

MINUTES OF COUNCIL MEETING

STRATA PLAN LMS-3792

HELD: On Monday, December 1, 2008 at 10:00 p.m. in 1676 Grant Street, Vancouver, B.C.

PRESENT:

Joe Shea	1674
Keiron Simons	1676
Line Gullison	1632
Rob Atkins	1634

ABSENT WITH REGRETS: Carol Ranger

AGENT: Nizam Dossa, Northwest Strata Management Ltd.

CALL TO ORDER

There being a quorum present, meeting was called to order at 10:10 a.m.

MINUTES

It was **MOVED, SECONDED, and CARRIED** to adopt the Minutes of the August 8, 2008 council meeting as previously circulated.

FORMAL ELECTION OF OFFICERS

It was **MOVED, SECONDED, and CARRIED (UNANIMOUS)** to appoint the following council members to officer positions:

Joe Shea	Council President	Keiron Simons	Vice-President
Line Gullison	Treasurer		

BUSINESS ARISING

1. Post Annual General Meeting Discussion: Council thanks all owners that attended the September 15, 2008 Annual General Meeting. The discussion on various matters and direction given for the new fiscal year was appreciated.
2. Gutter Cleaning: International Building Maintenance will be onsite on December 8, 2008 to conduct the annual gutter cleaning of the property.
3. Long-Term Budget Planning and Capital Maintenance: Council discussed the long-term capital maintenance program that is being formulated for the

building including re-painting and regular maintenance. This matter will be discussed in full detail when Ms. Ranger and Mr. Atkins are present at the next meeting.

4. Compost Bin: Council would like to remind all owners that the motion to allow compost bins at the property was approved at the September 15, 2008 Annual General Meeting. Owners wishing a bin must take responsibility for its maintenance and management or council may request its removal.
5. Bike Room: It was decided that a bike room would not be feasible at the property due to space constraints and security. This matter will be removed from the agenda.
6. Insurance Claim: The insurers to the policy have covered the mould remediation costs from the last insurance claim. Council expressed satisfaction on this matter. This item will now be taken off the agenda.

CORRESPONDENCE

All owners are requested to note that all strata related correspondence intended for council consideration should be forwarded directly to the office of the management company, Northwest Strata Management Ltd.

FINANCIAL REPORT

Any owner wishing to receive a copy of the strata corporation financial statements is requested to contact the management agent during regular business hours.

1. Financial Statements: Ms. Gullison will review the last set of financial statements with Ms. Ranger. In addition, she will receive the full financial statements as the new Council Treasurer.
2. Owner Arrears Report: Council would like to remind all owners that the maintenance fees have increased as per the Annual General Meeting. Those owners in arrears of the catch up portion of their fees (due to the Annual General Meeting being past the fiscal year of the strata corporation), will receive statements.

NEW BUSINESS

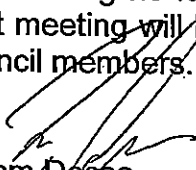
1. Landscaping: Council was in receipt of correspondence from Westrend Gardening and Ms. Antonia Hirsch in regards to some pruning at the property. Council thanks Ms. Hirsch for all her efforts in being the landscaping liason with Westrend.

2. Graffiti Removal: Council was in receipt of documentation from the City of Vancouver in regards to a work order for graffiti removal. Goodbye Graffiti was dispatched to remove the graffiti. The cost of the work was \$681.45. The City acknowledged the work was done and thanked the corporation for its compliance.

Council requested the agent ascertain the current availability of a graffiti removal kit being offered by the City. The agent will follow up on this matter.

3. Leak – Toilet to Ceiling Below: Council discussed the matter of a leaking toilet to living space below. Artisan Plumbing was dispatched and it was noted that the matter was original installation. Council reviewed the matter in detail and advised the corporation will have the ceiling repaired in this matter.
4. Snow Removal and Ice Melter: Council advised that shovels and Ice Melter will be placed between each of the buildings for owners to volunteer to remove snow from the sidewalk area of the property. Patio unit owners are requested to take care of their own patio area.
5. Annual Fire System Inspection: The annual fire system inspection of the property and units is scheduled for December 8th. Notices will be posted in advance. There will be a second inspection once the deficiency report is received. Owners that miss the December 8th inspection will have the opportunity at no additional cost on the 2nd inspection.
6. Exterior and Minor Repairs: The agent was requested to contact Columbus Construction for some minor repairs in and around the property. Mr. Shea offered to show Columbus to the areas that need attention.

There being no further business, the meeting was adjourned at 11:20 a.m. The next meeting will be in March 2009. The agent will provide available dates to all council members.


Nizam Dossa
Northwest Strata Management Ltd.
205 -1515 Pemberton Avenue
North Vancouver, BC V7P 2S3

Telephone: 604 980 4729



NORTHWEST STRATA MANAGEMENT LTD.

THE OWNERS, STRATA PLAN NO. LMS-3792 FINANCIAL STATEMENTS – NOVEMBER 30, 2008

NOTICE TO READER

The attached financial statements have been prepared from monthly accounting information and are intended for the use of the Strata Council of LMS 3792 in monitoring the strata corporation's disbursements and cash flow requirements. These statements are unaudited and readers other than Strata Council members are cautioned that they may not be appropriate for their purposes.

The attached financial statements are provided on a "without prejudice" basis. These statements reflect the current cash-flow financial position of the strata corporation as of the date of the statement and do not necessarily report accrued accounts payable or contingent liabilities.

STRATA PLAN LMS-3792

BUDGET COMPARATIVE FOR THE THREE MONTHS ENDING NOVEMBER 30, 2008

FOR THE MONTH OF NOV. 2008			FOR THE THREE MONTHS ENDING NOV. 30, 2008		
Current Month Actual	Current Month Budget		YTD Actual	Annual Budget	Budget Remaining
REVENUE					
\$4,091.64	\$4,091.67	4000 Strata fees	\$12,274.92	\$49,100.00	\$36,825.08
\$14.55	\$16.67	4300 Interest	\$49.92	\$200.00	\$150.08
<u>\$4,106.19</u>	<u>\$4,108.33</u>	TOTAL REVENUE	<u>\$12,324.84</u>	<u>\$49,300.00</u>	<u>\$36,975.16</u>
EXPENSES					
ADMINISTRATIVE					
\$593.25	\$600.00	5000 Management fees	\$1,779.75	\$7,200.00	\$5,420.25
\$650.66	\$625.00	5100 Insurance	\$1,951.98	\$7,500.00	\$5,548.02
\$0.00	\$416.67	5150 Insurance Deductible	\$0.00	\$5,000.00	
\$0.00	\$50.00	5400 Miscellaneous	\$45.55	\$600.00	\$554.45
<u>\$1,243.91</u>	<u>\$1,691.67</u>	TOTAL ADMINISTRATIVE	<u>\$3,777.28</u>	<u>\$20,300.00</u>	<u>\$11,522.72</u>
BUILDING & GROUNDS					
\$121.12	\$108.33	6100 Electricity	\$236.26	\$1,300.00	\$1,063.74
\$0.00	\$250.00	6200 Water & Sewer	\$553.60	\$3,000.00	\$2,446.40
\$59.40	\$116.67	6300 Garbage Removal	\$59.40	\$1,400.00	\$1,340.60
\$0.00	\$16.67	6350 Recycling	\$0.00	\$200.00	\$200.00
\$252.00	\$158.33	6700 Janitorial	\$378.00	\$1,900.00	\$1,522.00
\$567.00	\$225.00	6900 Landscaping	\$819.00	\$2,700.00	\$1,881.00
\$1,624.25	\$416.67	7200 Repairs & Maintenance	\$1,624.25	\$5,000.00	\$3,375.75
\$0.00	\$208.33	7400 Alarm Monitoring	\$315.00	\$2,500.00	\$2,185.00
<u>\$2,623.77</u>	<u>\$1,500.00</u>	TOTAL BUILDING & GROUNDS	<u>\$3,985.51</u>	<u>\$18,000.00</u>	<u>\$14,014.49</u>
<u>\$3,867.68</u>	<u>\$3,191.67</u>	TOTAL EXPENSES	<u>\$7,762.79</u>	<u>\$38,300.00</u>	<u>\$30,537.21</u>
\$238.51	\$916.67	SURPLUS (DEFICIT) BEFORE TRANS. TO RESERVE FUNDS	\$4,562.05	\$11,000.00	\$6,437.95
(\$291.66)	(\$291.67)	9000 Trans. To CRF	(\$874.98)	(\$3,500.00)	(\$2,625.02)
(\$625.00)	(\$625.00)	9300 Painting Fund	(\$1,875.00)	(\$7,500.00)	(\$5,625.00)
<u>(\$678.15)</u>	<u>\$0.00</u>	NET SURPLUS/(DEFICIT)	<u>\$1,812.07</u>	<u>\$0.00</u>	<u>(\$1,812.07)</u>

THE OWNERS, STRATA PLAN LMS-3792

C/O 205 - 1515 PEMBERTON AVE.
NORTH VANCOUVER BC V7P 2S3

Detail Trial Balance

11/1/2008 To 11/30/2008

11/30/2008
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ID#	Src	Date	Memo	Debit	Credit	Job	Net Activity	Ending Balance
6-5000 Management Fee								
Beginning Balance:							\$1,186.50	
DEBIT	CD	11/1/2008	NSM, Mgmt Fee	\$593.25				\$1,779.75
Total:				\$593.25	\$0.00		\$593.25	\$1,779.75
6-5100 Insurance								
Beginning Balance:							\$1,301.32	
GJ000159	GJ	11/30/2008	To Expense Prepaid Insur.	\$650.66				\$1,951.98
Total:				\$650.66	\$0.00		\$650.66	\$1,951.98
6-6100 Electricity								
Beginning Balance:							\$115.14	
PAC	CD	11/10/2008	Hydro, Elec. Sep05-Nov05	\$121.12				\$236.26
Total:				\$121.12	\$0.00		\$121.12	\$236.26
6-6300 Garbage								
Beginning Balance:							\$0.00	
407	CD	11/21/2008	Superior, Garb. Oct	\$59.40				\$59.40
Total:				\$59.40	\$0.00		\$59.40	\$59.40
6-6700 Janitorial								
Beginning Balance:							\$126.00	
404	CD	11/21/2008	Martins, Cleaners Sep/Oct	\$126.00				\$252.00
404	CD	11/21/2008	Martins, Cleaners Sep/Oct	\$126.00				\$378.00
Total:				\$252.00	\$0.00		\$252.00	\$378.00
6-6900 Landscaping								
Beginning Balance:							\$252.00	
408	CD	11/21/2008	Westrend, Gard. Sept/Oct	\$252.00				\$504.00
408	CD	11/21/2008	Westrend, Gard. Sept/Oct	\$315.00				\$819.00
Total:				\$567.00	\$0.00		\$567.00	\$819.00
Grand Total:				\$2,243.43	\$0.00			

THE OWNERS, STRATA PLAN LMS-3792

C/O 205 - 1515 PEMBERTON AVE.
NORTH VANCOUVER BC V7P 2S3

Balance Sheet

November 2008

11/30/2008

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ASSETS

CURRENT ASSETS

Cash		
CCSCU OPF Acct.	\$8,138.30	
CCSCU CRF Acct.	\$5,640.87	
Petty Cash	\$100.00	
Total Cash		\$13,879.17
Strata Fees Receivable		\$112.25
Prepaid Insurance		\$5,856.02
Total CURRENT ASSETS		\$19,847.44
Total ASSETS		\$19,847.44

LIABILITIES

MEMBERS' EQUITY

RESERVE FUNDS

Contingency Reserve Fund (CRF)		
CRF, Opening Balance	\$19,499.94	
CRF, Current Appropriations	\$7,522.98	
CRF, Interest	\$479.76	
CRF, Current Expenses	(\$18,458.99)	
Total Contingency Reserve Fund (CRF)		\$9,043.69
Special Levy Fund, (SLF)		
SLF, Opening Balance	\$1,763.69	
SLF, Current Appropriations	\$2,316.66	
SLF, Current Expenses	(\$4,080.35)	
Total Special Levy Fund, (SLF)		\$0.00
Reserve Study Fund, (RSF)		
RSF, Current Appropriations	\$3,499.92	
Total RESERVE FUNDS		\$12,543.61
Exter. Painting Fund (EPF)		
EPF, Current Appropriations	\$1,875.00	
OPERATING FUND (OPF)		
OPF, Opening Balance	\$3,616.76	
OPF, Current Surplus/(Deficit)	\$1,812.07	
Total OPERATING FUND (OPF)		\$5,428.83
Total MEMBERS' EQUITY		\$19,847.44
Total Liability & Equity		\$19,847.44

THE OWNERS, STRATA PLAN LMS-3792

C/O 205 - 1515 PEMBERTON AVE.
NORTH VANCOUVER BC V7P 2S3

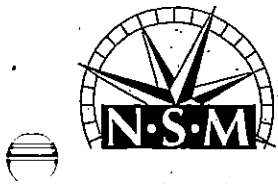
Aged Receivables

11/30/2008

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Page 1

Name	ID#	Date	Total Due	0 - 30	31 - 60	61 - 90	90+
1642-HAAG							
HAAG, CHRIS & CINDY C.O.D.							
Catch Up		9/15/2008	\$43.34			\$43.34	
Total:			\$43.34	\$0.00	\$0.00	\$43.34	\$0.00
1648-SHILLINGTO							
SHILLINGTON/MANN C.O.D.							
Catch Up		9/15/2008	\$44.94			\$44.94	
Total:			\$44.94	\$0.00	\$0.00	\$44.94	\$0.00
1664-KAUFMAN							
KAUFMAN, ELYSSA C.O.D.							
Catch Up		9/15/2008	\$43.58			\$43.58	
Total:			\$43.58	\$0.00	\$0.00	\$43.58	\$0.00
1668-GORDON/MER							
GORDON/MERCER, A/J C.O.D.							
Catch Up		9/15/2008	\$48.03			\$48.03	
Total:			\$48.03	\$0.00	\$0.00	\$48.03	\$0.00
1676-SIMONS							
SIMONS, KEIRON C.O.D.							
Catch Up		9/15/2008	\$44.94			\$44.94	
00000412		5/30/2007	(\$112.58)				(\$112.58)
Total:			(\$67.64)	\$0.00	\$0.00	\$44.94	(\$112.58)
Grand Total:			\$112.25	\$0.00	\$0.00	\$224.83	(\$112.58)
Aging Percent:				0.0%	0.0%	200.3%	(100.3%)



NORTHWEST STRATA MANAGEMENT LTD.

THE OWNERS, STRATA PLAN NO. LMS-3792 FINANCIAL STATEMENTS – OCTOBER 31, 2008

NOTICE TO READER

The attached financial statements have been prepared from monthly accounting information and are intended for the use of the Strata Council of LMS 3792 in monitoring the strata corporation's disbursements and cash flow requirements. These statements are unaudited and readers other than Strata Council members are cautioned that they may not be appropriate for their purposes.

The attached financial statements are provided on a "without prejudice" basis. These statements reflect the current cash-flow financial position of the strata corporation as of the date of the statement and do not necessarily report accrued accounts payable or contingent liabilities.

STRATA PLAN LMS-3792

BUDGET COMPARATIVE FOR THE TWO MONTHS ENDING OCTOBER 31, 2008

FOR THE MONTH OF OCT. 2008

Current Month Actual	Current Month Budget
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FOR THE TWO MONTHS ENDING OCT. 31, 2008

YTD Actual	Annual Budget	Budget Remaining
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REVENUE

\$4,091.64	\$4,091.67	4000 Strata fees	\$8,183.28	\$49,100.00	\$40,916.72
\$16.11	\$16.67	4300 Interest	\$35.37	\$200.00	\$164.63
<u>\$4,107.75</u>	<u>\$4,108.33</u>	TOTAL REVENUE	<u>\$8,218.65</u>	<u>\$49,300.00</u>	<u>\$41,081.35</u>

EXPENSES

ADMINISTRATIVE

\$593.25	\$600.00	5000 Management fees	\$1,186.50	\$7,200.00	\$6,013.50
\$650.66	\$625.00	5100 Insurance	\$1,301.32	\$7,500.00	\$6,198.68
\$0.00	\$416.67	5150 Insurance Deductible	\$0.00	\$5,000.00	
\$0.00	\$50.00	5400 Miscellaneous	\$45.55	\$600.00	\$554.45
<u>\$1,243.91</u>	<u>\$1,691.67</u>	TOTAL ADMINISTRATIVE	<u>\$2,533.37</u>	<u>\$20,300.00</u>	<u>\$12,766.63</u>

BUILDING & GROUNDS

\$0.00	\$108.33	6100 Electricity	\$115.14	\$1,300.00	\$1,184.86
\$553.60	\$250.00	6200 Water & Sewer	\$553.60	\$3,000.00	\$2,446.40
\$0.00	\$116.67	6300 Garbage Removal	\$0.00	\$1,400.00	\$1,400.00
\$0.00	\$16.67	6350 Recycling	\$0.00	\$200.00	\$200.00
\$0.00	\$158.33	6700 Janitorial	\$126.00	\$1,900.00	\$1,774.00
\$0.00	\$225.00	6900 Landscaping	\$252.00	\$2,700.00	\$2,448.00
\$0.00	\$416.67	7200 Repairs & Maintenance	\$0.00	\$5,000.00	\$5,000.00
\$0.00	\$208.33	7400 Alarm Monitoring	\$315.00	\$2,500.00	\$2,185.00
<u>\$553.60</u>	<u>\$1,500.00</u>	TOTAL BUILDING & GROUNDS	<u>\$1,361.74</u>	<u>\$18,000.00</u>	<u>\$16,638.26</u>

<u>\$1,797.51</u>	<u>\$3,191.67</u>	TOTAL EXPENSES	<u>\$3,895.11</u>	<u>\$38,300.00</u>	<u>\$34,404.89</u>
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\$2,310.24	\$916.67	SURPLUS (DEFICIT) BEFORE TRANS. TO RESERVE FUNDS	\$4,323.54	\$11,000.00	\$6,676.46
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(\$291.66)	(\$291.67)	9000 Trans. To CRF	(\$583.32)	(\$3,500.00)	(\$2,916.68)
(\$625.00)	(\$625.00)	9300 Painting Fund	(\$1,250.00)	(\$7,500.00)	(\$6,250.00)

<u>\$1,393.58</u>	<u>\$0.00</u>	NET SURPLUS/(DEFICIT)	<u>\$2,490.22</u>	<u>\$0.00</u>	<u>(\$2,490.22)</u>
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THE OWNERS, STRATA PLAN LMS-3792

C/O 205 - 1515 PEMBERTON AVE.
NORTH VANCOUVER BC V7P 2S3

Detail Trial Balance

10/1/2008 To 10/31/2008

10/31/2008

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ID#	Src	Date	Memo	Debit	Credit	Job	Net Activity	Ending Balance
6-5000 Management Fee								
Beginning Balance:				\$593.25				
DEBIT	CD	10/1/2008	NSM, Mgmt Fee	\$593.25				\$1,186.50
Total:				\$593.25	\$0.00		\$593.25	\$1,186.50
6-5100 Insurance								
Beginning Balance:				\$650.66				
GJ000156	GJ	10/31/2008	To Expense Prepaid Insur.	\$650.66				\$1,301.32
Total:				\$650.66	\$0.00		\$650.66	\$1,301.32
6-6200 Water & Sewer								
Beginning Balance:				\$0.00				
DEBIT	CD	10/30/2008	City, W&S Jul05-Sep04	\$553.60				\$553.60
Total:				\$553.60	\$0.00		\$553.60	\$553.60
Grand Total:				\$1,797.51	\$0.00			

THE OWNERS, STRATA PLAN LMS-3792

C/O 205 - 1515 PEMBERTON AVE.
NORTH VANCOUVER BC V7P 2S3

Balance Sheet

October 2008

10/31/2008

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ASSETS

CURRENT ASSETS

Cash	
CCSCU OPF Acct.	\$7,044.05
CCSCU CRF Acct.	\$5,632.77
Petty Cash	\$100.00
Total Cash	<u>\$12,776.82</u>
Strata Fees Receivable	\$317.33
Prepaid Insurance	\$6,506.68
Total CURRENT ASSETS	<u>\$19,600.83</u>
Total ASSETS	<u>\$19,600.83</u>

LIABILITIES

MEMBERS' EQUITY

RESERVE FUNDS

Contingency Reserve Fund (CRF)	
CRF, Opening Balance	\$19,499.94
CRF, Current Appropriations	\$7,231.32
CRF, Interest	\$471.66
CRF, Current Expenses	<u>(\$18,458.99)</u>
Total Contingency Reserve Fund (CRF)	\$8,743.93
Special Levy Fund, (SLF)	
SLF, Opening Balance	\$1,763.69
SLF, Current Appropriations	\$2,316.66
SLF, Current Expenses	<u>(\$4,080.35)</u>
Total Special Levy Fund, (SLF)	\$0.00
Reserve Study Fund, (RSF)	
RSF, Current Appropriations	\$3,499.92
Total RESERVE FUNDS	<u>\$12,243.85</u>
Exter. Painting Fund (EPF)	
EPF, Current Appropriations	\$1,250.00
OPERATING FUND (OPF)	
OPF, Opening Balance	\$3,616.76
OPF, Current Surplus/(Deficit)	<u>\$2,490.22</u>
Total OPERATING FUND (OPF)	<u>\$6,106.98</u>
Total MEMBERS' EQUITY	<u>\$19,600.83</u>
Total Liability & Equity	<u>\$19,600.83</u>

C/O 205 - 1515 PEMBERTON AVE.
NORTH VANCOUVER BC V7P 2S3

10/31/2008

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Name	ID#	Date	Total Due	0 - 30	31 - 60	61 - 90	90+
1638-DESBIEANS							
DESBIEANS, LINDA C.O.D.							
CATCH UP	9/15/2008	\$46.98		\$46.98			
Total:		\$46.98	\$0.00	\$46.98	\$0.00	\$0.00	
1642-HAAG							
HAAG, CHRIS & CINDY C.O.D.							
CATCH UP	9/15/2008	\$43.34		\$43.34			
Total:		\$43.34	\$0.00	\$43.34	\$0.00	\$0.00	
1648-SHILLINGTO							
SHILLINGTON/MANN C.O.D.							
CATCH UP	9/15/2008	\$44.94		\$44.94			
Total:		\$44.94	\$0.00	\$44.94	\$0.00	\$0.00	
1660-RANGER							
RANGER, CAROL C.O.D.							
CATCH UP	9/15/2008	\$33.89		\$33.89			
Total:		\$33.89	\$0.00	\$33.89	\$0.00	\$0.00	
1664-KAUFMAN							
KAUFMAN, ELYSSA C.O.D.							
CATCH UP	9/15/2008	\$43.58		\$43.58			
Total:		\$43.58	\$0.00	\$43.58	\$0.00	\$0.00	
1668-GORDON/MER							
GORDON/MERCER, A/J C.O.D.							
CATCH UP	9/15/2008	\$48.03		\$48.03			
Total:		\$48.03	\$0.00	\$48.03	\$0.00	\$0.00	
1670-DUNPHY							
(NR) DUNPHY, BARRY C.O.D.							
CATCH UP	9/15/2008	\$46.98		\$46.98			
Total:		\$46.98	\$0.00	\$46.98	\$0.00	\$0.00	
1672-BEHRENDSS							
BEHRENDSS, TERESA C.O.D.							

THE OWNERS, STRATA PLAN LMS-3792

Aged Receivables

10/31/2008

10/31/2008

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Name	ID#	Date	Total Due	0 - 30	31 - 60	61 - 90	90+
1672-BEHREND'S							
BEHREND'S, TERESA							
C.O.D.							
CATCH UP		9/15/2008	\$43.34		\$43.34		
Total:			\$43.34	\$0.00	\$43.34	\$0.00	\$0.00
1674-MARTLAND							
MARTLAND, SHELLEY							
C.O.D.							
CATCH UP		9/15/2008	\$33.89		\$33.89		
Total:			\$33.89	\$0.00	\$33.89	\$0.00	\$0.00
1676-SIMONS							
SIMONS, KEIRON							
C.O.D.							
CATCH UP		9/15/2008	\$44.94		\$44.94		
00000412		5/30/2007	(\$112.58)				(\$112.58)
Total:			(\$67.64)	\$0.00	\$44.94	\$0.00	(\$112.58)
Grand Total:			\$317.33	\$0.00	\$429.91	\$0.00	(\$112.58)
Aging Percent:				0.0%	135.5%	0.0%	(35.5%)



NORTHWEST STRATA MANAGEMENT LTD.

THE OWNERS, STRATA PLAN NO. LMS-3792 FINANCIAL STATEMENTS – SEPTEMBER 30, 2008

NOTICE TO READER

The attached financial statements have been prepared from monthly accounting information and are intended for the use of the Strata Council of LMS 3792 in monitoring the strata corporation's disbursements and cash flow requirements. These statements are unaudited and readers other than Strata Council members are cautioned that they may not be appropriate for their purposes.

The attached financial statements are provided on a "without prejudice" basis. These statements reflect the current cash-flow financial position of the strata corporation as of the date of the statement and do not necessarily report accrued accounts payable or contingent liabilities.

STRATA PLAN LMS-3792

BUDGET COMPARATIVE FOR THE ONE MONTH ENDING SEPTEMBER 30, 2008

FOR THE MONTH OF SEP. 2008

Current Month Actual	Current Month Budget
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FOR THE ONE MONTH ENDING SEP. 30, 2008

YTD Actual	Annual Budget	Budget Remaining
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REVENUE

\$4,091.64	\$4,091.67	4000 Strata fees	\$4,091.64	\$49,100.00	\$45,008.36
\$19.26	\$16.67	4300 Interest	\$19.26	\$200.00	\$180.74
<u>\$4,110.90</u>	<u>\$4,108.33</u>	TOTAL REVENUE	<u>\$4,110.90</u>	<u>\$49,300.00</u>	<u>\$45,189.10</u>

EXPENSES

ADMINISTRATIVE

\$593.25	\$600.00	5000 Management fees	\$593.25	\$7,200.00	\$6,606.75
\$650.66	\$625.00	5100 Insurance	\$650.66	\$7,500.00	\$6,849.34
\$0.00	\$416.67	5150 Insurance Deductible	\$0.00	\$5,000.00	
\$45.55	\$50.00	5400 Miscellaneous	\$45.55	\$600.00	\$554.45
<u>\$1,289.46</u>	<u>\$1,691.67</u>	TOTAL ADMINISTRATIVE	<u>\$1,289.46</u>	<u>\$20,300.00</u>	<u>\$14,010.54</u>

BUILDING & GROUNDS

\$115.14	\$108.33	6100 Electricity	\$115.14	\$1,300.00	\$1,184.86
\$0.00	\$250.00	6200 Water & Sewer	\$0.00	\$3,000.00	\$3,000.00
\$0.00	\$116.67	6300 Garbage Removal	\$0.00	\$1,400.00	\$1,400.00
\$0.00	\$16.67	6350 Recycling	\$0.00	\$200.00	\$200.00
\$126.00	\$158.33	6700 Janitorial	\$126.00	\$1,900.00	\$1,774.00
\$252.00	\$225.00	6900 Landscaping	\$252.00	\$2,700.00	\$2,448.00
\$0.00	\$416.67	7200 Repairs & Maintenance	\$0.00	\$5,000.00	\$5,000.00
\$315.00	\$208.33	7400 Alarm Monitoring	\$315.00	\$2,500.00	\$2,185.00
<u>\$808.14</u>	<u>\$1,500.00</u>	TOTAL BUILDING & GROUNDS	<u>\$808.14</u>	<u>\$18,000.00</u>	<u>\$17,191.86</u>

<u>\$2,097.60</u>	<u>\$3,191.67</u>	TOTAL EXPENSES	<u>\$2,097.60</u>	<u>\$38,300.00</u>	<u>\$36,202.40</u>
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\$2,013.30	\$916.67	SURPLUS (DEFICIT) BEFORE TRANS. TO RESERVE FUNDS	\$2,013.30	\$11,000.00	\$8,986.70
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(\$291.66)	(\$291.67)	9000 Trans. To CRF	(\$291.66)	(\$3,500.00)	(\$3,208.34)
(\$625.00)	(\$625.00)	9300 Painting Fund	(\$625.00)	(\$7,500.00)	(\$6,875.00)

<u>\$1,096.64</u>	<u>\$0.00</u>	NET SURPLUS/(DEFICIT)	<u>\$1,096.64</u>	<u>\$0.00</u>	<u>(\$1,096.64)</u>
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THE OWNERS, STRATA PLAN LMS-3792

C/O 205 - 1515 PEMBERTON AVE.
NORTH VANCOUVER BC V7P 2S3

Detail Trial Balance

9/1/2008 To 9/30/2008

9/30/2008

Page 1

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ID#	Src	Date	Memo	Debit	Credit	Job	Net Activity	Ending Balance
6-5000 Management Fee								
Beginning Balance:				\$0.00				
DEBIT	CD	9/1/2008	NSM, Mgmt Fee	\$593.25				\$593.25
Total:				\$593.25	\$0.00		\$593.25	\$593.25
6-5100 Insurance								
Beginning Balance:				\$0.00				
402	CD	9/26/2008	Coastal, Insur. Prem.	\$7,808.00				\$7,808.00
GJ000154	GJ	9/30/2008	To Set Up Prepaid Insuran		\$7,808.00			\$0.00
GJ000155	GJ	9/30/2008	To Expense Prepaid Insur.	\$650.66				\$650.66
Total:				\$8,458.66	\$7,808.00		\$650.66	\$650.66
6-5400 Miscellaneous								
Beginning Balance:				\$0.00				
DEBIT	CD	9/30/2008	NSM, Recov. May/Jun	\$45.55				\$45.55
Total:				\$45.55	\$0.00		\$45.55	\$45.55
6-6100 Electricity								
Beginning Balance:				\$0.00				
PAC	CD	9/9/2008	Hydro, Elec. Jul08-Sep04	\$115.14				\$115.14
Total:				\$115.14	\$0.00		\$115.14	\$115.14
6-6700 Janitorial								
Beginning Balance:				\$0.00				
401	CD	9/26/2008	Martins, Cleaners Aug	\$126.00				\$126.00
Total:				\$126.00	\$0.00		\$126.00	\$126.00
6-6900 Landscaping								
Beginning Balance:				\$0.00				
398	CD	9/26/2008	Westrend, Gard. Aug	\$252.00				\$252.00
Total:				\$252.00	\$0.00		\$252.00	\$252.00
6-7400 Alarm Monitoring								
Beginning Balance:				\$0.00				
400	CD	9/26/2008	Acme Sec, Alarm Monit. O	\$315.00				\$315.00
Total:				\$315.00	\$0.00		\$315.00	\$315.00
Grand Total:				\$9,905.60	\$7,808.00			

THE OWNERS, STRATA PLAN LMS-3792

C/O 205 - 1515 PEMBERTON AVE.
NORTH VANCOUVER BC V7P 2S3

Balance Sheet

September 2008

9/30/2008
3:45:39 PM

ASSETS

CURRENT ASSETS

Cash		
CCSCU OPF Acct.	(\$4,225.61)	
CCSCU CRF Acct.	\$13,622.80	
Petty Cash	\$100.00	
Total Cash		\$9,497.19
Strata Fees Receivable		\$626.09
Prepaid Insurance		\$7,157.34
Total CURRENT ASSETS		\$17,280.62
Total ASSETS		<u>\$17,280.62</u>

LIABILITIES

MEMBERS' EQUITY

RESERVE FUNDS

Contingency Reserve Fund (CRF)		
CRF, Opening Balance	\$19,499.94	
CRF, Current Appropriations	\$6,939.66	
CRF, Interest	\$461.69	
CRF, Current Expenses	(\$18,458.99)	
Total Contingency Reserve Fund (CRF)		\$8,442.30
Special Levy Fund, (SLF)		
SLF, Opening Balance	\$1,763.69	
SLF, Current Appropriations	\$2,316.66	
SLF, Current Expenses	(\$4,080.35)	
Total Special Levy Fund, (SLF)		\$0.00
Reserve Study Fund, (RSF)		
RSF, Current Appropriations	\$3,499.92	
Total RESERVE FUNDS		\$11,942.22
Exter. Painting Fund (EPF)		
EPF, Current Appropriations	\$625.00	
OPERATING FUND (OPF)		
OPF, Opening Balance	\$3,616.76	
OPF, Current Surplus/(Deficit)	\$1,096.64	
Total OPERATING FUND (OPF)		\$4,713.40
Total MEMBERS' EQUITY		<u>\$17,280.62</u>
Total Liability & Equity		<u>\$17,280.62</u>

THE OWNERS, STRATA PLAN LMS-3792

C/O 205 - 1515 PEMBERTON AVE.
NORTH VANCOUVER BC V7P 2S3

Aged Receivables

9/30/2008

Page 1

9/30/2008

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Name	ID#	Date	Total Due	0 - 30	31 - 60	61 - 90	90+
1642-HAAG							
HAAG, CHRIS & CINDY							
C.O.D.							
	00000272	10/1/2006	\$24.80				\$24.80
	Catch Up	9/5/2007	\$34.69				\$34.69
		Total:	\$59.49	\$0.00	\$0.00	\$0.00	\$59.49
1676-SIMONS							
SIMONS, KEIRON							
C.O.D.							
	00000412	5/30/2007	(\$112.58)				(\$112.58)
		Total:	(\$112.58)	\$0.00	\$0.00	\$0.00	(\$112.58)
Grand Total:			(\$53.09)	\$0.00	\$0.00	\$0.00	(\$53.09)
Aging Percent:				0.0%	0.0%	0.0%	100.0%

**MINUTES OF AN ANNUAL GENERAL MEETING
STRATA PLAN LMS-3792
HELD ON MONDAY, SEPTEMBER 15, 2008 AT 7:00 P.M.
AT 1676 GRANT STREET, VANCOUVER, BC**

PRESENT: 8 Owners present in person or proxy as per the registration sheet.

AGENT: Nizam Dossa, Northwest Strata Management Ltd.

CALL TO ORDER

There being a quorum present, the meeting was called to order at 7:15 p.m. Introductions were made and the meeting commenced.

The Council President, Joe Shea, made a **MOTION** to have Nizam Dossa from Northwest Strata Management Chair the meeting.

**MOTION CARRIED
(UNANIMOUS)**

PROOF OF NOTICE

It was **MOVED** and **SECONDED** to accept the Notice dated August 25, 2008 as proper Notice of meeting.

**MOTION CARRIED
(UNANIMOUS)**

MINUTES

It was **MOVED** and **SECONDED** to adopt the Minutes of the September 5, 2007 Annual General Meeting as previously circulated.

**MOTION CARRIED
(UNANIMOUS)**

(At 7:18 p.m. another owner signed in. Total vote count now being nine.)

INSURANCE REPORT

The agent referred the owners present to the Insurance summary sheet of Strata Plan LMS 3792 attached to the Notice of Annual General Meeting. The agent advised that the strata corporation is insured to Replacement Cost New (RCN) subject to current building codes and original finishings.

Any improvements made to a strata lot from the first purchaser onward, are not covered. All owners are encouraged to ensure that they have adequate condominium coverage for their strata lot including third party liability and contents.

The agent advised that a strata corporation he manages had a fire last year with six units that were not habitable. Two owners did not have coverage for their individual unit including outside living expenses. It is highly recommended that all owners carry their own insurance policy. Owners can also (optional) obtain a quotation for personal lines

coverage from the strata corporation's insurance broker, Coastal Insurance, at 604-944-1700.

All owners are reminded that individual owners are responsible for carrying adequate homeowner's insurance coverage for personal possessions and automobiles etc.

PRESIDENT'S REPORT

Mr. Shea gave the annual President's Report for the owner's review.

- Various works were engaged on retaining wall repair.
- The garbage bin now has a lock.
- Special thanks to Heather Ferguson for all her efforts on behalf of the Owners in keeping the refuse area clean. Owners are reminded to ensure that the recycling bins are properly used.
- There was an insurance claim for a unit. The strata corporation's adjuster is trying to have some mould coverage included.
- Further work on the property in terms of maintenance is planned with Yardapes or another firm.
- Council explored the option of a Bike Room and Compost Bin(s).
- A summer social was held. It was well attended and enjoyed by all. It is hoped that this becomes an annual event.

2008/09 BUDGET (YEAR END AUGUST 31)

It was **MOVED** and **SECONDED** to consider the proposed 2008/2009 budget.

The owners present and the agent reviewed various budget line items as proposed budget as presented in the Notice of AGM.

There is a proposed increase of 25% to the maintenance fees effective September 1, 2008. It was noted that most of the increase is due to funding an insurance deductible (\$5,000) in the operating budget and funds for Re-Painting in a Contingency Account (\$7,500). After further review, it **MOVED** and **SECONDED** to approve the 2008/2009 proposed budget.

**MOTION CARRIED
(UNANIMOUS)**

Owners please note: there is an increase in maintenance fees for the new strata fiscal year, effective September 1, 2008. A fee schedule including the "catch up" portion for September is attached.

If you are on the PAC automatic payment program, we will require the catch up portion of the increase by cheque for the month of September, 2008. A schedule of the catch-up portion and the new monthly maintenance fees is attached to the

back of these Minutes. We cannot process retro-active increases via auto debit with your financial institution.

If you are not on the PAC automatic payment program, please forward twelve new post dated cheques, commencing September 1, 2008, payable to "Strata Plan LMS-3792", to the management company. Please see the attached schedule for details.

¾ VOTE RESOLUTION 1-08 – Painting Fund

WHEREAS the strata corporation currently has a Reserve Fund Study Fund as part of the Contingency Reserve Funds,

WHEREAS the strata council recommends re-designating the Reserve Fund Study Fund to a Re-Painting Fund and continuing owner contributions to it,

BE IT RESOLVED

As a ¾ Vote of The Owners, Strata Plan LMS-3792 ("the Strata Corporation") at this Annual General Meeting held on Monday, September 15, 2008 to re-designate the current Reserve Fund Study Fund and all monies contained therein to a Re-Painting Fund.

The floor was then open for discussion. Notable points made included:

- Re-Painting to lessen the cost of a re-painting special levy for a planned 2011 re-painting of the exterior.
- Reserve Fund Study funds already collected to be re-allocated to the re-painting fund as contractors will be used to assess any required building maintenance.

After further review, it was **MOVED** and **SECONDED** to approve ¾ Vote Resolution #1-08 Painting Fund as presented.

**MOTION CARRIED
(UNANIMOUS)**

ELECTION OF STRATA COUNCIL

The 2007/08 strata council members automatically retired from their positions, pursuant to the Strata Property Act and bylaws of the strata corporation. The following owners accepted their nomination to council for the 2007/2008 fiscal year:

Joe Martland	1674	Carol Ranger	1660	Keiron Simons	1676
Rob Atkins	1634	Line Gullison	1632		

There being no further nominations, it was **MOVED** and **SECONDED** to cease nominations and elect the above owners to the 2008/2009 strata council.

**MOTION CARRIED
(UNANIMOUS)**

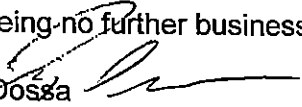
NEW BUSINESS

1. Repaving of Side Alley: An owner enquired in regards to having the City re-pave the side alley way as there are numerous pot holes. Council and some other owners advised that the pot holes are advantageous as commercial trucks have a tendency to speed into the alley. The city would also require the strata corporation to pay some of the re-paving costs.
2. Traffic Calming Measures: Owners discussed approaching the City in regards to reducing the amount of traffic on Grant Street. The agent suggested that other neighbouring buildings should be approached in regards to a petition to the City for greater effect.
3. Gardeners: Ms. Hirsch offered to continue to be the liaison between Westrend Gardening and the strata corporation. The owners present thanked Ms. Hirsch for continuing to assist the strata corporation in this regard.
4. Roof: An owner advised that roofing work done after a leak in a coach house unit may also be required for other coach house units. The agent was requested to send Harvard Roofing to look at these units.
5. Bike Room: Council advised that the survey on a bike room brought forward a number of insightful responses including how many bike spaces could be built and how secure the room could be. The owners present also discussed the possibility of making the area into a storage room with some rentable storage space. It was decided to have council look into the matter.
6. Compost Bin: The owners present discussed the merits of having compost bins at the property. Various concerns were made including possible rodent problems as well as having residents being committed to using the bin(s). Ms. Ranger advised that she has done a lot of research into this matter and it is vital that owners that use the bin, also manage its use. After further review, a MOTION was made as follows:

That a maximum of eight compost bins be allowed subject to the owners wanting the bins use them and take responsibility for its management. Council retains the right to have the bin(s) removed should it be found to be causing a problem.

It was then **MOVED, SECONDED**, and **CARRIED (UNANIMOUS)** to approve the above by Majority Vote as per Section 26 of the Strata Property Act.

There being no further business, the meeting was adjourned at 9:00 p.m.

Nizam Dossa 
Northwest Strata Management Ltd.
205 -1515 Pemberton Avenue
North Vancouver, BC
V7P 2S3
Telephone: 604 980 4729

The first council meeting of the fiscal new year will be held on Monday, December 1, 2008 at 10:00 a.m. in unit 1676.

Strata Plan LMS-3792				Year End: Aug 31	
2008/09 Approved Maintenance Fee Schedule / Catch Up Schedule					
Unit	Strata Lot	Unit	Old Fees	New Fees	Catch Up
		Entitlement		Effec. Sep. 1/07	Difference
1632	1	549	\$170.28	\$204.17	\$33.89
1634	5	728	\$225.80	\$270.74	\$44.94
1636	9	706	\$218.98	\$262.56	\$43.58
1638	13	761	\$236.04	\$283.02	\$46.98
1640	14	778	\$241.31	\$289.34	\$48.03
1642	10	702	\$217.74	\$261.08	\$43.34
1646	2	549	\$170.28	\$204.17	\$33.89
1648	6	728	\$225.80	\$270.74	\$44.94
1660	3	549	\$170.28	\$204.17	\$33.89
1662	7	728	\$225.80	\$270.74	\$44.94
1664	11	706	\$218.98	\$262.56	\$43.58
1668	15	778	\$241.31	\$289.34	\$48.03
1670	16	761	\$236.04	\$283.02	\$46.98
1672	12	702	\$217.74	\$261.08	\$43.34
1674	4	549	\$170.28	\$204.17	\$33.89
1676	8	728	\$225.80	\$270.74	\$44.94
Total		11,002	\$3,412.50	\$4,091.67	
			X12	x12	
Total Annual Budget			\$40,950.00	\$49,100.00	
				\$40,950.00	
				2008/2009 BUDGET	



NORTHWEST STRATA MANAGEMENT LTD.

THE OWNERS, STRATA PLAN NO. LMS-3792 FINANCIAL STATEMENTS – AUGUST 31, 2008

NOTICE TO READER

The attached financial statements have been prepared from monthly accounting information and are intended for the use of the Strata Council of LMS 3792 in monitoring the strata corporation's disbursements and cash flow requirements. These statements are unaudited and readers other than Strata Council members are cautioned that they may not be appropriate for their purposes.

The attached financial statements are provided on a "without prejudice" basis. These statements reflect the current cash-flow financial position of the strata corporation as of the date of the statement and do not necessarily report accrued accounts payable or contingent liabilities.

STRATA PLAN LMS-3792

BUDGET COMPARATIVE FOR THE TWELVE MONTHS ENDING AUGUST 31, 2008

FOR THE MONTH OF AUG. 2008

Current Month Actual	Current Month Budget
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FOR THE TWELVE MONTHS ENDING AUG. 31, 2008

YTD Actual	Annual Budget	Budget Remaining
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REVENUE

\$3,412.46	\$3,412.50	4000 Strata fees	\$40,949.56	\$40,950.00	\$0.44
\$18.43	\$16.50	4300 Interest	\$329.36	\$198.00	(\$131.36)
<u>\$3,430.89</u>	<u>\$3,429.00</u>	TOTAL REVENUE	<u>\$41,278.92</u>	<u>\$41,148.00</u>	<u>(\$130.92)</u>

EXPENSES

ADMINISTRATIVE

\$593.25	\$600.00	5000 Management fees	\$7,141.60	\$7,200.00	\$58.40
\$600.25	\$608.33	5100 Insurance	\$7,203.00	\$7,300.00	\$97.00
\$0.00	\$41.67	5400 Miscellaneous	\$528.21	\$500.00	(\$28.21)
<u>\$1,193.50</u>	<u>\$1,250.00</u>	TOTAL ADMINISTRATIVE	<u>\$14,872.81</u>	<u>\$15,000.00</u>	<u>\$127.19</u>

BUILDING & GROUNDS

\$0.00	\$83.33	6100 Electricity	\$763.45	\$1,000.00	\$236.55
\$483.93	\$200.00	6200 Water & Sewer	\$3,380.87	\$2,400.00	(\$980.87)
\$372.60	\$83.33	6300 Garbage Removal	\$1,356.73	\$1,000.00	(\$356.73)
\$0.00	\$16.67	6350 Recycling	\$168.00	\$200.00	\$32.00
\$126.00	\$141.67	6700 Janitorial	\$1,601.00	\$1,700.00	\$99.00
\$252.00	\$225.00	6900 Landscaping	\$2,262.30	\$2,700.00	\$437.70
\$0.00	\$416.67	7200 Repairs & Maintenance	\$5,114.78	\$5,000.00	(\$114.78)
\$0.00	\$166.67	7400 Alarm Monitoring	\$2,350.80	\$2,000.00	(\$350.80)
<u>\$1,234.53</u>	<u>\$1,333.34</u>	TOTAL BUILDING & GROUNDS	<u>\$16,997.93</u>	<u>\$16,000.00</u>	<u>(\$997.93)</u>

<u>\$2,428.03</u>	<u>\$2,583.34</u>	TOTAL EXPENSES	<u>\$31,870.74</u>	<u>\$31,000.00</u>	<u>(\$870.74)</u>
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\$1,002.86	\$845.66	SURPLUS (DEFICIT) BEFORE TRANS. TO RESERVE FUNDS	\$9,408.18	\$10,148.00	\$739.82
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(\$554.00)	(\$554.00)	9000 Trans. To CRF	(\$6,648.00)	(\$6,648.00)	\$0.00
(\$291.66)	(\$291.66)	9010 Reserve Fund Study	(\$3,499.92)	(\$3,500.00)	(\$0.08)

<u>\$157.20</u>	<u>\$0.00</u>	NET SURPLUS/(DEFICIT)	<u>(\$739.74)</u>	<u>\$0.00</u>	<u>\$739.74</u>
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THE OWNERS, STRATA PLAN LMS-3792

C/O 205 - 1515 PEMBERTON AVE.
NORTH VANCOUVER BC V7P 2S3

Detail Trial Balance

8/1/2008 To 8/31/2008

8/31/2008

Page 1

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ID#	Src	Date	Memo	Debit	Credit	Job	Net Activity	Ending Balance
6-5000 Management Fee								
Beginning Balance:							\$6,548.35	
DEBIT	CD	8/1/2008	NSM, Mgmt Fee	\$593.25				\$7,141.60
Total:				\$593.25	\$0.00		\$593.25	\$7,141.60
6-5100 Insurance								
Beginning Balance:							\$6,602.75	
GJ000145	GJ	8/31/2008	To Expense Prepaid Insur.	\$600.25				\$7,203.00
Total:				\$600.25	\$0.00		\$600.25	\$7,203.00
6-6200 Water & Sewer								
Beginning Balance:							\$2,896.94	
DEBIT	CD	8/21/2008	City, W&S May05-Jul04	\$483.93				\$3,380.87
Total:				\$483.93	\$0.00		\$483.93	\$3,380.87
6-6300 Garbage								
Beginning Balance:							\$984.13	
393	CD	8/5/2008	Superior, Garb. May-Jul	\$286.20				\$1,270.33
395	CD	8/12/2008	Superior, Garb. Jul	\$86.40				\$1,356.73
Total:				\$372.60	\$0.00		\$372.60	\$1,356.73
6-6700 Janitorial								
Beginning Balance:							\$1,475.00	
394	CD	8/12/2008	Martins, Cleaners Jul	\$126.00				\$1,601.00
Total:				\$126.00	\$0.00		\$126.00	\$1,601.00
6-6900 Landscaping								
Beginning Balance:							\$2,010.30	
396	CD	8/12/2008	Westrend, Gard. Jul	\$252.00				\$2,262.30
Total:				\$252.00	\$0.00		\$252.00	\$2,262.30
Grand Total:				\$2,428.03	\$0.00			

THE OWNERS, STRATA PLAN LMS-3792

C/O 205 - 1515 PEMBERTON AVE.
NORTH VANCOUVER BC V7P 2S3

Balance Sheet

August 2008

8/31/2008
11:59:36 AM

ASSETS

CURRENT ASSETS

Cash	
CCSCU OPF Acct.	\$6,597.61
CCSCU CRF Acct.	\$13,594.87
Petty Cash	\$100.00
Total Cash	\$20,292.48
Strata Fees Receivable	(\$53.09)
Total CURRENT ASSETS	\$20,239.39
Total ASSETS	\$20,239.39

LIABILITIES

MEMBERS' EQUITY

RESERVE FUNDS

Contingency Reserve Fund (CRF)	
CRF, Opening Balance	\$19,499.94
CRF, Current Appropriations	\$6,648.00
CRF, Interest	\$433.76
CRF, Current Expenses	(\$13,458.99)
Total Contingency Reserve Fund (CRF)	\$13,122.71
Special Levy Fund, (SLF)	
SLF, Opening Balance	\$1,763.69
SLF, Current Appropriations	\$2,316.66
SLF, Current Expenses	(\$4,080.35)
Total Special Levy Fund, (SLF)	\$0.00
Reserve Study Fund, (RSF)	
RSF, Current Appropriations	\$3,499.92
Total RESERVE FUNDS	\$16,622.63
OPERATING FUND (OPF)	
OPF, Opening Balance	\$4,356.50
OPF, Current Surplus/(Deficit)	(\$739.74)
Total OPERATING FUND (OPF)	\$3,616.76
Total MEMBERS' EQUITY	\$20,239.39
Total Liability & Equity	\$20,239.39

THE OWNERS, STRATA PLAN LMS-3792

C/O 205 - 1515 PEMBERTON AVE.
NORTH VANCOUVER BC V7P 2S3

Aged Receivables

8/31/2008

8/31/2008

Page 1

10:42:56 AM

Name	ID#	Date	Total Due	0 - 30	31 - 60	61 - 90	90+
1642-HAAG							
HAAG, CHRIS & CINDY							
C.O.D.							
	00000272	10/1/2006	\$24.80				\$24.80
	Catch Up	9/5/2007	\$34.69				\$34.69
Total:			\$59.49	\$0.00	\$0.00	\$0.00	\$59.49
1676-SIMONS							
SIMONS, KEIRON							
C.O.D.							
	00000412	5/30/2007	(\$112.58)				(\$112.58)
Total:			(\$112.58)	\$0.00	\$0.00	\$0.00	(\$112.58)
Grand Total:			(\$53.09)	\$0.00	\$0.00	\$0.00	(\$53.09)
Aging Percent:				0.0%	0.0%	0.0%	100.0%

MINUTES OF COUNCIL MEETING
STRATA PLAN LMS-3792

HELD: On Friday, August 8, 2008 at 2:00 p.m. in 1674 Grant Street,
Vancouver, B.C.

PRESENT:

Joe Shea	President	1674
Keiron Simons	Vice-President	1676

ABSENT WITH REGRETS: Carol Ranger Treasurer 1660

AGENT: Nizam Dossa, Northwest Strata Management Ltd.

CALL TO ORDER

There being a quorum present, meeting was called to order at 2:05 p.m.

MINUTES

It was **MOVED, SECONDED, and CARRIED** to adopt the Minutes of the June 23, 2008 council meeting as previously circulated.

BUSINESS ARISING

1. **Yardapes Exterior Work:** A meeting is to occur between Mr. Shea and representatives from Yardapes. The agent gave Mr. Shea new contact e-mail address of Yardapes. The meeting is to go over building recommendations.
2. **Insurance Claim:** The agent distributed recent correspondence between the insurance broker, Coastal Insurance, Aviva Insurance (one of the insurers to the claim), and the agent in regards to having mould remediation costs covered. As noted in the correspondence, Coastal is assisting in trying to get additional costs covered.

CORRESPONDENCE

All owners are requested to note that all strata related correspondence intended for council consideration should be forwarded directly to the office of the management company, Northwest Strata Management Ltd.

FINANCIAL REPORT

Any owner wishing to receive a copy of the strata corporation financial statements is requested to contact the management agent during regular business hours.

1. Financial Statements – June 30, 2008: Council was in receipt of the financial statements to June 30th, 2008. It was noted that the strata corporation is in a deficit of approximately \$1,700. Should there be no further additional (unplanned) repair costs, the strata corporation should end the fiscal year of August 31st at break-even. It was decided to defer further review of the statements until the Council Treasurer could review and report back on the statements.
2. Owner Arrears Report: There are two owners in arrears of their catch up portion of their maintenance fees from last year.

NEW BUSINESS

1. Draft 2008-2009 Budget: Council reviewed a draft 2008/2009 fiscal year budget. Various line items were reviewed for the upcoming budget including a 25% increase in maintenance fees. It was noted that \$5,000 will be budgeted for an insurance deductible for water damage as the past two years have resulted in water damage claims that had to be paid from the Contingency Reserve Fund, monies budgeted for a Re-Painting fund, and additional funds for the general Contingency Reserve Fund. It was noted that should the \$5,000 deductible not be used, the monies could then be carried forward or voted on the next fiscal year to be put in the Contingency Reserve account.
2. ¾ Vote Resolution: It was decided to propose one ¾ Vote Resolution on replacing the Reserve Fund Study Account with funds contained therein into a new Re-Painting Fund.
3. Annual General Meeting –Date Confirmation: It was decided to have the Annual General Meeting on **Monday, September 15, 2008 at 7:00 p.m. in 1676 Grant Street. Registration will be from 6:45 p.m. to 7:00 p.m. There will be a Social from 6:15 p.m. to 6:45 p.m. in 1676 prior to the AGM.**

There being no further business, the meeting was adjourned at 2:55 p.m. The next meeting will be the Annual General Meeting on Monday, September 15, 2008


Nizam Dossa
Northwest Strata Management Ltd.
205 -1515 Pemberton Avenue
North Vancouver, BC V7P 2S3

Telephone: 604 980 4729



NORTHWEST STRATA MANAGEMENT LTD.

THE OWNERS, STRATA PLAN NO. LMS-3792

FINANCIAL STATEMENTS – JULY 31, 2008

NOTICE TO READER

The attached financial statements have been prepared from monthly accounting information and are intended for the use of the Strata Council of LMS 3792 in monitoring the strata corporation's disbursements and cash flow requirements. These statements are unaudited and readers other than Strata Council members are cautioned that they may not be appropriate for their purposes.

The attached financial statements are provided on a "without prejudice" basis. These statements reflect the current cash-flow financial position of the strata corporation as of the date of the statement and do not necessarily report accrued accounts payable or contingent liabilities.

STRATA PLAN LMS-3792

BUDGET COMPARATIVE FOR THE ELEVEN MONTHS ENDING JULY 31, 2008

FOR THE MONTH OF JULY 2008

Current Month Actual	Current Month Budget
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FOR THE ELEVEN MONTHS ENDING JULY 31, 2008

YTD Actual	Annual Budget	Budget Remaining
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REVENUE

\$3,412.46	\$3,412.50	4000 Strata fees	\$37,537.10	\$40,950.00	\$3,412.90
\$14.46	\$16.50	4300 Interest	\$310.93	\$198.00	(\$112.93)
<u>\$3,426.92</u>	<u>\$3,429.00</u>	TOTAL REVENUE	<u>\$37,848.03</u>	<u>\$41,148.00</u>	<u>\$3,299.97</u>

EXPENSES

ADMINISTRATIVE

\$593.25	\$600.00	5000 Management fees	\$6,548.35	\$7,200.00	\$651.65
\$600.25	\$608.33	5100 Insurance	\$6,602.75	\$7,300.00	\$697.25
\$0.00	\$41.67	5400 Miscellaneous	\$528.21	\$500.00	(\$28.21)
<u>\$1,193.50</u>	<u>\$1,250.00</u>	TOTAL ADMINISTRATIVE	<u>\$13,679.31</u>	<u>\$15,000.00</u>	<u>\$1,320.69</u>

BUILDING & GROUNDS

\$119.29	\$83.33	6100 Electricity	\$763.45	\$1,000.00	\$236.55
\$0.00	\$200.00	6200 Water & Sewer	\$2,896.94	\$2,400.00	(\$496.94)
\$0.00	\$83.33	6300 Garbage Removal	\$984.13	\$1,000.00	\$15.87
\$0.00	\$16.67	6350 Recycling	\$168.00	\$200.00	\$32.00
\$126.00	\$141.67	6700 Janitorial	\$1,475.00	\$1,700.00	\$225.00
\$252.00	\$225.00	6900 Landscaping	\$2,010.30	\$2,700.00	\$689.70
\$0.00	\$416.67	7200 Repairs & Maintenance	\$5,114.78	\$5,000.00	(\$114.78)
\$0.00	\$166.67	7400 Alarm Monitoring	\$2,350.80	\$2,000.00	(\$350.80)
<u>\$497.29</u>	<u>\$1,333.34</u>	TOTAL BUILDING & GROUNDS	<u>\$15,763.40</u>	<u>\$16,000.00</u>	<u>\$236.60</u>

<u>\$1,690.79</u>	<u>\$2,583.34</u>	TOTAL EXPENSES	<u>\$29,442.71</u>	<u>\$31,000.00</u>	<u>\$1,557.29</u>
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\$1,736.13	\$845.66	SURPLUS (DEFICIT) BEFORE TRANS. TO RESERVE FUNDS	\$8,405.32	\$10,148.00	\$1,742.68
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(\$554.00)	(\$554.00)	9000 Trans. To CRF	(\$6,094.00)	(\$6,648.00)	(\$554.00)
(\$291.66)	(\$291.66)	9010 Reserve Fund Study	(\$3,208.26)	(\$3,500.00)	(\$291.74)

<u>\$890.47</u>	<u>\$0.00</u>	NET SURPLUS/(DEFICIT)	<u>(\$896.94)</u>	<u>\$0.00</u>	<u>\$896.94</u>
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THE OWNERS, STRATA PLAN LMS-3792

C/O 205 - 1515 PEMBERTON AVE.
NORTH VANCOUVER BC V7P 2S3

Detail Trial Balance

7/1/2008 To 7/31/2008

7/31/2008

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ID#	Src	Date	Memo	Debit	Credit	Job	Net Activity	Ending Balance
6-5000 Management Fee								
Beginning Balance:							\$5,955.10	
DEBIT	CD	7/1/2008	NSM, Mgmt Fee	\$593.25				\$6,548.35
Total:				\$593.25	\$0.00		\$593.25	\$6,548.35
6-5100 Insurance								
Beginning Balance:							\$6,002.50	
GJ000141	GJ	7/31/2008	To Expense Prepaid Insur.	\$600.25				\$6,602.75
Total:				\$600.25	\$0.00		\$600.25	\$6,602.75
6-6100 Electricity								
Beginning Balance:							\$644.16	
PAC	CD	7/11/2008	Hydro, Elec. May06-Jul07	\$119.29				\$763.45
Total:				\$119.29	\$0.00		\$119.29	\$763.45
6-6700 Janitorial								
Beginning Balance:							\$1,349.00	
391	CD	7/10/2008	Martins, Cleaners Jun	\$126.00				\$1,475.00
Total:				\$126.00	\$0.00		\$126.00	\$1,475.00
6-6900 Landscaping								
Beginning Balance:							\$1,758.30	
392	CD	7/15/2008	Westrend, Gard. Jun	\$252.00				\$2,010.30
Total:				\$252.00	\$0.00		\$252.00	\$2,010.30
Grand Total:				\$1,690.79	\$0.00			

THE OWNERS, STRATA PLAN LMS-3792

C/O 205 - 1515 PEMBERTON AVE.
NORTH VANCOUVER BC V7P 2S3

Balance Sheet

July 2008

7/31/2008
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ASSETS

CURRENT ASSETS

Cash		
CCSCU OPF Acct.	\$6,518.56	
CCSCU CRF Acct.	\$13,566.07	
Petty Cash	\$100.00	
Total Cash	<u>\$20,184.63</u>	
Strata Fees Receivable	(\$53.09)	
Prepaid Insurance	\$600.25	
Total CURRENT ASSETS		<u>\$20,731.79</u>
Total ASSETS		<u>\$20,731.79</u>

LIABILITIES

MEMBERS' EQUITY

RESERVE FUNDS

Contingency Reserve Fund (CRF)		
CRF, Opening Balance	\$19,499.94	
CRF, Current Appropriations	\$6,094.00	
CRF, Interest	\$404.96	
CRF, Current Expenses	<u>(\$11,934.93)</u>	
Total Contingency Reserve Fund (CRF)		\$14,063.97
Special Levy Fund, (SLF)		
SLF, Opening Balance	\$1,763.69	
SLF, Current Appropriations	\$2,316.66	
SLF, Current Expenses	<u>(\$4,080.35)</u>	
Total Special Levy Fund, (SLF)		\$0.00
Reserve Study Fund, (RSF)		
RSF, Current Appropriations	\$3,208.26	
Total RESERVE FUNDS		<u>\$17,272.23</u>
OPERATING FUND (OPF)		
OPF, Opening Balance	\$4,356.50	
OPF, Current Surplus/(Deficit)	<u>(\$896.94)</u>	
Total OPERATING FUND (OPF)		<u>\$3,459.56</u>
Total MEMBERS' EQUITY		<u>\$20,731.79</u>
Total Liability & Equity		<u>\$20,731.79</u>

THE OWNERS, STRATA PLAN LMS-3792

C/O 205 - 1515 PEMBERTON AVE.
NORTH VANCOUVER BC V7P 2S3

Aged Receivables

7/31/2008

7/31/2008

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Page 1

Name	ID#	Date	Total Due	0 - 30	31 - 60	61 - 90	90+
1642-HAAG							
HAAG, CHRIS & CINDY							
C.O.D.							
	00000272	10/1/2006	\$24.80				\$24.80
	Catch Up	9/5/2007	\$34.69				\$34.69
Total:			\$59.49	\$0.00	\$0.00	\$0.00	\$59.49
1676-SIMONS							
SIMONS, KEIRON							
C.O.D.							
	00000412	5/30/2007	(\$112.58)				(\$112.58)
Total:			(\$112.58)	\$0.00	\$0.00	\$0.00	(\$112.58)
Grand Total:			(\$53.09)	\$0.00	\$0.00	\$0.00	(\$53.09)
Aging Percent:				0.0%	0.0%	0.0%	100.0%



NORTHWEST STRATA MANAGEMENT LTD.

THE OWNERS, STRATA PLAN NO. LMS-3792

FINANCIAL STATEMENTS – JUNE 30, 2008

NOTICE TO READER

The attached financial statements have been prepared from monthly accounting information and are intended for the use of the Strata Council of LMS 3792 in monitoring the strata corporation's disbursements and cash flow requirements. These statements are unaudited and readers other than Strata Council members are cautioned that they may not be appropriate for their purposes.

The attached financial statements are provided on a "without prejudice" basis. These statements reflect the current cash-flow financial position of the strata corporation as of the date of the statement and do not necessarily report accrued accounts payable or contingent liabilities.

STRATA PLAN LMS-3792

BUDGET COMPARATIVE FOR THE TEN MONTHS ENDING JUNE 30, 2008

FOR THE MONTH OF JUNE 2008

Current Month Actual	Current Month Budget
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FOR THE TEN MONTHS ENDING JUNE 30, 2008

YTD Actual	Annual Budget	Budget Remaining
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REVENUE

\$3,412.46	\$3,412.50	4000 Strata fees	\$34,124.64	\$40,950.00	\$6,825.36
\$11.07	\$16.50	4300 Interest	\$296.47	\$198.00	(\$98.47)
<u>\$3,423.53</u>	<u>\$3,429.00</u>	TOTAL REVENUE	<u>\$34,421.11</u>	<u>\$41,148.00</u>	<u>\$6,726.89</u>

EXPENSES

ADMINISTRATIVE

\$593.25	\$600.00	5000 Management fees	\$5,955.10	\$7,200.00	\$1,244.90
\$600.25	\$608.33	5100 Insurance	\$6,002.50	\$7,300.00	\$1,297.50
\$54.94	\$41.67	5400 Miscellaneous	\$528.21	\$500.00	(\$28.21)
<u>\$1,248.44</u>	<u>\$1,250.00</u>	TOTAL ADMINISTRATIVE	<u>\$12,485.81</u>	<u>\$15,000.00</u>	<u>\$2,514.19</u>

BUILDING & GROUNDS

\$0.00	\$83.33	6100 Electricity	\$644.16	\$1,000.00	\$355.84
\$500.01	\$200.00	6200 Water & Sewer	\$2,896.94	\$2,400.00	(\$496.94)
\$199.80	\$83.33	6300 Garbage Removal	\$984.13	\$1,000.00	\$15.87
\$168.00	\$16.67	6350 Recycling	\$168.00	\$200.00	\$32.00
\$0.00	\$141.67	6700 Janitorial	\$1,349.00	\$1,700.00	\$351.00
\$252.00	\$225.00	6900 Landscaping	\$1,758.30	\$2,700.00	\$941.70
\$664.28	\$416.67	7200 Repairs & Maintenance	\$5,114.78	\$5,000.00	(\$114.78)
\$669.00	\$166.67	7400 Alarm Monitoring	\$2,350.80	\$2,000.00	(\$350.80)
<u>\$2,453.09</u>	<u>\$1,333.34</u>	TOTAL BUILDING & GROUNDS	<u>\$15,266.11</u>	<u>\$16,000.00</u>	<u>\$733.89</u>

<u>\$3,701.53</u>	<u>\$2,583.34</u>	TOTAL EXPENSES	<u>\$27,751.92</u>	<u>\$31,000.00</u>	<u>\$3,248.08</u>
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SURPLUS (DEFICIT) BEFORE TRANS. TO RESERVE FUNDS

(\$278.00)	\$845.66		\$6,669.19	\$10,148.00	\$3,478.81
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(\$554.00)	(\$554.00)	9000 Trans. To CRF	(\$5,540.00)	(\$6,648.00)	(\$1,108.00)
(\$291.66)	(\$291.66)	9010 Reserve Fund Study	(\$2,916.60)	(\$3,500.00)	(\$583.40)

<u>(\$1,123.66)</u>	<u>\$0.00</u>	NET SURPLUS/(DEFICIT)	<u>(\$1,787.41)</u>	<u>\$0.00</u>	<u>\$1,787.41</u>
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THE OWNERS, STRATA PLAN LMS-3792

C/O 205 - 1515 PEMBERTON AVE.
NORTH VANCOUVER BC V7P 2S3

Detail Trial Balance

6/1/2008 To 6/30/2008

6/30/2008

Page 1

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ID#	Src	Date	Memo	Debit	Credit	Job	Net Activity	Ending Balance
6-5000 Management Fee								
Beginning Balance:				\$5,361.85				
DEBIT	CD	6/1/2008	NSM, Mgmt Fee	\$593.25				\$5,955.10
Total:				\$593.25	\$0.00		\$593.25	\$5,955.10
6-5100 Insurance								
Beginning Balance:				\$5,402.25				
GJ000137	GJ	6/30/2008	To Expense Prepaid Insur.	\$600.25				\$6,002.50
Total:				\$600.25	\$0.00		\$600.25	\$6,002.50
6-5400 Miscellaneous								
Beginning Balance:				\$473.27				
DEBIT	CD	6/25/2008	NSM, Recov. Mar/Apr	\$54.94				\$528.21
Total:				\$54.94	\$0.00		\$54.94	\$528.21
6-6200 Water & Sewer								
Beginning Balance:				\$2,396.93				
DEBIT	CD	6/18/2008	City, W&S Mar05-May04	\$500.01				\$2,896.94
Total:				\$500.01	\$0.00		\$500.01	\$2,896.94
6-6300 Garbage								
Beginning Balance:				\$784.33				
389	CD	6/26/2008	Superior, Garb. Keys	\$199.80				\$984.13
Total:				\$199.80	\$0.00		\$199.80	\$984.13
6-6350 Recycling								
Beginning Balance:				\$0.00				
DEBIT	CD	6/9/2008	City, Ann. Recycl & Fireline	\$168.00				\$168.00
Total:				\$168.00	\$0.00		\$168.00	\$168.00
6-6900 Landscaping								
Beginning Balance:				\$1,506.30				
386	CD	6/5/2008	Westrend, Gard. May	\$252.00				\$1,758.30
Total:				\$252.00	\$0.00		\$252.00	\$1,758.30
6-7200 Repairs & Maintenance								
Beginning Balance:				\$4,450.50				
385	CD	6/5/2008	Harvard, Leak #1638	\$496.28				\$4,946.78
387	CD	6/5/2008	Artisan, Leak #1638	\$168.00				\$5,114.78
Total:				\$664.28	\$0.00		\$664.28	\$5,114.78
6-7400 Alarm Monitoring								
Beginning Balance:				\$1,681.80				
DEBIT	CD	6/9/2008	City, Ann. Recycl & Fireline	\$354.00				\$2,035.80
390	CD	6/26/2008	Acme Sec, Alarm Monit. Ju	\$315.00				\$2,350.80
Total:				\$669.00	\$0.00		\$669.00	\$2,350.80

THE OWNERS, STRATA PLAN LMS-3792

Detail Trial Balance

6/1/2008 To 6/30/2008

6/30/2008

Page 2

1:48:15 PM

ID#	Src	Date	Memo	Debit	Credit	Job	Net Activity	Ending Balance
6-7400	Alarm Monitoring							
Beginning Balance:			\$1,681.80					
Grand Total:				<u>\$3,701.53</u>	<u>\$0.00</u>			

THE OWNERS, STRATA PLAN LMS-3792

C/O 205 - 1515 PEMBERTON AVE.
NORTH VANCOUVER BC V7P 2S3

Balance Sheet

June 2008

6/30/2008
10:15:52 AM

ASSETS

CURRENT ASSETS

Cash		
CCSCU OPF Acct.	\$4,182.18	
CCSCU CRF Acct.	\$13,537.33	
Petty Cash	\$100.00	
Total Cash	\$17,819.51	
Strata Fees Receivable	(\$53.09)	
Prepaid Insurance	\$1,200.50	
Total CURRENT ASSETS	\$18,966.92	
Total ASSETS		\$18,966.92

LIABILITIES

MEMBERS' EQUITY

RESERVE FUNDS

Contingency Reserve Fund (CRF)		
CRF, Opening Balance	\$19,499.94	
CRF, Current Appropriations	\$5,540.00	
CRF, Interest	\$376.22	
CRF, Current Expenses	(\$11,934.93)	
Total Contingency Reserve Fund (CRF)	\$13,481.23	
Special Levy Fund, (SLF)		
SLF, Opening Balance	\$1,763.69	
SLF, Current Appropriations	\$2,316.66	
SLF, Current Expenses	(\$4,080.35)	
Total Special Levy Fund, (SLF)	\$0.00	
Reserve Study Fund, (RSF)		
RSF, Current Appropriations	\$2,916.60	
Total RESERVE FUNDS	\$16,397.83	
OPERATING FUND (OPF)		
OPF, Opening Balance	\$4,356.50	
OPF, Current Surplus/(Deficit)	(\$1,787.41)	
Total OPERATING FUND (OPF)	\$2,569.09	
Total MEMBERS' EQUITY		\$18,966.92
Total Liability & Equity		\$18,966.92

THE OWNERS, STRATA PLAN LMS-3792

C/O 205 - 1515 PEMBERTON AVE.
NORTH VANCOUVER BC V7P 2S3

Aged Receivables

6/30/2008

6/30/2008
3:55:03 PM

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Name	ID#	Date	Total Due	0 - 30	31 - 60	61 - 90	90+
1642-HAAG							
HAAG, CHRIS & CINDY C.O.D.							
	00000272	10/1/2006	\$24.80				\$24.80
	Catch Up	9/5/2007	\$34.69				\$34.69
		Total:	\$59.49	\$0.00	\$0.00	\$0.00	\$59.49
1676-SIMONS							
SIMONS, KEIRON C.O.D.							
	00000412	5/30/2007	(\$112.58)				(\$112.58)
		Total:	(\$112.58)	\$0.00	\$0.00	\$0.00	(\$112.58)
Grand Total:			(\$53.09)	\$0.00	\$0.00	\$0.00	(\$53.09)
Aging Percent:				0.0%	0.0%	0.0%	100.0%

MINUTES OF COUNCIL MEETING
STRATA PLAN LMS-3792

HELD: On Monday, June 23, 2008 at 9:30 a.m. in 1674 Grant Street, Vancouver, B.C.

PRESENT:

Joe Shea	President	1674
Keiron Simons	Vice-President	1676
Carol Ranger	Treasurer	1660

AGENT: Nizam Dossa, Northwest Strata Management Ltd.

CALL TO ORDER

There being a quorum present, meeting was called to order at 9:45 a.m.

MINUTES

It was **MOVED, SECONDED, and CARRIED** to adopt the Minutes of the March 11, 2008 council meeting as previously circulated.

BUSINESS ARISING

1. **Yardapes Exterior Work:** A meeting with Yardapes Contracting is still to occur in regards to short and long term maintenance recommendations. A meeting should occur shortly on this matter.
2. **Insurance Claim:** Phoenix Restorations and the insurance adjuster assigned to the restoration of interior damage to a unit from an outside pipe have been trying to get mould remediation included in the claim. Unfortunately, the insurers are rejecting this portion of the work due to mould exclusion in the policy. The adjuster and Phoenix are trying to reverse this point as the owner did not believe the original leak to be from the exterior. Rather, he believed it to be from a refrigerator/ice-maker leak in early 2007. However, it was reported at the Annual General Meeting in September 2007. Time lines have been reviewed by the adjuster and the strata corporation's insurance broker is assisting in this matter.
3. **Garbage Enclosure Lock:** Mr. Shea reported that all owners have picked up keys to the new garbage enclosure. To date, there have been no further security concerns with rummaging around the bin or storage of items near it.
4. **Compost Bin and Bike Room Survey:** Ms. Ranger reported that more than half the residents at the property handed in their survey forms on a communal compost bin and bike room. The results are as follows:

- (a) Compost Bin: Most residents were in favour of the compost bin but concern was expressed over rodent control. Ms. Ranger has obtained pricing from \$300.00 to \$500.00 for medium to large bins. The bins are self contained on legs with a cylinder that can be turned to mix in compost material. She has found that another complex with a bin has had some issues in regards to residents being able to turn the cylinder when full. It was decided to defer this matter and allow owners to discuss the matter at the next Annual General Meeting in September.
 - (b) Bike Room Survey: Ms. Ranger reported that there were more questions asked on the survey in regards to a bike room rather than a definite "yes" or "no". Most questions centered on security, location of room, and accessibility. This matter will also be discussed further at the upcoming Annual General Meeting in September.
5. Spring Social: Council advised that the Spring Social was very successful with more than half the residents present. The party allowed residents to get to know each other better and assists in community building.

CORRESPONDENCE

All owners are requested to note that all strata related correspondence intended for council consideration should be forwarded directly to the office of the management company, Northwest Strata Management Ltd.

FINANCIAL REPORT

Any owner wishing to receive a copy of the strata corporation financial statements is requested to contact the management agent during regular business hours.

1. Financial Statements – March 31, 2008: Council reviewed the financial statements for February and March, 2008. Various line items were reviewed and it was noted that the strata corporation is in a slight deficit for the year to date. After further review, it was **MOVED, SECONDED, and CARRIED (UNANIMOUS)** to approve the February and March and January 2008 financial statements as presented.
2. Owner Arrears Report: There are two owners in arrears of their catch up portion of their maintenance fees from last year. Statements have been previously sent. It is important to note that an owner cannot vote at any General Meeting if there are outstanding maintenance fees (or special levies).

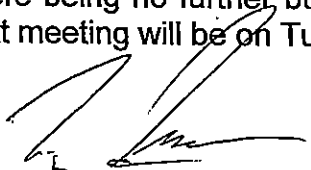
NEW BUSINESS

1. Drainage Line Cleaned: Council reviewed an invoice from Artisan Plumbing and Heating Ltd in regards to a drainage issue between two units. The cost of the work was \$967.05. Artisan has recommended further work should the problem persist in the amount of \$1,700.00. Council advised that there have been drainage issues in the past but no other units have reported problems to date. It was decided to monitor the matter. Should further work be required, council will act as needed.
2. Leak – Exterior: There was an exterior leak reported from an owner. Artisan Plumbing was contacted as the leak was near an exterior hose bib (outdoor tap). Harvard Roofing was then contacted and conducted chimney area flashing repairs and peel and stick membrane replacement. The cost was under \$500.00 for repair of his was done. Council is in receipt of Harvard's report/invoice. The owner had reported minor damage that she was going to monitor and re-paint as necessary.
3. Budget Considerations – 2008-2009 Fiscal Year Council discussed items for the proposed 2008/2009 fiscal year of the strata corporation. The agent will put together a draft budget for review at the next council meeting.

Council also discussed the matter of possibly raising maintenance fees in order to fund greater building maintenance and to build up funds for re-painting and inspections in order to ensure proper maintenance of the property. It was felt that it would be best to start a program of various building improvement and maintenance funds rather than relying solely on special levies as has been done in the past.

4. AGM – Tentative Date: It was decided to hold the Annual General Meeting of The Owners, Strata Plan LMS-3792 on **Monday, September 8, 2008. Registration at 6:45 p.m. and Call to Order at 7:00 p.m. in 1676 Grant Street. It was decided to hold a brief social in advance of Registration from 6:15 p.m. to 6:45 p.m.**

There being no further business, the meeting was adjourned at 10:55 a.m. The next meeting will be on Tuesday, August 5, 2008 at 9:30 a.m. in unit 1674.



Nizam Dossa
Northwest Strata Management Ltd.
205 -1515 Pemberton Avenue
North Vancouver, BC V7P 2S3

Telephone: 604 980 4729



NORTHWEST STRATA MANAGEMENT LTD.

THE OWNERS, STRATA PLAN NO. LMS-3792

FINANCIAL STATEMENTS – MAY 31, 2008

NOTICE TO READER

The attached financial statements have been prepared from monthly accounting information and are intended for the use of the Strata Council of LMS 3792 in monitoring the strata corporation's disbursements and cash flow requirements. These statements are unaudited and readers other than Strata Council members are cautioned that they may not be appropriate for their purposes.

The attached financial statements are provided on a "without prejudice" basis. These statements reflect the current cash-flow financial position of the strata corporation as of the date of the statement and do not necessarily report accrued accounts payable or contingent liabilities.

STRATA PLAN LMS-3792

BUDGET COMPARATIVE FOR THE NINE MONTHS ENDING MAY 31, 2008

FOR THE MONTH OF MAY 2008		FOR THE NINE MONTHS ENDING MAY 31, 2008			
Current Month Actual	Current Month Budget		YTD Actual	Annual Budget	Budget Remaining
REVENUE					
\$3,412.46	\$3,412.50	4000 Strata fees	\$30,712.18	\$40,950.00	\$10,237.82
\$9.25	\$16.50	4300 Interest	\$285.40	\$198.00	(\$87.40)
<u>\$3,421.71</u>	<u>\$3,429.00</u>	TOTAL REVENUE	<u>\$30,997.58</u>	<u>\$41,148.00</u>	<u>\$10,150.42</u>
EXPENSES					
ADMINISTRATIVE					
\$593.25	\$600.00	5000 Management fees	\$5,361.85	\$7,200.00	\$1,838.15
\$600.25	\$608.33	5100 Insurance	\$5,402.25	\$7,300.00	\$1,897.75
\$0.00	\$41.67	5400 Miscellaneous	\$473.27	\$500.00	\$26.73
<u>\$1,193.50</u>	<u>\$1,250.00</u>	TOTAL ADMINISTRATIVE	<u>\$11,237.37</u>	<u>\$15,000.00</u>	<u>\$3,762.63</u>
BUILDING & GROUNDS					
\$130.46	\$83.33	6100 Electricity	\$644.16	\$1,000.00	\$355.84
\$0.00	\$200.00	6200 Water & Sewer	\$2,396.93	\$2,400.00	\$3.07
\$86.40	\$83.33	6300 Garbage Removal	\$784.33	\$1,000.00	\$215.67
\$0.00	\$16.67	6350 Recycling	\$0.00	\$200.00	\$200.00
\$252.00	\$141.67	6700 Janitorial	\$1,349.00	\$1,700.00	\$351.00
\$315.00	\$225.00	6900 Landscaping	\$1,506.30	\$2,700.00	\$1,193.70
\$0.00	\$416.67	7200 Repairs & Maintenance	\$4,450.50	\$5,000.00	\$549.50
\$0.00	\$166.67	7400 Alarm Monitoring	\$1,681.80	\$2,000.00	\$318.20
<u>\$783.86</u>	<u>\$1,333.34</u>	TOTAL BUILDING & GROUNDS	<u>\$12,813.02</u>	<u>\$16,000.00</u>	<u>\$3,186.98</u>
<u>\$1,977.36</u>	<u>\$2,583.34</u>	TOTAL EXPENSES	<u>\$24,050.39</u>	<u>\$31,000.00</u>	<u>\$6,949.61</u>
\$1,444.35	\$845.66	SURPLUS (DEFICIT) BEFORE TRANS. TO RESERVE FUNDS	\$6,947.19	\$10,148.00	\$3,200.81
(\$554.00)	(\$554.00)	9000 Trans. To CRF	(\$4,986.00)	(\$6,648.00)	(\$1,662.00)
(\$291.66)	(\$291.66)	9010 Reserve Fund Study	(\$2,624.94)	(\$3,500.00)	(\$875.06)
<u>\$598.69</u>	<u>\$0.00</u>	NET SURPLUS/(DEFICIT)	<u>(\$663.75)</u>	<u>\$0.00</u>	<u>\$663.75</u>

THE OWNERS, STRATA PLAN LMS-3792

C/O 205 - 1515 PEMBERTON AVE.
NORTH VANCOUVER BC V7P 2S3

Detail Trial Balance

5/1/2008 To 5/31/2008

5/31/2008
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Page 1

ID#	Src	Date	Memo	Debit	Credit	Job	Net Activity	Ending Balance
6-5000	Management Fee							
Beginning Balance:			\$4,768.60					
DEBIT	CD	5/1/2008	NSM, Mgmt Fee	\$593.25				\$5,361.85
Total:				\$593.25	\$0.00		\$593.25	\$5,361.85
6-5100	Insurance							
Beginning Balance:			\$4,802.00					
GJ000133	GJ	5/31/2008	To Expense Prepaid Insur.	\$600.25				\$5,402.25
Total:				\$600.25	\$0.00		\$600.25	\$5,402.25
6-6100	Electricity							
Beginning Balance:			\$513.70					
PAC	CD	5/12/2008	Hydro, Elec. Mar05-May05	\$130.46				\$644.16
Total:				\$130.46	\$0.00		\$130.46	\$644.16
6-6300	Garbage							
Beginning Balance:			\$697.93					
383	CD	5/15/2008	Superior, Garb. Apr	\$86.40				\$784.33
Total:				\$86.40	\$0.00		\$86.40	\$784.33
6-6700	Janitorial							
Beginning Balance:			\$1,097.00					
381	CD	5/7/2008	Martins, Cleaners Apr	\$126.00				\$1,223.00
384	CD	5/28/2008	Martins, Cleaners May	\$126.00				\$1,349.00
Total:				\$252.00	\$0.00		\$252.00	\$1,349.00
6-6900	Landscaping							
Beginning Balance:			\$1,191.30					
382	CD	5/7/2008	Westrend, Gard. Apr	\$315.00				\$1,506.30
Total:				\$315.00	\$0.00		\$315.00	\$1,506.30
Grand Total:				\$1,977.36	\$0.00			

THE OWNERS, STRATA PLAN LMS-3792

C/O 205 - 1515 PEMBERTON AVE.
NORTH VANCOUVER BC V7P 2S3

Balance Sheet

May 2008

5/31/2008
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ASSETS

CURRENT ASSETS

Cash	
CCSCU OPF Acct.	\$3,859.93
CCSCU CRF Acct.	\$13,509.57
Petty Cash	\$100.00
Total Cash	\$17,469.50
Strata Fees Receivable	(\$53.09)
Prepaid Insurance	\$1,800.75
Total CURRENT ASSETS	\$19,217.16
Total ASSETS	\$19,217.16

LIABILITIES

MEMBERS' EQUITY

RESERVE FUNDS

Contingency Reserve Fund (CRF)	
CRF, Opening Balance	\$19,499.94
CRF, Current Appropriations	\$4,986.00
CRF, Interest	\$348.46
CRF, Current Expenses	(\$11,934.93)
Total Contingency Reserve Fund (CRF)	\$12,899.47
Special Levy Fund, (SLF)	
SLF, Opening Balance	\$1,763.69
SLF, Current Appropriations	\$2,316.66
SLF, Current Expenses	(\$4,080.35)
Total Special Levy Fund, (SLF)	\$0.00
Reserve Study Fund, (RSF)	
RSF, Current Appropriations	\$2,624.94
Total RESERVE FUNDS	\$15,524.41
OPERATING FUND (OPF)	
OPF, Opening Balance	\$4,356.50
OPF, Current Surplus/(Deficit)	(\$663.75)
Total OPERATING FUND (OPF)	\$3,692.75
Total MEMBERS' EQUITY	\$19,217.16
Total Liability & Equity	\$19,217.16

THE OWNERS, STRATA PLAN LMS-3792

C/O 205 - 1515 PEMBERTON AVE.
NORTH VANCOUVER BC V7P 2S3

Aged Receivables

5/31/2008

Page 1

5/31/2008
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Name	ID#	Date	Total Due	0 - 30	31 - 60	61 - 90	90+
1642-HAAG							
HAAG, CHRIS & CINDY							
C.O.D.							
	00000272	10/1/2006	\$24.80				\$24.80
	Catch Up	9/5/2007	\$34.69				\$34.69
		Total:	\$59.49	\$0.00	\$0.00	\$0.00	\$59.49
1676-SIMONS							
SIMONS, KEIRON							
C.O.D.							
	00000412	5/30/2007	(\$112.58)				(\$112.58)
		Total:	(\$112.58)	\$0.00	\$0.00	\$0.00	(\$112.58)
Grand Total:			(\$53.09)	\$0.00	\$0.00	\$0.00	(\$53.09)
Aging Percent:				0.0%	0.0%	0.0%	100.0%



NORTHWEST STRATA MANAGEMENT LTD.

THE OWNERS, STRATA PLAN NO. LMS-3792

FINANCIAL STATEMENTS – APRIL 30, 2008

NOTICE TO READER

The attached financial statements have been prepared from monthly accounting information and are intended for the use of the Strata Council of LMS 3792 in monitoring the strata corporation's disbursements and cash flow requirements. These statements are unaudited and readers other than Strata Council members are cautioned that they may not be appropriate for their purposes.

The attached financial statements are provided on a "without prejudice" basis. These statements reflect the current cash-flow financial position of the strata corporation as of the date of the statement and do not necessarily report accrued accounts payable or contingent liabilities.

STRATA PLAN LMS-3792

BUDGET COMPARATIVE FOR THE EIGHT MONTHS ENDING APRIL 30, 2008

FOR THE MONTH OF APR. 2008

Current Month Actual	Current Month Budget
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FOR THE EIGHT MONTHS ENDING APR. 30, 2008

YTD Actual	Annual Budget	Budget Remaining
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REVENUE

\$3,412.46	\$3,412.50	4000 Strata fees	\$27,299.72	\$40,950.00	\$13,650.28
\$9.17	\$16.50	4300 Interest	\$276.15	\$198.00	(\$78.15)
<u>\$3,421.63</u>	<u>\$3,429.00</u>	TOTAL REVENUE	<u>\$27,575.87</u>	<u>\$41,148.00</u>	<u>\$13,572.13</u>

EXPENSES

ADMINISTRATIVE

\$593.25	\$600.00	5000 Management fees	\$4,768.60	\$7,200.00	\$2,431.40
\$600.25	\$608.33	5100 Insurance	\$4,802.00	\$7,300.00	\$2,498.00
\$0.00	\$41.67	5400 Miscellaneous	\$473.27	\$500.00	\$26.73
<u>\$1,193.50</u>	<u>\$1,250.00</u>	TOTAL ADMINISTRATIVE	<u>\$10,043.87</u>	<u>\$15,000.00</u>	<u>\$4,956.13</u>

BUILDING & GROUNDS

\$0.00	\$83.33	6100 Electricity	\$513.70	\$1,000.00	\$486.30
\$443.74	\$200.00	6200 Water & Sewer	\$2,396.93	\$2,400.00	\$3.07
\$86.40	\$83.33	6300 Garbage Removal	\$697.93	\$1,000.00	\$302.07
\$0.00	\$16.67	6350 Recycling	\$0.00	\$200.00	\$200.00
\$126.00	\$141.67	6700 Janitorial	\$1,097.00	\$1,700.00	\$603.00
\$126.00	\$225.00	6900 Landscaping	\$1,191.30	\$2,700.00	\$1,508.70
\$1,796.00	\$416.67	7200 Repairs & Maintenance	\$4,450.50	\$5,000.00	\$549.50
\$0.00	\$166.67	7400 Alarm Monitoring	\$1,681.80	\$2,000.00	\$318.20
<u>\$2,578.14</u>	<u>\$1,333.34</u>	TOTAL BUILDING & GROUNDS	<u>\$12,029.16</u>	<u>\$16,000.00</u>	<u>\$3,970.84</u>

<u>\$3,771.64</u>	<u>\$2,583.34</u>	TOTAL EXPENSES	<u>\$22,073.03</u>	<u>\$31,000.00</u>	<u>\$8,926.97</u>
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SURPLUS (DEFICIT) BEFORE TRANS. TO RESERVE FUNDS

(\$350.01)	\$845.66		\$5,502.84	\$10,148.00	\$4,645.16
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(\$554.00)	(\$554.00)	9000 Trans. To CRF	(\$4,432.00)	(\$6,648.00)	(\$2,216.00)
(\$291.66)	(\$291.66)	9010 Reserve Fund Study	(\$2,333.28)	(\$3,500.00)	(\$1,166.72)

<u>(\$1,195.67)</u>	<u>\$0.00</u>	NET SURPLUS/(DEFICIT)	<u>(\$1,262.44)</u>	<u>\$0.00</u>	<u>\$1,262.44</u>
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THE OWNERS, STRATA PLAN LMS-3792

C/O 205 - 1515 PEMBERTON AVE.
NORTH VANCOUVER BC V7P 2S3

Detail Trial Balance

4/1/2008 To 4/30/2008

4/30/2008

Page 1

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ID#	Src	Date	Memo	Debit	Credit	Job	Net Activity	Ending Balance
6-5000 Management Fee								
Beginning Balance:				\$4,175.35				
DEBIT	CD	4/1/2008	NSM, Mgmt Fee	\$593.25				\$4,768.60
Total:				\$593.25	\$0.00		\$593.25	\$4,768.60
6-5100 Insurance								
Beginning Balance:				\$4,201.75				
GJ000129	GJ	4/30/2008	To Expense Prepaid Insur.	\$600.25				\$4,802.00
Total:				\$600.25	\$0.00		\$600.25	\$4,802.00
6-6200 Water & Sewer								
Beginning Balance:				\$1,953.19				
DEBIT	CD	4/25/2008	City, W&S Jan05-Mar04	\$443.74				\$2,396.93
Total:				\$443.74	\$0.00		\$443.74	\$2,396.93
6-6300 Garbage								
Beginning Balance:				\$611.53				
380	CD	4/9/2008	Superior, Garb. Mar	\$86.40				\$697.93
Total:				\$86.40	\$0.00		\$86.40	\$697.93
6-6700 Janitorial								
Beginning Balance:				\$971.00				
375	CD	4/7/2008	Martins, Cleaners Mar	\$126.00				\$1,097.00
Total:				\$126.00	\$0.00		\$126.00	\$1,097.00
6-6900 Landscaping								
Beginning Balance:				\$1,065.30				
377	CD	4/9/2008	Westrend, Gard. Mar	\$126.00				\$1,191.30
Total:				\$126.00	\$0.00		\$126.00	\$1,191.30
6-7200 Repairs & Maintenance								
Beginning Balance:				\$2,654.50				
376	CD	4/7/2008	J. Shea, Supplies	\$200.00				\$2,854.50
378	CD	4/9/2008	Artisan, Drain Line	\$967.05				\$3,821.55
379	CD	4/9/2008	Yard Apes, Trellis 1668-16	\$628.95				\$4,450.50
Total:				\$1,796.00	\$0.00		\$1,796.00	\$4,450.50
Grand Total:				\$3,771.64	\$0.00			

THE OWNERS, STRATA PLAN LMS-3792

C/O 205 - 1515 PEMBERTON AVE.
NORTH VANCOUVER BC V7P 2S3

Balance Sheet

April 2008

4/30/2008
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ASSETS

CURRENT ASSETS	
Cash	
CCSCU OPF Acct.	\$1,755.49
CCSCU CRF Acct.	\$13,480.95
Petty Cash	\$100.00
Total Cash	\$15,336.44
Strata Fees Receivable	\$6.75
Prepaid Insurance	\$2,401.00
Total CURRENT ASSETS	\$17,744.19
Total ASSETS	\$17,744.19

LIABILITIES

MEMBERS' EQUITY

RESERVE FUNDS	
Contingency Reserve Fund (CRF)	
CRF, Opening Balance	\$19,499.94
CRF, Current Appropriations	\$4,432.00
CRF, Interest	\$319.84
CRF, Current Expenses	(\$11,934.93)
Total Contingency Reserve Fund (CRF)	\$12,316.85
Special Levy Fund, (SLF)	
SLF, Opening Balance	\$1,763.69
SLF, Current Appropriations	\$2,316.66
SLF, Current Expenses	(\$4,080.35)
Total Special Levy Fund, (SLF)	\$0.00
Reserve Study Fund, (RSF)	
RSF, Current Appropriations	\$2,333.28
Total RESERVE FUNDS	\$14,650.13
OPERATING FUND (OPF)	
OPF, Opening Balance	\$4,356.50
OPF, Current Surplus/(Deficit)	(\$1,262.44)
Total OPERATING FUND (OPF)	\$3,094.06
Total MEMBERS' EQUITY	\$17,744.19
Total Liability & Equity	\$17,744.19

THE OWNERS, STRATA PLAN LMS-3792

C/O 205 - 1515 PEMBERTON AVE.
NORTH VANCOUVER BC V7P 2S3

Aged Receivables

4/30/2008

4/30/2008
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Page 1

Name	ID#	Date	Total Due	0 - 30	31 - 60	61 - 90	90+
1642-HAAG							
HAAG, CHRIS & CINDY C.O.D.							
	00000272	10/1/2006	\$24.80				\$24.80
	Catch Up	9/5/2007	\$34.69				\$34.69
Total:			\$59.49	\$0.00	\$0.00	\$0.00	\$59.49
1664-KAUFMAN							
KAUFMAN, ELYSSA C.O.D.							
	00000277	10/1/2006	\$24.95				\$24.95
	Catch Up	9/5/2007	\$34.89				\$34.89
Total:			\$59.84	\$0.00	\$0.00	\$0.00	\$59.84
1676-SIMONS							
SIMONS, KEIRON C.O.D.							
	00000412	5/30/2007	(\$112.58)				(\$112.58)
Total:			(\$112.58)	\$0.00	\$0.00	\$0.00	(\$112.58)
Grand Total:			\$6.75	\$0.00	\$0.00	\$0.00	\$6.75
Aging Percent:				0.0%	0.0%	0.0%	100.0%



NORTHWEST STRATA MANAGEMENT LTD.

THE OWNERS, STRATA PLAN NO. LMS-3792

FINANCIAL STATEMENTS – MARCH 31, 2008

NOTICE TO READER

The attached financial statements have been prepared from monthly accounting information and are intended for the use of the Strata Council of LMS 3792 in monitoring the strata corporation's disbursements and cash flow requirements. These statements are unaudited and readers other than Strata Council members are cautioned that they may not be appropriate for their purposes.

The attached financial statements are provided on a "without prejudice" basis. These statements reflect the current cash-flow financial position of the strata corporation as of the date of the statement and do not necessarily report accrued accounts payable or contingent liabilities.

STRATA PLAN LMS-3792

BUDGET COMPARATIVE FOR THE SEVEN MONTHS ENDING MARCH 31, 2008

FOR THE MONTH OF MAR. 2008		FOR THE SEVEN MONTHS ENDING MAR. 31, 2008			
Current Month Actual	Current Month Budget		YTD Actual	Annual Budget	Budget Remaining
REVENUE					
\$3,412.46	\$3,412.50	4000 Strata fees	\$23,887.26	\$40,950.00	\$17,062.74
\$24.25	\$16.50	4300 Interest	\$266.98	\$198.00	(\$68.98)
<u>\$3,436.71</u>	<u>\$3,429.00</u>	TOTAL REVENUE	<u>\$24,154.24</u>	<u>\$41,148.00</u>	<u>\$16,993.76</u>
EXPENSES					
ADMINISTRATIVE					
\$593.25	\$600.00	5000 Management fees	\$4,175.35	\$7,200.00	\$3,024.65
\$600.25	\$608.33	5100 Insurance	\$4,201.75	\$7,300.00	\$3,098.25
\$48.93	\$41.67	5400 Miscellaneous	\$473.27	\$500.00	\$26.73
<u>\$1,242.43</u>	<u>\$1,250.00</u>	TOTAL ADMINISTRATIVE	<u>\$8,850.37</u>	<u>\$15,000.00</u>	<u>\$6,149.63</u>
BUILDING & GROUNDS					
\$147.53	\$83.33	6100 Electricity	\$513.70	\$1,000.00	\$486.30
\$0.00	\$200.00	6200 Water & Sewer	\$1,953.19	\$2,400.00	\$446.81
\$86.40	\$83.33	6300 Garbage Removal	\$611.53	\$1,000.00	\$388.47
\$0.00	\$16.67	6350 Recycling	\$0.00	\$200.00	\$200.00
\$209.00	\$141.67	6700 Janitorial	\$971.00	\$1,700.00	\$729.00
\$0.00	\$225.00	6900 Landscaping	\$1,065.30	\$2,700.00	\$1,634.70
\$1,338.55	\$416.67	7200 Repairs & Maintenance	\$2,654.50	\$5,000.00	\$2,345.50
\$315.00	\$166.67	7400 Alarm Monitoring	\$1,681.80	\$2,000.00	\$318.20
<u>\$2,096.48</u>	<u>\$1,333.34</u>	TOTAL BUILDING & GROUNDS	<u>\$9,451.02</u>	<u>\$16,000.00</u>	<u>\$6,548.98</u>
<u>\$3,338.91</u>	<u>\$2,583.34</u>	TOTAL EXPENSES	<u>\$18,301.39</u>	<u>\$31,000.00</u>	<u>\$12,698.61</u>
\$97.80	\$845.66	SURPLUS (DEFICIT) BEFORE TRANSFER TO CRF	\$5,852.85	\$10,148.00	\$4,295.15
(\$554.00)	(\$554.00)	9000 Trans. To CRF	(\$3,878.00)	(\$6,648.00)	(\$2,770.00)
(\$291.66)	(\$291.66)	9010 Reserve Fund Study	(\$2,041.62)	(\$3,500.00)	(\$1,458.38)
<u>(\$747.86)</u>	<u>\$0.00</u>	NET SURPLUS/(DEFICIT)	<u>(\$66.77)</u>	<u>\$0.00</u>	<u>\$66.77</u>

THE OWNERS, STRATA PLAN LMS-3792

C/O 205 - 1515 PEMBERTON AVE.
NORTH VANCOUVER BC V7P 2S3

Detail Trial Balance

3/1/2008 To 3/31/2008

3/31/2008
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Page 1

ID#	Src	Date	Memo	Debit	Credit	Job	Net Activity	Ending Balance
6-5000 Management Fee								
Beginning Balance:								\$3,582.10
DEBIT	CD	3/1/2008	NSM, Mgmt Fee	\$593.25				\$4,175.35
Total:				\$593.25	\$0.00		\$593.25	\$4,175.35
6-5100 Insurance								
Beginning Balance:								\$3,601.50
GJ000125	GJ	3/31/2008	To Expense Prepaid Insur.	\$600.25				\$4,201.75
Total:				\$600.25	\$0.00		\$600.25	\$4,201.75
6-5400 Miscellaneous								
Beginning Balance:								\$424.34
DEBIT	CD	3/20/2008	NSM, Recov. Feb	\$48.93				\$473.27
Total:				\$48.93	\$0.00		\$48.93	\$473.27
6-6100 Electricity								
Beginning Balance:								\$366.17
PAC	CD	3/10/2008	Hydro, Elec. Jan05-Mar04	\$147.53				\$513.70
Total:				\$147.53	\$0.00		\$147.53	\$513.70
6-6300 Garbage								
Beginning Balance:								\$525.13
368	CD	3/12/2008	Superior, Garb. Feb	\$86.40				\$611.53
Total:				\$86.40	\$0.00		\$86.40	\$611.53
6-6700 Janitorial								
Beginning Balance:								\$762.00
DEBIT	CD	3/11/2008	Worksafe, WCB '08	\$83.00				\$845.00
370	CD	3/12/2008	Martins, Cleaners Mar	\$126.00				\$971.00
Total:				\$209.00	\$0.00		\$209.00	\$971.00
6-7200 Repairs & Maintenance								
Beginning Balance:								\$1,315.95
369	CD	3/12/2008	Hewitt's, Parkade Signs	\$192.76				\$1,508.71
370	CD	3/12/2008	Martins, Cleaners Mar	\$22.29				\$1,531.00
371	CD	3/20/2008	Yard Apes, Repairs	\$1,123.50				\$2,654.50
Total:				\$1,338.55	\$0.00		\$1,338.55	\$2,654.50
6-7400 Alarm Monitoring								
Beginning Balance:								\$1,366.80
372	CD	3/20/2008	Acme Sec, Alarm Monit.	\$315.00				\$1,681.80
Total:				\$315.00	\$0.00		\$315.00	\$1,681.80
Grand Total:				\$3,338.91	\$0.00			

THE OWNERS, STRATA PLAN LMS-3792

C/O 205 - 1515 PEMBERTON AVE.
NORTH VANCOUVER BC V7P 2S3

Balance Sheet

March 2008

3/31/2008
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ASSETS

CURRENT ASSETS

Cash		
CCSCU OPF Acct.	\$3,583.79	
CCSCU CRF Acct.	\$13,449.26	
Petty Cash	\$100.00	
Total Cash	\$17,133.05	
Strata Fees Receivable	\$6.75	
Prepaid Insurance	\$3,001.25	
Total CURRENT ASSETS	\$20,141.05	
Total ASSETS		\$20,141.05

LIABILITIES

MEMBERS' EQUITY

RESERVE FUNDS

Contingency Reserve Fund (CRF)		
CRF, Opening Balance	\$19,499.94	
CRF, Current Appropriations	\$3,878.00	
CRF, Interest	\$288.15	
CRF, Current Expenses	(\$9,856.39)	
Total Contingency Reserve Fund (CRF)	\$13,809.70	
Special Levy Fund, (SLF)		
SLF, Opening Balance	\$1,763.69	
SLF, Current Appropriations	\$2,316.66	
SLF, Current Expenses	(\$4,080.35)	
Total Special Levy Fund, (SLF)	\$0.00	
Reserve Study Fund, (RSF)		
RSF, Current Appropriations	\$2,041.62	
Total RESERVE FUNDS	\$15,851.32	
OPERATING FUND (OPF)		
OPF, Opening Balance	\$4,356.50	
OPF, Current Surplus/(Deficit)	(\$66.77)	
Total OPERATING FUND (OPF)	\$4,289.73	
Total MEMBERS' EQUITY		\$20,141.05
Total Liability & Equity		\$20,141.05

THE OWNERS, STRATA PLAN LMS-3792

C/O 205 - 1515 PEMBERTON AVE.
NORTH VANCOUVER BC V7P 2S3

Aged Receivables

3/31/2008

Page 1

3/31/2008
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Name	ID#	Date	Total Due	0 - 30	31 - 60	61 - 90	90+
1642-HAAG							
HAAG, CHRIS & CINDY C.O.D.							
	00000272	10/1/2006	\$24.80				\$24.80
	Catch Up	9/5/2007	\$34.69				\$34.69
Total:			\$59.49	\$0.00	\$0.00	\$0.00	\$59.49
1664-KAUFMAN							
KAUFMAN, ELYSSA C.O.D.							
	00000277	10/1/2006	\$24.95				\$24.95
	Catch Up	9/5/2007	\$34.89				\$34.89
Total:			\$59.84	\$0.00	\$0.00	\$0.00	\$59.84
1676-SIMONS							
SIMONS, KEIRON C.O.D.							
	00000412	5/30/2007	(\$112.58)				(\$112.58)
Total:			(\$112.58)	\$0.00	\$0.00	\$0.00	(\$112.58)
Grand Total:			\$6.75	\$0.00	\$0.00	\$0.00	\$6.75
Aging Percent:				0.0%	0.0%	0.0%	100.0%

MINUTES OF COUNCIL MEETING
STRATA PLAN LMS-3792

HELD: On Tuesday, March 11, 2008 at 9:30 a.m. in 1674 Grant Street, Vancouver, B.C.

PRESENT:

Joe Shea	President	1674
Keiron Simons	Vice-President	1676
Carol Ranger	Treasurer	1660

AGENT: Nizam Dossa, Northwest Strata Management Ltd.

CALL TO ORDER

There being a quorum present, meeting was called to order at 9:40 a.m.

MINUTES

It was **MOVED**, **SECONDED**, and **CARRIED** to adopt the Minutes of the December 5, 2007 council meeting as previously circulated.

BUSINESS ARISING

1. Neighbouring Development – Completed: The neighbouring property near the strata corporation has now been completed by the developer. Council expressed satisfaction that the work is now complete.
2. Yardapes Exterior Work: Yardapes Contracting has completed the exterior work as previously quoted. Mr. Shea will meet with the firm to review deficiencies and to conduct a walkaround for further work (short and long-term).

Mr. Shea will also speak to the firm on exterior mail box replacement and obtain a price for the work.

3. Parkade Signs: Yardapes has installed the parkade signs (for both gates). All residents are requested to please ensure that they wait until the gate is completely closed before proceeding in or out of the parkade.
4. Insurance Claim: Phoenix Restorations have completed interior repairs from a leaking outside pipe that was damaging a strata lot. The strata deductible of \$5,000 is payable by the corporation. There may also be

some additional monies payable for mould remediation. This is being reviewed by the insurance adjuster with the insurers for coverage. The deductible will be expensed to the Contingency Reserve Fund.

The residents of the unit effected were required to move out while some of the work was being done. Fortunately, the owners had contents and outside living expense coverage under their own insurance policy. All owners are reminded to ensure they have sufficient coverage for contents, deductible coverage, interior upgrades, and third party liability. Please speak to your own personal insurance broker in regards to your coverage. Alternatively, owners may wish to contact the strata corporation's insurance broker, Coastal Insurance, at 604-944-1700 and request a quote for coverage.

5. Fire System Deficiencies: Council was in receipt of correspondence from Bartec Fire Systems. All deficiencies have been resolved. However, there remains one suite owner that was not available for the two scheduled visits to have insuite testing of devices. The owner will be responsible for having her unit tested. The strata agent will correspond with the owner in this regard.

CORRESPONDENCE

1. Owner – Various: Council reviewed correspondence from an owner in regards to installation of a new front door with a window area. Council approved the request subject to the owner (and subsequent owner of the strata lot) taking responsibility for any repairs or water ingress that may occur.

The owner also wrote council in regards to renting of her strata lot. The agent will send the owner a Form K – Tenants Responsibilities that has to be filled out and returned to the strata corporation.

All owners are requested to note that all strata related correspondence intended for council consideration should be forwarded directly to the office of the management company, Northwest Strata Management Ltd.

FINANCIAL REPORT

Any owner wishing to receive a copy of the strata corporation financial statements is requested to contact the management agent during regular business hours.

1. Financial Statements – November and December 2007 and January 2008: Council reviewed the financial statements from November and December 2007 and January 2008. Various line items were reviewed. It was noted that

with the insurance premiums and Yardapes invoice for exterior work, the strata corporation will be in a deficit position. After further review, it was **MOVED, SECONDED, and CARRIED (UNANIMOUS)** to approve the November and December 2007 and January 2008 financial statements as presented.

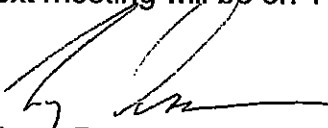
2. Owner Arrears Report: The number of owners in arrears of the catch up portion of the September 2007 maintenance fee increase has decreased. However, there remains for four strata lots that need to pay their outstanding fees. All owners are reminded that in order to vote at any general meeting, maintenance fees must be up to date as required under the Strata Property Act.

NEW BUSINESS

1. Painting Quotes - Exterior: Council was in receipt of exterior painting quotes from Alumni Painting and Brammy Brothers Painting. The quotes ranged from \$45,000 to \$73,000. The strata agent recommended that a painting consultant be engaged by the corporation should painting of the development be voted on by the ownership. It was decided to obtain a quotation from Innspec Consulting for specifications and tendering and that this matter be discussed at the Annual General Meeting to obtain owner viewpoints on raising funds over two or three years.
2. Garbage Bin: The agent was requested to contact Superior Disposal on arranging a rod and padlock keys for the garbage bin. The cost of the lock is \$25.00 plus cost of keys. It was decided that once Superior has the system in place, two keys per strata lot will be given out three weeks in advance of the change.
3. Compost Bin: Council discussed purchasing a large compost bin for the property. It was noted that the current bin is owned by a resident that is sharing it with all residents that wish to use it. However, the unit is a single family sized container and this is not sufficient. It was noted that the cost of a mid sized bin is between \$200-\$300.00. A survey sheet is being included with these Minutes. Please fill out and return by the date stated on the notice on this matter.
4. Spring Social: In the interest of neighbours getting to know each other and to build a community feel, it was decided to hold a Spring Social in the front area of the development on Sunday, May 25, 2008 from 2:00 p.m. Further details will be posted by council onsite. The strata corporation will purchase basic food and drink supplies. If you wish to assist, please see a council member.

5. Bike Room Creation – Owner Input: Council discussed creation of a bike room at the property. However, it is important to first ascertain owner interest. Please see the survey being sent with these Minutes.

There being no further business, the meeting was adjourned at 10:50 a.m. The next meeting will be on Tuesday, June 3, 2008 at 9:30 a.m. in unit 1660.



Nizam Dossa
Northwest Strata Management Ltd.
205 -1515 Pemberton Avenue
North Vancouver, BC V7P 2S3

Telephone: 604 980 4729



NORTHWEST STRATA MANAGEMENT LTD.

THE OWNERS, STRATA PLAN NO. LMS-3792 FINANCIAL STATEMENTS – FEBRUARY 29, 2008

NOTICE TO READER

The attached financial statements have been prepared from monthly accounting information and are intended for the use of the Strata Council of LMS 3792 in monitoring the strata corporation's disbursements and cash flow requirements. These statements are unaudited and readers other than Strata Council members are cautioned that they may not be appropriate for their purposes.

The attached financial statements are provided on a "without prejudice" basis. These statements reflect the current cash-flow financial position of the strata corporation as of the date of the statement and do not necessarily report accrued accounts payable or contingent liabilities.

STRATA PLAN LMS-3792

BUDGET COMPARATIVE FOR THE SIX MONTHS ENDING FEBRUARY 29, 2008

FOR THE MONTH OF FEB. 2008			FOR THE SIX MONTHS ENDING FEB. 29, 2008		
<u>Current Month Actual</u>	<u>Current Month Budget</u>		<u>YTD Actual</u>	<u>Annual Budget</u>	<u>Budget Remaining</u>
REVENUE .					
\$3,412.46	\$3,412.50	4000 Strata fees	\$20,474.80	\$40,950.00	\$20,475.20
\$23.22	\$16.50	4300 Interest	\$242.73	\$198.00	(\$44.73)
<u>\$3,435.68</u>	<u>\$3,429.00</u>	TOTAL REVENUE	<u>\$20,717.53</u>	<u>\$41,148.00</u>	<u>\$20,430.47</u>
EXPENSES					
ADMINISTRATIVE					
\$593.25	\$600.00	5000 Management fees	\$3,582.10	\$7,200.00	\$3,617.90
(\$3,601.50)	\$608.33	5100 Insurance	\$3,601.50	\$7,300.00	\$3,698.50
\$103.78	\$41.67	5400 Miscellaneous	\$424.34	\$500.00	\$75.66
<u>(\$2,904.47)</u>	<u>\$1,250.00</u>	TOTAL ADMINISTRATIVE	<u>\$7,607.94</u>	<u>\$15,000.00</u>	<u>\$7,392.06</u>
BUILDING & GROUNDS					
\$0.00	\$83.33	6100 Electricity	\$366.17	\$1,000.00	\$633.83
\$559.42	\$200.00	6200 Water & Sewer	\$1,953.19	\$2,400.00	\$446.81
\$82.69	\$83.33	6300 Garbage Removal	\$525.13	\$1,000.00	\$474.87
\$0.00	\$16.67	6350 Recycling	\$0.00	\$200.00	\$200.00
\$126.00	\$141.67	6700 Janitorial	\$762.00	\$1,700.00	\$938.00
\$0.00	\$225.00	6900 Landscaping	\$1,065.30	\$2,700.00	\$1,634.70
\$0.00	\$416.67	7200 Repairs & Maintenance	\$1,315.95	\$5,000.00	\$3,684.05
\$94.50	\$166.67	7400 Alarm Monitoring	\$1,366.80	\$2,000.00	\$633.20
<u>\$862.61</u>	<u>\$1,333.34</u>	TOTAL BUILDING & GROUNDS	<u>\$7,354.54</u>	<u>\$16,000.00</u>	<u>\$8,645.46</u>
<u>(\$2,041.86)</u>	<u>\$2,583.34</u>	TOTAL EXPENSES	<u>\$14,962.48</u>	<u>\$31,000.00</u>	<u>\$16,037.52</u>
\$5,477.54	\$845.66	SURPLUS (DEFICIT) BEFORE TRANSFER TO CRF	\$5,755.05	\$10,148.00	\$4,392.95
(\$554.00)	(\$554.00)	9000 Trans. To CRF	(\$3,324.00)	(\$6,648.00)	(\$3,324.00)
(\$291.66)	(\$291.66)	9010 Reserve Fund Study	(\$1,749.96)	(\$3,500.00)	(\$1,750.04)
<u>\$4,631.88</u>	<u>\$0.00</u>	NET SURPLUS/(DEFICIT)	<u>\$681.09</u>	<u>\$0.00</u>	<u>(\$681.09)</u>

THE OWNERS, STRATA PLAN LMS-3792

C/O 205 - 1515 PEMBERTON AVE.
NORTH VANCOUVER BC V7P 2S3

Detail Trial Balance

2/1/2008 To 2/29/2008

2/29/2008

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ID#	Src	Date	Memo	Debit	Credit	Job	Net Activity	Ending Balance
6-5000 Management Fee								
Beginning Balance:					\$2,988.85			
DEBIT	CD	2/1/2008	NSM, Mgmt Fee	\$593.25				\$3,582.10
Total:				\$593.25	\$0.00		\$593.25	\$3,582.10
6-5100 Insurance								
Beginning Balance:					\$7,203.00			
GJ000120	GJ	2/1/2008	To Expense Prepaid Insur.	\$3,001.25				\$10,204.25
GJ000119	GJ	2/29/2008	To Set Up Prepaid Insuran		\$7,203.00			\$3,001.25
GJ000121	GJ	2/29/2008	To Expense Prepaid Insur.	\$600.25				\$3,601.50
Total:				\$3,601.50	\$7,203.00		\$3,601.50 cr	\$3,601.50
6-5400 Miscellaneous								
Beginning Balance:					\$320.56			
DEBIT	CD	2/29/2008	NSM, Recov. Jan	\$103.78				\$424.34
Total:				\$103.78	\$0.00		\$103.78	\$424.34
6-6200 Water & Sewer								
Beginning Balance:					\$1,393.77			
DEBIT	CD	2/28/2008	City, W&S Nov05-Jan04	\$559.42				\$1,953.19
Total:				\$559.42	\$0.00		\$559.42	\$1,953.19
6-6300 Garbage								
Beginning Balance:					\$442.44			
366	CD	2/28/2008	Superior, Garb. Jan.	\$82.69				\$525.13
Total:				\$82.69	\$0.00		\$82.69	\$525.13
6-6700 Janitorial								
Beginning Balance:					\$636.00			
367	CD	2/28/2008	Martins, Cleaners Jan.	\$126.00				\$762.00
Total:				\$126.00	\$0.00		\$126.00	\$762.00
6-7400 Alarm Monitoring								
Beginning Balance:					\$1,272.30			
365	CD	2/28/2008	Bartec, Sys. Deficiencies	\$94.50				\$1,366.80
Total:				\$94.50	\$0.00		\$94.50	\$1,366.80
Grand Total:				\$5,161.14	\$7,203.00			

THE OWNERS, STRATA PLAN LMS-3792

C/O 205 - 1515 PEMBERTON AVE.
NORTH VANCOUVER BC V7P 2S3

Balance Sheet

February 2008

2/29/2008
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ASSETS

CURRENT ASSETS

Cash		
CCSCU OPF Acct.	\$7,822.63	
CCSCU CRF Acct.	\$13,414.35	
Petty Cash	\$100.00	
Total Cash	\$21,336.98	
Strata Fees Receivable	\$69.86	
Prepaid Insurance	\$3,601.50	
Total CURRENT ASSETS	\$25,008.34	
Total ASSETS		\$25,008.34

LIABILITIES

MEMBERS' EQUITY

RESERVE FUNDS

Contingency Reserve Fund (CRF)		
CRF, Opening Balance	\$19,499.94	
CRF, Current Appropriations	\$3,324.00	
CRF, Interest	\$253.24	
CRF, Current Expenses	(\$4,856.39)	
Total Contingency Reserve Fund (CRF)	\$18,220.79	
Special Levy Fund, (SLF)		
SLF, Opening Balance	\$1,763.69	
SLF, Current Appropriations	\$2,316.66	
SLF, Current Expenses	(\$4,080.35)	
Total Special Levy Fund, (SLF)	\$0.00	
Reserve Study Fund, (RSF)		
RSF, Current Appropriations	\$1,749.96	
Total RESERVE FUNDS	\$19,970.75	
OPERATING FUND (OPF)		
OPF, Opening Balance	\$4,356.50	
OPF, Current Surplus/(Deficit)	\$681.09	
Total OPERATING FUND (OPF)	\$5,037.59	
Total MEMBERS' EQUITY		\$25,008.34
Total Liability & Equity		\$25,008.34

THE OWNERS, STRATA PLAN LMS-3792

C/O 205 - 1515 PEMBERTON AVE.
NORTH VANCOUVER BC V7P 2S3

Aged Receivables

2/29/2008

2/29/2008

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Name	ID#	Date	Total Due	0 - 30	31 - 60	61 - 90	90+
1632-HOWARD							
HOWARD, M. & J. C.O.D.							
Catch Up		9/5/2007	\$27.13				\$27.13
Total:			\$27.13	\$0.00	\$0.00	\$0.00	\$27.13
1642-HAAG							
HAAG, CHRIS & CINDY C.O.D.							
00000272		10/1/2006	\$24.80				\$24.80
Catch Up		9/5/2007	\$34.69				\$34.69
Total:			\$59.49	\$0.00	\$0.00	\$0.00	\$59.49
1648-SHILLINGTO							
SHILLINGTON/MANN C.O.D.							
Catch Up		9/5/2007	\$35.98				\$35.98
Total:			\$35.98	\$0.00	\$0.00	\$0.00	\$35.98
1664-KAUFMAN							
KAUFMAN, ELYSSA C.O.D.							
00000277		10/1/2006	\$24.95				\$24.95
Catch Up		9/5/2007	\$34.89				\$34.89
Total:			\$59.84	\$0.00	\$0.00	\$0.00	\$59.84
1676-SIMONS							
SIMONS, KEIRON C.O.D.							
00000412		5/30/2007	(\$112.58)				(\$112.58)
Total:			(\$112.58)	\$0.00	\$0.00	\$0.00	(\$112.58)
Grand Total:			\$69.86	\$0.00	\$0.00	\$0.00	\$69.86
Aging Percent:				0.0%	0.0%	0.0%	100.0%



NORTHWEST STRATA MANAGEMENT LTD.

THE OWNERS, STRATA PLAN NO. LMS-3792 FINANCIAL STATEMENTS – JANUARY 31, 2008

NOTICE TO READER

The attached financial statements have been prepared from monthly accounting information and are intended for the use of the Strata Council of LMS 3792 in monitoring the strata corporation's disbursements and cash flow requirements. These statements are unaudited and readers other than Strata Council members are cautioned that they may not be appropriate for their purposes.

The attached financial statements are provided on a "without prejudice" basis. These statements reflect the current cash-flow financial position of the strata corporation as of the date of the statement and do not necessarily report accrued accounts payable or contingent liabilities.

STRATA PLAN LMS-3792

BUDGET COMPARATIVE FOR THE FIVE MONTHS ENDING JANUARY 31, 2008

FOR THE MONTH OF JAN. 2008			FOR THE FIVE MONTHS ENDING JAN. 31, 2008		
<u>Current Month</u>	<u>Current Month</u>		<u>YTD Actual</u>	<u>Annual Budget</u>	<u>Budget</u>
<u>Actual</u>	<u>Budget</u>				<u>Remaining</u>
REVENUE					
\$3,412.46	\$3,412.50	4000 Strata fees	\$17,062.34	\$40,950.00	\$23,887.66
\$23.24	\$16.50	4300 Interest	\$219.51	\$198.00	(\$21.51)
<u>\$3,435.70</u>	<u>\$3,429.00</u>	TOTAL REVENUE	<u>\$17,281.85</u>	<u>\$41,148.00</u>	<u>\$23,866.15</u>
EXPENSES					
ADMINISTRATIVE					
\$593.25	\$600.00	5000 Management fees	\$2,988.85	\$7,200.00	\$4,211.15
\$0.00	\$608.33	5100 Insurance	\$7,203.00	\$7,300.00	\$97.00
\$40.55	\$41.67	5400 Miscellaneous	\$320.56	\$500.00	\$179.44
<u>\$633.80</u>	<u>\$1,250.00</u>	TOTAL ADMINISTRATIVE	<u>\$10,512.41</u>	<u>\$15,000.00</u>	<u>\$4,487.59</u>
BUILDING & GROUNDS					
\$148.52	\$83.33	6100 Electricity	\$366.17	\$1,000.00	\$633.83
\$0.00	\$200.00	6200 Water & Sewer	\$1,393.77	\$2,400.00	\$1,006.23
\$75.13	\$83.33	6300 Garbage Removal	\$442.44	\$1,000.00	\$557.56
\$0.00	\$16.67	6350 Recycling	\$0.00	\$200.00	
\$0.00	\$141.67	6700 Janitorial	\$636.00	\$1,700.00	\$1,064.00
\$0.00	\$225.00	6900 Landscaping	\$1,065.30	\$2,700.00	\$1,634.70
\$0.00	\$416.67	7200 Repairs & Maintenance	\$1,315.95	\$5,000.00	\$3,684.05
\$636.30	\$166.67	7400 Alarm Monitoring	\$1,272.30	\$2,000.00	\$727.70
<u>\$859.95</u>	<u>\$1,333.34</u>	TOTAL BUILDING & GROUNDS	<u>\$6,491.93</u>	<u>\$16,000.00</u>	<u>\$9,308.07</u>
<u>\$1,493.75</u>	<u>\$2,583.34</u>	TOTAL EXPENSES	<u>\$17,004.34</u>	<u>\$31,000.00</u>	<u>\$13,995.66</u>
\$1,941.95	\$845.66	SURPLUS (DEFICIT) BEFORE			
		TRANSFER TO CRF	\$277.51	\$10,148.00	\$9,870.49
(\$554.00)	(\$554.00)	9000 Trans. To CRF	(\$2,770.00)	(\$6,648.00)	(\$3,878.00)
(\$291.66)	(\$291.66)	9010 Reserve Fund Study	(\$1,458.30)	(\$3,500.00)	(\$2,041.70)
<u>\$1,096.29</u>	<u>\$0.00</u>	NET SURPLUS/(DEFICIT)	<u>(\$3,950.79)</u>	<u>\$0.00</u>	<u>\$3,950.79</u>

THE OWNERS, STRATA PLAN LMS-3792

C/O 205 - 1515 PEMBERTON AVE.
NORTH VANCOUVER BC V7P 2S3

Detail Trial Balance

1/1/2008 To 1/31/2008

1/31/2008

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ID#	Src	Date	Memo	Debit	Credit	Job	Net Activity	Ending Balance
6-5000 Management Fee								
Beginning Balance:							\$2,395.60	
DEBIT	CD	1/1/2008	NSM, Mgmt Fee	\$593.25				\$2,988.85
Total:				\$593.25	\$0.00		\$593.25	\$2,988.85
6-5400 Miscellaneous								
Beginning Balance:							\$280.01	
DEBIT	CD	1/29/2008	NSM, Recov. Nov/Dec	\$40.55				\$320.56
Total:				\$40.55	\$0.00		\$40.55	\$320.56
6-6100 Electricity								
Beginning Balance:							\$217.65	
PAC	CD	1/11/2008	Hydro, Elec. Nov06-Jan04	\$148.52				\$366.17
Total:				\$148.52	\$0.00		\$148.52	\$366.17
6-6300 Garbage								
Beginning Balance:							\$367.31	
364	CD	1/16/2008	Superior, Garb. Dec	\$75.13				\$442.44
Total:				\$75.13	\$0.00		\$75.13	\$442.44
6-7400 Alarm Monitoring								
Beginning Balance:							\$636.00	
361	CD	1/7/2008	Bartec, Winterize	\$111.30				\$747.30
363	CD	1/16/2008	Bartec, Annual Test	\$525.00				\$1,272.30
Total:				\$636.30	\$0.00		\$636.30	\$1,272.30
Grand Total:				\$1,493.75	\$0.00			

THE OWNERS, STRATA PLAN LMS-3792

C/O 205 - 1515 PEMBERTON AVE.
NORTH VANCOUVER BC V7P 2S3

Balance Sheet

January 2008

1/31/2008
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ASSETS

CURRENT ASSETS

Cash	
CCSCU OPF Acct.	\$5,946.59
CCSCU CRF Acct.	\$13,377.15
Petty Cash	\$100.00
Total Cash	\$19,423.74
Strata Fees Receivable	\$69.86
Total CURRENT ASSETS	\$19,493.60
Total ASSETS	\$19,493.60

LIABILITIES

MEMBERS' EQUITY

RESERVE FUNDS

Contingency Reserve Fund (CRF)	
CRF, Opening Balance	\$19,499.94
CRF, Current Appropriations	\$2,770.00
CRF, Interest	\$216.04
CRF, Current Expenses	(\$2,539.73)
Total Contingency Reserve Fund (CRF)	\$19,946.25
Special Levy Fund, (SLF)	
SLF, Opening Balance	\$1,763.69
SLF, Current Expenses	(\$4,080.35)
Total Special Levy Fund, (SLF)	(\$2,316.66)
Reserve Study Fund, (RSF)	
RSF, Current Appropriations	\$1,458.30
Total RESERVE FUNDS	\$19,087.89
OPERATING FUND (OPF)	
OPF, Opening Balance	\$4,356.50
OPF, Current Surplus/(Deficit)	(\$3,950.79)
Total OPERATING FUND (OPF)	\$405.71
Total MEMBERS' EQUITY	\$19,493.60
Total Liability & Equity	\$19,493.60

- 5000

For Debitable

THE OWNERS, STRATA PLAN LMS-3792

C/O 205 - 1515 PEMBERTON AVE.
NORTH VANCOUVER BC V7P 2S3

Aged Receivables

1/31/2008

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1/31/2008

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Name	ID#	Date	Total Due	0 - 30	31 - 60	61 - 90	90+
1632-HOWARD							
HOWARD, M. & J. C.O.D.							
Catch Up		9/5/2007	\$27.13				\$27.13
Total:			\$27.13	\$0.00	\$0.00	\$0.00	\$27.13
1642-HAAG							
HAAG, CHRIS & CINDY C.O.D.							
00000272		10/1/2006	\$24.80				\$24.80
Catch Up		9/5/2007	\$34.69				\$34.69
Total:			\$59.49	\$0.00	\$0.00	\$0.00	\$59.49
1648-SHILLINGTO							
SHILLINGTON/MANN C.O.D.							
Catch Up		9/5/2007	\$35.98				\$35.98
Total:			\$35.98	\$0.00	\$0.00	\$0.00	\$35.98
1664-KAUFMAN							
KAUFMAN, ELYSSA C.O.D.							
00000277		10/1/2006	\$24.95				\$24.95
Catch Up		9/5/2007	\$34.89				\$34.89
Total:			\$59.84	\$0.00	\$0.00	\$0.00	\$59.84
1676-SIMONS							
SIMONS, KEIRON C.O.D.							
00000412		5/30/2007	(\$112.58)				(\$112.58)
Total:			(\$112.58)	\$0.00	\$0.00	\$0.00	(\$112.58)
Grand Total:			\$69.86	\$0.00	\$0.00	\$0.00	\$69.86
Aging Percent:				0.0%	0.0%	0.0%	100.0%