

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

The Owners, Strata Plan LMS 2612 [the registration number of the strata plan] certify that the information contained in this certificate with respect to Strata Lot 51 [strata lot number as shown on strata plan] is correct as of the date of this certificate.

[Attach a separate sheet if the space on this form is insufficient].

- (a) Monthly strata fees payable by the owner of the strata lot described above \$285.51
- (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
- (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
- (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 Not known
- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund \$42,326.13
- (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  $\frac{3}{4}$  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?
- No  
 Yes [attach copy of all resolutions]
- (h.1) Are there any winding-up resolutions that have been passed?
- No  
 Yes [attach copy of all resolutions]
- (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?
- No  
 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  
 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  
 Yes [attach copies of all notices or work orders]

(l) Number of strata lots in the strata plan that are rented 0. No rentals allowed after December 5, 2007

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

- No  
 Yes

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

- 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, 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) \_\_\_\_\_ is/are part of the strata lot  
 Parking stall(s) number(s) \_\_\_\_\_ is/are separate strata lot(s) or parts 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) slip or driveway is/are limited common property

- Parking stall(s) number(s) \_\_\_\_\_ 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) \_\_\_\_\_ 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) \_\_\_\_\_ may have been allocated by owner developer assignment.

Details:

Any rental parking stall may not be transferred to new owners. Check with Strata Council after completion of purchase

*[provide background on the allocation of parking stalls referred to in whichever of the 3 preceding boxes have been selected and attach any applicable documents in the possession of the strata corporation.]*

**\*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 the strata lot?

- No**  
 Yes

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

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

(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) \_\_\_\_\_ 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 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) \_\_\_\_\_ 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) \_\_\_\_\_ 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) \_\_\_\_\_ may have been allocated by owner developer assignment

Details:

No storage lockers

*[provide background on the allocation of storage lockers referred to in whichever of the 3 preceding boxes have been selected and attach any applicable documents in the possession of the strata corporation]*

**\*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; *No separate Rules*
- 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. *No Depreciation Report*

Date: March 22, 2018

\_\_\_\_\_  
*Signature of Council Member*

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

OR



\_\_\_\_\_  
*Signature of Strata Manager, if authorized by Strata Corporation*  
Lisa Faber

**Balance Sheet**

Period = Jan 2018

Book = Accrual ; Tree = ysi\_bs

		Current Balance
<b>1000</b>	<b>ASSETS</b>	
<b>1001</b>	<b>Current Assets</b>	
1005	Petty Cash	300.00
1010	Bank General	20,310.59
1400	Contingency Reserve	58,992.57
1650	CRF TBEExp Fences	336.60
1700	Accounts Receivable	918.13
<b>1945</b>	<b>Total Current Assets</b>	<b>80,857.89</b>
<b>1950</b>	<b>Prepaid Expenses</b>	
1955	Prepaid Insurance	52,285.00
<b>1970</b>	<b>Total Prepaid Expenses</b>	<b>52,285.00</b>
<b>1995</b>	<b>TOTAL ASSETS</b>	<b>133,142.89</b>
<b>2000</b>	<b>LIABILITIES AND EQUITY</b>	
<b>2001</b>	<b>LIABILITIES</b>	
2005	Accounts Payable	6,661.11
2055	Prepaid Liability	63.92
2060	A/P Deposits Security	400.00
2120	CRF TBEExp Liability	336.60
2130	Owe CRF Insurance	52,284.96
<b>2700</b>	<b>TOTAL LIABILITIES</b>	<b>59,746.59</b>
<b>2705</b>	<b>EQUITY</b>	
2710	Retained Earnings	5,454.00
2720	Contingency Reserve Fund	58,992.57
2735	Current Year Income	8,949.73
<b>2800</b>	<b>TOTAL EQUITY</b>	<b>73,396.30</b>
<b>2900</b>	<b>TOTAL LIABILITIES AND EQUITY</b>	<b>133,142.89</b>

\* Amounts in cad  
Sommerville Gardens (lms2612)

### Income Statement Budget Comparison

Period = Jan 2018

Book = Accrual ; Tree = ysi\_is

	MTD Act	MTD Budget	MTD Var \$	YTD Actual	YTD Budget	YTD Var \$	Annual Budget
<b>3000 REVENUE</b>							
3005 Strata Fees	19,944.05	22,935.67	-2,991.62	19,944.05	22,935.67	-2,991.62	275,228.00
3035 Contingency Transfer	39,763.40	4,980.28	34,783.12	39,763.40	4,980.28	34,783.12	59,763.40
3050 Interest Income	49.87	0.00	49.87	49.87	0.00	49.87	0.00
3065 Late Fees	26.53	0.00	26.53	26.53	0.00	26.53	0.00
3150 Res Building Maintenance	0.00	983.24	-983.24	0.00	983.24	-983.24	11,798.88
<b>3700 TOTAL REVENUE</b>	<b>59,783.85</b>	<b>28,899.19</b>	<b>30,884.66</b>	<b>59,783.85</b>	<b>28,899.19</b>	<b>30,884.66</b>	<b>346,790.28</b>
<b>4000 EXPENSES</b>							
<b>4005 Admin Expenses</b>							
4045 Audit	0.00	13.33	13.33	0.00	13.33	13.33	160.00
4050 Bank Charges	12.00	16.67	4.67	12.00	16.67	4.67	200.00
4057 Communications/Website	0.00	8.33	8.33	0.00	8.33	8.33	100.00
4065 General Meeting Expense	0.00	20.83	20.83	0.00	20.83	20.83	250.00
4075 Insurance	4,010.13	4,500.00	489.87	4,010.13	4,500.00	489.87	54,000.00
4095 Legal	0.00	41.67	41.67	0.00	41.67	41.67	500.00
4100 Management Fee	1,884.75	1,942.50	57.75	1,884.75	1,942.50	57.75	23,310.00
4125 Postage/Photocopy	0.00	41.67	41.67	0.00	41.67	41.67	500.00
4150 Social Committee	21.86	8.33	-13.53	21.86	8.33	-13.53	100.00
4180 Work Safe BC	0.00	4.58	4.58	0.00	4.58	4.58	55.00
<b>4500 Total Admin Expenses</b>	<b>5,928.74</b>	<b>6,597.91</b>	<b>669.17</b>	<b>5,928.74</b>	<b>6,597.91</b>	<b>669.17</b>	<b>79,175.00</b>
<b>5000 Building Expenses</b>							
5005 Ballasts	0.00	390.42	390.42	0.00	390.42	390.42	4,685.00
5045 Disposal	1,145.98	1,666.67	520.69	1,145.98	1,666.67	520.69	20,000.00
5095 Exterior Repairs	0.00	1,026.25	1,026.25	0.00	1,026.25	1,026.25	12,315.00
5100 Fence	0.00	41.67	41.67	0.00	41.67	41.67	500.00
5105 Fire Hydrants	0.00	25.00	25.00	0.00	25.00	25.00	300.00
5130 General Repairs	0.00	166.67	166.67	0.00	166.67	166.67	2,000.00
5170 Lighting	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
5205 Pest Control	228.37	208.33	-20.04	228.37	208.33	-20.04	2,500.00
5250 Roof	0.00	958.33	958.33	0.00	958.33	958.33	11,500.00
5275 Signage	0.00	41.67	41.67	0.00	41.67	41.67	500.00
<b>5500 Total Building Expenses</b>	<b>1,374.35</b>	<b>4,608.34</b>	<b>3,233.99</b>	<b>1,374.35</b>	<b>4,608.34</b>	<b>3,233.99</b>	<b>55,300.00</b>
<b>6000 Landscape Expenses</b>							
6005 Landscape Contract	4,357.50	4,358.33	0.83	4,357.50	4,358.33	0.83	52,300.00
6015 Improvements	0.00	41.67	41.67	0.00	41.67	41.67	500.00
6030 Roadways	0.00	208.33	208.33	0.00	208.33	208.33	2,500.00
6035 Snow Removal	0.00	291.67	291.67	0.00	291.67	291.67	3,500.00
6045 Trees/Arborist	0.00	416.67	416.67	0.00	416.67	416.67	5,000.00
<b>6200 Total Landscape Expenses</b>	<b>4,357.50</b>	<b>5,316.67</b>	<b>959.17</b>	<b>4,357.50</b>	<b>5,316.67</b>	<b>959.17</b>	<b>63,800.00</b>

\* Amounts in cad  
Sommerville Gardens (lms2612)

### Income Statement Budget Comparison

Period = Jan 2018

Book = Accrual ; Tree = ysi\_is

	MTD Act	MTD Budget	MTD Var \$	YTD Actual	YTD Budget	YTD Var \$	Annual Budget
<b>7000 Utility Expense</b>							
7010 Electricity	23.48	125.00	101.52	23.48	125.00	101.52	1,500.00
7040 Water/Sewer	-4,780.00	1,750.00	6,530.00	-4,780.00	1,750.00	6,530.00	21,000.00
<b>7500 Total Utility Expense</b>	<b>-4,756.52</b>	<b>1,875.00</b>	<b>6,631.52</b>	<b>-4,756.52</b>	<b>1,875.00</b>	<b>6,631.52</b>	<b>22,500.00</b>
<b>8000 Special Projects Expense</b>							
8025 SP Building Maintenance	0.00	983.24	983.24	0.00	983.24	983.24	11,798.88
8075 SP Fence	39,763.40	3,313.62	-36,449.78	39,763.40	3,313.62	-36,449.78	39,763.40
8115 SP Landscaping	0.00	1,666.67	1,666.67	0.00	1,666.67	1,666.67	20,000.00
<b>8500 Total Special Projects Expense</b>	<b>39,763.40</b>	<b>5,963.53</b>	<b>-33,799.87</b>	<b>39,763.40</b>	<b>5,963.53</b>	<b>-33,799.87</b>	<b>71,562.28</b>
<b>9000 Reserves Expense</b>							
9005 Contingency Reserve	4,166.65	4,537.75	371.10	4,166.65	4,537.75	371.10	54,453.00
<b>9200 Total Reserves Expense</b>	<b>4,166.65</b>	<b>4,537.75</b>	<b>371.10</b>	<b>4,166.65</b>	<b>4,537.75</b>	<b>371.10</b>	<b>54,453.00</b>
<b>9500 TOTAL EXPENSES</b>	<b>50,834.12</b>	<b>28,899.20</b>	<b>-21,934.92</b>	<b>50,834.12</b>	<b>28,899.20</b>	<b>-21,934.92</b>	<b>346,790.28</b>
<b>9900 NET INCOME (LOSS)</b>	<b>8,949.73</b>	<b>-0.01</b>	<b>8,949.74</b>	<b>8,949.73</b>	<b>-0.01</b>	<b>8,949.74</b>	<b>0.00</b>

2612  
Disclosure

EXHIBIT "C"

CONDOMINIUM ACT  
(SECTION 18A)

RENTAL DISCLOSURE STATEMENT

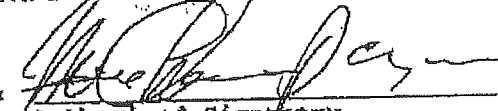
1. The strata plan in respect of which this statement is made is described as Phase 1 of proposed strata plan of Lot 1, Section 17, Township 12, New Westminster District, Plan LMP 26440 and will contain 29 Strata Lots.
2. The residential Strata Lots described below are under lease as of the date of this statement and the owner-developer intends to lease each Strata Lot until the date set out opposite its description.

DESCRIPTION OF STRATA LOTS	DATE LEASE PERIOD ENDS
NIL	NIL

3. In addition to the number of residential Strata Lots described in paragraph 2, the owner-developer intends to lease or intends to reserve the right to itself and/or subsequent owners to lease all of the Strata Lots for an indefinite period.
4. There is presently no by-law of the strata corporation which limits the number of Strata Lots that may be leased by the owners.

DATED this 10<sup>th</sup> day of May, 1996.

SOMERVILLE GARDENS LIMITED PARTNERSHIP  
by its general partner  
BENTON MANAGEMENT LTD.:

Per:   
Authorized Signatory  
(Owner/Developer)