

Strata Property Act
FORM B
INFORMATION CERTIFICATE
(Section 59)

The Owners, Strata Plan VR 2282 certify that the information contained in this certificate with respect to Strata Lot 94 is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above is: \$ 211.06
- (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?

☒ No

☐ Yes

(Since records may be unavailable or incomplete, purchaser should request the seller to disclose any applicable agreements.)

- (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:

Any special levy that has been approved is due and payable now by the current owner.

- (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: Final Expenses Are Undetermined

- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund:

\$ 165,134.44 as of May 26, 2010. (The amount of the Contingency Reserve Fund may not be supported by cash and may not include emergency expenditures approved by Council.)

- (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 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

- (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

- (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

(The above may not include notices that were served directly to the Council or foreclosure proceedings against individual strata lots)

- (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:

To the best of our knowledge and as reported to us is 100 as of May 16, 2010.

Date: May 26, 2010



Licensed Strata Agent

**VR 2282 - 1212 HOWE
RESIDENTIAL
Approved Budget
Dec 01, 2009 to Nov 30, 2010**

INCOME

FEES

Res-Operating Fund Contribution	344,428
Res-Contingency Fund Contribution	34,443
TOTAL FEES	378,871
TOTAL INCOME	378,871

EXPENSES

OPERATING EXPENSES

Res-Alarm Monitoring	1,500
Res-Bldg Envelope Inspection	7,600
Res-Caretaker Wages & Benefits	54,000
Res-Electricity	33,500
Res-Elevator Maintenance	16,000
Res-Enterphone	1,000
Res-Fire Equip Mtce/Monitoring	6,750
Res-Garbage Removal	16,500
Res-Gas	25,000
Res-Insurance	40,000
Res-Janitorial Services & Supplies	17,321
Res-Legal fees	500
Res-Landscape-Maintenance	8,650
Res-Management Fees	32,645
Res-Mechanical Maintenance	8,000
Res-Miscellaneous	3,500
Res-Pest Control	500
Res-Repair & Maintenance	25,000
Res-Security Services	35,000
Res-Supplies	3,500
Res-Telephone & Pager	1,500
Res-Water/Sewer	26,300
Res-Window Cleaning	5,000
TOTAL OPERATING EXPENSES	369,266

Res-Reserve-Contingency Fund	34,443
TOTAL EXPENSES	403,709

CURRENT YEAR SURPLUS/(DEFICIT)	(24,838)
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Res-Operating Surplus (Deficit) B/F	24,838
ENDING OP SURPLUS/(DEFICIT)	0

VR 2282 - 1212 HOWE
COMMERCIAL
Approved Budget
Dec 01, 2009 to Nov 30, 2010

INCOME

FEES

Comm-Operating Fund Contribution	51,297
Comm-Contingency Fund Contribution	5,130
TOTAL FEES	56,427
TOTAL INCOME	56,427

EXPENSES

OPERATING EXPENSES

Comm-Bldg Envelope Inspection	200
Comm-Caretaker Wages & Benefits	1,200
Comm-Electricity	1,600
Comm-Elevator Maintenance	1,300
Comm-Fire Equip Mtce/Monitoring	750
Comm-Garbage Removal	8,500
Comm-Gas	5,300
Comm-Insurance	8,500
Comm-Janitorial Services & Supplies	1,000
Comm-Legal Fees	250
Comm-Landscape-Maintenance	2,500
Comm-Management Fees	2,968
Comm-Mechanical Maintenance	750
Comm-Miscellaneous	500
Comm - Pest Control	200
Comm-Repair & Maintenance	1,332
Comm-Security Services	5,500
Comm-Supplies	500
Comm-Telephone & Pager	125
Comm-Water/Sewer	5,900
Comm-Window Cleaning	1,500
TOTAL OPERATING EXPENSES	50,375

Comm-Reserve-Contingency Fund	5,130
TOTAL EXPENSES	55,505

CURRENT YEAR SURPLUS/(DEFICIT)	922
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Comm-Operating Surplus (Deficit) B/F	(922)
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ENDING OP SURPLUS/(DEFICIT)	0
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