



NORTHWEST STRATA MANAGEMENT LTD.

THE OWNERS, STRATA PLAN NO. LMS-3792

FINANCIAL STATEMENTS – APRIL 30, 2009

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, 2009

FOR THE MONTH OF APR. 2009		FOR THE EIGHT MONTHS ENDING APR. 30, 2009			
Current Month Actual	Current Month Budget		YTD Actual	Annual Budget	Budget Remaining
REVENUE					
\$4,091.64	\$4,091.67	4000 Strata fees	\$32,733.12	\$49,100.00	\$16,366.88
\$3.43	\$16.67	4300 Interest	\$99.92	\$200.00	\$100.08
<u>\$4,095.07</u>	<u>\$4,108.33</u>	TOTAL REVENUE	<u>\$32,833.04</u>	<u>\$49,300.00</u>	<u>\$16,466.96</u>
EXPENSES					
ADMINISTRATIVE					
\$593.25	\$600.00	5000 Management fees	\$4,746.00	\$7,200.00	\$2,454.00
\$650.66	\$625.00	5100 Insurance	\$5,205.28	\$7,500.00	\$2,294.72
\$0.00	\$416.67	5150 Insurance Deductible	\$0.00	\$5,000.00	\$5,000.00
\$19.66	\$50.00	5400 Miscellaneous	\$895.60	\$600.00	(\$295.60)
<u>\$1,263.57</u>	<u>\$1,691.67</u>	TOTAL ADMINISTRATIVE	<u>\$10,846.88</u>	<u>\$20,300.00</u>	<u>\$9,453.12</u>
BUILDING & GROUNDS					
\$0.00	\$108.33	6100 Electricity	\$536.62	\$1,300.00	\$763.38
\$902.19	\$250.00	6200 Water & Sewer	\$1,929.01	\$3,000.00	\$1,070.99
\$90.72	\$116.67	6300 Garbage Removal	\$504.36	\$1,400.00	\$895.64
\$0.00	\$16.67	6350 Recycling	\$0.00	\$200.00	\$200.00
\$126.00	\$158.33	6700 Janitorial	\$1,042.00	\$1,900.00	\$858.00
\$252.00	\$225.00	6900 Landscaping	\$1,480.50	\$2,700.00	\$1,219.50
\$0.00	\$416.67	7200 Repairs & Maintenance	(\$610.05)	\$5,000.00	\$5,610.05
\$0.00	\$208.33	7400 Alarm Monitoring	\$1,601.25	\$2,500.00	\$898.75
<u>\$1,370.91</u>	<u>\$1,500.00</u>	TOTAL BUILDING & GROUNDS	<u>\$6,483.69</u>	<u>\$18,000.00</u>	<u>\$11,516.31</u>
<u>\$2,634.48</u>	<u>\$3,191.67</u>	TOTAL EXPENSES	<u>\$17,330.57</u>	<u>\$38,300.00</u>	<u>\$20,969.43</u>
\$1,460.59	\$916.67	SURPLUS (DEFICIT) BEFORE TRANS. TO RESERVE FUNDS	<u>\$15,502.47</u>	<u>\$11,000.00</u>	<u>(\$4,502.47)</u>
(\$291.66)	(\$291.67)	9000 Trans. To CRF	(\$2,333.28)	(\$3,500.00)	(\$1,166.72)
(\$625.00)	(\$625.00)	9300 Painting Fund	(\$5,000.00)	(\$7,500.00)	(\$2,500.00)
<u>\$543.93</u>	<u>\$0.00</u>	NET SURPLUS/(DEFICIT)	<u>\$8,169.19</u>	<u>\$0.00</u>	<u>(\$8,169.19)</u>

THE OWNERS, STRATA PLAN LMS-3792

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

Detail Trial Balance

4/01/09 To 4/30/09

4/30/09

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ID#	Src	Date	Memo	Debit	Credit	Job	Net Activity	Ending Balance
6-5000	Management Fee							
Beginning Balance:			\$4,152.75					
DEBIT	CD	4/01/09	NSM, Mgmt Fee	\$593.25				\$4,746.00
Total:				\$593.25	\$0.00		\$593.25	\$4,746.00
6-5100	Insurance							
Beginning Balance:			\$4,554.62					
GJ000179	GJ	4/30/09	To Expense Prepaid Insur.	\$650.66				\$5,205.28
Total:				\$650.66	\$0.00		\$650.66	\$5,205.28
6-5150	Insurance Deductible							
Beginning Balance:			\$0.00					
Total:				\$0.00	\$0.00		\$0.00	\$0.00
6-5400	Miscellaneous							
Beginning Balance:			\$875.94					
DEBIT	CD	4/29/09	NSM, Recov. Jan/Feb	\$19.66				\$895.60
Total:				\$19.66	\$0.00		\$19.66	\$895.60
6-6100	Electricity							
Beginning Balance:			\$536.62					
Total:				\$0.00	\$0.00		\$0.00	\$536.62
6-6200	Water & Sewer							
Beginning Balance:			\$1,026.82					
DEBIT	CD	4/29/09	City, W&S Dec01-Feb28	\$902.19				\$1,929.01
Total:				\$902.19	\$0.00		\$902.19	\$1,929.01
6-6300	Garbage							
Beginning Balance:			\$413.64					
430	CD	4/30/09	Superior, Garb. Mar	\$90.72				\$504.36
Total:				\$90.72	\$0.00		\$90.72	\$504.36
6-6350	Recycling							
Beginning Balance:			\$0.00					
Total:				\$0.00	\$0.00		\$0.00	\$0.00
6-6700	Janitorial							
Beginning Balance:			\$916.00					
429	CD	4/30/09	Martins, Cleaners Sweep	\$126.00				\$1,042.00
Total:				\$126.00	\$0.00		\$126.00	\$1,042.00
6-6900	Landscaping							
Beginning Balance:			\$1,228.50					
428	CD	4/30/09	Westrend, Gard. Mar	\$252.00				\$1,480.50
Total:				\$252.00	\$0.00		\$252.00	\$1,480.50
6-7200	Repairs & Maintenance							
Beginning Balance:			\$610.05	cr				

THE OWNERS, STRATA PLAN LMS-3792

Detail Trial Balance

4/01/09 To 4/30/09

4/30/09

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ID#	Src	Date	Memo	Debit	Credit	Job	Net Activity	Ending Balance
6-7200			Repairs & Maintenance					
			Beginning Balance:					
			\$610.05 cr					
Total:				\$0.00	\$0.00		\$0.00	\$610.05 cr
6-7400			Alarm Monitoring					
			Beginning Balance:					
			\$1,601.25					
Total:				\$0.00	\$0.00		\$0.00	\$1,601.25
Grand Total:				\$2,634.48	\$0.00			

THE OWNERS, STRATA PLAN LMS-3792

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

Balance Sheet

As of April 2009

4/30/2009
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ASSETS

CURRENT ASSETS

Cash		
CCSCU OPF Acct.	\$22,424.99	
CCSCU CRF Acct.	\$5,658.18	
Petty Cash	\$100.00	
Total Cash		\$28,183.17
Strata Fees Receivable		\$19.28
Prepaid Insurance		\$2,602.72
Total CURRENT ASSETS		\$30,805.17
Total ASSETS		\$30,805.17

LIABILITIES

MEMBERS' EQUITY

RESERVE FUNDS

Contingency Reserve Fund (CRF)		
CRF, Opening Balance	\$19,499.94	
CRF, Current Appropriations	\$8,981.28	
CRF, Interest	\$497.07	
CRF, Current Expenses	(\$18,458.99)	
Total Contingency Reserve Fund (CRF)		\$10,519.30
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		\$14,019.22
Exter. Painting Fund (EPF)		
EPF, Current Appropriations	\$5,000.00	
OPERATING FUND (OPF)		
OPF, Opening Balance	\$3,616.76	
OPF, Current Surplus/(Deficit)	\$8,169.19	
Total OPERATING FUND (OPF)		\$11,785.95
Total MEMBERS' EQUITY		\$30,805.17
Total Liability & Equity		\$30,805.17

THE OWNERS, STRATA PLAN LMS-3792

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

Aged Receivables

4/30/2009

4/30/2009

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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	\$0.00	\$43.34
1664-KAUFMAN							
KAUFMAN, ELYSSA C.O.D.							
Catch Up		9/15/2008	\$43.58				\$43.58
Total:			\$43.58	\$0.00	\$0.00	\$0.00	\$43.58
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	\$0.00	(\$67.64)
Grand Total:			\$19.28	\$0.00	\$0.00	\$0.00	\$19.28
Aging Percent:				0.0%	0.0%	0.0%	100.0%

**MINUTES OF COUNCIL MEETING
STRATA PLAN LMS-3792**

HELD: On Monday, April 27, 2009 at 4:00 p.m. in 1660 Grant Street,
Vancouver, B.C.

PRESENT:

Joe Shea	1674
Keiron Simons	1676
Carol Ranger	1660

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 December 1, 2008 council meeting with one amendment: Ms. Ranger and Mr. Atkins were not present at the meeting as stated.

COUNCIL MEMBER RESIGNATIONS

It was **MOVED, SECONDED, and CARRIED** to accept the resignations of Ms. Gullison and Mr. Atkins from council for the remainder of the 2008/2009 fiscal year of the strata corporation. Council thanks the members for their efforts to date.

BUSINESS ARISING

1. Gutter Cleaning: International Building Maintenance completed the Annual Gutter cleaning in December 2008. The next cleaning will be in the fall of 2009.
2. Long-Term Budget Planning and Capital Maintenance: Council discussed long-term budget planning and capital maintenance. It was noted that pricing has previously been received for re-painting the exterior and that Columbus Construction has quoted on building maintenance items. (See below under #5).
3. Landscaping – Pruning: Westrend Gardening has done necessary pruning at the property. Council thanks Ms. Antonia Hirsch for all her work at the property in regards to landscaping and being the liason with Westrend.

4. Annual Fire System Inspection: Bartec Fire System completed the annual fire system inspection of the property.
5. Maintenance Work – Columbus Construction: As a result of a walkabout at the property with the Council President, Columbus Construction quoted on various projects at the property including new mailbox enclosure (\$725.62), Alley Guard rails (\$1,296.32), Garbage Enclosure \$348.00 and North Alley Entrance Fence work (\$1,518.00). Council discussed all the work and decided to proceed with all the work except entrance fence work where only those damaged fence and posts are to be replaced. The agent will make the necessary arrangements with Columbus. (Subsequent to the meeting, Columbus advised that the work will commence mid-June due to other projects currently being completed.)
6. Graffiti Kit: As requested at the last council meeting, the agent has arranged for the strata corporation to receive the free graffiti kit. Paint and paint supplies are offered on a complimentary basis. Mr. Shea was given the authorization code to bring to the local ICI Paint store to pick up the supplies. The City of Vancouver also advised that should the areas where graffiti has been done return on a consistent basis, there is a program where a mural can be done on the area and an honorarium then paid to a local artist for the work.
7. Compost Bin: Council discussed the matter of compost bins and the use of a single compost bin at the property that is privately owned but shared at the property. Council would like to suggest owners may wish to get their own bin as a group as per the last AGM and be responsible for its upkeep and ongoing maintenance.

CORRESPONDENCE

1. Smoke Smells: Council reviewed several pieces of correspondence from neighbouring residents in regards to outdoor cooking smoke/smells emanating from one unit to another. It was decided that two council members will speak to both owners to try and resolve the matter. Should the matter not be successfully resolved, council will consider options for the next AGM in terms of Resolutions for the owners to vote on.

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

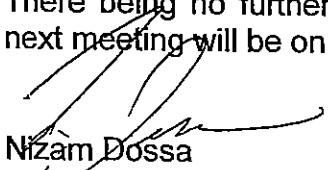
Any owner wishing to receive a copy of the strata corporation financial statements is requested to contact the management agent during regular business hours.

1. Financial Statements: Ms. Ranger will review the financial statements to date for acceptance at the next scheduled council meeting including statements to March 31st recently mailed out.
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. Exterior Painting: Council discussed exterior painting of the property and possibly putting a $\frac{3}{4}$ Resolution on re-painting the exterior next year. The agent suggest council visit another property nearby that recently had Alumni Painting do some painting and staining work. This firm will be requested to quote as well on the property. Council previously received quotations from Pro-Star Painting, Remdal, and Brammy Brothers Painting. However, with the recent economic downturn in the construction trades,
2. Budget Consierations 2009/2010 Fiscal Year: Council will review a draft budget a their next scheduled council meeting in June.
3. Summer Social: It was decided to hold the summer social of the strata corporation on Sunday, June 15, 2009. Notices will be posted in advance at the property by council in terms of times.
4. Yard Sale: Council will discuss a complex wide yard sale at th next scheduled council meeting.

There being no further business, the meeting was adjourned at 5:25 p.m. The next meeting will be on Monday, June 15, 2009 at 4:00 p.m. in #1676.


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 – MARCH 31, 2009

NOTICE TO READER

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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, 2009

FOR THE MONTH OF MAR. 2009			FOR THE SEVEN MONTHS ENDING MAR. 31, 2009		
Current Month Actual	Current Month Budget		YTD Actual	Annual Budget	Budget Remaining
REVENUE					
\$4,091.64	\$4,091.67	4000 Strata fees	\$28,641.48	\$49,100.00	\$20,458.52
\$5.29	\$16.67	4300 Interest	\$96.49	\$200.00	\$103.51
<u>\$4,096.93</u>	<u>\$4,108.33</u>	TOTAL REVENUE	<u>\$28,737.97</u>	<u>\$49,300.00</u>	<u>\$20,562.03</u>
EXPENSES					
ADMINISTRATIVE					
\$593.25	\$600.00	5000 Management fees	\$4,152.75	\$7,200.00	\$3,047.25
\$650.66	\$625.00	5100 Insurance	\$4,554.62	\$7,500.00	\$2,945.38
\$0.00	\$416.67	5150 Insurance Deductible	\$0.00	\$5,000.00	\$5,000.00
\$50.67	\$50.00	5400 Miscellaneous	\$875.94	\$600.00	(\$275.94)
<u>\$1,294.58</u>	<u>\$1,691.67</u>	TOTAL ADMINISTRATIVE	<u>\$9,583.31</u>	<u>\$20,300.00</u>	<u>\$10,716.69</u>
BUILDING & GROUNDS					
\$144.81	\$108.33	6100 Electricity	\$536.62	\$1,300.00	\$763.38
\$0.00	\$250.00	6200 Water & Sewer	\$1,026.82	\$3,000.00	\$1,973.18
\$90.72	\$116.67	6300 Garbage Removal	\$413.64	\$1,400.00	\$986.36
\$0.00	\$16.67	6350 Recycling	\$0.00	\$200.00	\$200.00
\$126.00	\$158.33	6700 Janitorial	\$916.00	\$1,900.00	\$984.00
\$409.50	\$225.00	6900 Landscaping	\$1,228.50	\$2,700.00	\$1,471.50
\$313.95	\$416.67	7200 Repairs & Maintenance	(\$610.05)	\$5,000.00	\$5,610.05
\$315.00	\$208.33	7400 Alarm Monitoring	\$1,601.25	\$2,500.00	\$898.75
<u>\$1,399.98</u>	<u>\$1,500.00</u>	TOTAL BUILDING & GROUNDS	<u>\$5,112.78</u>	<u>\$18,000.00</u>	<u>\$12,887.22</u>
<u>\$2,694.56</u>	<u>\$3,191.67</u>	TOTAL EXPENSES	<u>\$14,696.09</u>	<u>\$38,300.00</u>	<u>\$23,603.91</u>
\$1,402.37	\$916.67	SURPLUS (DEFICIT) BEFORE TRANS. TO RESERVE FUNDS	<u>\$14,041.88</u>	<u>\$11,000.00</u>	<u>(\$3,041.88)</u>
(\$291.66)	(\$291.67)	9000 Trans. To CRF	(\$2,041.62)	(\$3,500.00)	(\$1,458.38)
(\$625.00)	(\$625.00)	9300 Painting Fund	(\$4,375.00)	(\$7,500.00)	(\$3,125.00)
<u>\$485.71</u>	<u>\$0.00</u>	NET SURPLUS/(DEFICIT)	<u>\$7,625.26</u>	<u>\$0.00</u>	<u>(\$7,625.26)</u>

THE OWNERS, STRATA PLAN LMS-3792

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

Detail Trial Balance

3/1/2009 To 3/31/2009

3/31/2009
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ID#	Src	Date	Memo	Debit	Credit	Job	Net Activity	Ending Balance
6-5000 Management Fee								
Beginning Balance:				\$3,559.50				
DEBIT	CD	3/1/2009	NSM, Mgmt Fee	\$593.25				\$4,152.75
Total:				\$593.25	\$0.00		\$593.25	\$4,152.75
6-5100 Insurance								
Beginning Balance:				\$3,903.96				
GJ000175	GJ	3/31/2009	To Expense Prepaid Insur.	\$650.66				\$4,554.62
Total:				\$650.66	\$0.00		\$650.66	\$4,554.62
6-5400 Miscellaneous								
Beginning Balance:				\$825.27				
DEBIT	CD	3/19/2009	NSM, Recoveries Nov/Dec	\$50.67				\$875.94
Total:				\$50.67	\$0.00		\$50.67	\$875.94
6-6100 Electricity								
Beginning Balance:				\$391.81				
PAC	CD	3/9/2009	Hydro, Elec. Jan07-Mar04	\$144.81				\$536.62
Total:				\$144.81	\$0.00		\$144.81	\$536.62
6-6300 Garbage								
Beginning Balance:				\$322.92				
427	CD	3/31/2009	Superior, Garb. Feb	\$90.72				\$413.64
Total:				\$90.72	\$0.00		\$90.72	\$413.64
6-6700 Janitorial								
Beginning Balance:				\$790.00				
423	CD	3/5/2009	Martins, Cleaners Feb	\$126.00				\$916.00
Total:				\$126.00	\$0.00		\$126.00	\$916.00
6-6900 Landscaping								
Beginning Balance:				\$819.00				
425	CD	3/5/2009	Westrend, Gard. Nov	\$409.50				\$1,228.50
Total:				\$409.50	\$0.00		\$409.50	\$1,228.50
6-7200 Repairs & Maintenance								
Beginning Balance:				\$924.00				
424	CD	3/5/2009	Precision, Gate Remotes	\$313.95				\$610.05 cr
Total:				\$313.95	\$0.00		\$313.95	\$610.05 cr
6-7400 Alarm Monitoring								
Beginning Balance:				\$1,286.25				
426	CD	3/31/2009	Acme Sec, Alarm Monit. Ap	\$315.00				\$1,601.25
Total:				\$315.00	\$0.00		\$315.00	\$1,601.25
Grand Total:				\$2,694.56	\$0.00			

THE OWNERS, STRATA PLAN LMS-3792

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

Balance Sheet

March 2009

3/31/2009
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ASSETS

CURRENT ASSETS

Cash		
CCSCU OPF Acct.	\$20,313.74	
CCSCU CRF Acct.	\$5,657.37	
Petty Cash	\$100.00	
Total Cash		\$26,071.11
Strata Fees Receivable		\$19.28
Prepaid Insurance		\$3,253.38
Total CURRENT ASSETS		\$29,343.77
Total ASSETS		\$29,343.77

LIABILITIES

MEMBERS' EQUITY

RESERVE FUNDS

Contingency Reserve Fund (CRF)		
CRF, Opening Balance	\$19,499.94	
CRF, Current Appropriations	\$8,689.62	
CRF, Interest	\$496.26	
CRF, Current Expenses	(\$18,458.99)	
Total Contingency Reserve Fund (CRF)		\$10,226.83
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		\$13,726.75
Exter. Painting Fund (EPF)		
EPF, Current Appropriations	\$4,375.00	
OPERATING FUND (OPF)		
OPF, Opening Balance	\$3,616.76	
OPF, Current Surplus/(Deficit)	\$7,625.26	
Total OPERATING FUND (OPF)		\$11,242.02
Total MEMBERS' EQUITY		\$29,343.77
Total Liability & Equity		\$29,343.77

THE OWNERS, STRATA PLAN LMS-3792

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

Aged Receivables

3/31/2009

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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	\$0.00	\$43.34
1664-KAUFMAN							
KAUFMAN, ELYSSA C.O.D.							
Catch Up		9/15/2008	\$43.58				\$43.58
Total:			\$43.58	\$0.00	\$0.00	\$0.00	\$43.58
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	\$0.00	(\$67.64)
Grand Total:							
			\$19.28	\$0.00	\$0.00	\$0.00	\$19.28
Aging Percent:							
				0.0%	0.0%	0.0%	100.0%



NORTHWEST STRATA MANAGEMENT LTD.

THE OWNERS, STRATA PLAN NO. LMS-3792 FINANCIAL STATEMENTS – FEBRUARY 28, 2009

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 28, 2009

FOR THE MONTH OF FEB. 2009		FOR THE SIX MONTHS ENDING FEB. 28, 2009			
Current Month Actual	Current Month Budget		YTD Actual	Annual Budget	Budget Remaining
REVENUE					
\$4,091.64	\$4,091.67	4000 Strata fees	\$24,549.84	\$49,100.00	\$24,550.16
\$10.91	\$16.67	4300 Interest	\$91.20	\$200.00	\$108.80
<u>\$4,102.55</u>	<u>\$4,108.33</u>	TOTAL REVENUE	<u>\$24,641.04</u>	<u>\$49,300.00</u>	<u>\$24,658.96</u>
EXPENSES					
ADMINISTRATIVE					
\$593.25	\$600.00	5000 Management fees	\$3,559.50	\$7,200.00	\$3,640.50
\$650.66	\$625.00	5100 Insurance	\$3,903.96	\$7,500.00	\$3,596.04
\$0.00	\$416.67	5150 Insurance Deductible	\$0.00	\$5,000.00	\$5,000.00
\$681.07	\$50.00	5400 Miscellaneous	\$825.27	\$600.00	(\$225.27)
<u>\$1,924.98</u>	<u>\$1,691.67</u>	TOTAL ADMINISTRATIVE	<u>\$8,288.73</u>	<u>\$20,300.00</u>	<u>\$12,011.27</u>
BUILDING & GROUNDS					
\$0.00	\$108.33	6100 Electricity	\$391.81	\$1,300.00	\$908.19
\$0.00	\$250.00	6200 Water & Sewer	\$1,026.82	\$3,000.00	\$1,973.18
\$90.72	\$116.67	6300 Garbage Removal	\$322.92	\$1,400.00	\$1,077.08
\$0.00	\$16.67	6350 Recycling	\$0.00	\$200.00	\$200.00
\$202.00	\$158.33	6700 Janitorial	\$790.00	\$1,900.00	\$1,110.00
\$0.00	\$225.00	6900 Landscaping	\$819.00	\$2,700.00	\$1,881.00
\$0.00	\$416.67	7200 Repairs & Maintenance	(\$924.00)	\$5,000.00	\$5,924.00
\$0.00	\$208.33	7400 Alarm Monitoring	\$1,286.25	\$2,500.00	\$1,213.75
<u>\$292.72</u>	<u>\$1,500.00</u>	TOTAL BUILDING & GROUNDS	<u>\$3,712.80</u>	<u>\$18,000.00</u>	<u>\$14,287.20</u>
<u>\$2,217.70</u>	<u>\$3,191.67</u>	TOTAL EXPENSES	<u>\$12,001.53</u>	<u>\$38,300.00</u>	<u>\$26,298.47</u>
\$1,884.85	\$916.67	SURPLUS (DEFICIT) BEFORE TRANS. TO RESERVE FUNDS	\$12,639.51	\$11,000.00	(\$1,639.51)
(\$291.66)	(\$291.67)	9000 Trans. To CRF	(\$1,749.96)	(\$3,500.00)	(\$1,750.04)
(\$625.00)	(\$625.00)	9300 Painting Fund	(\$3,750.00)	(\$7,500.00)	(\$3,750.00)
<u>\$968.19</u>	<u>\$0.00</u>	NET SURPLUS/(DEFICIT)	<u>\$7,139.55</u>	<u>\$0.00</u>	<u>(\$7,139.55)</u>

THE OWNERS, STRATA PLAN LMS-3792

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

Detail Trial Balance

2/1/2009 To 2/28/2009

2/28/2009
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ID#	Src	Date	Memo	Debit	Credit	Job	Net Activity	Ending Balance
6-5000			Management Fee					
			Beginning Balance:	\$2,966.25				
DEBIT	CD	2/1/2009	NSM, Mgrnt Fee	\$593.25				\$3,559.50
			Total:	\$593.25	\$0.00		\$593.25	\$3,559.50
6-5100			Insurance					
			Beginning Balance:	\$3,253.30				
GJ000171	GJ	2/28/2009	To Expense Prepaid Insur.	\$650.66				\$3,903.96
			Total:	\$650.66	\$0.00		\$650.66	\$3,903.96
6-5400			Miscellaneous					
			Beginning Balance:	\$144.20				
422	CD	2/18/2009	Normac, Insur. Appraisal	\$630.00				\$774.20
DEBIT	CD	2/23/2009	NSM, Recoveries Sep/Oct	\$51.07				\$825.27
			Total:	\$681.07	\$0.00		\$681.07	\$825.27
6-6300			Garbage					
			Beginning Balance:	\$232.20				
421	CD	2/18/2009	Superior, Garb. Jan.	\$90.72				\$322.92
			Total:	\$90.72	\$0.00		\$90.72	\$322.92
6-6700			Janitorial					
			Beginning Balance:	\$588.00				
420	CD	2/18/2009	Martins, Cleaners Jan	\$126.00				\$714.00
DEBIT	CD	2/23/2009	Worksafe, WCB '09	\$76.00				\$790.00
			Total:	\$202.00	\$0.00		\$202.00	\$790.00
			Grand Total:	\$2,217.70	\$0.00			

THE OWNERS, STRATA PLAN LMS-3792

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

Balance Sheet

February 2009

2/28/2009
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ASSETS

CURRENT ASSETS

Cash	
CCSCU OPF Acct.	\$18,260.71
CCSCU CRF Acct.	\$5,655.94
Petty Cash	\$100.00
Total Cash	\$24,016.65
Strata Fees Receivable	\$19.28
Prepaid Insurance	\$3,904.04
Total CURRENT ASSETS	\$27,939.97
Total ASSETS	\$27,939.97

LIABILITIES

MEMBERS' EQUITY

RESERVE FUNDS

Contingency Reserve Fund (CRF)	
CRF, Opening Balance	\$19,499.94
CRF, Current Appropriations	\$8,397.96
CRF, Interest	\$494.83
CRF, Current Expenses	(\$18,458.99)
Total Contingency Reserve Fund (CRF)	\$9,933.74
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	\$13,433.66
Exter. Painting Fund (EPF)	
EPF, Current Appropriations	\$3,750.00
OPERATING FUND (OPF)	
OPF, Opening Balance	\$3,616.76
OPF, Current Surplus/(Deficit)	\$7,139.55
Total OPERATING FUND (OPF)	\$10,756.31
Total MEMBERS' EQUITY	\$27,939.97
Total Liability & Equity	\$27,939.97

THE OWNERS, STRATA PLAN LMS-3792

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

Aged Receivables

2/28/2009

2/28/2009

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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	\$0.00	\$43.34
1664-KAUFMAN							
KAUFMAN, ELYSSA C.O.D.							
Catch Up		9/15/2008	\$43.58				\$43.58
Total:			\$43.58	\$0.00	\$0.00	\$0.00	\$43.58
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	\$0.00	(\$67.64)
Grand Total:			\$19.28	\$0.00	\$0.00	\$0.00	\$19.28
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, 2009

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.

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STRATA PLAN LMS-3792

BUDGET COMPARATIVE FOR THE FIVE MONTHS ENDING JANUARY 31, 2009

FOR THE MONTH OF JAN. 2009			FOR THE FIVE MONTHS ENDING JAN. 31, 2009		
Current Month Actual	Current Month Budget		YTD Actual	Annual Budget	Budget Remaining
REVENUE					
\$4,091.64	\$4,091.67	4000 Strata fees	\$20,458.20	\$49,100.00	\$28,641.80
\$15.29	\$16.67	4300 Interest	\$80.29	\$200.00	\$119.71
<u>\$4,106.93</u>	<u>\$4,108.33</u>	TOTAL REVENUE	<u>\$20,538.49</u>	<u>\$49,300.00</u>	<u>\$28,761.51</u>
EXPENSES					
ADMINISTRATIVE					
\$593.25	\$600.00	5000 Management fees	\$2,966.25	\$7,200.00	\$4,233.75
\$650.66	\$625.00	5100 Insurance	\$3,253.30	\$7,500.00	\$4,246.70
\$0.00	\$416.67	5150 Insurance Deductible	\$0.00	\$5,000.00	
\$98.65	\$50.00	5400 Miscellaneous	\$144.20	\$600.00	\$455.80
<u>\$1,342.56</u>	<u>\$1,691.67</u>	TOTAL ADMINISTRATIVE	<u>\$6,363.75</u>	<u>\$20,300.00</u>	<u>\$8,936.25</u>
BUILDING & GROUNDS					
\$155.55	\$108.33	6100 Electricity	\$391.81	\$1,300.00	\$908.19
\$0.00	\$250.00	6200 Water & Sewer	\$1,026.82	\$3,000.00	\$1,973.18
\$86.40	\$116.67	6300 Garbage Removal	\$232.20	\$1,400.00	\$1,167.80
\$0.00	\$16.67	6350 Recycling	\$0.00	\$200.00	\$200.00
\$84.00	\$158.33	6700 Janitorial	\$588.00	\$1,900.00	\$1,312.00
\$0.00	\$225.00	6900 Landscaping	\$819.00	\$2,700.00	\$1,881.00
\$357.00	\$416.67	7200 Repairs & Maintenance	(\$924.00)	\$5,000.00	\$5,924.00
\$656.25	\$208.33	7400 Alarm Monitoring	\$1,286.25	\$2,500.00	\$1,213.75
<u>\$1,339.20</u>	<u>\$1,500.00</u>	TOTAL BUILDING & GROUNDS	<u>\$3,420.08</u>	<u>\$18,000.00</u>	<u>\$14,579.92</u>
<u>\$2,681.76</u>	<u>\$3,191.67</u>	TOTAL EXPENSES	<u>\$9,783.83</u>	<u>\$38,300.00</u>	<u>\$28,516.17</u>
<u>\$1,425.17</u>	<u>\$916.67</u>	SURPLUS (DEFICIT) BEFORE TRANS. TO RESERVE FUNDS	<u>\$10,754.66</u>	<u>\$11,000.00</u>	<u>\$245.34</u>
(\$291.66)	(\$291.67)	9000 Trans. To CRF	(\$1,458.30)	(\$3,500.00)	(\$2,041.70)
(\$625.00)	(\$625.00)	9300 Painting Fund	(\$3,125.00)	(\$7,500.00)	(\$4,375.00)
<u>\$508.51</u>	<u>\$0.00</u>	NET SURPLUS/(DEFICIT)	<u>\$6,171.36</u>	<u>\$0.00</u>	<u>(\$6,171.36)</u>

THE OWNERS, STRATA PLAN LMS-3792

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

Detail Trial Balance

1/1/2009 To 1/31/2009

1/31/2009

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ID#	Src	Date	Memo	Debit	Credit	Job	Net Activity	Ending Balance
6-5000 Management Fee								
Beginning Balance:								\$2,373.00
DEBIT	CD	1/1/2009	NSM, Mgmt Fee	\$593.25				\$2,966.25
Total:				\$593.25	\$0.00		\$593.25	\$2,966.25
6-5100 Insurance								
Beginning Balance:								\$2,602.64
GJ000168	GJ	1/31/2009	To Expense Prepaid Insur.	\$650.66				\$3,253.30
Total:				\$650.66	\$0.00		\$650.66	\$3,253.30
6-5400 Miscellaneous								
Beginning Balance:								\$45.55
DEBIT	CD	1/14/2009	NSM, Recoveries	\$98.65				\$144.20
Total:				\$98.65	\$0.00		\$98.65	\$144.20
6-6100 Electricity								
Beginning Balance:								\$236.26
PAC	CD	1/12/2009	Hydro, Elec. Nov06-Jan06	\$155.55				\$391.81
Total:				\$155.55	\$0.00		\$155.55	\$391.81
6-6300 Garbage								
Beginning Balance:								\$145.80
418	CD	1/28/2009	Superior, Garb. Dec	\$86.40				\$232.20
Total:				\$86.40	\$0.00		\$86.40	\$232.20
6-6700 Janitorial								
Beginning Balance:								\$504.00
417	CD	1/28/2009	Martins, Cleaners Dec	\$84.00				\$588.00
Total:				\$84.00	\$0.00		\$84.00	\$588.00
6-7200 Repairs & Maintenance								
Beginning Balance:								\$1,281.00
415	CD	1/28/2009	PKP, Drywall #1662	\$262.50				\$1,018.50 cr
419	CD	1/28/2009	Dependable, Dr Repair	\$94.50				\$924.00 cr
Total:				\$357.00	\$0.00		\$357.00	\$924.00 cr
6-7400 Alarm Monitoring								
Beginning Balance:								\$630.00
416	CD	1/28/2009	Bartec, Annual Inspec.	\$105.00				\$735.00
416	CD	1/28/2009	Bartec, Annual Inspec.	\$551.25				\$1,286.25
Total:				\$656.25	\$0.00		\$656.25	\$1,286.25
Grand Total:				\$2,681.76	\$0.00			

THE OWNERS, STRATA PLAN LMS-3792

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

Balance Sheet

January 2009

1/31/2009

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ASSETS

CURRENT ASSETS

Cash		
CCSCU OPF Acct.	\$15,725.20	
CCSCU CRF Acct.	\$5,652.69	
Petty Cash	\$100.00	
Total Cash	\$21,477.89	
Strata Fees Receivable	\$19.28	
Prepaid Insurance	\$4,554.70	
Total CURRENT ASSETS	\$26,051.87	
Total ASSETS		\$26,051.87

LIABILITIES

MEMBERS' EQUITY

RESERVE FUNDS

Contingency Reserve Fund (CRF)		
CRF, Opening Balance	\$19,499.94	
CRF, Current Appropriations	\$8,106.30	
CRF, Interest	\$491.58	
CRF, Current Expenses	(\$18,458.99)	
Total Contingency Reserve Fund (CRF)	\$9,638.83	
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	\$13,138.75	
Exter. Painting Fund (EPF)		
EPF, Current Appropriations	\$3,125.00	
OPERATING FUND (OPF)		
OPF, Opening Balance	\$3,616.76	
OPF, Current Surplus/(Deficit)	\$6,171.36	
Total OPERATING FUND (OPF)	\$9,788.12	
Total MEMBERS' EQUITY		\$26,051.87
Total Liability & Equity		\$26,051.87

THE OWNERS, STRATA PLAN LMS-3792

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

Aged Receivables

1/31/2009

1/31/2009

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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	\$0.00	\$43.34
1664-KAUFMAN							
KAUFMAN, ELYSSA C.O.D.							
Catch Up		9/15/2008	\$43.58				\$43.58
Total:			\$43.58	\$0.00	\$0.00	\$0.00	\$43.58
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	\$0.00	(\$67.64)
Grand Total:			\$19.28	\$0.00	\$0.00	\$0.00	\$19.28
Aging Percent:				0.0%	0.0%	0.0%	100.0%



NORTHWEST STRATA MANAGEMENT LTD.

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

NOTICE TO READER

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STRATA PLAN LMS-3792

BUDGET COMPARATIVE FOR THE FOUR MONTHS ENDING DECEMBER 31, 2008

FOR THE MONTH OF DEC. 2008			FOR THE FOUR MONTHS ENDING DEC. 31, 2008		
Current Month Actual	Current Month Budget		YTD Actual	Annual Budget	Budget Remaining
REVENUE					
\$4,091.64	\$4,091.67	4000 Strata fees	\$16,366.56	\$49,100.00	\$32,733.44
\$15.08	\$16.67	4300 Interest	\$65.00	\$200.00	\$135.00
<u>\$4,106.72</u>	<u>\$4,108.33</u>	TOTAL REVENUE	<u>\$16,431.56</u>	<u>\$49,300.00</u>	<u>\$32,868.44</u>
EXPENSES					
ADMINISTRATIVE					
\$593.25	\$600.00	5000 Management fees	\$2,373.00	\$7,200.00	\$4,827.00
\$650.66	\$625.00	5100 Insurance	\$2,602.64	\$7,500.00	\$4,897.36
\$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>\$5,021.19</u>	<u>\$20,300.00</u>	<u>\$10,278.81</u>
BUILDING & GROUNDS					
\$0.00	\$108.33	6100 Electricity	\$236.26	\$1,300.00	\$1,063.74
\$473.22	\$250.00	6200 Water & Sewer	\$1,026.82	\$3,000.00	\$1,973.18
\$86.40	\$116.67	6300 Garbage Removal	\$145.80	\$1,400.00	\$1,254.20
\$0.00	\$16.67	6350 Recycling	\$0.00	\$200.00	\$200.00
\$126.00	\$158.33	6700 Janitorial	\$504.00	\$1,900.00	\$1,396.00
\$0.00	\$225.00	6900 Landscaping	\$819.00	\$2,700.00	\$1,881.00
(\$2,905.25)	\$416.67	7200 Repairs & Maintenance	(\$1,281.00)	\$5,000.00	\$6,281.00
\$315.00	\$208.33	7400 Alarm Monitoring	\$630.00	\$2,500.00	\$1,870.00
<u>(\$1,904.63)</u>	<u>\$1,500.00</u>	TOTAL BUILDING & GROUNDS	<u>\$2,080.88</u>	<u>\$18,000.00</u>	<u>\$15,919.12</u>
<u>(\$660.72)</u>	<u>\$3,191.67</u>	TOTAL EXPENSES	<u>\$7,102.07</u>	<u>\$38,300.00</u>	<u>\$31,197.93</u>
\$4,767.44	\$916.67	SURPLUS (DEFICIT) BEFORE TRANS. TO RESERVE FUNDS	\$9,329.49	\$11,000.00	\$1,670.51
(\$291.66)	(\$291.67)	9000 Trans. To CRF	(\$1,166.64)	(\$3,500.00)	(\$2,333.36)
(\$625.00)	(\$625.00)	9300 Painting Fund	(\$2,500.00)	(\$7,500.00)	(\$5,000.00)
<u>\$3,850.78</u>	<u>\$0.00</u>	NET SURPLUS/(DEFICIT)	<u>\$5,662.85</u>	<u>\$0.00</u>	<u>(\$5,662.85)</u>

THE OWNERS, STRATA PLAN LMS-3792

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

Detail Trial Balance

12/1/2008 To 12/31/2008

12/31/2008

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ID#	Src	Date	Memo	Debit	Credit	Job	Net Activity	Ending Balance
6-5000 Management Fee								
Beginning Balance:							\$1,779.75	
DEBIT	CD	12/1/2008	NSM, Mgmt Fee	\$593.25				\$2,373.00
Total:				\$593.25	\$0.00		\$593.25	\$2,373.00
6-5100 Insurance								
Beginning Balance:							\$1,951.98	
GJ000163	GJ	12/31/2008	To Expense Prepaid Insur.	\$650.66				\$2,602.64
Total:				\$650.66	\$0.00		\$650.66	\$2,602.64
6-6200 Water & Sewer								
Beginning Balance:							\$553.60	
DEBIT	CD	12/10/2008	City, W&S Sep05-Nov04	\$473.22				\$1,026.82
Total:				\$473.22	\$0.00		\$473.22	\$1,026.82
6-6300 Garbage								
Beginning Balance:							\$59.40	
412	CD	12/17/2008	Superior, Garb. Dec	\$86.40				\$145.80
Total:				\$86.40	\$0.00		\$86.40	\$145.80
6-6700 Janitorial								
Beginning Balance:							\$378.00	
413	CD	12/17/2008	Martins, Cleaners Nov	\$126.00				\$504.00
Total:				\$126.00	\$0.00		\$126.00	\$504.00
6-7200 Repairs & Maintenance								
Beginning Balance:							\$1,624.25	
CR000763	CR	12/12/2008	Re: Reimb. Frm Phoenix		\$5,000.00			\$3,375.75 cr
409	CD	12/17/2008	IBM, Gutter Clean	\$1,575.00				\$1,800.75 cr
411	CD	12/17/2008	Propec, Exterm. Mice	\$94.50				\$1,706.25 cr
414	CD	12/17/2008	Artisan, Leak #1662	\$425.25				\$1,281.00 cr
Total:				\$2,094.75	\$5,000.00		\$2,905.25 cr	\$1,281.00 cr
6-7400 Alarm Monitoring								
Beginning Balance:							\$315.00	
410	CD	12/17/2008	Acme Sec, Alarm Monit. Ja	\$315.00				\$630.00
Total:				\$315.00	\$0.00		\$315.00	\$630.00
Grand Total:				\$4,339.28	\$5,000.00			

THE OWNERS, STRATA PLAN LMS-3792

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

Balance Sheet

December 2008

12/31/2008

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ASSETS

CURRENT ASSETS

Cash		
CCSCU OPF Acct.	\$13,556.40	
CCSCU CRF Acct.	\$5,647.55	
Petty Cash	\$100.00	
Total Cash	\$19,303.95	
Strata Fees Receivable	\$112.25	
Prepaid Insurance	\$5,205.36	
Total CURRENT ASSETS	\$24,621.56	
Total ASSETS		\$24,621.56

LIABILITIES

MEMBERS' EQUITY

RESERVE FUNDS

Contingency Reserve Fund (CRF)		
CRF, Opening Balance	\$19,499.94	
CRF, Current Appropriations	\$7,814.64	
CRF, Interest	\$486.44	
CRF, Current Expenses	(\$18,458.99)	
Total Contingency Reserve Fund (CRF)	\$9,342.03	
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	\$12,841.95	
Exter. Painting Fund (EPF)		
EPF, Current Appropriations	\$2,500.00	
OPERATING FUND (OPF)		
OPF, Opening Balance	\$3,616.76	
OPF, Current Surplus/(Deficit)	\$5,662.85	
Total OPERATING FUND (OPF)	\$9,279.61	
Total MEMBERS' EQUITY		\$24,621.56
Total Liability & Equity		\$24,621.56

THE OWNERS, STRATA PLAN LMS-3792

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

Aged Receivables

12/31/2008

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Name	ID#	Date	Total Due	0 - 30	31 - 60	61 - 90	90+
1642-HAAG							
HAAG, CHRIS & CINDY C.O.D.							
Catch Up		9/15/2008	\$43.34				\$43.34
Total:			\$43.34	\$0.00	\$0.00	\$0.00	\$43.34
1648-SHILLINGTO							
SHILLINGTON/MANN C.O.D.							
Catch Up		9/15/2008	\$44.94				\$44.94
Total:			\$44.94	\$0.00	\$0.00	\$0.00	\$44.94
1664-KAUFMAN							
KAUFMAN, ELYSSA C.O.D.							
Catch Up		9/15/2008	\$43.58				\$43.58
Total:			\$43.58	\$0.00	\$0.00	\$0.00	\$43.58
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	\$0.00	\$48.03
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	\$0.00	(\$67.64)
Grand Total:			\$112.25	\$0.00	\$0.00	\$0.00	\$112.25
Aging Percent:				0.0%	0.0%	0.0%	100.0%