

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

The Owners, **Strata Plan LMS 2412** certify that the information contained in this certificate with respect to **Strata Lot 43, (#706 - 233 Abbott Street, Vancouver, B.C)**. is correct as of the date of this certificate.

(a) Monthly strata fees payable by the owner of the strata lot described above	<b>\$ 160.25</b>	
(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)	<b>\$ 320.50</b>	
(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? If Yes, copy of all agreements attached.	No X	Yes
(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	\$0.00	
The payment is to be made by _____ N/A _____ (month/day/year)		
(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. <i>Financial Statements Attached</i> <i>(Latest Financial Statements may not be approved by the council yet)</i>	Unknown	
(f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund.	\$54,885.56 @ 1/30/2010	
(g) Are there any amendments to the bylaws that are not yet filed in the land title office? If Yes, copy of all amendments attached.	No X	Yes
(h) Are there any resolutions passed by a ¾ 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? If yes, copy of all resolutions attached.	No X	Yes
(i) Has notice been given for any resolutions, requiring a ¾ vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on? If yes, copy of all notices attached.	No X	Yes
(j) Is the strata corporation party to any court proceedings or arbitration, and/or are there any judgments or orders against the strata corporation? If yes, copy of details attached.	No X	Yes
(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? If yes, copy of all notices or work orders attached.	No X	Yes
(l) Number of strata lots in the strata plan that are rented. <i>*(There may be strata lots rented that the Strata Corporation is not aware of)</i>	25*	

Date: **March 8, 2010**



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 Signature of Strata Manager, Shawn Smith  
 On behalf of the Owners, Strata Plan **LMS 2412**

**Balance Sheet**  
**January 2010**

Books = Accrual

RE/MAX Property Management Services  
a division of RE/MAX Commercial Realty  
Suite 270, 4311 Viking Way  
Richmond, BC V6V 2K9  
p: 604.821.2999 f:604.821.1822

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**Strata Plan LMS 2412 (lms2412)**

**ASSETS**

**CURRENT ASSETS**

Bank - Operating Account	8,972.58
Bank - Contingency Fund	54,885.56
Bank - Special Levy Fund	27,552.99
Prepaid Insurance	12,253.30
Accounts Receivable	7,403.10
Recoverable Chargebacks	100.00
<b>TOTAL CURRENT ASSETS</b>	<b>111,167.53</b>

**TOTAL ASSETS**

**111,167.53**

**LIABILITIES & OWNERS EQUITY**

**LIABILITIES**

**CURRENT LIABILITIES**

Prepaid Strata Fees	30.01
Accounts Payable	9,881.52
Due to (from) Contingency Fund	12,253.30
Deposits	710.00
<b>TOTAL CURRENT LIABILITIES</b>	<b>22,874.83</b>

**TOTAL LIABILITIES**

**22,874.83**

**OWNERS EQUITY**

Operating Fund - Prior Years	-5,958.86
Operating Fund - Current Year	14,557.97
Contingency Fund - Opening Balance	84,323.90
Contingency Fund - Current Year	926.95
Contingency Fund - Interest	1,942.30
CRF Expense Current Year	-20,057.00
Contingency Fund - Op. Fund Loan	-12,253.30
Special Levy Fund - Opening Balance	25,736.73
Special Levy Fund - Interest	124.01
Special Levy Fund - Current Year Withdrawals	-1,050.00

**TOTAL OWNERS EQUITY**

**88,292.70**

**TOTAL LIABILITIES & OWNERS EQUITY**

**111,167.53**

# Budget Comparison

## All Selected Properties (AllProp)

### January 2010

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### Strata Plan NW 1067 (nw1067)

	MTD Actual	MTD Budget	Variance	% Var.	YTD Actual	YTD Budget	Variance	% Var.	Annual Budget
<b>REVENUE</b>									
Strata Fees	11,101.63	11,101.67	-0.04	0.00	111,016.81	111,016.70	0.11	0.00	133,220.00
Laundry Income	1,191.07	416.67	774.40	185.85	3,765.94	4,166.70	-400.76	-9.62	5,000.00
Keys, Fobs, Access Cards	0.00	0.00	0.00	0.00	50.00	0.00	50.00	0.00	0.00
Late Fees	0.00	0.00	0.00	0.00	75.00	0.00	75.00	0.00	0.00
Bylaw Fines	0.00	0.00	0.00	0.00	100.00	0.00	100.00	0.00	0.00
Interest Income	20.18	41.67	-21.49	-51.57	123.62	416.70	-293.08	-70.33	500.00
Miscellaneous Income	0.00	83.33	-83.33	-100.00	525.00	833.30	-308.30	-37.00	1,000.00
<b>TRANSFER FROM RESERVES</b>									
Prior Year Brought Forward	-88.17	-88.17	0.00	0.00	-881.70	-881.70	0.00	0.00	-1,058.07
<b>TOTAL TRANSFER FROM RESERVES</b>	<b>-88.17</b>	<b>-88.17</b>	<b>0.00</b>	<b>0.00</b>	<b>-881.70</b>	<b>-881.70</b>	<b>0.00</b>	<b>0.00</b>	<b>-1,058.07</b>
<b>TOTAL REVENUE</b>	<b>12,224.71</b>	<b>11,555.17</b>	<b>669.54</b>	<b>5.79</b>	<b>114,774.67</b>	<b>115,551.70</b>	<b>-777.03</b>	<b>-0.67</b>	<b>138,661.93</b>
<b>OPERATING EXPENSES</b>									
<b>ADMINISTRATIVE EXPENSES</b>									
Property Management	1,312.50	1,312.50	0.00	0.00	13,125.00	13,125.00	0.00	0.00	15,750.00
Bank Charges	12.00	12.50	0.50	4.00	120.00	125.00	5.00	4.00	150.00
Sundry, Postage & Copies	22.07	166.67	144.60	86.76	705.51	1,666.70	961.19	57.67	2,000.00
Professional - Legal	0.00	41.67	41.67	100.00	1,454.55	416.70	-1,037.85	-249.06	500.00
Insurance	1,387.08	1,387.08	0.00	0.00	13,870.84	13,870.80	-0.04	0.00	16,645.00
Insurance Appraisal	0.00	58.33	58.33	100.00	0.00	583.30	583.30	100.00	700.00
Insurance Claims/Deductibles	0.00	0.00	0.00	0.00	-2,714.87	0.00	2,714.87	0.00	0.00
Dues & Subscriptions	0.00	20.00	20.00	100.00	0.00	200.00	200.00	100.00	240.00
CHOA Membership	0.00	0.00	0.00	0.00	240.00	0.00	-240.00	0.00	0.00
Telephone	61.13	66.67	5.54	8.31	604.31	666.70	62.39	9.36	800.00
Enterphone	0.00	50.00	50.00	100.00	178.50	500.00	321.50	64.30	600.00
Payroll Expense - Worksafe BC	0.00	6.25	6.25	100.00	0.00	62.50	62.50	100.00	75.00
<b>TOTAL ADMIN. EXPENSES</b>	<b>2,794.78</b>	<b>3,121.67</b>	<b>326.89</b>	<b>10.47</b>	<b>27,583.84</b>	<b>31,216.70</b>	<b>3,632.86</b>	<b>11.64</b>	<b>37,460.00</b>
<b>UTILITIES</b>									
Utilities - Electricity	923.75	416.67	-507.08	-121.70	4,011.57	4,166.70	155.13	3.72	5,000.00
Utilities - Natural Gas	3,289.59	2,916.67	-372.92	-12.79	21,141.95	29,166.70	8,024.75	27.51	35,000.00
<b>TOTAL UTILITIES</b>	<b>4,213.34</b>	<b>3,333.34</b>	<b>-880.00</b>	<b>-26.40</b>	<b>25,153.52</b>	<b>33,333.40</b>	<b>8,179.88</b>	<b>24.54</b>	<b>40,000.00</b>
<b>BUILDING MAINTENANCE</b>									
Garbage Disposal & Recycling	238.27	425.00	186.73	43.94	4,123.90	4,250.00	126.10	2.97	5,100.00
Janitorial Services	0.00	816.67	816.67	100.00	7,425.00	8,166.70	741.70	9.08	9,800.00
Supplies	0.00	16.67	16.67	100.00	138.03	166.70	28.67	17.20	200.00
Pest Control	52.86	47.92	-4.94	-10.31	628.35	479.20	-149.15	-31.12	575.00
General Repairs & Maintenance	0.00	1,750.00	1,750.00	100.00	1,165.25	17,500.00	16,334.75	93.34	21,000.00
Elevator Maintenance	216.40	250.00	33.60	13.44	2,567.89	2,500.00	-67.89	-2.72	3,000.00
Mechanical Maintenance	0.00	166.67	166.67	100.00	3,306.42	1,666.70	-1,639.72	-98.38	2,000.00
Garage Door Maintenance	0.00	50.00	50.00	100.00	194.26	500.00	305.74	61.15	600.00
Fire & Alarm Maintenance	0.00	208.33	208.33	100.00	2,827.33	2,083.30	-744.03	-35.71	2,500.00
Emergency Generator Service	0.00	50.00	50.00	100.00	0.00	500.00	500.00	100.00	600.00
Plumbing	0.00	208.33	208.33	100.00	1,958.47	2,083.30	124.83	5.99	2,500.00
Plumbing Leak Repairs	0.00	0.00	0.00	0.00	258.30	0.00	-258.30	0.00	0.00
Locks & Keys	0.00	166.67	166.67	100.00	1,984.15	1,666.70	-317.45	-19.05	2,000.00
Roof Repairs & Maint.	0.00	0.00	0.00	0.00	1,034.25	0.00	-1,034.25	0.00	0.00
<b>TOTAL BUILDING MAINTENANCE</b>	<b>507.53</b>	<b>4,156.26</b>	<b>3,648.73</b>	<b>87.79</b>	<b>27,611.60</b>	<b>41,562.60</b>	<b>13,951.00</b>	<b>33.57</b>	<b>49,875.00</b>
<b>GROUNDS MAINTENANCE</b>									

**Budget Comparison**  
**All Selected Properties (AllProp)**  
**January 2010**

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Landscaping Services	892.50	892.50	0.00	0.00	8,925.00	8,925.00	0.00	0.00	10,710.00
Irrigation	0.00	18.08	18.08	100.00	189.00	180.80	-8.20	-4.54	216.93
Snow Removal	0.00	33.33	33.33	100.00	0.00	333.30	333.30	100.00	400.00
<b>TOTAL GROUNDS MAINTENANCE</b>	<b>892.50</b>	<b>943.91</b>	<b>51.41</b>	<b>5.45</b>	<b>9,114.00</b>	<b>9,439.10</b>	<b>325.10</b>	<b>3.44</b>	<b>11,326.93</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>8,408.15</b>	<b>11,555.18</b>	<b>3,147.03</b>	<b>27.23</b>	<b>89,462.96</b>	<b>115,551.80</b>	<b>26,088.84</b>	<b>22.58</b>	<b>138,661.93</b>
<b>TRANSFER TO RESERVES</b>									
<b>NET SURPLUS (DEFICIT)</b>	<b>3,816.56</b>	<b>-0.01</b>	<b>3,816.57</b>	<b>700.00</b>	<b>25,311.71</b>	<b>-0.10</b>	<b>25,311.81</b>	<b>1810.00</b>	<b>0.00</b>