

*Strata Property Act* ☒  
**Form B**  
**INFORMATION CERTIFICATE**

The Owners, LMS-572 certify that the information contained in this certificate with respect to lot 3 is correct as of the date of this certificate.

- a) Monthly strata fees payable by the owner of the strata lot described above DUE ON 1<sup>ST</sup> OF EACH MONTH  
\$ 327.73

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*).....\$ 446.94

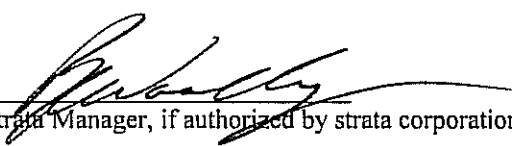
- b) Are there any agreements under which the owner of the strata lot described above takes responsibility for expenses relating to alterations to the strata lot, the common property or the common assets? ☐ No ☐ Yes
- d) Any amount that the owner of the strata lot described above is obligated to pay in the future for a special levy that has already been approved.....\$ 0.00  
The payment is to be made by:
- 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.....\$ 0.00
- f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund. As at: May 5, 2010 \$ 57,533.63
- g) Are there any amendments to the bylaws that are not yet filed in the land title office? ☒ No ☐ 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 ☐ Yes
- i) Has notice been given for any resolutions, required a ¾ vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on? ☒ No ☐ Yes
- j) Is the strata corporation party to any court proceeding or arbitration and / or there any judgments or orders against the strata corporation? ☒ No ☐ 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 ☐ Yes
- l) Number of strata lots in the strata plan that are rented are unknown

Date: May 5, 2010

\_\_\_\_\_  
Signature of Council Member

\_\_\_\_\_  
Signature of Second Council Member

OR

  
\_\_\_\_\_  
Signature of Strata Manager, if authorized by strata corporation

Professionally managed by: Croft Agencies Ltd  
#203-1736-152<sup>nd</sup> Street, Surrey, BC V6H 1A7  
Bus: 604-535-8080 Fax: 604-535-1767  
E-mail: [rwoolley@croftagencies.com](mailto:rwoolley@croftagencies.com) Website: [www.croftagencies.com](http://www.croftagencies.com)

11:15 AM  
05/05/10  
Accrual Basis

**LMS-572 Birch Gardens**  
**Balance Sheet**  
**As of March 31, 2010**

	<u>Mar 31, 10</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Chequing/Savings</b>	
1000 · Bank Account - Operating	19,944.68
1010 · Bank Account - Trust	21,101.20
1030 · Investment Certificate #1	12,545.56
1040 · Investment Certificate #2	11,113.64
1050 · Investment Certificate #3	11,273.23
<b>Total Chequing/Savings</b>	<u>75,978.31</u>
<b>Accounts Receivable</b>	
1200 · Accounts Receivable	3,265.63
<b>Total Accounts Receivable</b>	<u>3,265.63</u>
<b>Other Current Assets</b>	
1300 · Prepaid Insurance	5,280.90
<b>Total Other Current Assets</b>	<u>5,280.90</u>
<b>Total Current Assets</b>	<u>84,524.84</u>
<b>Other Assets</b>	
1450 · Due to Trust from Operating	8,679.37
<b>Total Other Assets</b>	<u>8,679.37</u>
<b>TOTAL ASSETS</b>	<u><u>93,204.21</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 · Accounts Payable	568.74
<b>Total Accounts Payable</b>	<u>568.74</u>
<b>Other Current Liabilities</b>	
2550 · Due from Operating to Trust	8,679.37
<b>Total Other Current Liabilities</b>	<u>8,679.37</u>
<b>Total Current Liabilities</b>	<u>9,248.11</u>
<b>Total Liabilities</b>	<u>9,248.11</u>
<b>Equity</b>	
3000 · Opening Bal Equity	6,610.96
3500 · Contingency Reserve Fund Equity	64,712.86
Net Income	12,632.28
<b>Total Equity</b>	<u>83,956.10</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>93,204.21</u></u>

11:16 AM

05/05/10

Accrual Basis

**LMS-572 Birch Gardens**  
**Profit & Loss Budget Performance**  
**March 2010**

	Mar 10	Budget	\$ Over Budget	Jan - Mar 10	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
Income							
4000 - Strata Fees	5,856.24	5,856.25	-0.01	17,568.72	17,568.75	-0.03	70,275.00
4100 - Misc Income	250.00			265.00			
<b>Total Income</b>	<b>6,106.24</b>	<b>5,856.25</b>	<b>249.99</b>	<b>17,833.72</b>	<b>17,568.75</b>	<b>264.97</b>	<b>70,275.00</b>
<b>Expense</b>							
5230 - Contingency Reserve Fund	750.00	750.00	0.00	2,250.00	2,250.00	0.00	9,000.00
5260 - Electricity	0.00	433.33	-433.33	1,107.70	1,300.03	-192.33	5,200.00
5270 - Elevator Maintenance	0.00	225.00	-225.00	392.96	675.00	-282.04	2,700.00
5350 - Garbage/Recycling	119.70	156.25	-36.55	349.24	468.75	-119.51	1,875.00
5380 - Gas	970.20	850.00	120.20	1,962.12	2,550.00	-587.88	10,200.00
5410 - Insurance	754.42	758.33	-3.91	2,263.26	2,275.03	-11.77	9,100.00
5500 - Management Fees	500.00	500.00	0.00	1,500.00	1,500.00	0.00	6,000.00
5520 - Miscellaneous	85.45	166.67	-81.22	-1,314.07	499.97	-1,814.04	2,000.00
5600 - Repairs & Maintenance	391.84	1,583.33	-1,191.49	2,413.08	4,750.03	-2,336.95	19,000.00
5770 - Water & Sewer	0.00	350.00	-350.00	602.14	1,050.00	-447.86	4,200.00
5780 - Window Cleaning	0.00	83.33	-83.33	0.00	250.03	-250.03	1,000.00
<b>Total Expense</b>	<b>3,571.61</b>	<b>5,856.24</b>	<b>-2,284.63</b>	<b>11,526.43</b>	<b>17,568.84</b>	<b>-6,042.41</b>	<b>70,275.00</b>
<b>Net Ordinary Income</b>	<b>2,534.63</b>	<b>0.01</b>	<b>2,534.62</b>	<b>6,307.29</b>	<b>-0.09</b>	<b>6,307.38</b>	<b>0.00</b>
<b>Other Income/Expense</b>							
Other Income							
8005 - Surplus (Loss) Carry Forward	0.00			6,324.99			
<b>Total Other Income</b>	<b>0.00</b>			<b>6,324.99</b>			
<b>Net Other Income</b>	<b>0.00</b>			<b>6,324.99</b>			
<b>Net Income</b>	<b>2,534.63</b>	<b>0.01</b>	<b>2,534.62</b>	<b>12,632.28</b>	<b>-0.09</b>	<b>12,632.37</b>	<b>0.00</b>