



Dear Sirs,

Re: _____

Please find enclosed a Form B for the above civic address.

The enclosed Information Certificate (Form B) is delivered by Peninsula Strata Management Ltd., as Property Agents on behalf of the Owners of Strata Plan _____. The information provided in the Form B is the result of the information received by the Strata Corporation and is to the best of our knowledge. The recipient of this Form B should not treat the information as warranted to be correct by Peninsula Strata Management Ltd. or its Strata Agents.

Yours truly,
PENINSULA STRATA MANAGEMENT LTD.
Managing Agents for Strata Corporation

A handwritten signature in cursive script that reads "David Huggins".

David Huggins,
Managing Broker, General Manager

Strata Property Act
FORM B
INFORMATION CERTIFICATE
(Section 59)

Civic Address _____

Legal Description ST LOT _____, DL _____, LD _____, NWD STRATA PLAN _____

The Owners, Strata Plan _____ certify that the information contained in this certificate with respect to Strata Unit # _____ (Strata Lot _____) is correct as of the date of this certificate (errors and omissions excepted).

[Attach a separate sheet if the space on this form is insufficient]

- (a) Monthly strata fees payable by the owner of the strata lot described above \$ _____
Please note that the information provided are to the best of our knowledge.
- (b) Any amount owing to the strata corporation by the owner of the strata lot described above (other than an amount paid court, or to the strata corporation in trust under section 114 of the *Strata Property Act*) \$ _____
Please note that the information provided are to the best of our knowledge.
- (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? *[Attach copy of all agreements]* NO YES
Please note that the information provided are to the best of our knowledge.
- (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 _____ *[mm/dd/yyyy]*.
Please note that the information provided are to the best of our knowledge.
- (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. \$ _____
Please note that the information provided are to the best of our knowledge.
- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund. \$ _____
Please note that the information provided are to the best of our knowledge.
- (g) Are there any amendments to the bylaws that are not yet filed in the land title office? *[Attach copy of all amendments]* NO YES
Please note that the information provided are to the best of our knowledge.
- (h) Are there any resolutions passed by a $\frac{3}{4}$ 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? *[Attach copy of all resolutions]* NO YES
Please note that the information provided are to the best of our knowledge.
- (i) Has notice been given or any resolutions, requiring $\frac{3}{4}$ vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on? *[Attach copy of all notices]* NO YES
Please note that the information provided are to the best of our knowledge.
- (j) Is the strata corporation party to any court proceedings or arbitration, and/or Are there any judgements or orders against the strata corporation? *[Attach details]* NO YES
Please note that the information provided are to the best of our knowledge.
- (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? *[Attach copies of all notices or work orders]* NO YES
Please note that the information provided are to the best of our knowledge.
- (l) Number of strata lots in the strata plan that are rented? _____
Please note that the information provided are to the best of our knowledge.

NO YES

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

Please note that the information provided are to the best of our knowledge.

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 stalls(s) within common property might be available

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) _____ is/are common property

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 development assignment

Details _____

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

Note #1: 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.

Note #2: Information regarding parking stalls has been provided based on one or more of the following; the Disclosure Statement, the Strata Plan and information provided by the Strata Council.

NO YES

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

Please note that the information provided are to the best of our knowledge.

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

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) _____ is/are common property

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 parking stalls referred to in which of the 3 preceding boxes have been selected and attach any applicable documents in the possession of the strata corporation.]

Note #1: 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.

Note #2: Information regarding storage lockers has been provided based on one or more of the following; the Disclosure Statement, the Strata Plan and information provided by the Strata Council.

REQUIRED ATTACHMENTS

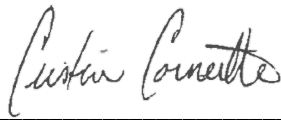
In addition to attachments mentioned above, section 59(4) of the *Strata Property Act* requires that copies of the following must be attached to this Information Certificate:

- The rules of the strata corporation;
- The current budget of the strata corporation;
- The owner developer’s Rental Disclosure Statement under section 139, if any; and
- The most recent depreciation report, if any, obtained by the strata corporation under Section 94.

Dated for _____

Signature of Council Member

Signature of Second Council Member
(not required if council consists of only one member)



OR

Signature of Strata Manager, if authorized by Strata Corporation

Per _____

3:13 PM
05-11-20
Accrual Basis

ELGIN POINTE - BCS 1501
Balance Sheet
As of 30 April 2020


	<u>30 Apr 20</u>
ASSETS	
Current Assets	
Chequing/Savings	
CHEQUING - TD	41,565.58
CRF - TD	185,635.28
PETTY CASH	300.00
Total Chequing/Savings	<u>227,500.86</u>
Accounts Receivable	
1200 · ACCOUNTS RECEIVA...	2,629.88
Total Accounts Receivable	<u>2,629.88</u>
Other Current Assets	
1500 · PREPAID INSURANCE	191,937.75
Total Other Current Assets	<u>191,937.75</u>
Total Current Assets	<u>422,068.49</u>
TOTAL ASSETS	<u><u>422,068.49</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2020 · ACCRUAL LIABILITY	735.00
Total Other Current Liabilities	<u>735.00</u>
Total Current Liabilities	<u>735.00</u>
Total Liabilities	735.00
Equity	
3500 · TOTAL CONTINGENCY	
3501 · CRF-OPENING BALAN...	348,856.94
3502 · CRF-CONTRIBUTION	27,298.50
3503 · CRF-INTEREST	1,417.59
3508 · CRF-LOAN TO INSUR...	-191,937.75
Total 3500 · TOTAL CONTINGE...	<u>185,635.28</u>
3510 · CRF-LOAN	191,937.75
3901 · RETAINED EARNINGS	22,241.89
Net Income	21,518.57
Total Equity	<u>421,333.49</u>
TOTAL LIABILITIES & EQUITY	<u><u>422,068.49</u></u>

al
2020/05/19

3:13 PM
 05-11-20
 Accrual Basis

ELGIN POINTE - BCS 1501
Income & Expense Budget Performance
 April 2020

	<u>Apr 20</u>	<u>Budget</u>	<u>Feb - Apr 20</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Income					
4001 · OWNER ASSESSMENTS	48,225.00	48,225.00	144,675.00	144,675.00	578,700.00
4002 · BANK INTEREST	67.94	29.17	290.36	87.47	350.00
4013 · KEY DEPOSIT INCOME	75.00		75.00		
4020 · REC-CENTRE INCOME	0.00	29.17	50.00	87.47	350.00
Total Income	<u>48,367.94</u>	<u>48,283.34</u>	<u>145,090.36</u>	<u>144,849.94</u>	<u>579,400.00</u>
Gross Profit	48,367.94	48,283.34	145,090.36	144,849.94	579,400.00
Expense					
6100 · FORTIS BC	52.76	45.83	123.62	137.53	550.00
6101 · BC HYDRO - ELECTRICITY	0.00	191.67	195.37	574.97	2,300.00
6102 · WATER BILLS	0.00	3,000.00	215.32	9,000.00	36,000.00
6201 · INSURANCE	21,326.42	21,326.42	63,979.26	63,979.22	255,917.00
6203 · BANK CHARGES	45.00	45.00	135.00	135.00	540.00
6204 · ENTERPHONE	30.33	30.33	90.99	91.03	364.00
6207 · LEGAL/ACCOUNTING	0.00	250.00	212.80	750.00	3,000.00
6301 · MAINT - CLEAR ROADS/WALKS	0.00	500.00	1,480.50	1,500.00	6,000.00
MAINT - LANDSCAPE					
6303 · MAINT - LANDSCAPE MAINTENANCE	5,066.25	5,066.25	15,198.75	15,198.75	60,795.00
6304 · MAINT - LANDSCAPE MISCELLANE...	3,861.38	833.33	3,861.38	2,500.03	10,000.00
6305 · MAINT - LANDSCAPE STRATA TEAM	0.00	83.33	0.00	250.03	1,000.00
Total MAINT - LANDSCAPE	<u>8,927.63</u>	<u>5,982.91</u>	<u>19,060.13</u>	<u>17,948.81</u>	<u>71,795.00</u>
6307 · MAINT - REPAIRS & MAINTENANCE	3,571.68	2,083.33	3,571.68	6,250.03	25,000.00
6308 · MAINT - FIRE SYSTEMS	0.00	62.50	0.00	187.50	750.00
6309 · MAINT - LIGHTING	0.00	125.00	0.00	375.00	1,500.00
6310 · MAINT - WINDOW REPLACEMENT	0.00	166.67	0.00	499.97	2,000.00
6312 · MAINT - ROOFING (REPLACE TILES)	94.50	1,000.00	94.50	3,000.00	12,000.00
6313 · MAINT - PEST CONTROL	99.75	166.67	199.50	499.97	2,000.00
6315 · MAINT - CLEAN EAVES/REPAIR	0.00	708.33	0.00	2,125.03	8,500.00
6316 · MAINT - POWER WASHING	0.00	500.00	0.00	1,500.00	6,000.00
6317 · MAINT - IRRIGATION SYSTEM	0.00	133.33	0.00	400.03	1,600.00
6319 · MAINT - GATE & CONTROLS	0.00	62.50	0.00	187.50	750.00
6320 · MAINT - DRYER DUCT CLEANING	0.00	100.00	0.00	300.00	1,200.00
6404 · WCB EXPENSE	0.00	8.33	0.00	25.03	100.00
6410 · REC-CENTRE CLEANING	102.38	116.67	204.76	349.97	1,400.00
6411 · REC CENTRE - HYDRO	0.00	166.67	205.98	499.97	2,000.00
6412 · REC CENTRE - SUPPLIES	0.00	20.83	0.00	62.53	250.00
PROPERTY MANAGEMENT					
6501 · PROPERTY MANAGEMENT FEES	2,075.42	2,075.42	6,226.26	6,226.22	24,905.00
6503 · GST -PROP MGMT	103.77	105.83	311.31	317.53	1,270.00
6504 · PROPERTY MANAGEMENT ADMIN	0.00	42.92	0.00	128.72	515.00
Total PROPERTY MANAGEMENT	<u>2,179.19</u>	<u>2,224.17</u>	<u>6,537.57</u>	<u>6,672.47</u>	<u>26,690.00</u>
6601 · BCS 1501 ADMIN & SUNDRY	305.08	166.67	307.56	499.97	2,000.00
6701 · CONTINGENCY RESERVE	10,754.00	9,099.50	27,298.50	27,298.50	109,194.00
6702 · DEPRECIATION REPORT	0.00		-341.25	0.00	0.00
Total Expense	<u>47,488.72</u>	<u>48,283.33</u>	<u>123,571.79</u>	<u>144,850.03</u>	<u>579,400.00</u>
Net Income	<u>879.22</u>	<u>0.01</u>	<u>21,518.57</u>	<u>-0.09</u>	<u>0.00</u>


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 2020/05/19