

Strata Property Act
FORM B
INFORMATION CERTIFICATE
(Section 59)

The Owners, Strata Plan BCS 2667 certify that the information contained in this certificate with respect to Strata Lot 98 is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above is: \$ 339.67
- (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:

\$ 131,191.40 as of April 7, 2011. (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?

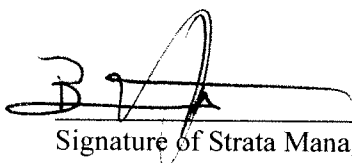
☒ No

☐ 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 54 as of March 28, 2011.

Date: April 7, 2011



Signature of Strata Manager, if authorized by strata corporation

BCS 2667 - THE VINE
Approved Budget
Mar 01, 2010 to Feb 28, 2011

INCOME

FEES

Operating Fund Contribution	413,683
Contingency Fund Contribution	35,647
TOTAL FEES	449,330
TOTAL INCOME	449,330

EXPENSES

OPERATING EXPENSES

Administration	3,500
Alarm Monitoring	1,800
Audit	315
Bank Charges/Interest	156
Building Envelope Maintenance	5,000
Cleaning & Janitorial Supplies	50,000
Electricity	30,000
Elevator Maintenance	17,500
Enterphone	1,420
Fire Equip Mtce/Monitoring	12,000
Garbage Removal	18,500
Gas	44,000
Insurance	45,000
Legal Fees	500
Landscape-Maintenance	22,000
Management Fees	29,826
Mechanical Maintenance	13,000
Miscellaneous	1,000
Recreation Facilities	10,000
Repair & Maintenance	55,000
Security Services	8,500
Water/Sewer	21,000
Window Cleaning	12,000
TOTAL OPERATING EXPENSES	402,017
Reserve-Contingency Fund	35,647
TOTAL EXPENSES	437,664
CURRENT YEAR SURPLUS/(DEFICIT)	11,666
Operating Surplus (Deficit) B/F	(11,666)
ENDING OP SURPLUS/(DEFICIT)	0