

Form B – Strata Property Act

INFORMATION CERTIFICATE

(Section 59)

The Owners, Strata Plan VR 380 Suite No: 208 [the registration number of the strata plan] certify that the information contained in this certificate with respect to Strata Lot 12 [number as shown on strata plan] is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above \$ 249.59
Please note fiscal year is April to March with AGM not held yet. If maintenance changes will be retroactive to April 1st, 2015. See attached AGM agenda

- (b) Any amount owing to the strata corporation by the owner of the strata lot described above (other than an amount paid into court, or to the strata corporation in trust under section 114 of the *Strata Property Act*) \$ Nil

- (c) Are there any agreements under which the owner of the strata lot described above takes responsibility for expenses relating to alterations to the strata lot, the common property or the common assets?
 Yes [attach copy of all agreements]
 X all unit improvements are an owner responsibility

- (d) Any amount that the owner of the strata lot described above is obligated to pay in the future for a special levy that has already been approved. The payment is to be made by dates shown on general meeting minutes as attached – noting there may be several. Payment schedules are attached, if applicable. Nil

- (e) Any amount by which the expenses of the strata corporation for the current fiscal year are expected to exceed the expenses budgeted for the fiscal year
Attached Income Statement & Balance Sheet & AGM/SGM minutes, if applicable. _____

- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund See attached resolutions and current Contingency Reserve Fund on Balance Sheet, as shown here 136,535.83

- (g) Are there any amendments to the bylaws that are not yet filed in the land title office?

No Yes [see attached AGM agenda]

(h) Are there any resolutions passed by a 3/4 vote or unanimous vote that are required to be filed in the land title office but that have not yet been filed in the land title office?

No Yes [see AGM agenda]

(i) Has notice been given for any resolutions, requiring a 3/4 vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on?

No Yes [see AGM agenda]

(j) Is the strata corporation party to any court proceeding or arbitration, and/or are there any judgments or orders against the strata corporation?

No Yes [attach details]

(k) Have any notices or work orders been received by the strata corporation that remain outstanding for the strata lot, the common property or the common assets?

No Yes [attach copies of all notices or work orders]

(l) Number of strata lots in the strata plan that are rented 2.

(m) Are there any parking stall(s) allocated to the strata lot?

No Yes

(i) If NO, complete the following by checking the correct box

No parking stall is available

No parking stall is allocated to the strata lot but parking stall(s) within common property might be available

(ii) If YES, complete the following by checking the correct box(es) and indicating the parking stall(s) to which the checked box(es) apply.

Parking stall(s) number(s) _____ is/are part of the strata lot

Parking stall(s) number(s) _____ is/are separate strata lot(s) or parts of a strata lot.....[strata lot number(s), if known, for each parking stall that is a separate strata lot or part of a separate strata lot]

Parking stall(s) number(s) _____ is/are limited common property

Parking stall(s) number(s) 2 is/are common property

(iii) For each parking stall allocated to the strata lot that is common property, check the correct box and complete the required information.

Parking stall(s) number(s) 2 is/are allocated with strata council approval*

Parking stall(s) number(s) is/are allocated with strata council approval and rented at \$..... per month* Rental spaces revert to rental pool & a wait list & may be available

Parking stall(s) number(s) may have been allocated by owner developer assignment

Details:

.....
[Provide background on the allocation of parking stalls referred to in whichever of the 3 preceding boxes have been selected and attach any applicable documents in the possession of the strata corporation.]

*Note: The allocation of a parking stall that is common property may be limited as short term exclusive use subject to section 76 of the *Strata Property Act*, or otherwise, and may therefore be subject to change in the future.

(n) Are there any storage locker(s) allocated to the strata lot?

No Yes

(i) If NO, complete the following by checking the correct box

No storage locker is available

No storage locker is allocated to the strata lot but storage locker(s) within common property might be available

(ii) If YES, complete the following by checking the correct box(es) and indicating the storage locker(s) to which the checked box(es) apply.

Storage locker(s) number(s) _____ is/are part of the strata lot

Storage locker(s) number(s) _____ is/are separate strata lot(s) or part(s) of a separate strata lot _____ [strata lot number(s), if known, for each locker that is a separate strata lot or part of a separate strata lot]

Storage locker(s) number(s) _____ is/are limited common property

Storage locker(s) number(s) 46 is/are common property

(iii) For each storage locker allocated to the strata lot that is common property, check the correct box and complete the required information.

Storage locker(s) number(s) 46 is/are allocated with strata council approval*

Storage locker(s) number(s) _____ is/are allocated with strata council approval and rented at \$ _____ per month. Rental locker spaces revert to rental pool and a wait list & may be available

Storage locker(s) number(s) _____ may have been allocated by owner developer assignment

Details:

[Provide background on the allocation of storage lockers referred to in whichever of the 3 preceding boxes have been selected and attach any applicable documents in the possession of the strata corporation.]

***Note: The allocation of a storage locker that is common property may be limited as short term exclusive use subject to section 76 of the *Strata Property Act*, or otherwise, and may therefore be subject to change in the future.**

Required Attachments: In addition to attachments mentioned above, section 59(4) of the Strata Property Act requires that copies of the following must be attached to this Information Certificate:

N/A The rules of the strata corporation;

X The current budget of the strata corporation (**on the Income Statement**);

N/A The owner developer's Rental Disclosure Statement under section 139, if any; and

N/A The most recent depreciation report, if any, obtained by the strata corporation under section 94

Date: April 27th, 2015 [month day, year].



Signature of Strata Manager, authorized by strata corporation
CONDEX PROPERTY MANAGEMENT LTD.

Form B – Strata Property Act

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Please note fiscal year is April to March with AGM not held yet. If maintenance changes will be retroactive to April 1st, 2015
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- (c) Are there any agreements under which the owner of the strata lot described above takes responsibility for expenses relating to alterations to the strata lot, the common property or the common assets?
 Yes [attach copy of all agreements]
 X all unit improvements are an owner responsibility
- (d) Any amount that the owner of the strata lot described above is obligated to pay in the future for a special levy that has already been approved. The payment is to be made by dates shown on general meeting minutes as attached – noting there may be several. Payment schedules are attached, if applicable. Nil
- (e) Any amount by which the expenses of the strata corporation for the current fiscal year are expected to exceed the expenses budgeted for the fiscal year
Attached Income Statement & Balance Sheet & AGM/SGM minutes, if applicable. _____
- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund See attached resolutions and current Contingency Reserve Fund on Balance Sheet, as shown here 136,535.83
- (g) Are there any amendments to the bylaws that are not yet filed in the land title office?

No Yes [attach copy of all amendments]

(h) Are there any resolutions passed by a 3/4 vote or unanimous vote that are required to be filed in the land title office but that have not yet been filed in the land title office?

No Yes [attach copy of all resolutions]

(i) Has notice been given for any resolutions, requiring a 3/4 vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on?

No Yes [attach copy of all notices]

(j) Is the strata corporation party to any court proceeding or arbitration, and/or are there any judgments or orders against the strata corporation?

No Yes [attach details]

(k) Have any notices or work orders been received by the strata corporation that remain outstanding for the strata lot, the common property or the common assets?

No Yes [attach copies of all notices or work orders]

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No Yes

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Parking stall(s) number(s) _____ is/are limited common property

Parking stall(s) number(s) 2 is/are common property

(iii) For each parking stall allocated to the strata lot that is common property, check the correct box and complete the required information.

Strata Plan VR 380

Balance Sheet
31 March 2015

ASSETS

Prime Investment Acct.	\$	24,386.80	
Prime Investment Account - CRF		334,126.37	
Accounts Rec' - Maintenance		5,342.12	
Acct Recble-Sp Assessment		148,480.00	
Prepaid Expense		12,716.28	
Share Account		46.06	
Total Assets			\$ 525,097.63

LIABILITIES AND OWNER'S EQUITY

Accounts payable			\$ 3,188.77
Bank Loan			264,407.18
Operating Fund Account			
Balance at Beginning of Year		44,705.51	
Surplus/(Deficit) Y.T.D.		13,926.98	
Less-Prev. yr.-fines/charges		(1,255.00)	
Less - Transfer to CRF		(20,000.00)	
			37,377.49
Contingency Reserve Fund Account			
Balance at Beginning of Year		116,003.22	
Contingency Fund - Allocation		9,000.00	
Add - Contingency Interest		1,617.86	
Add - Transfer from OF		20,000.00	
Less - Hot Water Tank		(10,085.25)	
			136,535.83
Building Fund			
Building Fund, Beginning		1,613,696.38	
Add - Interest - Bldg Fund		6,862.14	
Less-Balc/Building Ext Repair		(1,525,004.16)	
Less - Bank Loan Charges		(11,966.00)	
			83,588.36
Total Equity			\$ 525,097.63

prepared by:

Condex Property Management Ltd.

Strata Plan VR 380
Income Statement
For the Twelve Months Ending 31 March 2015

	Month Actual	Y-T-D Actual	Y-T-D Budget	2014/15 Budget
INCOME:				
Owner Contributions	\$ 11,396.67	\$ 145,605.22	\$ 136,760.00	\$ 136,760.00
Interest	15.40	359.08	240.00	240.00
Fireplace Fuel Charge	90.00	1,080.00	1,080.00	1,080.00
Move In/Out/Misc	75.00	2,825.00	575.00	575.00
Laundry Revenue	1,160.00	4,212.25	5,700.00	5,700.00
TOTAL INCOME	12,737.07	154,081.55	144,355.00	144,355.00
GENERAL EXPENSES				
Administration	242.78	1,942.07	2,000.00	2,000.00
Audit	0.00	0.00	1,000.00	1,000.00
Caretaker	712.00	8,526.00	8,500.00	8,500.00
Insurance/Appraisal	1,412.92	16,694.00	17,000.00	17,000.00
Legal/Consulting	0.00	178.65	1,000.00	1,000.00
Management	971.25	11,655.00	11,655.00	11,655.00
Miscellaneous	0.00	772.08	1,000.00	1,000.00
Total General Expenses	3,338.95	39,767.80	42,155.00	42,155.00
BUILDING EXPENSES				
Elevator Maintenance	242.55	3,092.10	3,500.00	3,500.00
Enterphone	50.43	804.66	700.00	700.00
Fire protection	0.00	1,126.86	2,000.00	2,000.00
Garbage Collection	1,213.65	13,611.98	13,500.00	13,500.00
Hydro	550.00	6,564.42	6,500.00	6,500.00
Gas	1,711.00	18,452.22	22,000.00	22,000.00
Laundry room	1,029.87	4,119.48	4,100.00	4,100.00
Plumbing/Mechanical	174.83	8,559.69	6,000.00	6,000.00
Repairs and Maintenance	452.03	18,460.66	12,700.00	12,700.00
Supplies	0.00	608.85	900.00	900.00
Water and Sewer	3,188.77	11,255.60	16,800.00	16,800.00
Total Building Expenses	8,613.13	86,656.52	88,700.00	88,700.00
GROUNDS EXPENSES				
Landscaping Maintenance	131.25	3,391.50	3,500.00	3,500.00
Landscaping Improvements	0.00	1,338.75	1,000.00	1,000.00
Total Grounds Expenses	131.25	4,730.25	4,500.00	4,500.00
TOTAL EXPENSES	12,083.33	131,154.57	135,355.00	135,355.00
Income Before Adjustments	653.74	22,926.98	9,000.00	9,000.00
Contingency Reserve Alloc't'n	750.00	9,000.00	9,000.00	9,000.00
SURPLUS/(DEFICIT)	\$ (96.26)	\$ 13,926.98	\$ 0.00	\$ 0.00

prepared by:

Condex Property Management Ltd.

**Strata Plan VR 380
Income Statement
For the Twelve Months Ending 31 March 2015**

	Month Actual	Y-T-D Actual	Y-T-D Budget	2014/15 Budget
INCOME:				
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SURPLUS/(DEFICIT)	\$ (96.26)	\$ 13,926.98	\$ 0.00	\$ 0.00

prepared by:

Condex Property Management Ltd.

Strata Plan VR 380

Balance Sheet
31 March 2015

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