

Strata Property Act
FORM B
INFORMATION CERTIFICATE
(Section 59)

The Owners, **Strata Plan VR84** certify that the information contained in this certificate with respect to **Strata Lot 1** 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..... \$ 126.84
- (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 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 n/a 2009
- (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 \$ 13,400 CRF
- (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 notices]*
- (j) Is the strata corporation party to any court proceeding or arbitration, 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 copy of all notices or work orders]*
- (l) Number of strata lots in the strata plan that are rented: none

Dated: July 2/2009.

[Signature]
 Signature of Council Member

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

OR

 Signature of Strata Manager if authorized by strata corporation

Marie Court - Strata Plan VR 84

Financial Statements

(unaudited)

April 1, 2008 to March 31, 2009

Marie Court - Strata Plan VR 84

Balance Sheet

as at March 31, 2009

(unaudited)

	2009 \$	2008 \$
ASSETS		
Cash		(restated)
- Operating account	2,983	2,401
- Member shares	114	110
	<u>3,097</u>	<u>2,511</u>
Contingency Reserve Funds		
- Contingency	9,599	1,296
- Infrastructure Fund	350	4,963
- Roof Fund	2,195	1,147
	<u>12,143</u>	<u>7,406</u>
Accounts Receivable		
- Maintenance fees	200	1,405
- Special assessment	4,563	7,759
	<u>4,763</u>	<u>9,164</u>
TOTAL ASSETS	<u>20,004</u>	<u>19,081</u>

LIABILITIES AND OWNERS' EQUITY

Current Liabilities		
Accounts payable - trades	1,800	0
Owing to owner / bank	0	5,840
Prepaid infrastructure assessment	0	2,058
Owing to infrastructure fund	0	1,998
	<u>1,800</u>	<u>9,896</u>
Owners' Equity		
Retained Earnings - beginning of year	3,777	4,148
Excess (deficiency) of revenue over expenditures	2,283	(371)
Retained earnings - end of year	<u>6,060</u>	<u>3,777</u>
Accounts payable - contingency	1,000	0
CRF - Contingency	8,599	1,296
CRF - Infrastructure Fund	350	2,965
CRF - Roof Fund	2,195	1,147
	<u>12,144</u>	<u>5,408</u>
	<u>18,204</u>	<u>9,185</u>
TOTAL LIABILITIES & OWNER'S EQUITY	<u>20,004</u>	<u>19,081</u>

Marie Court - Strata Plan VR 84
Statement of Operating Income and Expenses
April 1, 2008 to March 31, 2009
(unaudited)

	Mar-31 2009 \$	2008 Actual \$ (restated)	2009 Budget \$	Variance over(under) \$	2010 Budget \$	Notes
Revenue						
Operating						
Owners' contributions	26,768	23,925	27,675	(907)	27,675	1
- Less contributions to CRF re maintenance	(2,512)	(2,062)	(2,600)	(88)	(2,306)	
- Less contributions to Roof Fund	(1,000)	(917)	(1,000)	0	(1,000)	
Total available operating funds	23,256	20,946	24,075	(995)	24,369	
Laundry	1,688	1,308	1,400	288	1,500	
Interest income - operating	10	0	0	10	0	
Other income	42	122	120	(78)	0	
Total Revenue	24,997	22,376	25,595	(775)	25,869	
Expenses						
Admin expenses						
Legal	752	0	400	352	400	
Office supplies, etc	47	309	150	(103)	100	
Miscellaneous	189	398	100	89	100	
Condo fees	75	75	75	0	75	
Insurance	4,097	4,241	4,000	97	4,000	
Interest re advance from owner	115	184	0	115	0	2
Operating expenses						
Cleaning	2,450	1,854	2,400	50	2,500	
Fire system	750	643	750	0	750	
Gardening	746	791	750	(4)	750	
Pest management	0	0	100	(100)	100	
Carpet cleaning	500	0	500	0	500	
Window cleaning	289	254	300	(11)	300	
Laundry lease	1,142	1,021	1,200	(58)	1,200	
Refuse removal	1,305	1,093	1,200	106	1,300	
Repair and maintenance	992	1,586	1,500	(508)	1,500	3
Emergency repairs	0	924	0	0	0	
Security	843	306	1,700	(857)	0	
Excess of special project costs over assessment	140	0	0	140	0	
Transfer to infrastructure fund	65	0	0	65	0	
Utilities						
Natural gas	5,782	6,806	8,200	(2,418)	5,000	4
Electricity	720	654	670	50	750	
Water & sewer	1,715	1,607	1,600	115	1,700	
Total Expenses	22,714	22,746	25,595	(2,881)	21,025	
Excess (Deficiency) of Revenue Over Expenditures	2,283	(371)	0	2,107	4,844	

Budget Notes
for the year ended March 31, 2009

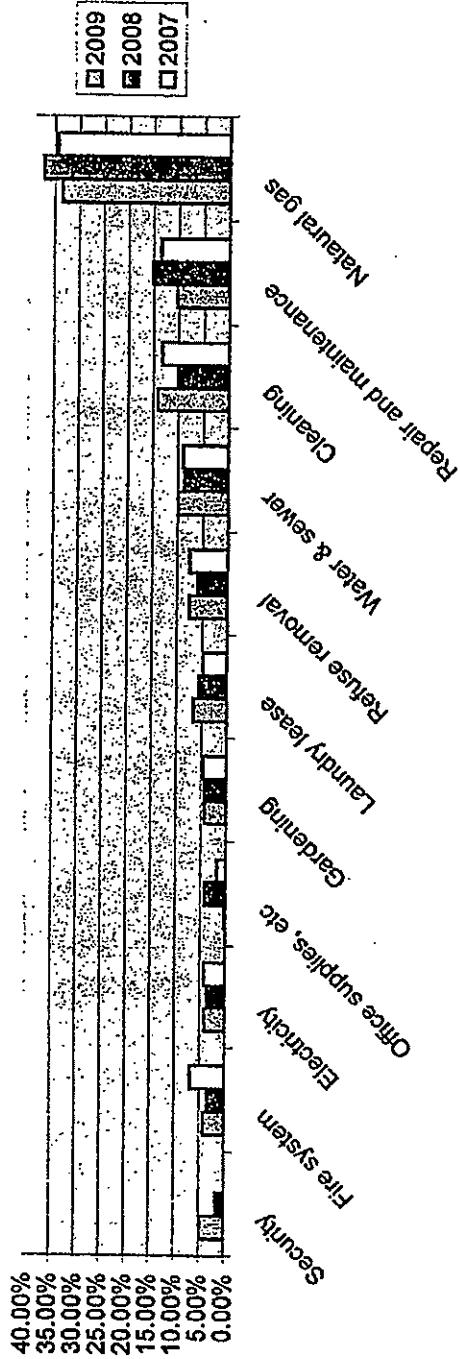
1. Variance is due to the fact that fees were not increased until July 2008. No increase in maintenance fees is proposed.
2. This relates to loan from from an owner regarding the oil tank.
3. Budgeting for an amount similar to 2008 costs.
4. Gas prices did not increase as much as predicted last year. Prices were reduced marginally effective April 1, 2009.
5. Contributions to the contingency fund represent in excess of 10% of budgeted operating expenses.

**Strata Fees effective April 1, 2009
(no change from prior year)**

Unit	Unit Entitlement (%)	Strata Fees (per month)*
		\$
1	11.70	269.83
2	5.50	126.84
101	8.70	200.61
102	12.00	276.72
103	12.00	276.73
104	8.70	200.64
201	8.70	200.65
202	12.00	276.75
203	12.00	276.76
204	8.70	200.66
Monthly Total	100.00	2,306.25
Yearly Total		27,675.00

* Amounts have been adjusted by pennies so that monthly payments can be identified by unit.

**Marie Court - Operating Expenses
for the year ended March 31, 2009**



Marie Court - Strata Plan VR 84

Summary of Owners' Equity
 April 1, 2008 to March 31, 2009
 (unaudited)

Contingency Fund

	2009 \$	2008 \$
Balance, April 1, 2008	1,294	12,550
Members' contributions	2,512	2,062
Interest earned	185	341
Transfer to operating account re oil tank		(14,000)
Transfer from roof fund		2,000
Additional contribution re oil tank removal		(1,657)
Cost of flushing plumbing lines	(1,101)	
Transfer from infrastructure fund	6,708	
	<hr/>	<hr/>
Cash balance, March 31, 2009	9,599	1,296
Less: Accrual for insurance deductible	(1,000)	
	<hr/>	<hr/>
Balance	<u>8,599</u>	<u>1,296</u>

Infrastructure Fund

Balance, April 1, 2008	2,965	12
Members' contributions	3,191	2,920
Interest earned	837	34
Transfer from operating fund	65	0
Transfer to contingency fund	(6,708)	0
	<hr/>	<hr/>
Balance	350	2,965
Due from operating fund	0	1,998
	<hr/>	<hr/>
	<u>350</u>	<u>4,963</u>

Roof Fund

Balance, April 1, 2008	1,147	2,151
Members' contributions	1,000	917
Transfer to contingency fund	0	(2,000)
Interest earned	47	79
	<hr/>	<hr/>
Balance, March 31, 2008	<u>2,195</u>	<u>1,147</u>

Marie Court - Strata Plan VR 84

Summary of Activity in Special Assessment (Infrastructure) Account
 April 1, 2008 to March 31, 2009
 (unaudited)

	2009
	\$
Special Assessment re Re-Plumbing, etc	
Assessment	94,760
Prepaid assessments	1,500
Total assessment	<u>96,260</u>
Contribution from operating fund	140
Total available	<u>96,400</u>
- Plumbing	77,075
- Paving	13,680
- Security gate	3,125
- Tree removal / hedge replacement	2,520
Total costs	<u>96,400</u>
Balance	<u>0</u>

Paid?
yes

	2009	2008
	\$	\$
Special Assessment for Oil Tank Removal		
Balance forward (due to owner)	5,841	
Total assessment		29,995
Difference between assessment and actual		<u>212</u>
Total cost		30,207
Funded through contingency fund - first		(14,000)
Funded through contingency fund - second		(1,657)
Funded by owner		<u>14,550</u>
Interest charged		184
Amounts received / repaid to owner	<u>(5,841)</u>	<u>(8,893)</u>
Balance due at March 31, 2008	<u>(0)</u>	<u>5,841</u>

AGM - Assessment Proposal. ~~Jun 08~~ Jun 08

AGM - Assessment Proposal. ~~Jun 08~~ Jun 08

Board Deflected - Jun 16/08 sf.
 Board Deflected
 Board Deflected

Unit	Unit Ent (%)	Motion E Paving (a)	Motion F Gardening (Trees)	Motion G Replumbing	Motion H Carpet Replacement	Motion I Security Gate	Motion J Security Lighting (East side) (estimated)	Total Assessment with Paving (a)	Total Assessment with Paving (b)
1	11.70	832.49	292.50	9,635.18	2,027.03	402.25	58.50	13,347.95	12,942.54
2	5.50	436.35	137.50	4,529.36	952.88	188.09	27.50	6,274.88	6,084.10
101	8.70	693.39	217.50	7,164.62	1,507.28	289.11	43.50	9,925.40	9,623.94
102	12.00	956.40	300.00	9,882.24	2,079.00	412.56	60.00	13,690.20	13,274.40
103	12.00	956.40	300.00	9,882.24	2,079.00	412.56	60.00	13,690.20	13,274.40
104	8.70	693.39	217.50	7,164.62	1,507.28	289.11	43.50	9,925.40	9,623.94
201	8.70	693.39	217.50	7,164.62	1,507.28	289.11	43.50	9,925.40	9,623.94
202	12.00	956.40	300.00	9,882.24	2,079.00	412.56	60.00	13,690.20	13,274.40
203	12.00	956.40	300.00	9,882.24	2,079.00	412.56	60.00	13,690.20	13,274.40
204	8.70	693.39	217.50	7,164.62	1,507.28	289.11	43.50	9,925.40	9,623.94
Total	100.00	7,970.00	4,505.00	82,352.00	17,325.00	3,438.00	500.00	114,085.00	110,620.00

Unit	Unit Ent (%)	Total Assessment with Paving (a)	Note 1 Due 30-Jun-08	Note 2 Due Jul-31	Note 2 Due Aug-31	Note 3 Due Sep-30
1	11.70	13,347.95	1,952.09	4,449.04	4,449.04	2,487.77
2	5.50	6,274.88	922.35	2,091.43	2,091.43	1,169.47
101	8.70	9,925.40	1,458.99	3,308.26	3,308.26	1,849.88
102	12.00	13,690.20	2,012.40	4,563.12	4,563.12	2,551.56
103	12.00	13,690.20	2,012.40	4,563.12	4,563.12	2,551.56
104	8.70	9,925.40	1,458.99	3,308.26	3,308.26	1,849.88
201	8.70	9,925.40	1,458.99	3,308.26	3,308.26	1,849.88
202	12.00	13,690.20	2,012.40	4,563.12	4,563.12	2,551.56
203	12.00	13,690.20	2,012.40	4,563.12	4,563.12	2,551.56
204	8.70	9,925.40	1,458.99	3,308.26	3,308.26	1,849.88
Total	100.00	114,085.00	16,770.00	38,026.00	38,026.00	21,263.00

- Notes:
- 1 Paving (option (a)) and gardening assessments - these two projects will proceed as soon as approved. Also includes deposit for replumbing costs (\$6,300).
 - 2 Balance of replumbing assessment split over two months
 - 3 Carpeting, security gate and lighting will be completed when replumbing complete. Due date may change.

Pavement Project at Marie Court

Cost to pave entire area	6,900.00
+ 10% contingency	690.00
+ GST	379.50
Total	<u>7,969.50</u>

3,900.00	Cost to repave hole only
390.00	
214.50	
4,504.50	

Replumbing Costs

Per quote (previously provided)	71,300.00
10% contingency	7,130.00
GST	3,921.50
Total	<u>82,351.50</u>

Carpet Replacement Costs

Per quote (previously provided)	15,000.00
10% contingency	1,500.00
GST	825.00
Total	<u>17,325.00</u>

Security Gate

Per quote (includes GST) - attached	3,125.00
+ 10% contingency	313.00
Total	<u>3,438.00</u>