

Budget Comparison

709 - 1251 to 1263 West 7th Ave

Month = Aug 2025

Book = Accrual

ACCOUNT	PTD Actual	PTD Budget	YTD Actual	YTD Budget	Variance	Annual
INCOME						
STRATA INCOME						
Strata Fees	4,398.13	4,697.21	9,394.44	9,394.21	0.23	56,364.21
Other Income - EV Charging	6.67	6.66	13.34	13.66	-0.32	83.67
TOTAL STRATA INCOME	4,404.80	4,703.87	9,407.78	9,407.87	-0.09	56,447.88
TOTAL INCOME	4,404.80	4,703.87	9,407.78	9,407.87	-0.09	56,447.88
OPERATING EXPENSES						
GENERAL EXPENSES						
Management Fees	330.75	340.83	661.50	681.83	20.33	4,091.83
Annual Review Fee	0.00	46.38	0.00	92.38	92.38	552.38
Administration	0.00	4.17	0.00	8.17	8.17	48.17
Professional Fees	0.00	129.17	0.00	258.17	258.17	1,548.17
T2 Tax Filing and Accountant	0.00	35.00	0.00	70.00	70.00	420.00
Insurance (Accrued)	1,219.92	1,355.83	2,439.84	2,711.83	271.99	16,271.83
Insurance Appraisal (Accrued)	22.60	22.92	45.20	45.92	0.72	275.92
Bank Charges	0.00	2.08	0.00	4.08	4.08	24.08
TOTAL GENERAL EXPENSES	1,573.27	1,936.38	3,146.54	3,872.38	725.84	23,232.38
BUILDING EXPENSES						
Utilities - Electricity	93.40	58.33	93.40	116.33	22.93	696.33
Utilities - Gas	61.89	183.34	130.40	366.34	235.94	2,196.33
Utilities - Water and Sewer	990.21	216.67	990.21	433.67	-556.54	2,603.67
Utilities - Fireline/ Street Cleaning/ Green Bin	0.00	66.67	0.00	133.67	133.67	803.67
Fire Prevention	0.00	41.67	0.00	83.67	83.67	503.67
Waste Removal	221.75	208.33	443.50	416.33	-27.17	2,496.33
Landscaping	0.00	83.33	0.00	166.33	166.33	996.33
Gardening and Pruning	968.22	208.33	1,203.72	416.33	-787.39	2,496.33
Snow Removal and Salt	0.00	2.50	0.00	4.50	4.50	24.50
General Repairs and Maintenance	0.00	416.67	0.00	833.67	833.67	5,003.67
TOTAL BUILDING EXPENSES	2,335.47	1,485.84	2,861.23	2,970.84	109.61	17,820.83
TOTAL OPERATING EXPENSES	3,908.74	3,422.22	6,007.77	6,843.22	835.45	41,053.21
RESERVE FUNDS						
Contingency Current Year Transfer	1,755.00	1,425.00	2,850.00	2,850.00	0.00	17,100.00
Investment Interest	0.00	-150.00	0.00	-300.00	-300.00	-1,800.00
TOTAL RESERVE FUNDS	1,755.00	1,275.00	2,850.00	2,550.00	-300.00	15,300.00
TOTAL EXPENSES	5,663.74	4,697.22	8,857.77	9,393.22	535.45	56,353.21
NET INCOME	-1,258.94	6.65	550.01	14.65	535.36	94.67

Balance Sheet

709 - 1251 to 1263 West 7th Ave

Month = Aug 2025

Book = Accrual

ACCOUNT	CURRENT BALANCE
ASSETS	
BANK	
Operating BANK - ITF Strata VR1607 (709)	28,886.78
Contingency BANK - ITF Strata VR1607 (709)	63,826.95
INVESTMENTS - Short Term - ITF Strata VR1607 (709)	
INVESTMENTS - Short Term G.I.C - 2.90percent 30 - Day Casha	5,000.00
INVESTMENTS - Short Term G.I.C - 2.90percent 30 - Day Casha	5,000.00
INVESTMENTS - Short Term G.I.C - 3percent 90 - Day Cashable	10,000.00
INVESTMENTS - Short Term G.I.C - 5percent Non-Redeemable 1 -	20,000.00
INVESTMENTS - Short Term G.I.C - 5percent Non-Redeemable 2	20,000.00
TOTAL SHORT TERM INVESTMENTS - ITF Strata VR1607 (709)	60,000.00
TOTAL BANK	152,713.73
Bank Shares & Memberships	
Bank Shares	795.79
Bank Memberships	-5.00
TOTAL SHARES & MEMBERSHIPS	790.79
PREPAID EXPENSES	
Prepaid - Insurance	3,659.71
Prepaid - Insurance Appraisal	248.75
TOTAL PREPAID EXPENSES	3,908.46
TOTAL ASSETS	157,412.98
LIABILITIES AND CAPITAL	
LIABILITIES	
Prepaid Strata Fees	11,753.67
TOTAL LIABILITIES	11,753.67
CAPITAL	
CONTINGENCY RESERVE FUND	
Contingency Reserve Fund - Opening Balance	29,076.77
Contingency Reserve Fund - Contribution	15,990.00
Contingency Reserve Fund - Interest	397.81
Contingency Reserve Fund - G.I.C	6,780.08
Contingency Reserve Fund - Expenditures	-7,645.96
TOTAL Contingency Reserve Fund	44,598.70
Retained Earnings	101,060.61
TOTAL CAPITAL	145,659.31
TOTAL LIABILITIES AND CAPITAL	157,412.98

APPROVED
By Kat Eagleson at 3:38 pm, Oct 03, 2025

Receivable Summary

Property = 709 - 1251 to 1263 West 7th Ave Status: Current, Past, Future, Eviction, Notice Entity Type: Tenant Month From: 08/2025 To 08/2025 [Showing Unit]

Owner	Property	Unit	Charge To	Opening Balance	Charges	Receipts	Closing Balance
709 - 1251 to 1263 West 7th Ave							
Strata VR 1607	709 - 1251 to 1263 West 7th Ave	1251	Grant Ewing	0.00	727.08	1,503.59	-776.51
Strata VR 1607	709 - 1251 to 1263 West 7th Ave	1253	Patricia Vanderlaes	0.01	574.01	652.08	-78.06
Strata VR 1607	709 - 1251 to 1263 West 7th Ave	1255	Tessie Lowe	-776.33	598.65	0.00	-177.68
Strata VR 1607	709 - 1251 to 1263 West 7th Ave	1257	Noriko Horiguchi	-776.23	598.65	0.00	-177.58
Strata VR 1607	709 - 1251 to 1263 West 7th Ave	1259	Jerome Thomas	28.48	605.32	680.07	-46.27
Strata VR 1607	709 - 1251 to 1263 West 7th Ave	1261	Nancy Holme	0.00	574.01	0.00	574.01
Strata VR 1607	709 - 1251 to 1263 West 7th Ave	1263	Peggy Smyth	825.94	727.08	12,624.60	-11,071.58
	Total			-698.13	4,404.80	15,460.34	-11,753.67
Grand Total				-698.13	4,404.80	15,460.34	-11,753.67

UserId : accounts@eaglesonproperties.com Date : 10/03/2025 Time : 20:35

Payables Aging Report

Period: -08/2025

As of : 08/31/2025

Payee Name	Current Net Owed	Current GST/HST Owed	Current PST Owed	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed
Grand Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

709: Strata VR 1607 Operating
Bank Reconcile History Report

Balance Per Bank Statement as of 08/31/2025 29,855.00

Outstanding Cheques

Cheque Date	Cheque Number	Payee	Amount
08/18/2025	337	Greyrock Property Grooming Ltd.	968.22
Less: Outstanding Cheques			968.22

Reconciled Bank Balance 28,886.78

Balance per GL as of 08/31/2025 28,886.78

Reconciled Balance Per G/L 28,886.78

Difference 0.00

Cleared Items:

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
08/31/2025	7		677.62	08/31/2025
Total Cleared Deposits			677.62	

APPROVED

By Kat Eagleson at 3:37 pm, Oct 03, 2025

709: Strata VR 1607 Contingenc
Bank Reconcile History Report

Balance Per Bank Statement as of 08/31/2025	63,826.95
Reconciled Bank Balance	63,826.95

Balance per GL as of 08/31/2025	63,826.95
Reconciled Balance Per G/L	63,826.95

Difference	0.00
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Cleared Items:

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
08/31/2025	JE 872	August 2025 Credit Interest Earned	65.68	08/31/2025
Total Cleared Other Items			65.68	

APPROVED

By Kat Eagleson at 3:23 pm, Oct 03, 2025

SEPTEMBER 01, 2025

My relationship number(s)
91268349

VANAS11000_7730100 E D 16300 34834
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 AUG 2025 to 31 AUG 2025



DAILY BANKING

ACCOUNT SUMMARY	OPENING BALANCE ON 01 AUG 2025	TOTAL WITHDRAWALS	TOTAL DEPOSITS	CLOSING BALANCE ON 31 AUG 2025
INDEPENDENT BUSINESS ACCOUNT #100084835930	18,282.66	3,888.00	15,460.34	29,855.00
TOTAL NUMBER OF CHEQUES 3				

INDEPENDENT BUSINESS ACCOUNT #100084835930

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	OPENING BALANCE			18,282.66
01 AUG	ETRANSFER CREDIT (JEROMEWTHOMAS)		680.07	18,962.73
01 AUG	ETRANSFER CREDIT (PATRICIAVANDERFLAES)		652.08	19,614.81
01 AUG	FUNDS TRANSFER-ONLINE TO REL#91268601 (\$1,095.00) (CONTNGENCY JULY RECEIPTS)	1,095.00		18,519.81
12 AUG	FUNDS TRANSFER-ONLINE TO REL#91268601 (\$1,095.00) (AUGUST RECEIPTS CRF TRANSFER)	1,095.00		17,424.81
15 AUG	PREAUTHORIZED PAYMENT (B.C. HYDRO POWER AUTHORI)	93.40		17,331.41
22 AUG	ETRANSFER CREDIT (MARGARETBROWNESMYTH)		3,306.32	20,637.73
23 AUG	CHEQUE CLEARED #336	990.21		19,647.52
23 AUG	CHEQUE CLEARED #339	330.75		19,316.77
25 AUG	ETRANSFER CREDIT (GRANTEWING)		825.97	20,142.74
25 AUG	PREAUTHORIZED PAYMENT (FORTISBC HOLDINGS INC.)	61.89		20,080.85

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INDEPENDENT BUSINESS ACCOUNT #100084835930 (CONT.)

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
26 AUG	CHEQUE CLEARED #338	221.75		19,859.10
27 AUG	ETRANSFER CREDIT (MARGARETBROWNESMYTH)		9,318.28	29,177.38
31 AUG	ETRANSFER CREDIT (GRANTEWING)		677.62	29,855.00

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.

CLEARED CHEQUES
INDEPENDENT BUSINESS ACCOUNT #100084835930

DATE CLEARED: 22 AUG
 CHEQUE # 336 \$990.21

<p>EAGLESON PROPERTIES LTD. ITF STRATA CORP VR 1607 20-2940 MAIN ST VANCOUVER, BC V5T 3G3 TEL: (604) 879-1070</p>	<p>VANCOUVER CITY SAVINGS CREDIT UNION DOWNTOWN COMMUNITY BRANCH 888 WEST PENDER STREET TEL: 604 677-7000 VANCOUVER, B.C. V6C 1J8</p>
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000336

2025-08-18
 DATE YYYY MM DD

**** NINE HUNDRED NINETY AND 21/100 DOLLARS 990.21

PAY TO THE ORDER OF
 City of Vancouver Utility Billing Office
 PO Box 7747
 Vancouver, BC V6B 8R1

EAGLESON PROPERTIES LTD.
 ITF STRATA CORP VR 1607
 PER *Not signed*

MEMO: Pub/Reg 2003 water & sewer (739)

⑆000336⑆ ⑆16300⑆809⑆ 100084835930⑆

DATE CLEARED: 22 AUG
 CHEQUE # 336 \$990.21

Printer ID# 1021
 ID d'imprimeur 1021

00040001
 1668277
 252342751180865
 68222025

Endorsment - Signature or Stamp
 Endossement - Signature ou Imbre

BACKVERSO

DATE CLEARED: 22 AUG
 CHEQUE # 339 \$330.75

<p>EAGLESON PROPERTIES LTD. ITF STRATA CORP VR 1607 20-2940 MAIN ST VANCOUVER, BC V5T 3G3 TEL: (604) 879-1070</p>	<p>VANCOUVER CITY SAVINGS CREDIT UNION DOWNTOWN COMMUNITY BRANCH 888 WEST PENDER STREET TEL: 604 677-7000 VANCOUVER, B.C. V6C 1J8</p>
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000339

2025-08-21
 DATE YYYY MM DD

**** THREE HUNDRED THIRTY AND 75/100 DOLLARS 330.75

PAY TO THE ORDER OF
 Eagleson Properties Ltd
 201 - 2940 Main Street
 Vancouver, BC V5T 3G3

EAGLESON PROPERTIES LTD.
 ITF STRATA CORP VR 1607
 PER *Not signed*

MEMO: August Maintenance Fees

⑆000339⑆ ⑆16300⑆809⑆ 100084835930⑆

DATE CLEARED: 22 AUG
 CHEQUE # 339 \$330.75

For Deposit Only
Eagleson Properties Ltd.
BCEM General Account
11960-609 10004275209

Printer ID# 1021
 ID d'imprimeur 1021

CAPTURING BRANCH
 8/22/25 4:38 PM Pacific TZ
 Interior Savings
 11360-809
 Main Street Branch - Vancouver

Endorsment - Signature or Stamp
 Endossement - Signature ou Imbre

BACKVERSO

For Deposit Only
Eagleson Properties Ltd.
BCEM General Account
11960-609 10004275209

DATE CLEARED: 25 AUG
 CHEQUE # 338 \$221.75

<p>EAGLESON PROPERTIES LTD. ITF STRATA CORP VR 1607 20-2940 MAIN ST VANCOUVER, BC V5T 3G3 TEL: (604) 879-1070</p>	<p>VANCOUVER CITY SAVINGS CREDIT UNION DOWNTOWN COMMUNITY BRANCH 888 WEST PENDER STREET TEL: 604 677-7000 VANCOUVER, B.C. V6C 1J8</p>
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000338

2025-08-18
 DATE YYYY MM DD

**** TWO HUNDRED TWENTY ONE AND 75/100 DOLLARS 221.75

PAY TO THE ORDER OF
 Maple Leaf Disposal Ltd.
 20378 Langley Bypass
 Vancouver, BC V3A 5E7

EAGLESON PROPERTIES LTD.
 ITF STRATA CORP VR 1607
 PER *Not signed*

⑆000338⑆ ⑆16300⑆809⑆ 100084835930⑆

DATE CLEARED: 25 AUG
 CHEQUE # 338 \$221.75

Printer ID# 1021
 ID d'imprimeur 1021

DSPACC: 1124015
 DSPTR: 00010-003
 ITMSEQ: 21
 LOC: Location 006MLD

Endorsment - Signature or Stamp
 Endossement - Signature ou Imbre

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.

SEPTEMBER 01, 2025

My relationship number(s)
91268601

VANAS11000_7730100 E D 16300 35211
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 AUG 2025 to 31 AUG 2025



DAILY BANKING

ACCOUNT SUMMARY	OPENING BALANCE ON 01 AUG 2025	TOTAL WITHDRAWALS	TOTAL DEPOSITS	CLOSING BALANCE ON 31 AUG 2025
BUSINESS JUMPSTART SAVINGS #100084886032 (CONTINGENCY)	38,481.27	60,000.00	85,345.68	63,826.95
TOTAL NUMBER OF CHEQUES 0				

BUSINESS JUMPSTART SAVINGS #100084886032 (CONTINGENCY)

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	OPENING BALANCE			38,481.27
01 AUG	FUNDS TRANSFER-ONLINE FROM REL #91268349 (\$1,095.00) (CONTINGENCY JULY RECEIPTS)		1,095.00	39,576.27
12 AUG	FUNDS TRANSFER-ONLINE FROM REL #91268349 (\$1,095.00) (AUGUST RECEIPTS CRF TRANS)		1,095.00	40,671.27
21 AUG	CREDIT ARRANGEMENT		20,920.00	61,591.27
21 AUG	CREDIT ARRANGEMENT		5,155.00	66,746.27
21 AUG	CREDIT ARRANGEMENT		20,920.00	87,666.27
21 AUG	CREDIT ARRANGEMENT		5,155.00	92,821.27
21 AUG	CREDIT ARRANGEMENT		10,315.00	103,136.27
21 AUG	CREDIT ARRANGEMENT		5,155.00	108,291.27
21 AUG	CREDIT ARRANGEMENT		10,315.00	118,606.27
21 AUG	CREDIT ARRANGEMENT		5,155.00	123,761.27

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BUSINESS JUMPSTART SAVINGS #100084886032 (CONTINGENCY) (CONT.)

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
21 AUG	TERM DEPOSIT TRANSFER	20,000.00		103,761.27
21 AUG	TERM DEPOSIT TRANSFER	20,000.00		83,761.27
21 AUG	TERM DEPOSIT TRANSFER	10,000.00		73,761.27
21 AUG	TERM DEPOSIT TRANSFER	5,000.00		68,761.27
21 AUG	TERM DEPOSIT TRANSFER	5,000.00		63,761.27
31 AUG	INTEREST CREDITED TO ACCOUNT (CREDIT INTEREST)		65.68	63,826.95

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
21 AUG	INTEREST CREDITED TO ACCOUNT (DEPOSIT INTEREST)		155.00	5,155.00
21 AUG	TERM DEPOSIT WITHDRAWAL	5,155.00		
	#100095604566 CASHABLE 30 DAY LOCKOUT 12 MONTH TERM INITIAL DEPOSIT: 21AUG2024 \$5,000.00 MATURITY DATE: 21AUG2025 INTEREST RATE: 3.100% INTEREST IS COMPOUNDED AT MATURITY OPENING BALANCE			5,000.00
21 AUG	INTEREST CREDITED TO ACCOUNT (DEPOSIT INTEREST)		155.00	5,155.00
21 AUG	TERM DEPOSIT WITHDRAWAL	5,155.00		
	#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
21 AUG	INTEREST CREDITED TO ACCOUNT (DEPOSIT INTEREST)		155.00	5,155.00
21 AUG	TERM DEPOSIT WITHDRAWAL	5,155.00		
	#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
21 AUG	INTEREST CREDITED TO ACCOUNT (DEPOSIT INTEREST)		155.00	5,155.00

SEPTEMBER 01, 2025

91268601

DOWNTOWN
898 WEST PENDER ST.
VANCOUVER BC V6C 1J8
T 604 877 7000 TOLL-FREE 1 888 VANCITY
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TERM DEPOSITS (CONT.)

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
21 AUG	TERM DEPOSIT WITHDRAWAL	5,155.00		
	#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
21 AUG	INTEREST CREDITED TO ACCOUNT (DEPOSIT INTEREST)		315.00	10,315.00
21 AUG	TERM DEPOSIT WITHDRAWAL	10,315.00		
	#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
21 AUG	INTEREST CREDITED TO ACCOUNT (DEPOSIT INTEREST)		315.00	10,315.00
21 AUG	TERM DEPOSIT WITHDRAWAL	10,315.00		
	#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
21 AUG	INTEREST CREDITED TO ACCOUNT (DEPOSIT INTEREST)		920.00	20,920.00
21 AUG	TERM DEPOSIT WITHDRAWAL	20,920.00		

TERM DEPOSITS (CONT.)

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
	#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
21 AUG	INTEREST CREDITED TO ACCOUNT (DEPOSIT INTEREST)		920.00	20,920.00
21 AUG	TERM DEPOSIT WITHDRAWAL	20,920.00		
	#100098038424 NON-REDEEMABLE ANNUAL TERM 12 MONTH TERM INITIAL DEPOSIT: 21AUG2025 \$20,000.00 MATURITY DATE: 21AUG2026 INTEREST RATE: 3.100% INTEREST IS COMPOUNDED ANNUALLY			
	OPENING BALANCE			0.00
21 AUG	TERM DEPOSIT TRANSFER-CREDIT		20,000.00	20,000.00
	#100098038465 NON-REDEEMABLE ANNUAL TERM 12 MONTH TERM INITIAL DEPOSIT: 21AUG2025 \$20,000.00 MATURITY DATE: 21AUG2026 INTEREST RATE: 3.100% INTEREST IS COMPOUNDED ANNUALLY			
	OPENING BALANCE			0.00
21 AUG	TERM DEPOSIT TRANSFER-CREDIT		20,000.00	20,000.00
	#100098038499 NON-REDEEMABLE ANNUAL TERM 12 MONTH TERM INITIAL DEPOSIT: 21AUG2025 \$10,000.00 MATURITY DATE: 21AUG2026 INTEREST RATE: 3.100% INTEREST IS COMPOUNDED ANNUALLY			
	OPENING BALANCE			0.00
21 AUG	TERM DEPOSIT TRANSFER-CREDIT		10,000.00	10,000.00
	#100098038515 CASHABLE 30 DAY LOCKOUT 12 MONTH TERM INITIAL DEPOSIT: 21AUG2025 \$5,000.00 MATURITY DATE: 21AUG2026 INTEREST RATE: 2.100% INTEREST IS COMPOUNDED AT MATURITY			
	OPENING BALANCE			0.00
21 AUG	TERM DEPOSIT TRANSFER-CREDIT		5,000.00	5,000.00
	#100098038531 CASHABLE 30 DAY LOCKOUT 12 MONTH TERM INITIAL DEPOSIT: 21AUG2025 \$5,000.00 MATURITY DATE: 21AUG2026 INTEREST RATE: 2.100% INTEREST IS COMPOUNDED AT MATURITY			
	OPENING BALANCE			0.00
21 AUG	TERM DEPOSIT TRANSFER-CREDIT		5,000.00	5,000.00
	TOTAL TERMS			60,000.00

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

709 - 1251 to 1263 West 7th Ave
Month = Aug 2025
Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
1211-00			Vancity Pooled Trust Bank					0.00 = Beginning Balance =	
709 - 1251 to 1263 West 7th Ave	08/15/2025	08/2025	Patricia Vanderflaes	R-962	:prepay	652.08	0.00	652.08	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	08/15/2025	08/2025	Patricia Vanderflaes	R-962	:prepay	0.00	652.08	0.00	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	08/15/2025	08/2025	Jerome Thomas	R-963	:prepay	623.40	0.00	623.40	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	08/15/2025	08/2025	Jerome Thomas	R-963	:prepay	0.00	623.40	0.00	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	08/15/2025	08/2025	Jerome Thomas	R-964	:prepay	56.67	0.00	56.67	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	08/15/2025	08/2025	Jerome Thomas	R-964	:prepay	0.00	56.67	0.00	:Prog Gen prepayment transfer
			Net Change=0.00			1,332.15	1,332.15	0.00 = Ending Balance =	
1305-00			Operating BANK - ITF St...					18,282.66 = Beginning Balance =	
709 - 1251 to 1263 West 7th Ave	08/01/2025	08/2025	Patricia Vanderflaes	R-704	ET	652.08	0.00	18,934.74	August Strata Fees
709 - 1251 to 1263 West 7th Ave	08/01/2025	08/2025	July 2025 transfer from ...	J-879	July transfe...	0.00	1,095.00	17,839.74	July 2025 transfer from Operating a/c to the CRF a/c (709)
709 - 1251 to 1263 West 7th Ave	08/07/2025	08/2025	Jerome Thomas	R-705	et	623.40	0.00	18,463.14	August Strata Fees
709 - 1251 to 1263 West 7th Ave	08/07/2025	08/2025	Jerome Thomas	R-705	et	56.67	0.00	18,519.81	August Strata Fees
709 - 1251 to 1263 West 7th Ave	08/12/2025	08/2025	August 20525 transfer fr...	J-880	Aug transfe...	0.00	1,095.00	17,424.81	August 20525 transfer from the Operating a/c to the CRF account (709)
709 - 1251 to 1263 West 7th Ave	08/18/2025	08/2025	City of Vancouver Utility B...	K-103	336	0.00	990.21	16,434.60	Feb/May 2025 water & Sewer (709)
709 - 1251 to 1263 West 7th Ave	08/18/2025	08/2025	Greyrock Property Groo...	K-104	337	0.00	968.22	15,466.38	Gardening (709)
709 - 1251 to 1263 West 7th Ave	08/18/2025	08/2025	Maple Leaf Disposal Ltd.	K-105	338	0.00	221.75	15,244.63	garbage - waste removal
709 - 1251 to 1263 West 7th Ave	08/19/2025	08/2025	BC Hydro	K-118	10000339	0.00	93.40	15,151.23	Electricity Bill : June/August 2025 (709)
709 - 1251 to 1263 West 7th Ave	08/19/2025	08/2025	FortisBC	K-119	10000339	0.00	61.89	15,089.34	Natural Gas Bill : July/August 2025 (709)
709 - 1251 to 1263 West 7th Ave	08/21/2025	08/2025	Eagleson Properties Ltd	K-178	339	0.00	330.75	14,758.59	August Management Fees
709 - 1251 to 1263 West 7th Ave	08/25/2025	08/2025	Peggy Smyth	R-1354	ET	51.95	0.00	14,810.54	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	08/25/2025	08/2025	Peggy Smyth	R-1354	ET	825.97	0.00	15,636.51	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	08/25/2025	08/2025	Peggy Smyth	R-1354	ET	776.52	0.00	16,413.03	Payment Received - Thank You

General Ledger

709 - 1251 to 1263 West 7th Ave
Month = Aug 2025
Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
709 - 1251 to 1263 West 7th Ave	08/25/2025	08/2025	Peggy Smyth	R-1354	ET	825.94	0.00	17,238.97	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	08/25/2025	08/2025	Peggy Smyth	R-1354	ET	825.94	0.00	18,064.91	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	08/25/2025	08/2025	Grant Ewing	R-1355	et	825.97	0.00	18,890.88	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	08/27/2025	08/2025	Peggy Smyth	R-1356	et	8,593.71	0.00	27,484.59	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	08/27/2025	08/2025	Peggy Smyth	R-1356	et	724.57	0.00	28,209.16	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	08/31/2025	08/2025	Grant Ewing	R-1357	et	677.62	0.00	28,886.78	Payment Received - Thank You
Net Change=10,604.12						15,460.34	4,856.22	28,886.78	= Ending Balance =
1306-00			Contingency BANK - ITF...					38,481.27	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	08/01/2025	08/2025	July 2025 transfer from ...	J-879	July transfe...	1,095.00	0.00	39,576.27	July 2025 transfer from Operating a/c to the CRF a/c (709)
709 - 1251 to 1263 West 7th Ave	08/12/2025	08/2025	August 20525 transfer fr...	J-880	Aug transfe...	1,095.00	0.00	40,671.27	August 20525 transfer from the Operating a/c to the CRF account (709)c to the CRF account
709 - 1251 to 1263 West 7th Ave	08/21/2025	08/2025	reallocation of INCOME ...	J-895	reallocation ...	5,000.00	0.00	45,671.27	2025/2026 Credit Arrangement
709 - 1251 to 1263 West 7th Ave	08/21/2025	08/2025	reallocation of INCOME ...	J-895	reallocation ...	5,000.00	0.00	50,671.27	2025/2026 Credit Arrangement
709 - 1251 to 1263 West 7th Ave	08/21/2025	08/2025	reallocation of INCOME ...	J-895	reallocation ...	10,000.00	0.00	60,671.27	2025/2026 Credit Arrangement
709 - 1251 to 1263 West 7th Ave	08/21/2025	08/2025	reallocation of INCOME ...	J-895	reallocation ...	3,090.00	0.00	63,761.27	2025/2026 - G.I.C. accured Interest earned
709 - 1251 to 1263 West 7th Ave	08/31/2025	08/2025	August 2025 Credit Inter...	J-872	August 2...	65.68	0.00	63,826.95	Credit Interest
Net Change=25,345.68						25,345.68	0.00	63,826.95	= Ending Balance =
1308-01			INVESTMENTS - Short...					5,000.00	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	08/21/2025	08/2025	reallocation of INCOME ...	J-895	reallocation ...	0.00	5,000.00	0.00	2025/2026 Credit Arrangement
Net Change=-5,000.00						0.00	5,000.00	0.00	= Ending Balance =
1308-02			INVESTMENTS - Short...					5,000.00	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	08/21/2025	08/2025	reallocation of INCOME ...	J-895	reallocation ...	0.00	5,000.00	0.00	2025/2026 Credit Arrangement
Net Change=-5,000.00						0.00	5,000.00	0.00	= Ending Balance =
1308-03			INVESTMENTS - Short...					5,000.00	= Beginning Balance =
Net Change=0.00						0.00	0.00	5,000.00	= Ending Balance =

General Ledger

709 - 1251 to 1263 West 7th Ave

Month = Aug 2025

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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
1308-04			INVESTMENTS - Short...					5,000.00 = Beginning Balance =	
			Net Change=0.00			0.00	0.00	5,000.00 = Ending Balance =	
1308-05			INVESTMENTS - Short...					10,000.00 = Beginning Balance =	
			Net Change=0.00			0.00	0.00	10,000.00 = Ending Balance =	
1308-06			INVESTMENTS - Short...					10,000.00 = Beginning Balance =	
709 - 1251 to 1263 West 7th Ave	08/21/2025	08/2025	reallocation of INCOME ...	J-895	reallocation ...	0.00	10,000.00	0.00	2025/2026 Credit Arrangement
			Net Change=-10,000.00			0.00	10,000.00	0.00 = Ending Balance =	
1308-07			INVESTMENTS - Short...					20,000.00 = Beginning Balance =	
			Net Change=0.00			0.00	0.00	20,000.00 = Ending Balance =	
1308-08			INVESTMENTS - Short...					20,000.00 = Beginning Balance =	
			Net Change=0.00			0.00	0.00	20,000.00 = Ending Balance =	
1992-00			Bank Shares					795.79 = Beginning Balance =	
			Net Change=0.00			0.00	0.00	795.79 = Ending Balance =	
1993-00			Bank Memberships					-5.00 = Beginning Balance =	
			Net Change=0.00			0.00	0.00	-5.00 = Ending Balance =	
2010-00			Accounts Receivable					0.00 = Beginning Balance =	
709 - 1251 to 1263 West 7th Ave	08/01/2025	08/2025	Grant Ewing	C-1903	:Post	825.97	0.00	825.97	Strata Fees
709 - 1251 to 1263 West 7th Ave	08/01/2025	08/2025	Patricia Vanderflaes	C-1904	:Post	652.08	0.00	1,478.05	Strata Fees
709 - 1251 to 1263 West 7th Ave	08/01/2025	08/2025	Tessie Lowe	C-1905	:Post	680.07	0.00	2,158.12	Strata Fees
709 - 1251 to 1263 West 7th Ave	08/01/2025	08/2025	Noriko Horiguchi	C-1906	:Post	680.07	0.00	2,838.19	Strata Fees
709 - 1251 to 1263 West 7th Ave	08/01/2025	08/2025	Jerome Thomas	C-1907	:Post	680.07	0.00	3,518.26	Strata Fees
709 - 1251 to 1263 West 7th Ave	08/01/2025	08/2025	Nancy Holme	C-1908	:Post	652.08	0.00	4,170.34	Strata Fees
709 - 1251 to 1263 West 7th Ave	08/01/2025	08/2025	Peggy Smyth	C-1909	:Post	825.97	0.00	4,996.31	Strata Fees
709 - 1251 to 1263 West 7th Ave	08/01/2025	08/2025	Jerome Thomas	C-2510	EV Lectric...	6.67	0.00	5,002.98	August Fee for EV

General Ledger

709 - 1251 to 1263 West 7th Ave
 Month = Aug 2025
 Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
709 - 1251 to 1263 West 7th Ave	08/15/2025	08/2025	Patricia Vanderflaes	R-962	:prepay	0.00	652.08	4,350.90	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	08/15/2025	08/2025	Jerome Thomas	R-963	:prepay	0.00	623.40	3,727.50	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	08/15/2025	08/2025	Jerome Thomas	R-964	:prepay	0.00	56.67	3,670.83	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	08/25/2025	08/2025	Peggy Smyth	R-1354	ET	0.00	825.97	2,844.86	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	08/25/2025	08/2025	Grant Ewing	R-1355	et	0.00	825.97	2,018.89	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	08/31/2025	08/2025	Patricia Vanderflaes	C-2477	One-time ...	0.00	78.07	1,940.82	One-time Adjustment Jul-Aug '25
709 - 1251 to 1263 West 7th Ave	08/31/2025	08/2025	Tessie Lowe	C-2478	One-time ...	0.00	81.42	1,859.40	One-time Adjustment Jul-Aug '25
709 - 1251 to 1263 West 7th Ave	08/31/2025	08/2025	Noriko Horiguchi	C-2479	One-time ...	0.00	81.42	1,777.98	One-time Adjustment Jul-Aug '25
709 - 1251 to 1263 West 7th Ave	08/31/2025	08/2025	Jerome Thomas	C-2481	One-time ...	0.00	81.42	1,696.56	One-time Adjustment Jul-Aug '25
709 - 1251 to 1263 West 7th Ave	08/31/2025	08/2025	Nancy Holme	C-2482	One-time ...	0.00	78.07	1,618.49	One-time Adjustment Jul-Aug '25
709 - 1251 to 1263 West 7th Ave	08/31/2025	08/2025	Peggy Smyth	C-2483	One-time ...	0.00	98.89	1,519.60	One-time Adjustment Jul-Aug '25
709 - 1251 to 1263 West 7th Ave	08/31/2025	08/2025	Grant Ewing	C-2484	One-time ...	0.00	98.89	1,420.71	One-time Adjustment Jul-Aug '25
709 - 1251 to 1263 West 7th Ave	08/31/2025	08/2025	Reallocation of Income / ...	J-904	Reallocatio...	0.00	1,420.71	0.00	Reallocation of Income / Expenses
Net Change=0.00						5,002.98	5,002.98	0.00	= Ending Balance =
2410-00			Prepaid - Insurance					4,879.63	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	08/31/2025	08/2025	Re allocation of Income...	J-889	Re allocati...	0.00	1,219.92	3,659.71	Re allocation of Income/expenses - AUGUST 2025
Net Change=-1,219.92						0.00	1,219.92	3,659.71	= Ending Balance =
2411-00			Prepaid - Insurance App...					271.35	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	08/31/2025	08/2025	Re allocation of Income...	J-889	Re allocati...	0.00	22.60	248.75	Re allocation of Income/expenses - AUGUST 2025
Net Change=-22.60						0.00	22.60	248.75	= Ending Balance =
4011-00			Accounts Payable					0.00	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	07/09/2025	08/2025	City of Vancouver Utility B...	P-25	5106 769	0.00	990.21	-990.21	Feb/May 2025 water & Sewer (709)
709 - 1251 to 1263 West 7th Ave	07/31/2025	08/2025	Maple Leaf Disposal Ltd.	P-260	645902	0.00	221.75	-1,211.96	garbage - waste removal

General Ledger

709 - 1251 to 1263 West 7th Ave
Month = Aug 2025
Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
709 - 1251 to 1263 West 7th Ave	08/01/2025	08/2025	Greyrock Property Groo...	P-117	14214	0.00	968.22	-2,180.18	Gardening (709)
709 - 1251 to 1263 West 7th Ave	08/18/2025	08/2025	City of Vancouver Utility B...	K-103	336	990.21	0.00	-1,189.97	Feb/May 2025 water & Sewer (709)
709 - 1251 to 1263 West 7th Ave	08/18/2025	08/2025	Greyrock Property Groo...	K-104	337	968.22	0.00	-221.75	Gardening (709)
709 - 1251 to 1263 West 7th Ave	08/18/2025	08/2025	Maple Leaf Disposal Ltd.	K-105	338	221.75	0.00	0.00	garbage - waste removal
709 - 1251 to 1263 West 7th Ave	08/19/2025	08/2025	BC Hydro	K-118	10000339	93.40	0.00	93.40	Electricity Bill : June/August 2025 (709)
709 - 1251 to 1263 West 7th Ave	08/19/2025	08/2025	FortisBC	K-119	10000339	61.89	0.00	155.29	Natural Gas Bill : July/August 2025 (709)
709 - 1251 to 1263 West 7th Ave	08/19/2025	08/2025	BC Hydro	P-349	a/c # 331 ...	0.00	93.40	61.89	Electricity Bill : June/August 2025 (709)
709 - 1251 to 1263 West 7th Ave	08/19/2025	08/2025	FortisBC	P-368	a/c # 6435 47	0.00	61.89	0.00	Natural Gas Bill : July/August 2025 (709)
709 - 1251 to 1263 West 7th Ave	08/21/2025	08/2025	Eagleson Properties Ltd	K-178	339	330.75	0.00	330.75	August Management Fees
709 - 1251 to 1263 West 7th Ave	08/21/2025	08/2025	Eagleson Properties Ltd	P-397	709 Man...	0.00	330.75	0.00	August Management Fees
Net Change=0.00						2,666.22	2,666.22	0.00	= Ending Balance =
4030-00			Prepaid Rent			0.00 = Beginning Balance =			
709 - 1251 to 1263 West 7th Ave	08/01/2025	08/2025	Patricia Vanderflaes	R-704	ET	0.00	652.08	-652.08	August Strata Fees
709 - 1251 to 1263 West 7th Ave	08/07/2025	08/2025	Jerome Thomas	R-705	et	0.00	623.40	-1,275.48	August Strata Fees
709 - 1251 to 1263 West 7th Ave	08/07/2025	08/2025	Jerome Thomas	R-705	et	0.00	56.67	-1,332.15	August Strata Fees
709 - 1251 to 1263 West 7th Ave	08/15/2025	08/2025	Patricia Vanderflaes	R-962	:prepay	652.08	0.00	-680.07	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	08/15/2025	08/2025	Jerome Thomas	R-963	:prepay	623.40	0.00	-56.67	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	08/15/2025	08/2025	Jerome Thomas	R-964	:prepay	56.67	0.00	0.00	:Prog Gen prepayment transfer
709 - 1251 to 1263 West 7th Ave	08/25/2025	08/2025	Peggy Smyth	R-1354	ET	0.00	776.52	-776.52	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	08/25/2025	08/2025	Peggy Smyth	R-1354	ET	0.00	51.95	-828.47	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	08/25/2025	08/2025	Peggy Smyth	R-1354	ET	0.00	825.94	-1,654.41	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	08/25/2025	08/2025	Peggy Smyth	R-1354	ET	0.00	825.94	-2,480.35	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	08/27/2025	08/2025	Peggy Smyth	R-1356	et	0.00	8,593.71	-11,074.06	Payment Received - Thank You

General Ledger

709 - 1251 to 1263 West 7th Ave
Month = Aug 2025
Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
709 - 1251 to 1263 West 7th Ave	08/27/2025	08/2025	Peggy Smyth	R-1356	et	0.00	724.57	-11,798.63	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	08/31/2025	08/2025	Grant Ewing	R-1357	et	0.00	677.62	-12,476.25	Payment Received - Thank You
709 - 1251 to 1263 West 7th Ave	08/31/2025	08/2025	Reallocation of Income /...	J-904	Reallocatio...	12,476.25	0.00	0.00	Reallocation of Income / Expenses
			Net Change=0.00			13,808.40	13,808.40	0.00	= Ending Balance =
4040-00			Prepaid Strata Fees					-698.13	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	08/31/2025	08/2025	Reallocation of Income /...	J-904	Reallocatio...	0.00	12,476.25	-13,174.38	Reallocation of Income / Expenses
709 - 1251 to 1263 West 7th Ave	08/31/2025	08/2025	Reallocation of Income /...	J-904	Reallocatio...	1,420.71	0.00	-11,753.67	Reallocation of Income / Expenses
			Net Change=-11,055.54			1,420.71	12,476.25	-11,753.67	= Ending Balance =
5105-00			Contingency Reserve Fu...					-29,076.77	= Beginning Balance =
			Net Change=0.00			0.00	0.00	-29,076.77	= Ending Balance =
5106-00			Contingency Reserve Fu...					-14,235.00	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	08/31/2025	08/2025	Re allocation of Income...	J-889	Re allocati...	0.00	330.00	-14,565.00	July 2025 adjustment - Re allocation of Income/expenses - AUGUST 2025
709 - 1251 to 1263 West 7th Ave	08/31/2025	08/2025	Re allocation of Income...	J-889	Re allocati...	0.00	1,425.00	-15,990.00	Re allocation of Income/expenses - AUGUST 2025
			Net Change=-1,755.00			0.00	1,755.00	-15,990.00	= Ending Balance =
5107-00			Contingency Reserve Fu...					-332.13	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	08/31/2025	08/2025	August 2025 Credit Inter...	J-872	August 2...	0.00	65.68	-397.81	Credit Interest
			Net Change=-65.68			0.00	65.68	-397.81	= Ending Balance =
5107-01			Contingency Reserve Fu...					-3,690.08	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	08/21/2025	08/2025	reallocation of INCOME ...	J-895	reallocation ...	0.00	3,090.00	-6,780.08	2025/2026 - G.I.C. accureud Interest earned
			Net Change=-3,090.00			0.00	3,090.00	-6,780.08	= Ending Balance =
5108-00			Contingency Reserve Fu...					7,645.96	= Beginning Balance =
			Net Change=0.00			0.00	0.00	7,645.96	= Ending Balance =
5800-00			Retained Earnings					-100,510.60	= Beginning Balance =
			Net Change=0.00			0.00	0.00	-100,510.60	= Ending Balance =

General Ledger

709 - 1251 to 1263 West 7th Ave
Month = Aug 2025
Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
6105-00			Strata Fees					-4,996.31 = Beginning Balance =	
709 - 1251 to 1263 West 7th Ave	08/01/2025	08/2025	Grant Ewing	C-1903	:Post	0.00	825.97	-5,822.28	Strata Fees
709 - 1251 to 1263 West 7th Ave	08/01/2025	08/2025	Patricia Vanderflaes	C-1904	:Post	0.00	652.08	-6,474.36	Strata Fees
709 - 1251 to 1263 West 7th Ave	08/01/2025	08/2025	Tessie Lowe	C-1905	:Post	0.00	680.07	-7,154.43	Strata Fees
709 - 1251 to 1263 West 7th Ave	08/01/2025	08/2025	Noriko Horiguchi	C-1906	:Post	0.00	680.07	-7,834.50	Strata Fees
709 - 1251 to 1263 West 7th Ave	08/01/2025	08/2025	Jerome Thomas	C-1907	:Post	0.00	680.07	-8,514.57	Strata Fees
709 - 1251 to 1263 West 7th Ave	08/01/2025	08/2025	Nancy Holme	C-1908	:Post	0.00	652.08	-9,166.65	Strata Fees
709 - 1251 to 1263 West 7th Ave	08/01/2025	08/2025	Peggy Smyth	C-1909	:Post	0.00	825.97	-9,992.62	Strata Fees
709 - 1251 to 1263 West 7th Ave	08/31/2025	08/2025	Patricia Vanderflaes	C-2477	One-time ...	78.07	0.00	-9,914.55	One-time Adjustment Jul-Aug '25
709 - 1251 to 1263 West 7th Ave	08/31/2025	08/2025	Tessie Lowe	C-2478	One-time ...	81.42	0.00	-9,833.13	One-time Adjustment Jul-Aug '25
709 - 1251 to 1263 West 7th Ave	08/31/2025	08/2025	Noriko Horiguchi	C-2479	One-time ...	81.42	0.00	-9,751.71	One-time Adjustment Jul-Aug '25
709 - 1251 to 1263 West 7th Ave	08/31/2025	08/2025	Jerome Thomas	C-2481	One-time ...	81.42	0.00	-9,670.29	One-time Adjustment Jul-Aug '25
709 - 1251 to 1263 West 7th Ave	08/31/2025	08/2025	Nancy Holme	C-2482	One-time ...	78.07	0.00	-9,592.22	One-time Adjustment Jul-Aug '25
709 - 1251 to 1263 West 7th Ave	08/31/2025	08/2025	Peggy Smyth	C-2483	One-time ...	98.89	0.00	-9,493.33	One-time Adjustment Jul-Aug '25
709 - 1251 to 1263 West 7th Ave	08/31/2025	08/2025	Grant Ewing	C-2484	One-time ...	98.89	0.00	-9,394.44	One-time Adjustment Jul-Aug '25
Net Change=-4,398.13						598.18	4,996.31	-9,394.44 = Ending Balance =	
6117-00			Other Income - EV Charging					-6.67 = Beginning Balance =	
709 - 1251 to 1263 West 7th Ave	08/01/2025	08/2025	Jerome Thomas	C-2510	EV Lectric...	0.00	6.67	-13.34	August Fee for EV
Net Change=-6.67						0.00	6.67	-13.34 = Ending Balance =	
7010-00			Management Fees					330.75 = Beginning Balance =	
709 - 1251 to 1263 West 7th Ave	08/21/2025	08/2025	Eagleson Properties Ltd	P-397	709 Man...	330.75	0.00	661.50	August Management Fees
Net Change=330.75						330.75	0.00	661.50 = Ending Balance =	
7140-00			Insurance (Accrued)					1,219.92 = Beginning Balance =	
709 - 1251 to 1263 West 7th Ave	08/31/2025	08/2025	Re allocation of Income...	J-889	Re allocati...	1,219.92	0.00	2,439.84	Re allocation of Income/expenses - AUGUST 2025

General Ledger

709 - 1251 to 1263 West 7th Ave
 Month = Aug 2025
 Book = Accrual

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
			Net Change=1,219.92			1,219.92	0.00	2,439.84	= Ending Balance =
7141-00			Insurance Appraisal (Ac...					22.60	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	08/31/2025	08/2025	Re allocation of Income...	J-889	Re allocati...	22.60	0.00	45.20	Re allocation of Income/expenses - AUGUST 2025
			Net Change=22.60			22.60	0.00	45.20	= Ending Balance =
7305-00			Utilities - Electricity					0.00	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	08/19/2025	08/2025	BC Hydro	P-349	a/c # 331 ...	93.40	0.00	93.40	Electricity Bill : June/August 2025 (709)
			Net Change=93.40			93.40	0.00	93.40	= Ending Balance =
7307-00			Utilities - Gas					68.51	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	08/19/2025	08/2025	FortisBC	P-368	a/c # 6435 47	61.89	0.00	130.40	Natural Gas Bill : July/August 2025 (709)
			Net Change=61.89			61.89	0.00	130.40	= Ending Balance =
7309-00			Utilities - Water and Sewer					0.00	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	07/09/2025	08/2025	City of Vancouver Utility B...	P-25	5106 769	990.21	0.00	990.21	Feb/May 2025 water & Sewer (709)
			Net Change=990.21			990.21	0.00	990.21	= Ending Balance =
7330-00			Waste Removal					221.75	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	07/31/2025	08/2025	Maple Leaf Disposal Ltd.	P-260	645902	221.75	0.00	443.50	garbage - waste removal
			Net Change=221.75			221.75	0.00	443.50	= Ending Balance =
7341-00			Gardening and Pruning					235.50	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	08/01/2025	08/2025	Greyrock Property Groo...	P-117	14214	968.22	0.00	1,203.72	Gardening (709)
			Net Change=968.22			968.22	0.00	1,203.72	= Ending Balance =
9005-00			Contingency Current Yea...					1,095.00	= Beginning Balance =
709 - 1251 to 1263 West 7th Ave	08/31/2025	08/2025	Re allocation of Income...	J-889	Re allocati...	1,425.00	0.00	2,520.00	Re allocation of Income/expenses - AUGUST 2025
709 - 1251 to 1263 West 7th Ave	08/31/2025	08/2025	Re allocation of Income...	J-889	Re allocati...	330.00	0.00	2,850.00	July 2025 adjustment - Re allocation of Income/expenses - AUGUST 2025
			Net Change=1,755.00			1,755.00	0.00	2,850.00	= Ending Balance =
						71,298.40	71,298.40		

Owner Statement

Owner = Strata VR 1607 (709 - 1251 to 1263 West 7th Ave)
 709 - 1251 to 1263 West 7th Ave
 Month = Aug 2025
 Book = Cash

Date	Reference	Property	Payee/Payer	Notes	Income	Expense	Balance
				Beginning Balance			18,282.66
08/01/2025	July transfer from Operating a/c to the CRF a/c	709 - 1251 to 1263 West 7th Ave	JE-879	July 2025 transfer from Operating a/c to the CRF a/c (709)	0.00	1,095.00	17,187.66
08/01/2025	ET	709 - 1251 to 1263 West 7th Ave	Patricia Vanderflaes	August Strata Fees	652.08	0.00	17,839.74
08/07/2025	et	709 - 1251 to 1263 West 7th Ave	Jerome Thomas	August Strata Fees	680.07	0.00	18,519.81
08/12/2025	Aug transfer from the Operating a/c to the CRF a/c	709 - 1251 to 1263 West 7th Ave	JE-880	August 2025 transfer from the Operating a/c to the CRF account (709)	0.00	1,095.00	17,424.81
08/18/2025	336	709 - 1251 to 1263 West 7th Ave	City of Vancouver Utility Billing Office	Feb/May 2025 water & Sewer (709)	0.00	990.21	16,434.60
08/18/2025	337	709 - 1251 to 1263 West 7th Ave	Greyrock Property Grooming Ltd.	Gardening (709)	0.00	968.22	15,466.38
08/18/2025	338	709 - 1251 to 1263 West 7th Ave	Maple Leaf Disposal Ltd.	garbage - waste removal	0.00	221.75	15,244.63
08/19/2025	10000339	709 - 1251 to 1263 West 7th Ave	BC Hydro	Electricity Bill : June/August 2025 (709)	0.00	93.40	15,151.23
08/19/2025	10000339	709 - 1251 to 1263 West 7th Ave	FortisBC	Natural Gas Bill : July/August 2025 (709)	0.00	61.89	15,089.34
08/21/2025	339	709 - 1251 to 1263 West 7th Ave	Eagleson Properties Ltd	August Management Fees	0.00	330.75	14,758.59
08/25/2025	et	709 - 1251 to 1263 West 7th Ave	Grant Ewing	Payment Received - Thank You	825.97	0.00	15,584.56
08/25/2025	ET	709 - 1251 to 1263 West 7th Ave	Peggy Smyth	Payment Received - Thank You	3,306.32	0.00	18,890.88
08/27/2025	et	709 - 1251 to 1263 West 7th Ave	Peggy Smyth	Payment Received - Thank You	9,318.28	0.00	28,209.16
08/31/2025	et	709 - 1251 to 1263 West 7th Ave	Grant Ewing	Payment Received - Thank You	677.62	0.00	28,886.78
				Ending Balance	15,460.34	4,856.22	28,886.78
				Reserves Needed		0.00	
				Security Deposits (this period)		0.00	



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

UTILITY BILL

709

8285

ACCT NUMBER: 5106769 **BILLING PERIOD:** Feb 1, 2025
ACCESS CODE: 750150 **TO:** May 31, 2025
DUE DATE: Aug 22, 2025 **BILLING DATE:** Jul 9, 2025



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

FOLIO: COMPLEX **ROUTE:** 7207

DATE	METER NO.	NO. OF DAYS	CURRENT READING	PREV READING	CONSUMPTION	AMOUNT
Jun 6, 2025	A-46016473	127	7363	7278	85 UNITS	
					PREVIOUS BILL AMOUNT	790.06
Mar 31, 2025					PAYMENT DISCOUNT	-752.43
Jul 9, 2025					WATER METERED 2025 Low Season Rate (A) (31-Jan-25 to 30-Apr-25/90 days)	-37.63
Jul 9, 2025					WATER METERED 2025 Peak Season Rate (A) (1-May-25 to 6-Jun-25/37 days)	248.95
Jul 9, 2025					SEWER METERED (A) (31-Jan-25 to 6-Jun-25/127 days)	128.29
Jul 9, 2025					METER CHARGE 40MM (1-Feb-25 to 31-May-25/120 days)	572.38
						90.10

IF PAID AFTER DUE DATE: 1,039.72
DISCOUNT AVAILABLE: 49.51
IF PAID ON OR BEFORE DUE DATE: 990.21

THE DISCOUNT WILL BE LOST IF PAYMENT IS NOT RECEIVED BY THE DUE DATE

Get water wise!
 WATERING REGULATIONS are in effect from May 1 through October 15 during which time peak pricing will apply.
 For full regulation restrictions and to learn how to prevent water wastage and better manage your water costs visit vancouver.ca/waterwise.

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

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.

If your bill is higher because of an underground leak on the water line between the meter and the main building, you may qualify for a bill adjustment if reasonable steps to address the issue are taken within 14 days of the date of this bill or any other City-issued notification; whichever is sooner.

UTILITY BILL

Please make cheques payable to:
 City of Vancouver
 PO Box 7747
 Vancouver BC V6B 8R1

BILLING DATE: Jul 9, 2025
DUE DATE: Aug 22, 2025
ACCT NUMBER: 5106769

DETACH THIS PORTION AND RETURN WITH YOUR PAYMENT
IF PAID AFTER DUE DATE: \$1,039.72
IF PAID ON OR BEFORE DUE DATE: \$990.21

AMOUNT PAID

FOR SERVICE AT: 1255 7TH AVE W



07374

UTILITY

OWNERS STRATA PLAN VAS1607
 C/O EAGLESON PROPERTIES LTD
 201 - 2940 MAIN STREET
 VANCOUVER BC V5T 3G3

51067692 00001039726 00000990217

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 14214

DATE 01/08/2025 TERMS Net 30

DUE DATE 31/08/2025

DATE	DESCRIPTION	TAX	QTY	RATE	AMOUNT
12/07/2025	Labour - pressure washing Seven hrs. @ \$75.00/hr.	GST	7	75.00	525.00
23/07/2025	Labour - pruning Two hrs. @ \$75.00	GST	2	75.00	150.00
27/07/2025	Vancouver Landfill fee	Exempt	1	15.00	15.00
31/07/2025	Labour Monthly gardening service	GST	1	80.00	80.00
31/07/2025	Labour Monthly maintenance service	GST	1	110.00	110.00
31/07/2025	Materials 30 Seconds mold remover	GST/PST BC	1	9.79	9.79
31/08/2025	Truck Charge	Exempt	1	34.00	34.00

1251 W. 7th Ave. Monthly gardening & maintenance service. Additional work: To pressure wash breezeway, courtyard & sidewalk and stairs. Apply ,mold remover to planters & selected walls. Prune all shrubs & trees. Load & haul cuttings to Landfill.

SUBTOTAL	923.79
GST @ 5%	43.74
PST (BC) @ 7%	0.69
TOTAL	968.22

TOTAL DUE

\$968.22

INVOICE



20378 Langley Bypass,
Langley, BC V3A 5E7

Invoice Number: 645902
Invoice Date: 2025-07-31
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: 2025-07-24

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)

2025-07	MONTHLY CHARGE FOR FE GARBAGE COLLECTION	\$86.90
2025-07	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.

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

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