

STRATA PLAN N.W. 2040
FINANCIAL STATEMENTS
AUGUST 31, 2009
(Unaudited - See Notice to Reader)

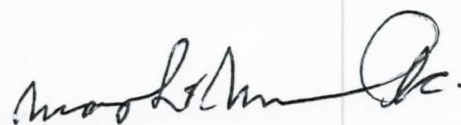
NOTICE TO READER

On the basis of information provided by management, we have compiled the statement of financial position of Strata Plan N.W. 2040 as at August 31, 2009, and the statements of operations and changes in fund balances for the year then ended.

We have not performed an audit or review engagement in respect of these financial statements and, accordingly, we express no assurance thereon.

Readers are cautioned that these financial statements may not be appropriate for their purposes.

Burnaby, B.C.
September 24, 2009



Chartered Accountants

STRATA PLAN N.W. 2040
STATEMENT OF FINANCIAL POSITION
AS AT AUGUST 31, 2009
(Unaudited - See Notice to Reader)

	Operating Fund	Contingency Reserve Fund	Total 2009	Total 2008
Current Assets				
Cash	\$ 6,640	\$ 47,007	\$ 53,647	\$ 30,732
Term deposit	-	58,694	58,694	57,555
Accounts receivable	376	-	376	347
Prepaid expenses	1,316	-	1,316	1,021
	<u>\$ 8,332</u>	<u>\$ 105,701</u>	<u>\$ 114,033</u>	<u>\$ 89,655</u>
Current Liabilities				
Accounts payable and accrued liabilities	\$ 105	\$ -	\$ 105	\$ 105
	<u>105</u>	<u>-</u>	<u>105</u>	<u>105</u>
Fund Balances				
Unrestricted	8,227	-	8,227	5,488
Internally restricted - (Note 3)	-	105,701	105,701	84,062
	<u>8,227</u>	<u>105,701</u>	<u>113,928</u>	<u>89,550</u>
	<u>\$ 8,332</u>	<u>\$ 105,701</u>	<u>\$ 114,033</u>	<u>\$ 89,655</u>

Approved by the Directors

_____ Director

_____ Director

STRATA PLAN N.W. 2040
STATEMENT OF OPERATIONS AND CHANGES IN FUND BALANCES
FOR THE YEAR ENDED AUGUST 31, 2009
(Unaudited - See Notice to Reader)

	Operating Fund 2009	Operating Fund 2008	Contingency Reserve Fund	Total 2009	Total 2008
Income					
Assessments	\$ 79,710	\$ 73,250	\$ -	\$ 79,710	\$ 73,250
Interest	1,139	1,501	-	1,139	1,501
Miscellaneous	205	475	-	205	475
	<u>81,054</u>	<u>75,226</u>	<u>-</u>	<u>81,054</u>	<u>75,226</u>
Expenditures					
Accounting and legal	1,990	1,895	-	1,990	1,895
Administration	409	668	-	409	668
Bank charges	167	138	-	167	138
Electricity	327	493	-	327	493
Grounds improvement	4,495	5,612	-	4,495	5,612
Insurance	15,493	12,302	-	15,493	12,302
Landscape maintenance	14,064	21,086	-	14,064	21,086
Maintenance	19,731	16,948	-	19,731	43,351
	<u>56,676</u>	<u>59,142</u>	<u>-</u>	<u>56,676</u>	<u>85,545</u>
Excess (deficiency) of income over expenditures from operations	<u>24,378</u>	<u>16,084</u>	<u>-</u>	<u>24,378</u>	<u>(10,319)</u>
Interfund transfers and other					
Contingency reserve provision	(16,151)	(10,596)	16,151	-	-
Transfer from operating fund	(5,488)	(11,513)	5,488	-	-
	<u>(21,639)</u>	<u>(22,109)</u>	<u>21,639</u>	<u>-</u>	<u>-</u>
	2,739	(6,025)	21,639	24,378	(10,319)
Fund balances, beginning of year	<u>5,488</u>	<u>11,513</u>	<u>84,062</u>	<u>89,550</u>	<u>99,869</u>
Fund balances, end of year	<u>\$ 8,227</u>	<u>\$ 5,488</u>	<u>\$ 105,701</u>	<u>\$ 113,928</u>	<u>\$ 89,550</u>

STRATA PLAN N.W. 2040
STATEMENT OF CHANGES IN CONTINGENCY RESERVE FUND
FOR THE YEAR ENDED AUGUST 31, 2009
(Unaudited - See Notice to Reader)

	<u>General 2009</u>	<u>Painting 2009</u>	<u>Roofing 2009</u>	<u>Total 2009</u>
Balance, beginning of year	\$ 29,204	\$ 15,710	\$ 39,148	\$ 84,062
Add: Transfer from operating fund	5,488	-	-	5,488
Transfer from expense	<u>-</u>	<u>11,964</u>	<u>4,187</u>	<u>16,151</u>
	34,692	27,674	43,335	105,701
Deduct: Special repairs expense	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Balance, end of year	<u><u>\$ 34,692</u></u>	<u><u>\$ 27,674</u></u>	<u><u>\$ 43,335</u></u>	<u><u>\$ 105,701</u></u>

	<u>General 2008</u>	<u>Painting 2008</u>	<u>Roofing 2008</u>	<u>Total 2008</u>
Balance, beginning of year	\$ 28,158	\$ 25,050	\$ 35,148	\$ 88,356
Add: Transfer from operating fund	11,513	-	-	11,513
Transfer from expense	<u>-</u>	<u>6,596</u>	<u>4,000</u>	<u>10,596</u>
	39,671	31,646	39,148	110,465
Deduct: Special repairs expense	<u>10,467</u>	<u>15,936</u>	<u>-</u>	<u>26,403</u>
Balance, end of year	<u><u>\$ 29,204</u></u>	<u><u>\$ 15,710</u></u>	<u><u>\$ 39,148</u></u>	<u><u>\$ 84,062</u></u>

STRATA PLAN N.W. 2040
NOTES TO FINANCIAL STATEMENTS
AUGUST 31, 2009
(Unaudited - See Notice to Reader)

Note 1 Nature and Purpose of Organization

The purpose of the Strata is the maintenance of a thirty-six unit strata townhome complex.

Note 2 Accounting Policies

The financial statements are not necessarily in accordance with Canadian generally accepted accounting principles. Outlined below are those policies the Strata considered particularly significant.

Fund Accounting

The Strata follows the restricted fund method of accounting.

The Operating Fund reports the assets, liabilities, income and expenditures related to the Strata's operating activities.

The Contingency Reserve Fund reports the assets, liabilities, income and expenditures related to the Strata's extraordinary repairs activities.

Revenue Recognition

Assessments

Assessments are recognized as revenue of the appropriate fund in the year in which the related expenses are incurred.

Investment Income

Interest income earned on funds is recognized as revenue in the period the investment income is earned.

Income Taxes

The Strata is exempt from income taxes under the provisions of the Income Tax Act as a not-for-profit organization.

Note 3 Internally Restricted Net Assets

Major categories of internally imposed restrictions on net assets are as follows:

	2009	2008
Restricted for extraordinary repairs	\$ 105,701	\$ 84,062