit for the same length of time at the posted interest rate on maturity date.				

JULY 01, 2025

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.

General Ledger Detail

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)	40556	03-Jun-2025 RMRp	A/R	DCR# 324	02-Jun-2025	16,613.37	
Jerry Thomas (1259)	40566	03-Jun-2025 RMRp	A/R	DCR# 325	02-Jun-2025	652.08	
Patricia Vanderflaes (1253)	40566	03-Jun-2025 RMRp	A/R	DCR# 325	02-Jun-2025	680.07	
Transfer of funds from the Operating a/c to the CRF a/c - June 2025 Receipt	41011	08-Jul-2025 NJE	J/E		07-Jun-2025	652.08	1,095.00
BC Hydro	40666	12-Jun-2025 CW	A/P	C# 3250001	12-Jun-2025	109.47	
FortisBC - Natural Gas	40666	12-Jun-2025 CW	A/P	C# 3250002	12-Jun-2025	95.30	
City of Vancouver	40667	12-Jun-2025 CW	A/P	C# 326	12-Jun-2025	732.00	
Dong Russell & Company Inc	40667	12-Jun-2025 CW	A/P	C# 327	12-Jun-2025	393.75	
Eagleson Properties Limited.	40667	12-Jun-2025 CW	A/P	C# 328	12-Jun-2025	330.75	
Greyrock Property Grooming Ltd.	40667	12-Jun-2025 CW	A/P	C# 329	12-Jun-2025	532.79	
JJ and A Mechanical Ltd.	40667	12-Jun-2025 CW	A/P	C# 330	12-Jun-2025	393.75	
Greyrock Property Grooming Ltd.	40668	12-Jun-2025 CW	A/P	C# 331	12-Jun-2025	162.96	
JJ and A Mechanical Ltd.	40714	14-Jun-2025 VC	A/P	VC C# 330 12Jun25	12-Jun-2025	393.75	
Maple Leaf Disposal Ltd	40827	18-Jun-2025 CW	A/P	C# 332	18-Jun-2025	825.97	
Grant and Kim Ewing (1251)	40888	30-Jun-2025 RRG	A/R	DCR# 328	29-Jun-2025	680.07	
Tessie Lowe (1255)	40889	30-Jun-2025 RRG	A/R	DCR# 329	30-Jun-2025	3,884.02	4,067.52
					Transaction Totals:	16,429.87	
					Ending Balance:		
709.1040.453 Bank - VanCity Contingency Account							
Transfer of funds from the Operating a/c to the CRF a/c - June 2025 Receipt	41011	08-Jul-2025 NJE	J/E		07-Jun-2025	33,590.59	
Credit Interest earned	41012	08-Jul-2025 NJE	J/E		30-Jun-2025	1,095.00	
					Transaction Totals:	51.75	0.00
					Ending Balance:	1,146.75	
					Ending Balance:	34,737.34	
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

Description	Batch #	Processed Type	Src Reference	Post Date	Debit	Credit
709.1043.1040		G. I. C - 2.90% 30 - Day Cashable 3 (M21/8/2025)		Beginning Balance: Transaction Totals: Ending Balance:	5,000.00 5,000.00 5,000.00	
709.1044.1040		G. I. C - 2.90% 30 - Day Cashable 4 M21/8/2025		Beginning Balance: Transaction Totals: Ending Balance:	5,000.00 5,000.00 5,000.00	
709.1045.1040		G. I. C - 3% 90 - Day Cashable 1 (M21/8/2025)		Beginning Balance: Transaction Totals: Ending Balance:	10,000.00 10,000.00 10,000.00	
709.1046.1040		G. I. C - 3% 90 - Day Cashable 2 (M21/8/2025)		Beginning Balance: Transaction Totals: Ending Balance:	10,000.00 10,000.00 10,000.00	
709.1047.1040		G. I.C- 5% Non-Redeemable 1 (Matures 21 Aug)		Beginning Balance: Transaction Totals: Ending Balance:	20,000.00 20,000.00 20,000.00	
709.1048.1040		G. I.C- 5% Non-Redeemable 2 (Matures 21 Aug)		Beginning Balance: Transaction Totals: Ending Balance:	20,000.00 20,000.00 20,000.00	
709.1090.008		Bank - Vancity Membership Fee		Beginning Balance: Transaction Totals: Ending Balance:	5.00 5.00 5.00	
709.1100		Accounts Receivable		Beginning Balance:	0.00	
Grant and Kim Ewing (1251)	40604	04-Jun-2025 BMC	A/R 17199	01-Jun-2025	825.97	
Patricia Vanderflaes (1253)	40604	04-Jun-2025 BMC	A/R 17200	01-Jun-2025	652.08	
Tessie Lowe (1255)	40604	04-Jun-2025 BMC	A/R 17201	01-Jun-2025	680.07	
Noriko Horiguchi (1257)	40604	04-Jun-2025 BMC	A/R 17202	01-Jun-2025	680.07	
Jerry Thomas (1259)	40604	04-Jun-2025 BMC	A/R 17203	01-Jun-2025	6.67	
Jerry Thomas (1259)	40604	04-Jun-2025 BMC	A/R 17203	01-Jun-2025	680.07	
Nancy Holme (1261)	40604	04-Jun-2025 BMC	A/R 17204	01-Jun-2025	652.08	
Peggy Smyth (1263)	40604	04-Jun-2025 BMC	A/R 17205	01-Jun-2025	825.97	
Nancy Holme (1261)	40556	03-Jun-2025 RMRp	A/R DCR# 324	02-Jun-2025	652.08	
Jerry Thomas (1259)	40566	03-Jun-2025 RMRp	A/R DCR# 325	02-Jun-2025	680.07	
Patricia Vanderflaes (1253)	40566	03-Jun-2025 RMRp	A/R DCR# 325	02-Jun-2025	652.08	
Grant and Kim Ewing (1251)	40888	30-Jun-2025 RRg	A/R DCR# 328	29-Jun-2025	825.97	
Tessie Lowe (1255)	40889	30-Jun-2025 RRg	A/R DCR# 329	30-Jun-2025	680.07	
reallocation of INCOME / EXPENSES - Prepaid Strata Fees	41073	10-Jul-2025 NJE	J/E	30-Jun-2025	1,512.71	

General Ledger Detail

Description	Batch #	Processed Type	Src	Reference	Post Date	Debit	Credit
709.2800.002 Contingency Reserve reallocation of INCOME / EXPENSES - CRF contribution adjustments	41066 41073	10-Jul-2025 NJE 10-Jul-2025 NJE	J/E J/E		Beginning Balance: 30-Jun-2025 30-Jun-2025 Transaction Totals: Ending Balance:	0.00	1,095.00 1,095.00 10,950.00 12,045.00 13,140.00
709.2800.003 Credit Interest earned	41012	08-Jul-2025 NJE	J/E		Beginning Balance: 30-Jun-2025 Transaction Totals: Ending Balance:	0.00	226.53 51.75 51.75 278.28
709.2800.004 Contingency : G.I.C.					Beginning Balance: Transaction Totals: Ending Balance:		3,690.08 3,690.08
709.2800.005 reallocation of INCOME / EXPENSES - CRF expenditures adjustments	41073	10-Jul-2025 NJE	J/E		Beginning Balance: 30-Jun-2025 Transaction Totals: Ending Balance:	19,136.39	11,490.43 11,490.43
709.2900 Prior Year SURPLUS					Beginning Balance: Transaction Totals: Ending Balance:		0.01 0.01
709.2960 Retained Earnings reallocation of INCOME / EXPENSES - CRF contribution adjustments reallocation of INCOME / EXPENSES - CRF expenditures adjustments	41073 41073	10-Jul-2025 NJE 10-Jul-2025 NJE	J/E J/E		Beginning Balance: 30-Jun-2025 30-Jun-2025 Transaction Totals: Ending Balance:	10,950.00 11,490.43 22,440.43	119,387.60 0.00 0.00 96,947.17
709.3050 Bank Interest					Beginning Balance: Transaction Totals: Ending Balance:	3,805.05	
709.3200 Grant and Kim Ewing (1251) Patricia Vanderflaes (1253) Tessie Lowe (1255) Noriko Horiguchi (1257) Jerry Thomas (1259) Nancy Holme (1261) Peggy Smyth (1263)	40604 40604 40604 40604 40604 40604 40604	04-Jun-2025 BMC 04-Jun-2025 BMC 04-Jun-2025 BMC 04-Jun-2025 BMC 04-Jun-2025 BMC 04-Jun-2025 BMC 04-Jun-2025 BMC	A/R A/R A/R A/R A/R A/R A/R	17199 17200 17201 17202 17203 17204 17205	Beginning Balance: 01-Jun-2025 01-Jun-2025 01-Jun-2025 01-Jun-2025 01-Jun-2025 01-Jun-2025 01-Jun-2025		24,981.55 825.97 652.08 680.07 680.07 680.07 652.08 825.97

General Ledger Detail

Description	Batch #	Processed Type	Src	Reference	Post Date	Debit	Credit
<i>continued from previous page</i>							
709.3200		Strata Fees					
		Transaction Totals:				0.00	4,996.31
		Ending Balance:					29,977.86
709.3300		Income - Bank Interest					114.97
		Beginning Balance:					114.97
		Transaction Totals:					
		Ending Balance:					
709.3650		EV Electrical Consumption					33.35
Jerry Thomas (1259)	40604	04-Jun-2025 BMC	A/R	17203	01-Jun-2025	221.75	6.67
		Transaction Totals:				0.00	6.67
		Ending Balance:					40.02
709.4130		Cleaning - Garbage Removal					
Maple Leaf Disposal Ltd	41019	09-Jul-2025 INV	A/P	# 637551	18-Jun-2025	1,048.66	
		Transaction Totals:				221.75	0.00
		Ending Balance:				1,270.41	
709.4200		R&M - General				0.00	
		Beginning Balance:				0.00	
		Transaction Totals:				0.00	
		Ending Balance:					
709.4205		R & M - Building Repairs					
		Beginning Balance:				67.17	
		Transaction Totals:				67.17	
		Ending Balance:					
709.4400		Utilities - Electricity					
BC Hydro	40692	14-Jun-2025 INV	A/P	# 331 4660 001	01-Jun-2025	228.26	
		Transaction Totals:				109.47	0.00
		Ending Balance:				109.47	
709.4420		Utilities - Gas					
FortisBC - Natural Gas	40692	14-Jun-2025 INV	A/P	# 6435 47	01-Jun-2025	1,289.43	
		Transaction Totals:				95.30	0.00
		Ending Balance:				95.30	
709.4440		Utilities - Water					
		Beginning Balance:				752.43	
		Transaction Totals:				752.43	
		Ending Balance:					
709.4450		Utilities - Fireline					
		Beginning Balance:				732.00	
		Transaction Totals:				732.00	
		Ending Balance:					

General Ledger Detail

Description	Batch #	Processed Type	Src	Reference	Post Date	Debit	Credit
709.4520							
Outside Mtce - Gardening & Pruning							
Greyrock Property Grooming Ltd.	40692	14-Jun-2025 INV	A/P	# 14185	Beginning Balance:	234.00	
Greyrock Property Grooming Ltd.	40692	14-Jun-2025 INV	A/P	# 14189	11-Jun-2025	532.79	
					11-Jun-2025	162.96	
					Transaction Totals:	695.75	0.00
					Ending Balance:	929.75	
709.5020							
Admin - Accounting Fees							
Dong Russell & Company Inc	40692	14-Jun-2025 INV	A/P	# 11252	Beginning Balance:	0.00	
JJ and A Mechanical Ltd.	40692	14-Jun-2025 INV	A/P	# 11252	11-Jun-2025	393.75	
JJ and A Mechanical Ltd.	40714	14-Jun-2025 VC	A/P	VC C# 330 12Jun25	11-Jun-2025	393.75	
					12-Jun-2025	393.75	
					Transaction Totals:	787.50	393.75
					Ending Balance:	393.75	
709.5030							
Admin - Legal Fees							
					Beginning Balance:	870.24	
					Transaction Totals:		
					Ending Balance:	870.24	
709.5040							
Admin - Management Fees							
Eagleson Properties Limited.	40692	14-Jun-2025 INV	A/P	# MF - (709)	Beginning Balance:	1,653.75	
					01-Jun-2025	330.75	
					Transaction Totals:	330.75	0.00
					Ending Balance:	1,984.50	
709.5210							
Office - Postage							
					Beginning Balance:	16.55	
					Transaction Totals:		
					Ending Balance:	16.55	
709.7400							
Insurance - Appraisal (Accrued)							
Insurance Appraisal (Accrued)	41066	10-Jul-2025 NJE	J/E		Beginning Balance:	113.00	
					30-Jun-2025	22.60	
					Transaction Totals:	22.60	0.00
					Ending Balance:	135.60	
709.7500							
Fixed Expenses - Insurance							
Insurance (Accrued)	41066	10-Jul-2025 NJE	J/E		Beginning Balance:	6,099.60	
					30-Jun-2025	1,219.92	
					Transaction Totals:	1,219.92	0.00
					Ending Balance:	7,319.52	
709.9600							
CONTINGENCY							
Contingency Reserve	41066	10-Jul-2025 NJE	J/E		Beginning Balance:	5,475.00	
					30-Jun-2025	1,095.00	
					Transaction Totals:	1,095.00	0.00
					Ending Balance:	6,570.00	

General Ledger Detail

Description	Batch #	Processed Type	Src	Reference	Post Date	Debit	Credit
Building Totals							
				Beginning Balance:		0.00	
				Transaction Debit / Credit Amounts:		41,537.45	41,537.45
				Ending Balance:		0.00	

EAGLESON PROPERTIES LTD.

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

Statement of Account

Date: June 30, 2025

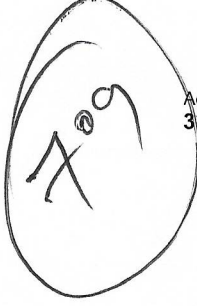
Telephone: (604) 879-1070 Fax: (604) 879-1007

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

Statement Printed: 8-Jul-25

Page 1

	Date	Reference	Debits	Credits	Balance
Building: 709 : 1251-1263 W 7th Avenue		Account Number: 709.1030		Opening Balance:	\$16,613.37
Plus: Receipts					
Nancy Holme (1261) Payment Received - Thank You	02-Jun-25	DCR# 324		652.08	
Jerry Thomas (1259) Payment Received - Thank you	02-Jun-25	DCR# 325		680.07	
Patricia Vanderflaes (1253) Payment Received - Thank you	02-Jun-25	DCR# 325		652.08	
Grant and Kim Ewing (1251) Payment Received - Thank You	29-Jun-25	DCR# 328		825.97	
Tessie Lowe (1255) Payment Received - Thank You	30-Jun-25	DCR# 329		680.07	
		Receipt Totals:		3,490.27	
Less: Disbursements					
BC Hydro : Electricity Bill - JUNE 3, 2025 (709)	12-Jun-25	C# 3250001	109.47		
FortisBC - Natural Gas : Natural Gas Bill - JUNE 3, 2025 (709)	12-Jun-25	C# 3250002	95.30		
City of Vancouver : U ANNUAL FIRELINE & U STREET CLEANING (709)	12-Jun-25	C# 326	732.00		
Dong Russell & Company Inc : 2024 : T2 Tax filing (709)	12-Jun-25	C# 327	393.75		
Eagleson Properties Limited. : Management Fee	12-Jun-25	C# 328	330.75		
Greyrock Property Grooming Ltd. : Gardening/Pruning :MARCH & APRIL 2025 (709)	12-Jun-25	C# 329	532.79		
JJ and A Mechanical Ltd.	12-Jun-25	C# 330	393.75		
Greyrock Property Grooming Ltd. : Gardening/Pruning - MAY 2025(709)	12-Jun-25	C# 331	162.96		
JJ and A Mechanical Ltd.	12-Jun-25	VC C# 330		393.75	
Maple Leaf Disposal Ltd : Garbage Removal (709)	18-Jun-25	C# 332	221.75		
		Disbursement Totals:	2,972.52	393.75	
Journal Entry Details:					
Transfer of funds from the Operating a/c to the CRF a/c - June 2025 Receipt	07-Jun-25		1,095.00		
		Journal Entry Totals:	1,095.00		
Account Totals / Closing Balance:			4,067.52	3,884.02	\$16,429.87
Available for Distribution:			16,429.87		
Current Period Distribution @ 100.000000%					\$16,429.87



Your bill highlights

Your bill for Mar 29, 2025 to May 28, 2025

- A bill increase of around 3.75% came into effect April 1, 2025 and may be reflected on this bill. For more information, and to learn more about the rate rider changes shown in the bill details, visit bchydro.com/rates.
- Our standard charges have changed as of April 1, 2025. To learn more, visit bchydro.com/customerservicerules.
- ✔ Thank you for your payment of \$106.63 on Apr 16, 2025.
- To track your electricity usage, visit bchydro.com/login.

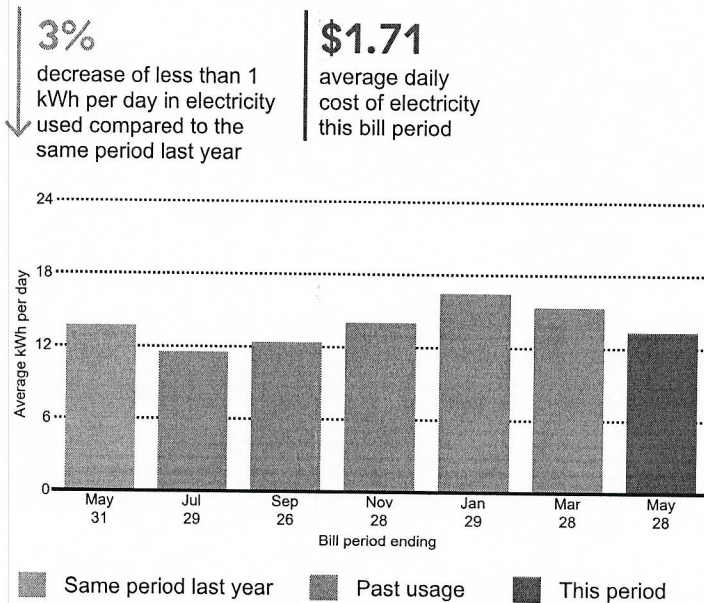
Auto-pay amount

\$109.47

Withdrawn on or after Jun 17, 2025

Turn for bill details →

Your electricity usage over time



Did you know?

You used a total of 813 kWh from Mar 29, 2025 to May 28, 2025.

Use our online tracking tools to view your detailed electricity use by the month, week, day or even hour – up to the previous day. Visit bchydro.com/login.

Ways to pay your bill

We offer several options for you to pay your bill.

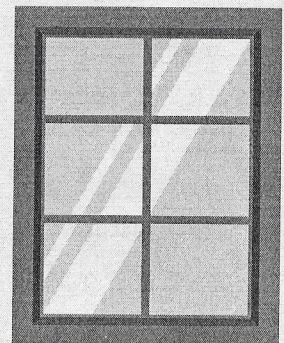
- bchydro.com/login – direct withdrawal from your bank account through MyHydro
- Auto-pay – have your bills paid automatically from your bank account
- Online banking – visit your bank's website or pay in person at your local branch
- Credit card – pay through Paymentus, a third party service provider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

For more information, visit bchydro.com/payments.

Seal up those gaps

Apply draftproofing to drafty gaps around windows and doors to prevent heat loss in the winter, and heat gain in the summer.

Get more tips at bchydro.com/hometips



Meter reading information

Energy

Meter number 7024307

Starting Mar 29, 2025..... 4753
Ending Mar 31, 2025..... 4792
Difference..... 39

39 kWh used over 3 days

Meter number 7024307

Starting Apr 1, 2025..... 4792
Ending May 28, 2025..... 5566
Difference..... 774

774 kWh used over 58 days



You're charged the Tier 1 price for electricity up to a certain threshold in each billing period, and a higher Tier 2 price for all electricity use beyond that threshold. This billing period you stayed in the lower Tier 1 price. You were 541 kWh below your Tier 2 threshold of 1,354 kWh this billing period.

Your next meter reading is on or around Jul 29, 2025.

Go paperless

Get access to your account online. To get started, visit bchydro.com/gopaperless.

Maintaining your account

If we receive your payment after the due date, you may be charged a late payment fee. To learn more about your account with BC Hydro, visit bchydro.com/customerservicerules.

Privacy

Protecting your personal information is an obligation we take seriously. For more information, visit bchydro.com/privacy.

GST Registration # R121454151

Have a question?

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

Bill details

PREVIOUS BILLING PERIOD

Previous bill..... \$106.63
Payment received Apr 16, 2025..... -\$106.63

BALANCE FORWARD \$0.00

ELECTRICITY CHARGES

Based on Residential Tiered Rate 1101

Mar 29, 2025 to Mar 31, 2025

Basic Charge 3 days x \$0.2253 /day..... \$0.68*

ENERGY CHARGES

Tier 1: 39 kWh x \$0.1097 /kWh..... \$4.28*
Tier 2: 0 kWh x \$0.1408 /kWh..... \$0.00

Deferral account rate rider -2.5%..... -\$0.12*

Trade income rate rider -2.3%..... -\$0.11*

Apr 1, 2025 to May 28, 2025

Basic Charge 58 days x \$0.2330 /day..... \$13.51*

ENERGY CHARGES

Tier 1: 774 kWh x \$0.1172 /kWh..... \$90.71*
Tier 2: 0 kWh x \$0.1408 /kWh..... \$0.00

Deferral account rate rider -4.5%..... -\$4.69*

TAXES ON ELECTRICITY CHARGES

* GST 5% on \$104.26..... \$5.21

ELECTRICITY CHARGES SUBTOTAL \$109.47

TOTAL DUE \$109.47

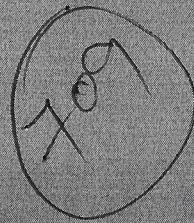
STRATA PLAN VR 1607
THE OWNERS
201-2940 MAIN ST
VANCOUVER BC V5T 3G3

 Natural gas

 FORTIS BC

Amount to be withdrawn:

\$95.30



Due Wednesday, Jun 25, 2025

Billing period: May 3 - Jun 3, 2025

Billing date: Jun 3, 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 (Apr 03 - May 02)	\$135.62
Payment received (May 26, 2025)	\$135.62CR
Balance from last bill	\$0.00

Gas charges: May 3 - Jun 3, 2025

Basic charge (32 days at 1.4309 per day)	\$45.79 ⁺
Daily fee that covers part of the cost of being connected to our system	
Delivery (5.1 GJ at 5.143 per GJ)	\$26.23 ⁺
Cost of delivering gas through our system to your home or business	
Storage & transport (5.1 GJ at 1.422 per GJ) (Including 0.1 GJ RNG)	\$7.25 ⁺
Cost to store and transport gas to our system	
Cost of gas (5.0 GJ at 2.230 per GJ)	\$11.15 ⁺
Market price of the gas you used	
Total gas charges	\$90.42

Energy taxes & fees

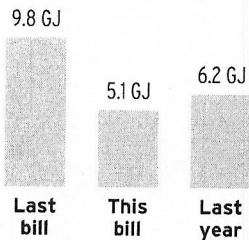
BC clean energy levy (0.40% of ⁺ amounts)	\$0.36
Supports clean energy technology	
GST (5% of ⁺ amounts)	\$4.52
Total energy taxes & fees	\$4.88

Withdrawal amount ————— **\$95.30**

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 4.7 GJ less gas than your last bill.

↓ You used 1.1 GJ less gas than this time last year.

See details of your past usage on your online account.

 Natural gas

FortisBC payment return slip

Account number: 643547
GST: R100431592

065875346169-m/

Due date: Jun 25, 2025
Amount due: \$95.30

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

Amount paid \$

00 000 643547 0 00009530 4

⑆0083 1 900⑆

96

Your meter reading

Meter number: RCT1515002 Point of delivery: 482549
This bill actual reading: 1355 (Jun 3, 2025)
Last bill actual reading: 1312 (May 2, 2025)
Conversion factor: 0.1177150

To calculate your usage, visit fortisbc.com/yourmeter

News to know

Watch out for online scams! Fraudsters are always coming up with new ways to steal your information. Your privacy is important to us. Visit fortisbc.com/onlinescams to learn how to protect your personal information by identifying some common digital scams.

Ideas to help you save energy & money



Cooking and laundry rebates

Lower your energy costs with rebates on commercial laundry, dishwashing and cooking equipment.

fortisbc.com/instantrebates

Full terms and conditions apply.



Horticultural lighting

Save energy and money with rebates on horticultural LED lighting.

fortisbc.com/business

Full terms and conditions apply.

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.



Revenue Services, Utility Billing
 PO Box 7747
 Vancouver, BC V6B 8R1

UTILITY BILL

709

418

ACCT NUMBER: 5073029 **BILLING PERIOD:** Jan 1, 2025
ACCESS CODE: 189908 **TO:** Dec 31, 2025
DUE DATE: Jul 3, 2025 **BILLING DATE:** May 9, 2025

NAME: OWNERS STRATA PLAN VAS1607
FOR SERVICE AT: 1255 7TH AVE W
ACCOUNT TYPE: RESIDENTIAL



FOLIO: COMPLEX **ROUTE:**

DATE	DESCRIPTION	AMOUNT
	PREVIOUS BILL AMOUNT	732.00
Jul 2, 2024	PAYMENT	-732.00
May 9, 2025	U ANNUAL FIRELINE- (100MM) (Jan 1 to Dec 31)	564.00
May 9, 2025	U STREET CLEANING (Jan 1 to Dec 31)	168.00
		1 Unit
		7 Units
	AMOUNT NOW DUE:	732.00
	AMOUNT DUE AFTER Jul 03, 2025:	768.60

A 5% PENALTY WILL APPLY TO OUTSTANDING AMOUNTS AFTER THE DUE DATE

Amounts in arrears at the end of the calendar year will be transferred to the Property Tax Roll and will be subject to daily interest charges.

Go paperless by signing up for electronic billing: vancouver.ca/property-services

Change of mailing address or name for strata complex of three or more units must now be completed online at vancouver.ca/strata-address-change.
 Written requests from strata owners or managers will no longer be accepted.

Know your bank's cut off time for same day bill payments. Transactions are considered to be paid the date the item posts to your account.

73483

DONG RUSSELL COMPANY INC.

CHARTERED PROFESSIONAL ACCOUNTANTS

2443 Alder Street
Vancouver BC V6H 4A4

T 604.730.7472
F 604.730.7459

Invoice

Strata Plan VR 1607
Eagleson Properties Ltd.
201 - 2940 Main Street
Vancouver, BC V5T 3G3

6/9/2025

Account #

Invoice # 11252

For our professional services rendered to June 10, 2025, including the following:

- Preparation of T2 Corporate Income Tax Return for the year ended June 30, 2024. 375.00
- All other services rendered to date in connection with the above.

Property ID #	709
Sub Acct #	T2 Tax
Project ID #	
Approval	ME
Date	JUN 10 2025
Notes	

GST 5% \$18.75

Please make cheques payable to Dong Russell & Company Inc.

Amount Due \$393.75

GST/HST No. 847762283

Visa, Mastercard & Amex accepted

10272

Greyrock Property Grooming Ltd.

6305 45A Ave

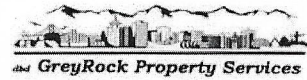
Delta BC V4K 4T5

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 14185

DATE 31/05/2025 TERMS Net 30

DUE DATE 30/06/2025

DATE		DESCRIPTION	TAX	QTY	RATE	AMOUNT
23/03/2025	Labour	Maintenance services	GST	1	75.00	75.00
29/04/2025	Labour	Maintenance services	GST	1	110.00	110.00
29/04/2025	Labour	Gardening Service	GST	1	85.00	85.00
30/04/2025	Labour	To prune all front trees & shrubs. Weed beds, supply & plant new Japonica	GST	2	75.00	150.00
30/04/2025	Materials	One Heather shrub	GST/PST BC	1	39.99	39.99
30/04/2025	Vancouver Landfill fee		Exempt	1	10.00	10.00
30/04/2025	Truck Charge		Exempt	1	37.00	37.00

1251 W. 7th Ave: Monthly maintenance & gardening service for March & April, 2025. Load & haul cuttings to Landfill.

SUBTOTAL	506.99
GST @ 5%	23.00
PST (BC) @ 7%	2.80
TOTAL	532.79

Property ID #	709
Sub Acct #	
Project ID #	
Approval	<i>[Signature]</i>
Date	6/2/25
Notes	R & M - gardening & pruning for March & April

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 14189

DATE 31/05/2025 TERMS Net 30

DUE DATE 30/06/2025

DATE	DESCRIPTION	TAX	QTY	RATE	AMOUNT
26/05/2025	Labour Monthly maintenance service	GST	1	73.20	73.20
26/05/2025	Labour Monthly gardening service	GST	1	55.00	55.00
26/05/2025	Truck Charge	GST	1	27.00	27.00

1251 W. 7th Ave. Monthly maintenance & gardening service.

SUBTOTAL 155.20

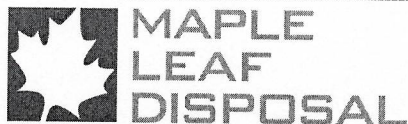
GST @ 5% 7.76

TOTAL 162.96

TOTAL DUE \$162.96

Property ID #	709
Sub Acct #	
Project ID #	
Approval	<i>[Signature]</i>
Date	6/2/25
Notes	R & M - gardening & pruning for May

INVOICE



20378 Langley Bypass,
Langley, BC V3A 5E7

Invoice Number: 637551
Invoice Date: 2025-05-31
Invoice Amount: \$221.75
Account Name: STRATA CORPORATION VR 1607 C/O EAGLE...
Account Number: 74501
Terms: NET 45 DAYS
Last Payment: \$221.75
Last Payment Date: 2025-05-27

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)

2025-05	MONTHLY CHARGE FOR FE GARBAGE COLLECTION	\$86.90
2025-05	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 #	
Project ID #	
Approval	<i>[Signature]</i>
Date	6/17/25
Notes	garbage - waste removal

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

709 42

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).