

*Strata Property Act*  
**FORM B**  
**INFORMATION CERTIFICATE**  
(Section 59)

The Owners, Strata Plan BCS 1570 certify that the information contained in this certificate with respect to Strata Lot 55 is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above is: \$ 328.12
- (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:

\$ 272,350.87 as of January 11, 2012. (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 79 as of January 1, 2012.

Date: January 11, 2012



Signature of Strata Manager, if authorized by strata corporation

**STRATA CORPORATION BCS1570**  
**"AQUA AT THE PARK"**  
**Approved Budget - 2011/2012**

		2010/2011 APPROVED BUDGET	2010/2011 ACTUAL	2011/2012 APPROVED BUDGET	CONTRACT
	<b>INCOME</b>			1% INCR	
6100	STRATA FEES	\$ 650,763	\$ 650,763	\$ 656,550	
6267	MOVING IN/OUT FEES	7,000	8,396	8,000	
6268	MISCELLANEOUS INCOME	1,000	1,845	1,500	
	<b>TOTAL INCOME</b>	<b>\$ 658,763</b>	<b>\$ 661,004</b>	<b>\$ 666,050</b>	
	<b>EXPENSES</b>				
7341	FITNESS CLUB CONTRIBUTION	\$ 140,820	\$ 140,813	\$ 140,814	Super Club
	PAYROLL	60,890	64,174	64,076	
7500	INSURANCE	38,500	39,657	49,525	
	MAINTENANCE	172,005	176,896	168,462	
7810	MANAGEMENT FEES	33,682	33,682	35,563	Rancho
7820	ADMINISTRATION	4,300	3,818	4,100	
7825	AUDIT FEES	3,675	3,248	3,250	
7890	SUNDRY	1,200	2,011	1,500	
	UTILITIES	155,235	155,128	158,760	
	<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 610,307</b>	<b>\$ 619,427</b>	<b>\$ 626,050</b>	
7860	CONTINGENCY FUND TRANSFER	\$ 48,456	\$ 48,456	\$ 40,000	6.4% OF BUDGET
	<b>TOTAL EXPENSES AND TRANSFERS</b>	<b>\$ 658,763</b>	<b>\$ 667,883</b>	<b>\$ 666,050</b>	
	<b>SURPLUS(DEFICIT)</b>	<b>-</b>	<b>-\$6,879</b>	<b>-</b>	
		2010/2011 APPROVED BUDGET	2010/2011 ACTUAL	2011/2012 PROPOSED BUDGET	CONTRACT
	<b>PAYROLL</b>				
7427	BUILDING SUPERVISOR	\$ 48,000	\$ 50,491	\$ 49,876	
7429	SECURITY PATROL	12,890	13,682	14,200	CMI
	<b>TOTAL PATROL</b>	<b>\$ 60,890</b>	<b>\$ 64,173</b>	<b>\$ 64,076</b>	
	<b>GENERAL MAINTENANCE</b>				
7711	GENERAL BUILDING R & M	\$ 23,000	\$ 18,428	\$ 18,000	
7716	DOORS & KEYS	3,000	2,536	2,500	
7717	GARAGE DOOR	2,000	6,312	3,500	
7718	WINDOW CLEANING	5,200	5,040	5,100	Once Per Year
7719	LANDSCAPING	13,800	14,254	12,096	Paraspace
7729	EMERGENCY GENERATOR	1,500	2,126	2,000	Simson Maxwell
7736	DRYER VENT R & M	5,200	4,623	4,700	1Time
7740	CARPET CLEANING & REPAIRS	2,205	2,258	2,260	Service Master
7751	HVAC R & M	30,000	29,075	30,000	Pacific West
7755	ELEVATOR	13,000	14,768	14,000	Rich Elevator
7770	FIRE & SAFETY EQUIPMENT R & M	8,000	8,186	8,000	GE Security
7771	FIRE ALARM MONITORING	1,100	-	1,100	ADT
7776	SUPPLIES	3,000	2,362	2,500	
7777	LIGHTS & BALLASTS	4,000	5,257	4,500	
7785	COMMON AREA CLEANING	39,000	42,588	39,206	Five Star
7788	WASTE REMOVAL	18,000	19,084	19,000	First Choice
	<b>TOTAL GENERAL MAINTENANCE</b>	<b>\$ 172,005</b>	<b>\$ 176,896</b>	<b>\$ 168,462</b>	
	<b>UTILITIES</b>				
7915	HYDRO EXPENSE	\$ 66,000	\$ 74,409	\$ 74,000	BC HYDRO
7917	GAS EXPENSE	62,000	51,287	55,000	Teresan/Direct Energy
7920	SEWER & WATER	26,000	28,175	28,500	CITY OF VAN
7925	INTERCOM & PHONE LINE	1,235	1,258	1,260	TELUS
	<b>TOTAL UTILITIES</b>	<b>\$ 155,235</b>	<b>\$ 155,128</b>	<b>\$ 158,760</b>	