

EXHIBIT "D"

CONDOMINIUM ACT
(Section 31)

THE DELANO
Rental Disclosure Statement

1. The strata plan in respect of which this statement is made is described as:
"THE DELANO"
Proposed Strata Lots 1 to 122 Parcel 1, Block 27, District Lot 192, Group 1, New Westminster District, Plan LMP24569 and contains 122 residential strata lots.

2. The residential strata lots described below are under lease as of the date of this statement and the owner-developer intends to lease each strata lot until the date set out opposite its description.

Description of Strata Lot	Date Lease Period Ends
	Nil

3. In addition to the number of residential strata lots described in paragraph 2; the owner-developer intends to lease all strata lots for an indefinite period of time.

4. There is no bylaw of the strata corporation which limits the number of strata lots that may be leased by the owners.

Dated this _____ day of April, 1996.

POLYGON DELANO DEVELOPMENT LIMITED

Per: _____
(Owner-developer)

The Delano LMS 2419
Approved 2010/2011 Operating Budget
November 1, 2010 - October 31, 2011

		2010 Budget	2010 Actual to October 31, 2010	2010/2011 Approved Budget
INCOME				
5080	Owners' Contributions	\$332,321	\$332,320.96	\$332,321.00
5050	Interest Income	\$2,000	\$176.37	\$500.00
5010	Keys/Remotes	\$2,000	\$2,300.00	\$2,000.00
5060	Late Payment Charges	\$1,300	\$933.45	\$500.00
5090	MoveIn/Out Fee	\$2,000	\$3,100.00	\$2,850.00
5120	Other Income	\$0	\$0.10	\$0.00
5140	Parking Income	\$3,000	\$4,320.00	\$4,400.00
	Total	\$ 342,621	\$343,150.88	\$342,571.00
EXPENSES				
ADMINISTRATION				
6050	Bank Charges	\$300	\$300.00	\$300.00
6105	Strata Meetings	\$0	\$0.00	\$0.00
6010	Administrative	\$0	\$420.00	\$0.00
6116	Insurance Deductibles / Claims	\$0	\$0.00	\$0.00
6110	Insurance Premium	\$34,936	\$29,374.17	\$35,289.00
6115	Insurance Appraisal	\$265	\$0.00	\$265.00
6130	Caretaker Cell Phone	\$300	\$80.00	\$240.00
6150	Miscellaneous	\$180	\$5.00	\$0.00
6160	Management Fees	\$27,290	\$27,883.10	\$29,000.00
6190	Legal Fees	\$2,000	\$257.60	\$500.00
6180	Postage/Photo/Office Exp.	\$3,500	\$4,676.26	\$3,500.00
6251	Wages - Casual		\$3,165.75	\$2,000.00
6250	Wages - Caretaker	\$45,000	\$44,693.71	\$47,500.00
	Total	\$ 113,771	\$110,855.59	\$118,594.00
BUILDING - INTERIOR EXPENSES				
8013	Carpet Cleaning	\$3,000	\$1,927.80	\$2,050.00
8035	Lamp Replacement	\$1,500	\$831.95	\$1,000.00
8040	Elevator & License	\$8,500	\$9,101.68	\$8,500.00
8050	Fire Protection	\$4,000	\$3,125.10	\$3,250.00
8055	Alarm Monitoring	\$1,500	\$1,171.80	\$1,400.00
8065	General Repair & Maintenance	\$15,500	\$10,744.13	\$31,177.00
8088	Mechanical	\$11,000	\$11,081.60	\$11,000.00
8090	Vents & Chimneys	\$2,500	\$1,644.30	\$1,750.00
8120	Locks/Key/Fob Maintenance	\$2,500	\$951.49	\$500.00
8129	Parkade Power Washing	\$2,000	\$1,769.60	\$0.00
8128	Parkade Caulking	\$6,000	\$0.00	\$6,000.00
8130	Pest Control	\$300	\$0.00	\$300.00
8150	Supplies	\$1,600	\$776.74	\$1,000.00
8230	Security	\$15,000	\$6,764.18	\$0.00
8231	Security Improvements	\$0	\$20,181.00	\$10,000.00
	Total	\$ 74,900	\$70,071.37	\$77,927.00

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BUILDING - EXTERIOR EXPENSES				
8510	Garage Door	\$1,500	\$1,563.38	\$1,500.00
8538	Painting	\$1,000	\$0.00	\$500.00
8540	Roof Project	\$3,000	\$0.00	\$3,000.00
new	Roof Inspection	\$2,000	\$0.00	\$2,000.00
new	Envelope Inspection	\$3,000	\$0.00	\$2,500.00
8550	Window Cleaning	\$2,500	\$1,863.75	\$2,000.00
8560	Solar Hot Water Project	\$0	\$0.00	\$0.00
	Total	\$ 13,000	\$3,427.13	\$11,500.00
GROUNDS - EXPENSES				
9040	Ground Maintenance/Landscape	\$18,000	\$14,880.00	\$19,000.00
9080	Snow Removal	\$500	\$1,841.74	\$0.00
	Total	\$ 18,500	\$16,721.74	\$19,000.00
RECREATION FACILITIES				
9310	Pool / Spa Chemicals	\$600	\$77.87	\$400.00
9320	Pool & Exercise Room	\$1,500	\$1,538.07	\$1,500.00
9340	Upgrades to Exercise Room	\$500	\$0.00	\$500.00
	Total	\$ 2,600	\$1,615.94	\$2,400.00
UTILITIES EXPENSES				
9410	Electricity	\$23,000	\$24,296.31	\$24,000.00
9420	Enterphone	\$750	\$678.00	\$750.00
9430	Garbage Disposal	\$7,000	\$6,410.72	\$7,000.00
9435	City of Van - Recycling	\$2,600	\$3,499.50	\$4,000.00
9440	Gas	\$50,000	\$36,127.51	\$37,000.00
9460	Strata Telephone/Internet	\$500	\$698.77	\$900.00
9470	Water/Sewer	\$16,000	\$19,364.05	\$19,500.00
	Total	\$ 99,850	\$91,074.86	\$93,150.00
	Total Operating Expenses	\$ 322,621	\$293,766.63	\$322,571.00
6246	Capital Expenditures-Future Years	\$10,000	\$9,999.96	\$10,000.00
6245	Contingency Reserve Contribution	\$10,000	\$10,000.00	\$10,000.00
		\$ 20,000	\$19,999.96	\$20,000.00
	Total Expenses	\$ 342,621	\$313,766.59	\$342,571.00
	Net Income (Loss)	\$ (0)	\$29,384.29	\$0.00