



# STRATA PLAN LMS3903

## FINANCIAL STATEMENTS

For the One Month Period Ending December 31, 2007

(Unaudited)

**CAUTION TO READER (Owner, Realtor, etc):**

This financial statement is intended for use by the strata council to monitor details of its disbursements and its cash flow requirements. Readers other than the Strata Council are cautioned that this statement may not necessarily be appropriate for their use.

PREPARED WITHOUT AUDIT.



5037 STRATA PLAN LMS3903  
 Period Ending 12/31/2007  
 Total Company Budget Code: 1  
 STRATA 2 BALANCE SHEET

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 3:34PM kristen

Description	Year to Date
<b>ASSETS</b>	
<b>CURRENT ASSETS</b>	
1400 Operating Bank Account	100,741.70
1401.1 ING Direct Account (Operating)	48,598.93
1401.2 ING Direct Account (Contingency)	40,098.13
1401.3 RBC Investments Account	1,195.09
1402 Contingency Bank Account	109,217.74
1405 Petty Cash	1,500.00
1410 Accounts Receivable	27,655.65
1412 Sundry Receivable	7,992.21
1440 Prepaid Insurance	23,578.48
2010.5 Term Deposit - RBC	101,743.12
2012.1 Short Term Investment #1	861,514.42
<b>TOTAL CURRENT ASSETS</b>	<b>1,323,835.47</b>
<b>TOTAL ASSETS</b>	<b>1,323,835.47</b>
<b>LIABILITIES &amp; MEMBERSHIP FUNDS</b>	
<b>LIABILITIES</b>	
<b>CURRENT LIABILITIES</b>	
3810 Accounts Payable	5,333.60
3811 Accrued Liabilities	152,612.34
3812 Due To Contingency Fund	18,520.56
<b>TOTAL CURRENT LIABILITIES</b>	<b>176,466.50</b>
<b>LONG TERM LIABILITIES</b>	
4530 By-Law Fine Liability	4,900.00
<b>TOTAL LONG TERM LIABILITIES</b>	<b>4,900.00</b>
<b>TOTAL LIABILITIES</b>	<b>181,366.50</b>
<b>MEMBERSHIP FUNDS</b>	
Contingency Fund	1,113,768.50
5936 Prior Year Surplus (Deficit)	27,500.00
5999 Current Surplus (Deficit)	1,200.47
<b>TOTAL MEMBERSHIP FUNDS</b>	<b>1,142,468.97</b>
<b>TOTAL LIABILITIES &amp; MEMBERSHIP FUNDS</b>	<b>1,323,835.47</b>

End of Financial Statement



5037 STRATA PLAN LMS3903  
Period Ending 12/31/2007  
Total Company Budget Code: 1  
STRATA 2 B.SHEET SCHEDULE

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3:34PM kristen

Description	Year to Date
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CONTINGENCY FUND	
5600 Opening Balance	1,091,468.87
5610 Current Year Contribution	18,096.67
5630 Current Year Interest	4,202.96
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TOTAL CONTINGENCY FUND	1,113,768.50
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End of Financial Statement



5037 STRATA PLAN LMS1903  
 Period Ending 12/31/2007  
 Total Company Budget Code: 1  
 STRATA 2 INCOME STATEMENT

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 3:34PM kristen

Curr Mth Actual	Curr Mth Budget	Description	YTD Actual	YTD Budget	Total Orig. Budget	YTD Last Year
<b>REVENUE</b>						
182,735	182,736	6100 Strata Fees	182,735	182,736	2,192,828	175,902
3,045	2,667	6250 Parking Revenue	3,045	2,667	32,000	3,052
375	250	6255 Late Payment Penalties	375	250	3,000	200
10,108	1,667	6267 Move In/Out Fees	10,108	1,667	20,000	1,500
554	1,142	6268 Miscellaneous Income	554	1,142	13,700	817
2,500	2,500	6270 Prior Year Surplus	2,500	2,500	30,000	0
350	375	6276 Transmitters	350	375	4,500	900
<b>199,668</b>	<b>191,336</b>	<b>TOTAL REVENUE</b>	<b>199,668</b>	<b>191,336</b>	<b>2,296,028</b>	<b>182,370</b>
<b>EXPENDITURES</b>						
16,623	18,000	Monthly Service Contracts	16,623	18,000	216,000	18,466
45,305	43,750	Payroll	45,305	43,750	525,000	42,742
2,522	6,000	General Repairs	2,522	6,000	72,000	3,215
11,608	18,708	General Maintenance	11,608	18,708	224,500	6,760
704	2,483	Recreation Centre	704	2,483	29,800	914
7,812	8,250	Insurance	7,812	8,250	99,000	9,813
85,769	62,917	Utilities	85,769	62,917	755,000	71,548
11,457	14,561	General & Administrative	11,457	14,561	174,728	10,405
16,667	16,667	7260 Contingency Fund	16,667	16,667	200,000	16,667
<b>198,467</b>	<b>191,336</b>	<b>TOTAL EXPENDITURES</b>	<b>198,467</b>	<b>191,336</b>	<b>2,296,028</b>	<b>180,529</b>
<b>1,200</b>	<b>0</b>	<b>SURPLUS (DEFICIT)</b>	<b>1,200</b>	<b>0</b>	<b>0</b>	<b>1,841</b>

End of Financial Statement



5037 STRATA PLAN LMS3903  
Period Ending 12/31/2007  
Total Company Budget Code: 1  
STRATA 2 INC. STMT SCHEDULE

Curr Mth Actual	Curr Mth Budget	Description	YTD Actual	YTD Budget	Total Orig. Budget	YTD Last Year
<b>MONTHLY SERVICE CONTRACTS</b>						
3,224	3,083	7619 Landscaping & Grounds Contract	3,224	3,083	37,000	1,803
10,434	9,083	7655 Elevator	10,434	9,083	109,000	9,899
281	292	7680 Fire Panel Monitoring	281	292	3,500	275
0	2,500	7681 Fire Panel Maintenance	0	2,500	30,000	4,069
1,207	2,083	7688 Waste Removal	1,207	2,083	25,000	1,565
1,477	958	7689 Recycling Expense	1,477	958	11,500	855
16,623	18,000	<b>TOTAL MONTHLY SERVICE CONTRACTS</b>	16,623	18,000	216,000	18,466
<b>PAYROLL</b>						
20,296	16,917	7418 Strata Staff	20,296	16,917	203,000	0
0	0	7419 Building Supervisors	0	0	0	15,112
13,405	15,000	7425 Conclierge	13,405	15,000	180,000	16,155
11,603	11,833	7426 Janitorial	11,603	11,833	142,000	11,475
45,305	43,750	<b>TOTAL PAYROLL</b>	45,305	43,750	525,000	42,742
<b>GENERAL REPAIRS</b>						
0	667	7717 Garage Door	0	667	8,000	0
1,841	1,667	7718 Security Services	1,841	1,667	20,000	1,372
682	3,083	7725 Interior R & M	682	3,083	37,000	1,843
0	583	7740 Carpet Cleaning & Repairs	0	583	7,000	0
2,522	6,000	<b>TOTAL GENERAL REPAIRS</b>	2,522	6,000	72,000	3,215
<b>GENERAL MAINTENANCE</b>						
0	200	7715 Locksmith R & M	0	200	2,400	0
0	1,667	7720 Building Improvement	0	1,667	20,000	0
340	358	7721 Pest Control	340	358	4,300	324
1,637	250	7729 Emergency Generator	1,637	250	3,000	754
0	167	7732 Signage	0	167	2,000	0
6,636	7,500	7751 HVAC R & M	6,636	7,500	90,000	3,870
0	500	7752 Power Washing	0	500	6,000	0
0	3,750	7758 Window Cleaning	0	3,750	45,000	-204
0	317	7753 Cleaning Dryer Vents	0	317	3,800	0
2,996	3,000	7776 Supplies	2,996	3,000	36,000	1,433
0	1,000	7777 Lights & Ballasts	0	1,000	12,000	584
11,608	18,708	<b>TOTAL GENERAL MAINTENANCE</b>	11,608	18,708	224,500	6,760
<b>RECREATION CENTRE</b>						
657	708	7300 Pool Contract	657	708	8,500	668
0	333	7320 Chemicals & Supplies	0	333	4,000	0
0	25	7330 Permits & Licenses	0	25	300	0
47	583	7340 Rec. Centre R & M	47	583	7,000	0
0	833	7355 Equipment Purchase	0	833	10,000	246
704	2,483	<b>TOTAL RECREATION CENTRE</b>	704	2,483	29,800	914
<b>INSURANCE</b>						
7,812	8,250	7500 Insurance	7,812	8,250	99,000	9,813
7,812	8,250	<b>TOTAL INSURANCE</b>	7,812	8,250	99,000	9,813
<b>UTILITIES</b>						
14,685	14,333	7915 Hydro Expense	14,685	14,333	172,000	14,972
7,994	5,667	7917 Gas Expense	7,994	5,667	68,000	4,622
53,348	37,083	7918 Steam Heat	53,348	37,083	445,000	51,684
9,741	5,833	7920 Sewer & Water	9,741	5,833	70,000	269
85,769	62,917	<b>TOTAL UTILITIES</b>	85,769	62,917	755,000	71,548
<b>GENERAL &amp; ADMINISTRATIVE</b>						
8,071	8,071	7810 Management Fees	8,071	8,071	96,848	8,071
2,120	2,120	7811 Management Fees - Onsite PM	2,120	2,120	25,440	0
0	350	7820 Administration	0	350	4,200	863
287	500	7821 Photocopying	287	500	6,000	264
0	417	7822 Postage	0	417	5,000	127
0	250	7825 Audit Fees	0	250	3,000	0
0	833	7830 Legal & Consulting Fees	0	833	10,000	0
0	417	7845 AGM & EGM Expense	0	417	5,000	0
0	167	7876 Office Supplies	0	167	2,000	0
384	500	7890 Sundry Expense	384	500	6,000	348
596	917	7895 Office Telephonic	596	917	11,000	733
0	20	7898 Pagers	0	20	240	0
11,457	14,561	<b>TOTAL GENERAL &amp; ADMINISTRATIVE</b>	11,457	14,561	174,728	10,405

End of Financial Statement



PROPERTY DISCLOSURE STATEMENT  
STRATA TITLE PROPERTIES



Date of disclosure: Feb 25/08

The following is a statement made by the seller concerning the property or strata unit located at:

ADDRESS/STRATA UNIT #: 1009 189 Davie Street Vancouver, B.C. V6Z2X9

THE SELLER IS RESPONSIBLE for the accuracy of the answers on this property disclosure statement and where uncertain should reply "Do Not Know." This property disclosure statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the seller and the buyer. "Unit" is defined as the living space, including limited common property, being purchased. "Common property" includes buildings or spaces accessible to all owners. "Property" is defined as the land on which the Unit and Common Property is constructed.

THE SELLERS SHOULD INITIAL THE APPROPRIATE REPLIES

1. GENERAL:	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Is the Property connected to a public sanitary sewer system?	/			
B. Is the Property connected to a public water system?	/			
C. Is the Property connected to a private or a community water system?		/		
(i) If yes, are you aware of any problems with the private or community water system?		/		
D. Is the Property serviced by a private well?				
(i) If yes, are you aware of any problems with the private well?				
E. Are you aware of any underground oil storage tank(s) on the Property?		/		
F. Is the Property serviced by a septic system/lagoon?		/		
(i) If yes, are you aware of any problems with the septic system/lagoon?				
(ii) If the system was installed after May 31, 2005, are maintenance records available?				
G. (i) Has this unit been previously occupied?	/			
(ii) Are you the "owner developer" under the <i>Strata Property Act</i> ?		/		
H. Nature of Interest/Ownership				
Freehold Undivided <input checked="" type="checkbox"/>				
Time Share Bare Land <input type="checkbox"/>				
Leasehold Cooperative <input type="checkbox"/>				
I. Management Company				
Name of Manager <u>RANCHO</u>				
Address <u>701-1190 HORNBY ST. VANCO</u>				
Telephone <u>604 684 4508</u>				
J. Strata Council President's Name				
Telephone				
K. Strata Council Secretary Treasurer				
Telephone				
L. Are the following documents available?				
Attached				
yes, Can Be Obtained From				
Bylaws <input type="checkbox"/>				
Rules/Regulations <input type="checkbox"/>				
Year-to-date Financial Statements <input type="checkbox"/>				
Current Year's Operating Budget <input type="checkbox"/>				
All minutes of last 24 months including Council, Special and AGM Minutes <input type="checkbox"/>				
Engineer's Report and/or Building Envelope Analysis <input type="checkbox"/>				
M. What is the monthly strata fee per month? \$				
Does this include:				
Management? <input checked="" type="checkbox"/>	/			
Heat? <input checked="" type="checkbox"/>	/			
Hot Water? <input checked="" type="checkbox"/>	/			
Gas Fireplace? <input type="checkbox"/>			/	
Garbage? <input checked="" type="checkbox"/>	/			
Sewer? <input checked="" type="checkbox"/>	/			
Recreation? <input type="checkbox"/>				
Cable? <input type="checkbox"/>				
Gardening? <input type="checkbox"/>				
Caretaker? <input type="checkbox"/>				
Water? <input type="checkbox"/>				
Other? <input type="checkbox"/>				
N. (i) Number of unit Parking Stalls <u>1</u> included and specific numbers <u>86 - P2</u>				
(ii) Are these (a) Limited Common Property? <input type="checkbox"/> (b) Rented? <input type="checkbox"/> (c) Assigned by strata Corporation? <input type="checkbox"/>				X
O. Storage Locker? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Number(s) _____ Is there additional common storage? <input checked="" type="checkbox"/>				X
P. Does the Unit have any equipment leases or service contracts; i.e., security systems, water purification, etc.?	/			
Q. Are you aware of any pet restrictions? <u>SEE BYLAWS</u>				/
R. Are you aware of any rental restrictions? <u>SEE BYLAWS</u>				/
S. Are you aware of any age restriction? <u>SEE BYLAWS</u>				/
T. Are you aware of any other restrictions? If so, provide details on Page 2, Section 3 Additional Comments. <u>SEE BYLAWS</u>				/
U. Are you aware of any special assessment(s) voted on or proposed? (i) For how much? <u>SEE MINUTES</u>				/
V. Have you paid any special assessment(s) in the past 5 years? (i) For how much? <u>SEE MINUTES</u>				/
W. Are you aware of any current or pending local improvement levies/charges? <u>SEE MINUTES, STRATA, ETC.</u>				/

INITIALS





ADDRESS/STRATA UNIT #: 1009 189 Davie Street Vancouver, B.C. V6Z2X9 PAGE 2 of 2 PAGES

1. GENERAL: continued

	YES	NO	DO NOT KNOW	DOES NOT APPLY
X. Are you aware of any current or pending local improvement levies/charges?			/	
Y. Are you aware of any pending litigation or claim affecting the Property or Unit from any person or public body?		/		
Z. Was this Unit constructed by an "owner builder," as defined in the Homeowner Protection Act, with construction commencing, or a building permit applied for, after July 1, 1999? (If so, attach Owner Builder Declaration and Disclosure Notice.)			/	
AA. Is this Unit or related common property covered by third party "home warranty insurance?"			/	

2. STRUCTURAL: (Respecting the unit and common property.)

A. Has a final building inspection been approved or a final occupancy permit been obtained?			/	
B. Are you aware of any additions or alterations made without a required permit?		/	/	
C. Are you aware of any structural problems with any of the buildings on the property?		/		
D. Are you aware of any problems with the heating and/or central air conditioning system?		/		
E. Are you aware of any damage due to wind, fire or water?		/		
F. Are you aware of any infestation or unrepaired damage by insects or rodents?		/		
G. Are you aware of any leakage or unrepaired damage?		/		
H. Are you aware of any problems with the electrical system?		/		
I. Are you aware of any problems with the plumbing system?		/		
J. Are you aware if the Unit, or any other unit, or the Property have been used as a marijuana grow operation or to manufacture illegal drugs?		/		
K. Are you aware of any problems with the swimming pool and/or hot tub?				
L. Are there any agreements under which the owner of the Unit assumes responsibility for the installation and/or maintenance of alterations to the Unit or Common Property?		/		

3. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages if necessary).

BUYER IS ADVISED TO DO THEIR OWN INVESTIGATIONS WITH THE MGMT. Co., READ ALL MINUTES, BYLAWS, FINANCIALS, SPEAK w/ THE CITY HALL, ETC. ETC. IN ORDER TO CONFIRM ANY QUESTIONS AND/OR ALL THE INFORMATION ANSWERS ABOVE.

The seller states that the information provided is true, based on the seller's current actual knowledge as of the date on page 1. Any important changes to this information made known to the seller will be disclosed by the seller to the buyer prior to closing. The seller acknowledges receipt of a copy of this property disclosure statement and agrees that a copy may be given to a prospective buyer.

*[Signature]*

PLEASE READ INFORMATION ON THE REVERSE SIDE OF THIS FORM

SELLER(S)

SELLER(S)

The buyer acknowledges that the buyer has received, read and understood a signed copy of this property disclosure statement from the seller or the seller's brokerage on the \_\_\_\_\_ day of \_\_\_\_\_ yr. \_\_\_\_\_ The prudent buyer will use this property disclosure statement as the starting point for the buyer's own inquiries. The buyer is urged to carefully inspect the property and, if desired, to have the property inspected by an inspection service of the buyer's choice.

The buyer acknowledges that all measurements are approximate. The buyer should obtain a strata plan drawing from the Land Title Office or retain a professional home measuring service if the buyer is concerned about the size.

BUYER(S)

BUYER(S)

The seller and the buyer understand that neither the listing nor selling brokerages or their managing brokers, associate brokers or representatives warrant or guarantee the information provided about the strata unit or property.



### Strata Property Act

#### FORM B

#### INFORMATION CERTIFICATE

(Section 59)

The Owners, Strata Plan LMS3903 certify that the information contained in this certificate with respect to Strata Lot 444 is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above ..... \$ 275.59
- (b) Any amount owing to the strata corporation by the owner of the strata lot described above (other than an amount paid into court, or to the strata corporation in trust under section 114 of the *Strata Property Act*) ..... \$ 0.00
- (c) Are there any agreements under which the owner of the strata lot described above takes responsibility for expenses relating to alterations to the strata lot, the common property or the common assets?  
 no       yes      *[attach copy of all agreements]*
- (d) Any amount that the owner of the strata lot described above is obligated to pay in the future for a special levy that has already been approved..... \$ 0.00  
 The payment is to be made by *[month, day, year]*.
- (e) Any amount by which the expenses of the strata corporation for the current fiscal year are expected to exceed the expenses budgeted for the fiscal year ..... \$ 0.00
- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund ..... \$ 1,132,543.36
- (g) Are there any amendments to the bylaws that are not yet filed in the land title office?  
 no       yes      *[attach copy of all amendments]*
- (h) Are there any resolutions passed by a 3/4 vote or unanimous vote that are required to be filed in the land title office but that have not yet been filed in the land title office?  
 no       yes      *[attach copy of all resolutions]*
- (i) Has notice been given for any resolutions, requiring a 3/4 vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on?  
 no       yes      *[attach copy of all notices]*





- (j) Is the strata corporation party to any court proceeding or arbitration, and/or are there any judgments or orders against the strata corporation?  
 no     yes    *[attach details]*
- (k) Have any notices or work orders been received by the strata corporation that remain outstanding for the strata lot, the common property or the common assets?  
 no     yes    *[attach copies of all notices or work orders]*
- (l) Number of strata lots in the strata plan that are rented ..... *Approx. 202*

Date: February 26, 2008

\_\_\_\_\_  
Signature of Council Member

\_\_\_\_\_  
Signature of Second Council Member  
(not required if council consists of only one member)

**OR**



\_\_\_\_\_  
Signature of Strata Manager, Baldev Sondhi  
if authorized by Strata Corporation