Balance Sheet (Accrual)
338 West 8th Ave - (lms3451)
September 2007

Prepared For:
The Owners, Strata Plan LMS 3451
338 West 8th Avenue
Vancouver, BC

Prepared By:
RE/MAX Property Management Services
110-6086 Russ Baker Way
Richmond, BC V7B 1B4

ASSETS	
CURRENT ASSETS	
Bank - Operating Account	11,687.50
Bank - Contingency Fund	47,677.83
Prepaid Insurance	5,950.98
Accounts Receivable	2,875.47
TOTAL CURRENT ASSETS	68,191.78
TOTAL ASSETS	68,191.78
LIABILITIES & OWNERS' EQUITY	
CURRENT LIABILITIES	
Prepaid Strata Fees	56.33
Accounts Payable	1,354.92
Deposits	1,000.00
TOTAL LIABILITIES	2,411.25
OWNERS' EQUITY	
Operating Fund - Prior Years	16,663.25
Operating Fund - Current Year	1,482.01
Contingency Fund - Opening Balance	46,676.72
Contingency Fund - Current Year	603.75
Contingency Fund - Interest	354.80
TOTAL EQUITY	65,780.53
TOTAL LIABILITIES & EQUITY	68,191.78

Budget Comparison (Accrual)
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	MTD Actual	MTD Budget	$ Var.	% Var.	YTD Actual	YTD Budget	$ Var.	% Var.	Annual
REVENUE									
Strata Fees	7,054.03	7,750.00	-695.97	-8.98	14,108.06	15,500.00	-1,391.94	-8.98	93,000.00
Move In/Out Charges	150.00	0.00	150.00	0	200.00	0.00	200.00	0	0.00
Interest Income	62.21	0.00	62.21	0	116.06	0.00	116.06	0	0.00
Miscellaneous Income	50.00	0.00	50.00	0	200.00	0.00	200.00	0	0.00
TRANSFER FROM RESERVES									
Prior Year Brought Forward	0.00	173.88	-173.88	-100.0	0.00	347.76	-347.76	-100.0	2,086.52
TOTAL FROM RESERVES	0.00	173.88	-173.88	-100.0	0.00	347.76	-347.76	-100.0	2,086.52
TOTAL REVENUE	7,316.24	7,923.88	-607.64	-7.67	14,624.12	15,847.76	-1,223.64	-7.72	95,086.52
EXPENSES									
ADMINISTRATIVE EXPENSES									
Property Management	848.00	1,148.33	300.33	26.15	1,696.00	2,296.66	600.66	26.15	13,780.00
Bank Charges	5.00	5.00	0.00	0.00	10.00	10.00	0.00	0.00	60.00
Sundry, Postage & Copies	46.44	41.67	-4.77	-11.45	206.11	83.34	-122.77	-147.3	500.00
Professional - Accounting	0.00	125.00	125.00	100.0	0.00	250.00	250.00	100.0	1,500.00
Insurance	480.00	500.00	20.00	4.00	960.00	1,000.00	40.00	4.00	6,000.00
Enterphone	92.28	150.00	57.72	38.48	186.63	300.00	113.37	37.79	1,800.00
TOTAL ADMIN. EXPENSES	1,471.72	1,970.00	498.28	25.29	3,058.74	3,940.00	881.26	22.37	23,640.00
UTILITES									
Utilities - Electricity	0.00	750.00	750.00	100.0	0.00	1,500.00	1,500.00	100.0	9,000.00
Utilities - Natural Gas	0.00	366.67	366.67	100.0	24.34	733.34	709.00	96.68	4,400.00
Sewer & Water Charges	439.22	216.67	-222.55	-102.7	439.22	433.34	-5.88	-1.36	2,600.00
TOTAL UTILITIES	439.22	1,333.34	894.12	67.06	463.56	2,666.68	2,203.12	82.62	16,000.00
BUILDING MAINTENANCE									
Garbage Disposal & Recycling	0.00	416.67	416.67	100.0	578.25	833.34	255.09	30.61	5,000.00
Janitorial Services	885.10	1,166.67	281.57	24.13	1,733.10	2,333.34	600.24	25.72	14,000.00
Pest Control	68.90	0.00	-68.90	0	0.00	0.00	0.00	0	0.00
General Repairs & Maintenance	989.56	1,250.00	260.44	20.84	4,582.83	2,500.00	-2,082.83	-83.31	15,000.00
Elevator Maintenance	292.72	375.00	82.28	21.94	585.44	750.00	164.56	21.94	4,500.00
Mechanical Maintenance	0.00	325.00	325.00	100.0	0.00	650.00	650.00	100.0	3,900.00
Garage Door Maintenance	0.00	83.33	83.33	100.0	0.00	166.66	166.66	100.0	1,000.00
Fire & Alarm Maintenance	188.96	233.33	44.37	19.02	1,324.48	466.66	-857.82	-183.8	2,800.00
Lights & Ballast	211.96	16.67	-195.29	-1,171	211.96	33.34	-178.62	-535.7	200.00
TOTAL BUILDING MAINTENANCE	2,637.20	3,866.67	1,229.47	31.80	9,016.06	7,733.34	-1,282.72	-16.59	46,400.00
GROUNDS MAINTENANCE									
Snow Removal	0.00	33.33	33.33	100.0	0.00	66.66	66.66	100.0	400.00
TOTAL GROUNDS & GARDENS	0.00	33.33	33.33	100.0	0.00	66.66	66.66	100.0	400.00
TOTAL OPERATING EXPENSES	4,548.14	7,203.34	2,655.20	36.86	12,538.36	14,406.68	1,868.32	12.97	86,440.00
BALANCE BEFORE RESERVES	2,768.10	720.54	2,047.56	284.1	2,085.76	1,441.08	644.68	44.74	8,646.52
TRANSFER TO RESERVES									
Transfer to Contingency Fund	0.00	720.33	720.33	100.0	603.75	1,440.66	836.91	58.09	8,644.00
TOTAL TO RESERVES	0.00	720.33	720.33	100.0	603.75	1,440.66	836.91	58.09	8,644.00
NET SURPLUS (DEFICIT)	2,768.10	0.21	2,767.89	1,318.	1,482.01	0.42	1,481.59	352.7	2.52