

MINUTES OF COUNCIL MEETING
STRATA PLAN LMS-3792

HELD: On Wednesday, December 5, 2007 at 10:00 a.m. in 1676 Grant Street, Vancouver, B.C.

PRESENT: Joe Shea 1674
Carol Ranger 1660
Keiron Simons 1676

AGENT: Nizam Dossa, Northwest Strata Management Ltd.

CALL TO ORDER

There being a quorum present, meeting was called to order at 10:00 a.m.

MINUTES

It was **MOVED, SECONDED, and CARRIED** to adopt the Minutes of the September 19, 2007 council meeting as previously circulated.

COUNCIL MEMBER RESIGNATION

Council formally reviewed electronic mail correspondence from Ms. Mercer resigning from council. Council thanks Ms. Mercer for all her work on last year's council and the first part of this fiscal year.

ELECTION OF OFFICERS

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

Joe Shea, President Keiron Simons, Vice-President
Carol Ranger, Treasurer.

BUSINESS ARISING

1. Neighbouring Development:

- (a) Development Progress: Council discussed the delay in progress of the neighbouring development. This has been as a result of the City of Vancouver strike that prevented the

developer/contractor from calling for inspections of various works.

- (b) Yardwork: Council were in receipt of correspondence from Ms. Antonia Hirsch in regards various landscaping tasks that have been completed by the corporation's gardener, Westrend Gardening. The only exception being the Japanese Maples and removal of small dead branches in the summer time. Westrend was also requested to re-seed the grass beside the boulevard.

- (c) Insurance Claim: The sprinkler pipe that was leaking from the back of one of the lower townhouse units has been fixed by Artisan Plumbing. A complete water shut-down was not necessary as the pipe that was repaired was found to be a sprinkler pipe and not the adjacent water main pipe. However, there has been damage to the townhouse unit from the leak that was occurring before the source was found. The insurance adjuster from SCM Adjusters is attending and Phoenix Restoration is doing the work. Phoenix has been requested to coordinate with the owners of the unit.

(Subsequent to the meeting, the work has commenced in the unit and should be completed by the end of January.)

- (d) Yardapes Contracting Work: Yardapes is to install the trellis between two units at the back of the property. Council also requested attendance at the property by the firm to go over various maintenance items including assessing siding, roofing, and improvements that may be necessary.

(Subsequent to the meeting, the Council President, Mr. Shea, advised that Yardapes is scheduled to be onsite in early February to conduct the above work and do a review of the exterior of the strata corporation.)

- (e) Parkade Signage: The agent advised that parkade signage is ready for installation. Mr. Shea advised that when Yardapes is onsite (as noted above), the sig 2784X be installed by them.

- (f) Real Estate Services Act: Council were in receipt of the strata management contract in terms of compliance with the Real Estate Services Act. Council will review the document and return if satisfactory.

(Subsequent to the meeting, the document was signed and returned to the management company.)

CORRESPONDENCE

(a) Owner – Various: Council reviewed correspondence from an owner in regards to various matters including:

- Recycling pick up: This has been rectified by the City.
- Garbage Enclosure and use by binners: Council decided to have Yardapes remove every second fence board around the enclosure to reduce the ability of individuals from hiding in this area. This should also reduce the amount of refuse left behind by them. The agent will also ascertain the requirements of locking the bin and providing keys to residents.

(Subsequent to the meeting and as noted above under Business Arising, Yardapes will be onsite in February to do this work.)

- Lack of Adequate Lighting from carport area. Council agreed and requested the agent have an electrician contact a council member to rectify the matter. *(Subsequent to the meeting, a council member met with Aim Lighting in mid-December to add a two light fixture.)*
- Storage of items in parkade: All owners are reminded to keep their parking stalls clean and not use their stalls for storage.

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 – August to October, 2007: Council reviewed the August to October, 2007 financial statements of the strata corporation. After reviewing the statements and discussing various maintenance line items, August to October, 2007 statements as presented.
2. Owner Arrears Report: There are several owners that are in arrears of the catch-up portion of the September, 2007 maintenance fee increase. Statements are being mailed out.

NEW BUSINESS

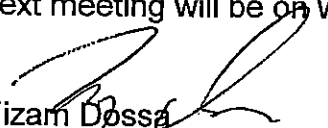
1. Fence Damage: It was noted that there was fence damage on the corner unit near 1674 and 1676. Council and the agent reviewed the area and it

appears the fencing post has been braced. Yardapes will be requested to look at this area when onsite.

2. Fall Issues – Snow Removal: It was decided that since snow shovels and ice melter is on site, and due to the size of the property, owner volunteers will be clearing up any snow for the fall season.
3. Annual Fire System Inspection: Bartec Fire System will be conducting the annual fire system inspection and notices will be posted in advance of the testing in early December.

(Subsequent to the meeting, the annual fire system inspection was completed with three suites that were missed. Bartec will be onsite on February 6th, 2008 for those units. Residents in other units may hear fire bells going off during this time. Notices are being sent to all owners with these Minutes.)

There being no further business, the meeting was adjourned at 11:05 a.m. The next meeting will be on Wednesday, March 5, 2008 at 10:00 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 – DECEMBER 31, 2007

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 FOUR MONTHS ENDING DECEMBER 31, 2007

FOR THE MONTH OF DEC. 2007

Current Month Actual	Current Month Budget
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FOR THE FOUR MONTHS ENDING DEC.31, 2007

YTD Actual	Annual Budget	Budget Remaining
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REVENUE

\$3,412.46	\$3,412.50	4000 Strata fees	\$13,649.88	\$40,950.00	\$27,300.12
\$46.93	\$16.50	4300 Interest	\$196.27	\$198.00	\$1.73
<u>\$3,459.39</u>	<u>\$3,429.00</u>	TOTAL REVENUE	<u>\$13,846.15</u>	<u>\$41,148.00</u>	<u>\$27,301.85</u>

EXPENSES

ADMINISTRATIVE

\$598.90	\$600.00	5000 Management fees	\$2,395.60	\$7,200.00	\$4,804.40
\$7,203.00	\$608.33	5100 Insurance	\$7,203.00	\$7,300.00	\$97.00
\$174.11	\$41.67	5400 Miscellaneous	\$280.01	\$500.00	\$219.99
<u>\$7,976.01</u>	<u>\$1,250.00</u>	TOTAL ADMINISTRATIVE	<u>\$9,878.61</u>	<u>\$15,000.00</u>	<u>\$5,121.39</u>

BUILDING & GROUNDS

\$0.00	\$83.33	6100 Electricity	\$217.65	\$1,000.00	\$782.35
\$476.64	\$200.00	6200 Water & Sewer	\$1,393.77	\$2,400.00	\$1,006.23
\$0.00	\$83.33	6300 Garbage Removal	\$367.31	\$1,000.00	\$632.69
\$0.00	\$16.67	6350 Recycling	\$0.00	\$200.00	
\$254.40	\$141.67	6700 Janitorial	\$636.00	\$1,700.00	\$1,064.00
\$572.40	\$225.00	6900 Landscaping	\$1,065.30	\$2,700.00	\$1,634.70
\$785.46	\$416.67	7200 Repairs & Maintenance	\$1,315.95	\$5,000.00	\$3,684.05
\$318.00	\$166.67	7400 Alarm Monitoring	\$636.00	\$2,000.00	\$1,364.00
<u>\$2,406.90</u>	<u>\$1,333.34</u>	TOTAL BUILDING & GROUNDS	<u>\$5,631.98</u>	<u>\$16,000.00</u>	<u>\$10,168.02</u>

<u>\$10,382.91</u>	<u>\$2,583.34</u>	TOTAL EXPENSES	<u>\$15,510.59</u>	<u>\$31,000.00</u>	<u>\$15,489.41</u>
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SURPLUS (DEFICIT) BEFORE TRANSFER TO CRF

(\$6,923.52)	\$845.66		(\$1,664.44)	\$10,148.00	\$11,812.44
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(\$554.00)	(\$554.00)	9000 Trans. To CRF	(\$2,216.00)	(\$6,648.00)	(\$4,432.00)
(\$291.66)	(\$291.66)	9010 Reserve Fund Study	(\$1,166.64)	(\$3,500.00)	(\$2,333.36)

<u>(\$7,769.18)</u>	<u>\$0.00</u>	NET SURPLUS/(DEFICIT)	<u>(\$5,047.08)</u>	<u>\$0.00</u>	<u>\$5,047.08</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

12/1/2007 To 12/31/2007

12/31/2007

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ID#	Src	Date	Memo	Debit	Credit	Job	Net Activity	Ending Balance
6-5000 Management Fee								
Beginning Balance:							\$1,796.70	
DEBIT	CD	12/1/2007	NSM, Mgmt Fee	\$598.90				\$2,395.60
Total:				\$598.90	\$0.00		\$598.90	\$2,395.60
6-5100 Insurance								
Beginning Balance:							\$0.00	
359	CD	12/27/2007	Coastal, Insur. 07/08	\$7,203.00				\$7,203.00
Total:				\$7,203.00	\$0.00		\$7,203.00	\$7,203.00
6-5400 Miscellaneous								
Beginning Balance:							\$105.90	
DEBIT	CD	12/6/2007	NSM, Recov. Aug-Oct	\$174.11				\$280.01
Total:				\$174.11	\$0.00		\$174.11	\$280.01
6-6200 Water & Sewer								
Beginning Balance:							\$917.13	
DEBIT	CD	12/6/2007	City, W&S Sep05-Nov04	\$476.64				\$1,393.77
Total:				\$476.64	\$0.00		\$476.64	\$1,393.77
6-6700 Janitorial								
Beginning Balance:							\$381.60	
354	CD	12/6/2007	Martins, Cleaners Nov	\$127.20				\$508.80
358	CD	12/20/2007	Martins, Cleaners Dec	\$127.20				\$636.00
Total:				\$254.40	\$0.00		\$254.40	\$636.00
6-6900 Landscaping								
Beginning Balance:							\$492.90	
355	CD	12/6/2007	Westrend, Gard. Oct/Nov	\$254.40				\$747.30
355	CD	12/6/2007	Westrend, Gard. Oct/Nov	\$318.00				\$1,065.30
Total:				\$572.40	\$0.00		\$572.40	\$1,065.30
6-7200 Repairs & Maintenance								
Beginning Balance:							\$530.49	
353	CD	12/6/2007	Propec, Pigeon Screen	\$375.24				\$905.73
356	CD	12/20/2007	Propec, Exterm. Nov	\$95.40				\$1,001.13
360	CD	12/27/2007	Aim Light, Elec. Ext.	\$314.82				\$1,315.95
Total:				\$785.46	\$0.00		\$785.46	\$1,315.95
6-7400 Alarm Monitoring								
Beginning Balance:							\$318.00	
357	CD	12/20/2007	Acme Sec, Alarm Monit.	\$318.00				\$636.00
Total:				\$318.00	\$0.00		\$318.00	\$636.00
Grand Total:				\$10,382.91	\$0.00			

THE OWNERS, STRATA PLAN LMS-3792

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

Balance Sheet

December 2007

12/31/2007

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ASSETS

CURRENT ASSETS

Cash	
CCSCU OPF Acct.	\$6,506.76
CCSCU CRF Acct.	\$13,335.50
Petty Cash	\$100.00
Total Cash	\$19,942.26
Strata Fees Receivable	\$107.47
Total CURRENT ASSETS	\$20,049.73
Total ASSETS	\$20,049.73

LIABILITIES

MEMBERS' EQUITY

RESERVE FUNDS

Contingency Reserve Fund (CRF)	
CRF, Opening Balance	\$19,499.94
CRF, Current Appropriations	\$2,216.00
CRF, Interest	\$174.39
Total Contingency Reserve Fund (CRF)	\$21,890.33
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	\$1,166.64
Total RESERVE FUNDS	\$20,740.31
OPERATING FUND (OPF)	
OPF, Opening Balance	\$4,356.50
OPF, Current Surplus/(Deficit)	(\$5,047.08)
Total OPERATING FUND (OPF)	(\$690.58)
Total MEMBERS' EQUITY	\$20,049.73
Total Liability & Equity	\$20,049.73

THE OWNERS, STRATA PLAN LMS-3792

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

Aged Receivables

12/31/2007

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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
1670-DUNPHY							
(NR) DUNPHY, BARRY C.O.D.							
Catch Up		9/5/2007	\$37.61				\$37.61
Total:			\$37.61	\$0.00	\$0.00	\$0.00	\$37.61
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:			\$107.47	\$0.00	\$0.00	\$0.00	\$107.47
Aging Percent:				0.0%	0.0%	0.0%	100.0%



NORTHWEST STRATA MANAGEMENT LTD.

THE OWNERS, STRATA PLAN NO. LMS-3792 FINANCIAL STATEMENTS – NOVEMBER 30, 2007

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, 2007

FOR THE MONTH OF NOV. 2007		FOR THE THREE MONTHS ENDING NOV. 30, 2007			
Current Month Actual	Current Month Budget		YTD Actual	Annual Budget	Budget Remaining
REVENUE					
\$3,412.46	\$3,412.50	4000 Strata fees	\$10,237.42	\$40,950.00	\$30,712.58
\$46.19	\$16.50	4300 Interest	\$149.34	\$198.00	\$48.66
<u>\$3,458.65</u>	<u>\$3,429.00</u>	TOTAL REVENUE	<u>\$10,386.76</u>	<u>\$41,148.00</u>	<u>\$30,761.24</u>
EXPENSES					
ADMINISTRATIVE					
\$598.90	\$600.00	5000 Management fees	\$1,796.70	\$7,200.00	\$5,403.30
\$0.00	\$608.33	5100 Insurance	\$0.00	\$7,300.00	\$7,300.00
\$105.90	\$41.67	5400 Miscellaneous	\$105.90	\$500.00	\$394.10
<u>\$704.80</u>	<u>\$1,250.00</u>	TOTAL ADMINISTRATIVE	<u>\$1,902.60</u>	<u>\$15,000.00</u>	<u>\$13,097.40</u>
BUILDING & GROUNDS					
\$104.41	\$83.33	6100 Electricity	\$217.65	\$1,000.00	\$782.35
\$455.98	\$200.00	6200 Water & Sewer	\$1,373.11	\$2,400.00	\$1,026.89
\$0.00	\$83.33	6300 Garbage Removal	\$367.31	\$1,000.00	\$632.69
\$0.00	\$16.67	6350 Recycling	\$0.00	\$200.00	
\$127.20	\$141.67	6700 Janitorial	\$381.60	\$1,700.00	\$1,318.40
\$0.00	\$225.00	6900 Landscaping	\$492.90	\$2,700.00	\$2,207.10
\$0.00	\$416.67	7200 Repairs & Maintenance	\$530.49	\$5,000.00	\$4,469.51
\$0.00	\$166.67	7400 Alarm Monitoring	\$318.00	\$2,000.00	\$1,682.00
<u>\$687.59</u>	<u>\$1,333.34</u>	TOTAL BUILDING & GROUNDS	<u>\$3,681.06</u>	<u>\$16,000.00</u>	<u>\$12,118.94</u>
<u>\$1,392.39</u>	<u>\$2,583.34</u>	TOTAL EXPENSES	<u>\$5,583.66</u>	<u>\$31,000.00</u>	<u>\$25,416.34</u>
\$2,066.26	\$845.66	SURPLUS (DEFICIT) BEFORE TRANSFER TO CRF	\$4,803.10	\$10,148.00	\$5,344.90
(\$554.00)	(\$554.00)	9000 Trans. To CRF	(\$1,662.00)	(\$6,648.00)	(\$4,986.00)
(\$291.66)	(\$291.66)	9010 Reserve Fund Study	(\$874.98)	(\$3,500.00)	(\$2,625.02)
<u>\$1,220.60</u>	<u>\$0.00</u>	NET SURPLUS/(DEFICIT)	<u>\$2,266.12</u>	<u>\$0.00</u>	<u>(\$2,266.12)</u>

THE OWNERS, STRATA PLAN LMS-3792

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

Detail Trial Balance

11/1/2007 To 11/30/2007

11/30/2007
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ID#	Src	Date	Memo	Debit	Credit	Job	Net Activity	Ending Balance
6-5000	Management Fee							
Beginning Balance:			\$1,197.80					
DEBIT	CD	11/1/2007	NSM, Mgmt Fee	\$598.90				\$1,796.70
Total:				\$598.90	\$0.00		\$598.90	\$1,796.70
6-5400	Miscellaneous							
Beginning Balance:			\$0.00					
DEBIT	CD	11/8/2007	NSM, Recov. Mar/Apr	\$51.34				\$51.34
DEBIT	CD	11/27/2007	NSM, Recov. Mar/Apr	\$54.56				\$105.90
Total:				\$105.90	\$0.00		\$105.90	\$105.90
6-6100	Electricity							
Beginning Balance:			\$113.24					
PAC	CD	11/1/2007	Hydro, Elec Sep06-Nov05	\$104.41				\$217.65
Total:				\$104.41	\$0.00		\$104.41	\$217.65
6-6200	Water & Sewer							
Beginning Balance:			\$917.13					
DEBIT	CD	11/1/2007	City, W&S Sep5-Oct24	\$455.98				\$1,373.11
Total:				\$455.98	\$0.00		\$455.98	\$1,373.11
6-6700	Janitorial							
Beginning Balance:			\$254.40					
352	CD	11/1/2007	Martins, Cleaners Oct	\$127.20				\$381.60
Total:				\$127.20	\$0.00		\$127.20	\$381.60
Grand Total:				\$1,392.39	\$0.00			

THE OWNERS, STRATA PLAN LMS-3792

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

Balance Sheet

November 2007

11/30/2007
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ASSETS

CURRENT ASSETS

Cash	
CCSCU OPF Acct.	\$12,908.72
CCSCU CRF Acct.	\$13,292.80
Petty Cash	\$100.00
Total Cash	\$26,301.52
Strata Fees Receivable	\$173.05
Total CURRENT ASSETS	\$26,474.57
Total ASSETS	\$26,474.57

LIABILITIES

MEMBERS' EQUITY

RESERVE FUNDS

Contingency Reserve Fund (CRF)	
CRF, Opening Balance	\$19,499.94
CRF, Current Appropriations	\$1,662.00
CRF, Interest	\$131.69
Total Contingency Reserve Fund (CRF)	\$21,293.63
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	\$874.98
Total RESERVE FUNDS	\$19,851.95
OPERATING FUND (OPF)	
OPF, Opening Balance	\$4,356.50
OPF, Current Surplus/(Deficit)	\$2,266.12
Total OPERATING FUND (OPF)	\$6,622.62
Total MEMBERS' EQUITY	\$26,474.57
Total Liability & Equity	\$26,474.57

THE OWNERS, STRATA PLAN LMS-3792

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

Aged Receivables

11/30/2007

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Name	ID#	Date	Total Due	0 - 30	31 - 60	61 - 90	90+
1632-HOWARD							
HOWARD, M. & J. C.O.D.							
	00000477	9/5/2007	\$27.13			\$27.13	
Total:			\$27.13	\$0.00	\$0.00	\$27.13	\$0.00
1642-HAAG							
HAAG, CHRIS & CINDY C.O.D.							
	00000272	10/1/2006	\$24.80				\$24.80
	00000482	9/5/2007	\$34.69			\$34.69	
Total:			\$59.49	\$0.00	\$0.00	\$34.69	\$24.80
1648-SHILLINGTO							
SHILLINGTON/MANN C.O.D.							
	00000484	9/5/2007	\$35.98			\$35.98	
Total:			\$35.98	\$0.00	\$0.00	\$35.98	\$0.00
1664-KAUFMAN							
KAUFMAN, ELYSSA C.O.D.							
	00000277	10/1/2006	\$24.95				\$24.95
	00000487	9/5/2007	\$34.89			\$34.89	
Total:			\$59.84	\$0.00	\$0.00	\$34.89	\$24.95
1668-GORDON/MER							
GORDON/MERCER, A/J C.O.D.							
	00000488	9/5/2007	\$38.45			\$38.45	
Total:			\$38.45	\$0.00	\$0.00	\$38.45	\$0.00
1670-DUNPHY							
(NR) DUNPHY, BARRY C.O.D.							
	00000489	9/5/2007	\$37.61			\$37.61	
Total:			\$37.61	\$0.00	\$0.00	\$37.61	\$0.00
1674-MARTLAND							
MARTLAND, SHELLEY C.O.D.							
	00000491	9/5/2007	\$27.13			\$27.13	
Total:			\$27.13	\$0.00	\$0.00	\$27.13	\$0.00

THE OWNERS, STRATA PLAN LMS-3792

Aged Receivables

11/30/2007

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Name	ID#	Date	Total Due	0 - 30	31 - 60	61 - 90	90+
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:							
			\$173.05	\$0.00	\$0.00	\$235.88	(\$62.83)
Aging Percent:							
				0.0%	0.0%	136.3%	(36.3%)

**MINUTES OF AN ANNUAL GENERAL MEETING
STRATA PLAN LMS-3792
HELD ON WEDNESDAY, SEPTEMBER 5, 2007 AT 7:00 P.M.
AT 1676 GRANT STREET, VANCOUVER, BC**

PRESENT: 6 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, Antonia Hirsch, 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 9, 2007 as proper Notice of meeting.

**MOTION CARRIED
(UNANIMOUS)**

MINUTES

It was **MOVED** and **SECONDED** to adopt the Minutes of the September 12, 2006 Annual General Meeting as previously circulated.

**MOTION CARRIED
(UNANIMOUS)**

(At 7:18 p.m. two owners signed in. Total vote count now being eight.)

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. Interested owners were given a copy of the Normac Appraisals insurance valuation for 2007.

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.

Please also find attached a copy of

(A copy of the insurance policy summary sheet was included with the notice of the meeting).

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

Ms. Hirsch gave a report on Council's work during the year. Notably,

- Dealing with the developer of a neighbouring development in regards to window damage to a unit at the property and fencing damage. Both have now been resolved.
- Inventory of supplies was completed.
- There were two separate leaks causing damage to two units.
- Electrical Room re-keyed.
- Ms. Desbiens met with the landscaper on extra work required at the property.
- Repairs to the garbage enclosure was priced out but not done due to budget constraints.
- Mailboxes also require work.
- Council has worked on a Welcome Package for the owners. A copy was given at Registration. Ms. Hirsch advised that she will make some necessary changes and send a revision to the strata agent for inclusion with these Minutes. (Please see attached.)
- A copy of What to do in the event of Loss from the strata corporation's insurance broker is also being included with the Minutes of AGM.

(At 7:50 p.m. another owner signed in. total vote count now being nine.)

2007/08 BUDGET (YEAR END AUGUST 31)

It was **MOVED** and **SECONDED** to consider the proposed 2007/2008 budget.

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

A discussion ensued on funding for the Reserve Fund Study and the need to raise additional funds via the management fees in this budget. After further discussion, it was **MOVED** and **SECONDED** to amend the proposed 2007/2008 budget by adding \$1,000 to the Reserve Fund study from \$2,500 to \$3500 in order to raise monies over two years rather than three.

**MOTION CARRIED
(UNANIMOUS)**

After a brief discussion, a Vote was called on the amended budget.

**MOTION CARRIED
(UNANIMOUS)**

Owners please note: there is an increase in maintenance fees for the new strata fiscal year, effective September 1, 2007. 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, 2007. 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, 2007, payable to "Strata Plan LMS-3792", to the management company. Please see the attached schedule for details.

3 - ¾ VOTE RESOLUTIONS

1. ¾ Vote Resolution – Special Levy Fund Transfer to Contingency Reserve Fund

The agent read ¾ Vote Resolution #1-07:

BE IT RESOLVED

As a ¾ Vote of The Owners, Strata Plan LMS-3792 (the "Strata Corporation") at this Annual General Meeting held on Wednesday, September 5, 2007 to authorize the strata council to close the Special Levy Fund with a balance of \$1,763.69 to the Contingency Reserve Fund.

After a brief discussion, it was **MOVED** and **SECONDED** to approve ¾ Vote Resolution #1-07 as presented above.

**MOTION CARRIED
(UNANIMOUS)**

2. ¾ Vote Resolution – 2006/2007 Deficit Recovery from Contingency Reserve Fund

The agent read ¾ Vote Resolution #2-07:

BE IT RESOLVED

As a ¾ Vote of The Owners, Strata Plan LMS-3792 (the "Strata Corporation") at this Annual General Meeting held on Wednesday, September 5, 2007 to authorize the strata council to transfer a maximum of \$3,000 from the Contingency Reserve Fund to eliminate the expected 2006/2007 operating fund deficit.

Council and the agent advised that there were three ways to possibly eliminate the 2006/2007 year end budget deficit:

- Special levy.
- Contingency Reserve Fund or
- Carry forward to the 2007/2008 budget.

It was decided by council to propose a Contingency Reserve Fund expenditure for the year end deficit.

After a brief discussion, it was **MOVED** and **SECONDED** to approve $\frac{3}{4}$ Vote Resolution #1-07 as presented above.

**MOTION CARRIED
(UNANIMOUS)**

3. $\frac{3}{4}$ Vote Resolution – Common Property Work (bylaw addition)

The agent read $\frac{3}{4}$ Vote Resolution #3-07:

BE IT RESOLVED

As a $\frac{3}{4}$ Vote of The Owners, Strata Plan LMS-3792 (the "Strata Corporation") at this Annual General Meeting held on Wednesday, September 5, 2007 to add the following bylaw to the bylaws of the strata corporation:

Bylaw #46:

#46 (a) An owner (or their tenant, guest, or assignee) wishing to work on the common property or assets of the strata corporation must first obtain written permission from the strata council.

As there was no **MOTION** to accept the above $\frac{3}{4}$ Vote Resolution, the Resolution was deemed **DEFEATED.**

ELECTION OF STRATA COUNCIL

The 2006/07 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 2006/2007 fiscal year:

Joanne Mercer	1668	Carol Ranger	1660
Joe Martland	1674	Keiron Simons	1676

There being no further nominations, it was **MOVED**, **SECONDED** and **CARRIED** to cease nominations and elect the above owners to the 2007/2008 strata council.

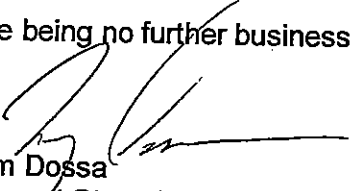
NEW BUSINESS

1. Owner: An owner advised that there may be a leak in his unit. The owner was advised to contact the agent with details in order for Phoenix Restorations to assess the matter.

2. Security: The owners present discussed security at the property. In particular, the parkade. One owner advised that her vehicle is regularly vandalized. It was decided that the new council discuss parkade security including signage to wait till the gate is closed.

Ms. Desbiens advised that she has spoken to local law enforcement and it was suggested an owner go door to door in regards to advise residents to wait till the gate goes down before proceeding in or out of the parkade. Ms. Cameron offered to do this.

There being no further business, the meeting was adjourned at 9:15 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 Wednesday, September 19, 2007 at 7:00 p.m. in unit 1676.

2007/08 BUDGET WORKING PAPER, STRATA PLAN LMS-3792
AUGUST 31 YEAREND

CATEGORY		2006/07	2006/07	2007/08
CODE	NAME	APPROVED	PROBABLE	APPROVED
REVENUE				
4000	MAINTENANCE FEES	34,425	34,425	40950
4300	INTEREST	100	135	198
TOTAL REVENUE		34,525	34,560	41,148
EXPENDITURES				
ADMINISTRATIVE				
5000	MANAGEMENT FEE	5,457	5,457	7200
5100	INSURANCE*	6,800	6,700	7300
5400	MISCELLANEOUS	600	700	500
		12,857	12,857	15,000
BUILDING AND GROUNDS				
6100	ELECTRICITY	1,200	900	1000
6200	WATER & SEWER*	2,500	2,400	2400
6300	GARBAGE REMOVAL	1,000	980	1000
6350	RECYCLING	300	200	200
6700	JANITORIAL	1,500	1,650	1700
6900	LANDSCAPING	2,600	2,500	2700
7200	REPAIR & MAINT. GENERAL	4,500	7,000	5000
7400	ALARM MONITORING	1,420	2,400	2000
		15,020	18,030	16,000
SUB-TOTAL		27,877	30,887	31,000
9000	CONTINGENCY RESERVE	6,648	6,648	6,648
9010	CRF - Reserve Fund Study	0	0	3500
9020	CRF - Re-Roofing Fund	0	0	0
9030	Re-Painting Fund	0	0	0
TOTAL EXPENDITURES		34,525	37,535	41,148
SURPLUS (DEFICIT)		0	-2,975	0
GST included in all categories except as denoted * which is exempt.				
				FINAL
Any owner who would like further information or specific details is invited to call the management company prior to the Annual General Meeting.				

Strata Plan LMS-3792				Year End: Aug 31	
2007/08 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	\$143.15	\$170.28	\$27.13
1634	5	728	\$189.83	\$225.80	\$35.98
1636	9	706	\$184.09	\$218.98	\$34.89
1638	13	761	\$198.43	\$236.04	\$37.61
1640	14	778	\$202.86	\$241.31	\$38.45
1642	10	702	\$183.05	\$217.74	\$34.69
1646	2	549	\$143.15	\$170.28	\$27.13
1648	6	728	\$189.83	\$225.80	\$35.98
1660	3	549	\$143.15	\$170.28	\$27.13
1662	7	728	\$189.83	\$225.80	\$35.98
1664	11	706	\$184.09	\$218.98	\$34.89
1668	15	778	\$202.86	\$241.31	\$38.45
1670	16	761	\$198.43	\$236.04	\$37.61
1672	12	702	\$183.05	\$217.74	\$34.69
1674	4	549	\$143.15	\$170.28	\$27.13
1676	8	728	\$189.83	\$225.80	\$35.98
Total		11,002	\$2,868.76	\$3,412.50	
			X12	x12	
Total Annual Budget			\$34,425.15	\$40,950.00	
				\$40,950.00	
				2007/08 Budget	

Welcome to the Tempo Strata Community!

Having now moved into your own self-contained unit, you have also become a member of a strata community of residents that value good neighbourly relations, based on respect for everybody's personal space.

As you are aware, we all live in very close proximity, and therefore we inevitably feel the impact of each other's actions more acutely. As a result, we would like to ask you to please observe the following guidelines that have evolved to address specific concerns (please refer to Strata Bylaws for more details):

GARBAGE DISPOSAL

- depositing garbage can be noisy and obtrusive to occupants who live near the garbage area. Please avoid depositing your garbage between the hours of 11pm and 8am.
- please note that cardboard will not be accepted as regular garbage and must be recycled. Cardboard must first be broken down to fit into the wheeled blue containers, otherwise it will not be removed.
- please do not leave any garbage or recyclables outside the garbage containers: removal services will not pick up anything that is not placed in the appropriate bins. Garbage left beside bins attracts vermin and disintegrates in the rain, leaving the entire garbage area in an unsanitary condition.
- a generally tidy appearance of the outside of your unit will be appreciated by all. Please do not accumulate garbage outside your door or on your patio for extended periods of time, as this also attracts vermin.

ANIMALS

- please refrain from feeding any wild animals on the property. The Strata has an ongoing problem, in particular with birds, and costs to control nesting and defecating animals can be significant.
- please be a responsible pet owner and clean up after your pet! Please be sure that your guests do the same!

FLAMMABLES

- please do not store any flammables in your storage locker or parking spot in the garage. This includes oils, paints, cardboard, wood, etc. Your Strata Corporation will be denied insurance coverage if a fire was caused by flammable materials stored in these locations. If a fire is traced to an owner's locker where flammables have been stored, that owner will be liable for any resulting damages.

GARDENING

- green areas in the complex are either 'common areas' (everybody has access) or 'limited common areas' (communally owned, but only individual owners have access; e.g. back patios of lower units).

All plants in all areas are communally owned. If you wish to remove a plant, or if you suspect a plant needs pruning, etc., please first speak with the Property Manager.

In the common areas, basic maintenance of plants is undertaken by a gardening company. In the limited common areas, the maintenance responsibility lies with the respective owner who has access to these areas through their unit.

As it is in everybody's interest that the green areas of the complex look attractive, active gardening is welcomed, and basic maintenance, such as watering and weeding, is expected.

In the summer, please coordinate with your neighbours to take care of the watering needs of the areas surrounding your unit.

PARKING

- Please note that cars in the underground garage are very vulnerable to break-ins. Therefore, when you leave the garage, please wait until the gate has fully closed before driving or walking away, so no intruders can slip in. It is also not recommended to leave any valuables in your car.

SOUND / NOISE

- As this strata complex has a 'dense' living layout, please be cognizant of noise, either outside on patios and walkways, through open doors and windows, or transferred via floors and walls. Please be particularly aware of the impact of sound intrusion in the summer months and when arriving or leaving early in the morning or late at night. For example, your neighbours will appreciate if 'goodbyes' after a dinner party can take place inside your unit, rather than outside your door.
- If you need to have any noisy work done (e.g. carpet cleaning, work requiring the use of power tools or pressure washers etc.) in or around your unit, please do NOT schedule this activity to take place on evenings and/or weekends.

WHAT TO DO WHEN THERE IS A PROBLEM

We are currently working on a set of guidelines outlining the steps to take if you have a problem with your unit, or if there is an emergency. Please stay posted!

Please be sure to pass on the above information to your family, tenants and guests!

These guidelines have been developed by the members of your Strata Corporation to ensure that all residents have equal enjoyment of their home. Additional suggestions and comments are encouraged, and your contributions to our community are welcomed.

Your Strata Council is composed of owners who are elected to act in the best interests of all residents; please consider becoming involved as a Strata Council Member!

INFORMATION BULLETIN

WHAT TO DO IN THE EVENT OF LOSS

We hope that nothing ever happens to you that causes you to have an insurance claim, but if you do, we're here for you. At Coastal we have a full time Claims Manager in our office to guide you through those difficult times, and to help you with how to present your claim.

Your insurance policy provides protection for a wide range of occurrences that can happen to your property. There are, of course, some items and some perils that are not covered no matter how broad your coverages. The Insurers and you, the Insured, have certain legal responsibilities to carry out in the event of a loss. The following information will assist in providing you with fast and efficient claims service.

- (A) When a loss occurs your first duty is to take all immediate steps necessary to be sure that no further loss occurs. Proceed in a manner as if no insurance existed as far as preventing further damage is concerned.
- (B) Organize the details of the loss for reporting - time, date, location, type of loss, witnesses if any, phone numbers of people to contact on site and so on.
- (C) Call your Property Manager so they can report the claim to us. This will also allow your Property Manager to keep a record of all of the details on behalf of your Strata Corporation. If you have an after hours emergency and for any reason cannot reach your Property Manager, please contact Cunningham Lindsey Adjusters directly at 604-680-0033.
- (D) Don't start any repairs of the **resultant damage** until you have directions on how to proceed. If you do start repairs without that prior approval the Insurers could deny your claim. The Insurer has a legal right to view damage before repairs are started
- (E) If the damage happens to be caused by toilet tank rupture, be sure and save the tank. There is a possibility that it's one of the many faulty tanks that were manufactured and your Insurer may be able to recover for you - including your deductible.

If a third party suffers a bodily injury or damage to their property, this may become a liability claim. Please report the details of the incident to your Property Manager, even if you don't think that the Strata is in any way responsible. Don't accept any responsibility to the claimant - that's for the Adjuster or the Courts to decide. If you receive a writ claiming for damages or compensation, please forward this to your Property Manager immediately.

If your Strata owns any "Contents" such as furniture, appliances, paintings, exercise equipment, tools or similar items, we suggest that you do an inventory of these items, take some pictures and keep these with any receipts that you have for these purchases. This will help you to prove your loss and it will speed up the settlement of your claim.

****DON'T LEAVE ITEMS IN YOUR VEHICLE TO BECOME TARGETS OF THEFT****



COASTAL INSURANCE SERVICES LTD.

Port Coquitlam: Tel: 944-1700 Fax: 944-1734 - White Rock: Tel: 531-1020 Fax: 531-2031 - Toll Free: 1-800-665-3310
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MINUTES OF COUNCIL MEETING
STRATA PLAN LMS-3792

HELD: On Wednesday, September 19, 2007 at 10:00 a.m. in 1676 Grant Street, Vancouver, B.C.

PRESENT: Johanna Mercer 1668
Keiron Simons 1676

REGRETS: Joe Shea 1674
Carol Ranger 1660

GUEST: Antonia Hirsch (Past Council President) 1636

AGENT: Nizam Dossa, Northwest Strata Management Ltd.

CALL TO ORDER

There being a quorum present, meeting was called to order at 10:00 a.m.

MINUTES

It was **MOVED, SECONDED, and CARRIED** to adopt the Minutes of the June 11, 2007 council meeting as previously circulated.

BUSINESS ARISING

1. Neighbouring Development:

- (a) Development Progress: Ms. Hirsch advised that due to the City of Vancouver strike, the developer of the neighbouring property is waiting for approval of various work at the property.
- (b) Damage to Strata Lot Window: Ms. Hirsch advised that before the term of the last council ended, they received a letter from the developer of the neighbouring property that the repair to the damaged window was proper. The owner of the strata lot in question has also deemed the repair satisfactory. This matter will now be taken off the agenda.
- (c) Fencing and Fence Board Replacement: Yardapes Contracting replaced various boards and work. However, due to budget constraints, there were other areas that required repair or replacement that were not done. Ms. Mercer offered to follow up in this matter as she was part of last year's council. This matter to be resolved before the next council meeting.

- (d) Landscaping – Planter Boxes: Council reviewed the matter of a railing or trellis at the back of the property (above the garage gates). An owner has also written to council in this regard. A quote from Yardapes on adding a trellis is expected shortly. Ms. Mercer will be meeting with Yardapes on other matters and will review the matter of adding on a privacy trellis. This matter to be completed by the next strata council meeting. Should there be a need for council to confer on further details on this matter, this will occur privately and be reported in the December Minutes.

CORRESPONDENCE

- (a) Owner – Landscaping: Council reviewed correspondence from an owner in regards to tree pruning. Council was in agreement of the plan to prune the tree. Ms. Hirsch offered to speak to the gardener on this matter.

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 – May to July, 2007: Council reviewed the May to July, 2007 financial statements of the strata corporation. After a brief review, it was **MOVED, SECONDED, and CARRIED** to adopt May, June, and July 2007 financial statements as presented.
2. Owner Arrears Report: There remains two owners from last year's increase in maintenance fees that are in arrears of the catch up portion (approx. \$24.00 to \$35.00). There was also an increase in the maintenance fees effective September 1st and the schedule of new fees and catch up portion was attached to the AGM Minutes. A copy of the fee schedule is attached to these Minutes for all owners. Please note that, as stated in the AGM Minutes, owners must submit the catch-up portion via cheque as it cannot retroactively be processed through the Pre-Authorized Chequing (PAC) program.

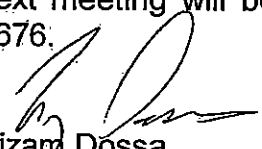
NEW BUSINESS

1. Security: Council discussed security at the complex and the discussion at the Annual General Meeting in regards to owners waiting till the garage gate comes down before proceeding. The agent advised that signs can be made in this regard. The approximate cost is \$60-\$80 per sign plus

installation. Ms. Mercer will contact Yardapes on whether they can install the signs when at the property.

2. Access Keys: The new council received access keys to the common rooms at the property. An electrical room key has also been delivered to B.C. Hydro.
3. Real Estate Services Act: Council will be receiving a copy of a new strata management contract as required by the Real Estate Services Act of British Columbia. All strata management companies have to ensure to that their contracts are as compliant as possible with the new RESA legislation. The Strata Property Agents of B.C. has produced the contract in consultation with the Real Estate Council of British Columbia. This will be forwarded to council shortly.
4. Emergency Preparedness Information: Council will be receiving an information package on Emergency Preparedness put together by Northwest Strata Management Ltd. This matter will be discussed at the next scheduled council meeting.
5. Cleaners: It was requested that the cleaner ensure that the walkways between buildings are cleared on a more regular basis.
6. Pigeons: Propec Pest Control has done some work at the property to reduce pigeon nesting. Ms. Hirsch offered to meet with Propec and obtain a quotation for additional work.
7. Leak -- Lower Unit: An owner contacted the agent this week in regards to being available for a contractor to review a leak. The agent has contacted Phoenix Restorations and an appointment has been made to review the matter.

There being no further business, the meeting was adjourned at 11:05 a.m. The next meeting will be on Wednesday, December 5, 2007 at 10:00 a.m. in unit 1676.



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

Telephone: 604 980 4729

Strata Plan LMS-3792				Year End: Aug 31	
2007/08 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	\$143.15	\$170.28	\$27.13
1634	5	728	\$189.83	\$225.80	\$35.98
1636	9	706	\$184.09	\$218.98	\$34.89
1638	13	761	\$198.43	\$236.04	\$37.61
1640	14	778	\$202.86	\$241.31	\$38.45
1642	10	702	\$183.05	\$217.74	\$34.69
1646	2	549	\$143.15	\$170.28	\$27.13
1648	6	728	\$189.83	\$225.80	\$35.98
1660	3	549	\$143.15	\$170.28	\$27.13
1662	7	728	\$189.83	\$225.80	\$35.98
1664	11	706	\$184.09	\$218.98	\$34.89
1668	15	778	\$202.86	\$241.31	\$38.45
1670	16	761	\$198.43	\$236.04	\$37.61
1672	12	702	\$183.05	\$217.74	\$34.69
1674	4	549	\$143.15	\$170.28	\$27.13
1676	8	728	\$189.83	\$225.80	\$35.98
Total		11,002	\$2,868.76	\$3,412.50	
			X12	x12	
Total Annual Budget			\$34,425.15	\$40,950.00	
				\$40,950.00	
				2007/08 Budget	



NORTHWEST STRATA MANAGEMENT LTD.

THE OWNERS, STRATA PLAN NO. LMS-3792 FINANCIAL STATEMENTS – AUGUST 31, 2007

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, 2007

FOR THE MONTH OF AUG. 2007

Current Month Actual	Current Month Budget
-------------------------	-------------------------

FOR THE TWELVE MONTHS ENDING AUG. 31, 2007

YTD Actual	Annual Budget	Budget Remaining
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REVENUE

\$2,868.78	\$2,868.75	4000 Strata fees	\$34,425.37	\$34,425.00	(\$0.37)
\$21.36	\$8.33	4300 Interest	\$146.77	\$100.00	(\$46.77)
<u>\$2,890.14</u>	<u>\$2,877.08</u>	TOTAL REVENUE	<u>\$34,572.14</u>	<u>\$34,525.00</u>	<u>(\$47.14)</u>

EXPENSES

ADMINISTRATIVE

\$450.50	\$454.75	5000 Management fees	\$5,406.00	\$5,457.00	\$51.00
\$555.13	\$566.67	5100 Insurance	\$6,662.00	\$6,800.00	\$138.00
\$0.00	\$50.00	5400 Miscellaneous	\$478.65	\$600.00	\$121.35
<u>\$1,005.63</u>	<u>\$1,071.42</u>	TOTAL ADMINISTRATIVE	<u>\$12,546.65</u>	<u>\$12,857.00</u>	<u>\$310.35</u>

BUILDING & GROUNDS

\$0.00	\$100.00	6100 Electricity	\$753.03	\$1,200.00	\$446.97
\$0.00	\$208.33	6200 Water & Sewer	\$2,243.41	\$2,500.00	\$256.59
\$0.00	\$83.33	6300 Garbage Removal	\$1,001.76	\$1,000.00	(\$1.76)
\$0.00	\$25.00	6350 Recycling	\$170.00	\$300.00	
\$127.20	\$125.00	6700 Janitorial	\$1,658.52	\$1,500.00	(\$158.52)
\$148.40	\$216.67	6900 Landscaping	\$1,399.20	\$2,600.00	\$1,200.80
\$0.00	\$375.00	7200 General Repairs & Maint.	\$6,060.46	\$4,500.00	(\$1,560.46)
\$0.00	\$118.33	7400 Alarm Monitoring	\$2,548.72	\$1,420.00	(\$1,128.72)
<u>\$275.60</u>	<u>\$1,251.66</u>	TOTAL BUILDING & GROUNDS	<u>\$15,835.10</u>	<u>\$15,020.00</u>	<u>(\$945.10)</u>

<u>\$1,281.23</u>	<u>\$2,323.08</u>	TOTAL EXPENSES	<u>\$28,381.75</u>	<u>\$27,877.00</u>	<u>(\$504.75)</u>
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SURPLUS (DEFICIT) BEFORE TRANSFER TO CRF

\$1,608.91	\$554.00		\$6,190.39	\$6,648.00	\$457.61
(\$554.00)	(\$554.00)	9000 Trans. To CRF	(\$6,648.00)	(\$6,648.00)	\$0.00
<u>\$1,054.91</u>	<u>\$0.00</u>	NET SURPLUS/(DEFICIT)	<u>(\$457.61)</u>	<u>\$0.00</u>	<u>\$457.61</u>

THE OWNERS, STRATA PLAN LMS-3792

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

Detail Trial Balance

8/1/2007 To 8/31/2007

8/31/2007

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Page 1

ID#	Src	Date	Memo	Debit	Credit	Job	Net Activity	Ending Balance
6-5000	Management Fee							
Beginning Balance:			\$4,955.50					
DEBIT	CD	8/1/2007	NSM, Mgmt Fee	\$450.50				\$5,406.00
			Total:	\$450.50	\$0.00		\$450.50	\$5,406.00
6-5100	Insurance							
Beginning Balance:			\$6,106.87					
GJ000098	GJ	8/31/2007	To Expense Prepaid Insur.	\$555.13				\$6,662.00
			Total:	\$555.13	\$0.00		\$555.13	\$6,662.00
6-6700	Janitorial							
Beginning Balance:			\$1,531.32					
337	CD	8/7/2007	Martins, Cleaners Jul	\$127.20				\$1,658.52
			Total:	\$127.20	\$0.00		\$127.20	\$1,658.52
6-6900	Landscaping							
Beginning Balance:			\$1,250.80					
339	CD	8/17/2007	Westrend, Gard. Jul	\$148.40				\$1,399.20
			Total:	\$148.40	\$0.00		\$148.40	\$1,399.20
Grand Total:				\$1,281.23	\$0.00			

THE OWNERS, STRATA PLAN LMS-3792

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

Balance Sheet

August 2007

8/31/2007
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ASSETS

CURRENT ASSETS

Cash	
CCSCU OPF Acct.	\$12,433.03
CCSCU CRF Acct.	\$13,161.11
Petty Cash	\$100.00
Total Cash	\$25,694.14
Strata Fees Receivable	(\$74.01)
Total CURRENT ASSETS	\$25,620.13
Total ASSETS	\$25,620.13

LIABILITIES

MEMBERS' EQUITY

RESERVE FUNDS

Contingency Reserve Fund (CRF)	
CRF, Opening Balance	\$19,806.29
CRF, Current Appropriations	\$6,648.00
CRF, Interest	\$757.13
CRF, Current Expenses	(\$7,711.48)
Total Contingency Reserve Fund (CRF)	\$19,499.94
Special Levy Fund, (SLF)	
SLF, Opening Balance	\$1,763.69
Total Special Levy Fund, (SLF)	\$1,763.69
Total RESERVE FUNDS	\$21,263.63
OPERATING FUND (OPF)	
OPF, Opening Balance	\$4,814.11
OPF, Current Surplus/(Deficit)	(\$457.61)
Total OPERATING FUND (OPF)	\$4,356.50
Total MEMBERS' EQUITY	\$25,620.13
Total Liability & Equity	\$25,620.13

THE OWNERS, STRATA PLAN LMS-3792

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

Aged Receivables

8/31/2007

8/31/2007
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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
Total:			\$24.80	\$0.00	\$0.00	\$0.00	\$24.80
1664-KAUFMAN							
KAUFMAN, ELYSSA C.O.D.							
	00000277	10/1/2006	\$24.95				\$24.95
	00000471	9/1/2007	\$184.09	\$184.09			
Total:			\$209.04	\$184.09	\$0.00	\$0.00	\$24.95
1676-SIMONS							
SIMONS, KEIRON C.O.D.							
	00000412	5/30/2007	(\$148.56)				(\$148.56)
Total:			(\$148.56)	\$0.00	\$0.00	\$0.00	(\$148.56)
Grand Total:			\$85.28	\$184.09	\$0.00	\$0.00	(\$98.81)
Aging Percent:				215.9%	0.0%	0.0%	(115.9%)



NORTHWEST STRATA MANAGEMENT LTD.

THE OWNERS, STRATA PLAN NO. LMS-3792

FINANCIAL STATEMENTS – JULY 31, 2007

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, 2007

FOR THE MONTH OF JUL. 2007		FOR THE ELEVEN MONTHS ENDING JUL. 31, 2007			
<u>Current Month</u> <u>Actual</u>	<u>Current Month</u> <u>Budget</u>		<u>YTD Actual</u>	<u>Annual Budget</u>	<u>Budget</u> <u>Remaining</u>
REVENUE					
\$2,868.78	\$2,868.75	4000 Strata fees	\$31,556.59	\$34,425.00	\$2,868.41
\$351.00	\$8.33	4300 Interest	\$1,125.41	\$100.00	(\$1,025.41)
<u>\$2,872.29</u>	<u>\$2,877.08</u>	TOTAL REVENUE	<u>\$31,682.00</u>	<u>\$34,525.00</u>	<u>\$1,843.00</u>
EXPENSES					
ADMINISTRATIVE					
\$450.50	\$454.75	5000 Management fees	\$4,955.50	\$5,457.00	\$501.50
\$555.17	\$566.67	5100 Insurance	\$5,551.70	\$6,800.00	\$1,248.30
\$0.00	\$50.00	5400 Miscellaneous	\$478.65	\$600.00	\$121.35
<u>\$1,005.67</u>	<u>\$1,071.42</u>	TOTAL ADMINISTRATIVE	<u>\$11,541.02</u>	<u>\$12,857.00</u>	<u>\$1,871.15</u>
BUILDING & GROUNDS					
\$105.40	\$100.00	6100 Electricity	\$753.03	\$1,200.00	\$446.97
\$0.00	\$208.33	6200 Water & Sewer	\$2,243.41	\$2,500.00	\$256.59
\$250.44	\$83.33	6300 Garbage Removal	\$1,001.76	\$1,000.00	(\$1.76)
\$0.00	\$25.00	6350 Recycling	\$170.00	\$300.00	
\$120.00	\$125.00	6700 Janitorial	\$1,531.32	\$1,500.00	(\$31.32)
\$148.40	\$216.67	6900 Landscaping	\$1,250.80	\$2,600.00	\$1,349.20
\$752.09	\$375.00	7200 General Repairs & Maint.	\$6,060.46	\$4,500.00	(\$1,560.46)
\$318.00	\$118.33	7400 Alarm Monitoring	\$2,548.72	\$1,420.00	(\$1,128.72)
<u>\$1,694.33</u>	<u>\$1,251.66</u>	TOTAL BUILDING & GROUNDS	<u>\$15,559.50</u>	<u>\$15,020.00</u>	<u>(\$669.50)</u>
<u>\$2,700.00</u>	<u>\$2,323.08</u>	TOTAL EXPENSES	<u>\$27,100.52</u>	<u>\$27,877.00</u>	<u>\$776.48</u>
SURPLUS (DEFICIT) BEFORE					
\$172.29	\$554.00	TRANSFER TO CRF	\$4,581.48	\$6,648.00	\$2,066.52
(\$554.00)	(\$554.00)	9000 Trans. To CRF	(\$6,094.00)	(\$6,648.00)	(\$554.00)
<u>(\$381.71)</u>	<u>\$0.00</u>	NET SURPLUS/(DEFICIT)	<u>(\$1,512.52)</u>	<u>\$0.00</u>	<u>\$1,512.52</u>

THE OWNERS, STRATA PLAN LMS-3792

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

Detail Trial Balance

7/1/2007 To 7/31/2007

7/31/2007
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Page 1

ID#	Src	Date	Memo	Debit	Credit	Job	Net Activity	Ending Balance
6-5000 Management Fee								
Beginning Balance:			\$4,505.00					
DEBIT	CD	7/1/2007	NSM, Mgmt Fee	\$450.50				\$4,955.50
Total:				\$450.50	\$0.00		\$450.50	\$4,955.50
6-5100 Insurance								
Beginning Balance:			\$5,551.70					
GJ000094	GJ	7/31/2007	To Expense Prepaid Insur.	\$555.17				\$6,106.87
Total:				\$555.17	\$0.00		\$555.17	\$6,106.87
6-6100 Electricity								
Beginning Balance:			\$647.63					
PAC	CD	7/1/2007	Hydro, ElecMay05-Jul06	\$105.40				\$753.03
Total:				\$105.40	\$0.00		\$105.40	\$753.03
6-6300 Garbage								
Beginning Balance:			\$751.32					
332	CD	7/5/2007	Superior, Garb Jun	\$83.48				\$834.80
335	CD	7/6/2007	Superior, Garb Jun	\$166.96				\$1,001.76
Total:				\$250.44	\$0.00		\$250.44	\$1,001.76
6-6700 Janitorial								
Beginning Balance:			\$1,411.32					
329	CD	7/5/2007	Martins, Cleaners Jun	\$120.00				\$1,531.32
Total:				\$120.00	\$0.00		\$120.00	\$1,531.32
6-6900 Landscaping								
Beginning Balance:			\$1,102.40					
334	CD	7/6/2007	Westrend, Gard. Jun	\$148.40				\$1,250.80
Total:				\$148.40	\$0.00		\$148.40	\$1,250.80
6-7200 Repairs & Maintenance								
Beginning Balance:			\$5,308.37					
331	CD	7/5/2007	Columbus, Fence Repair	\$248.40				\$5,556.77
338	CD	7/26/2007	Columbus, Repairs, 1674	\$503.69				\$6,060.46
Total:				\$752.09	\$0.00		\$752.09	\$6,060.46
6-7400 Alarm Monitoring								
Beginning Balance:			\$2,230.72					
333	CD	7/5/2007	Acme Sec, Alarm Monit. Ju	\$318.00				\$2,548.72
Total:				\$318.00	\$0.00		\$318.00	\$2,548.72
Grand Total:				\$2,700.00	\$0.00			

THE OWNERS, STRATA PLAN LMS-3792

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

Balance Sheet

July 2007

7/31/2007

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ASSETS

CURRENT ASSETS	
Cash	
CCSCU OPF Acct.	(\$61.63)
CCSCU CRF Acct.	\$22,540.46
Petty Cash	\$100.00
Total Cash	\$22,578.83
Strata Fees Receivable	\$810.61
Prepaid Insurance	\$555.13
Total CURRENT ASSETS	\$23,944.57
Total ASSETS	\$23,944.57

LIABILITIES

MEMBERS' EQUITY

RESERVE FUNDS	
Contingency Reserve Fund (CRF)	
CRF, Opening Balance	\$19,806.29
CRF, Current Appropriations	\$6,094.00
CRF, Interest	\$690.48
CRF, Current Expenses	(\$7,711.48)
Total Contingency Reserve Fund (CRF)	\$18,879.29
Special Levy Fund, (SLF)	
SLF, Opening Balance	\$1,763.69
Total Special Levy Fund, (SLF)	\$1,763.69
Total RESERVE FUNDS	\$20,642.98
OPERATING FUND (OPF)	
OPF, Opening Balance	\$4,814.11
OPF, Current Surplus/(Deficit)	(\$1,512.52)
Total OPERATING FUND (OPF)	\$3,301.59
Total MEMBERS' EQUITY	\$23,944.57
Total Liability & Equity	\$23,944.57

THE OWNERS, STRATA PLAN LMS-3792

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

Aged Receivables

7/31/2007

Page 1

7/31/2007
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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
Total:			\$24.80	\$0.00	\$0.00	\$0.00	\$24.80
1646-MOONEY							
MOONEY, JILLIAN C.O.D.							
	00000353	2/1/2007	\$143.15				\$143.15
	00000370	3/1/2007	\$143.15				\$143.15
	00000386	4/1/2007	\$143.15				\$143.15
	00000402	5/1/2007	\$143.15				\$143.15
	00000419	6/1/2007	\$143.15		\$143.15		
	00000435	7/1/2007	\$143.15	\$143.15			
Total:			\$858.90	\$143.15	\$143.15	\$0.00	\$572.60
1648-SHILLINGTO							
SHILLINGTON/MANN C.O.D.							
	00000274	10/1/2006	\$25.72				\$25.72
Total:			\$25.72	\$0.00	\$0.00	\$0.00	\$25.72
1664-KAUFMAN							
KAUFMAN, ELYSSA C.O.D.							
	00000277	10/1/2006	\$24.95				\$24.95
Total:			\$24.95	\$0.00	\$0.00	\$0.00	\$24.95
1672-BEHREND'S							
BEHREND'S, TERESA C.O.D.							
	00000280	10/1/2006	\$24.80				\$24.80
Total:			\$24.80	\$0.00	\$0.00	\$0.00	\$24.80
1676-SIMONS							
SIMONS, KEIRON C.O.D.							
	00000412	5/30/2007	(\$148.56)			(\$148.56)	
Total:			(\$148.56)	\$0.00	\$0.00	(\$148.56)	\$0.00
Grand Total:			\$810.61	\$143.15	\$143.15	(\$148.56)	\$672.87
Aging Percent:				17.7%	17.7%	(18.3%)	83.0%

MINUTES OF COUNCIL MEETING

STRATA PLAN LMS-3792

HELD: On Monday, June 11, 2007 at 10:00 a.m. in unit 1638 Grant Street, Vancouver, B.C.

PRESENT: Johanna Mercer Vice-President 1668
Linda Desbiens Treasurer 1638
Joe Shea 1674

REGRETS: Antonia Hirsch President 1636

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 (2 for, 0 against, 1 abstention) to adopt the Minutes of the April 2, 2007 council meeting as previously circulated.

BUSINESS ARISING

1. Repairs – Strata Lot: Edenvale Restorations has completed repairs to a strata lot where there was water ingress from the front door area. The repairs took several months and the owner expressed her satisfaction. Council discussed the matter including a letter from the owner on this matter stating that she was not satisfied with the strata management agent or the services of Edenvale in this matter. A letter will be sent by the owner to both offices.
2. Neighbouring Development:
 - (a) Development Progress: Ms. Desbiens advised that progress on the neighbouring development has been slower than expected by the developer. It is expected that the project should be completed closer to the Fall season.
 - (b) Damage to Common Property and Strata Lot - Status:
 - (i) Strata Lot Window: The agent advised that the developer had the window fixed. However, the repair was not satisfactory to the owner of the strata lot. The

developer has been requested to replace the window. Ms. Desbiens and the agent will follow up on this matter.

- (ii) Common Property – Fence: The fence area has been repaired. Ms. Desbiens and the agent will confirm with the developer that this matter is now fully completed.
- 3. Fencing, Fence Boards, etc – Yard Apes Contracting: Yard Apes Contracting has requested a colour code for the replacement boards. As the code is not known, Yard Apes will be advised to find a close match. Ms. Mercer will liaise with the firm on this matter and the schedule to getting it completed.
- 4. Leak – 1674 – Appliance Above Unit: Artisan Plumbing has attended several times to a re-occurring and infrequent leak that could not be sourced from an upper unit. The owner of the unit stated at this meeting that Artisan has found that the problem is from a water based appliance in the unit above. When it is used, the overflow seeps to the floor and finds an opening to the unit below. The owner confirmed that the leak occurs when the resident above has guests. Once the paperwork arrives from Artisan Plumbing, the agent will send the necessary correspondence and charge back to the owner. Council concurred with this course of action.

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 – February, March, and April, 2007: Council reviewed the latest financial statements to April, 2007 of the strata corporation. The agent directed council to the deficit to date that needs to be addressed at the Annual General Meeting as well as expenses to date. After further review, it was **MOVED**, **SECONDED**, and **CARRIED** to adopt the February, March, and April, 2007 financial statements.

2. Owner Arrears Report: Several owners have brought their account to date. However, statements sent to owners with the last set of Minutes did not bring all owners up to date. Council reminds owners to ensure that they keep their account to date.

NEW BUSINESS

1. Draft Budget – 2007/2008: Council reviewed a draft 2007-2008 prepared by the agent. Various line categories were reviewed including the expected year end deficit of approximately \$2,300. There are notable increases in management fees, insurance, alarm monitoring cost, and a new line item for Reserve Fund Study Plan (\$2,500 for three years in the CRF account). Council will discuss these items further as an additional \$5,000 will be required in maintenance fees for the new fiscal year based on the draft budget. The agent advised that he will require notification on the budget by the end of July, 2007 as notice will be required to be given for the September 2007 Annual General Meeting. Otherwise, the Notice of AGM will include the proposed budget with an increase in maintenance fees. Owners, please note that the year end of the strata corporation is the end of August. However, as owners are not usually available during the summer, council decided to hold the AGM in September.
2. Westrend Gardening: Council reviewed a contract proposal from Westrend Gardening for increased maintenance costs at the property. The agent will request a break down of costs from Westrend. The firm is proposing \$60.00 a visit to the site.

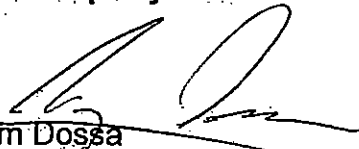
Council also discussed Westrend's proposal for the planter above the garage entrance. Westrend proposes that the current railings be moved to the outside of the planters. This would allow residents to access the area. The firm willing to remove several cedar stumps present and add some additional soil for \$250.00. The work on the railings is not included. Ms. Mercer offered to speak to Yard Apes Contracting on this matter and obtain a quote for council's consideration.

3. Security – Parkade: There have been two known break-ins into the parkade. It was noted that the garage gate should be tested for any weaknesses. The agent will contact Precision Door to meet Ms. Desbiens on this matter. (Subsequent to the meeting, the agent contacted Precision on the afternoon of June 11th, 2007.)

Council also discussed re-keying of the complex as well as a new remote control system. This matter will be reviewed further by council.

4. AGM: It was decided to hold the Annual General Meeting of The Owners, Strata Plan LMS-2792 on September 15, 2007 at 7:00 p.m.
5. Proposed Bylaws and Resolutions: Council discussed possible bylaw additions and Resolutions for consideration by the ownership at the September 15, 2007 AGM. It was decided to propose:
 - (a) One $\frac{3}{4}$ Vote Resolution to add a bylaw stating that any owner (or their tenant, guest, assignee) must not perform any work on the common property without first obtaining written council permission.
 - (b) One $\frac{3}{4}$ Vote Resolution to close the Special Levy Fund (SLF) that was previously created. There is currently a balance of \$1,763.69 in the account. These monies will be transferred to the Contingency Reserve Fund as directed at the last Annual General Meeting.

There being no further business, the meeting was adjourned at 11:45 a.m. The next meeting will be the Annual General Meeting on September 15, 2007. Notice will be given in advance of the AGM as required under the Strata Property Act.



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 – JUNE 30, 2007

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, 2007

FOR THE MONTH OF JUN. 2007		FOR THE TEN MONTHS ENDING JUN. 30, 2007			
Current Month Actual	Current Month Budget		YTD Actual	Annual Budget	Budget Remaining
REVENUE					
\$2,868.78	\$2,868.75	4000 Strata fees	\$28,687.81	\$34,425.00	\$5,737.19
\$9.09	\$8.33	4300 Interest	\$121.90	\$100.00	(\$21.90)
<u>\$2,877.87</u>	<u>\$2,877.08</u>	TOTAL REVENUE	<u>\$28,809.71</u>	<u>\$34,525.00</u>	<u>\$5,715.29</u>
EXPENSES					
ADMINISTRATIVE					
\$450.50	\$454.75	5000 Management fees	\$4,505.00	\$5,457.00	\$952.00
\$555.17	\$566.67	5100 Insurance	\$5,551.70	\$6,800.00	\$1,248.30
\$0.00	\$50.00	5400 Miscellaneous	\$478.65	\$600.00	\$121.35
<u>\$1,005.67</u>	<u>\$1,071.42</u>	TOTAL ADMINISTRATIVE	<u>\$10,535.35</u>	<u>\$12,857.00</u>	<u>\$2,321.65</u>
BUILDING & GROUNDS					
\$0.00	\$100.00	6100 Electricity	\$647.63	\$1,200.00	\$552.37
\$515.37	\$208.33	6200 Water & Sewer	\$2,243.41	\$2,500.00	\$256.59
\$0.00	\$83.33	6300 Garbage Removal	\$751.32	\$1,000.00	\$248.68
\$170.00	\$25.00	6350 Recycling	\$170.00	\$300.00	
\$127.20	\$125.00	6700 Janitorial	\$1,411.32	\$1,500.00	\$88.68
\$185.50	\$216.67	6900 Landscaping	\$1,102.40	\$2,600.00	\$1,497.60
\$0.00	\$375.00	7200 General Repairs & Maint.	\$5,308.37	\$4,500.00	(\$808.37)
\$340.00	\$118.33	7400 Alarm Monitoring	\$2,230.72	\$1,420.00	(\$810.72)
<u>\$1,338.07</u>	<u>\$1,251.66</u>	TOTAL BUILDING & GROUNDS	<u>\$13,865.17</u>	<u>\$15,020.00</u>	<u>\$1,024.83</u>
<u>\$2,343.74</u>	<u>\$2,323.08</u>	TOTAL EXPENSES	<u>\$24,400.52</u>	<u>\$27,877.00</u>	<u>\$3,476.48</u>
\$534.13	\$554.00	SURPLUS (DEFICIT) BEFORE TRANSFER TO CRF	\$4,409.19	\$6,648.00	\$2,238.81
(\$554.00)	(\$554.00)	9000 Trans. To CRF	(\$5,540.00)	(\$6,648.00)	(\$1,108.00)
<u>(\$19.87)</u>	<u>\$0.00</u>	NET SURPLUS/(DEFICIT)	<u>(\$1,130.81)</u>	<u>\$0.00</u>	<u>\$1,130.81</u>

THE OWNERS, STRATA PLAN LMS-3792

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

Detail Trial Balance

6/1/2007 To 6/30/2007

6/30/2007

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ID#	Src	Date	Memo	Debit	Credit	Job	Net Activity	Ending Balance
6-5000	Management Fee							
Beginning Balance:			\$4,054.50					
DEBIT	CD	6/1/2007	NSM, Mgmt Fee	\$450.50				\$4,505.00
		Total:		\$450.50	\$0.00		\$450.50	\$4,505.00
6-5100	Insurance							
Beginning Balance:			\$4,996.53					
GJ000090	GJ	6/30/2007	To Expense Prepaid Insur.	\$555.17				\$5,551.70
		Total:		\$555.17	\$0.00		\$555.17	\$5,551.70
6-6200	Water & Sewer							
Beginning Balance:			\$1,728.04					
DEBIT	CD	6/7/2007	City, W&S Mar05-May04	\$515.37				\$2,243.41
		Total:		\$515.37	\$0.00		\$515.37	\$2,243.41
6-6350	Recycling							
Beginning Balance:			\$0.00					
DEBIT	CD	6/7/2007	City, Ann. Recycl & Fireline	\$170.00				\$170.00
		Total:		\$170.00	\$0.00		\$170.00	\$170.00
6-6700	Janitorial							
Beginning Balance:			\$1,284.12					
326	CD	6/1/2007	Martins, Cleaners May	\$127.20				\$1,411.32
		Total:		\$127.20	\$0.00		\$127.20	\$1,411.32
6-6900	Landscaping							
Beginning Balance:			\$916.90					
327	CD	6/14/2007	Westrend, Gard. May	\$185.50				\$1,102.40
		Total:		\$185.50	\$0.00		\$185.50	\$1,102.40
6-7400	Alarm Monitoring							
Beginning Balance:			\$1,890.72					
DEBIT	CD	6/7/2007	City, Ann. Recycl & Fireline	\$340.00				\$2,230.72
		Total:		\$340.00	\$0.00		\$340.00	\$2,230.72
		Grand Total:		\$2,343.74	\$0.00			

THE OWNERS, STRATA PLAN LMS-3792

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

Balance Sheet

June 2007

6/30/2007
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ASSETS

CURRENT ASSETS

Cash	
CCSCU OPF Acct.	\$2,619.54
CCSCU CRF Acct.	\$21,912.49
Petty Cash	\$100.00
Total Cash	<u>\$24,632.03</u>
Strata Fees Receivable	\$667.46
Prepaid Insurance	<u>\$1,110.30</u>
Total CURRENT ASSETS	<u>\$26,409.79</u>
Total ASSETS	<u>\$26,409.79</u>

LIABILITIES

MEMBERS' EQUITY

RESERVE FUNDS

Contingency Reserve Fund (CRF)	
CRF, Opening Balance	\$19,806.29
CRF, Current Appropriations	\$5,540.00
CRF, Interest	\$616.51
CRF, Current Expenses	<u>(\$5,000.00)</u>
Total Contingency Reserve Fund (CRF)	<u>\$20,962.80</u>
Special Levy Fund, (SLF)	
SLF, Opening Balance	<u>\$1,763.69</u>
Total Special Levy Fund, (SLF)	<u>\$1,763.69</u>
Total RESERVE FUNDS	<u>\$22,726.49</u>
OPERATING FUND (OPF)	
OPF, Opening Balance	\$4,814.11
OPF, Current Surplus/(Deficit)	<u>(\$1,130.81)</u>
Total OPERATING FUND (OPF)	<u>\$3,683.30</u>
Total MEMBERS' EQUITY	<u>\$26,409.79</u>
Total Liability & Equity	<u>\$26,409.79</u>

THE OWNERS, STRATA PLAN LMS-3792

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

Aged Receivables

6/30/2007

6/30/2007

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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
Total:			\$24.80	\$0.00	\$0.00	\$0.00	\$24.80
1646-MOONEY							
MOONEY, JILLIAN C.O.D.							
	00000353	2/1/2007	\$143.15				\$143.15
	00000370	3/1/2007	\$143.15				\$143.15
	00000386	4/1/2007	\$143.15			\$143.15	
	00000402	5/1/2007	\$143.15		\$143.15		
	00000419	6/1/2007	\$143.15	\$143.15			
Total:			\$715.75	\$143.15	\$143.15	\$143.15	\$286.30
1648-SHILLINGTON							
SHILLINGTON/MANN C.O.D.							
	00000274	10/1/2006	\$25.72				\$25.72
Total:			\$25.72	\$0.00	\$0.00	\$0.00	\$25.72
1664-KAUFMAN							
KAUFMAN, ELYSSA C.O.D.							
	00000277	10/1/2006	\$24.95				\$24.95
Total:			\$24.95	\$0.00	\$0.00	\$0.00	\$24.95
1672-BEHRENDTS							
BEHRENDTS, TERESA C.O.D.							
	00000280	10/1/2006	\$24.80				\$24.80
Total:			\$24.80	\$0.00	\$0.00	\$0.00	\$24.80
1676-SIMONS							
SIMONS, KEIRON C.O.D.							
	00000412	5/30/2007	(\$148.56)		(\$148.56)		
Total:			(\$148.56)	\$0.00	(\$148.56)	\$0.00	\$0.00
Grand Total:			\$667.46	\$143.15	(\$5.41)	\$143.15	\$386.57
Aging Percent:				21.4%	(0.8%)	21.4%	57.9%

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STRATA PLAN LMS-3792, THE OWNERS
PLAN LMS-3792, THE OWNERS
205-1515 PEMBERTON AVE
NORTH VANCOUVER BC V7P 2S3

**Statement of Account for
Strata Plan Lms-3792, The Owners**

Chequing/Savings

Operating Fund 100		WITHDRAWALS	DEPOSITS	BALANCE
01 JUN 07	Balance Forward			2,207.99
01 JUN 07	Debit Lms-3792 Mgmt Fee	450.50		1,757.49
04 JUN 07	Direct Deposit Nsmltd Northwest Strata Management		2,725.63	4,483.12
07 JUN 07	Online Bill Payment Vancouver City Utilities 699478	510.00		3,973.12
07 JUN 07	Online Bill Payment Vancouver City Utilities 699484	515.37		3,457.75
15 JUN 07	Debit Crf Transfer	554.00		2,903.75
15 JUN 07	Cheque# 326	127.20		2,776.55
18 JUN 07	Cheque# 327	185.50		2,591.05
29 JUN 07	Deposit		19.40	2,610.45
30 JUN 07	Interest Paid		9.09	2,619.54
Total Withdrawals				2,342.57
Total Deposits				2,754.12
Net Change				411.55
Cheques				2

Contingency Fund 200		WITHDRAWALS	DEPOSITS	BALANCE
15 JUN 07	Balance Forward			21,291.95
15 JUN 07	Credit Crf Transfer		554.00	21,845.95
30 JUN 07	Interest Paid		66.54	21,912.49
Total Withdrawals				.00
Total Deposits				620.54
Net Change				620.54
Cheques				0

Shares

Membership Shares 320		WITHDRAWALS	DEPOSITS	BALANCE
01 JUN 07	Balance Forward			.00

CONTINUED...

WEST VANCOUVER
604-517-7000

MEMBER NUMBER
2698605

DATE
JUNE 30, 2007

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1 of 3

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