

Strata Property Act

Form B

Information Certificate

(Section 59)

The Owners, Strata Plan BCS2287 Brydon Walk certify that the information contained in this certificate with respect to Strata Lot 24 is correct as of the date of this certificate.

(a) Monthly strata fees payable by the owner of the strata lot described above \$292.55

(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*) \$0

(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 (to the best of our knowledge) yes (*attach copy of all 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 \$0

The payment is to be made by

(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 \$0

(f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund \$84757.31

(g) Are there any amendments to the bylaws that are not yet filed in the land title office?

no (to the best of our knowledge) yes (*attach copy of all amendments*)

(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 (to the best of our knowledge) yes (*attach copy of all resolutions*)

(h.1) Are there any winding-up resolutions that have been passed?

no (to the best of our knowledge) yes (*attach copy of all resolutions*)

(i) Has notice been given for any resolutions, requiring a 3/4 vote, 80% vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on?

no (to the best of our knowledge) yes (*attach copy of all notices*)

(j) Is the strata corporation party to any court proceeding, arbitration or tribunal proceeding, and/or are there any judgments or orders against the strata corporation?

no (to the best of our knowledge) yes (*attach details*)

(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 (to the best of our knowledge) yes (*attach copies of all notices or work orders*)

Number of strata lots in the strata plan that are rented

(l)

This figure is to the best of our knowledge as reported to us 9

(m) Are there any parking stall(s) allocated to the strata lot?

no (to the best of our knowledge) yes

(i) *If no, complete the following by checking the correct box.*

No parking stall is available (to the best of our knowledge)

No parking stall is allocated to the strata lot but parking stall(s) within common property might be available (to the best of our knowledge)

(ii) *If yes, complete the following by checking the correct box (es) and indicating the parking stall(s) to which the checked box (es) apply.*

Parking stall(s) number(s) (to the best of our knowledge) is/are part of the strata lot

Parking stall(s) number(s) (to the best of our knowledge) is/are separate strata lot(s) or part(s) of a 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) (to the best of our knowledge) is/are limited common property

Parking stall(s) number(s) 55 (to the best of our knowledge) is/are common property

(iii) For each parking stall allocated to the strata lot that is common property, check the correct box and complete the required information.

Parking stall(s) number(s) (to the best of our knowledge) is/are allocated with strata council approval*

Parking stall(s) number(s) 55 (to the best of our knowledge) has/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?

no (to the best of our knowledge) yes (to the best of our knowledge)

(i) If no, complete the following by checking the correct box.

No storage locker is available (to the best of our knowledge)

No storage locker is allocated to the strata lot but storage locker(s) within common property might be available (to the best of our knowledge)

(ii) *If yes, complete the following by checking the correct box (es) and indicating the storage locker(s) to which the checked box (es) apply.*

Storage locker(s) number(s) (to the best of our knowledge) is/are part of the strata lot

Storage locker(s) number(s) (to the best of our knowledge) is/are separate strata lot(s) or part(s) of a separate strata lot [strata lot number(s), if known, for each locker that is a separate strata lot or part of a separate strata lot]

Storage locker(s) number(s) (to the best of our knowledge) is/are limited common property

Storage locker(s) number(s) Bike Rm #21 (to the best of our knowledge) is/are common property

(iii) *For each storage locker allocated to the strata lot that is common property, check the correct box and complete the required information.*

Storage locker(s) number(s) Bike Rm #21 (to the best of our knowledge) is/are allocated with strata council approval*

Storage locker(s) number(s) (to the best of our knowledge) has/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.

Date: April 10, 2018

(Month, day, year)



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Signature of Strata Manager, if authorized by Strata Corporation

**Budget Summary Report
BCS2287 - Brydon Walk
2017-2018 Adopt Budget**

	2018 Budget
Assessment Income	
4000 - Owners' Contributions	143,978.00
Total Assessment Income	143,978.00
User Fee Income	
4225 - Fobs/Keys/Remotes Fees	0.00
4230 - Recovery - Chargebacks	0.00
4240 - Move-In & Out Fees	0.00
Total User Fee Income	0.00
Collections Income	
4710 - Late Fees & Interest	0.00
Total Collections Income	0.00
Other Income	
4810 - Bylaw Fines	0.00
4835 - Miscellaneous Income	0.00
Total Other Income	0.00
Investment Income	
4900 - Interest Income - Operating	0.00
Total Investment Income	0.00
Total BCS2287 - Brydon Walk Income	143,978.00
Administrative	
5002 - Statutory Review of Trust Accounts	476.00
5015 - Bank Services	281.00
5198 - Additional Services	500.00
Total Administrative	1,257.00
Communications	
5210 - Postage/Printing & Copying	1,100.00
Total Communications	1,100.00
Insurance	
5400 - Insurance Premiums	20,000.00
Total Insurance	20,000.00
Utilities	
6000 - Electric Service	14,000.00
6005 - Gas Service	13,000.00
6025 - Water & Sewer Service	18,000.00
6035 - Garbage and Recycling Service	9,000.00
6050 - Telephone Service	3,100.00
Total Utilities	57,100.00
Landscaping	
6100 - Grounds & Landscaping	6,000.00
Total Landscaping	6,000.00
Irrigation	
6200 - Irrigation Repair & Maintenance	400.00
Total Irrigation	400.00
Contracted Services	
6408 - Elevator Services	3,500.00
6414 - Fire Monitoring & Protection	1,500.00

**Budget Summary Report
BCS2287 - Brydon Walk
2017-2018 Adopt Budget**

	2018 Budget
Contracted Services	
6430 - Janitorial Services	6,500.00
6434 - Pest Control	1,000.00
6441 - Alarm Monitoring	500.00
6442 - Snow Removal Services	500.00
Total Contracted Services	13,500.00
Repair & Maintenance	
6594 - Garage Gate Maintenance	750.00
6600 - General Repair & Maintenance	12,000.00
6670 - Mechanical Systems Services & Supplies	2,500.00
Total Repair & Maintenance	15,250.00
Professional Services	
7000 - Corporation Tax Return	425.00
7020 - Legal Services	0.00
7040 - Management Fees	13,946.00
Total Professional Services	14,371.00
Reserve Expenses	
9834 - Contingency Reserve Fund	15,000.00
Total Reserve Expenses	15,000.00
Total BCS2287 - Brydon Walk Expense	143,978.00
Total Association Net Income / (Loss)	0.00