



NORTHWEST STRATA MANAGEMENT LTD.

THE OWNERS, STRATA PLAN NO. VR 788

FINANCIAL STATEMENTS – AUGUST 31, 2015

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 VR-788 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.

IN TRUST FOR THE OWNERS, S.P. VR-738

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

Detail Trial Balance

8/01/15 To 8/31/15

8/31/15

Page 1

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ID#	Src	Date	Memo	Debit	Credit	Job	Net Activity	Ending Balance
6-5000	Management Fee							
	Beginning Balance:			\$3,549.00				
DEBIT	CD	8/01/15	NSM, Mgmt Fee	\$687.25				\$4,436.25
				Total:	\$887.25		\$887.25	\$4,436.25
6-5100	Insurance							
	Beginning Balance:			\$6,689.68				
GJ000769	GJ	8/31/15	To Exp. Prepaid Insurance	\$1,672.42				\$8,362.10
				Total:	\$1,672.42		\$1,672.42	\$8,362.10
6-5400	Miscellaneous							
	Beginning Balance:			\$472.63				
1817	CD	8/27/15	NV Rec, Mtg Rm	\$66.95				\$539.58
				Total:	\$66.95		\$66.95	\$539.58
6-6000	Gas							
	Beginning Balance:			\$2,253.62				
PAC	CD	8/21/15	Fortis, Jul02-Jul30	\$345.36				\$2,598.98
				Total:	\$345.36		\$345.36	\$2,598.98
6-6100	Electricity							
	Beginning Balance:			\$2,670.32				
PAC	CD	8/21/15	Hydro, May30-Jul29	\$1,354.26				\$4,024.58
				Total:	\$1,354.26		\$1,354.26	\$4,024.58
6-6200	Water & Sewer							
	Beginning Balance:			\$5,865.92				
GJ000770	GJ	8/31/15	To Exp. Prepaid W & S	\$1,466.48				\$7,332.40
				Total:	\$1,466.48		\$1,466.48	\$7,332.40
6-6300	Garbage / Recycling							
	Beginning Balance:			\$5,861.15				
1812	CD	8/17/15	Progressive, Garb. Aug	\$571.69				\$6,432.84
				Total:	\$571.69		\$571.69	\$6,432.84
6-6400	Elevator							
	Beginning Balance:			\$1,081.50				
1811	CD	8/11/15	Richmond Elev., Aug	\$239.40				\$1,320.90
				Total:	\$239.40		\$239.40	\$1,320.90
6-6700	Janitorial							
	Beginning Balance:			\$2,728.00				
1815	CD	8/17/15	A. Guy, Cleaners Jul	\$682.00				\$3,410.00
				Total:	\$682.00		\$682.00	\$3,410.00
6-6800	Pest Control							
	Beginning Balance:			\$221.36				
1809	CD	8/06/15	Abell Pest, Serv. Aug	\$56.78				\$278.14

IN TRUST FOR THE OWNERS, S.P. VR-788
 C/O 205-1515 PEMBERTON AVENUE
 NORTH VANCOUVER BC V7P 2S3

Balance Sheet

As of August 2015

8/31/15
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ASSETS	
CURRENT ASSETS	
Cash	
CCSCU OPF Acct	\$63,638.41
CCSCU CRF Acct.	\$140,247.15
CCSCU CRFSP Acct.	\$62,915.18
CCSCU Levy Acct.	\$0.01
CCSCU Equity Shares	\$5.00
Total Cash	\$266,805.75
Strata Fees Receivable	\$2,680.22
Prepaid Water & Sewer	\$7,332.44
Prepaid Insurance	\$11,706.90
Total CURRENT ASSETS	\$288,525.31
Total ASSETS	\$288,525.31

LIABILITIES

MEMBERS' EQUITY	
RESERVE FUNDS	
Contingency Reserve Fund (CRF)	
CRF, Opening Balance	\$142,917.17
CRF, Current Appropriations	\$3,333.35
CRF, Interest	\$459.57
CRF, Current Expenses	-\$5,775.00
Total Contingency Reserve Fund (CRF)	\$140,935.09
CRF Special Projects, (CRFSP)	
CRFSP, Opening Balance	\$69,592.69
CRFSP, Current Appropriations	\$22,083.35
CRFSP, Interest	\$153.88
Total CRF Special Projects, (CRFSP)	\$91,829.92
Total RESERVE FUNDS	\$232,765.01
OPERATING FUND (OPF)	
OPF, Opening Balance	\$59,499.11
OPF, Adj. to Opening Bal.	-\$158.16
OPF Current Surplus/(Deficit)	-\$3,580.65
Total OPERATING FUND (OPF)	\$55,760.30
Total MEMBERS' EQUITY	\$288,525.31
Total Liability & Equity	\$288,525.31

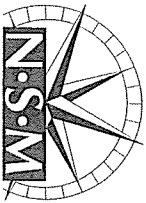
March 31/16
134876.76

3/31/16
122746.59

2016/17

122 246.59	
<u>50</u>	
\$172 746.59	
<u>53</u>	
225 746.59	

2016/17
 2244.96
 8621.88
 8906.50
 8527.01



NORTHWEST STRATA MANAGEMENT LTD.

THE OWNERS, STRATA PLAN NO. VR 788
FINANCIAL STATEMENTS – JULY 31, 2015

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 VR-788 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.

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IN TRUST FOR THE OWNERS, S.P. VR-788
 C/O 205-1515 PEMBERTON AVENUE
 NORTH VANCOUVER BC V7P 2S3

Detail Trial Balance

7/01/15 TO 7/31/15

7/31/15
4:09:15 PM

ID#	Src	Date	Memo	Debit	Credit	Job	Net Activity	Ending Balance
6-5000 Management Fee								
			Beginning Balance:	\$2,661.75				
DEBIT	CD	7/01/15	NSM, Mgmt Fee	\$887.25				\$3,549.00
Total:				\$887.25	\$0.00		\$887.25	\$3,549.00
6-5100 Insurance								
			Beginning Balance:	\$5,017.26				
GJ000762	GJ	7/31/15	To Exp. Prepaid Insurance	\$1,672.42				\$6,689.68
Total:				\$1,672.42	\$0.00		\$1,672.42	\$6,689.68
6-5400 Miscellaneous								
			Beginning Balance:	\$309.67				
DEBIT	CD	7/07/15	NSM, Recov. May/Jun	\$192.96				\$502.63
NSF Fee	SJ	7/22/15	201-MACLEOD/TOE NSF Fe		\$30.00			\$472.63
Total:				\$192.96	\$30.00		\$162.96	\$472.63
6-6000 Gas								
			Beginning Balance:	\$1,787.90				
PAC	CD	7/24/15	Fortis, Jun01-Jul02	\$465.72				\$2,253.62
Total:				\$465.72	\$0.00		\$465.72	\$2,253.62
6-6200 Water & Sewer								
			Beginning Balance:	\$4,399.44				
GJ000763	GJ	7/31/15	To Exp. Prepaid W & S	\$1,466.48				\$5,865.92
Total:				\$1,466.48	\$0.00		\$1,466.48	\$5,865.92
6-6300 Garbage / Recycling								
			Beginning Balance:	\$5,263.95				
1802	CD	7/10/15	Progressive, Garb. Jul	\$597.20				\$5,861.15
Total:				\$597.20	\$0.00		\$597.20	\$5,861.15
6-6400 Elevator								
			Beginning Balance:	\$842.10				
1803	CD	7/17/15	Richmond Elev., Jul	\$239.40				\$1,081.50
Total:				\$239.40	\$0.00		\$239.40	\$1,081.50
6-6700 Janitorial								
			Beginning Balance:	\$2,046.00				
1804	CD	7/17/15	A. Guy; Cleaners Jun	\$682.00				\$2,728.00
Total:				\$682.00	\$0.00		\$682.00	\$2,728.00
6-6900 Landscaping								
			Beginning Balance:	\$3,412.87				
1800	CD	7/09/15	Para Space, Gard. Jul	\$926.10				\$4,338.97
Total:				\$926.10	\$0.00		\$926.10	\$4,338.97
6-7200 Repairs & Maintenance								
			Beginning Balance:	\$4,665.92				
CR008242	CR	7/07/15	Key Deposit		\$45.00			\$4,620.92
1799	CD	7/09/15	Bin There; Disposal Bin	\$459.89				\$5,080.81

IN TRUST FOR THE OWNERS, S.P. VR-788
 C/O 205-1515 PEMBERTON AVENUE
 NORTH VANCOUVER BC V7P 2S3

Balance Sheet

As of July 2015

7/31/15
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ASSETS		
CURRENT ASSETS		
Cash		
CCSCU OPF Acct	\$61,288.87	
CCSCU CRF Acct. 1	\$145,275.49	
CCSCU CRF Acct. 2	\$58,467.49	
CCSCU Levy Acct.	\$0.01	
CCSCU Equity Shares	\$5.00	
Total Cash	<u>\$265,036.86</u>	
Strata Fees Receivable	\$1,830.78	
Prepaid Water & Sewer	\$8,798.92	
Prepaid Insurance	\$13,379.32	
Total CURRENT ASSETS	<u>\$289,045.88</u>	
Total ASSETS	<u>\$289,045.88</u>	

LIABILITIES

MEMBERS' EQUITY		
RESERVE FUNDS		
Contingency Reserve Fund (CRF)		
CRF, Opening Balance	\$142,917.17	
CRF, Current Appropriations	\$2,666.68	
CRF, Interest	\$379.58	
Total Contingency Reserve Fund (CRF)	<u>\$145,963.43</u>	
CRF Special Projects, (CRFSP)		
CRFSP, Opening Balance	\$69,592.69	
CRFSP, Current Appropriations	\$17,666.68	
CRFSP, Interest	\$122.85	
Total CRF Special Projects, (CRFSP)	<u>\$87,382.22</u>	
Total RESERVE FUNDS	<u>\$233,345.65</u>	
OPERATING FUND (OPF)		
OPF, Opening Balance	\$59,499.11	
OPF, Adj. to Opening Bal.	-\$158.16	
OPF Current Surplus/(Deficit)	-\$3,640.72	
Total OPERATING FUND (OPF)	<u>\$55,700.23</u>	
Total MEMBERS' EQUITY	<u>\$289,045.88</u>	
Total Liability & Equity	<u>\$289,045.88</u>	



NORTHWEST STRATA MANAGEMENT LTD.

THE OWNERS, STRATA PLAN NO. VR 788

FINANCIAL STATEMENTS – JUNE 30, 2015

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 VR-788 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.

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IN TRUST FOR THE OWNERS, S.P. VR-788
 C/O 205-1515 PEMBERTON AVENUE
 NORTH VANCOUVER BC V7P 2S3

Detail Trial Balance

6/01/15 To 6/30/15

6/30/15
9:51:54 AM

ID#	Src	Date	Memo	Debit	Credit	Job	Net Activity	Ending Balance
6-5000	Management Fee							
	Beginning Balance:			\$1,774.50				\$2,661.75
DEBIT	CD	6/01/15	NSM, Mgmt Fee	\$887.25				
	Total:			\$887.25	\$0.00		\$887.25	\$2,661.75
6-5100	Insurance							
	Beginning Balance:			\$3,344.84				\$5,017.26
GJ000756	GJ	6/30/15	To Exp. Prepaid Insurance	\$1,672.42				
	Total:			\$1,672.42	\$0.00		\$1,672.42	\$5,017.26
6-5400	Miscellaneous							
	Beginning Balance:			\$339.67				\$309.67
NSF Fee	SJ	6/09/15	201-MACLEOD NSF Fee		\$30.00			
	Total:			\$0.00	\$30.00		\$30.00 cr	\$309.67
6-6000	Gas							
	Beginning Balance:			\$1,256.37				\$1,787.90
PAC	CD	6/23/15	Fortis, Apr 29-Jun 01	\$531.53				
	Total:			\$531.53	\$0.00		\$531.53	\$1,787.90
6-6100	Electricity							
	Beginning Balance:			\$1,326.95				\$2,670.32
PAC	CD	6/23/15	Hydro, Mar 31-May 29	\$1,343.37				
	Total:			\$1,343.37	\$0.00		\$1,343.37	\$2,670.32
6-6200	Water & Sewer							
	Beginning Balance:			\$2,932.96				\$4,399.44
GJ000757	GJ	6/30/15	To Exp. Prepaid W & S	\$1,466.48				
	Total:			\$1,466.48	\$0.00		\$1,466.48	\$4,399.44
6-6300	Garbage / Recycling							
	Beginning Balance:			\$1,963.95				\$5,263.95
DEBIT	CD	6/05/15	City of NV, Recycling '15	\$3,300.00				
	Total:			\$3,300.00	\$0.00		\$3,300.00	\$5,263.95
6-6400	Elevator							
	Beginning Balance:			\$602.70				\$842.10
1789	CD	6/16/15	Richmond Elev., Jun	\$239.40				
	Total:			\$239.40	\$0.00		\$239.40	\$842.10
6-6500	Enterphone							
	Beginning Balance:			\$0.00				\$282.24
1790	CD	6/05/15	Viscount, Enterphone Jun-	\$282.24				
	Total:			\$282.24	\$0.00		\$282.24	\$282.24
6-6700	Janitorial							
	Beginning Balance:			\$1,364.00				\$2,046.00
1795	CD	6/16/15	A. Guy, Cleaners May	\$682.00				

IN TRUST FOR THE OWNERS, S.P. VR-788

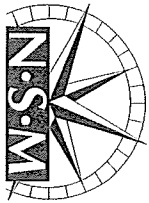
C/O 205-1515 PEMBERTON AVENUE
NORTH VANCOUVER BC V7P 2S3

Balance Sheet

As of June 2015

6/30/15
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ASSETS	
CURRENT ASSETS	
Cash	
CCSCU OPF Acct	\$60,038.12
CCSCU CRF Acct. 1	\$144,515.16
CCSCU CRF Acct. 2	\$54,016.80
CCSCU Levy Acct.	\$0.01
CCSCU Equity Shares	\$5.00
Total Cash	\$258,575.09
Strata Fees Receivable	\$1,373.81
Prepaid Water & Sewer	\$10,265.40
Prepaid Insurance	\$15,051.74
Total CURRENT ASSETS	\$285,266.04
Total ASSETS	\$285,266.04
LIABILITIES	
MEMBERS' EQUITY	
RESERVE FUNDS	
Contingency Reserve Fund (CRF)	\$142,917.17
CRF, Opening Balance	\$2,000.01
CRF, Current Appropriations	\$285.92
CRF, Interest	
Total Contingency Reserve Fund (CRF)	\$145,203.10
CRF Special Projects, (CRFSP)	
CRFSP, Opening Balance	\$69,592.69
CRFSP, Current Appropriations	\$13,250.01
CRFSP, Interest	\$88.82
Total CRF Special Projects, (CRFSP)	\$82,931.52
Total RESERVE FUNDS	\$228,134.62
OPERATING FUND (OPF)	
OPF, Opening Balance	\$59,499.11
OPF, Adj. to Opening Bal.	-\$158.16
OPF Current Surplus/(Deficit)	-\$2,209.53
Total OPERATING FUND (OPF)	\$57,131.42
Total MEMBERS' EQUITY	\$285,266.04
Total Liability & Equity	\$285,266.04



NORTHWEST STRATA MANAGEMENT LTD.

THE OWNERS, STRATA PLAN NO. VR 788

FINANCIAL STATEMENTS – MAY 31, 2015

NOTICE TO READER

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IN TRUST FOR THE OWNERS, S.P. VR-788
 C/O 205-1515 PEMBERTON AVENUE
 NORTH VANCOUVER BC V7P 2S3

Detail Trial Balance

5/01/15 TO 5/31/15

5/31/15
1:36:57 PM

ID#	Src	Date	Memo	Debit	Credit	Job	Net Activity	Ending Balance
6-5000	Management Fee							
Beginning Balance:				\$887.25				\$1,774.50
DEBIT	CD	5/01/15	NSM, Mgmt Fee	\$887.25				
Total:				\$887.25	\$0.00		\$887.25	\$1,774.50
6-5100	Insurance							
Beginning Balance:				\$1,672.42				\$3,344.84
GJ000749	GJ	5/31/15	To Exp. Prepaid Insurance	\$1,672.42				
Total:				\$1,672.42	\$0.00		\$1,672.42	\$3,344.84
6-5400	Miscellaneous							
Beginning Balance:				\$30.00	cr			\$60.00
NSF Fee	SJ	5/06/15	201-MACLEOD/TOE NSF Fe		\$30.00			\$157.33
DEBIT	CD	5/07/15	NSM, Recov. Mar/Apr	\$217.33				\$339.67
1784	CD	5/21/15	S. Iseli, Misc. Reimb.	\$182.34				
Total:				\$399.67	\$30.00		\$369.67	\$339.67
6-6000	Gas							
Beginning Balance:				\$620.54				\$1,256.37
PAC	CD	5/21/15	Fortis, Mar27-Apr29	\$635.83				
Total:				\$635.83	\$0.00		\$635.83	\$1,256.37
6-6200	Water & Sewer							
Beginning Balance:				\$1,466.48				\$2,932.96
GJ000750	GJ	5/31/15	To Exp. Prepaid W & S	\$1,466.48				
Total:				\$1,466.48	\$0.00		\$1,466.48	\$2,932.96
6-6300	Garbage / Recycling							
Beginning Balance:				\$831.18				\$1,963.95
1786	CD	5/21/15	Progressive, Garb. May	\$1,132.77				
Total:				\$1,132.77	\$0.00		\$1,132.77	\$1,963.95
6-6400	Elevator							
Beginning Balance:				\$374.85				\$602.70
1782	CD	5/21/15	Richmond Elev., May	\$227.85				
Total:				\$227.85	\$0.00		\$227.85	\$602.70
6-6700	Janitorial							
Beginning Balance:				\$682.00				\$1,364.00
1785	CD	5/21/15	A. Guy, Cleaners Apr	\$682.00				
Total:				\$682.00	\$0.00		\$682.00	\$1,364.00
6-6800	Pest Control							
Beginning Balance:				\$54.86				\$109.72
1776	CD	5/11/15	Abell Pest, Serv. May	\$54.86				
Total:				\$54.86	\$0.00		\$54.86	\$109.72
6-6900	Landscaping							
Beginning Balance:				\$926.10				\$1,413.67
1778	CD	5/11/15	Parklawn, Startup	\$487.57				

IN TRUST FOR THE OWNERS, S.P. VR-788
C/O 205-1515 PEMBERTON AVENUE
NORTH VANCOUVER BC V7P 2S3

Balance Sheet

As of May 2015

5/31/15
11:48:48 AM

ASSETS	
CURRENT ASSETS	
Cash	
CCSCU OPF Acct	\$41,905.02
CCSCU CRF Acct. 1	\$143,753.73
CCSCU CRF Acct. 2	\$49,568.13
CCSCU Levy Acct.	\$0.01
CCSCU Equity Shares	\$5.00
Total Cash	<u>\$235,231.89</u>
Strata Fees Receivable	\$18,060.01
Prepaid Water & Sewer	\$11,731.88
Prepaid Insurance	<u>\$16,724.16</u>
Total CURRENT ASSETS	<u>\$281,747.94</u>
Total ASSETS	<u>\$281,747.94</u>
LIABILITIES	
MEMBERS' EQUITY	
RESERVE FUNDS	
Contingency Reserve Fund (CRF)	
CRF, Opening Balance	\$142,917.17
CRF, Current Appropriations	\$1,333.34
CRF, Interest	<u>\$191.16</u>
Total Contingency Reserve Fund (CRF)	<u>\$144,441.67</u>
CRF Special Projects, (CRFSP)	
CRFSP, Opening Balance	\$69,592.69
CRFSP, Current Appropriations	\$8,833.34
CRFSP, Interest	<u>\$56.81</u>
Total CRF Special Projects, (CRFSP)	<u>\$78,482.84</u>
Total RESERVE FUNDS	<u>\$222,924.51</u>
OPERATING FUND (OPF)	
OPF, Opening Balance	\$59,499.11
OPF Current Surplus/(Deficit)	<u>-\$675.68</u>
Total OPERATING FUND (OPF)	<u>\$58,823.43</u>
Total MEMBERS' EQUITY	<u>\$281,747.94</u>
Total Liability & Equity	<u>\$281,747.94</u>

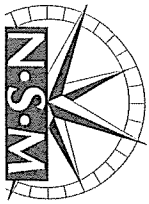
IN TRUST FOR THE OWNERS, S.P. VR-788

Receivables Reconciliation [Detail]

5/31/15

Page 2

5/31/15 11:49:20 AM Name	ID#	Date	Total Due	0 - 30	31 - 60	61 - 90	90+
111-VAN DER BOO			*None				
VAN DER BOOM, D.							
Total:			-\$11.64	-\$11.64	\$0.00	\$0.00	\$0.00
201-MACLEOD/TOE			*None				
MACLEOD/TOEREN, NSF PAC			7/08/14	\$399.47			\$399.47
BylawFin			12/12/14	\$50.00			\$50.00
NSF Fee			2/11/15	\$30.00			\$30.00
NSF PAC			2/11/15	\$399.47			\$399.47
NSF Fee			3/10/15	\$30.00			
NSF PAC			3/10/15	\$399.47		\$30.00	
NSF Fee			5/06/15	\$30.00			
NSF PAC			5/06/15	\$414.33		\$30.00	
NSF Fee			7/08/14	\$30.00			\$30.00
Total:			\$1,782.74	\$444.33	\$0.00	\$429.47	\$908.94
305-HIESL			*None				
HIESL, C			5/11/15	-\$20.00	-\$20.00		
00007130				-\$20.00	\$0.00	\$0.00	\$0.00
Total:			-\$20.00	-\$20.00	\$0.00	\$0.00	\$0.00
309-BRADLEY			*None				
BRADLEY, D			9/29/14	-\$1,331.20			-\$1,331.20
00006730				-\$1,331.20	\$0.00	\$0.00	\$0.00
Total:			-\$1,331.20	\$0.00	\$0.00	\$0.00	-\$1,331.20
Grand Total:			\$18,060.01	\$751.16	\$338.47	\$429.47	\$16,540.91
Aging Percent:				4.2%	1.9%	2.4%	91.6%
Receivables Account:			\$18,060.01				
Out of Balance Amount:			\$0.00				



NORTHWEST STRATA MANAGEMENT LTD.

THE OWNERS, STRATA PLAN NO. VR 788 FINANCIAL STATEMENTS – APRIL 30, 2015

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 VR-788 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.

IN TRUST FOR THE OWNERS, S.P. VR-788
 C/O 205-1515 PEMBERTON AVENUE
 NORTH VANCOUVER BC V7P 2S3

Detail Trial Balance

4/01/15 To 4/30/15

4/30/15
 4:11:24 PM

ID#	Src	Date	Memo	Debit	Credit	Job	Net Activity	Ending Balance
6-5000 Management Fee								
Beginning Balance:			\$0.00					
DEBIT	CD	4/01/15	NSM, Mgmt Fee	\$887.25				\$887.25
Total:				\$887.25	\$0.00		\$887.25	\$887.25
6-5100 Insurance								
Beginning Balance:			\$0.00					
GJ000745	GJ	4/02/15	To Set Up Prepaid Ins.		\$20,069.00			\$20,069.00 cr
1764	CD	4/02/15	HUB Int., Ins. 15/16	\$20,069.00				\$0.00
GJ000746	GJ	4/30/15	To Exp. Prepaid Insurance	\$1,672.42				\$1,672.42
Total:				\$21,741.42	\$20,069.00		\$1,672.42	\$1,672.42
6-5400 Miscellaneous								
Beginning Balance:			\$0.00					
NSF Fee	SJ	4/10/15	303-HUTCHISON NSF Fee		\$30.00			\$30.00 cr
Legal	SJ	4/17/15	111-VAN DER BOO Re: Le		\$450.00			\$480.00 cr
Legal	SJ	4/17/15	111-VAN DER BOO Re Leg		\$244.64			\$724.64 cr
Legal	SJ	4/17/15	111-VAN DER BOO Re Leg		\$992.32			\$992.32 cr
1773	CD	4/20/15	Access Law, Legal #111	\$450.00				\$542.32 cr
1773	CD	4/20/15	Access Law, Legal #111	\$244.64				\$297.68 cr
1773	CD	4/20/15	Access Law, Legal #111	\$267.68				\$30.00 cr
Total:				\$962.32	\$992.32		\$30.00 cr	\$30.00 cr
6-6000 Gas								
Beginning Balance:			\$0.00					
PAC	CD	4/18/15	Fortis, Feb27-Mar27	\$620.54				\$620.54
Total:				\$620.54	\$0.00		\$620.54	\$620.54
6-6100 Electricity								
Beginning Balance:			\$0.00					
PAC	CD	4/22/15	Hydro, Jan 29-Mar 30	\$1,326.95				\$1,326.95
Total:				\$1,326.95	\$0.00		\$1,326.95	\$1,326.95
6-6200 Water & Sewer								
Beginning Balance:			\$0.00					
GJ000741	GJ	4/30/15	To Exp. Prepaid W & S	\$1,466.48				\$1,466.48
Total:				\$1,466.48	\$0.00		\$1,466.48	\$1,466.48
6-6300 Garbage / Recycling								
Beginning Balance:			\$0.00					
1767	CD	4/10/15	BFI, Garb. Apr	\$719.18				\$719.18
1774	CD	4/21/15	J. Sammel, Misc. Reimb.	\$112.00				\$831.18
Total:				\$831.18	\$0.00		\$831.18	\$831.18
6-6400 Elevator								
Beginning Balance:			\$0.00					
1766	CD	4/10/15	Richmond Elev., Apr	\$227.85				\$227.85
1769	CD	4/10/15	Richmond Elev., Serv Call	\$147.00				\$374.85
Total:				\$374.85	\$0.00		\$374.85	\$374.85

IN TRUST FOR THE OWNERS, S.P. VR-788
 C/O 205-1515 PEMBERTON AVENUE
 NORTH VANCOUVER BC V7P 2S3

Balance Sheet

As of April 2015

4/30/15
 4:11:41 PM

ASSETS	
CURRENT ASSETS	
Cash	
CCSCU OPF Acct	\$27,610.95
CCSCU CRF Acct. 1	\$142,989.65
CCSCU CRF Acct. 2	\$45,121.19
CCSCU Levy Acct.	\$0.01
CCSCU Equity Shares	\$5.00
Total Cash	<u>\$215,726.80</u>
Strata Fees Receivable	\$30,614.85
Prepaid Water & Sewer	\$13,198.36
Prepaid Insurance	\$18,396.58
Total CURRENT ASSETS	<u>\$277,936.59</u>
Total ASSETS	<u>\$277,936.59</u>

LIABILITIES

MEMBERS' EQUITY	
RESERVE FUNDS	
Contingency Reserve Fund (CRF)	
CRF, Opening Balance	\$142,917.17
CRF, Current Appropriations	\$666.67
CRF, Interest	<u>\$93.75</u>
Total Contingency Reserve Fund (CRF)	<u>\$143,677.59</u>
CRF Special Projects, (CRFSP)	
CRFSP, Opening Balance	\$69,592.69
CRFSP, Current Appropriations	\$4,416.67
CRFSP, Interest	<u>\$26.53</u>
Total CRF Special Projects, (CRFSP)	<u>\$74,035.89</u>
Total RESERVE FUNDS	<u>\$217,713.48</u>
OPERATING FUND (OPF)	
OPF, Opening Balance	
OPF Current Surplus/(Deficit)	\$59,499.11
Total OPERATING FUND (OPF)	<u>\$724.00</u>
Total MEMBERS' EQUITY	<u>\$60,223.11</u>
Total Liability & Equity	<u>\$277,936.59</u>

IN TRUST FOR THE OWNERS, S.P. VR-788

Receivables Reconciliation [Detail]

4/30/15

4/30/15
12:08:37 PM

Name ID# Date Total Due 0 - 30 31 - 60 61 - 90 90+

111-VAN DER BOO

*None

VAN DER BOOM, D.							
Legal	4/17/15	\$267.68					\$3,613.89
Levy	3/27/13	\$3,613.89	\$267.68				\$160.90
00005952	6/01/13	\$160.90					\$330.45
00006003	7/01/13	\$330.45					\$330.45
00006052	8/01/13	\$330.45					\$330.45
00006103	9/01/13	\$330.45					\$330.45
00006156	10/01/13	\$330.45					\$330.45
00006206	11/01/13	\$330.45					\$330.45
00006256	12/01/13	\$330.45					\$330.45
00006305	1/01/14	\$330.45					\$330.45
00006355	2/01/14	\$330.45					\$330.45
00006404	3/01/14	\$80.45					\$80.45
00006443	4/01/14	\$343.21					\$343.21
CRFPymt	4/07/14	-\$543.09					-\$543.09
NSF CHQ	6/11/14	\$500.00					\$500.00
NSF CHQ	6/11/14	\$500.00					\$500.00
NSF CHQ	6/11/14	\$30.00					\$30.00
NSF Fee	6/11/14	\$30.00					\$30.00
NSF Fee	6/11/14	\$30.00					\$30.00
00006603	7/01/14	\$343.21					\$343.21
NSF Fee	7/10/14	\$30.00					\$30.00
00006651	8/01/14	\$343.21					\$343.21
LegalExp	8/01/14	\$450.00					\$450.00
NSF CHQ	8/13/14	\$500.00					\$500.00
NSF Fee	8/13/14	\$30.00					\$30.00
00006700	9/01/14	\$343.21					\$343.21
NSF CHQ	9/11/14	\$500.00					\$500.00
NSF Fee	9/11/14	\$30.00					\$30.00
00006750	10/01/14	\$343.21					\$343.21
00006800	11/01/14	\$343.21					\$343.21
00006849	12/01/14	\$343.21					\$343.21
00006897	1/01/15	\$343.21					\$343.21
00006945	2/01/15	\$343.21					\$343.21
Legal	2/15/15	\$280.00					\$280.00
00006994	3/01/15	\$343.21					\$343.21
00007043	4/01/15	\$355.97	\$355.97		\$343.21		\$343.21
Total:		\$13,586.14	\$1,318.29		\$343.21	\$623.21	\$11,301.43

112-CIOLFI

*None

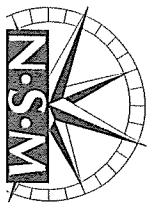
CIOLFI, MATT

BylawFin	12/12/14	\$50.00					\$50.00
Total:		\$50.00	\$0.00		\$0.00	\$0.00	\$50.00

201-MACLEOD/TOE

*None

MACLEOD/TOERIEN,							
NSF Fee	7/08/14	\$30.00					\$30.00
NSF PAC	7/08/14	\$399.47					\$399.47
BylawFin	12/12/14	\$50.00					\$50.00
NSF Fee	2/11/15	\$30.00					\$30.00
NSF PAC	2/11/15	\$399.47					\$399.47
NSF Fee	3/10/15	\$30.00					\$30.00
NSF PAC	3/10/15	\$399.47					\$399.47



NORTHWEST STRATA MANAGEMENT LTD.

THE OWNERS, STRATA PLAN NO. VR 788

FINANCIAL STATEMENTS – MARCH 31, 2015

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 VR-788 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.

IN TRUST FOR THE OWNERS, S.P. VR-788

Detail Trial Balance

3/01/15 To 3/31/15

3/31/15 11:40:57 AM	ID#	Src	Date	Memo	Debit	Credit	Job	Net Activity	Ending Balance
6-6900 Landscaping									
Beginning Balance:					\$11,563.65				\$12,466.65
1757	CD		3/17/15	Para Space, Gard. Mar	\$903.00				
Total:					\$903.00	\$0.00		\$903.00	\$12,466.65
<hr/>									
6-7100 Supplies									
Beginning Balance:					\$117.66				\$203.45
1755	CD		3/06/15	J. Sammel, Misc. Reimb.	\$85.79				
1758	CD		3/17/15	S. Iseli, Misc. Reimb.	\$124.12				\$327.57
Total:					\$209.91	\$0.00		\$209.91	\$327.57
<hr/>									
6-7200 Repairs & Maintenance									
Beginning Balance:					\$17,057.25				\$17,244.42
1750	CD		3/06/15	OH Door, Site Visit	\$187.17				\$17,224.42
Keys	SJ		3/09/15	209-CHAN Keys		\$20.00			\$16,912.24
CR007993	CR		3/09/15	Brighter Mechanical #4269		\$312.18			\$16,956.08
1758	CD		3/17/15	S. Iseli, Misc. Reimb.	\$43.84				\$21,722.56
1759	CD		3/17/15	Proactive, Ext. Repairs	\$4,766.48				\$21,697.56
CR008044	CR		3/31/15	Laund. Revenue		\$25.00			
Total:					\$4,997.49	\$357.18		\$4,640.31	\$21,697.56
<hr/>									
6-7400 Fire Safety System									
Beginning Balance:					\$6,054.35				\$6,728.31
1748	CD		3/06/15	Fairlane, Winterize	\$673.96				\$8,727.58
1748	CD		3/06/15	Fairlane, Winterize	\$1,999.27				\$9,945.58
1749	CD		3/06/15	Bartec, Alarm Mon 15/16	\$1,218.00				\$10,009.54
1761	CD		3/17/15	Telus, Fire Line	\$63.96				
Total:					\$3,955.19	\$0.00		\$3,955.19	\$10,009.54
Grand Total:					\$20,184.23	\$387.18			

IN TRUST FOR THE OWNERS, S.P. VR-788
 C/O 205-1515 PEMBERTON AVENUE
 NORTH VANCOUVER BC V7P 2S3

Balance Sheet

As of March 2015

3/31/15
 12:47:48 PM

ASSETS		
CURRENT ASSETS		
Cash		
CCSCU OPF Acct	\$45,843.94	
CCSCU CRF Acct. 1	\$142,229.23	
CCSCU CRF Acct. 2	\$40,678.00	
CCSCU Levy Acct.	\$0.01	
CCSCU Equity Shares	\$5.00	
Total Cash	\$228,756.18	
Strata Fees Receivable	\$28,587.95	
Prepaid Water & Sewer	\$14,664.84	
Total CURRENT ASSETS	<u>\$272,008.97</u>	
Total ASSETS		<u>\$272,008.97</u>
LIABILITIES		
MEMBERS' EQUITY		
RESERVE FUNDS		
Contingency Reserve Fund (CRF)		
CRF, Opening Balance	\$137,426.53	
CRF, Current Appropriations	\$8,000.04	
CRF, Interest	\$1,456.95	
CRF, Current Expenses	-\$3,966.35	
Total Contingency Reserve Fund (CRF)	<u>\$142,917.17</u>	
CRF Special Projects, (CRFSP)		
CRFSP, Opening Balance	\$67,360.19	
CRFSP, Current Appropriations	\$50,000.04	
CRFSP, Current Expenses	-\$47,767.54	
Total CRF Special Projects, (CRFSP)	<u>\$69,592.69</u>	
Total RESERVE FUNDS		
OPERATING FUND (OPF)		<u>\$212,509.86</u>
OPF, Opening Balance	\$53,981.35	
OPF Current Surplus/(Deficit)	\$5,517.76	
Total OPERATING FUND (OPF)	<u>\$59,499.11</u>	
Total MEMBERS' EQUITY		<u>\$272,008.97</u>
Total Liability & Equity		<u>\$272,008.97</u>

IN TRUST FOR THE OWNERS, S.P. VR-788

Receivables Reconciliation [Detail]

3/31/15

3/31/15 12:48:45 PM Name	ID#	Date	Total Due	0 - 30	31 - 60	61 - 90	90+
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111-VAN DER BOO							
*None							
VAN DER BOOM, D.							
00006052		8/01/13	\$330.45				\$330.45
00006103		9/01/13	\$330.45				\$330.45
00006156		10/01/13	\$330.45				\$330.45
00006206		11/01/13	\$330.45				\$330.45
00006256		12/01/13	\$330.45				\$330.45
00006305		1/01/14	\$330.45				\$330.45
00006355		2/01/14	\$330.45				\$330.45
00006404		3/01/14	\$80.45				\$80.45
00006443		4/01/14	\$343.21				\$343.21
NSF CHQ		6/11/14	\$500.00				\$500.00
NSF CHQ		6/11/14	\$500.00				\$500.00
NSF Fee		6/11/14	\$30.00				\$30.00
NSF Fee		6/11/14	\$30.00				\$30.00
00006603		7/01/14	\$343.21				\$343.21
NSF Fee		7/10/14	\$30.00				\$30.00
00006651		8/01/14	\$343.21				\$343.21
LegalExp		8/01/14	\$450.00				\$450.00
NSF CHQ		8/13/14	\$500.00				\$500.00
NSF Fee		8/13/14	\$30.00				\$30.00
00006700		9/01/14	\$343.21				\$343.21
NSF CHQ		9/11/14	\$500.00				\$500.00
NSF Fee		9/11/14	\$30.00				\$30.00
00006750		10/01/14	\$343.21				\$343.21
00006800		11/01/14	\$343.21				\$343.21
00006849		12/01/14	\$343.21				\$343.21
00006897		1/01/15	\$343.21				\$343.21
00006945		2/01/15	\$343.21				\$343.21
Legal		2/15/15	\$280.00				\$280.00
00006994		3/01/15	\$343.21				\$343.21
CRFPy/mt		4/07/14	-\$543.09				-\$543.09
Total:			\$12,267.85	\$343.21	\$623.21	\$343.21	\$10,958.22

112-CIOLFI							
*None							
CIOLFI, MATT							
	BylawFin	12/12/14	\$50.00				\$50.00
Total:			\$50.00	\$0.00	\$0.00	\$0.00	\$50.00

201-MACLEOD/TOE							
*None							
MACLEOD/TOERIEIN,							
	NSF Fee	7/08/14	\$30.00				\$30.00
	NSF PAC	7/08/14	\$399.47				\$399.47
	BylawFin	12/12/14	\$50.00				\$50.00
	NSF Fee	2/11/15	\$30.00				\$30.00
	NSF PAC	2/11/15	\$399.47				\$399.47
	NSF Fee	3/10/15	\$30.00				\$30.00
	NSF PAC	3/10/15	\$399.47				\$399.47
Total:			\$1,338.41	\$429.47	\$429.47	\$0.00	\$479.47

309-BRADLEY							
*None							
BRADLEY, D							
		9/29/14	-\$2,031.48				-\$2,031.48



NORTHWEST STRATA MANAGEMENT LTD.

THE OWNERS, STRATA PLAN NO. VR 788

FINANCIAL STATEMENTS – FEBRUARY 28, 2015

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 VR-788 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.

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IN TRUST FOR THE OWNERS, S.P. VR-788
 C/O 205-1515 PEMBERTON AVENUE
 NORTH VANCOUVER BC V7P 2S3

Detail Trial Balance

2/01/15 To 2/28/15

2/28/15
2:45:53 PM

ID#	Src	Date	Memo	Debit	Credit	Job	Net Activity	Ending Balance
6-5000 Management Fee								
			Beginning Balance:	\$8,872.50				\$9,759.75
DEBIT	CD	2/01/15	NSM, Mgmt Fee	\$887.25				
Total:				\$887.25	\$0.00		\$887.25	\$9,759.75
6-5100 Insurance								
			Beginning Balance:	\$16,580.00				\$18,238.00
GJ000725	GJ	2/28/15	To Exp. Prepaid Insurance	\$1,658.00				
Total:				\$1,658.00	\$0.00		\$1,658.00	\$18,238.00
6-5400 Miscellaneous								
			Beginning Balance:	\$1,610.60				\$1,890.60
1736	CD	2/04/15	Access Law, Legal #105	\$280.00				\$1,860.60
NSF Fee	SJ	2/11/15	201-MACLEOD NSF Fee		\$30.00			\$1,580.60
Legal	SJ	2/15/15	111-VAN DER BOO Legal		\$280.00			\$1,651.60
DEBIT	CD	2/20/15	Worksafe, WCB '15	\$71.00				\$1,718.55
1745	CD	2/23/15	NV Rec, Mtg Rm	\$66.95				\$1,718.55
00007028	SJ	2/27/15	215-SAHABIMEHR Cr-2 NS	\$60.00				\$1,778.55
Total:				\$477.95	\$310.00		\$167.95	\$1,778.55
6-6000 Gas								
			Beginning Balance:	\$6,368.75				\$7,054.24
PAC	CD	2/20/15	Fortis, Dec30-Jan29	\$685.49				
Total:				\$685.49	\$0.00		\$685.49	\$7,054.24
6-6100 Electricity								
			Beginning Balance:	\$7,052.97				\$8,688.06
PAC	CD	2/20/15	Hydro, Nov29-Jan28	\$1,635.09				
Total:				\$1,635.09	\$0.00		\$1,635.09	\$8,688.06
6-6200 Water & Sewer								
			Beginning Balance:	\$12,665.43				\$12,665.39
GJ000720	GJ	2/01/15	To Close Prior Year W&S		\$0.04			\$4,932.41
GJ000722	GJ	2/05/15	To Set Up Prepaid W & S		\$17,597.80			\$12,665.39
DEBIT	CD	2/05/15	City of NV, W&S '15	\$17,597.80				\$14,131.87
GJ000721	GJ	2/28/15	To Exp. Prepaid W & S	\$1,466.48				\$14,131.87
Total:				\$19,064.28	\$17,597.84		\$1,466.44	\$14,131.87
6-6300 Garbage / Recycling								
			Beginning Balance:	\$10,138.11				\$10,809.55
1741	CD	2/13/15	BFI, Garb. Feb	\$671.44				
Total:				\$671.44	\$0.00		\$671.44	\$10,809.55
6-6400 Elevator								
			Beginning Balance:	\$2,476.80				\$2,704.65
1739	CD	2/13/15	Richmond Elev., Feb	\$227.85				
Total:				\$227.85	\$0.00		\$227.85	\$2,704.65
6-6800 Pest Control								
			Beginning Balance:	\$542.27				\$597.13
1737	CD	2/04/15	Abell Pest, Serv. Feb	\$54.86				

IN TRUST FOR THE OWNERS, S.P. VR-788

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

Balance Sheet

As of February 2015

2/28/15
1:46:30 PM

ASSETS		
CURRENT ASSETS		
Cash		
CCSCU OPF Acct	\$50,612.74	
CCSCU CRF Acct. 1	\$149,819.96	
CCSCU CRF Acct. 2	\$28,132.64	
CCSCU Levy Acct.	\$0.01	
CCSCU Equity Shares	\$5.00	
Total Cash	\$228,570.35	
Strata Fees Receivable	\$28,239.50	
Prepaid Water & Sewer	\$16,131.32	
Prepaid Insurance	\$1,658.00	
Total CURRENT ASSETS	\$274,599.17	
Total ASSETS	\$274,599.17	
LIABILITIES		
MEMBERS' EQUITY		
RESERVE FUNDS		
Contingency Reserve Fund (CRF)		
CRF, Opening Balance	\$137,426.53	
CRF, Current Appropriations	\$7,333.37	
CRF, Interest	\$1,335.65	
CRF, Current Expenses	-\$3,966.35	
Total Contingency Reserve Fund (CRF)	\$142,129.20	
CRF Special Projects, (CRFSP)		
CRFSP, Opening Balance	\$67,360.19	
CRFSP, Current Appropriations	\$45,833.37	
CRFSP, Current Expenses	-\$47,767.54	
Total CRF Special Projects, (CRFSP)	\$65,426.02	
Total RESERVE FUNDS		\$207,555.22
OPERATING FUND (OPF)		
OPF, Opening Balance	\$53,981.35	
OPF Current Surplus/(Deficit)	\$13,062.60	
Total OPERATING FUND (OPF)	\$67,043.95	
Total MEMBERS' EQUITY	\$274,599.17	
Total Liability & Equity	\$274,599.17	

IN TRUST FOR THE OWNERS, S.P. VR-788

Receivables Reconciliation [Detail]

2/28/15

2/28/15 3:46:26 PM Name	ID#	Date	Total Due	0 - 30	31 - 60	61 - 90	90+
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106-AV/AVRAM			*None				
AV/AVRAM, J							
Total:			\$129.24	\$0.00	\$0.00	\$0.00	\$129.24

108-RIDGE			*None				
RIDGE, M							
Total:			\$326.33	\$0.00	\$326.33	\$0.00	\$0.00

111-VAN DER BOO			*None				
VAN DER BOOM, D.							
Total:			\$3,613.89	\$160.90	\$330.45	\$330.45	\$330.45

00005952	Lewy	3/27/13	\$3,613.89				\$3,613.89
00006003		6/01/13	\$160.90				\$160.90
00006052		7/01/13	\$330.45				\$330.45
00006103		8/01/13	\$330.45				\$330.45
00006156		9/01/13	\$330.45				\$330.45
00006206		10/01/13	\$330.45				\$330.45
00006256		11/01/13	\$330.45				\$330.45
00006305		12/01/13	\$330.45				\$330.45
00006355		1/01/14	\$330.45				\$330.45
00006404		2/01/14	\$330.45				\$330.45
00006443		3/01/14	\$80.45				\$80.45
00006511		4/01/14	\$343.21				\$343.21
00006551		5/01/14	\$500.00				\$500.00
00006603		6/11/14	\$500.00				\$500.00
00006651		6/11/14	\$30.00				\$30.00
00006700		6/11/14	\$30.00				\$30.00
00006750		6/11/14	\$30.00				\$30.00
00006800		6/11/14	\$343.21				\$343.21
00006849		6/11/14	\$450.00				\$450.00
00006897		6/11/14	\$500.00				\$500.00
00006945		6/11/14	\$30.00				\$30.00
Legal		6/11/14	\$343.21				\$343.21
CRFPymt		6/11/14	\$280.00				\$280.00
		6/11/14	-\$543.09				-\$543.09
Total:			\$11,924.64	\$623.21	\$343.21	\$343.21	\$10,615.01

112-CIOLFI

*None

12/21/14	BylawFin		\$50.00				
Total:			\$50.00	\$0.00	\$0.00	\$50.00	\$0.00

201-MACLEOD/TOE

*None

12/21/14	BylawFin		\$50.00				
Total:			\$50.00	\$0.00	\$0.00	\$50.00	\$0.00



NORTHWEST STRATA MANAGEMENT LTD.

THE OWNERS, STRATA PLAN NO. VR 788

FINANCIAL STATEMENTS – JANUARY 31, 2015

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 VR-788 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.

IN TRUST FOR THE OWNERS, S.P. VR-788
 C/O 205-1515 PEMBERTON AVENUE
 NORTH VANCOUVER BC V7P 2S3

Detail Trial Balance

1/01/15 To 1/31/15

1/31/15

Page 1

1:19:20 PM

ID#	Src	Date	Memo	Debit	Credit	Job	Net Activity	Ending Balance
6-6000	Management Fee							
Beginning Balance:				\$7,985.25				
DEBIT	CD	1/01/15	NSM, Mgmt Fee	\$887.25				\$8,872.50
Total:				\$887.25	\$0.00		\$887.25	\$8,872.50
<hr/>								
6-5100	Insurance							
Beginning Balance:				\$14,922.00				
GJ000717	GJ	1/31/15	To Exp. Prepaid Insurance	\$1,658.00				\$16,580.00
Total:				\$1,658.00	\$0.00		\$1,658.00	\$16,580.00
<hr/>								
6-5400	Miscellaneous							
Beginning Balance:				\$2,304.44				
DEBIT	CD	1/05/15	NSM, Recov. Nov/Dec	\$147.04				\$2,451.48
Total:				\$147.04	\$0.00		\$147.04	\$2,451.48
<hr/>								
6-6000	Gas							
Beginning Balance:				\$5,690.12				
PAC	CD	1/21/15	Fortis, Nov28-Dec30	\$678.63				\$6,368.75
Total:				\$678.63	\$0.00		\$678.63	\$6,368.75
<hr/>								
6-6300	Garbage / Recycling							
Beginning Balance:				\$9,453.81				
1731	CD	1/27/15	BFI, Garb. Jan	\$684.30				\$10,138.11
Total:				\$684.30	\$0.00		\$684.30	\$10,138.11
<hr/>								
6-6400	Elevator							
Beginning Balance:				\$2,248.95				
1729	CD	1/27/15	Richmond Elev., Jan	\$227.85				\$2,476.80
Total:				\$227.85	\$0.00		\$227.85	\$2,476.80
<hr/>								
6-6700	Janitorial							
Beginning Balance:				\$6,421.63				
1725	CD	1/08/15	Allstar, Cleaners Jan	\$716.08				\$7,137.71
Total:				\$716.08	\$0.00		\$716.08	\$7,137.71
<hr/>								
6-6800	Pest Control							
Beginning Balance:				\$487.41				
1724	CD	1/08/15	Abell Pest, Serv. Jan	\$54.86				\$542.27
Total:				\$54.86	\$0.00		\$54.86	\$542.27
<hr/>								
6-6900	Landscaping							
Beginning Balance:				\$9,690.45				
1729	CD	1/27/15	Para Space, Gard. Jan	\$903.00				\$10,593.45
Total:				\$903.00	\$0.00		\$903.00	\$10,593.45
<hr/>								
6-7200	Repairs & Maintenance							
Beginning Balance:				\$13,797.59				
1727	CD	1/08/15	OH Door, Serv. Call	\$246.86				\$14,044.45
Total:				\$246.86	\$0.00		\$246.86	\$14,044.45

IN TRUST FOR THE OWNERS, S.P. VR-788

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

Balance Sheet

As of January 2015

1/31/15
4:04:03 PM

ASSETS	
CURRENT ASSETS	
Cash	
CCSCU OPF Acct	\$66,686.72
CCSCU CRF Acct. 1	\$144,896.23
CCSCU CRF Acct. 2	\$28,116.46
CCSCU Levy Acct.	\$0.01
CCSCU Equity Shares	\$5.00
Total Cash	\$239,704.42
Strata Fees Receivable	\$25,864.76
Prepaid Water & Sewer	-\$0.04
Prepaid Insurance	\$3,316.00
Total CURRENT ASSETS	\$268,885.14
Total ASSETS	\$268,885.14
LIABILITIES	
MEMBERS' EQUITY	
RESERVE FUNDS	
Contingency Reserve Fund (CRF)	
CRF, Opening Balance	\$137,426.53
CRF, Current Appropriations	\$6,666.70
CRF, Interest	\$1,229.07
CRF, Current Expenses	-\$3,966.35
Total Contingency Reserve Fund (CRF)	\$141,355.95
CRF Special Projects, (CRFSP)	
CRFSP, Opening Balance	\$67,360.19
CRFSP, Current Appropriations	\$41,666.70
CRFSP, Current Expenses	-\$47,767.54
Total CRF Special Projects, (CRFSP)	\$61,259.35
Total RESERVE FUNDS	\$202,615.30
OPERATING FUND (OPF)	
OPF, Opening Balance	\$53,981.35
OPF Current Surplus/(Deficit)	\$12,288.49
Total OPERATING FUND (OPF)	\$66,269.84
Total MEMBERS' EQUITY	\$268,885.14
Total Liability & Equity	\$268,885.14

IN TRUST FOR THE OWNERS, S.P. VR-788

Aged Receivables [Detail]

1/31/15

Page 2

1/31/15 1:39:49 PM
 Name ID# Date Total Due 0 - 30 31 - 60 61 - 90 90+

108-RIDGE
 RIDGE, M
 Net 1st
 00006929 1/01/15 \$326.33 \$326.33
 Total: \$326.33 \$326.33 \$0.00 \$0.00 \$0.00

111-VAN DER BOO
 *None

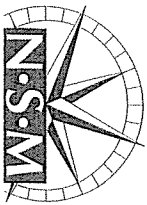
VAN DER BOOM, D.
 Net 1st
 Levy
 00005952 3/27/13 \$3,613.89 \$3,613.89
 00006003 6/01/13 \$160.90 \$160.90
 00006003 7/01/13 \$330.45 \$330.45
 00006052 8/01/13 \$330.45 \$330.45
 00006103 9/01/13 \$330.45 \$330.45
 00006156 10/01/13 \$330.45 \$330.45
 00006206 11/01/13 \$330.45 \$330.45
 00006256 12/01/13 \$330.45 \$330.45
 00006305 1/01/14 \$330.45 \$330.45
 00006355 2/01/14 \$330.45 \$330.45
 00006404 3/01/14 \$80.45 \$80.45
 00006443 4/01/14 \$343.21 \$343.21
 NSF CHQ 6/1/14 \$500.00 \$500.00
 NSF CHQ 6/1/14 \$500.00 \$500.00
 NSF Fee 6/1/14 \$30.00 \$30.00
 NSF Fee 6/1/14 \$30.00 \$30.00
 NSF Fee 7/01/14 \$343.21 \$343.21
 NSF Fee 7/10/14 \$30.00 \$30.00
 00006651 8/01/14 \$343.21 \$343.21
 LegalExp 8/01/14 \$450.00 \$450.00
 NSF CHQ 8/13/14 \$500.00 \$500.00
 NSF Fee 8/13/14 \$30.00 \$30.00
 00006700 9/01/14 \$343.21 \$343.21
 NSF CHQ 9/1/14 \$500.00 \$500.00
 NSF Fee 9/1/14 \$30.00 \$30.00
 00006750 10/01/14 \$343.21 \$343.21
 00006800 11/01/14 \$343.21 \$343.21
 00006849 12/01/14 \$343.21 \$343.21
 00006897 1/01/15 \$343.21 \$343.21
 CRFPymt 4/07/14 -\$543.09 -\$543.09
 Total: \$11,301.43 \$343.21 \$0.00 \$343.21 \$10,615.01

112-CIOLFI
 *None

CIOLFI, MATT
 Net 1st
 BylawFin 12/12/14 \$50.00 \$50.00
 Total: \$50.00 \$0.00 \$50.00 \$0.00 \$0.00

201-MACLEOD/TOE
 *None

MACLEOD/TOERIEIN,
 Net 1st
 NSF Fee 7/08/14 \$30.00 \$30.00
 NSF PAC 7/08/14 \$399.47 \$399.47
 BylawFin 12/12/14 \$50.00 \$50.00



NORTHWEST STRATA MANAGEMENT LTD.

THE OWNERS, STRATA PLAN NO. VR 788

FINANCIAL STATEMENTS – DECEMBER 31, 2014

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 VR-788 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.

IN TRUST FOR THE OWNERS, S.P. VR-788
 C/O 205-1515 PEMBERTON AVENUE
 NORTH VANCOUVER BC V7P 2S3

Detail Trial Balance

12/01/14 TO 12/31/14

1/23/15

11:59:56 AM

Page 1

ID#	Src	Date	Memo	Debit	Credit	Job	Net Activity	Ending Balance
6-5000 Management Fee								
			Beginning Balance:	\$7,098.00				\$7,985.25
DEBIT	CD	12/01/14	NSM, Mgmt Fee	\$887.25				\$7,985.25
Total:				\$887.25	\$0.00		\$887.25	\$7,985.25
6-5100 Insurance								
			Beginning Balance:	\$13,264.00				\$14,922.00
	GJ	12/31/14	To Exp. Prepaid Insurance	\$1,658.00				\$14,922.00
Total:				\$1,658.00	\$0.00		\$1,658.00	\$14,922.00
6-5400 Miscellaneous								
			Beginning Balance:	\$2,304.44				\$2,118.94
LegalExp	SJ	12/31/14	105-ABNEY Legal Expense		\$185.50			\$2,304.44
1722	CD	12/31/14	Access Law, Legal #105	\$185.50				\$2,304.44
Total:				\$185.50	\$185.50		\$0.00	\$2,304.44
6-6000 Gas								
			Beginning Balance:	\$5,018.45				\$5,690.12
PAC	CD	12/20/14	Fortis, Oct28-Nov28	\$671.67				\$5,690.12
Total:				\$671.67	\$0.00		\$671.67	\$5,690.12
6-6100 Electricity								
			Beginning Balance:	\$5,596.07				\$7,052.97
PAC	CD	12/23/14	Hydro, Sep30-Nov28	\$1,456.90				\$7,052.97
Total:				\$1,456.90	\$0.00		\$1,456.90	\$7,052.97
6-6200 Water & Sewer								
			Beginning Balance:	\$11,258.16				\$12,665.43
GJ000711	GJ	12/31/14	To Exp. Prepaid W & S	\$1,407.27				\$12,665.43
Total:				\$1,407.27	\$0.00		\$1,407.27	\$12,665.43
6-6300 Garbage / Recycling								
			Beginning Balance:	\$8,724.15				\$9,453.81
1720	CD	12/12/14	BFI, Garb. Dec	\$729.66				\$9,453.81
Total:				\$729.66	\$0.00		\$729.66	\$9,453.81
6-6400 Elevator								
			Beginning Balance:	\$2,021.10				\$2,248.95
1716	CD	12/12/14	Richmond Elev., Dec	\$227.85				\$2,248.95
Total:				\$227.85	\$0.00		\$227.85	\$2,248.95
6-6500 Enterphone								
			Beginning Balance:	\$282.24				\$564.48
1717	CD	12/12/14	Viscount, Enterphone Dec-	\$282.24				\$564.48
Total:				\$282.24	\$0.00		\$282.24	\$564.48
6-6700 Janitorial								
			Beginning Balance:	\$5,705.55				\$6,421.63
1718	CD	12/12/14	Allstar, Cleaners Dec	\$716.08				\$6,421.63

IN TRUST FOR THE OWNERS, S.P. VR-788

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

Balance Sheet

As of December 2014

1/23/15
11:16:55 AM

ASSETS

CURRENT ASSETS

Cash

CCSCU OPF Acct \$61,687.39
CCSCU CRF Acct. 1 \$139,943.37
CCSCU CRF Acct. 2 \$28,095.22
CCSCU Levy Acct. \$0.01
CCSCU Equity Shares \$5.00

Total Cash

Strata Fees Receivable \$229,730.99
Prepaid Water & Sewer \$25,462.20
Prepaid Insurance -\$0.04
\$4,974.00

Total CURRENT ASSETS

Total ASSETS

\$260,167.15
\$260,167.15

LIABILITIES

MEMBERS' EQUITY

RESERVE FUNDS

Contingency Reserve Fund (CRF)

CRF, Opening Balance \$137,426.53
CRF, Current Appropriations \$6,000.03
CRF, Interest \$1,088.30
CRF, Current Expenses -\$3,966.35

Total Contingency Reserve Fund (CRF) \$140,548.51

CRF Special Projects, (CRFSP)

CRFSP, Opening Balance \$67,360.19
CRFSP, Current Appropriations \$37,500.03
CRFSP, Current Expenses -\$47,767.54

Total CRF Special Projects, (CRFSP) \$57,092.68

Total RESERVE FUNDS

OPERATING FUND (OPF)

OPF, Opening Balance

OPF Current Surplus/(Deficit)

\$53,981.35
\$8,544.61
Total OPERATING FUND (OPF) \$62,525.96

Total MEMBERS' EQUITY

\$260,167.15

Total Liability & Equity

\$260,167.15

IN TRUST FOR THE OWNERS, S.P. VR-788

Receivables Reconciliation [Detail]

12/31/14

1/23/15	11:25:15 AM						
Name	ID#	Date	Total Due	0 - 30	31 - 60	61 - 90	90+

111-VAN DER BOO *None

VAN DER BOOM, D.							
00005952		6/01/13	\$330.45				\$330.45
00006003		7/01/13	\$330.45				\$330.45
00006052		8/01/13	\$330.45				\$330.45
00006103		9/01/13	\$330.45				\$330.45
00006156		10/01/13	\$330.45				\$330.45
00006206		11/01/13	\$330.45				\$330.45
00006256		12/01/13	\$330.45				\$330.45
00006305		1/01/14	\$330.45				\$330.45
00006355		2/01/14	\$330.45				\$330.45
00006404		3/01/14	\$80.45				\$80.45
00006443		4/01/14	\$343.21				\$343.21
NSF CHQ		6/11/14	\$500.00				\$500.00
NSF CHQ		6/11/14	\$500.00				\$500.00
NSF Fee		6/11/14	\$30.00				\$30.00
NSF Fee		6/11/14	\$30.00				\$30.00
00006603		7/01/14	\$343.21				\$343.21
NSF Fee		7/10/14	\$30.00				\$30.00
00006651		8/01/14	\$343.21				\$343.21
LegalExp		8/01/14	\$450.00				\$450.00
NSF CHQ		8/13/14	\$500.00				\$500.00
NSF Fee		8/13/14	\$30.00				\$30.00
00006700		9/01/14	\$343.21				\$343.21
NSF CHQ		9/11/14	\$500.00				\$500.00
NSF Fee		9/11/14	\$30.00				\$30.00
00006750		10/01/14	\$343.21				\$343.21
00006800		11/01/14	\$343.21				\$343.21
00006849		12/01/14	\$343.21				\$343.21
CRFPymt		4/07/14	-\$543.09				-\$543.09
00005902		5/01/13	\$330.45				\$330.45
Total:			\$11,458.22	\$343.21	\$343.21	\$0.00	\$10,771.80

112-CIOLFI *None

CIOLFI, MATT							
BylawFin		12/12/14	\$50.00	\$50.00			\$0.00
Total:			\$50.00	\$50.00	\$0.00	\$0.00	\$0.00

114-EDWARDSSEN *None

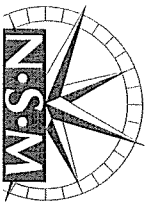
EDWARDSSEN, M. & T.							
00006880		12/23/14	\$2.00	\$2.00			\$0.00
Total:			\$2.00	\$2.00	\$0.00	\$0.00	\$0.00

201-MACLEOD/TOE *None

MACLEOD/TOERIEN,							
NSF Fee		7/08/14	\$30.00				\$30.00
NSF PAC		7/08/14	\$399.47				\$399.47
BylawFin		12/12/14	\$50.00	\$50.00			\$0.00
Total:			\$479.47	\$50.00	\$0.00	\$0.00	\$429.47

204-DYCK *None

DYCK, ROBERT



NORTHWEST STRATA MANAGEMENT LTD.

THE OWNERS, STRATA PLAN NO. VR 788

FINANCIAL STATEMENTS – NOVEMBER 30, 2014

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 VR-788 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.

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IN TRUST FOR THE OWNERS, S.P. VR-788
 C/O 205-1515 PEMBERTON AVENUE
 NORTH VANCOUVER BC V7P 2S3

Detail Trial Balance

11/01/2014 To 11/30/2014

12/19/2014

Page 1

3:06:59 PM

ID#	Src	Date	Memo	Debit	Credit	Job	Net Activity	Ending Balance
-----	-----	------	------	-------	--------	-----	--------------	----------------

6-5000	Management Fee							
Beginning Balance:				\$6,210.75				
DEBIT	CD	11/01/2014	NSM, Mgmt Fee	\$887.25				\$7,098.00
Total:				\$887.25	\$0.00		\$887.25	\$7,098.00

6-5100	Insurance							
Beginning Balance:				\$11,606.00				
GJ000704	GJ	11/30/2014	To Exp. Prepaid Insurance	\$1,658.00				\$13,264.00
Total:				\$1,658.00	\$0.00		\$1,658.00	\$13,264.00

6-5400	Miscellaneous							
Beginning Balance:				\$2,113.62				
DEBIT	CD	11/17/2014	NSM, Recov. Sep/Oct	\$190.82				\$2,304.44
Total:				\$190.82	\$0.00		\$190.82	\$2,304.44

6-6000	Gas							
Beginning Balance:				\$4,495.36				
PAC	CD	11/19/2014	Fortis, Sep29-Oct28	\$523.09				\$5,018.45
Total:				\$523.09	\$0.00		\$523.09	\$5,018.45

6-6200	Water & Sewer							
Beginning Balance:				\$9,850.89				
GJ000705	GJ	11/30/2014	To Exp. Prepaid W & S	\$1,407.27				\$11,258.16
Total:				\$1,407.27	\$0.00		\$1,407.27	\$11,258.16

6-6300	Garbage / Recycling							
Beginning Balance:				\$8,055.91				
1706	CD	11/28/2014	BFI, Garb. Nov	\$668.24				\$8,724.15
Total:				\$668.24	\$0.00		\$668.24	\$8,724.15

6-6400	Elevator							
Beginning Balance:				\$1,793.25				
1701	CD	11/28/2014	Richmond Elev., Nov	\$227.85				\$2,021.10
Total:				\$227.85	\$0.00		\$227.85	\$2,021.10

6-6700	Janitorial							
Beginning Balance:				\$4,989.47				
1697	CD	11/12/2014	Allstar, Cleaners Nov	\$716.08				\$5,705.55
Total:				\$716.08	\$0.00		\$716.08	\$5,705.55

6-6800	Pest Control							
Beginning Balance:				\$377.69				
1700	CD	11/12/2014	Abell Pest, Serv. Nov	\$54.86				\$432.55
1704	CD	11/28/2014	Abell Pest, Serv. Dec	\$54.86				\$487.41
Total:				\$109.72	\$0.00		\$109.72	\$487.41

6-6900	Landscaping							
Beginning Balance:				\$7,543.20				
1695	CD	11/12/2014	Parklawn, Winterization	\$202.65				\$7,745.85
1698	CD	11/12/2014	Para Space, Gard. Nov	\$903.00				\$8,648.85

IN TRUST FOR THE OWNERS, S.P. VR-788

Aged Receivables [Detail]

11/30/2014

Page 2

11/30/2014	4:10:59 PM						
Name	ID#	Date	Total Due	0 - 30	31 - 60	61 - 90	90+

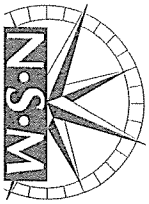
108-RIDGE							
RIDGE, M							
Net 1st							
00006825		11/01/2014	\$326.33	\$326.33			
Total:			\$326.33	\$326.33	\$0.00	\$0.00	\$0.00

111-VAN DER BOO							
*None							

VAN DER BOOM, D.							
Net 1st							
Levy		03/27/2013	\$3,613.89				\$3,613.89
00005902		05/01/2013	\$330.45				\$330.45
00005952		06/01/2013	\$330.45				\$330.45
00006003		07/01/2013	\$330.45				\$330.45
00006052		08/01/2013	\$330.45				\$330.45
00006103		09/01/2013	\$330.45				\$330.45
00006156		10/01/2013	\$330.45				\$330.45
00006206		11/01/2013	\$330.45				\$330.45
00006256		12/01/2013	\$330.45				\$330.45
00006305		01/01/2014	\$330.45				\$330.45
00006355		02/01/2014	\$330.45				\$330.45
00006404		03/01/2014	\$80.45				\$80.45
00006443		04/01/2014	\$343.21				\$343.21
NSF CHQ		06/11/2014	\$500.00				\$500.00
NSF CHQ		06/11/2014	\$500.00				\$500.00
NSF CHQ		06/11/2014	\$500.00				\$500.00
NSF Fee		06/11/2014	\$30.00				\$30.00
NSF Fee		06/11/2014	\$30.00				\$30.00
00006603		07/01/2014	\$343.21				\$343.21
NSF Fee		07/10/2014	\$30.00				\$30.00
00006651		08/01/2014	\$343.21				\$343.21
LegalExp		08/01/2014	\$450.00				\$450.00
NSF CHQ		08/13/2014	\$500.00				\$500.00
NSF Fee		08/13/2014	\$30.00				\$30.00
00006700		09/01/2014	\$343.21				\$343.21
NSF CHQ		09/11/2014	\$500.00				\$500.00
NSF Fee		09/11/2014	\$30.00				\$30.00
00006750		10/01/2014	\$343.21				\$343.21
00006800		11/01/2014	\$343.21				\$343.21
CRFPymt		04/07/2014	-\$543.09				-\$543.09
Total:			\$11,115.01	\$343.21	\$343.21	\$873.21	\$9,555.38

201-MACLEOD/TOE							
*None							
MACLEOD/TOERIE,N							
Net 1st							
NSF Fee		07/08/2014	\$30.00				\$30.00
NSF PAC		07/08/2014	\$399.47				\$399.47
Total:			\$429.47	\$0.00	\$0.00	\$0.00	\$429.47

215-SAHABIMEHR							
*None							
(NIR) SAHABIMEHR							
Net 1st							
Levy		03/27/2013	\$1,246.61				\$1,246.61
NSF CHQ		04/10/2014	\$237.73				\$237.73
NSF Fee		04/10/2014	\$30.00				\$30.00
CRFPymt		04/07/2014	-\$498.58				-\$498.58



NORTHWEST STRATA MANAGEMENT LTD.

THE OWNERS, STRATA PLAN NO. VR 788

FINANCIAL STATEMENTS – OCTOBER 31, 2014

7th Month

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 VR-788 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.

IN TRUST FOR THE OWNERS, S.P. VR-788
 C/O 205-1515 PEMBERTON AVENUE
 NORTH VANCOUVER BC V7P 2S3

Detail Trial Balance

10/01/2014 To 10/31/2014

10/31/2014
 10:23:45 AM

ID#	Src	Date	Memo	Debit	Credit	Job	Net Activity	Ending Balance
6-5000 Management Fee								
			Beginning Balance:	\$5,323.50				
DEBIT	CD	10/01/2014	NSM, Mgmt Fee	\$887.25				\$6,210.75
Total:				\$887.25	\$0.00		\$887.25	\$6,210.75
6-5100 Insurance								
			Beginning Balance:	\$9,948.00				
GJ000698	GJ	10/31/2014	To Exp. Prepaid Insurance	\$1,658.00				\$11,606.00
Total:				\$1,658.00	\$0.00		\$1,658.00	\$11,606.00
6-5400 Miscellaneous								
			Beginning Balance:	\$1,613.62				
1678	CD	10/06/2014	Access Law, Legal #111	\$280.00				\$1,893.62
1679	CD	10/06/2014	CHOA, Dues	\$220.00				\$2,113.62
Total:				\$500.00	\$0.00		\$500.00	\$2,113.62
6-6000 Gas								
			Beginning Balance:	\$3,919.87				
PAC	CD	10/21/2014	Fortis, Aug28-Sep29	\$575.49				\$4,495.36
Total:				\$575.49	\$0.00		\$575.49	\$4,495.36
6-6100 Electricity								
			Beginning Balance:	\$4,240.02				
PAC	CD	10/22/2014	Hydro, Jul30-Sep29	\$1,356.05				\$5,596.07
Total:				\$1,356.05	\$0.00		\$1,356.05	\$5,596.07
6-6200 Water & Sewer								
			Beginning Balance:	\$8,443.62				
GJ000699	GJ	10/31/2014	To Exp. Prepaid W & S	\$1,407.27				\$9,850.89
Total:				\$1,407.27	\$0.00		\$1,407.27	\$9,850.89
6-6300 Garbage / Recycling								
			Beginning Balance:	\$7,403.39				
1684	CD	10/10/2014	BFI, Garb. Oct	\$652.52				\$8,055.91
Total:				\$652.52	\$0.00		\$652.52	\$8,055.91
6-6400 Elevator								
			Beginning Balance:	\$1,352.40				
1691	CD	10/29/2014	Richmond Elev., Oct	\$227.85				\$1,580.25
1692	CD	10/29/2014	BC Safety, Elev. Permit	\$213.00				\$1,793.25
Total:				\$440.85	\$0.00		\$440.85	\$1,793.25
6-6700 Janitorial								
			Beginning Balance:	\$4,273.39				
1682	CD	10/10/2014	Allstar, Cleaners Oct	\$716.08				\$4,989.47
Total:				\$716.08	\$0.00		\$716.08	\$4,989.47
6-6800 Pest Control								
			Beginning Balance:	\$322.83				
1680	CD	10/06/2014	Abell Pest. Serv. Oct	\$54.86				\$377.69

IN TRUST FOR THE OWNERS, S.P. VR-788
 C/O 205-1515 PEMBERTON AVENUE
 NORTH VANCOUVER BC V7P 2S3

Balance Sheet

As of October 2014

10/31/2014
 10:32:19 AM

ASSETS	
CURRENT ASSETS	
Cash	
CCSCU OPF Acct	\$55,661.98
CCSCU CRF Acct. 1	\$130,050.80
CCSCU CRF Acct. 2	\$28,053.01
CCSCU Levy Acct.	\$0.01
CCSCU Equity Shares	\$5.00
Total Cash	\$213,770.80
Strata Fees Receivable	\$25,427.81
Prepaid Water & Sewer	\$2,814.50
Prepaid Insurance	\$8,290.00
Total CURRENT ASSETS	<u>\$250,303.11</u>
Total ASSETS	<u>\$250,303.11</u>

Special Projects

LIABILITIES	
MEMBERS' EQUITY	
RESERVE FUNDS	
Contingency Reserve Fund (CRF)	
CRF, Opening Balance	\$137,426.53
CRF, Current Appropriations	\$4,666.69
CRF, Interest	\$820.18
CRF, Current Expenses	-\$3,966.35
Total Contingency Reserve Fund (CRF)	<u>\$138,947.05</u>
CRF Special Projects, (CRFSP)	
CRFSP, Opening Balance	\$67,360.19
CRFSP, Current Appropriations	\$29,166.69
CRFSP, Current Expenses	-\$47,767.54
Total CRF Special Projects, (CRFSP)	<u>\$48,759.34</u>
Total RESERVE FUNDS	
OPERATING FUND (OPF)	\$187,706.39
OPF, Opening Balance	\$53,981.35
OPF Current Surplus/(Deficit)	\$8,615.37
Total OPERATING FUND (OPF)	<u>\$62,596.72</u>
Total MEMBERS' EQUITY	<u>\$250,303.11</u>
Total Liability & Equity	<u>\$250,303.11</u>

IN TRUST FOR THE OWNERS, S.P. VR-788

Receivables Reconciliation [Detail]

10/14/2014

10/31/2014 12:06:34 PM
 Name ID# Date Total Due 0 - 30 31 - 60 61 - 90 90+

111-VAN DER BOO *None

VAN DER BOOM, D.							
00006052	08/01/2013	\$330.45					\$330.45
00006103	09/01/2013	\$330.45					\$330.45
00006156	10/01/2013	\$330.45					\$330.45
00006206	11/01/2013	\$330.45					\$330.45
00006256	12/01/2013	\$330.45					\$330.45
00006305	01/01/2014	\$330.45					\$330.45
00006355	02/01/2014	\$330.45					\$330.45
00006404	03/01/2014	\$80.45					\$80.45
00006443	04/01/2014	\$343.21					\$343.21
NSF CHQ	06/11/2014	\$500.00					\$500.00
NSF CHQ	06/11/2014	\$500.00					\$500.00
NSF Fee	06/11/2014	\$30.00					\$30.00
NSF Fee	06/11/2014	\$30.00					\$30.00
00006603	07/01/2014	\$343.21					\$343.21
NSF Fee	07/10/2014	\$30.00					\$30.00
00006651	08/01/2014	\$343.21					\$343.21
LegalExp	08/01/2014	\$450.00					\$450.00
NSF CHQ	08/13/2014	\$500.00					\$500.00
NSF Fee	08/13/2014	\$30.00					\$30.00
00006700	09/01/2014	\$343.21					\$343.21
NSF CHQ	09/11/2014	\$500.00					\$500.00
NSF Fee	09/11/2014	\$30.00					\$30.00
00006750	10/01/2014	\$343.21					\$343.21
CRFPymt	04/07/2014	-\$543.09	\$343.21				
Total:		\$11,271.80	\$343.21	\$873.21	\$1,323.21		\$8,732.17

201-MACLEOD/TOE *None

MACLEOD/TOERIE,N							
NSF Fee	07/08/2014	\$30.00					\$30.00
NSF PAC	07/08/2014	\$399.47					\$399.47
Total:		\$429.47	\$0.00	\$0.00	\$0.00		\$429.47

215-SAHABIMEHR *None

(NR) SAHABIMEHR							
Levy	03/27/2013	\$1,454.34					\$1,454.34
NSF CHQ	04/10/2014	\$237.73					\$237.73
NSF Fee	04/10/2014	\$30.00					\$30.00
CRFPymt	04/07/2014	-\$498.58					-\$498.58
Total:		\$1,223.49	\$0.00	\$0.00	\$0.00		\$1,223.49

304-REGUA *None

REGUA, JACQUELINE							
Levy	03/27/2013	\$1,452.85					\$1,452.85
CRFPymt	04/07/2014	-\$525.28					-\$525.28
Total:		\$927.57	\$0.00	\$0.00	\$0.00		\$927.57

309-BRADLEY *None

BRADLEY, D							
		-\$3,719.38					-\$3,719.38



NORTHWEST STRATA MANAGEMENT LTD.

THE OWNERS, STRATA PLAN NO. VR 788

FINANCIAL STATEMENTS – SEPTEMBER 30, 2014

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 VR-788 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.

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IN TRUST FOR THE OWNERS, S.P. VR-788

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

Detail Trial Balance

09/01/2014 To 09/30/2014

09/30/2014
12:57:09 PM

ID#	Src	Date	Memo	Debit	Credit	Job	Net Activity	Ending Balance
6-5000 Management Fee								
Beginning Balance: \$4,436.25								
DEBIT	CD	09/01/2014	NSM, Mgmt Fee	\$887.25			\$887.25	\$5,323.50
Total:				\$887.25	\$0.00		\$887.25	\$5,323.50
6-5100 Insurance								
Beginning Balance: \$8,290.00								
	GJ	09/30/2014	To Exp. Prepaid Insurance		\$1,658.00		\$1,658.00	\$9,948.00
Total:				\$1,658.00	\$0.00		\$1,658.00	\$9,948.00
6-5400 Miscellaneous								
Beginning Balance: \$1,402.46								
NSF Fee	SJ	09/11/2014	111-VAN DER BOO NSF Fe				\$30.00	\$1,372.46
DEBIT	CD	09/11/2014	NSM, Recov. Jul/Aug	\$241.16			\$241.16	\$1,613.62
Total:				\$241.16	\$30.00		\$211.16	\$1,613.62
6-6000 Gas								
Beginning Balance: \$3,350.46								
PAC	CD	09/19/2014	Fortis, Jul29-Aug28	\$569.41			\$569.41	\$3,919.87
Total:				\$569.41	\$0.00		\$569.41	\$3,919.87
6-6200 Water & Sewer								
Beginning Balance: \$7,036.35								
	GJ	09/30/2014	To Exp. Prepaid W & S	\$1,407.27			\$1,407.27	\$8,443.62
Total:				\$1,407.27	\$0.00		\$1,407.27	\$8,443.62
6-6300 Garbage / Recycling								
Beginning Balance: \$6,846.53								
1676	CD	09/17/2014	BFI, Garb. Sep	\$556.86			\$556.86	\$7,403.39
Total:				\$556.86	\$0.00		\$556.86	\$7,403.39
6-6400 Elevator								
Beginning Balance: \$1,124.55								
1674	CD	09/17/2014	Richmond Elev., Sep	\$227.85			\$227.85	\$1,352.40
Total:				\$227.85	\$0.00		\$227.85	\$1,352.40
6-6700 Janitorial								
Beginning Balance: \$3,557.31								
1673	CD	09/17/2014	Allstar, Cleaners Sep	\$716.08			\$716.08	\$4,273.39
Total:				\$716.08	\$0.00		\$716.08	\$4,273.39
6-6800 Pest Control								
Beginning Balance: \$267.97								
1671	CD	09/17/2014	Abell Pest, Serv. Sep	\$54.86			\$54.86	\$322.83
Total:				\$54.86	\$0.00		\$54.86	\$322.83
6-6900 Landscaping								
Beginning Balance: \$5,533.50								
1675	CD	09/17/2014	Para Space, Gard. Sep	\$903.00			\$903.00	\$6,436.50

IN TRUST FOR THE OWNERS, S.P. VR-788
C/O 205-1515 PEMBERTON AVENUE
NORTH VANCOUVER BC V7P 2S3

Balance Sheet

As of September 2014

09/30/2014
12:11:43 PM

ASSETS	
CURRENT ASSETS	
Cash	
CCSCU OPF Acct	\$51,757.86
CCSCU CRF Acct. 1	\$125,108.96
CCSCU CRF Acct. 2	\$28,031.58
CCSCU Levy Acct.	\$0.01
CCSCU Equity Shares	\$5.00
Total Cash	\$204,903.41
Strata Fees Receivable	\$25,193.58
Prepaid Water & Sewer	\$4,221.77
Prepaid Insurance	\$9,948.00
Total CURRENT ASSETS	<u>\$244,266.76</u>
Total ASSETS	<u>\$244,266.76</u>
LIABILITIES	
MEMBERS' EQUITY	
RESERVE FUNDS	
Contingency Reserve Fund (CRF)	
CRF, Opening Balance	\$137,426.53
CRF, Current Appropriations	\$4,000.02
CRF, Interest	\$690.24
CRF, Current Expenses	-\$3,966.35
Total Contingency Reserve Fund (CRF)	<u>\$138,150.44</u>
CRF Special Projects, (CRFSP)	
CRFSP, Opening Balance	\$67,360.19
CRFSP, Current Appropriations	\$25,000.02
CRFSP, Current Expenses	-\$47,767.54
Total CRF Special Projects, (CRFSP)	<u>\$44,592.67</u>
Total RESERVE FUNDS	<u>\$182,743.11</u>
OPERATING FUND (OPF)	
OPF, Opening Balance	\$53,981.35
OPF Current Surplus/(Deficit)	\$7,542.30
Total OPERATING FUND (OPF)	<u>\$61,523.65</u>
Total MEMBERS' EQUITY	<u>\$244,266.76</u>
Total Liability & Equity	<u>\$244,266.76</u>

IN TRUST FOR THE OWNERS, S.P. VR-788

Receivables Reconciliation [Detail]

09/30/2014

Page 2

09/30/2014				
12:13:04 PM				
Name	ID#	Date	Total Due	0 - 30
				31 - 60
				61 - 90
				90+

111-VAN DER BOO *None

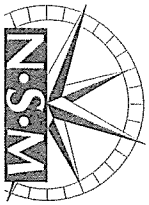
VAN DER BOOM, D.				
00006103	09/01/2013	\$330.45		\$330.45
00006156	10/01/2013	\$330.45		\$330.45
00006206	11/01/2013	\$330.45		\$330.45
00006256	12/01/2013	\$330.45		\$330.45
00006305	01/01/2014	\$330.45		\$330.45
00006355	02/01/2014	\$330.45		\$330.45
00006404	03/01/2014	\$80.45		\$80.45
00006443	04/01/2014	\$343.21		\$343.21
NSF CHQ	06/11/2014	\$500.00		\$500.00
NSF CHQ	06/11/2014	\$500.00		\$500.00
NSF Fee	06/11/2014	\$30.00		\$30.00
00006603	07/01/2014	\$343.21		\$343.21
NSF Fee	07/10/2014	\$30.00		\$30.00
00006651	08/01/2014	\$343.21		\$343.21
LegalExp	08/01/2014	\$450.00		\$450.00
NSF CHQ	08/13/2014	\$500.00		\$500.00
NSF Fee	08/13/2014	\$30.00		\$30.00
00006700	09/01/2014	\$343.21		\$343.21
NSF CHQ	09/11/2014	\$500.00		\$500.00
NSF Fee	09/11/2014	\$30.00		\$30.00
CRFPymt	04/07/2014	-\$543.09		-\$543.09
Total:		\$10,928.59	\$873.21	\$1,323.21
				\$30.00
				\$8,702.17

201-MACLEOD/TOE				
		*None		
MACLEOD/TOERIE,N				
NSF Fee	07/08/2014	\$30.00		\$30.00
NSF PAC	07/08/2014	\$399.47		\$399.47
Total:		\$429.47	\$0.00	\$0.00
				\$429.47
				\$0.00

215-SAHABIMEHR				
		*None		
(NR) SAHABIMEHR				
Levy	03/27/2013	\$1,662.07		\$1,662.07
NSF CHQ	04/10/2014	\$237.73		\$237.73
NSF Fee	04/10/2014	\$30.00		\$30.00
CRFPymt	04/07/2014	-\$498.58		-\$498.58
Total:		\$1,431.22	\$0.00	\$0.00
				\$1,431.22

304-REQUA				
		*None		
REQUA, JACQUELINE				
Levy	03/27/2013	\$1,452.85		\$1,452.85
CRFPymt	04/07/2014	-\$525.28		-\$525.28
Total:		\$927.57	\$0.00	\$0.00
				\$927.57

309-BRADLEY				
		*None		
BRADLEY, D				
00006730	09/29/2014	-\$4,056.96		-\$4,056.96
Total:		-\$4,056.96	-\$4,056.96	\$0.00
				\$0.00



NORTHWEST STRATA MANAGEMENT LTD.

THE OWNERS, STRATA PLAN NO. VR 788

FINANCIAL STATEMENTS – AUGUST 31, 2014

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 VR-788 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.

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IN TRUST FOR THE OWNERS, S.P. VR-788
 C/O 205-1515 PEMBERTON AVENUE
 NORTH VANCOUVER BC V7P 2S3

Detail Trial Balance

08/01/2014 To 08/31/2014

08/31/2014
1:10:23 PM

ID#	Src	Date	Memo	Debit	Credit	Job	Net Activity	Ending Balance
6-5000			Management Fee					
			Beginning Balance:	\$3,549.00				\$4,436.25
DEBIT	CD	08/01/2014	NSM, Mgmt Fee	\$887.25				
			Total:	\$887.25	\$0.00		\$887.25	\$4,436.25
6-5100			Insurance					
			Beginning Balance:	\$6,632.00				\$8,290.00
GJ000686	GJ	08/31/2014	To Exp. Prepaid Insurance	\$1,658.00				
			Total:	\$1,658.00	\$0.00		\$1,658.00	\$8,290.00
6-5400			Miscellaneous					
			Beginning Balance:	\$1,359.52				\$1,202.29
GJ000675	GJ	08/01/2014	To Reallocate Dep Rep Ex		\$157.23			\$752.29
LegalExp	SJ	08/01/2014	111-VAN DER BOO Legal		\$450.00			\$1,202.29
1660	CD	08/11/2014	Access Law, Legal #111	\$450.00				\$1,172.29
NSF Fee	SJ	08/13/2014	111-VAN DER NSF Fee		\$30.00			\$1,402.46
1669	CD	08/28/2014	Wfred, Laser Chqs '1	\$230.17				\$1,402.46
			Total:	\$680.17	\$637.23		\$42.94	\$1,402.46
6-6000			Gas					
			Beginning Balance:	\$2,668.02				\$3,350.46
PAC	CD	08/20/2014	Fortis, Jun26-Jul29	\$682.44				
			Total:	\$682.44	\$0.00		\$682.44	\$3,350.46
6-6100			Electricity					
			Beginning Balance:	\$2,863.38				\$4,240.02
PAC	CD	08/21/2014	Hydro, May30-Jul29	\$1,376.64				
			Total:	\$1,376.64	\$0.00		\$1,376.64	\$4,240.02
6-6200			Water & Sewer					
			Beginning Balance:	\$5,629.08				\$7,036.35
GJ000687	GJ	08/31/2014	To Exp. Prepaid W & S	\$1,407.27				
			Total:	\$1,407.27	\$0.00		\$1,407.27	\$7,036.35
6-6300			Garbage / Recycling					
			Beginning Balance:	\$5,489.32				\$5,839.32
1658	CD	08/11/2014	J. Sarmmel, Misc. Reimb.	\$350.00				\$6,291.86
1662	CD	08/11/2014	Bin There; Disposal Bin	\$452.54				\$6,846.53
1667	CD	08/15/2014	BFI, Garb. Aug	\$554.67				\$6,846.53
			Total:	\$1,357.21	\$0.00		\$1,357.21	\$6,846.53
6-6400			Elevator					
			Beginning Balance:	\$896.70				\$1,124.55
1665	CD	08/15/2014	Richmond Elev., Aug	\$227.85				
			Total:	\$227.85	\$0.00		\$227.85	\$1,124.55
6-6700			Janitorial					
			Beginning Balance:	\$2,841.23				\$3,557.31
1664	CD	08/11/2014	Allstar, Cleaners Aug	\$716.08				

IN TRUST FOR THE OWNERS, S.P. VR-788

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

Balance Sheet

As of August 2014

08/31/2014
11:31:14 AM

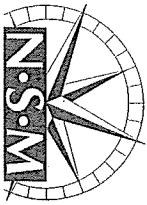
ASSETS	
CURRENT ASSETS	
Cash	
CCSCU OPF Acct	\$39,847.67
CCSCU CRF Acct. 1	\$120,174.74
CCSCU CRF Acct. 2	\$28,010.86
CCSCU Levy Acct.	\$0.01
CCSCU Equity Shares	\$5.00
Total Cash	\$188,038.28
Strata Fees Receivable	\$29,123.89
Prepaid Water & Sewer	\$5,629.04
Prepaid Insurance	\$11,606.00
Total CURRENT ASSETS	\$234,397.21
Total ASSETS	\$234,397.21
LIABILITIES	
MEMBERS' EQUITY	
RESERVE FUNDS	
Contingency Reserve Fund (CRF)	
CRF, Opening Balance	\$137,426.53
CRF, Current Appropriations	\$3,333.35
CRF, Interest	\$568.63
CRF, Current Expenses	-\$3,966.35
Total Contingency Reserve Fund (CRF)	\$137,362.16
CRF Special Projects, (CRFSP)	
CRFSP, Opening Balance	\$67,360.19
CRFSP, Current Appropriations	\$20,833.35
CRFSP, Current Expenses	-\$47,767.54
Total CRF Special Projects, (CRFSP)	\$40,426.00
Total RESERVE FUNDS	\$177,788.16
OPERATING FUND (OPF)	
OPF, Opening Balance	\$53,981.35
OPF Current Surplus/(Deficit)	\$2,627.70
Total OPERATING FUND (OPF)	\$56,609.05
Total MEMBERS' EQUITY	\$234,397.21
Total Liability & Equity	\$234,397.21

IN TRUST FOR THE OWNERS, S.P. VR-788

Aged Receivables [Detail]

08/31/2014

08/31/2014 9:56:43 AM	Name	ID#	Date	Total Due	0 - 30	31 - 60	61 - 90	90+
111-VAN DER BOO								
*None								
VAN DER BOOM, D.								
Net 1st								
	00006003		07/01/2013	\$330.45				\$330.45
	00006052		08/01/2013	\$330.45				\$330.45
	00006103		09/01/2013	\$330.45				\$330.45
	00006156		10/01/2013	\$330.45				\$330.45
	00006206		11/01/2013	\$330.45				\$330.45
	00006256		12/01/2013	\$330.45				\$330.45
	00006305		01/01/2014	\$330.45				\$330.45
	00006355		02/01/2014	\$330.45				\$330.45
	00006404		03/01/2014	\$80.45				\$80.45
	00006443		04/01/2014	\$343.21				\$343.21
	NSF CHQ		06/11/2014	\$500.00				\$500.00
	NSF CHQ		06/11/2014	\$500.00				\$500.00
	NSF Fee		06/11/2014	\$30.00				\$30.00
	NSF Fee		06/11/2014	\$30.00				\$30.00
	00006603		07/01/2014	\$343.21				\$343.21
	NSF Fee		07/10/2014	\$30.00				\$30.00
	00006651		08/01/2014	\$343.21				\$343.21
	LegalExp		08/01/2014	\$450.00				\$450.00
	NSF CHQ		08/13/2014	\$500.00				\$500.00
	NSF Fee		08/13/2014	\$30.00				\$30.00
	CRFPymt		04/07/2014	-\$543.09				-\$543.09
	Total:			\$10,555.38	\$1,323.21	\$30.00	\$1,403.21	\$7,798.96
201-MACLEOD/TOE								
*None								
MACLEOD/TOERIEIN,								
Net 1st								
	NSF Fee		07/08/2014	\$30.00				\$30.00
	NSF PAC		07/08/2014	\$399.47				\$399.47
	Total:			\$429.47	\$0.00	\$429.47	\$0.00	\$0.00
215-SAHABIMEHR								
*None								
(NR) SAHABIMEHR								
Net 1st								
	Levy		03/27/2013	\$1,869.80				\$1,869.80
	NSF CHQ		04/10/2014	\$237.73				\$237.73
	NSF Fee		04/10/2014	\$30.00				\$30.00
	CRFPymt		04/07/2014	-\$498.58				-\$498.58
	Total:			\$1,638.95	\$0.00	\$0.00	\$0.00	\$1,638.95
304-REQUA								
*None								
REQUA, JACQUELINE								
Net 1st								
	Levy		03/27/2013	\$1,952.85				\$1,952.85
	CRFPymt		04/07/2014	-\$525.28				-\$525.28
	Total:			\$1,427.57	\$0.00	\$0.00	\$0.00	\$1,427.57
	Grand Total:			\$29,123.89	\$1,649.54	\$459.47	\$1,729.54	\$25,285.34
	Aging Percent:				5.7%	1.6%	5.9%	86.8%



NORTHWEST STRATA MANAGEMENT LTD.

THE OWNERS, STRATA PLAN NO. VR 788

FINANCIAL STATEMENTS – JULY 31, 2014

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 VR-788 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.

IN TRUST FOR THE OWNERS, S.P. VR-788
 C/O 205-1515 PEMBERTON AVENUE
 NORTH VANCOUVER BC V7P 2S3

Detail Trial Balance

07/01/2014 To 07/31/2014

ID#	Src	Date	Memo	Debit	Credit	Job	Net Activity	Ending Balance
07/31/2014								
11:43:33 AM								
6-5000	Management Fee							
	Beginning Balance:			\$2,661.75				\$3,549.00
DEBIT	CD	07/01/2014	NSM, Mgmt Fee	\$887.25				
	Total:			\$887.25	\$0.00		\$887.25	\$3,549.00
6-5100	Insurance							
	Beginning Balance:			\$4,974.00				\$6,632.00
GJ000678	GJ	07/31/2014	To Exp. Prepaid Insurance	\$1,658.00				
	Total:			\$1,658.00	\$0.00		\$1,658.00	\$6,632.00
6-5400	Miscellaneous							
	Beginning Balance:			\$1,064.74				\$1,175.62
1641	CD	07/04/2014	Access Law, Legal #105	\$110.88				\$1,145.62
NSF Fee	SJ	07/08/2014	201-MACLEOD NSF Fee		\$30.00			\$1,115.62
NSF Fee	SJ	07/08/2014	113-JSELL NSF Fee		\$30.00			\$1,085.62
NSF Fee	SJ	07/10/2014	111-VAN DER BOO NSF Fe		\$30.00			\$1,359.52
DEBIT	CD	07/21/2014	NSM, Recov. May/Jun	\$273.90				
	Total:			\$384.78	\$90.00		\$294.78	\$1,359.52
6-6000	Gas							
	Beginning Balance:			\$1,985.74				\$2,668.02
PAC	CD	07/18/2014	Fortis, May 28-Jun 26	\$682.28				
	Total:			\$682.28	\$0.00		\$682.28	\$2,668.02
6-6200	Water & Sewer							
	Beginning Balance:			\$4,221.81				\$5,629.08
GJ000679	GJ	07/31/2014	To Exp. Prepaid W & S	\$1,407.27				
	Total:			\$1,407.27	\$0.00		\$1,407.27	\$5,629.08
6-6300	Garbage / Recycling							
	Beginning Balance:			\$4,934.65				\$5,489.32
1653	CD	07/16/2014	BFI, Garb. Jul	\$554.67				
	Total:			\$554.67	\$0.00		\$554.67	\$5,489.32
6-6400	Elevator							
	Beginning Balance:			\$668.85				\$896.70
1652	CD	07/16/2014	Richmond Elev., Jul	\$227.85				
	Total:			\$227.85	\$0.00		\$227.85	\$896.70
6-6700	Janitorial							
	Beginning Balance:			\$1,432.15				\$2,148.23
1649	CD	07/16/2014	Allstar, Cleaners Jul	\$716.08				
1656	CD	07/25/2014	Allstar, Window Clean	\$693.00				
	Total:			\$1,409.08	\$0.00		\$1,409.08	\$2,841.23
6-6800	Pest Control							
	Beginning Balance:			\$158.25				\$213.11
1643	CD	07/04/2014	Abell Pest, Jul	\$54.86				
	Total:			\$54.86	\$0.00		\$54.86	\$213.11

IN TRUST FOR THE OWNERS, S.P. VR-788

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

Balance Sheet

As of July 2014

07/31/2014
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ASSETS

CURRENT ASSETS

Cash	
CCSCU OPF Acct	\$35,662.55
CCSCU CRF Acct. 1	\$115,241.28
CCSCU CRF Acct. 2	\$27,989.47
CCSCU Levy Acct.	\$0.01
CCSCU Equity Shares	\$5.00
Total Cash	\$178,898.31
Strata Fees Receivable	\$28,723.57
Prepaid Water & Sewer	\$7,036.31
Prepaid Insurance	\$13,264.00
Total CURRENT ASSETS	\$227,922.19
Total ASSETS	\$227,922.19

LIABILITIES

MEMBERS' EQUITY

RESERVE FUNDS

Contingency Reserve Fund (CRF)		
CRF, Opening Balance	\$137,426.53	
CRF, Current Appropriations	\$2,666.68	
CRF, Interest	\$447.11	
CRF, Current Expenses	-\$3,809.12	
Total Contingency Reserve Fund (CRF)	\$136,731.20	
CRF Special Projects, (CRFSP)		
CRFSP, Opening Balance	\$67,360.19	
CRFSP, Current Appropriations	\$16,666.68	
CRFSP, Current Expenses	-\$47,767.54	
Total CRF Special Projects, (CRFSP)	\$36,259.33	
Total RESERVE FUNDS	\$172,990.53	
OPERATING FUND (OPF)		
OPF, Opening Balance	\$53,981.35	
OPF Current Surplus/(Deficit)	\$950.31	
Total OPERATING FUND (OPF)	\$54,931.66	
Total MEMBERS' EQUITY	\$227,922.19	
Total Liability & Equity	\$227,922.19	

IN TRUST FOR THE OWNERS, S.P. VR-788

Receivables Reconciliation [Detail]

07/31/2014

07/31/2014
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Name	ID#	Date	Total Due	0 - 30	31 - 60	61 - 90	90+
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111-VAN DER BOO *None

VAN DER BOOM, D.							
00006206	11/01/2013		\$330.45				\$330.45
00006256	12/01/2013		\$330.45				\$330.45
00006305	01/01/2014		\$330.45				\$330.45
00006355	02/01/2014		\$330.45				\$330.45
00006404	03/01/2014		\$80.45				\$80.45
00006443	04/01/2014		\$343.21				\$343.21
NSF CHQ	06/11/2014		\$500.00		\$500.00		
NSF CHQ	06/11/2014		\$500.00		\$500.00		
NSF Fee	06/11/2014		\$30.00		\$30.00		
NSF Fee	06/11/2014		\$30.00		\$30.00		
00006603	07/01/2014		\$343.21				\$343.21
NSF Fee	07/10/2014		\$30.00				\$30.00
CRFPymt	04/07/2014		-\$543.09				-\$543.09
NSF CHQ	07/10/2014		\$500.00		\$500.00		
Total:			\$9,732.17	\$873.21	\$1,060.00	\$0.00	\$7,798.96

201-MACLEOD/TOE *None

MACLEOD/TOERIEN,							
NSF Fee	07/08/2014		\$30.00		\$30.00		
NSF PAC	07/08/2014		\$399.47				\$399.47
Total:			\$429.47	\$429.47	\$0.00	\$0.00	\$0.00

206-LOWE *None

LOWE, COREY							
NSF PAC	07/08/2014		\$326.33		\$326.33		
Total:			\$326.33	\$326.33	\$0.00	\$0.00	\$0.00

215-SAHABIMEHR *None

(NR) SAHABIMEHR							
Levy	03/27/2013		\$2,077.53				\$2,077.53
NSF CHQ	04/10/2014		\$237.73				\$237.73
NSF Fee	04/10/2014		\$30.00				\$30.00
CRFPymt	04/07/2014		-\$498.58				-\$498.58
Total:			\$1,846.68	\$0.00	\$0.00	\$0.00	\$1,846.68

304-REQUA *None

REQUA, JACQUELINE							
Levy	03/27/2013		\$1,952.85				\$1,952.85
CRFPymt	04/07/2014		-\$525.28				-\$525.28
Total:			\$1,427.57	\$0.00	\$0.00	\$0.00	\$1,427.57

Grand Total:	\$28,723.57	\$1,955.34	\$1,386.33	\$0.00	\$25,381.90
Aging Percent:		6.8%	4.8%	0.0%	88.4%

Receivables Account: \$28,723.57
Out of Balance Amount: \$0.00



NORTHWEST STRATA MANAGEMENT LTD.

THE OWNERS, STRATA PLAN NO. VR 788

FINANCIAL STATEMENTS – JUNE 30, 2014

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 VR-788 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.

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IN TRUST FOR THE OWNERS, S.P. VR-788
 C/O 205-1515 PEMBERTON AVENUE
 NORTH VANCOUVER BC V7P 2S3

Detail Trial Balance

06/01/2014 To 06/30/2014

06/30/2014
9:43:44 AM

ID#	Src	Date	Memo	Debit	Credit	Job	Net Activity	Ending Balance
6-5000 Management Fee								
Beginning Balance:				\$1,774.50				
DEBIT	CD	06/01/2014	NSM, Mgmt Fee	\$887.25				\$2,661.75
Total:				\$887.25	\$0.00		\$887.25	\$2,661.75
6-5100 Insurance								
Beginning Balance:				\$3,316.00				
GJ000671	GJ	06/30/2014	To Exp. Prepaid Insurance	\$1,658.00				\$4,974.00
Total:				\$1,658.00	\$0.00		\$1,658.00	\$4,974.00
6-5400 Miscellaneous								
Beginning Balance:				\$902.41				
1629	CD	06/03/2014	NV Rec, Mtg Rm		\$65.10			\$967.51
NSF Fee	SJ	06/11/2014	111-VAN DER BOO NSF Fe		\$30.00			\$937.51
NSF Fee	SJ	06/11/2014	111-VAN DER BOO NSF Fe		\$30.00			\$907.51
1634	CD	06/16/2014	J. Sammel, Misc. Reimb.	\$157.23				\$1,064.74
Total:				\$222.33	\$60.00		\$162.33	\$1,064.74
6-6000 Gas								
Beginning Balance:				\$1,361.43				
PAC	CD	06/19/2014	Fortis, Apr29-May28	\$624.31				\$1,985.74
Total:				\$624.31	\$0.00		\$624.31	\$1,985.74
6-6100 Electricity								
Beginning Balance:				\$1,383.66				
PAC	CD	06/23/2014	Hydro, Mar29-May29	\$1,479.72				\$2,863.38
Total:				\$1,479.72	\$0.00		\$1,479.72	\$2,863.38
6-6200 Water & Sewer								
Beginning Balance:				\$2,814.54				
GJ000672	GJ	06/30/2014	To Exp. Prepaid W & S	\$1,407.27				\$4,221.81
Total:				\$1,407.27	\$0.00		\$1,407.27	\$4,221.81
6-6300 Garbage / Recycling								
Beginning Balance:				\$1,073.69				
1637	CD	06/16/2014	BFI, Garb, Jun	\$560.96				\$1,634.65
DEBIT	CD	06/19/2014	City of NV, Recycling '14	\$3,300.00				\$4,934.65
Total:				\$3,860.96	\$0.00		\$3,860.96	\$4,934.65
6-6400 Elevator								
Beginning Balance:				\$441.00				
1633	CD	06/16/2014	Richmond Elev., Jun	\$227.85				\$668.85
Total:				\$227.85	\$0.00		\$227.85	\$668.85
6-6500 Enterphone								
Beginning Balance:				\$0.00	cr			
1630	CD	06/09/2014	Viscount, Enterphone Jun-	\$282.24				\$282.24
Total:				\$282.24	\$0.00		\$282.24	\$282.24

IN TRUST FOR THE OWNERS, S.P. VR-788
 C/O 205-1515 PEMBERTON AVENUE
 NORTH VANCOUVER BC V7P 2S3

Balance Sheet

As of June 2014

06/30/2014
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ASSETS	
CURRENT ASSETS	
Cash	
CCSCU OPF Acct	\$31,394.08
CCSCU CRF Acct. 1	\$67,316.09
CCSCU CRF Acct. 2	\$84,963.88
CCSCU Levy Acct.	\$0.01
CCSCU Equity Shares	\$5.00
Total Cash	\$183,679.06
Strata Fees Receivable	\$28,191.12
Prepaid Water & Sewer	\$8,443.58
Prepaid Insurance	\$14,922.00
Total CURRENT ASSETS	\$235,235.76
Total ASSETS	\$235,235.76

LIABILITIES

MEMBERS' EQUITY	
RESERVE FUNDS	
Contingency Reserve Fund (CRF)	
CRF, Opening Balance	\$137,426.53
CRF, Current Appropriations	\$2,000.01
CRF, Interest	\$329.66
CRF, Current Expenses	-\$3,809.12
Total Contingency Reserve Fund (CRF)	\$135,947.08
CRF Special Projects, (CRFSP)	
CRFSP, Opening Balance	\$67,360.19
CRFSP, Current Appropriations	\$12,500.01
CRFSP, Current Expenses	-\$34,018.75
Total CRF Special Projects, (CRFSP)	\$45,841.45
Total RESERVE FUNDS	\$181,788.53
OPERATING FUND (OPF)	
OPF, Opening Balance	\$53,981.35
OPF Current Surplus/(Deficit)	-\$534.12
Total OPERATING FUND (OPF)	\$53,447.23
Total MEMBERS' EQUITY	\$235,235.76
Total Liability & Equity	\$235,235.76

IN TRUST FOR THE OWNERS, S.P. VR-788

Aged Receivables [Detail]

6/30/14

Page 2

6/30/14
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Name	ID#	Date	Total Due	0 - 30	31 - 60	61 - 90	90+
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111-VAN DER BOO

*None

VAN DER BOOM, D.
Net 1st

00006103	9/01/13	\$330.45					\$330.45
00006156	10/01/13	\$330.45					\$330.45
00006206	11/01/13	\$330.45					\$330.45
00006256	12/01/13	\$330.45					\$330.45
00006305	1/01/14	\$330.45					\$330.45
00006355	2/01/14	\$330.45					\$330.45
00006404	3/01/14	\$80.45					\$80.45
00006443	4/01/14	\$343.21				\$343.21	
NSF CHQ	6/11/14	\$500.00					
NSF CHQ	6/11/14	\$500.00					
NSF Fee	6/11/14	\$30.00					
NSF Fee	6/11/14	\$30.00					
CRFPymt	4/07/14	-\$543.09					
Total:		\$9,358.96	\$1,060.00	\$0.00	-\$199.88		\$8,498.84

215-SAHABIMEHR

*None

(NR) SAHABIMEHR
Net 1st

Levy	3/27/13	\$2,285.26					\$2,285.26
NSF CHQ	4/10/14	\$237.73				\$237.73	
NSF Fee	4/10/14	\$30.00				\$30.00	
CRFPymt	4/07/14	-\$498.58					
Total:		\$2,054.41	\$0.00	\$0.00	-\$230.85		\$2,285.26

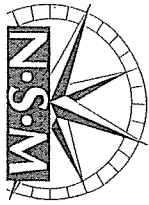
304-REQUA

*None

REQUA, JACQUELINE
Net 1st

Levy	3/27/13	\$2,452.85					\$2,452.85
CRFPymt	4/07/14	-\$525.28					
Total:		\$1,927.57	\$0.00	\$0.00	-\$525.28		\$2,452.85

Grand Total:		\$28,191.12	\$1,386.33	\$326.33	-\$1,988.77		\$28,467.23
Aging Percent:			4.9%	1.2%	(7.1%)		101.0%



NORTHWEST STRATA MANAGEMENT LTD.

THE OWNERS, STRATA PLAN NO. VR 788

FINANCIAL STATEMENTS – MAY 31, 2014

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 VR-788 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.

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IN TRUST FOR THE OWNERS, S.P. VR-788
 C/O 205-1515 PEMBERTON AVENUE
 NORTH VANCOUVER BC V7P 2S3

Detail Trial Balance

5/01/14 TO 5/31/14

5/31/14
 9:19:09 AM

ID#	Src	Date	Memo	Debit	Credit	Job	Net Activity	Ending Balance
6-5000	Management Fee							
Beginning Balance:				\$887.25				\$1,774.50
DEBIT	CD	5/01/14	NSM, Mgmt Fee	\$887.25				
Total:				\$887.25	\$0.00		\$887.25	\$1,774.50
6-5100	Insurance							
Beginning Balance:				\$1,658.00				\$3,316.00
GJ000665	GJ	5/31/14	To Exp. Prepaid Insurance	\$1,658.00				
Total:				\$1,658.00	\$0.00		\$1,658.00	\$3,316.00
6-5400	Miscellaneous							
Beginning Balance:				\$30.00	cr			\$61.40
1616	CD	5/05/14	D&D, Bylaw Reg.	\$91.40				\$452.41
DEBIT	CD	5/09/14	NSM, Recov. Mar/Apr	\$391.01				\$902.41
1624	CD	5/30/14	Access Law, Legal #105	\$450.00				
Total:				\$932.41	\$0.00		\$932.41	\$902.41
6-6000	Gas							
Beginning Balance:				\$603.32				\$1,361.43
PAC	CD	5/21/14	Fortis, Mar27-Apr29	\$758.11				
Total:				\$758.11	\$0.00		\$758.11	\$1,361.43
6-6200	Water & Sewer							
Beginning Balance:				\$1,407.27				\$2,814.54
GJ000666	GJ	5/31/14	To Exp. Prepaid W & S	\$1,407.27				
Total:				\$1,407.27	\$0.00		\$1,407.27	\$2,814.54
6-6300	Garbage / Recycling							
Beginning Balance:				\$526.40				\$1,073.69
1621	CD	5/12/14	BFI, Garb. May	\$547.29				
Total:				\$547.29	\$0.00		\$547.29	\$1,073.69
6-6400	Elevator							
Beginning Balance:				\$220.50				\$441.00
1618	CD	5/12/14	Richmond Elev., May	\$220.50				
Total:				\$220.50	\$0.00		\$220.50	\$441.00
6-6700	Janitorial							
Beginning Balance:				\$0.00	cr			\$716.07
1615	CD	5/05/14	Allistar, Cleaners May	\$716.07				
Total:				\$716.07	\$0.00		\$716.07	\$716.07
6-6800	Pest Control							
Beginning Balance:				\$52.75				\$105.50
1614	CD	5/05/14	Abell Pest, May	\$52.75				\$158.25
1628	CD	5/30/14	Abell Pest, Jun	\$52.75				
Total:				\$105.50	\$0.00		\$105.50	\$158.25
6-6900	Landscaping							
Beginning Balance:				\$1,782.90				

IN TRUST FOR THE OWNERS, S.P. VR-788

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

Balance Sheet

As of May 2014

5/31/14
12:41:08 PM

ASSETS

CURRENT ASSETS

Cash

CCSCU OPF Acct	\$30,526.08
CCSCU CRF Acct. 1	\$62,434.67
CCSCU CRF Acct. 2	\$84,901.08
CCSCU Levy Acct.	\$0.01
CCSCU Equity Shares	\$5.00

Total Cash

Strata Fees Receivable	\$177,866.84
Prepaid Water & Sewer	\$27,884.47
Prepaid Insurance	\$9,850.85
	\$16,580.00

Total CURRENT ASSETS

\$232,182.16
\$232,182.16

LIABILITIES

MEMBERS' EQUITY

RESERVE FUNDS

Contingency Reserve Fund (CRF)

CRF, Opening Balance	\$137,426.53
CRF, Current Appropriations	\$1,333.34
CRF, Interest	\$218.77
CRF, Current Expenses	-\$3,809.12

Total Contingency Reserve Fund (CRF)

CRF Special Projects, (CRFSP)

CRFSP, Opening Balance	\$67,360.19
CRFSP, Current Appropriations	\$8,333.34
CRFSP, Current Expenses	-\$34,018.75

Total CRF Special Projects, (CRFSP)

\$41,674.78
\$176,844.30

Total RESERVE FUNDS

OPERATING FUND (OPF)

OPF, Opening Balance	\$53,981.35
OPF Current Surplus/(Deficit)	\$1,356.51

Total OPERATING FUND (OPF)

\$55,337.86
\$232,182.16

Total MEMBERS' EQUITY

Total Liability & Equity

\$232,182.16

IN TRUST FOR THE OWNERS, S.P. VR-788

Aged Receivables [Detail]

5/31/14

Page 2

5/31/14 12:53:56 PM		5/31/14					
Name	ID#	Date	Total Due	0 - 30	31 - 60	61 - 90	90+
111-VAN DER BOO							
*None							
VAN DER BOOM, D.							
Net 1st							
00006156		10/01/13	\$330.45				\$330.45
00006206		11/01/13	\$330.45				\$330.45
00006256		12/01/13	\$330.45				\$330.45
00006305		1/01/14	\$330.45				\$330.45
00006355		2/01/14	\$330.45				\$330.45
00006404		3/01/14	\$80.45				\$80.45
00006443		4/01/14	\$343.21				\$343.21
00006505		5/01/14	\$343.21				\$343.21
CRFPymt		4/07/14	-\$543.09				-\$543.09
Total:			\$8,955.75	\$343.21	-\$199.88	\$0.00	\$8,812.42
215-SAHABIMEHR							
*None							
(NR) SAHABIMEHR							
Net 1st							
Levy		3/27/13	\$2,492.99				\$2,492.99
NSF CHQ		4/10/14	\$237.73				\$237.73
NSF Fee		4/10/14	\$30.00				\$30.00
CRFPymt		4/07/14	-\$498.58				-\$498.58
Total:			\$2,262.14	\$0.00	-\$230.85	\$0.00	\$2,492.99
304-REQUA							
*None							
REQUA, JACQUELINE							
Net 1st							
Levy		3/27/13	\$2,452.85				\$2,452.85
CRFPymt		4/07/14	-\$525.28				-\$525.28
Total:			\$1,927.57	\$0.00	-\$525.28	\$0.00	\$2,452.85
Grand Total:			\$27,884.47	\$669.54	-\$1,988.77	\$0.00	\$29,203.70
Aging Percent:				2.4%	(7.1%)	0.0%	104.7%



NORTHWEST STRATA MANAGEMENT LTD.

THE OWNERS, STRATA PLAN NO. VR 788

FINANCIAL STATEMENTS – APRIL 30, 2014

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 VR-788 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.

IN TRUST FOR THE OWNERS, S.P. VR-788
 C/O 205-1515 PEMBERTON AVENUE
 NORTH VANCOUVER BC V7P 2S3

Detail Trial Balance

4/01/14 To 4/30/14

4/30/14 2:46:07 PM	ID#	Src	Date	Memo	Debit	Credit	Job	Net Activity	Ending Balance
6-5000 Management Fee									
Beginning Balance: \$0.00									
DEBIT	CD		4/01/14	NSM, Mgmt Fee	887.25				887.25
Total:					887.25	\$0.00		887.25	887.25
6-5100 Insurance									
Beginning Balance: \$0.00									
	GJ		4/30/14	To Exp. Prepaid Insurance	1,658.00				1,658.00
Total:					1,658.00	\$0.00		1,658.00	1,658.00
6-5400 Miscellaneous									
Beginning Balance: \$0.00									
NSF Fee	SJ		4/10/14	215-SAHABIMEHR NSF Fee		30.00			30.00 cr
Total:					\$0.00	30.00		30.00 cr	30.00 cr
6-6000 Gas									
Beginning Balance: \$0.00									
PAC	CD		4/18/14	Fortis, Feb27-Mar27	603.32				603.32
Total:					603.32	\$0.00		603.32	603.32
6-6100 Electricity									
Beginning Balance: \$0.00									
PAC	CD		4/22/14	Hydro, Jan30-Mar28	1,383.66				1,383.66
Total:					1,383.66	\$0.00		1,383.66	1,383.66
6-6200 Water & Sewer									
Beginning Balance: \$0.00									
GJ	GJ		4/30/14	To Exp. Prepaid W & S	1,407.27				1,407.27
Total:					1,407.27	\$0.00		1,407.27	1,407.27
6-6300 Garbage / Recycling									
Beginning Balance: \$0.00									
1609	CD		4/15/14	BFI, Garb. Apr	526.40				526.40
Total:					526.40	\$0.00		526.40	526.40
6-6400 Elevator									
Beginning Balance: \$0.00 cr									
1608	CD		4/15/14	Richmond Elev., Apr	220.50				220.50
Total:					220.50	\$0.00		220.50	220.50
6-6800 Pest Control									
Beginning Balance: \$0.00									
1561	CD		4/01/14	Abell Pest, Apr	52.75				52.75
Total:					52.75	\$0.00		52.75	52.75
6-6900 Landscaping									
Beginning Balance: \$0.00 cr									
1559	CD		4/01/14	Para Space, Gard. Mar	879.90				879.90
1607	CD		4/15/14	Para Space, Gard. Apr	903.00				1,782.90
Total:					1,782.90	\$0.00		1,782.90	1,782.90

IN TRUST FOR THE OWNERS, S.P. VR-788

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

Balance Sheet

As of April 2014

4/30/14
10:50:23 AM

ASSETS	
CURRENT ASSETS	
Cash	
CCSCU OPF Acct	\$27,112.37
CCSCU CRF Acct. 1	\$57,555.32
CCSCU CRF Acct. 2	\$84,836.23
CCSCU Levy Acct.	\$0.01
CCSCU Equity Shares	\$5.00
Total Cash	\$169,508.93
Strata Fees Receivable	\$28,137.82
Prepaid Water & Sewer	\$11,258.12
Prepaid Insurance	\$18,238.00
Total CURRENT ASSETS	\$227,142.87
Total ASSETS	\$227,142.87
LIABILITIES	
MEMBERS' EQUITY	
RESERVE FUNDS	
Contingency Reserve Fund (CRF)	\$137,426.53
CRF, Opening Balance	\$666.67
CRF, Current Appropriations	\$107.90
CRF, Interest	
CRF, Current Expenses	-\$3,809.12
Total Contingency Reserve Fund (CRF)	\$134,391.98
CRF Special Projects, (CRFSP)	
CRFSP, Opening Balance	\$67,360.19
CRFSP, Current Appropriations	\$4,166.67
CRFSP, Current Expenses	-\$34,018.75
Total CRF Special Projects, (CRFSP)	\$37,508.11
Total RESERVE FUNDS	\$171,900.09
OPERATING FUND (OPF)	
OPF, Opening Balance	\$53,981.35
OPF Current Surplus/(Deficit)	\$1,261.43
Total OPERATING FUND (OPF)	\$55,242.78
Total MEMBERS' EQUITY	\$227,142.87
Total Liability & Equity	\$227,142.87

IN TRUST FOR THE OWNERS, S.P. VR-788

Aged Receivables [Detail]

4/30/14

Page 2

4/30/14 1:43:44 PM	Name	ID#	Date	Total Due	0 - 30	31 - 60	61 - 90	90+
*None								
111-VAN DER BOO								
VAN DER BOOM, D.								
Net 1st								
	00006206		11/01/13	\$330.45				\$330.45
	00006256		12/01/13	\$330.45				\$330.45
	00006305		1/01/14	\$330.45				\$330.45
	00006355		2/01/14	\$330.45				
	00006404		3/01/14	\$80.45		\$80.45		
	00006443		4/01/14	\$343.21				
	CRFPymt		4/07/14	-\$543.09				
	Total:			\$8,612.54	-\$199.88	\$80.45	\$330.45	\$8,401.52
*None								
215-SAHABIMEHR								
(NR) SAHABIMEHR								
Net 1st								
	Levy		3/27/13	\$2,700.72				\$2,700.72
	NSF CHQ		4/10/14	\$237.73	\$237.73			
	NSF Fee		4/10/14	\$30.00	\$30.00			
	CRFPymt		4/07/14	-\$498.58	-\$498.58			
	Total:			\$2,469.87	-\$230.85	\$0.00	\$0.00	\$2,700.72
*None								
304-REQUA								
REQUA, JACQUELINE								
Net 1st								
	Levy		3/27/13	\$2,952.85				\$2,952.85
	CRFPymt		4/07/14	-\$525.28	-\$525.28			
	Total:			\$2,427.57	-\$525.28	\$0.00	\$0.00	\$2,952.85
	Grand Total:			\$28,137.82	-\$1,988.77	\$903.89	\$644.64	\$28,578.06
	Aging Percent:				(7.1%)	3.2%	2.3%	101.6%



NORTHWEST STRATA MANAGEMENT LTD.

THE OWNERS, STRATA PLAN NO. VR 788

FINANCIAL STATEMENTS – MARCH 31, 2014

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 VR-788 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.

IN TRUST FOR THE OWNERS, S.P. VR-788
 C/O 205-1515 PEMBERTON AVENUE
 NORTH VANCOUVER BC V7P 2S3

Detail Trial Balance

3/01/14 To 3/31/14

3/31/14 1:31:18 PM ID#	Src	Date	Memo	Debit	Credit	Job	Net Activity	Ending Balance
6-5000	Management Fee							
Beginning Balance:	CD	3/01/14	NSM, Mgmt Fee	\$871.50				\$10,599.75
DEBIT	CD	3/13/14	NSM, Mgmt Fee C/U Jan-	\$47.25				\$10,647.00
Total:				\$918.75	\$0.00		\$918.75	\$10,647.00
6-5100	Insurance							
Beginning Balance:	GJ	3/19/14	To Set Up Prepaid Ins.		\$19,896.00			\$507.34 cr
GJ000650	CD	3/19/14	HUB Int, Ins. Prem 14/15	\$19,896.00				\$19,388.66
1556	GJ	3/31/14	To Exp. Prepaid Insurance	\$1,754.42				\$21,143.08
GJ000643	GJ	3/31/14	To Close Prior Y/E Prepaid		\$0.04			\$21,143.04
Total:				\$21,650.42	\$19,896.04		\$1,754.38	\$21,143.04
6-5400	Miscellaneous							
Beginning Balance:	SJ	3/13/14	215-SAHABIMEHR NSF Fee		\$30.00			\$1,571.71
NSF Fee	CD	3/14/14	NSM, Recov. Jan/Feb	\$395.48				\$1,967.19
DEBIT					\$30.00			\$1,967.19
Total:				\$395.48	\$30.00		\$365.48	\$1,967.19
6-6000	Gas							
Beginning Balance:	CD	3/22/14	Fortis, Jan28-Feb27	\$686.70				\$7,614.21
PAC					\$0.00			\$7,614.21
Total:				\$686.70	\$0.00		\$686.70	\$7,614.21
6-6200	Water & Sewer							
Beginning Balance:	GJ	3/31/14	To Exp. Prepaid W & S	\$1,407.27				\$15,418.71
GJ000644					\$0.00			\$15,418.71
Total:				\$1,407.27	\$0.00		\$1,407.27	\$15,418.71
6-6300	Garbage / Recycling							
Beginning Balance:	CD	3/18/14	BFI, Garb. Mar	\$526.40				\$9,241.50
1553					\$0.00			\$9,241.50
Total:				\$526.40	\$0.00		\$526.40	\$9,241.50
6-6400	Elevator							
Beginning Balance:	CD	3/18/14	Richmond Elev., Mar	\$220.50				\$3,266.70
1552					\$0.00			\$3,266.70
Total:				\$220.50	\$0.00		\$220.50	\$3,266.70
6-6700	Janitorial							
Beginning Balance:	CD	3/06/14	Allistar, Cleaners Mar	\$716.07				\$9,189.02
1548					\$0.00			\$9,189.02
Total:				\$716.07	\$0.00		\$716.07	\$9,189.02
6-6800	Pest Control							
Beginning Balance:	CD	3/06/14	Abell Pest, Mar	\$52.75				\$577.67
1546					\$0.00			\$577.67
Total:				\$52.75	\$0.00		\$52.75	\$577.67

IN TRUST FOR THE OWNERS, S.P. VR-788
 C/O 205-1515 PEMBERTON AVENUE
 NORTH VANCOUVER BC V7P 2S3

Balance Sheet

As of March 2014

3/31/14
 1:28:13 PM

ASSETS	
CURRENT ASSETS	
Cash	\$31,666.78
CCSCU OPF Acct	\$77,676.80
CCSCU CRF Acct. 1	\$84,773.52
CCSCU CRF Acct. 2	\$0.01
CCSCU Levy Acct.	\$5.00
CCSCU Equity Shares	\$194,122.11
Total Cash	\$32,084.57
Strata Fees Receivable	\$12,665.39
Prepaid Water & Sewer	\$19,896.00
Prepaid Insurance	\$258,768.07
Total CURRENT ASSETS	<u>\$258,768.07</u>
Total ASSETS	<u>\$258,768.07</u>

LIABILITIES

MEMBERS' EQUITY	
RESERVE FUNDS	
Contingency Reserve Fund (CRF)	\$130,153.64
CRF, Opening Balance	\$8,000.04
CRF, Current Appropriations	\$2,512.09
CRF, Interest	-\$3,780.00
CRF, Current Expenses	\$136,885.77
Total Contingency Reserve Fund (CRF)	<u>\$100,000.08</u>
CRF Special Projects, (CRFSP)	\$50,000.04
CRFSP, Opening Balance	-\$82,639.93
CRFSP, Current Appropriations	\$67,360.19
CRFSP, Current Expenses	\$540.76
Total CRF Special Projects, (CRFSP)	<u>\$540.76</u>
CRF Replen Levy Fund, (CRFRF)	\$250,000.07
CRFRF, Interest	-\$250,000.07
Total CRF Replen Levy Fund, (CRFRF)	<u>\$0.00</u>
Bldg Upgrade Levy Fund, (BULF)	\$58,476.15
BULF, Opening Balance	-\$4,494.80
BULF, Current Expenses	\$204,786.72
Total Bldg Upgrade Levy Fund, (BULF)	<u>\$53,981.35</u>
Total RESERVE FUNDS	<u>\$258,768.07</u>
OPERATING FUND (OPF)	
OPF, Opening Balance	\$53,981.35
OPF Current Surplus/(Deficit)	-
Total OPERATING FUND (OPF)	<u>\$53,981.35</u>
Total MEMBERS' EQUITY	<u>\$258,768.07</u>
Total Liability & Equity	<u>\$258,768.07</u>

IN TRUST FOR THE OWNERS, S.P. VR-788

Receivables Reconciliation [Detail]

3/31/14

Page 2

3/31/14 1:47:30 PM		3/31/14					
Name	ID#	Date	Total Due	0 - 30	31 - 60	61 - 90	90+
111-VAN DER BOO			*None				
VAN DER BOOM, D.	00006305	1/01/14	\$330.45				
	00006355	2/01/14	\$330.45		\$330.45		\$330.45
	00006404	3/01/14	\$80.45	\$80.45			
Total:			\$8,812.42	\$80.45	\$330.45	\$330.45	\$8,071.07
201-MACLEOD/TOE			*None				
MACLEOD/TOEREN,							
NSF Fee		2/14/12	\$25.00				\$25.00
Total:			\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
209-CHAN			*None				
(NR) CHAN, KEITH							
MoveFee		2/13/14	\$300.00		\$300.00		
Total:			\$300.00	\$0.00	\$300.00	\$0.00	\$0.00
215-SAHABIMEHR			*None				
(NR) SAHABIMEHR							
Levy		3/27/13	\$2,908.45				\$2,908.45
NSF CHQ		3/13/14	\$207.73	\$207.73			
NSF Fee		3/13/14	\$30.00	\$30.00			
Total:			\$3,146.18	\$237.73	\$0.00	\$0.00	\$2,908.45
304-REQUA			*None				
REQUA, JACQUELINE							
Levy		3/27/13	\$2,952.85				\$2,952.85
Total:			\$2,952.85	\$0.00	\$0.00	\$0.00	\$2,952.85
307-JONES/VON DIEBITSCH			*None				
JONES/VON DIEB							
Levy		3/27/13	\$298.69				\$298.69
Total:			\$298.69	\$0.00	\$0.00	\$0.00	\$298.69
Grand Total:			\$32,084.57	\$1,141.62	\$944.64	\$644.64	\$29,353.67
Aging Percent:				3.6%	2.9%	2.0%	91.5%
Receivables Account:			\$32,084.57				
Out of Balance Amount:			\$0.00				



NORTHWEST STRATA MANAGEMENT LTD.

THE OWNERS, STRATA PLAN NO. VR 788

FINANCIAL STATEMENTS – FEBRUARY 28, 2014

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 VR-788 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.

IN TRUST FOR THE OWNERS, S.P. VR-788
 C/O 205-1515 PEMBERTON AVENUE
 NORTH VANCOUVER BC V7P 2S3

Detail Trial Balance

2/01/14 To 2/28/14

2/28/14
1:26:58 PM

ID#	Src	Date	Memo	Debit	Credit	Job	Net Activity	Ending Balance
6-5000 Management Fee								
Beginning Balance:				\$8,856.75				
DEBIT	CD	2/01/14	NSM, Mgmt Fee	\$871.50				\$9,728.25
Total:				\$871.50	\$0.00		\$871.50	\$9,728.25
6-5100 Insurance								
Beginning Balance:				\$17,544.24				
GJ0000634	GJ	2/28/14	To Exp. Prepaid Insurance	\$1,754.42				\$19,298.66
DEBIT	CD	2/28/14	Worksafe, WCB '14	\$90.00				\$19,388.66
Total:				\$1,844.42	\$0.00		\$1,844.42	\$19,388.66
6-5400 Miscellaneous								
Beginning Balance:				\$1,536.61				
1541	CD	2/21/14	NV Rec, AGM Rm	\$65.10				\$1,601.71
Total:				\$65.10	\$0.00		\$65.10	\$1,601.71
6-6000 Gas								
Beginning Balance:				\$6,290.01				
PAC	CD	2/19/14	Fortis, Dec31-Jan28	\$637.50				\$6,927.51
Total:				\$637.50	\$0.00		\$637.50	\$6,927.51
6-6100 Electricity								
Beginning Balance:				\$6,432.65				
PAC	CD	2/21/14	Hydro, Nov29-Jan29	\$1,727.51				\$8,160.16
Total:				\$1,727.51	\$0.00		\$1,727.51	\$8,160.16
6-6200 Water & Sewer								
Beginning Balance:				\$12,604.17				
GJ0000631	GJ	2/04/14	To Set Up Prepaid W&S				\$16,887.20	\$4,283.03 cr
DEBIT	CD	2/04/14	City of NV, W&S '14	\$16,887.20				\$12,604.17
GJ0000635	GJ	2/28/14	To Exp. Prepaid W & S	\$1,407.27				\$14,011.44
Total:				\$18,294.47	\$16,887.20		\$1,407.27	\$14,011.44
6-6300 Garbage / Recycling								
Beginning Balance:				\$8,196.34				
1545	CD	2/21/14	BFI, Garb. Feb	\$518.76				\$8,715.10
Total:				\$518.76	\$0.00		\$518.76	\$8,715.10
6-6400 Elevator								
Beginning Balance:				\$2,825.70				
1535	CD	2/12/14	Richmond Elev., Feb	\$220.50				\$3,046.20
Total:				\$220.50	\$0.00		\$220.50	\$3,046.20
6-6700 Janitorial								
Beginning Balance:				\$6,563.60				
1538	CD	2/12/14	Allstar, Cleaners Feb	\$716.07				\$7,279.67
1542	CD	2/21/14	Allstar, Cleaners Jan/Feb	\$596.64				\$7,876.31
1542	CD	2/21/14	Allstar, Cleaners Jan/Feb	\$596.64				\$8,472.95
Total:				\$1,909.35	\$0.00		\$1,909.35	\$8,472.95

IN TRUST FOR THE OWNERS, S.P. VR-788

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

Balance Sheet

As of February 2014

2/28/14
12:59:42 PM

ASSETS	
CURRENT ASSETS	
Cash	
CCSCU OPF Acct	\$20,613.18
CCSCU CRF Acct. 1	\$132,753.56
CCSCU CRF Acct. 2	\$84,708.77
CCSCU Levy Acct.	\$0.01
CCSCU Equity Shares	\$5.00
Total Cash	\$238,080.52
Strata Fees Receivable	\$32,285.84
Prepaid Water & Sewer	\$14,072.66
Prepaid Insurance	\$1,754.38
Total CURRENT ASSETS	\$286,193.40
Total ASSETS	\$286,193.40
LIABILITIES	
MEMBERS' EQUITY	
RESERVE FUNDS	
Contingency Reserve Fund (CRF)	
CRF, Opening Balance	\$130,153.64
CRF, Current Appropriations	\$7,333.37
CRF, Interest	\$2,357.43
CRF, Current Expenses	-\$3,780.00
Total Contingency Reserve Fund (CRF)	\$136,064.44
CRF Special Projects, (CRFSP)	
CRFSP, Opening Balance	\$100,000.08
CRFSP, Current Appropriations	\$45,833.37
CRFSP, Current Expenses	-\$49,491.43
Total CRF Special Projects, (CRFSP)	\$96,342.02
CRF Replen Levy Fund, (CRFRF)	
CRFRF, Interest	\$540.76
Total CRF Replen Levy Fund, (CRFRF)	\$540.76
Bldg Upgrade Levy Fund, (BULF)	
BULF, Opening Balance	\$250,000.07
BULF, Current Expenses	-\$250,000.07
Total Bldg Upgrade Levy Fund, (BULF)	\$0.00
Total RESERVE FUNDS	
Total RESERVE FUNDS	\$232,947.22
OPERATING FUND (OPF)	
OPF, Opening Balance	\$58,476.15
OPF Current Surplus/(Deficit)	-\$5,229.97
Total OPERATING FUND (OPF)	\$53,246.18
Total MEMBERS' EQUITY	
Total MEMBERS' EQUITY	\$286,193.40
Total Liability & Equity	
Total Liability & Equity	\$286,193.40

IN TRUST FOR THE OWNERS, S.P. VR-788

Aged Receivables [Detail]

2/28/14

Page 2

2/28/14
4:21:38 PM

Name	ID#	Date	Total Due	0 - 30	31 - 60	61 - 90	90+
111-VAN DER BOO			*None				
VAN DER BOOM, D. Net 1st							
00005902		5/01/13	\$330.45				\$330.45
00005952		6/01/13	\$330.45				\$330.45
00006003		7/01/13	\$330.45				\$330.45
00006052		8/01/13	\$330.45				\$330.45
00006103		9/01/13	\$330.45				\$330.45
00006156		10/01/13	\$330.45				\$330.45
00006206		11/01/13	\$330.45				\$330.45
00006256		12/01/13	\$330.45				\$330.45
00006305		1/01/14	\$330.45				\$330.45
00006355		2/01/14	\$330.45		\$330.45		
Total:			\$8,731.97	\$330.45	\$330.45	\$330.45	\$7,740.62
201-MACLEOD/TOE *None							
MACLEOD/TOERIEN, Net 1st							
NSF Fee		2/14/12	\$25.00				\$25.00
Total:			\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
209-CHAN *None							
(NR) CHAN, KEITH Net 1st							
MoveFee		2/13/14	\$300.00	\$300.00			
Total:			\$300.00	\$300.00	\$0.00	\$0.00	\$0.00
215-SAHABIMEHR *None							
(NR) SAHABIMEHR Net 1st							
Levy		3/27/13	\$3,116.18				\$3,116.18
Total:			\$3,116.18	\$0.00	\$0.00	\$0.00	\$3,116.18
304-REQUA *None							
REQUA, JACQUELINE Net 1st							
Levy		3/27/13	\$3,452.85				\$3,452.85
Total:			\$3,452.85	\$0.00	\$0.00	\$0.00	\$3,452.85
307-JONES/VON DIEBTSCH *None							
JONES/VON DIEB Net 1st							
Levy		3/27/13	\$618.69				\$618.69
Total:			\$618.69	\$0.00	\$0.00	\$0.00	\$618.69
Grand Total:			\$32,285.84	\$1,044.64 3.2%	\$644.64 2.0%	\$644.64 2.0%	\$29,951.92 92.8%
Aging Percent:							



NORTHWEST STRATA MANAGEMENT LTD.

THE OWNERS, STRATA PLAN NO. VR 788

FINANCIAL STATEMENTS – JANUARY 31, 2014

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 VR-788 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.

IN TRUST FOR THE OWNERS, S.P. VR-788
 C/O 205-1515 PEMBERTON AVENUE
 NORTH VANCOUVER BC V7P 2S3

Detail Trial Balance

1/01/14 TO 1/31/14

1/31/14
 9:51:22 AM

ID#	Src	Date	Memo	Debit	Credit	Job	Net Activity	Ending Balance
6-5000 Management Fee								
			Beginning Balance:	\$7,985.25				\$8,856.75
DEBIT	CD	1/01/14	NSM, Mgmt Fee	\$871.50				
Total:				\$871.50	\$0.00		\$871.50	\$8,856.75
6-5100 Insurance								
			Beginning Balance:	\$15,789.82				\$17,544.24
GJ0000627	GJ	1/31/14	To Exp. Prepaid Insurance	\$1,754.42				
Total:				\$1,754.42	\$0.00		\$1,754.42	\$17,544.24
6-5400 Miscellaneous								
			Beginning Balance:	\$1,371.92				\$1,536.61
DEBIT	CD	1/16/14	NSM, Recov. Nov/Dec	\$164.69				
Total:				\$164.69	\$0.00		\$164.69	\$1,536.61
6-6000 Gas								
			Beginning Balance:	\$5,571.00				\$6,290.01
PAC	CD	1/22/14	Fortis, Nov27-Dec31	\$719.01				
Total:				\$719.01	\$0.00		\$719.01	\$6,290.01
6-6200 Water & Sewer								
			Beginning Balance:	\$11,196.90				\$12,604.17
GJ0000628	GJ	1/31/14	To Exp. Prepaid W & S	\$1,407.27				
Total:				\$1,407.27	\$0.00		\$1,407.27	\$12,604.17
6-6300 Garbage / Recycling								
			Beginning Balance:	\$7,678.69				\$8,196.34
1532	CD	1/27/14	BFI, Garb. Jan	\$517.65				
Total:				\$517.65	\$0.00		\$517.65	\$8,196.34
6-6400 Elevator								
			Beginning Balance:	\$2,605.20				\$2,825.70
1527	CD	1/13/14	Richmond Elev., Jan	\$220.50				
Total:				\$220.50	\$0.00		\$220.50	\$2,825.70
6-6700 Janitorial								
			Beginning Balance:	\$5,966.96				\$6,563.60
1526	CD	1/13/14	Allstar, Cleaners Jan	\$596.64				
Total:				\$596.64	\$0.00		\$596.64	\$6,563.60
6-6800 Pest Control								
			Beginning Balance:	\$419.42				\$472.17
1523	CD	1/13/14	Abell Pest, Jan	\$52.75				
Total:				\$52.75	\$0.00		\$52.75	\$472.17
6-6900 Landscaping								
			Beginning Balance:	\$8,447.09				\$9,326.99
1531	CD	1/27/14	Para Space, Gard. Jan	\$879.90				

IN TRUST FOR THE OWNERS, S.P. VR-788

Aged Receivables [Detail]

1/31/14

Page 2

1/31/14 1:18:22 PM Name	ID#	Date	Total Due	0 - 30	31 - 60	61 - 90	90+
111-VAN DER BOO			*None				
VAN DER BOOM, D. Net 1st	00006305	1/01/14	\$330.45	\$330.45			
Total:			\$8,401.52	\$330.45	\$0.00	\$330.45	\$7,740.62
201-MACLEOD/TOE			*None				
MACLEOD/TOERIEN, Net 1st		2/14/12	\$25.00				\$25.00
Total:			\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
215-SAHABIMEHR (NR) SAHABIMEHR Net 1st		3/27/13	\$3,323.91				\$3,323.91
Total:			\$3,323.91	\$0.00	\$0.00	\$0.00	\$3,323.91
304-REQUA			*None				
REQUA, JACQUELINE Net 1st		3/27/13	\$3,452.85				\$3,452.85
Total:			\$3,452.85	\$0.00	\$0.00	\$0.00	\$3,452.85
307-JONES/VON DIEBITSCH			*None				
JONES/VON DIEB Net 1st		3/27/13	\$928.36				\$928.36
Total:			\$928.36	\$0.00	\$0.00	\$0.00	\$928.36
Grand Total:			\$31,973.76	\$644.64	\$0.00	\$644.64	\$30,684.48
Aging Percent:				2.0%	0.0%	2.0%	96.0%



NORTHWEST STRATA MANAGEMENT LTD.

THE OWNERS, STRATA PLAN NO. VR 788

FINANCIAL STATEMENTS – DECEMBER 31, 2013

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 VR-788 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.

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IN TRUST FOR THE OWNERS, S.P. VR-788
 C/O 205-1515 PEMBERTON AVENUE
 NORTH VANCOUVER BC V7P 2S3

Detail Trial Balance

12/01/13 To 12/31/13

ID#	Src	Date	Memo	Debit	Credit	Job	Net Activity	Ending Balance
12/31/13		2:35:44 PM						
6-5000	Management Fee							
	Beginning Balance:		\$6,972.00					\$7,843.50
DEBIT	CD	12/01/13	NSM, Mgmt Fee	\$871.50				\$7,985.25
DEBIT	CD	12/13/13	NSM, MF Catch-Up Apr-De	\$141.75				\$7,985.25
	Total:			\$1,013.25	\$0.00		\$1,013.25	\$7,985.25
6-5100	Insurance							
	Beginning Balance:		\$14,035.40					\$15,789.82
GJ000620	GJ	12/31/13	To Exp. Prepaid Insurance	\$1,754.42				\$15,789.82
	Total:			\$1,754.42	\$0.00		\$1,754.42	\$15,789.82
6-5400	Miscellaneous							
	Beginning Balance:		\$1,372.88					\$1,371.92
00006334	SJ	12/30/13	306-LALJI W/O Cr Bal		\$0.96			\$1,371.92
	Total:			\$0.00	\$0.96		\$0.96 cr	\$1,371.92
6-6000	Gas							
	Beginning Balance:		\$4,966.50					\$5,571.00
PAC	CD	12/19/13	Fortis, Oct29-Nov27	\$604.50				\$5,571.00
	Total:			\$604.50	\$0.00		\$604.50	\$5,571.00
6-6100	Electricity							
	Beginning Balance:		\$4,969.62					\$6,432.65
PAC	CD	12/24/13	Hydro, Sep28-Nov28	\$1,463.03				\$6,432.65
	Total:			\$1,463.03	\$0.00		\$1,463.03	\$6,432.65
6-6200	Water & Sewer							
	Beginning Balance:		\$9,952.80					\$11,196.90
GJ000621	GJ	12/31/13	To Exp. Prepaid W & S	\$1,244.10				\$11,196.90
	Total:			\$1,244.10	\$0.00		\$1,244.10	\$11,196.90
6-6300	Garbage / Recycling							
	Beginning Balance:		\$7,162.49					\$7,678.69
1519	CD	12/10/13	BFI, Garb. Dec	\$516.20				\$7,678.69
	Total:			\$516.20	\$0.00		\$516.20	\$7,678.69
6-6400	Elevator							
	Beginning Balance:		\$1,943.70					\$2,164.20
1513	CD	12/10/13	Richmond Elev., Dec	\$220.50				\$2,605.20
1517	CD	12/10/13	Richmond Elev., Serv. Call	\$441.00				\$2,605.20
	Total:			\$661.50	\$0.00		\$661.50	\$2,605.20
6-6500	Enterphone							
	Beginning Balance:		\$282.24					\$564.48
1516	CD	12/10/13	Viscount, Enterphone Dec-	\$282.24				\$564.48
	Total:			\$282.24	\$0.00		\$282.24	\$564.48
6-6700	Janitorial							
	Beginning Balance:		\$5,370.32					\$5,966.96
1515	CD	12/10/13	Allstar, Cleaners Dec	\$596.64				\$5,966.96

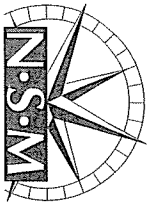
IN TRUST FOR THE OWNERS, S.P. VR-788

Receivables Reconciliation [Detail]

12/31/13

Page 2

12/31/13 12:43:34 PM Name . ID#	Date	Total Due	0 - 30	31 - 60	61 - 90	90+
201-MACLEOD/TOE		*None				
MACLEOD/TOERIEN, NSF Fee	2/14/12	\$25.00				\$25.00
Total:		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
215-SAHABIMEHR		*None				
(NR) SAHABIMEHR Levy	3/27/13	\$3,531.64				\$3,531.64
Total:		\$3,531.64	\$0.00	\$0.00	\$0.00	\$3,531.64
304-REQUA		*None				
REQUA, JACQUELINE Levy	3/27/13	\$3,902.85				\$3,902.85
Total:		\$3,902.85	\$0.00	\$0.00	\$0.00	\$3,902.85
306-LALJI		*None				
(NR) LALJI, N 00006334 00006235	12/30/13 11/25/13	\$0.96 -\$0.96	\$0.96	-\$0.96		
Total:		\$0.00	\$0.96	-\$0.96	\$0.00	\$0.00
307-JONES/VON DIEBITSCH		*None				
JONES/VON DIEB Levy	3/27/13	\$1,238.03				\$1,238.03
Total:		\$1,238.03	\$0.00	\$0.00	\$0.00	\$1,238.03
Grand Total:		\$32,511.68	\$645.60 2.0%	\$643.68 2.0%	\$0.00 0.0%	\$31,222.40 96.0%
Aging Percent:						
Receivables Account:		\$32,511.68				
Out of Balance Amount:		\$0.00				



NORTHWEST STRATA MANAGEMENT LTD.

THE OWNERS, STRATA PLAN NO. VR 788

FINANCIAL STATEMENTS – NOVEMBER 30, 2013

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 VR-788 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.

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IN TRUST FOR THE OWNERS, S.P. VR-788

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

Detail Trial Balance

11/01/13 TO 11/30/13

11/30/13 11:49:51 AM	ID#	Src	Date	Memo	Debit	Credit	Job	Net Activity	Ending Balance
	6-5000			Management Fee					
				Beginning Balance:	\$6,100.50				\$6,972.00
	DEBIT	CD	11/01/13	NSM, Mgmt Fee	\$871.50				
				Total:	\$871.50	\$0.00		\$871.50	\$6,972.00
	6-5100			Insurance					
				Beginning Balance:	\$12,280.98				\$14,035.40
	GJ000611	GJ	11/30/13	To Exp. Prepaid Insurance	\$1,754.42				
				Total:	\$1,754.42	\$0.00		\$1,754.42	\$14,035.40
	6-5400			Miscellaneous					
				Beginning Balance:	\$1,179.05				\$1,372.88
	DEBIT	CD	11/14/13	NSM, Recov. Sep/Oct	\$193.83				
				Total:	\$193.83	\$0.00		\$193.83	\$1,372.88
	6-6000			Gas					
				Beginning Balance:	\$4,288.24				\$4,966.50
	PAC	CD	11/20/13	Fortis, Sep27-Oct29	\$678.26				
				Total:	\$678.26	\$0.00		\$678.26	\$4,966.50
	6-6200			Water & Sewer					
				Beginning Balance:	\$8,708.70				\$9,952.80
	GJ000612	GJ	11/30/13	To Exp. Prepaid W & S	\$1,244.10				
				Total:	\$1,244.10	\$0.00		\$1,244.10	\$9,952.80
	6-6300			Garbage / Recycling					
				Beginning Balance:	\$6,688.74				\$7,162.49
	1509	CD	11/15/13	BFI, Garb. Nov	\$473.75				
				Total:	\$473.75	\$0.00		\$473.75	\$7,162.49
	6-6400			Elevator					
				Beginning Balance:	\$1,723.20				\$1,943.70
	1506	CD	11/15/13	Richmond Elev., Nov	\$220.50				
				Total:	\$220.50	\$0.00		\$220.50	\$1,943.70
	6-6700			Janitorial					
				Beginning Balance:	\$4,773.68				\$5,370.32
	1503	CD	11/08/13	Allistar, Cleaners Nov	\$596.64				
				Total:	\$596.64	\$0.00		\$596.64	\$5,370.32
	6-6800			Pest Control					
				Beginning Balance:	\$313.92				\$366.67
	1499	CD	11/01/13	Abell Pest, Nov	\$52.75				
				Total:	\$52.75	\$0.00		\$52.75	\$366.67
	6-6900			Landscaping					
				Beginning Balance:	\$6,291.60				\$6,489.00
	1500	CD	11/01/13	Para Space, Gard. Oct	\$197.40				
	1500	CD	11/01/13	Para Space, Gard. Oct	\$132.30				
	1507	CD	11/15/13	Para Space, Gard. Nov	\$879.90				
				Total:	\$52.75	\$0.00		\$52.75	\$7,501.20

IN TRUST FOR THE OWNERS, S.P. VR-788

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

Balance Sheet

As of November 2013

11/30/13
11:33:46 AM

ASSETS

CURRENT ASSETS

Cash	
CCSCU OPF Acct	\$70,583.67
CCSCU CRF Acct: 1	\$117,913.78
CCSCU CRF Acct: 2	\$126,687.34
CCSCU Levy Acct.	\$32.48
CCSCU Equity Shares	\$5.00
Total Cash	\$315,222.27
Strata Fees Receivable	\$38,563.74
Prepaid Water & Sewer	\$1,244.10
Prepaid Insurance	\$7,017.64
Total CURRENT ASSETS	\$362,047.75
Total ASSETS	<u>\$362,047.75</u>

LIABILITIES

MEMBERS' EQUITY

RESERVE FUNDS

Contingency Reserve Fund (CRF)	
CRF, Opening Balance	\$130,153.64
CRF, Current Appropriations	\$5,333.36
CRF, Interest	\$1,686.38
CRF, Current Expenses	-\$3,780.00
Total Contingency Reserve Fund (CRF)	\$133,393.38
CRF Special Projects, (CRFSP)	
CRFSP, Opening Balance	\$100,000.08
CRFSP, Current Appropriations	\$33,333.36
Total CRF Special Projects, (CRFSP)	\$133,333.44
CRF Replen Levy Fund, (CRFRF)	
CRFRF, Interest	\$540.75
Total CRF Replen Levy Fund, (CRFRF)	\$540.75
Bldg Upgrade Levy Fund, (BULF)	
BULF, Opening Balance	\$250,000.07
BULF, Current Expenses	-\$213,097.50
Total Bldg Upgrade Levy Fund, (BULF)	\$36,902.57
Total RESERVE FUNDS	\$304,170.14
OPERATING FUND (OPF)	
OPF, Opening Balance	\$58,476.15
OPF Current Surplus/(Deficit)	-\$598.54
Total OPERATING FUND (OPF)	\$57,877.61
Total MEMBERS' EQUITY	<u>\$362,047.75</u>
Total Liability & Equity	<u>\$362,047.75</u>

IN TRUST FOR THE OWNERS, S.P. VR-788

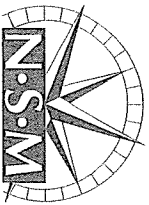
Aged Receivables [Detail]

11/30/13

Page 2

11/30/13
10:10:40 AM

Name	ID#	Date	Total Due	0 - 30	31 - 60	61 - 90	90+
201-MACLEOD/TOE MACLEOD/TOERIEN, Net 1st			*None				
NSF Fee		2/14/12	\$25.00				\$25.00
Total:			\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
215-SAHABIMEHR (NR) SAHABIMEHR Net 1st			*None				
Levy		3/27/13	\$3,739.37				\$3,739.37
Total:			\$3,739.37	\$0.00	\$0.00	\$0.00	\$3,739.37
304-REQUA REQUA, JACQUELINE Net 1st			*None				
Levy		3/27/13	\$3,902.85				\$3,902.85
Total:			\$3,902.85	\$0.00	\$0.00	\$0.00	\$3,902.85
306-LALJI (NR) LALJI, N Net 1st			*None				
00006235		11/25/13	-\$0.96	-\$0.96			
Total:			-\$0.96	-\$0.96	\$0.00	\$0.00	\$0.00
307-JONESVON DIEBITSCH JONESVON DIEB Net 1st			*None				
Levy		3/27/13	\$1,547.70				\$1,547.70
Total:			\$1,547.70	\$0.00	\$0.00	\$0.00	\$1,547.70
311-O'BRIEN O'BRIEN, TIM Net 1st			*None				
Levy		3/27/13	\$5,965.10				\$5,965.10
Total:			\$5,965.10	\$0.00	\$0.00	\$0.00	\$5,965.10
Grand Total:			\$38,563.74	\$643.68 1.7%	\$644.64 1.7%	\$644.64 1.7%	\$36,630.78 95.0%
Aging Percent:							



NORTHWEST STRATA MANAGEMENT LTD.

THE OWNERS, STRATA PLAN NO. VR 788

FINANCIAL STATEMENTS – OCTOBER 31, 2013

NOTICE TO READER

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IN TRUST FOR THE OWNERS, S.P. VR-788
 C/O 205-1515 PEMBERTON AVENUE
 NORTH VANCOUVER BC V7P 2S3

Detail Trial Balance

10/01/13 To 10/31/13

10/31/13
 1:14:55 PM

Page 1

ID#	Src	Date	Memo	Debit	Credit	Job	Net Activity	Ending Balance
6-5000 Management Fee								
			Beginning Balance:	\$5,229.00				
DEBIT	CD	10/01/13	NSM, Mgmt Fee	\$871.50				\$6,100.50
Total:				\$871.50	\$0.00		\$871.50	\$6,100.50
6-5100 Insurance								
			Beginning Balance:	\$10,526.56				
GJ0000602	GJ	10/31/13	To Exp. Prepaid Insurance	\$1,754.42				\$12,280.98
Total:				\$1,754.42	\$0.00		\$1,754.42	\$12,280.98
6-5400 Miscellaneous								
			Beginning Balance:	\$988.53				
NSF Fee	SJ	10/09/13	303-HUTCHISON NSF Fee				\$30.00	\$958.53
1490	CD	10/15/13	CHOA, Dues	\$220.00				\$1,178.53
00006185	SJ	10/18/13	313-VILLENEUVE To W/O	\$0.52				\$1,179.05
Total:				\$220.52	\$30.00		\$190.52	\$1,179.05
6-6000 Gas								
			Beginning Balance:	\$3,784.32				
PAC	CD	10/19/13	Fortis, Aug27-Sep27	\$503.92				\$4,288.24
Total:				\$503.92	\$0.00		\$503.92	\$4,288.24
6-6100 Electricity								
			Beginning Balance:	\$3,815.33				
PAC	CD	10/22/13	Hydro, Jul30-Sep27	\$1,154.29				\$4,969.62
Total:				\$1,154.29	\$0.00		\$1,154.29	\$4,969.62
6-6200 Water & Sewer								
			Beginning Balance:	\$7,464.60				
GJ0000603	GJ	10/31/13	To Exp. Prepaid W & S	\$1,244.10				\$8,708.70
Total:				\$1,244.10	\$0.00		\$1,244.10	\$8,708.70
6-6300 Garbage / Recycling								
			Beginning Balance:	\$6,226.77				
1492	CD	10/15/13	BFI, Garb. Oct	\$461.97				\$6,688.74
Total:				\$461.97	\$0.00		\$461.97	\$6,688.74
6-6400 Elevator								
			Beginning Balance:	\$1,295.70				
1491	CD	10/15/13	Richmond Elev., Oct	\$220.50				\$1,516.20
1494	CD	10/28/13	BC Safety, Elev. Permit	\$207.00				\$1,723.20
Total:				\$427.50	\$0.00		\$427.50	\$1,723.20
6-6700 Janitorial								
			Beginning Balance:	\$3,580.40				
1487	CD	10/04/13	Allstar, Cleaners Sep/Oct	\$596.64				\$4,177.04
1487	CD	10/04/13	Allstar, Cleaners Sep/Oct	\$596.64				\$4,773.68
Total:				\$1,193.28	\$0.00		\$1,193.28	\$4,773.68

IN TRUST FOR THE OWNERS, S.P. VR-788

Aged Receivables [Detail]

10/31/13

10/31/13 10:15:20 AM Name	ID#	Date	Total Due	0 - 30	31 - 60	61 - 90	90+
111-VAN DER BOO							
*None							
VAN DER BOOM, D.							
Net 1st							
00006103		9/01/13	\$330.45				
00006156		10/01/13	\$330.45	\$330.45			
Total:			\$7,410.17	\$330.45	\$330.45	\$0.00	\$6,749.27
113-ISELI							
*None							
ISELI, SABINE							
Net 1st							
Levy		3/27/13	\$2,663.82				\$2,663.82
Total:			\$2,663.82	\$0.00	\$0.00	\$0.00	\$2,663.82
201-MACLEOD/TOE							
*None							
MACLEOD/TOERIEN,							
Net 1st							
NSF Fee		2/14/12	\$25.00				\$25.00
Total:			\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
215-SAHABIMEHR							
*None							
(NR) SAHABIMEHR							
Net 1st							
Levy		3/27/13	\$3,947.10				\$3,947.10
Total:			\$3,947.10	\$0.00	\$0.00	\$0.00	\$3,947.10
303-HUTCHISON							
*None							
HUTCHISON, DAVID							
Net 1st							
NSF Fee		10/09/13	\$30.00				
NSF PAC		10/09/13	\$362.95	\$30.00			
Total:			\$392.95	\$392.95	\$0.00	\$0.00	\$0.00
304-REQUA							
*None							
REQUA, JACQUELINE							
Net 1st							
Levy		3/27/13	\$4,352.85				\$4,352.85
Total:			\$4,352.85	\$0.00	\$0.00	\$0.00	\$4,352.85
306-LALJI							
*None							
(NR) LALJI, N							
Net 1st							
Levy		3/27/13	\$2,893.04				\$2,893.04
Total:			\$2,893.04	\$0.00	\$0.00	\$0.00	\$2,893.04
307-JONES/VON DIEBITSCH							
*None							
JONES/VON DIEB							
Net 1st							
Levy		3/27/13	\$1,847.70				\$1,847.70



NORTHWEST STRATA MANAGEMENT LTD.

THE OWNERS, STRATA PLAN NO. VR 788

FINANCIAL STATEMENTS – SEPTEMBER 30, 2013

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 VR-788 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.

IN TRUST FOR THE OWNERS, S.P. VR-788
 C/O 205-1515 PEMBERTON AVENUE
 NORTH VANCOUVER BC V7P 2S3

Detail Trial Balance

9/01/13 To 9/30/13

9/30/13
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ID#	Src	Date	Memo	Debit	Credit	Job	Net Activity	Ending Balance
6-5000			Management Fee					
			Beginning Balance:					\$5,229.00
DEBIT	CD	9/01/13	NSM, Mgmt Fee	\$871.50				
			Total:	\$871.50	\$0.00		\$871.50	\$5,229.00
6-5100			Insurance					
			Beginning Balance:					\$10,526.56
GJ000595	GJ	9/30/13	To Exp. Prepaid Insurance	\$1,754.42				
			Total:	\$1,754.42	\$0.00		\$1,754.42	\$10,526.56
6-5400			Miscellaneous					
			Beginning Balance:					\$987.36
DEBIT	CD	9/09/13	NSM, Recov. Jul/Aug	\$241.66				
00006133	SJ	9/10/13	214-SHAW W/O Dr Bal	\$0.61				\$987.97
00006134	SJ	9/10/13	314-A LAIRD TR W/O Cr B		\$0.10			\$987.87
00006135	SJ	9/10/13	315-CAVERHILL W/O Dr B	\$0.66				\$988.53
			Total:	\$242.93	\$0.10		\$242.83	\$988.53
6-6000			Gas					
			Beginning Balance:					\$3,784.32
PAC	CD	9/18/13	Fortis, Jul26-Aug27	\$562.95				
			Total:	\$562.95	\$0.00		\$562.95	\$3,784.32
6-6200			Water & Sewer					
			Beginning Balance:					\$7,464.60
GJ000596	GJ	9/30/13	To Exp. Prepaid W & S	\$1,244.10				
			Total:	\$1,244.10	\$0.00		\$1,244.10	\$7,464.60
6-6300			Garbage / Recycling					
			Beginning Balance:					\$6,226.77
1483	CD	9/17/13	BFI, Garb. Sep	\$456.12				
			Total:	\$456.12	\$0.00		\$456.12	\$6,226.77
6-6400			Elevator					
			Beginning Balance:					\$1,295.70
1481	CD	9/17/13	Richmond Elev., Sep	\$220.50				
			Total:	\$220.50	\$0.00		\$220.50	\$1,295.70
6-6800			Pest Control					
			Beginning Balance:					\$261.17
1478	CD	9/03/13	Abell Pest, Sep	\$52.75				
			Total:	\$52.75	\$0.00		\$52.75	\$261.17
6-6900			Landscaping					
			Beginning Balance:					\$5,411.70
1482	CD	9/17/13	Para Space, Sep	\$879.90				
			Total:	\$879.90	\$0.00		\$879.90	\$5,411.70
6-7200			Repairs & Maintenance					
			Beginning Balance:					\$17,153.53

IN TRUST FOR THE OWNERS, S.P. VR-788

Receivables Reconciliation [Detail]

9/30/13

9/30/13
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Name	ID#	Date	Total Due	0 - 30	31 - 60	61 - 90	90+
113-ISELI			*None				
ISELI, SABINE Levy		3/27/13	\$3,163.82				\$3,163.82
Total:			\$3,163.82	\$0.00	\$0.00	\$0.00	\$3,163.82
201-MACLEOD/TOE			*None				
MACLEOD/TOEREN, NSF Fee		2/14/12	\$25.00				\$25.00
Total:			\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
215-SAHABIMEHR			*None				
(NR) SAHABIMEHR Levy		3/27/13	\$4,154.83				\$4,154.83
Total:			\$4,154.83	\$0.00	\$0.00	\$0.00	\$4,154.83
304-REQUA			*None				
REQUA, JACQUELINE Levy		3/27/13	\$4,352.85				\$4,352.85
Total:			\$4,352.85	\$0.00	\$0.00	\$0.00	\$4,352.85
306-LALJI			*None				
(NR) LALJI, N Levy		3/27/13	\$2,893.04				\$2,893.04
Total:			\$2,893.04	\$0.00	\$0.00	\$0.00	\$2,893.04
307-JONESVON DIEBITSCH			*None				
JONESVON DIEB Levy		3/27/13	\$2,167.70				\$2,167.70
Total:			\$2,167.70	\$0.00	\$0.00	\$0.00	\$2,167.70
311-O'BRIEN			*None				
O'BRIEN, TIM Levy		3/27/13	\$5,965.10				\$5,965.10
Total:			\$5,965.10	\$0.00	\$0.00	\$0.00	\$5,965.10
313-VILLENEUVE			*None				
VILLENEUVE, NANCY Levy		3/27/13	\$0.52				\$0.52
Total:			\$0.52	\$0.00	\$0.00	\$0.00	\$0.52