

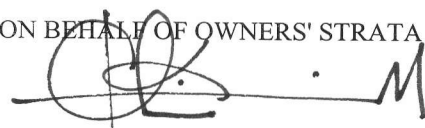
Strata Property Act
FORM B
INFORMATION CERTIFICATE
(Section 59)

The Owners, Strata Plan LMS1978 certify that the information contained in this certificate with respect to Strata Lot 22 is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above. \$231.19
- (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? \$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 as at October 31, 2008? Unknown
- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund as at February 28, 2009. \$71,826.41
- (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 copies of all notices or work orders]
- (l) Number of strata lots in the strata plan that are rented 7 units.

Dated: This 2nd day of April 2009.

ON BEHALF OF OWNERS' STRATA PLAN LMS1978


Chris Kasianchuk
STRATA MANAGER
WARRINGTON PCI MANAGEMENT

Description	Current Month	Year to Date

ASSETS		
Current Assets		
HSBC Strata Trust	(2,712.51)	10,966.00
HSBC Trust Savings	(690.14)	71,826.41
Accounts Receivable - Owners	5,205.38	7,517.88
Prepaid Insurance	(1,977.09)	5,351.85
Prepaid General	0.00	416.27
Equipment	0.00	9,083.64
Accum. Dep'n Equipment	0.00	(7,257.46)

Current Assets	(174.36)	97,904.59

TOTAL ASSETS	(174.36)	97,904.59

LIABILITIES AND OWNERS FUNDS		
LIABILITIES		
Current Liabilities		
Accounts Payable - Suppliers	14,532.16	19,413.85
Accounts Payable - Other	0.00	3,898.14

Current Liabilities	14,532.16	23,311.99

TOTAL LIABILITIES	14,532.16	23,311.99

OWNERS FUNDS		
Equity in Fixed Assets	0.00	1,826.18
Operating Fund, current year	(16,276.65)	940.01
CRF, Closing Balance	1,570.13	71,826.41

TOTAL OWNERS FUNDS	(14,706.52)	74,592.60

TOTAL LIABILITIES & FUNDS	(174.36)	97,904.59

End of Financial Statement

Warrington PCI ITF Strata Plan LMS 1978
Period Ending 02/28/2009
Total Company
Balance Sheet - Schedule

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Description	Current Month	Year to Date
Contingency Reserve Fund		
CRF, Opening Balance	0.00	65,426.50
CRF, Contributions	1,515.42	6,061.68
CRF, Interest	54.71	338.23
CRF, Closing Balance	1,570.13	71,826.41

End of Financial Statement

Curr Mth Actual	Curr Mth Budget	Curr Mth Variance	% Var	Description	YTD Actual	YTD Budget	YTD Variance	% Var
16,558.58	16,558.42	-0.16	0.00	Commercial Fees				
18.27	41.67	23.40	56.16	Strata Fees	66,234.32	66,233.68	-0.64	0.00
35.00	157.50	122.50	77.78	Interest Income	43.09	166.68	123.59	74.15
100.00	100.00	0.00	0.00	Parking	140.00	315.00	175.00	55.56
				Move Fees	200.00	200.00	0.00	0.00
16,711.85	16,857.59	145.74	0.86	Total Commercial Fees	66,617.41	66,915.36	297.95	0.45
				Operating Expenses				
				GST Applicable				
0.00	250.00	250.00	100.00	Alarm	1,658.02	1,000.00	-658.02	-65.80
16.92	33.33	16.41	49.23	Bank Charges	81.82	133.32	51.50	38.63
2,341.50	2,091.67	-249.83	-11.94	Ground Maintenance	6,430.20	8,366.68	1,936.48	23.15
0.00	916.67	916.67	100.00	Electricity	2,990.07	3,666.68	676.61	18.45
10,334.39	1,916.67	-8,417.72	-439.18	Gas	11,489.19	7,666.68	-3,822.51	-49.86
1,025.00	750.00	-275.00	-36.67	Janitorial	3,620.00	3,000.00	-620.00	-20.67
1,283.00	1,283.00	0.00	0.00	Management Fees	5,132.00	5,132.00	0.00	0.00
99.75	100.00	0.25	0.25	Pest Control	399.00	400.00	1.00	0.25
13,725.95	3,750.00	-9,975.95	-266.03	Repair & Maintenance - Common	16,368.15	15,000.00	-1,368.15	-9.12
291.94	666.67	374.73	56.21	Scavenging/Recycling	1,421.62	2,666.68	1,245.06	46.69
266.32	166.67	-99.65	-59.79	Office Expense	1,583.65	666.68	-916.97	-137.54
111.22	100.00	-11.22	-11.22	Telephone & Pager	400.03	400.00	-0.03	-0.01
29,495.99	12,024.68	-17,471.31	-145.30	Subtotal (GST Applicable)	51,573.75	48,098.72	-3,475.03	-7.22
				GST Non-Applicable				
1,977.09	1,866.67	-110.42	-5.92	Insurance	7,908.36	7,466.68	-441.68	-5.92
0.00	1,166.67	1,166.67	100.00	Water & Sewer	133.61	4,666.68	4,533.07	97.14
1,977.09	3,033.34	1,056.25	34.82	Subtotal (GST Non-Applicable)	8,041.97	12,133.36	4,091.39	33.72
31,473.08	15,058.02	-16,415.06	-109.01	Total Operating Expenses	59,615.72	60,232.08	616.36	1.02
				Other Expenses				
1,515.42	1,515.42	0.00	0.00	Transfer to Contingency	6,061.68	6,061.68	0.00	0.00
1,515.42	1,515.42	0.00	0.00	Total Other Expenses	6,061.68	6,061.68	0.00	0.00
-16,276.65	284.15	16,560.80	999.99	TOTAL	940.01	621.60	-318.41	-51.22
-16,276.65	284.15	16,560.80	999.99	Operating Fund Surplus (Loss)	940.01	621.60	-318.41	-51.22

**STRATA PLAN LMS1978 (RIVERSIDE GARDENS)
APPROVED OPERATING FUND BUDGET
FOR THE YEAR NOVEMBER 1,2008 TO OCTOBER 31,2009**

REF		OCT 31/08 BUDGET	OCT 31/08 PROJECTION	OCT 31/09 BUDGET
<u>OPERATING FUND REVENUES</u>				
3525	Move Fee	\$0.00	\$400.00	\$400.00
3509	Parking Revenue	\$0.00	\$630.00	\$630.00
3550	Strata Fees	\$177,853	\$177,853	\$198,701
3506	Interest	\$500	\$457	\$500
3608	Miscellaneous	\$0	\$0	\$0
3557	Operating Fund Surplus-Prior Period	\$0	\$0	\$0
	TOTAL OPERATING FUND REVENUES	\$178,353	\$179,341	\$200,231
<u>OPERATING FUND EXPENSES</u>				
6005	Bank Charges	\$200	\$409	\$400
6007	Management Fee	\$15,396	\$15,396	\$15,396
6009	Office	\$2,000	\$1,394	\$2,000
6015	Enterphone	\$1,200	\$1,192	\$1,200
6105	Alarms/Inspection	\$3,000	\$5,132	\$3,000
6203	Gas	\$19,000	\$23,329	\$23,000
6204	Electricity	\$10,000	\$11,247	\$11,000
6208	Water & Sewer	\$14,000	\$13,381	\$14,000
6304	Janitorial	\$9,500	\$8,698	\$9,000
6306	Waste Removal	\$6,200	\$8,395	\$8,000
6410	Pest Control	\$1,100	\$1,472	\$1,200
6411	Grounds Maintenance	\$21,600	\$24,550	\$23,000
6411.1	Grounds Maintenance-Extra's	\$1,800	\$0	\$1,800
6412	Snow Removal	\$300	\$0	\$300
6450	Repairs & Maintenance	\$35,263	\$69,651	\$45,000
6608	Insurance	\$21,000	\$22,400	\$22,400
6609.2	Audit	\$1,350	\$1,350	\$1,350
	TOTAL OPERATING FUND EXPENSES	\$162,909	\$207,997	\$182,046
	NET BEFORE OTHER FUNDS	\$15,444	(\$28,657)	\$18,185
6460	Contingency Reserve Fund Transfer	\$15,444	\$15,444	\$18,185
6460.1	Special Levy		\$0	
	TOTAL OTHER FUNDS	\$15,444	\$15,444	\$18,185
	OPERATING FUND SURPLUS (LOSS)	\$0	(\$44,101)	\$0
TRANSFER PROJECTED OPERATING FUND DEFICIT TO CRF		\$0	\$44,101	\$0
OPERATING FUND - END OF PERIOD		\$0	\$0	\$0
PROJECTED INCREASE IN STRATA FEES				11.72%

SCHEDULE B

STRATA PLAN LMS1978 (RIVERSIDE GARDENS)
STRATA FEE SCHEDULE
FOR THE YEAR NOVEMBER 1,2008 TO OCTOBER 31,2009

S/L & UNIT	U/E	MONTHLY OPERATING FUND	MONTHLY CONTINGENCY FUND	TOTAL MONTHLY STRATA FEES	S/L & UNIT
1	830	\$ 152.25	\$ 15.34	\$ 167.59	1
2	785	\$ 143.99	\$ 14.51	\$ 158.50	2
3	970	\$ 177.93	\$ 17.92	\$ 195.85	3
4	1,001	\$ 183.61	\$ 18.50	\$ 202.11	4
5	1,145	\$ 210.03	\$ 21.16	\$ 231.19	5
6	960	\$ 176.09	\$ 17.74	\$ 193.83	6
7	1,145	\$ 210.03	\$ 21.16	\$ 231.19	7
8	1,001	\$ 183.61	\$ 18.50	\$ 202.11	8
9	1,145	\$ 210.03	\$ 21.16	\$ 231.19	9
10	994	\$ 182.33	\$ 18.37	\$ 200.70	10
11	1,145	\$ 210.03	\$ 21.16	\$ 231.19	11
12	826	\$ 151.51	\$ 15.26	\$ 166.77	12
13	785	\$ 143.99	\$ 14.51	\$ 158.50	13
14	970	\$ 177.93	\$ 17.92	\$ 195.85	14
15	1,001	\$ 183.61	\$ 18.50	\$ 202.11	15
16	1,145	\$ 210.03	\$ 21.16	\$ 231.19	16
17	960	\$ 176.09	\$ 17.74	\$ 193.83	17
18	1,145	\$ 210.03	\$ 21.16	\$ 231.19	18
19	1,001	\$ 183.61	\$ 18.50	\$ 202.11	19
20	1,145	\$ 210.03	\$ 21.16	\$ 231.19	20
21	994	\$ 182.33	\$ 18.37	\$ 200.70	21
22	1,145	\$ 210.03	\$ 21.16	\$ 231.19	22
23	1,258	\$ 230.75	\$ 23.25	\$ 254.00	23
24	1,258	\$ 230.75	\$ 23.25	\$ 254.00	24
25	1,258	\$ 230.75	\$ 23.25	\$ 254.00	25
26	1,258	\$ 230.75	\$ 23.25	\$ 254.00	26
27	1,258	\$ 230.75	\$ 23.25	\$ 254.00	27
28	1,258	\$ 230.75	\$ 23.25	\$ 254.00	28
29	1,258	\$ 230.75	\$ 23.25	\$ 254.00	29
30	1,258	\$ 230.75	\$ 23.25	\$ 254.00	30
31	1,258	\$ 230.75	\$ 23.25	\$ 254.00	31
32	1,258	\$ 230.75	\$ 23.25	\$ 254.00	32
33	1,186	\$ 217.55	\$ 21.92	\$ 239.47	33
34	1,186	\$ 217.55	\$ 21.92	\$ 239.47	34
35	1,186	\$ 217.55	\$ 21.92	\$ 239.47	35
36	1,186	\$ 217.55	\$ 21.92	\$ 239.47	36
37	1,186	\$ 217.55	\$ 21.92	\$ 239.47	37
38	1,186	\$ 217.55	\$ 21.92	\$ 239.47	38
39	1,186	\$ 217.55	\$ 21.92	\$ 239.47	39
40	1,186	\$ 217.55	\$ 21.92	\$ 239.47	40
41	1,256	\$ 230.39	\$ 23.21	\$ 253.60	41
42	1,176	\$ 215.71	\$ 21.73	\$ 237.44	42
43	1,189	\$ 218.10	\$ 21.97	\$ 240.07	43
44	1,263	\$ 231.67	\$ 23.34	\$ 255.01	44
45	1,189	\$ 218.10	\$ 21.97	\$ 240.07	45
46	1,189	\$ 218.10	\$ 21.97	\$ 240.07	46
47	1,263	\$ 231.67	\$ 23.34	\$ 255.01	47
48	1,189	\$ 218.10	\$ 21.97	\$ 240.07	48
49	1,189	\$ 218.10	\$ 21.97	\$ 240.07	49
50	1,263	\$ 231.67	\$ 23.34	\$ 255.01	50
51	1,189	\$ 218.10	\$ 21.97	\$ 240.07	51

SCHEDULE B

**STRATA PLAN LMS1978 (RIVERSIDE GARDENS)
STRATA FEE SCHEDULE
FOR THE YEAR NOVEMBER 1,2008 TO OCTOBER 31,2009**

S/L & UNIT	U/E	MONTHLY OPERATING FUND	MONTHLY CONTINGENCY FUND	TOTAL MONTHLY STRATA FEES	S/L & UNIT
52	1,189	\$ 218.10	\$ 21.97	\$ 240.07	52
53	1,189	\$ 218.10	\$ 21.97	\$ 240.07	53
54	1,176	\$ 215.71	\$ 21.73	\$ 237.44	54
55	1,256	\$ 230.39	\$ 23.21	\$ 253.60	55
56	830	\$ 152.25	\$ 15.34	\$ 167.59	56
57	785	\$ 143.99	\$ 14.51	\$ 158.50	57
58	970	\$ 177.93	\$ 17.92	\$ 195.85	58
59	1,001	\$ 183.61	\$ 18.50	\$ 202.11	59
60	1,145	\$ 210.03	\$ 21.16	\$ 231.19	60
61	957	\$ 175.54	\$ 17.68	\$ 193.22	61
62	1,145	\$ 210.03	\$ 21.16	\$ 231.19	62
63	984	\$ 180.49	\$ 18.18	\$ 198.67	63
64	984	\$ 180.49	\$ 18.18	\$ 198.67	64
65	969	\$ 177.74	\$ 17.91	\$ 195.65	65
66	829	\$ 152.06	\$ 15.32	\$ 167.38	66
67	785	\$ 143.99	\$ 14.51	\$ 158.50	67
68	970	\$ 177.93	\$ 17.92	\$ 195.85	68
69	1,001	\$ 183.61	\$ 18.50	\$ 202.11	69
70	1,145	\$ 210.03	\$ 21.16	\$ 231.19	70
71	957	\$ 175.54	\$ 17.68	\$ 193.22	71
72	1,145	\$ 210.03	\$ 21.16	\$ 231.19	72
73	984	\$ 180.49	\$ 18.18	\$ 198.67	73
74	984	\$ 180.49	\$ 18.18	\$ 198.67	74
75	969	\$ 177.74	\$ 17.91	\$ 195.65	75

MONTHLY TOTALS	\$ 15,043.04	\$ 1,515.54	\$ 16,558.58
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X TWELVE	X TWELVE	X TWELVE
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ANNUAL TOTALS	\$ 180,516.48	\$ 18,186.48	\$ 198,702.96
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CONTROL T	82,010	\$ 180,516	\$ 18,185	\$ 198,701
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**STRATA PLAN LMS1978 (RIVERSIDE GARDENS)
CONTINGENCY RESERVE FUND
FOR THE YEAR NOVEMBER 1,2008 TO OCTOBER 31,2009**

SCHEDULE C

BEGINNING BALANCE - OCTOBER 31,1999	\$ 80,563
CONTRIBUTIONS DURING THE YEAR	\$ 10,290
INTEREST EARNED DURING THE YEAR	\$ 2,576
EXPENDITURES DURING THE YEAR	\$ (10,794)
TRANSFER OPERATING FUND SURPLUS	\$ 7,431
ENDING BALANCE, OCTOBER 31,2000	<u>\$ 90,065</u>
CONTRIBUTIONS DURING THE YEAR	\$ 12,547
INTEREST EARNED DURING THE YEAR	\$ 4,251
ENDING BALANCE, OCTOBER 31,2001	<u>\$ 106,863</u>
CONTRIBUTIONS DURING THE YEAR	\$ 12,547
INTEREST EARNED DURING THE YEAR	\$ 2,693
ENDING BALANCE, OCTOBER 31,2002	<u>\$ 122,103</u>
CONTRIBUTIONS DURING THE YEAR	\$ 12,500
INTEREST EARNED DURING THE YEAR	\$ 3,506
TRANSFER TO BLDG IMPROVEMENT FUND PER PREVIOUS AGM	\$ (49,000)
ENDING BALANCE, OCTOBER 31,2003	<u>\$ 89,109</u>
CONTRIBUTIONS DURING THE YEAR	\$ 13,512
INTEREST EARNED DURING THE YEAR	\$ 2,329
ENDING BALANCE, OCTOBER 31,2004	<u>\$ 104,949</u>
CONTRIBUTIONS DURING THE YEAR	\$ 13,717
INTEREST EARNED DURING THE YEAR	\$ 2,309
EXPENDITURES DURING THE YEAR	\$ (30,615)
ENDING BALANCE, OCTOBER 31,2005	<u>\$ 90,361</u>
OPERATING FUND LOSS FOR 2005	\$ (18,227)
OPERATING FUND LOSS FOR 2005-AUDIT ADJUSTMENTS	\$ (11,070)
CONTRIBUTIONS DURING THE YEAR	\$ 14,706
INTEREST EARNED DURING THE YEAR	\$ 3,058
ENDING BALANCE, OCTOBER 31,2006	<u>\$ 78,828</u>
OPERATING FUND SURPLUS FOR 2006	\$ 444
OPERATING FUND LOSS FOR 2007 - ADJUSTMENTS	\$ (1,047)
CONTRIBUTIONS DURING THE YEAR	\$ 15,444
INTEREST EARNED DURING THE YEAR	\$ 3,348
ENDING BALANCE, OCTOBER 31,2007	<u>\$ 97,017</u>
OPERATING FUND LOSS FOR 2007	\$ (4,319.49)
OPERATING FUND LOSS FOR 2007-AUDIT ADJUSTMENTS	\$ (1,851.00)
PROJECTED CONTRIBUTIONS DURING THE YEAR	\$ 15,444
PROJECTED INTEREST EARNED DURING THE YEAR	\$ 3,347.97
PROJECTED ENDING BALANCE, OCTOBER 31, 2008	<u>\$ 109,639</u>
PROJECTED OPERATING FUND LOSS FOR 2008	\$ (44,101.00)
BUDGETED CONTRIBUTION DURING THE YEAR	\$ 18,184.90
BUDGETED INTEREST EARNED DURING THE YEAR	\$ 4,000.00
BUDGETED ENDING BALANCE , OCTOBER 31, 2008	<u><u>\$ 87,722.65</u></u>