


**Strata Property Act  
Form B  
INFORMATION CERTIFICATE**

(Section 59)

The Owners, Strata Plan BCS4115 certify that the information contained in this certificate with respect to Strata Lot 70 (#61 – 21867 50<sup>th</sup> Ave, Langley, BC) is correct as of the date of this certificate.

(a) Monthly strata fees payable by the owner of the strata lot described above	\$291.46	
(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? If Yes, copy of all agreements attached. <b>Not to the best of our knowledge</b>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>
(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  The payment is to be made by _____	\$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. <i>(Copy of latest financial statement is attached. Note that statement may not yet have been approved by strata council)</i> <b>Final expenses may not be determined until the conclusion of the fiscal year</b>	N/A	
(f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund.	\$297,122.71 03/31/2017	
(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 <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>
(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. <b>Not to the best of our knowledge</b>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>
(h.1) Are there any winding-up resolutions that have been passed? If yes, copy of resolutions attached	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>
(i) Has notice been given for any resolutions, requiring a ¾ vote, 80% 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. <b>Not to the best of our knowledge</b>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>
(j) Is the strata corporation party to any court proceedings, arbitration or tribunal proceeding, and/or are there any judgments or orders against the strata corporation? If yes, copy of details attached. <b>Not to the best of our knowledge</b>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>
(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. <b>Not to the best of our knowledge</b>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>
(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. There may be applications from owners for permission to rent which have not yet been considered by council)</i> <b>This figure is to the best of our knowledge as reported to us</b>	*7	


Date: April 28, 2017

per 

Signature of Strata Manager, Arlet Barolo  
On behalf of the Owners, Strata Plan BCS4115

(m)	Are there any parking stall(s) allocated to the Strata Lot?	No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/>
	(i) if no, complete the following by checking the box  <input type="checkbox"/> No parking stall is available  <input type="checkbox"/> No parking stall is allocated to the strata lot but parking stall(s) within common property maybe 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.  <input checked="" type="checkbox"/> Parking stall(s) number(s) _____ is/are part of the Strata Lot  <input type="checkbox"/> 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)  <input type="checkbox"/> Parking stall(s) number(s) _____ is/are limited common property  <input type="checkbox"/> 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.  <input type="checkbox"/> Parking stall(s) number(s) _____ is/are allocated with the Strata Council approval*  <input type="checkbox"/> Parking stall(s) number(s) _____ is/are allocated with the Strata Council approval and rented at \$ _____ per month*  <input type="checkbox"/> Parking stall(s) number(s) _____ 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.		

Date: April 28, 2017


per  \_\_\_\_\_  
 Signature of Strata Manager, Arlet Barolo  
 On behalf of the Owners, Strata Plan BCS4115

(n)	Are there any storage locker(s) allocated to the Strata Lot?	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>
	(i) if no, complete the following by checking the box  <input checked="" type="checkbox"/> No storage locker is available  <input type="checkbox"/> No storage locker is allocated to the strata lot but storage lockers within common property maybe available		
	(ii) if yes, complete the following by checking the correct box(es) and indicating the storage lockers(s) to which the checked box(es) apply.  <input type="checkbox"/> Storage locker (s) number(s) _____ is/are part of the Strata Lot  <input type="checkbox"/> Storage locker (s) number(s) _____ is/are separate strata lot(s) or parts of a 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)  <input type="checkbox"/> Storage locker (s) number(s) _____ is/are limited common property  <input type="checkbox"/> 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.  <input type="checkbox"/> Storage locker (s) number(s) _____ is/are allocated with the Strata Council approval*  <input type="checkbox"/> Storage locker (s) number(s) _____ is/are allocated with the Strata Council approval and rented at \$ _____ per month*  <input type="checkbox"/> Storage locker (s) number(s) _____ may have been allocated by owner developer assignment  Details: _____ _____  <p>*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.</p>		

Required attachments: In addition to the 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 be the strata corporation under section 94

Date: April 28, 2017

per.   
 Signature of Strata Manager, Arlet Barolo  
 On behalf of the Owners, Strata Plan BCS4115

**Balance Sheet****March 2017**

Books = Accrual

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**ASSETS****CURRENT ASSETS**

Bank - Operating Account	46,616.78
Bank - Contingency Fund	297,122.71
Prepaid Insurance	5,652.34
Accounts Receivable	8,139.25
Recoverable Chargebacks	-5,000.00

<b>TOTAL CURRENT ASSETS</b>	<b>352,531.08</b>
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<b>TOTAL ASSETS</b>	<b>352,531.08</b>
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**LIABILITIES & OWNERS EQUITY****LIABILITIES****CURRENT LIABILITIES**

Prepaid Strata Fees	1,689.61
Accounts Payable	3,167.82

<b>TOTAL CURRENT LIABILITIES</b>	<b>4,857.43</b>
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<b>TOTAL LIABILITIES</b>	<b>4,857.43</b>
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**OWNERS EQUITY**

Operating Fund - Prior Years	50,199.59
Operating Fund - Current Year	1,532.20
Contingency Fund - Opening Balance	277,541.04
Contingency Fund - Current Year	24,375.00
Contingency Fund - Interest	705.95
CRF Expense Current Year	-6,680.13

<b>TOTAL OWNERS EQUITY</b>	<b>347,673.65</b>
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<b>TOTAL LIABILITIES &amp; OWNERS EQUITY</b>	<b>352,531.08</b>
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**Budget Comparison**  
**Strata Plan BCS4115 (bcs4115)**  
**March 2017**

Fiscal Year End December  
 Books = Accrual

RE/MAX dWell Property Management  
 Suite 270, 4311 Viking Way  
 Richmond, BC V6V 2K9  
 p: 604.821.2999 f:604.821.1822

www.dwellproperty.ca

	MTD Actual	MTD Budget	Variance	% Var.	YTD Actual	YTD Budget	Variance	% Var.	Annual Budget
<b>REVENUE</b>									
Strata Fees	18,586.12	18,586.17	-0.05	0.00	55,758.36	55,758.51	-0.15	0.00	223,034.00
Late Fees	50.00	0.00	50.00	0.00	250.00	0.00	250.00	0.00	0.00
Interest Income	48.99	0.00	48.99	0.00	139.89	0.00	139.89	0.00	0.00
<b>TOTAL REVENUE</b>	<b>18,685.11</b>	<b>18,586.17</b>	<b>98.94</b>	<b>0.53</b>	<b>56,148.25</b>	<b>55,758.51</b>	<b>389.74</b>	<b>0.70</b>	<b>223,034.00</b>
<b>OPERATING EXPENSES</b>									
<b>ADMINISTRATIVE EXPENSES</b>									
Property Management	1,569.75	1,645.33	75.58	4.59	4,709.25	4,935.99	226.74	4.59	19,744.00
Bank Charges	14.00	25.00	11.00	44.00	42.00	75.00	33.00	44.00	300.00
Sundry, Postage & Copies	47.83	62.50	14.67	23.47	612.02	187.50	-424.52	-226.41	750.00
Professional - Accounting	0.00	41.67	41.67	100.00	0.00	125.01	125.01	100.00	500.00
Professional - Audit	0.00	61.25	61.25	100.00	0.00	183.75	183.75	100.00	735.00
Professional - Legal	26.25	41.67	15.42	37.01	78.75	125.01	46.26	37.01	500.00
Insurance	2,826.17	3,000.00	173.83	5.79	8,478.51	9,000.00	521.49	5.79	36,000.00
<b>TOTAL ADMIN. EXPENSES</b>	<b>4,484.00</b>	<b>4,877.42</b>	<b>393.42</b>	<b>8.07</b>	<b>13,920.53</b>	<b>14,632.26</b>	<b>711.73</b>	<b>4.86</b>	<b>58,529.00</b>
<b>UTILITIES</b>									
Utilities - Electricity	0.00	187.50	187.50	100.00	588.76	562.50	-26.26	-4.67	2,250.00
<b>TOTAL UTILITIES</b>	<b>0.00</b>	<b>187.50</b>	<b>187.50</b>	<b>100.00</b>	<b>588.76</b>	<b>562.50</b>	<b>-26.26</b>	<b>-4.67</b>	<b>2,250.00</b>
<b>BUILDING MAINTENANCE</b>									
Garbage Disposal & Recycling	1,253.99	1,500.00	246.01	16.40	6,269.95	4,500.00	-1,769.95	-39.33	18,000.00
General Repairs & Maintenance	1,005.32	416.67	-588.65	-141.27	1,005.32	1,250.01	244.69	19.58	5,000.00
Fire & Alarm Maintenance	0.00	291.67	291.67	100.00	997.92	875.01	-122.91	-14.05	3,500.00
Gutters & Eaves	0.00	271.25	271.25	100.00	0.00	813.75	813.75	100.00	3,255.00
<b>TOTAL BUILDING MAINTENANCE</b>	<b>2,259.31</b>	<b>2,479.59</b>	<b>220.28</b>	<b>8.88</b>	<b>8,273.19</b>	<b>7,438.77</b>	<b>-834.42</b>	<b>-11.22</b>	<b>29,755.00</b>
<b>GROUNDS MAINTENANCE</b>									
Landscaping Services	2,486.19	2,375.00	-111.19	-4.68	6,933.57	7,125.00	191.43	2.69	28,500.00
Landscaping Improvement & Upgrades	0.00	208.33	208.33	100.00	0.00	624.99	624.99	100.00	2,500.00
Irrigation	0.00	41.67	41.67	100.00	0.00	125.01	125.01	100.00	500.00
Snow Removal	0.00	291.67	291.67	100.00	525.00	875.01	350.01	40.00	3,500.00
<b>TOTAL GROUNDS MAINTENANCE</b>	<b>2,486.19</b>	<b>2,916.67</b>	<b>430.48</b>	<b>14.76</b>	<b>7,458.57</b>	<b>8,750.01</b>	<b>1,291.44</b>	<b>14.76</b>	<b>35,000.00</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>9,229.50</b>	<b>10,461.18</b>	<b>1,231.68</b>	<b>11.77</b>	<b>30,241.05</b>	<b>31,383.54</b>	<b>1,142.49</b>	<b>3.64</b>	<b>125,534.00</b>
<b>TRANSFER TO RESERVES</b>									
Transfer to Contingency Fund	8,125.00	8,125.00	0.00	0.00	24,375.00	24,375.00	0.00	0.00	97,500.00
<b>TOTAL TRANSFER TO RESERVES</b>	<b>8,125.00</b>	<b>8,125.00</b>	<b>0.00</b>	<b>0.00</b>	<b>24,375.00</b>	<b>24,375.00</b>	<b>0.00</b>	<b>0.00</b>	<b>97,500.00</b>
<b>NET SURPLUS (DEFICIT)</b>	<b>1,330.61</b>	<b>-0.01</b>	<b>1,330.62</b>	<b>200.00</b>	<b>1,532.20</b>	<b>-0.03</b>	<b>1,532.23</b>	<b>433.33</b>	<b>0.00</b>