

Francisco Lane

"THE OWNERS STRATA PLAN LMS 93"

101 – 4126 Norland Avenue
Burnaby, BC
V5G 3S8
Phone: 604-294-4141
Fax: 604-294-8956

November 7, 2007

The Owners
Strata Plan LMS 93
Francisco Lane



Re: 2008 operating budget and strata fees

Dear Owners:

Attached please find a copy of the 2008 operating budget approved by the ownership at the recent General Meeting.

Your monthly strata fee, retroactive to October 1, 2007, is shown on the attached schedule. If you have made payment for October and November in the old amount, you will have to add the difference to your December payment.

The owners also approved a capital levy in the amount of \$151,000.00 to provide additional reserve funding in accordance with the capital plan requirement of the Capital Cash Flow projection. Each owner's share of the capital levy shall be due and payable in 12 equal installments as per the attached schedule commencing January 1, 2008 and ending December 1, 2008.

Owners on the pre-authorized payment plan are asked to note that the December 1, 2007 withdrawal will include the difference for October and November, and commencing January 1, 2008 the monthly withdrawal will be reduced to the amount shown on the attached schedule for the remainder of the fiscal year.

To ensure your account is current at all times, please consider one of the following payment options:

1. **Pre-Authorized Payment:**

The pre-authorized payment plan provides for an automatic transfer from your account to that of the Strata Corporation. If you wish to enroll on this plan, please contact our Accounting Department and an application form will be sent to you.

LMS 93 Owners
November 7, 2007

2. **Post-Dated Cheques:**

We would be pleased to accept a series of post-dated cheques for the upcoming fiscal year.

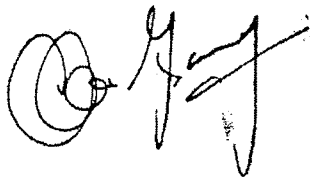
Should you choose to pay by cheque, your cheque should be made payable to your strata plan (the strata plan number appears at the top of this notice) and your strata lot and unit number written on the cheque. This will ensure proper credit to your account.

Please remember that all strata fees are due and payable on the 1st day of the month, in advance, and if not paid in a timely manner your account will be subject to late payment charges pursuant to the Strata Corporation's bylaws.

Thank you for keeping your account current, and should you have any questions or require further information please do not hesitate to contact our office.

Sincerely yours,

STRATACO MANAGEMENT LTD.

A handwritten signature in black ink, appearing to read 'Allan Grandy', with a stylized flourish at the end.

Allan Grandy,
Strata Manager

/eb

attachments

STRATA PLAN LMS 93 - FRANCISCO LANE
2007 - 2008 OPERATING BUDGET

INCOME

Interest - operating fund	\$	500.00
Strata fees		285,000.00
Parking fees		<u>4,700.00</u>
TOTAL INCOME	\$	290,200.00

EXPENDITURES

General

Audit	\$	1,000.00
General Meeting		125.00
Insurance		27,500.00
Management fees		22,641.00
Janitorial contract		11,500.00
Legal		100.00
Council administration		100.00
Records storage		159.00
Duplicating/postage		3,000.00
Moving charges		320.00
Real estate Council review		345.00
Bank charges		<u>380.00</u>
Sub-total General	\$	67,170.00

Building

Fire protection equipment	\$	300.00
Pest control services		1,000.00
Entry gate		1,000.00
General maintenance		5,500.00
Locks & keys		400.00
Repairs - exterior		50,000.00
Roof repairs/maintenance		10,000.00
Interior repairs		6,000.00
Refuse removal		6,100.00
Enterphone system		560.00
Supplies		1,000.00
Insurance claims		<u>20,000.00</u>
Sub-total Building	\$	101,860.00

Grounds

Electricity	\$	4,900.00
Improvements		3,000.00
Irrigation		1,000.00
Fire hydrants		400.00

Landscaping	35,000.00
Repairs	3,000.00
Supplies	100.00
Tree maintenance	3,000.00
Road/sewer maintenance	2,200.00
Snow removal	<u>3,000.00</u>
Sub-total Grounds	\$ 55,600.00
<u>Recreation Facilities</u>	
Chemicals	\$ 1,300.00
Pool electricity & heat	4,600.00
Building maintenance	1,000.00
Pool repairs	800.00
Supplies	200.00
Pool licenses	<u>350.00</u>
Sub-total Recreation Facilities	\$ 8,250.00
Contingency Fund	\$ 57,320.00
Total budget expenses	\$ 290,200.00

FRANCISCO LANE

STRATA PLAN LMS 93

2007/2008 SCHEDULE OF STRATA FEES

\$285,000.00

2007/2008 ANNUAL STRATA FEES

\$ 227,680.00 \$ 57,320.00

STRATA LOT #	UNIT NO.	UNIT ENTITLEMENTS	YEARLY ASSESSMENTS	MONTHLY OPERATING ASSESSMENTS	MONTHLY RESERVE CONTRIBUTION	TOTAL MONTHLY ASSESSMENTS
1	1	1480	\$ 2,826.43	\$ 188.16	\$ 47.37	\$ 235.54
2	2	1448	\$ 2,765.32	\$ 184.10	\$ 46.35	\$ 230.44
3	3	1448	\$ 2,765.32	\$ 184.10	\$ 46.35	\$ 230.44
4	4	1448	\$ 2,765.32	\$ 184.10	\$ 46.35	\$ 230.44
5	5	1628	\$ 3,109.08	\$ 206.98	\$ 52.11	\$ 259.09
6	6	2073	\$ 3,958.92	\$ 263.56	\$ 66.35	\$ 329.91
7	7	1603	\$ 3,061.33	\$ 203.80	\$ 51.31	\$ 255.11
8	8	1609	\$ 3,072.79	\$ 204.57	\$ 51.50	\$ 256.07
9	9	1484	\$ 2,834.07	\$ 188.67	\$ 47.50	\$ 236.17
10	10	1841	\$ 3,515.85	\$ 234.06	\$ 58.93	\$ 292.99
11	11	2023	\$ 3,863.43	\$ 257.20	\$ 64.75	\$ 321.95
12	12	1355	\$ 2,587.71	\$ 172.27	\$ 43.37	\$ 215.64
13	13	1616	\$ 3,086.16	\$ 205.46	\$ 51.72	\$ 257.18
14	14	1480	\$ 2,826.43	\$ 188.16	\$ 47.37	\$ 235.54
15	15	1836	\$ 3,506.31	\$ 233.43	\$ 58.77	\$ 292.19
16	16	1335	\$ 2,549.52	\$ 169.73	\$ 42.73	\$ 212.46
17	17	1340	\$ 2,559.07	\$ 170.37	\$ 42.89	\$ 213.26
18	18	1321	\$ 2,522.78	\$ 167.95	\$ 42.28	\$ 210.23
19	19	1330	\$ 2,539.97	\$ 169.09	\$ 42.57	\$ 211.66
20	20	1593	\$ 3,042.24	\$ 202.53	\$ 50.99	\$ 253.52
21	21	1389	\$ 2,652.65	\$ 176.59	\$ 44.46	\$ 221.05
22	22	1391	\$ 2,656.47	\$ 176.85	\$ 44.52	\$ 221.37
23	23	1385	\$ 2,645.01	\$ 176.09	\$ 44.33	\$ 220.42
24	24	1384	\$ 2,643.10	\$ 175.96	\$ 44.30	\$ 220.26
25	25	1386	\$ 2,646.92	\$ 176.21	\$ 44.36	\$ 220.58
26	26	1374	\$ 2,624.00	\$ 174.69	\$ 43.98	\$ 218.67
27	27	1636	\$ 3,124.36	\$ 208.00	\$ 52.36	\$ 260.36
28	28	1634	\$ 3,120.54	\$ 207.74	\$ 52.30	\$ 260.04
29	29	1499	\$ 2,862.72	\$ 190.58	\$ 47.98	\$ 238.56
30	30	1843	\$ 3,519.67	\$ 234.32	\$ 58.99	\$ 293.31
31	31	1335	\$ 2,549.52	\$ 169.73	\$ 42.73	\$ 212.46
32	32	1330	\$ 2,539.97	\$ 169.09	\$ 42.57	\$ 211.66
33	33	1343	\$ 2,564.80	\$ 170.75	\$ 42.99	\$ 213.73
34	34	1332	\$ 2,543.79	\$ 169.35	\$ 42.63	\$ 211.98
35	35	1829	\$ 3,492.94	\$ 232.54	\$ 58.54	\$ 291.08
36	36	1501	\$ 2,866.54	\$ 190.83	\$ 48.04	\$ 238.88
37	37	1324	\$ 2,528.51	\$ 168.33	\$ 42.38	\$ 210.71
38	38	1339	\$ 2,557.16	\$ 170.24	\$ 42.86	\$ 213.10
39	39	1329	\$ 2,538.06	\$ 168.97	\$ 42.54	\$ 211.51
40	40	1376	\$ 2,627.82	\$ 174.94	\$ 44.04	\$ 218.98
41	41	1384	\$ 2,643.10	\$ 175.96	\$ 44.30	\$ 220.26

FRANCISCO LANE

STRATA PLAN LMS 93

2007/2008 SCHEDULE OF STRATA FEES

\$285,000.00

2007/2008 ANNUAL STRATA FEES

\$ 227,680.00

\$ 57,320.00

STRATA LOT #	UNIT NO.	UNIT ENTITLEMENTS	YEARLY ASSESSMENTS	MONTHLY OPERATING ASSESSMENTS	MONTHLY RESERVE CONTRIBUTION	TOTAL MONTHLY ASSESSMENTS
42	42	1384	\$ 2,643.10	\$ 175.96	\$ 44.30	\$ 220.26
43	43	1381	\$ 2,637.37	\$ 175.58	\$ 44.20	\$ 219.78
44	44	1741	\$ 3,324.88	\$ 221.35	\$ 55.73	\$ 277.07
45	45	1601	\$ 3,057.51	\$ 203.55	\$ 51.24	\$ 254.79
46	46	1448	\$ 2,765.32	\$ 184.10	\$ 46.35	\$ 230.44
47	47	1445	\$ 2,759.59	\$ 183.71	\$ 46.25	\$ 229.97
48	48	1454	\$ 2,776.78	\$ 184.86	\$ 46.54	\$ 231.40
49	49	1469	\$ 2,805.43	\$ 186.77	\$ 47.02	\$ 233.79
50	50	1515	\$ 2,893.27	\$ 192.61	\$ 48.49	\$ 241.11
51	51	1451	\$ 2,771.05	\$ 184.48	\$ 46.44	\$ 230.92
52	52	1442	\$ 2,753.86	\$ 183.33	\$ 46.16	\$ 229.49
53	53	1452	\$ 2,772.96	\$ 184.60	\$ 46.48	\$ 231.08
54	54	1561	\$ 2,981.12	\$ 198.46	\$ 49.96	\$ 248.43
55	55	1588	\$ 3,032.69	\$ 201.90	\$ 50.83	\$ 252.72
56	56	1321	\$ 2,522.78	\$ 167.95	\$ 42.28	\$ 210.23
57	57	1321	\$ 2,522.78	\$ 167.95	\$ 42.28	\$ 210.23
58	58	1343	\$ 2,564.80	\$ 170.75	\$ 42.99	\$ 213.73
59	59	1475	\$ 2,816.88	\$ 187.53	\$ 47.21	\$ 234.74
60	60	1842	\$ 3,517.76	\$ 234.19	\$ 58.96	\$ 293.15
61	61	1585	\$ 3,026.96	\$ 201.51	\$ 50.73	\$ 252.25
62	62	1340	\$ 2,559.07	\$ 170.37	\$ 42.89	\$ 213.26
63	63	1338	\$ 2,555.25	\$ 170.11	\$ 42.83	\$ 212.94
64	64	1340	\$ 2,559.07	\$ 170.37	\$ 42.89	\$ 213.26
65	65	1475	\$ 2,816.88	\$ 187.53	\$ 47.21	\$ 234.74
66	66	1820	\$ 3,475.75	\$ 231.39	\$ 58.25	\$ 289.65
67	67	1336	\$ 2,551.43	\$ 169.86	\$ 42.76	\$ 212.62
68	68	1324	\$ 2,528.51	\$ 168.33	\$ 42.38	\$ 210.71
69	69	1320	\$ 2,520.87	\$ 167.82	\$ 42.25	\$ 210.07
70	70	1336	\$ 2,551.43	\$ 169.86	\$ 42.76	\$ 212.62
71	71	1637	\$ 3,126.26	\$ 208.13	\$ 52.40	\$ 260.52
72	72	1638	\$ 3,128.17	\$ 208.25	\$ 52.43	\$ 260.68
73	73	1530	\$ 2,921.92	\$ 194.52	\$ 48.97	\$ 243.49
74	74	1831	\$ 3,496.76	\$ 232.79	\$ 58.61	\$ 291.40
75	75	1637	\$ 3,126.26	\$ 208.13	\$ 52.40	\$ 260.52
76	76	1651	\$ 3,153.00	\$ 209.91	\$ 52.85	\$ 262.75
77	77	1521	\$ 2,904.73	\$ 193.38	\$ 48.68	\$ 242.06
78	78	1833	\$ 3,500.58	\$ 233.04	\$ 58.67	\$ 291.71
79	79	1330	\$ 2,539.97	\$ 169.09	\$ 42.57	\$ 211.66
80	80	1322	\$ 2,524.69	\$ 168.08	\$ 42.31	\$ 210.39
81	81	1310	\$ 2,501.78	\$ 166.55	\$ 41.93	\$ 208.48
82	82	1327	\$ 2,534.24	\$ 168.71	\$ 42.47	\$ 211.19

FRANCISCO LANE

STRATA PLAN LMS 93

2007/2008 SCHEDULE OF STRATA FEES

\$285,000.00

2007/2008 ANNUAL STRATA FEES

\$ 227,680.00

\$ 57,320.00

STRATA LOT #	UNIT NO.	UNIT ENTITLEMENTS	YEARLY ASSESSMENTS	MONTHLY OPERATING ASSESSMENTS	MONTHLY RESERVE CONTRIBUTION	TOTAL MONTHLY ASSESSMENTS
83	83	1573	\$ 3,004.04	\$ 199.99	\$ 50.35	\$ 250.34
84	84	1380	\$ 2,635.46	\$ 175.45	\$ 44.17	\$ 219.62
85	85	1372	\$ 2,620.18	\$ 174.43	\$ 43.91	\$ 218.35
86	86	1372	\$ 2,620.18	\$ 174.43	\$ 43.91	\$ 218.35
87	87	1381	\$ 2,637.37	\$ 175.58	\$ 44.20	\$ 219.78
88	88	1364	\$ 2,604.90	\$ 173.42	\$ 43.66	\$ 217.08
89	89	1365	\$ 2,606.81	\$ 173.54	\$ 43.69	\$ 217.23
90	90	1381	\$ 2,637.37	\$ 175.58	\$ 44.20	\$ 219.78
91	91	1377	\$ 2,629.73	\$ 175.07	\$ 44.07	\$ 219.14
92	92	1379	\$ 2,633.55	\$ 175.32	\$ 44.14	\$ 219.46
93	93	1384	\$ 2,643.10	\$ 175.96	\$ 44.30	\$ 220.26
94	94	1379	\$ 2,633.55	\$ 175.32	\$ 44.14	\$ 219.46
95	95	1368	\$ 2,612.54	\$ 173.92	\$ 43.79	\$ 217.71
96	96	1373	\$ 2,622.09	\$ 174.56	\$ 43.95	\$ 218.51
97	97	1385	\$ 2,645.01	\$ 176.09	\$ 44.33	\$ 220.42
98	98	1389	\$ 2,652.65	\$ 176.59	\$ 44.46	\$ 221.05
99	99	1381	\$ 2,637.37	\$ 175.58	\$ 44.20	\$ 219.78
100	100	1382	\$ 2,639.28	\$ 175.70	\$ 44.23	\$ 219.94
101	101	1600	\$ 3,055.60	\$ 203.42	\$ 51.21	\$ 254.63
149234			\$ 285,000.00	\$ 18,973.33	\$ 4,776.67	\$ 23,750.00

FRANCISCO LANE

OPTION C

STRATA PLAN LMS 93

\$151,100.00

CAPITAL PLAN SPECIAL LEVY

DUE IN 12 EQUAL INSTALLMENTS COMMENCING JAN 1/08 - DEC 1/08

STRATA LOT #	UNIT NO.	UNIT ENTITLEMENTS		TOTAL SPECIAL LEVY	MONTHLY SPECIAL LEVY DUE JAN 1 - DEC 1/07
1	1	1480	\$	1,498.51	\$ 124.88
2	2	1448	\$	1,466.11	\$ 122.18
3	3	1448	\$	1,466.11	\$ 122.18
4	4	1448	\$	1,466.11	\$ 122.18
5	5	1628	\$	1,648.36	\$ 137.36
6	6	2073	\$	2,098.92	\$ 174.91
7	7	1603	\$	1,623.04	\$ 135.25
8	8	1609	\$	1,629.12	\$ 135.76
9	9	1484	\$	1,502.56	\$ 125.21
10	10	1841	\$	1,864.02	\$ 155.33
11	11	2023	\$	2,048.30	\$ 170.69
12	12	1355	\$	1,371.94	\$ 114.33
13	13	1616	\$	1,636.21	\$ 136.35
14	14	1480	\$	1,498.51	\$ 124.88
15	15	1836	\$	1,858.96	\$ 154.91
16	16	1335	\$	1,351.69	\$ 112.64
17	17	1340	\$	1,356.76	\$ 113.06
18	18	1321	\$	1,337.52	\$ 111.46
19	19	1330	\$	1,346.63	\$ 112.22
20	20	1593	\$	1,612.92	\$ 134.41
21	21	1389	\$	1,406.37	\$ 117.20
22	22	1391	\$	1,408.39	\$ 117.37
23	23	1385	\$	1,402.32	\$ 116.86
24	24	1384	\$	1,401.31	\$ 116.78
25	25	1386	\$	1,403.33	\$ 116.94
26	26	1374	\$	1,391.18	\$ 115.93
27	27	1636	\$	1,656.46	\$ 138.04
28	28	1634	\$	1,654.43	\$ 137.87
29	29	1499	\$	1,517.74	\$ 126.48
30	30	1843	\$	1,866.04	\$ 155.50
31	31	1335	\$	1,351.69	\$ 112.64
32	32	1330	\$	1,346.63	\$ 112.22
33	33	1343	\$	1,359.79	\$ 113.32
34	34	1332	\$	1,348.66	\$ 112.39
35	35	1829	\$	1,851.87	\$ 154.32
36	36	1501	\$	1,519.77	\$ 126.65
37	37	1324	\$	1,340.56	\$ 111.71
38	38	1339	\$	1,355.74	\$ 112.98
39	39	1329	\$	1,345.62	\$ 112.13
40	40	1376	\$	1,393.21	\$ 116.10
41	41	1384	\$	1,401.31	\$ 116.78

FRANCISCO LANE

OPTION C

STRATA PLAN LMS 93

\$151,100.00

CAPITAL PLAN SPECIAL LEVY

DUE IN 12 EQUAL INSTALLMENTS COMMENCING JAN 1/08 - DEC 1/08

STRATA LOT #	UNIT NO.	UNIT ENTITLEMENTS	TOTAL SPECIAL LEVY	MONTHLY SPECIAL LEVY DUE JAN 1 - DEC 1/07
42	42	1384	\$ 1,401.31	\$ 116.78
43	43	1381	\$ 1,398.27	\$ 116.52
44	44	1741	\$ 1,762.77	\$ 146.90
45	45	1601	\$ 1,621.02	\$ 135.08
46	46	1448	\$ 1,466.11	\$ 122.18
47	47	1445	\$ 1,463.07	\$ 121.92
48	48	1454	\$ 1,472.18	\$ 122.68
49	49	1469	\$ 1,487.37	\$ 123.95
50	50	1515	\$ 1,533.94	\$ 127.83
51	51	1451	\$ 1,469.14	\$ 122.43
52	52	1442	\$ 1,460.03	\$ 121.67
53	53	1452	\$ 1,470.16	\$ 122.51
54	54	1561	\$ 1,580.52	\$ 131.71
55	55	1588	\$ 1,607.86	\$ 133.99
56	56	1321	\$ 1,337.52	\$ 111.46
57	57	1321	\$ 1,337.52	\$ 111.46
58	58	1343	\$ 1,359.79	\$ 113.32
59	59	1475	\$ 1,493.44	\$ 124.45
60	60	1842	\$ 1,865.03	\$ 155.42
61	61	1585	\$ 1,604.82	\$ 133.73
62	62	1340	\$ 1,356.76	\$ 113.06
63	63	1338	\$ 1,354.73	\$ 112.89
64	64	1340	\$ 1,356.76	\$ 113.06
65	65	1475	\$ 1,493.44	\$ 124.45
66	66	1820	\$ 1,842.76	\$ 153.56
67	67	1336	\$ 1,352.71	\$ 112.73
68	68	1324	\$ 1,340.56	\$ 111.71
69	69	1320	\$ 1,336.51	\$ 111.38
70	70	1336	\$ 1,352.71	\$ 112.73
71	71	1637	\$ 1,657.47	\$ 138.12
72	72	1638	\$ 1,658.48	\$ 138.21
73	73	1530	\$ 1,549.13	\$ 129.09
74	74	1831	\$ 1,853.89	\$ 154.49
75	75	1637	\$ 1,657.47	\$ 138.12
76	76	1651	\$ 1,671.64	\$ 139.30
77	77	1521	\$ 1,540.02	\$ 128.33
78	78	1833	\$ 1,855.92	\$ 154.66
79	79	1330	\$ 1,346.63	\$ 112.22
80	80	1322	\$ 1,338.53	\$ 111.54
81	81	1310	\$ 1,326.38	\$ 110.53
82	82	1327	\$ 1,343.59	\$ 111.97

FRANCISCO LANE

OPTION C

STRATA PLAN LMS 93

\$151,100.00

CAPITAL PLAN SPECIAL LEVY

DUE IN 12 EQUAL INSTALLMENTS COMMENCING JAN 1/08 - DEC 1/08

STRATA LOT #	UNIT NO.	UNIT ENTITLEMENTS	TOTAL SPECIAL LEVY	MONTHLY SPECIAL LEVY DUE JAN 1 - DEC 1/07
83	83	1573	\$ 1,592.67	\$ 132.72
84	84	1380	\$ 1,397.26	\$ 116.44
85	85	1372	\$ 1,389.16	\$ 115.76
86	86	1372	\$ 1,389.16	\$ 115.76
87	87	1381	\$ 1,398.27	\$ 116.52
88	88	1364	\$ 1,381.06	\$ 115.09
89	89	1365	\$ 1,382.07	\$ 115.17
90	90	1381	\$ 1,398.27	\$ 116.52
91	91	1377	\$ 1,394.22	\$ 116.18
92	92	1379	\$ 1,396.24	\$ 116.35
93	93	1384	\$ 1,401.31	\$ 116.78
94	94	1379	\$ 1,396.24	\$ 116.35
95	95	1368	\$ 1,385.11	\$ 115.43
96	96	1373	\$ 1,390.17	\$ 115.85
97	97	1385	\$ 1,402.32	\$ 116.86
98	98	1389	\$ 1,406.37	\$ 117.20
99	99	1381	\$ 1,398.27	\$ 116.52
100	100	1382	\$ 1,399.28	\$ 116.61
101	101	1600	\$ 1,620.01	\$ 135.00
149234			\$ 151,100.00	\$ 12,591.67