

STRATA PLAN LMS 1432 – VILLAGE DEL MAR II

2015/2016 OPERATING BUDGET

INCOME

Move in fees	\$ 300.00
Interest operating fund	400.00
Strata fees	136,950.00
Surplus carried forward	<u>3,000.00</u>

TOTAL INCOME **\$ 140,650.00**

EXPENDITURES

General

Insurance	\$ 22,000.00
Management fees	13,850.00
Corporate tax return	150.00
Council Admin./renumeration	1,000.00
Records storage	150.00
Duplicating/postage	1,100.00
RECBC	300.00
Moving charges	250.00
Bank charges	<u>251.00</u>

Sub-total General \$ 39,051.00

Building

Fire alarm system	\$ 4,100.00
Electricity	10,000.00
Pest control	2,000.00
Garage door	4,500.00
General maintenance	5,000.00
Heating fuel	27,000.00
Locks and keys	900.00
Exterior repairs	6,000.00
Interior repairs	4,000.00
Refuse removal	1,000.00
Enterphone system	200.00
Supplies	500.00
Insurance claims	<u>5,000.00</u>

Sub-total Building \$ 70,200.00

<u>Grounds</u>	
Landscaping	\$ 13,500.00
Repairs	3,000.00
Snow removal	<u>1,500.00</u>
Sub-total Grounds	\$ 18,000.00
Contingency fund	\$ 13,399.00
TOTAL BUDGET	\$ 140,650.00

FORM B - INFORMATION CERTIFICATE
(Section 59)

The Owners, Strata Plan LMS 1432 certify that the information contained in this certificate with respect to Strata Lot 10 is correct as of the date of this certificate.

- a. Monthly strata fees payable by the owner of the strata lot described above. \$274.32
- 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, common property or the common assets? NIL
- 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. \$NIL
The payment is to be made by NIL
- 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. \$NIL
- e. The amount of the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund is \$150,414 (April 2016)
- g. Are there any amendments to the Bylaws that are not yet filed in the land title office? NIL
- h. Are there any resolutions passed by a $\frac{3}{4}$ 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? NIL
- i. Has notice been given for any resolutions, requiring a $\frac{3}{4}$ vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on? NIL
- j. Is the Strata Corporation party to any court proceeding or arbitration, and/or are there any judgements or orders against the Strata Corporation. NIL
- 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? NIL
- l. Number of strata lots in the Strata Plan that are rented. 4
- m. Are there any parking stall(s) allocated to the strata lot? Yes
- i) If no, see selected reason below.
- No parking stall is available
 - No parking stall is allocated to the strata lot but parking stall(s) within common property might be available
- ii) If yes, see selected row(s) indicating the parking stall(s) that apply.
- Parking stall(s) number(s) _____ is/are part of the strata lot
 - Parking stall(s) number(s) _____ is/are separate strata lot(s) or part(s) of a separate strata lot _____ (strata lot number(s), if known, for each parking stall that is a separate strata lot or part of a separate strata lot)
 - Parking stall(s) number(s) _____ is/are limited common property
 - Parking stall(s) number(s) 43 59 _____ is/are common property
- iii) For each parking stall allocated to the strata lot that is common property, see selected row and required information below.
- Parking stall(s) number(s) _____ is/are allocated with Strata Council approval*

- Parking stall(s) number(s) _____ is/are allocated with Strata Council approval and rented at \$ _____ per month*
- Parking stall(s) number(s) 43 59 _____ may have been allocated by owner developer assignment

Details: _____

***Note: The allocation of a parking stall that is common property may be limited as short term exclusive use subject to Section 76 of the Strata Property Act, or otherwise, and may therefore be subject to change in the future.**

n. Are there any storage locker(s) allocated to the strata lot? Yes

i) If no, see selected reason below.

- No storage locker is available
- No storage locker is allocated to the strata lot but storage locker(s) within common property might be available

iv) If yes, see selected row(s) indicating the storage locker(s) that apply.

- Storage locker(s) number(s) _____ is/are part of the strata lot
- Storage locker(s) number(s) _____ is/are separate strata lot(s) or part(s) of a separate strata lot _____ (strata lot number(s), if known, for each storage locker that is a separate strata lot or part of a separate strata lot)
- Storage locker(s) number(s) _____ is/are limited common property
- Storage locker(s) number(s) 10-S _____ is/are common property

v) For each storage locker allocated to the strata lot that is common property, see selected row and required information below.

- Storage locker(s) number(s) _____ is/are allocated with Strata Council approval*
- Storage locker(s) number(s) _____ is/are allocated with Strata Council approval and rented at \$ _____ per month*
- Storage locker(s) number(s) 10-S _____ have been allocated by owner developer assignment

Details: _____

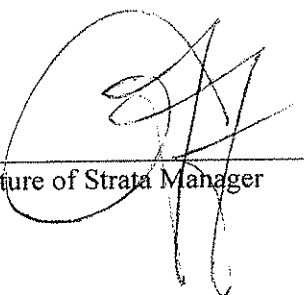
***Note: The allocation of a storage locker that is common property may be limited as short term exclusive use subject to Section 76 of the Strata Property Act, or otherwise, and may therefore be subject to change in the future.**

Required Attachments

In addition to attachments mentioned above, Section 59 (4) of the Strata Property Act requires that copies of the following must be attached to this Information Certificate:

- ☐ The rules of the Strata Corporation
- ☐ The current budget of the Strata Corporation
- ☐ The owner developer's Rental Disclosure Statement under Section 139, if any; and
- ☐ The most recent depreciation report, if any, obtained by the Strata Corporation under Section 94.

Dated this 12th day of July 2016.



Signature of Strata Manager

LMG1432

CONDOMINIUM ACT

SECTION 31(1)

RENTAL DISCLOSURE STATEMENT

1. The Strata Plan in respect of which this statement is made is described as City of Burnaby
Parcel Identifier 002-436-281
Lot 63 except: The North Westerly 10 feet ("Lot 63")
Parcel Identifier 009-481-141
Lot 62 except: North Westerly 10 feet ("Lot 62")
Parcel Identifier 002-747-987
Lot 61 except the north westerly 10 feet being measured at right angles to the north westerly boundary ("Lot 61")
Parcel Identifier: 003-469-760
Lot 44 except: South Easterly 10 feet ("Lot 44")
Parcel Identifier: 002-810-697
Lot 45 except: southerly 10 feet ("Lot 45")
Parcel Identifier: 012-007-838
Lot 46 except: the southeasterly 10 feet ("Lot 46")
All of District Lot 95 Group 1
New Westminster District Plan 1152
2. The residential strata lots described below are under lease of the date of this statement and the owner/developer intends to lease each strata lot until the date set out opposite its description.

DESCRIPTION OF STRATA LOT

DATE LEASE PERIOD ENDS

Nil


Nil

3. In addition to the number of residential strata lots described in paragraph 2, the owner/developer reserves the right to lease strata lots for an indefinite period of time.
4. There is no by-law of the Strata Corporation which limits the number of Strata Lots which may be leased by the owners.

DATED this day of June, 1993.

448939 B.C. LTD.

Per:



Director

Policy No. CLMS1432

Declarations

Name of Insured: The Owners of Strata Plan LMS 1432 Village Del Mar II
Additional Insured: Strataco Management Ltd.
Mailing Address: 101 - 4126 Norland Avenue, Burnaby, BC V5G 3S8
Location Address(es): 7433 16th Street Burnaby, BC V3N 4Z5
Policy Period: **December 31, 2015 to December 31, 2016** 12:01 a.m. Standard Time
Loss Payable to: The Insured or Order in Accordance with the Strata Property Act of British Columbia.
Insurers: As Per List of Participating Insurers Attached.
Insurance is provided subject to the Declarations, Terms, Conditions, Limitations and Endorsements of this policy and only for those coverages for which specific limits or amounts of Insurance are shown on this Declaration Page.

Insuring Agreements	Deductibles	Limit
PROPERTY COVERAGES		
All Property, All Risks, Guaranteed Replacement Cost, Bylaws - Form STR (06/15)	\$2,500	\$11,375,000
Unlimited Additional Living Expenses	Included	Included
Water Damage	\$5,000	Included
Backup of Sewers, Sumps, Septic Tanks or Drains	\$5,000	Included
Earthquake Damage	10 %	Included
Flood Damage	\$10,000	Included
Key & Lock	\$250	\$10,000
Claims Free Reward		3 Years - 5%
BLANKET EXTERIOR GLASS INSURANCE - Form 820000 (02/06)	Residential	\$100 Blanket
COMMERCIAL GENERAL LIABILITY - Form 000102-10 (06/12)		
Each Occurrence Limit	\$500	\$10,000,000
Coverage A - Bodily Injury & Property Damage Liability - <i>Per Occurrence</i>	\$500	\$10,000,000
Products & Completed Operations - <i>Aggregate</i>		\$10,000,000
Coverage B - Personal Injury Liability - <i>Per Occurrence</i>	\$500	\$10,000,000
Non-Owned Automobile - SPF #6 - Form 335002-02- <i>Per Occurrence</i>		\$10,000,000
STRATA DIRECTORS & OFFICERS LIABILITY - Form NP-434229 (06/14)	Nil	\$2,000,000
POLLUTION & REMEDIATION LEGAL LIABILITY - Form XLICL-PARL6CP-CN 1111 (01/14)		
Limit of Liability - Each Loss, Remediation Expense or Legal Defense Expense	\$10,000 Retention	\$1,000,000
VOLUNTEER ACCIDENT INSURANCE PLAN - Policy # SG50073001 (12/31) - Plan I		
Principal Sum - \$100,000 Weekly Accident Indemnity - \$500 (maximum 52 weeks)	7 Day Waiting Period	\$100,000
Accident Expenses - various up to \$15,000 (see policy wording) Dental Expense - \$2,500		
COMPREHENSIVE DISHONESTY, DISAPPEARANCE AND DESTRUCTION - Form 500000 (08/14)		
Coverage I Employee Dishonesty - Form A - <i>Aggregate</i>	Nil	\$30,000
Coverages II, III, IV and V - Broad Form Money & Securities - <i>Aggregate Limit each coverage</i>	Nil	\$10,000
EQUIPMENT BREAKDOWN		
I Standard Comprehensive Plus, Replacement Cost - Form C780016 (01/11)	\$1,000	\$11,375,000
II Consequential Damage, 90% Co-Insurance - Form C780032 (01/11)	\$1,000	\$25,000
III Extra Expense - Form C780033 (01/11)	24 Hour Waiting Period	\$100,000
IV Ordinary Payroll - 90 Days - Form C780034 (01/11)	24 Hour Waiting Period	\$100,000
PRIVACY BREACH SERVICES - Form PBE.25000 (12/13)	Nil	\$25,000
TERRORISM - Form LMA3030 (amended) (06/14)	\$2,500	\$300,000

****ALL COVERAGES SUBJECT TO POLICY DEFINITIONS****

This policy contains a clause(s), which may limit the amount payable. This policy shall not be valid or binding unless countersigned by a duly Authorized Representative of the Insurer. For the purposes of the Insurance Companies Act (Canada), this document was issued in accordance in the course of Allianz Global Risks US Insurance Company business in Canada.

December, 11 2015 - E&OE



Executive Vice President
Hub International Insurance Brokers

Schedule Of Participating Insurers

For The Owners of Strata Plan LMS 1432 Village Del Mar II

Policy # CLMS1432

Term: December 31, 2015 to December 31, 2016 12:01 a.m. Standard Time

Insurer	Coverage	%	Limit (\$)
Aviva Insurance Company of Canada	Property	45.	\$5,118,750
Allianz Global Risks US Insurance Company	Property	25.	\$2,843,750
The Guarantee Company of North America	Property	5.	\$568,750
Temple Insurance Company	Property	25	\$2,843,750
Aviva Insurance Company of Canada	Commercial General Liability	100	\$10,000,000
Encon Group Inc.	Directors & Officers Liability	100	\$2,000,000
Aviva Insurance Company of Canada	Employee Dishonesty – Form A	100	\$30,000
Aviva Insurance Company of Canada	Broad Form Money & Securities	100	\$10,000
Aviva Insurance Company of Canada	Glass	100	Blanket
XL Insurance Company SE	Pollution & Remediation Legal Liability	100	\$1,000,000
Aviva Insurance Company of Canada	Equipment Breakdown	100	\$11,375,000
ACE INA Insurance Canada	Volunteer Accident Insurance Plan 1	100	\$100,000 - \$500 Weekly Indemnity
Aviva Insurance Company of Canada	Privacy Breach Services	100	\$25,000
Certain Lloyd's Underwriters under contract B0621M81907014, as arranged by Hub International Insurance Brokers	Terrorism	100	\$300,000

DISCLOSURE NOTICE

The Financial Institutions Act requires that the information contained in this Disclosure Notice be provided to a customer in writing at the time of entering into an insurance transaction. Hub International Insurance Brokers licensed as a general insurance broker by the Insurance Council of British Columbia. This transaction is between you and Aviva Insurance Company of Canada Policy No. CLMS1432. We have no interest in the above stated Insurance Company and the Insurance Company also has no interest in our Company. The Financial Institutions Act prohibits the Insurance Company or our Company from requiring you to transact additional or other business with the Insurance Company or any other person or corporation as a condition of this transaction. Upon completion of this transaction, Hub International Insurance Brokers will be remunerated by way of commission and/or fee, which will be paid by the insurer named above or by you, the customer. We may work together with other appropriately licensed third parties in marketing of insurance products; we may share commissions and/or pay or receive fees as a result of a joint venture. For more on how we get paid, including for information on contingent commissions we may receive from the insurer(s), please visit *How we get paid* at: www.hubinternational.com

Policy Premium

\$21,047

Claim Free Reward:

(\$ 569)

Total Payable:

\$20,478

December 11, 2015

Insured's Copy



Village Del Mar II - Strata Plan LMS1432

Financial Statements

April 2016

Residential

(Unaudited)

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1. Balance Sheet
2. Statement of Receipts and Disbursements
3. Statement of Operating Surplus (Deficit)
Statement of Reservers

Village Del Mar II - Strata Plan LMS1432

Balance Sheet (Cash)

April 2016

(Unaudited)

April 2016

Cash

ASSETS

1100	Royal Bank - Chequing Account	\$30,958.88
1110	Royal Bank - CRF Savings Account	\$140,414.85
1300	Accounts Receivable	(\$640.86)
1310	Receivable - Other	\$0.20
1320	A/R To Reserves	\$10,000.00
1400	Prepaid Insurance	\$13,652.00

TOTAL ASSETS

\$194,385.07

Liabilities

LIABILITIES

2100	Accounts Payable	\$0.00
2251	Payable To Reserves	\$10,000.00

\$10,000.00

OPERATING SURPLUS (DEFICIT)

\$33,970.22

RESERVES

\$150,414.85

\$184,385.07

TOTAL LIABILITIES AND EQUITY

\$194,385.07

Village Del Mar II - Strata Plan LMS1432
Financial Statement of Receipts and Disbursements
For the 9 Months Ended April 30, 2016
(Unaudited)

		April 2016	April 2016 Year To Date Actual	Annual Budget	Remaining Budget
RECEIPTS					
Receipts					
3200	Fines/Penalties	\$0.00	\$10.50		\$10.50
3210	Interest Charges	\$0.00	\$2.29		\$2.29
3250	Move In/Out Fees	\$100.00	\$300.00	\$300.00	\$0.00
3350	Chequing Account Interest	\$23.24	\$216.65	\$400.00	(\$183.35)
3360	CRF Savings Account Interest	\$79.14	\$847.15		\$847.15
3400	Strata Fees	\$11,412.63	\$102,712.07	\$136,950.00	(\$34,237.93)
3600	Parking	\$60.00	\$480.00		\$480.00
3720	Transmitter Sales	\$0.00	\$105.00		\$105.00
3750	Recreation Centre Fees	\$0.00	\$15.00		\$15.00
3900	Surplus Carry Forward	\$250.00	\$2,250.00	\$3,000.00	(\$750.00)
3959	From Reserves Parkade	\$0.00	\$4,830.00		\$4,830.00
3971	From Reserves Watermain Repairs	\$0.00	\$28,906.50		\$28,906.50
TOTAL RECEIPTS		\$11,925.01	\$140,675.16	\$140,650.00	\$25.16

EXPENDITURES

General

4300	Insurance	\$1,706.50	\$15,489.35	\$22,000.00	(\$6,510.65)
4400	Management Fees	\$1,197.00	\$10,668.00	\$13,850.00	(\$3,182.00)
4650	Legal	\$77.46	\$77.46		\$77.46
4700	Council Administration			\$1,000.00	(\$1,000.00)
4730	Records Storage		\$115.50	\$150.00	(\$34.50)
4750	Postage & Photocopy Charges	\$91.78	\$1,206.81	\$1,100.00	\$106.81
4780	Corporate Tax Return			\$150.00	(\$150.00)
4820	Form F & B Charges	\$31.50	\$110.25	\$250.00	(\$139.75)
4850	Bank Charges	\$21.84	\$197.27	\$251.00	(\$53.73)
4940	Real Estate Council Review			\$300.00	(\$300.00)
TOTAL GENERAL EXPENDITURES		\$3,126.08	\$27,864.64	\$39,051.00	(\$11,186.36)

Village Del Mar II - Strata Plan LMS1432
Financial Statement of Receipts and Disbursements
For the 9 Months Ended April 30, 2016
(Unaudited)

		April 2016	April 2016 Year To Date Actual	Annual Budget	Remaining Budget
Building					
5080	Fire Protection Equipment		\$5,542.44	\$4,100.00	\$1,442.44
5100	Plumbing Repairs		\$5,523.00		\$5,523.00
5200	Electricity	\$1,772.60	\$8,225.96	\$10,000.00	(\$1,774.04)
5240	Extermination	\$382.20	\$1,719.90	\$2,000.00	(\$280.10)
5280	Entry Gate		\$1,282.93	\$4,500.00	(\$3,217.07)
5320	General Maintenance	\$399.00	\$5,145.78	\$5,000.00	\$145.78
5400	Heating Fuel		\$11,973.18	\$27,000.00	(\$15,026.82)
5600	Locks & Keys	\$277.21	\$944.55	\$900.00	\$44.55
5640	Repairs - Exterior		\$9,210.21	\$6,000.00	\$3,210.21
5720	Repairs - Interior		\$674.10	\$4,000.00	(\$3,325.90)
5760	Refuse Removal		\$322.56	\$1,000.00	(\$677.44)
5800	Enterphone			\$200.00	(\$200.00)
5840	Supplies		\$1,145.78	\$500.00	\$645.78
5980	Insurance Claims			\$5,000.00	(\$5,000.00)
TOTAL BUILDING EXPENDITURES		<u>\$2,831.01</u>	<u>\$51,710.39</u>	<u>\$70,200.00</u>	<u>(\$18,489.61)</u>

Village Del Mar II - Strata Plan LMS1432
Financial Statement of Receipts and Disbursements
For the 9 Months Ended April 30, 2016
(Unaudited)

		April 2016	April 2016 Year To Date Actual	Annual Budget	Remaining Budget
Grounds					
6356	Parkade Repairs		\$4,830.00		\$4,830.00
6500	Landscaping	\$1,128.75	\$9,123.39	\$13,500.00	(\$4,376.61)
6550	Repairs			\$3,000.00	(\$3,000.00)
6700	Road/Sewer Maintenance		\$28,906.50		\$28,906.50
6800	Snow Removal			\$1,500.00	(\$1,500.00)
TOTAL GROUNDS EXPENDITURES		<u>\$1,128.75</u>	<u>\$42,859.89</u>	<u>\$18,000.00</u>	<u>\$24,859.89</u>

Recreational Facilities

7000 RECREATIONAL FACILITIES

TOTAL RECREATIONAL FACILITIES EXPENDITURES	<u> </u>	<u> </u>	<u> </u>	<u> </u>
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Village Del Mar II - Strata Plan LMS1432
Financial Statement of Receipts and Disbursements
For the 9 Months Ended April 30, 2016
(Unaudited)

	April 2016	April 2016 Year To Date Actual	Annual Budget	Remaining Budget
Improvement Projects				
8000 IMPROVEMENT PROJECTS				
TOTAL IMPROVEMENT PROJECTS				
Financing				
8099 FINANCING				
TOTAL FINANCING				
TOTAL EXPENDITURES	\$7,085.84	\$122,434.92	\$127,251.00	(\$4,816.08)
RECEIPTS IN EXCESS OF DISBURSEMENTS	\$4,839.17	\$18,240.24	\$13,399.00	\$4,841.24

Village Del Mar II - Strata Plan LMS1432
Financial Statement of Receipts and Disbursements
For the 9 Months Ended April 30, 2016
(Unaudited)

		April 2016	April 2016 Year To Date Actual	Annual Budget	Remaining Budget
Reserves					
0310	Interest Reserve	\$79.14	\$847.15		\$847.15
0320	Contingency Fund	\$1,116.58	\$10,049.26	\$13,399.00	(\$3,349.74)
TOTAL RESERVES		<u>\$1,195.72</u>	<u>\$10,896.41</u>	<u>\$13,399.00</u>	<u>(\$2,502.59)</u>
NET OPERATING SURPLUS (DEFICIT)		<u>\$3,643.45</u>	<u>\$7,343.83</u>	<u>\$0.00</u>	<u>\$7,343.83</u>

Village Del Mar II - Strata Plan LMS1432
Statement of Operating Surplus (Deficit)
April 2016
(Unaudited)

April 2016

Operating Surplus (Deficit) - Beginning of Year	\$26,626.39
Receipts In excess of Disbursements	\$18,240.24
Reserve Transfers	(\$10,896.41)
Operating Surplus (Deficit) - End of Period	<u>\$33,970.22</u>

Village Del Mar II - Strata Plan LMS1432
Statement of Reserves
April 2016
(Unaudited)

Opening Reserves	
9310 Interest Reserve	\$3,122.22
9320 Contingency	\$170,132.72
	<u>\$173,254.94</u>
Current Year Reserve Transactions	
9610 Interest Reserve	\$847.15
9620 Contingency	(\$23,687.24)
	<u>(\$22,840.09)</u>
Closing Reserves	
Interest Reserve	\$3,969.37
Contingency	\$146,445.48
	<u>\$150,414.85</u>