

Strata Property Act
FORM B
INFORMATION CERTIFICATE

(Section 59)

The Owners, Strata Plan NW 1874 certify that the information contained in this certificate with respect to Strata Lot 84, Unit 412, is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above = **\$496.77**
- (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). **\$0.00**
- (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?
UNKNOWN.
OWNERS ARE RESPONSIBLE FOR THE UPKEEP & REPAIR OF THEIR BALCONY ENCLOSURES. All owners are responsible to report any unit upgrades/installations to potential purchasers. Purchasers must ask permission from Strata Council before starting any renovations. Any approved or unapproved prior renovations are the responsibility of the owner.
- (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.
NO X YES _____
- (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.
NO X YES _____
- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund. **\$131,711.46**
NO X YES _____
- (g) Are there any amendments to the bylaws that are not yet filed in the land title office?
NO X YES _____
- (h) Are there any resolutions passed by a ¾ 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 X YES _____
- (i) Has notice been given for any resolutions, requiring a ¾ vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on?
NO X YES _____
- (j) Is the strata corporation party to any court proceeding, arbitration, tribunal proceeding and/or are there any judgments or orders against the strata corporation?
NO X YES _____
- (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 X YES _____
- (l) Number of strata lots in the strata plan that are rented 1 (NO RENTALS AVAILABLE.)

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 the Information Certificate:

- The rules of the strata corporation; **ADDED**
- **PLEASE NOTE: AGE RESTRICTION OF 55 PLUS & THIS IS A NON-SMOKING BUILDING.**
- The current budget of the strata corporation; **ADDED**
- The owner developer's Rental Disclosure Statement under section 139, if any; **ADDED**

- (m) Are there any parking stall(s) allocated to the strata lot?
NO _____ YES X
(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) 76 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) is/are allocated with strata council approval*
☐ Parking stall(s) number(s) is/are allocated with strata council approval and rented at \$..... per month*
☐ 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.

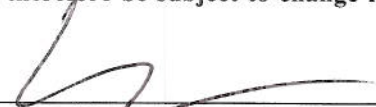
- (n) Are there any storage locker(s) allocated to the strata lot?
NO _____ YES X
(i) if no, complete the following by checking the correct box
☐ No storage locker is available
☐ No storage locker is allocated to the strata lot but storage locker(s) within common property might be available
(ii) if yes, 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 numbers(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) 1-7/8 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) is/are allocated with strata council approval*
☐ Storage locker(s) number(s) is/are allocated with strata council approval and rented at \$..... per month*
☐ 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.

Date: September 20, 2017


Signature of Strata Manager, Hans Arends
CrossRoads Management Ltd.

Balance Sheet (Accrual)
WHITE ROCK SQUARE 2 - 10 - (nw1874)
September 2017

ASSETS	
1012-0000 Petty Cash - Maintenance	300.00
1013-0000 Bank Shares	5.00
1020-0000 Bank - Westminster - Chequing	32,306.18
1025-0000 Bank - Westminster - Contingency	42,464.83
1038-1064 Scotia GIC - 1.87% - Apr.1/20	99,697.18
1200-0000 Prepaid Insurance	5,824.73
1300-0000 Accounts Receivable	1,117.13
1617-0000 Elevator	75,000.00
1618-0000 Depreciation Elevator	-75,000.00
TOTAL ASSETS	181,715.05
LIABILITIES	
2010-0000 Accounts Payable	19,801.63
2040-0003 Due to Contingency-Insurance	1,176.73
2250-0000 Pre-Paid Fees	482.31
TOTAL LIABILITIES	21,460.67
OWNERS' EQUITY	
RESERVES	
3300-0000 Contingency Fund	27,946.26
CAPITAL WORKS PROJECTS	
3300-6000 Capital Works Projects	154,263.74
3300-6019 Exterior Painting and Caulking Hold	7,044.47
3300-6024 Dryer Vent Repairs	-1,102.50
3300-6031 Exterior Painting&Caulking 2017	-80,470.29
3300-6032 Exterior Painting&Caulking 2016	-54,263.74
3300-6051 Isolation Valve Replacement	-24,675.00
3300-6052 Isolation Valve Replacement Holdba	2,467.50
TOTAL CAPITAL WORKS PROJECTS	3,264.18
3301-0000 GIC Investments-CRF	99,697.18
3304-0000 Interest on Contingency	803.84
TOTAL RESERVES	131,711.46
3500-0000 Net Income - Prior Years	20,614.55
3500-0500 Prior Year-Adjustment	-8,774.93
3510-0000 Net Income - Current Year	16,703.30
TOTAL OWNERS' EQUITY	160,254.38
TOTAL LIABILITIES AND EQUITY	181,715.05

Budget Comparison Cash Flow (Accrual)
WHITE ROCK SQUARE 2 - 10 - (nw1874)
August 2017

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Prepared For:
Strata Plan Nw1874
1442 Foster Street
White Rock, BC V4B 3X7

Prepared By:
Crossroads Management Ltd.
#1011 - 7445 132nd. Street
Surrey, BC V3W 1J8

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME									
4010-0000 Strata Fees	30,078.16	30,078.17	-0.01	0.00	300,781.60	300,781.70	-0.10	0.00	360,938.00
4011-0000 Fireplaces - T- III	382.01	392.92	-10.91	-2.78	3,820.10	3,929.20	-109.10	-2.78	4,715.00
4012-0100 CRF Contribution	8,333.33	8,333.33	0.00	0.00	83,333.30	83,333.30	0.00	0.00	100,000.00
4014-0000 Cablevision	4,552.08	4,552.08	0.00	0.00	45,520.80	45,520.80	0.00	0.00	54,625.00
4016-0000 Interest Income	33.56	20.83	12.73	61.11	451.39	208.30	243.09	116.70	250.00
4016-0010 Late Payment Interest	34.28	0.00	34.28	0	43.39	0.00	43.39	0	0.00
4022-0000 Move in/out	0.00	41.67	-41.67	-100.0	1,200.00	416.70	783.30	187.9	500.00
4023-0000 Remote Control Sale	0.00	8.33	-8.33	-100.0	120.00	83.30	36.70	44.06	100.00
4026-0750 Renovation Fee	600.00	75.00	525.00	700.0	1,500.00	750.00	750.00	100.0	900.00
TOTAL	44,013.42	43,502.33	511.09	1.17	436,770.58	435,023.30	1,747.28	0.40	522,028.00
TOTAL INCOME	44,013.42	43,502.33	511.09	1.17	436,770.58	435,023.30	1,747.28	0.40	522,028.00
6030-0000 Apt Janitor/Contract Ser	1,905.75	1,933.33	27.58	1.43	19,057.50	19,333.30	275.80	1.43	23,200.00
6030-0001 Caretaker	2,299.76	2,050.83	-248.93	-12.14	17,228.44	20,508.30	3,279.86	15.99	24,610.00
6269-0000 Elevator	806.40	887.50	81.10	9.14	8,064.00	8,875.00	811.00	9.14	10,650.00
6270-0000 Elevator Phones	62.62	59.17	-3.45	-5.83	626.20	591.70	-34.50	-5.83	710.00
TOTAL EXPS. BEFORE UTILITIES	5,074.53	4,930.83	-143.70	-2.91	44,976.14	49,308.30	4,332.16	8.79	59,170.00
COMMON EXPENSES									
LANDSCAPING & GROUNDS									
6415-0000 Landscape Contract	1,155.00	1,166.67	11.67	1.00	11,628.75	11,666.70	37.95	0.33	14,000.00
6435-0000 Plant Replacement & Im	0.00	208.33	208.33	100.0	269.37	2,083.30	1,813.93	87.07	2,500.00
6436-0000 Pest Control	414.75	150.00	-264.75	-176.5	992.26	1,500.00	507.74	33.85	1,800.00
6440-0000 Irrigation System	0.00	58.33	58.33	100.0	840.00	583.30	-256.70	-44.01	700.00
6455-0000 Snow Removal	0.00	41.67	41.67	100.0	599.77	416.70	-183.07	-43.93	500.00
TOTAL LANDS. & GROUNDS	1,569.75	1,625.00	55.25	3.40	14,330.15	16,250.00	1,919.85	11.81	19,500.00
REPAIR & MAINTENANCE- GENER									
6510-0000 Repair & Maintenance	2,431.80	1,895.83	-535.97	-28.27	26,123.23	18,958.30	-7,164.93	-37.79	22,750.00
6510-0300 R & M - Plumbing and H	0.00	1,000.00	1,000.00	100.0	14,424.46	10,000.00	-4,424.46	-44.24	12,000.00
6510-1075 Mech Maint. Contract-Ra	0.00	583.33	583.33	100.0	2,609.25	5,833.30	3,224.05	55.27	7,000.00
6510-1080 Mech Maint. Contract-W	435.75	541.67	105.92	19.55	4,357.50	5,416.70	1,059.20	19.55	6,500.00
6510-3000 Sanitary Drain Cleaning	0.00	666.67	666.67	100.0	4,341.75	6,666.70	2,324.95	34.87	8,000.00
6510-4005 Dryer Vent Cleaning	0.00	458.33	458.33	100.0	8,508.15	4,583.30	-3,924.85	-85.63	5,500.00
6535-0500 Security	0.00	125.00	125.00	100.0	1,182.68	1,250.00	67.32	5.39	1,500.00
6555-2500 Emergency Generator S	0.00	187.50	187.50	100.0	2,155.37	1,875.00	-280.37	-14.95	2,250.00
6562-0000 Fire Protection	0.00	625.00	625.00	100.0	2,260.65	6,250.00	3,989.35	63.83	7,500.00
6563-0000 Window Cleaning	0.00	583.33	583.33	100.0	6,751.50	5,833.30	-918.20	-15.74	7,000.00
6569-0000 Supplies	0.00	250.00	250.00	100.0	1,271.54	2,500.00	1,228.46	49.14	3,000.00
TOTAL REPAIR & MAINT.	2,867.55	6,916.66	4,049.11	58.54	73,986.08	69,166.60	-4,819.48	-6.97	83,000.00
UTILITIES									
6576-0000 Electricity - Common	1,819.00	2,041.67	222.67	10.91	15,528.67	20,416.70	4,888.03	23.94	24,500.00
6578-0000 Water & Sewer	0.00	1,683.33	1,683.33	100.0	17,249.79	16,833.30	-416.49	-2.47	20,200.00
6578-2000 Garbage & Recycling	1,121.57	933.33	-188.24	-20.17	9,929.53	9,333.30	-596.23	-6.39	11,200.00
6581-0000 Gas	5,274.00	4,166.67	-1,107.33	-26.58	48,939.00	41,666.70	-7,272.30	-17.45	50,000.00
6590-0000 Cablevision	4,592.10	4,552.08	-40.02	-0.88	45,421.55	45,520.80	99.25	0.22	54,625.00
TOTAL UTILITIES	12,806.67	13,377.08	570.41	4.26	137,068.54	133,770.80	-3,297.74	-2.47	160,525.00
SALARIES & BENEFITS									
ADMINISTRATION									
6966-0000 Audit & Legal	0.00	208.33	208.33	100.0	1,112.20	2,083.30	971.10	46.61	2,500.00
6984-0000 Postage and Printing	139.72	208.33	68.61	32.93	2,569.73	2,083.30	-486.43	-23.35	2,500.00
6990-0000 Insurance Premiums	5,824.75	5,715.50	-109.25	-1.91	58,247.43	57,155.00	-1,092.43	-1.91	68,586.00
6993-0005 Consulting Services	0.00	83.33	83.33	100.0	1,155.00	833.30	-321.70	-38.61	1,000.00
6995-0000 Licenses & Permits - Ad	0.00	137.50	137.50	100.0	1,257.50	1,375.00	117.50	8.55	1,650.00
6995-0001 WorkSafe BC	0.00	12.50	12.50	100.0	364.18	125.00	-239.18	-191.3	150.00
7000-0000 Management Fees	1,749.30	1,837.50	88.20	4.80	17,493.00	18,375.00	882.00	4.80	22,050.00

Budget Comparison Cash Flow (Accrual)
WHITE ROCK SQUARE 2 - 10 - (nw1874)
August 2017

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	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
7025-0000 Bank Charges	10.00	10.00	0.00	0.00	100.00	100.00	0.00	0.00	120.00
7030-0000 Strata Web Site	0.00	8.42	8.42	100.0	0.00	84.20	84.20	100.0	101.00
7050-0000 Miscellaneous	-699.38	83.33	782.71	939.2	208.37	833.30	624.93	74.99	1,000.00
7051-0000 Statutory Financial Revi	0.00	14.67	14.67	100.0	176.40	146.70	-29.70	-20.25	176.00
7051-0500 Contingency Transfer	8,333.33	8,333.33	0.00	0.00	83,333.30	83,333.30	0.00	0.00	100,000.00
TOTAL ADMINISTRATION EXPENSE	15,357.72	16,652.74	1,295.02	7.78	166,017.11	166,527.40	510.29	0.31	199,833.00
TOTAL COMMON EXPENSES	32,601.69	38,571.48	5,969.79	15.48	391,401.88	385,714.80	-5,687.08	-1.47	462,858.00
TOTAL EXPENSES	37,676.22	43,502.31	5,826.09	13.39	436,378.02	435,023.10	-1,354.92	-0.31	522,028.00
NET INCOME (LOSS)	6,337.20	0.02	6,337.18	31.68	392.56	0.20	392.36	196.1	0.00
REVENUE UTILITIES									
UTILITY EXPENSES									
Beginning Cash	11,817.55								
Ending Balance	10,579.59								