

**Strata Property Act**  
**Form-B (section 59)**  
**INFORMATION CERTIFICATE**

The Owners, Strata Plan VR 2691 certify that the information contained in this certificate with respect to Strata Lot 84 is correct as of the date of this certificate.

- a) Monthly strata fees payable by the owner of the strata lot described above \$ 158.00
- 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*) (see attached breakdown) 645.00
- 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?  
 Yes  No (if balcony is enclosed, it becomes owner responsibility)
- 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 \_\_\_\_\_
- 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 (See attached balance sheet) \$ \_\_\_\_\_
- f) Any amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund (see attached balance sheet) ~~\$140,340.75~~  
\$90,340.75 E.W.
- g) Are there any amendments to the bylaws that are not yet filed in the land title office?  
 Yes  No [attach details]
- 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?  
 Yes  No [attach details]
- 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 been voted on?  
 Yes  No (attach details)
- j) Is the Strata Corporation party to any court proceeding or arbitration, and/or are there any judgments or orders against the Strata Corporation?  
 Yes  No [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?  
 Yes  No [attach details]
- l) Number of strata lots in the strata plan that are rented 35

Date: April 21<sup>st</sup>, 2006



Signature of Strata Manager

Strata Plan VR 2691

Balance Sheet  
31 March 2006

ASSETS

Prime Investment Acct.	\$	47,897.79	
Prime Investment Account - CRF		140,340.75	
Accounts Receivable - Maint.		9,909.35	
<b>Total Assets</b>			<b>\$ 198,147.89</b>

LIABILITIES AND OWNER'S EQUITY

Operating Fund Account

Balance at Beginning of Year	\$	64,177.39	
Surplus/(Deficit) Y.T.D.		<6,370.25>	
			<b>57,807.14</b>

Contingency Reserve Fund Account

Balance at Beginning of Year		147,567.45	
Allocation Y.T.D.		11,000.00	
Add: Contingency Interest		3,995.70	
Less - East Wall Repairs		<6,082.95>	
Less - Hot Water System		<11,832.26>	
Less - Boiler Controller		<4,307.19>	
			<b>140,340.75</b>
<b>Total Equity</b>	<b>\$</b>		<b>198,147.89</b>

prepared by:

Condex Property Management Ltd.

CONDEX PROPERTY MANAGEMENT LTD.  
Statement of Account

STRATA NO:	VR 2691							
UNIT NO. :	409							
NAME :	Capozzi, Cameron							
	BALANCE		UNIT		SPECIAL	MAINT	PAYMENTS	BALANCE
DATE	FORWARDED	FINES	CHARGE	MOVE IN	ASSESS.	PAYMENT	MADE	E.O.M.
2005								
November	\$ -	\$200.00	noise			\$ 152.00	\$ 152.00	\$ 200.00
2006								
Jan	200.00	400.00	noise			152.00	152.00	600.00
April	600.00		45.00	clicker		152.00	152.00	645.00