

Strata Property Act
FORM B
INFORMATION CERTIFICATE
(Section 59)

The Owners, Strata Plan VR-178 certify that the information contained in this certificate with respect to Strata Lot 48 is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above: \$177.85.
- (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*) \$ 0.00
- (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 *[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 \$ NIL.
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 \$ Unknown.
- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund \$ 32,779.20

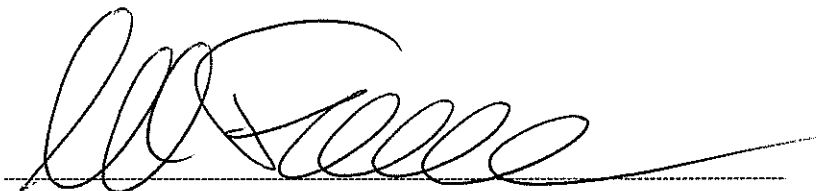
- (g) Are there any amendments to the bylaws that are not yet filed in the land title office?
 no yes *[attach copy of all amendments]*
- (h) Are there any resolutions passed by a 3/4 vote or unanimous vote that are required to be filed in the land title office but that have not yet been filed in the land title office?
 no yes *[attach copy of all resolutions]*
- (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 *[attach copy of all resolutions]*
- (j) Is the strata corporation party to any court proceeding or arbitration, and/or are there any judgements or orders against the strata corporation?
 no yes *[attach copy of all resolutions]*
- (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 *[attach copy of all resolutions]*
- (l) Number of strata lots in the strata plan that are rented:
 54

Date: February 25, 2010 *[month day year]*

N/A

 Signature of Second Council Member
 (not required if council consists of only one member)

OR



 Signature of Strata Manager, Gerry Fanaken

2010 BUDGET WORKING PAPER
STRATA PLAN VR-178

08-Feb-10
YEAR END: DECEMBER 31

CATEGORY CODE	NAME	2009 BUDGET	2009 PROBABLE	2010 FINAL
REVENUE				
6710	OPERATING (STRATA)	\$ 236,733	\$ 236,733	\$ 234,733
6710	CONTINGENCY RESERVE	30,000	30,000	32,000
6720	PARKING	28,800	28,800	22,400
6730	FINES & LIENS	-	1,300	1,000
6740	LAUNDRY	5,500	6,000	6,000
6750	CARETAKER'S SUITE RENTAL	12,000	12,000	12,600
6760	INTEREST	2,400	600	600
6780	MISCELLANEOUS	-	950	-
6790	TRANSFER FROM PRIOR YEAR SURPLUS	20,467	20,467	46,567
	TOTAL REVENUE	\$ 335,900	\$ 336,850	\$ 355,900
EXPENSES				
7050	AGENT FEE	\$ 25,000	\$ 25,000	\$ 25,000
7100	INSURANCE*	18,000 *	18,000 *	20,000 *
7150	CARETAKER'S WAGES	57,000	57,000	59,000
7160	CARETAKER - RELIEF	6,400	6,400	6,400
7250	AUDIT	2,400	2,400	3,000
7300	LEGAL / CONSULTING	600	600	10,000
7340	MORTGAGE / TAXES	1,500	1,284	1,500
7400	MISCELLANEOUS	6,500	6,000	8,000
8010	GAS	60,000	58,000	65,000
8020	ELECTRICITY	14,000	19,000	19,000
8030	WATER & SEWER*	20,000 *	18,000 *	18,000 *
8040	GARBAGE COLLECTION	10,000	11,000	11,000
8060	ELEVATOR	10,500	10,500	11,000
8080	LANDSCAPING	2,000	2,500	3,000
8100	SUPPLIES	2,000	4,000	4,000
8240	REPAIRS & MAINTENANCE - GENERAL	60,000	50,000	60,000
8250	BUILDING IMPROVEMENTS	10,000	1,000	-
	TOTAL OPERATING EXPENSES	\$ 305,900	\$ 290,684	\$ 323,900
9999	CONTINGENCY	\$ 30,000	\$ 30,000	\$ 32,000
	TOTAL EXPENSES	\$ 335,900	\$ 320,684	\$ 355,900
	SURPLUS / (DEFICIT)	\$ -	\$ 16,166	\$ -

GST at 5% is included in all categories except as denoted * which is exempt.