

STRATA VAS 2798

8728 SW Marine Drive, Vancouver, BC V6P 6A4

STRATA COUNCIL MEETING – January 12, 2009 @ 7:00 pm in #202

Council Present

Donna Kean	Chairperson	PH5	PH – 604-266-2647
Ian Boyd	Treasurer	#202	PH – 604-264-4841
Marie Lawton	Garden Chairperson	#305	PH – 604-264-7799
Gloria Ng	Secretary	#308	PH – 778-829-2521
Gary Cho	Council Member	#206	PH – 604-267-9828
Daniel Cheung	Alternate	#308	PH – 778-829-2521
Peter Cave	Alternate	#201	PH – 604-294-6829

Council Not Present

Danielle Turner	Vice-Chairperson	#208	PH – 604-739-2120
Bill Guest	Council Member	#309	PH – 604-730-8096

New Business

Happy New Year – Council wishes all owners health, happiness, and all the best for 2009!

Christmas Decorations – **MANY THANKS** to Kirsti, Janice, Alicia, Trevor, Claire, Gary, Danielle, Natasha, Bill, Peter, Marie, and Donna for helping decorate the building and to Donna, Gloria, and Daniel for the cookies and hot chocolate.

Snow Shovelling – **A HUGE THANK YOU** to all who helped shovel the common areas: Elyse, Kirsti, Les, Bill, Natasha, Alana, Rob, and Daniel and anyone else who pitched in that we do not know about. All of your efforts are greatly appreciated!

- At the next snowfall, a shovelled path to the garbage bins should be created for ease of garbage disposal.
- Everyone should pitch in if they are able-bodied and can spare the time and energy – take pride in your building!

Keys and Buzzer/Enterphone

A friendly reminder to all owners:

- Please ensure that visiting friends and family know the correct buzzer number to push so that fellow owners are not needlessly interrupted.
- Please remember to check that your keys are with you before you leave the building so that fellow owners are not needlessly bothered or interrupted, especially late at night.
- Should any owners hear a loud screeching noise coming from the enterphone system at the front, please inform a Council Member so that immediate efforts can be made to fix the problem. Owners are reminded to ensure that the enterphones in their suite are properly placed on the hook. The most recent problem was able to be solved without the company having to come to the building but should the company need to make a house-call the cost will be billed to the owner/suite with the enterphone off the hook.

It's a Boy! – Congratulations to Ken and Holly and their new baby Henry!

Garden/Landscaping – Please do not plant anything in our gardens and planters without checking with Marie and Kirsti first as careful planning goes into deciding which plants can go into which planters without causing others to wilt or die. Should any owners have any requests/suggestions, they are more than welcome to bring them to Marie and Kirsti's attention.

Proper Functioning of the Front Gate/Lock and Garage – If any owners encounter any problems with the functioning of the front gate/lock or garage door, please notify a strata council member so that immediate efforts can be taken to fix the problem. The same applies to anything else on the common areas that owners notice is broken or of concern.

Old Business

Wildlife Management Program – Program has been underway for two months and progress is going well. Gary to continue overseeing the program.

PH7's Windows – On November 29th, 2008 Allwood Installation came by to examine the windows and recommends they be replaced but would require scaffolding to set up because of the position of the windows in the suite. Quote to be forwarded to Council for approval.

Gutters, Windows, Patio Edges – "Men in Kilts" will come back to clean them in the Spring.

Repairs to Suite #108 – All repairs have been completed to the satisfaction of the owner in Suite #108. As of the date of this meeting, no outstanding repairs remain. The renovations

Maintenance Fees – All owners are reminded that maintenance fees are due on the **FIRST** of every month. Owners are encouraged to provide post-dated cheques to our Treasurer Ian Boyd in #202. **A fine of \$25.00 will be assessed to owners who are late with their maintenance fees.**

Correspondence to Council

All owners are reminded that should they wish to communicate any questions or concerns to council it must be done in WRITING. Also, any correspondence – letters or notes – addressed to Council must contain the following:

- Suite Number
- Printed Name
- Signature

If any of the above information is missing, the correspondence will not be acknowledged.

Meeting adjourned at 8:02 pm.

The next meeting will be on March 16, 2009 at & 7:00 pm in PH5.

These minutes shall be considered a true and accurate record of matters discussed. Please notify the writer within 48 hours of receiving this, regarding corrections. Following that time, the above will become the accurate record of the meeting.

ATTENTION

Please keep these minutes on file as a permanent legal record of your Strata Corporation's business. Replacement of minutes, bylaws, financial statements or the certificate of completion will be at owner's expense and not the Strata Corporation's.

STRATA PLAN VAS 2798

Comparative Income Statement

	Actual 08/01/2008 to 12/31/2008	Budget 08/01/2008 to 12/31/2008
REVENUE		
Revenue		
Maintenance Fees	34,790.70	34,790.45
Miscellaneous Income	0.00	52.05
Interest Income	1,634.49	0.00
Total	<u>36,425.19</u>	<u>34,842.50</u>
TOTAL REVENUE	<u>36,425.19</u>	<u>34,842.50</u>
EXPENSE		
Operating Expenses		
Accounting	2,100.00	2,120.00
Management Fee	0.00	0.00
Maintenance - Janitorial	2,759.06	2,625.00
Maintenance - Landscaping	1,552.42	1,102.50
Maintenance - Electrical	1,898.80	1,250.00
Maintenance - Snow Removal	0.00	20.00
Maintenance - Window Cleaning	0.00	2,100.00
Maintenance - Exterior	916.15	416.65
Maintenance - Plumbing	880.71	833.30
Miscellaneous Maint. & Supplies_	3,027.30	2,750.00
Maintenance - Elevator	1,144.15	897.80
Office Expense	0.00	166.65
Trash Removal_	701.60	701.60
Security Alarm	693.00	625.00
Fire & Life Safety System	0.00	100.00
Insurance Expense	8,693.00	3,441.65
Utility - Electricity	2,563.73	2,166.65
Utility - Gas	6,191.44	7,458.30
Water, Sewer & Property Tax	1,814.60	2,583.30
Bank Charges	10.81	50.00
Enterphone	0.00	208.30
Transfer to contingency	1,634.49	0.00
Total	<u>36,581.26</u>	<u>31,616.70</u>
TOTAL EXPENSE	<u>36,581.26</u>	<u>31,616.70</u>
NET INCOME	<u>-156.07</u>	<u>3,225.80</u>

STRATA PLAN VAS 2798

Customer Aged Summary As at 12/31/2008

Name	Total	Current	31 To 60	61 To 90	91+
108 - Cross, Deborah	607.50	224.75	224.75	-	158.00
201 - Taylor, Robert	-261.50	-	-	-	-261.50
202 - Boyd, Ian & Marilyn	-0.05	-	-	-	-0.05
203 - Chan, Alven	0.05	-	-	-	0.05
208 - Turner, Danielle	2.25	0.75	0.75	-	0.75
209 - Fielder, Kenneth	251.20	251.20	-	-	-
303 - Turin, Oleg & Tatyana	5.88	-	-	-	5.88
PH1 - Ciric, Predrag & Sloba	13.07	-	-	-	13.07
PH7 - Wiley, Alana	-1,469.52	183.69	183.69	-	-1,836.90
Total outstanding:	-851.12	660.39	409.19	-	-1,920.70

STRATA PLAN VAS 2798
Balance Sheet As at 12/31/2008

ASSETS

Current Assets

Bank - Can. Trust - operating	6,475.98	
Term Deposits	<u>47,351.00</u>	
Cash Total		53,826.98
Accounts Receivable		<u>-851.12</u>
Total		<u>52,975.86</u>

TOTAL ASSETS **52,975.86**

LIABILITIES

Current Liability

Total 0.00

TOTAL LIABILITIES 0.00

EQUITY

Reserve Funds

Contingency Reserve Fund_ 47,351.00
Total Reserve Funds **47,351.00**

Current Funds

Operating Fund - opening balance 5,780.93
 Current Period Surplus (Deficit) -156.07
Total Operating Fund **5,624.86**

TOTAL EQUITY **52,975.86**

LIABILITIES AND EQUITY **52,975.86**

STRATA VAS 2798
8728 SW Marine Drive, Vancouver, BC V6P 6A4

STRATA COUNCIL MEETING – March 16, 2009 @ 7:00 pm in PH5

Council Present

Donna Kean	Chairperson	PH5	PH – 604-266-2647
Danielle Turner	Vice-Chairperson	#208	PH – 604-739-2120
Ian Boyd	Treasurer	#202	PH – 604-264-4841
Marie Lawton	Garden Chairperson	#305	PH – 604-264-7799
Gloria Ng	Secretary	#308	PH – 778-829-2521
Gary Cho	Council Member	#206	PH – 604-267-9828
Bill Guest	Council Member	#309	PH – 604-730-8096
Daniel Cheung	Alternate	#308	PH – 778-829-2521
Peter Cave	Alternate	#201	PH – 604-294-6829

New Business

PH7's Windows – The work on the suite has been satisfactorily completed.

Review of Fire Alarm Monitoring Contract – Ian will check with insurance companies regarding requirements for fire alarm monitoring. Danielle will help with contacting other fire monitoring companies to see if there are any less expensive alternatives and report back at the next meeting.

Men in Kilts – Danielle will get in touch with the company regarding cleaning of the exterior of the building.

Re-painting the Exterior Vents – Ian to look into potential cost of repainting the exterior vents.

Re-painting the Front Gate – The front gate by the mailboxes is rusting over and peeling away so Ian will look into getting the gate re-painted.

Wasps' Nests – As the weather warms up, owners should notify Council immediately if they spot wasps forming nests on the property or swarms of them flying in a certain area. We do not want to have any wasp colonies living on the property and Council will take steps to remove any nests from the property.

Filling in Gravel – Marie will report back at the next meeting after consulting with the Landscaper regarding costs about filling in the grass at the back of the building with gravel to avoid costs of re-doing the lawn after the neighbouring building's residents park on the lawn.

Old Business

Strangers & Unknown Visitors – Owners are reminded to be vigilant and ensure that strangers and unknown visitors are not let into the building. If you do not know or recognize the person, *do not let them into the building*. If someone follows you through the parkade garage or front door, please ask them who they are visiting.

Maintenance Fees – All owners are reminded that maintenance fees are due on the **FIRST** of every month. Owners are encouraged to provide post-dated cheques to our Treasurer Ian Boyd in #202. **A fine of \$25.00 will be assessed to owners who are late with their maintenance fees. It is each Owner's responsibility** to ensure that their strata fees are paid on time and that post-dated cheques are provided to the Treasurer. If you are unsure, please contact our Treasurer, Ian Boyd to check and ensure that your account is kept current.

Correspondence to Council

All owners are reminded that should they wish to communicate any questions or concerns to council it must be done in WRITING. Also, any correspondence – letters or notes – addressed to Council must contain the following:

- Suite Number
- Printed Name
- Signature

If any of the above information is missing, the correspondence will not be acknowledged.

Meeting adjourned at 8:15 pm.

The next meeting will be on May 11th 2009 at & 7:00 pm in #202.

These minutes shall be considered a true and accurate record of matters discussed. Please notify the writer within 48 hours of receiving this, regarding corrections. Following that time, the above will become the accurate record of the meeting.

ATTENTION

Please keep these minutes on file as a permanent legal record of your Strata Corporation's business. Replacement of minutes, bylaws, financial statements or the certificate of completion will be at owner's expense and not the Strata Corporation's.

STRATA PLAN VAS 2798

Comparative Income Statement

	Actual 08/01/2008 to 02/28/2009	Budget 08/01/2008 to 02/28/2009
REVENUE		
Revenue		
Maintenance Fees	48,707.08	48,706.63
Miscellaneous Income	0.00	72.87
Interest Income	1,634.49	0.00
Total	<u>50,341.57</u>	<u>48,779.50</u>
TOTAL REVENUE	<u>50,341.57</u>	<u>48,779.50</u>
EXPENSE		
Operating Expenses		
Accounting	2,940.00	2,968.00
Management Fee	0.00	0.00
Maintenance - Janitorial	3,835.81	3,675.00
Maintenance - Landscaping	1,580.31	1,102.50
Maintenance - Electrical	2,091.48	1,750.00
Maintenance - Snow Removal	0.00	40.00
Maintenance - Window Cleaning	2,047.50	2,100.00
Maintenance - Exterior	1,382.76	583.31
Maintenance - Plumbing	880.71	1,166.62
Miscellaneous Maint. & Supplies_	4,613.29	3,850.00
Maintenance - Elevator	1,523.00	1,256.92
Office Expense	0.00	233.31
Trash Removal_	992.92	982.24
Security Alarm	693.00	875.00
Fire & Life Safety System	0.00	140.00
Insurance Expense	9,461.00	4,818.31
Utility - Electricity	3,612.43	3,033.31
Utility - Gas	10,338.64	10,441.62
Water, Sewer & Property Tax	1,814.60	3,616.62
Bank Charges	20.71	75.00
Enterphone	0.00	291.62
Transfer to contingency	1,634.49	0.00
Total	<u>49,462.65</u>	<u>42,999.38</u>
TOTAL EXPENSE	<u>49,462.65</u>	<u>42,999.38</u>
NET INCOME	<u>878.92</u>	<u>5,780.12</u>

STRATA PLAN VAS 2798
Balance Sheet As at 02/28/2009**ASSETS****Current Assets**

Bank - Can. Trust - operating	6,228.46	
Term Deposits	<u>47,351.00</u>	
Cash: Total		53,579.46
Accounts Receivable		<u>431.39</u>
Total		<u>54,010.85</u>

TOTAL ASSETS54,010.85**LIABILITIES****Current Liability**

Total		<u>0.00</u>
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TOTAL LIABILITIES0.00**EQUITY****Reserve Funds**

Contingency Reserve Fund_		<u>47,351.00</u>
Total Reserve Funds		<u>47,351.00</u>

Current Funds

Operating Fund - opening balance		5,780.93
Current Period Surplus (Deficit)		<u>878.92</u>
Total Operating Fund		<u>6,659.85</u>

TOTAL EQUITY54,010.85**LIABILITIES AND EQUITY**54,010.85

STRATA PLAN VAS 2798
Customer Aged Summary As at 02/28/2009

<u>Name</u>	<u>Total</u>	<u>Current</u>	<u>31 To 60</u>	<u>61 To 90</u>	<u>91+</u>
106 - Alex Kleschelsky	205.95	205.95	-	-	-
108 - Cross, Deborah	817.00	224.75	224.75	224.75	142.75
109 - Prepchuk, Rosalee	498.18	249.09	249.09	-	-
201 - Taylor, Robert	-261.50	-	-	-	-261.50
202 - Boyd, Ian & Marilyn	-0.05	-	-	-	-0.05
203 - Chan, Alven	0.05	-	-	-	0.05
208 - Turner, Danielle	3.75	0.75	0.75	0.75	1.50
209 - Fielder, Kenneth	251.20	251.20	-	-	-
303 - Turin, Oleg & Tatyana	5.88	-	-	-	5.88
PH1 - Ciric, Predrag & Sloba	13.07	-	-	-	13.07
PH7 - Wiley, Alana	-1,102.14	183.69	183.69	183.69	-1,653.21
Total outstanding:	431.39	1,115.43	658.28	409.19	-1,751.51

STRATA PLAN VAS 2798
Trial Balance As at 03/31/2009

	Debits	Credits
1050 Petty Cash	0.00	-
1080 Bank - Richmond Savings _	0.00	-
1085 Bank - Can. Trust - operating	7,405.86	-
1090 Bank- Can Trust - Holdback	0.00	-
1095 Bank - Can. Trust - contingency	0.00	-
1100 Term Deposits	47,351.00	-
1200 Accounts Receivable	1,150.28	-
1205 a/c receivable	0.00	-
1380 Prepaid Insurance	0.00	-
1400 Cont. Fund - open balance	0.00	-
1405 CRF Current approp	0.00	-
1410 Repairs payable	0.00	-
1415 Ext. repairs - less exp	0.00	-
1420 Operating fund - open. bal	0.00	-
1510 Ext. repairs - open bal	0.00	-
2100 Accounts Payable - Trade	-	0.00
2150 PST Payable	-	0.00
2160 GST Payable	-	0.00
2170 GST Payable (2)	-	0.00
2200 Exterior repairs payable	-	0.00
3200 Contingency Reserve Fund_	-	47,351.00
3300 Exterior Repairs Levy	-	0.00
3560 Operating Fund - opening balance	-	5,780.93
3570 Exterior Repairs - cost overruns	-	0.00
4020 Maintenance Fees	-	55,665.27
4040 Late Charge Income	-	0.00
4500 Bank NSF Charge Income	-	0.00
4540 Miscellaneous Income	-	0.00
4560 Interest Income	-	1,634.49
5520 Accounting	3,360.00	-
5570 Management Fee	0.00	-
5580 Maintenance - Janitorial	4,380.75	-
5600 Maintenance - Landscaping	1,580.31	-
5640 Maintenance - Electrical	2,091.48	-
5650 Maintenance - Snow Removal	0.00	-
5660 Maintenance - Window Cleaning	2,047.50	-
5670 Maintenance - Exterior	1,382.76	-
5680 Maintenance - Plumbing	880.71	-
5700 Miscellaneous Maint. & Supplies_	6,188.29	-
5705 Maintenance - Elevator	1,712.43	-
5710 Office Expense	0.00	-
5720 Trash Removal_	1,138.58	-
5730 Security Alarm	1,039.50	-
5740 Fire & Life Safety System	0.00	-
5750 Insurance Expense	9,461.00	-
5770 Utility - Electricity	3,612.43	-
5780 Utility - Gas	12,174.06	-
5890 Water, Sewer & Property Tax	1,814.60	-
5900 Bank Charges	25.66	-
5910 Enterphone	0.00	-
5998 Transfer to contingency	1,634.49	-
	<u>110,431.69</u>	<u>110,431.69</u>

STRATA PLAN VAS 2798
Income Statement 03/01/2009 to 03/31/2009

REVENUE

Revenue	
Maintenance Fees	<u>6,958.19</u>
Total	<u>6,958.19</u>

TOTAL REVENUE 6,958.19

EXPENSE

Operating Expenses	
Accounting	420.00
Management Fee	0.00
Maintenance - Janitorial	544.94
Miscellaneous Maint. & Supplies_	1,575.00
Maintenance - Elevator	189.43
Trash Removal_	145.66
Security Alarm	346.50
Utility - Gas	1,835.42
Bank Charges	<u>4.95</u>
Total	<u>5,061.90</u>

TOTAL EXPENSE 5,061.90

NET INCOME 1,896.29

STRATA PLAN VAS 2798
Customer Aged Summary As at 03/31/2009

Name	Total	Current	31 To 60	61 To 90	91+
108 - Cross, Deborah	1,041.75	224.75	224.75	224.75	367.50
109 - Prepchuk, Rosalee	747.27	249.09	249.09	249.09	-
201 - Taylor, Robert	5.00	266.50	-	-	-261.50
202 - Boyd, Ian & Marilyn	-0.05	-	-	-	-0.05
203 - Chan, Alven	0.05	-	-	-	0.05
208 - Turner, Danielle	4.50	0.75	0.75	0.75	2.25
209 - Fielder, Kenneth	251.20	251.20	-	-	-
303 - Turin, Oleg & Tatyana	5.88	-	-	-	5.88
PH1 - Ciric, Predrag & Sloba	13.07	-	-	-	13.07
PH6 - Neuparth, Elyse	0.06	0.06	-	-	-
PH7 - Wiley, Alana	-918.45	183.69	183.69	183.69	-1,469.52
Total outstanding:	1,150.28	1,176.04	658.28	658.28	-1,342.32

STRATA VAS 2798
8728 SW Marine Drive, Vancouver, BC V6P 6A4

STRATA COUNCIL MEETING – May 11, 2009 @ 7:00 pm in #202

Council Present

Donna Kean	Chairperson	PH5	PH – 604-266-2647
Danielle Turner	Vice-Chairperson	#208	PH – 604-739-2120
Ian Boyd	Treasurer	#202	PH – 604-264-4841
Marie Lawton	Garden Chairperson	#305	PH – 604-264-7799
Gloria Ng	Secretary	#308	PH – 778-829-2521
Gary Cho	Council Member	#206	PH – 604-267-9828
Bill Guest	Council Member	#309	PH – 604-730-8096
Peter Cave	Alternate	#201	PH – 604-294-6829

Council Absent

Daniel Cheung	Alternate	#308	PH – 778-829-2521
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New Business

Application for Rental – Presentation from Unit #108 – The owner from Unit #108 presented an application to Council seeking permission to rent the suite. Strata Council will forward its decision to the owner once it has reached a decision regarding whether or not to grant the application.

Volunteers for Gardening Committee – Council is asking all able and interested residents who would be interested in joining the Garden Committee to contact Marie in #305 at 604 264 7799. We are in need of help immediately as all the gardening on the property has been done by volunteer residents in order to avoid having extra monthly costs for hiring a private gardening/committee.

Repair of Water Damage to Units #201 and #101 – Repairs will be made shortly to damage caused in Units 201 and 101 from a water leak.

Selling of Units #103 and #105 – Units #103 and #105 were recently sold. Council wishes Frank, Allison, and Kirsti all the best as they move to their new homes.

Stairwell Power Washing – Peter has volunteered to power wash the stairwells of the building.

Fountain – Ongoing discussions took place regarding the existing running/leaking of water from the cracks in the fountain. Bill will look into filling in the cracks with cement and repainting the bench surrounding the fountain.

Old Business

Review of Fire Alarm Monitoring Contract – Danielle is waiting upon a recommendation for commercial fire alarm monitoring. Donna will also contact a previous monitor for information.

Men in Kilts – Danielle has contacted Men in Kilts who is going to get back to Danielle on Wednesday May 13th with a quote addressing the various concerns we have with the exterior of the building. Danielle will report back to the Council upon receiving the quote.

Painting Touch-ups: Exterior Vents and Front Gate – Ian to contact Bill Hughes for a quote regarding touch up/painting of exterior vents and the front gate. Ian to report back at the next meeting

REMINDER: Wasps' Nests – As the weather warms up, owners should notify Council immediately if they spot wasps forming nests on the property or swarms of them flying in a certain area. We do not want to have any wasp colonies living on the property and Council will take steps to remove any nests from the property.

Filling in Gravel – On July 24th, a Landscaper will be on the property for two days filling in the grass at the back of the building with gravel.

Maintenance Fees – All owners are reminded that maintenance fees are due on the **FIRST** of every month. Owners are encouraged to provide post-dated cheques to our Treasurer Ian Boyd in #202. **A fine of \$25.00 will be assessed to owners who are late with their maintenance fees. It is each Owner's responsibility** to ensure that their strata fees are paid on time and that post-dated cheques are provided to the Treasurer. If you are unsure, please contact our Treasurer, Ian Boyd to check and ensure that your account is kept current.

Correspondence to Council

All owners are reminded that should they wish to communicate any questions or concerns to council it must be done in WRITING. Also, any correspondence – letters or notes – addressed to Council must contain the following:

- Suite Number
- Printed Name
- Signature

If any of the above information is missing, the correspondence will not be acknowledged.

*****A Very Special Thank You to Kirsti*****– Council wishes to thank Kirsti for all the effort and energy she has contributed over the years to the building's gardens. Kirsti, you have worked tirelessly at making our gardens a beautiful sight and for that we are deeply grateful. Thank you so much for all that you did for the building. Best of luck as you move on to your new home.

Congratulations to Gloria - Council wishes to extend congratulations to Gloria who just recently passed the bar exam! We wish her all the best in her future endeavours.

Meeting adjourned at 8:45 pm.

The next meeting will be on July 13th, 2009 at & 7:00 pm in PH5.

These minutes shall be considered a true and accurate record of matters discussed. Please notify the writer within 48 hours of receiving this, regarding corrections. Following that time, the above will become the accurate record of the meeting.

ATTENTION

Please keep these minutes on file as a permanent legal record of your Strata Corporation's business. Replacement of minutes, bylaws, financial statements or the certificate of completion will be at owner's expense and not the Strata Corporation's.

STRATA PLAN VAS 2798
Trial Balance As at 04/30/2009

	Debits	Credits
1050 Petty Cash	0.00	-
1080 Bank - Richmond Savings _	0.00	-
1085 Bank - Can. Trust - operating	7,468.85	-
1090 Bank- Can Trust - Holdback	0.00	-
1095 Bank - Can. Trust - contingency	0.00	-
1100 Term Deposits	47,351.00	-
1200 Accounts Receivable	1,803.56	-
1205 a/c receivable	0.00	-
1380 Prepaid Insurance	0.00	-
1400 Cont. Fund - open balance	0.00	-
1405 CRF Current approp	0.00	-
1410 Repairs payable	0.00	-
1415 Ext. repairs - less exp	0.00	-
1420 Operating fund - open. bal	0.00	-
1510 Ext. repairs - open bal	0.00	-
2100 Accounts Payable - Trade	-	0.00
2150 PST Payable	-	0.00
2160 GST Payable	-	0.00
2170 GST Payable (2)	-	0.00
2200 Exterior repairs payable	-	0.00
3200 Contingency Reserve Fund_	-	47,351.00
3300 Exterior Repairs Levy	-	0.00
3560 Operating Fund - opening balance	-	5,780.93
3570 Exterior Repairs - cost overruns	-	0.00
4020 Maintenance Fees	-	62,623.46
4040 Late Charge Income	-	45.00
4500 Bank NSF Charge Income	-	0.00
4540 Miscellaneous Income	-	0.00
4560 Interest Income	-	1,634.49
5520 Accounting	3,780.00	-
5570 Management Fee	0.00	-
5580 Maintenance - Janitorial	4,905.75	-
5600 Maintenance - Landscaping	1,947.81	-
5640 Maintenance - Electrical	2,091.48	-
5650 Maintenance - Snow Removal	0.00	-
5660 Maintenance - Window Cleaning	2,047.50	-
5670 Maintenance - Exterior	1,544.11	-
5680 Maintenance - Plumbing	880.71	-
5700 Miscellaneous Maint. & Supplies_	6,188.29	-
5705 Maintenance - Elevator	1,901.86	-
5710 Office Expense	105.72	-
5720 Trash Removal_	1,284.24	-
5730 Security Alarm	1,039.50	-
5740 Fire & Life Safety System	0.00	-
5750 Insurance Expense	9,461.00	-
5770 Utility - Electricity	4,573.88	-
5780 Utility - Gas	13,646.96	-
5890 Water, Sewer & Property Tax	3,747.56	-
5900 Bank Charges	30.61	-
5910 Enterphone	0.00	-
5998 Transfer to contingency	1,634.49	-
	<u>117,434.88</u>	<u>117,434.88</u>

STRATA PLAN VAS 2798

Comparative Income Statement

	Actual 08/01/2008 to 04/30/2009	Budget 08/01/2008 to 04/30/2009
REVENUE		
Revenue		
Maintenance Fees	62,623.46	62,622.81
Late Charge Income	45.00	0.00
Miscellaneous Income	0.00	93.69
Interest Income	1,634.49	0.00
Total	<u>64,302.95</u>	<u>62,716.50</u>
TOTAL REVENUE	<u>64,302.95</u>	<u>62,716.50</u>
EXPENSE		
Operating Expenses		
Accounting	3,780.00	3,816.00
Management Fee	0.00	0.00
Maintenance - Janitorial	4,905.75	4,725.00
Maintenance - Landscaping	1,947.81	1,837.50
Maintenance - Electrical	2,091.48	2,250.00
Maintenance - Snow Removal	0.00	40.00
Maintenance - Window Cleaning	2,047.50	2,100.00
Maintenance - Exterior	1,544.11	749.97
Maintenance - Plumbing	880.71	1,499.94
Miscellaneous Maint. & Supplies_	6,188.29	4,950.00
Maintenance - Elevator	1,901.86	1,616.04
Office Expense	105.72	299.97
Trash Removal_	1,284.24	1,262.88
Security Alarm	1,039.50	1,125.00
Fire & Life Safety System	0.00	180.00
Insurance Expense	9,461.00	6,194.97
Utility - Electricity	4,573.88	3,899.97
Utility - Gas	13,646.96	13,424.94
Water, Sewer & Property Tax	3,747.56	4,649.94
Bank Charges	30.61	95.00
Enterphone	0.00	374.94
Transfer to contingency	1,634.49	0.00
Total	<u>60,811.47</u>	<u>55,092.06</u>
TOTAL EXPENSE	<u>60,811.47</u>	<u>55,092.06</u>
NET INCOME	<u>3,491.48</u>	<u>7,624.44</u>

STRATA PLAN VAS 2798

Balance Sheet As at 04/30/2009

ASSETS

Current Assets		
Bank - Can. Trust - operating	7,468.85	
Term Deposits	<u>47,351.00</u>	
Cash: Total		54,819.85
Accounts Receivable		<u>1,803.56</u>
Total		<u>56,623.41</u>
TOTAL ASSETS		<u>56,623.41</u>

LIABILITIES

Current Liability		
Total		<u>0.00</u>
TOTAL LIABILITIES		<u>0.00</u>

EQUITY

Reserve Funds		
Contingency Reserve Fund_		<u>47,351.00</u>
Total Reserve Funds		<u>47,351.00</u>
Current Funds		
Operating Fund - opening balance		5,780.93
Current Period Surplus (Deficit)		<u>3,491.48</u>
Total Operating Fund		<u>9,272.41</u>
TOTAL EQUITY		<u>56,623.41</u>
LIABILITIES AND EQUITY		<u>56,623.41</u>

STRATA PLAN VAS 2798
Customer Aged Summary As at 04/30/2009

<u>Name</u>	<u>Total</u>	<u>Current</u>	<u>31 To 60</u>	<u>61 To 90</u>	<u>91+</u>
108 - Cross, Deborah	1,266.50	224.75	224.75	224.75	592.25
109 - Prepchuk, Rosalee	996.36	249.09	249.09	249.09	249.09
208 - Turner, Danielle	5.25	0.75	0.75	0.75	3.00
209 - Fielder, Kenneth	251.20	251.20	-	-	-
303 - Turin, Oleg & Tatyana	5.88	-	-	-	5.88
PH1 - Ciric, Predrag & Sloba	13.07	-	-	-	13.07
PH6 - Neuparth, Elyse	0.06	-	0.06	-	-
PH7 - Wiley, Alana	-734.76	183.69	183.69	183.69	-1,285.83
Total outstanding:	1,803.56	909.48	658.34	658.28	-422.54