

Strata Property Act
FORM B
INFORMATION CERTIFICATE
(Section 59)

The Owners, Strata Plan BCS 2884 certify that the information contained in this certificate with respect to Strata Lot 30 is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above is: \$ **191.49**
- (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*): \$ **150.00**
- (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?

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:

\$ 123,458.12 as of September 9, 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 152 as of August 30, 2010.

Date: September 9, 2010



Signature of Strata Manager, if authorized by strata corporation

BCS 2884 - LOTUS
Approved Budget
Sep 01, 2009 to Aug 31, 2010

INCOME

FEES

Operating Fund Contribution	864,575
Contingency Fund Contribution	86,458
TOTAL FEES	951,033

Miscellaneous Income	12,000
Rental-Strata's Suite	6,000
Trf From Contingency Reserve	86,373
TOTAL INCOME	1,055,406

EXPENSES

OPERATING EXPENSES

Administration	8,000
Alarm Monitoring	4,200
Audit	315
Bank Charges/Interest	180
Building Envelope Inspection	18,000
Caretaker Phone/Pager	1,800
Strata's Suite-Mortgage Payment	24,000
Strata's Suite-Property Taxes	2,000
Strata's Suite-Strata Fee	2,830
Caretaker Wages & Benefits	55,000
Electricity	106,000
Elevator Maintenance	48,000
Fire Equip Mtce/Monitoring	15,000
Garbage Removal	30,000
Gas	115,000
Insurance	136,000
Janitorial Supplies	8,000
Janitorial Services	52,000
Legal Fees	250
Landscape-Maintenance	38,000
Management Fees	62,500
Mechanical Maintenance	22,000
Miscellaneous	6,000
Recreation Facilities	20,000
Relief Caretaker	12,000
Repair & Maintenance	55,000
Security/Enterphone System	22,500
Snow Removal	2,000
Window Cleaning	16,000
TOTAL OPERATING EXPENSES	882,575

Reserve-Contingency Fund	86,458
TOTAL EXPENSES	969,033

CURRENT YEAR SURPLUS/(DEFICIT)	86,373
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Operating Surplus (Deficit) B/F	(86,373)
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ENDING OP SURPLUS/(DEFICIT)	0
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