



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	\$15,502.47	\$11,000.00	(\$4,502.47)
(\$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

Balance Sheet

As of April 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