

Strata Property Act
FORM B
INFORMATION CERTIFICATE

[am. B.C. Regs. 238/2011, Schs. 2 and 3; 172/2016, s. (b); 206/2016, Sch. 1, s.1.]
(Section 59)

The Owners, Strata Plan NW3173, certify that the information contained in this certificate with respect to Strata Lot 22 (#22 - 8889 212 Street, 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 \$323.59
- (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
The payment is to be made by: n/a
- (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 \$0.00
- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund \$201,030.48
- (g) Are there any amendments to the bylaws that are not yet filed in the land title office?
 No Yes (attach copy of all agreements)
- (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 agreements)
- (h.1) Are there any winding-up resolutions that have been passed?
 No Yes (attach copy of all agreements)
- (i) Has notice been given for any resolutions, requiring a $\frac{3}{4}$ vote, 80% 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 agreements)
- (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
- (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 agreements)
- (l) Number of strata lots in the strata plan that are rented 0
- (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 of part of a separate strata lot)
 - Parking stall(s) number(s)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:

[Provide background on the allocation of parking stalls referred to in whichever of the 3 preceding boxes have been selected and attach 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 to 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 party 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:

(Provide background on the allocation of storage lockers referred to in whichever of the 3 preceding boxes have been selected and attach 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.

Requirements 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:

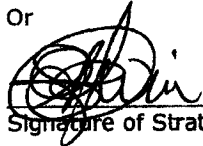
- The bylaws of the strata corporation
- The current budget of the strata corporation
- The owner developer's Rental Disclosure Statement under Section 139, if any; and
- The most recent depreciation report, if any, obtained by the Strata Corporation under Sec 94.

Date: March 31, 2021

Signature of Council Member

Signature of Second Council Member

Or



Signature of Strata Manager

NW3173 - Garden Terrace
Balance Sheet As at 02/28/2021

ASSET

Current Assets	
Equity Shares Account	5.18
Bank - Operating	56,637.11
Bank - CRF	<u>201,030.48</u>
Total CRF	201,030.48
Accounts Receivable	-305.86
Prepaid Insurance	<u>7,017.74</u>
Total Current Assets	<u>264,384.65</u>
TOTAL ASSET	<u>264,384.65</u>

LIABILITY

Accounts Payable	
Due to CRF re Insurance	<u>7,017.74</u>
Total Accounts Payable	<u>7,017.74</u>
TOTAL LIABILITY	<u>7,017.74</u>

EQUITY

Reserves	
CRF - Opening Balance	185,928.77
CRF - Current Contributions	21,993.62
CRF - Interest	125.83
Due from Operating re Insurance	<u>-7,017.74</u>
Total Reserves	<u>201,030.48</u>
Retained Earnings	
Current Earnings	37,241.21
Retained Earnings	<u>19,095.22</u>
Total Retained Earnings	<u>56,336.43</u>
TOTAL EQUITY	<u>257,366.91</u>
LIABILITIES AND EQUITY	<u>264,384.65</u>

NW3173 - Garden Terrace

Comparative Income Statement

	Actual 04/01/2020 to 02/28/2021	Budget 04/01/2020 to 02/28/2021	Difference
REVENUE			
Income			
Strata Fees	238,299.56	238,300.04	-0.48
Interest Income	5.77	91.63	-85.86
Move in/out fee income	350.00	91.63	258.37
Parking Income	2,525.00	2,475.00	50.00
Clubhouse Rental Income	0.00	137.50	-137.50
Total Income	<u>241,180.33</u>	<u>241,095.80</u>	84.53
TOTAL REVENUE	<u>241,180.33</u>	<u>241,095.80</u>	84.53
EXPENSE			
Expenses			
Building Maintenance	315.00	11,316.69	-11,001.69
Building Maintenance - Exterior	16,226.20	4,720.76	11,505.44
Fire Hydrants	351.31	229.13	122.18
Pest Control	189.38	188.76	0.62
Gutter Repairs	0.00	944.13	-944.13
Grounds Contract	52,009.18	51,541.38	467.80
Grounds Improvement	226.39	916.63	-690.24
Irrigation	0.00	229.13	-229.13
Drainage	647.01	4,583.26	-3,936.25
Snow Removal	1,774.50	4,583.26	-2,808.76
Fencing	0.00	229.13	-229.13
Management Fees	13,979.13	13,979.13	0.00
Legal	3,931.20	0.00	3,931.20
Insurance	77,194.26	77,194.26	0.00
Insurance Deductible	0.00	22,916.63	-22,916.63
Garbage Removal	11,345.41	13,750.00	-2,404.59
Enterphone	446.82	458.26	-11.44
Office Expenses	654.28	1,283.26	-628.98
Bank Charges	330.00	458.26	-128.26
Clubhouse - Maintenance/Supplies	103.83	137.50	-33.67
Clubhouse - Utilities	1,571.60	1,833.26	-261.66
Clubhouse - Janitor Expense	0.00	1,466.63	-1,466.63
Accounting/Legal Fees	650.00	3,666.63	-3,016.63
RV Rental Area Reserve	0.00	2,475.00	-2,475.00
Contingency Reserve Fund	21,993.62	21,993.62	0.00
Total Expenses	<u>203,939.12</u>	<u>241,094.70</u>	-37,155.58
TOTAL EXPENSE	<u>203,939.12</u>	<u>241,094.70</u>	-37,155.58
NET INCOME	<u>37,241.21</u>	<u>1.10</u>	37,240.11

NW3173 GARDEN TERRACE		APPROVED OPERATING BUDGET 2020-2021				
FOR THE YEAR ENDED - MARCH 31, 2020		Note: 19% for insurance, plus 3% for inflation				
G/L CODE	DESCRIPTION	2018/2019 APPROVED BUDGET	MONTHLY 2019-2020	2018/2019 ACTUAL TO MAR 31/20	2020-2021 APPROVED BUDGET	MONTHLY 2020-2021
4100	Strata Fees	\$213,085.00	\$17,757.08	\$212,829.71	\$259,963.70	\$21,663.64
4150	NSF Fees/fines	\$0.00	\$0.00	\$326.50	\$0.00	\$0.00
4220	Interest Income	\$250.00	\$20.83	\$95.85	\$100.00	\$8.33
4220	Move In/Out Fees	\$100.00	\$8.33	\$100.00	\$100.00	\$8.33
4300	Parking income	\$2,850.00	\$237.50	\$2,700.00	\$2,700.00	\$225.00
4320	Clubhouse Rental Income	\$150.00	\$12.50	\$350.00	\$150.00	\$12.50
4330	Prior Year Surplus	\$15,000.00	\$1,250.00	\$15,000.00	\$0.00	\$0.00
	Total Income	\$231,435.00	\$19,286.25	\$231,402.06	\$263,013.70	\$21,917.81
G/L CODE	EXPENSES					
5002	Building Maintenance	\$16,986.00	\$1,415.50	\$17,030.75	\$12,345.58	\$1,028.80
5003	Building Mntce/Ext,	\$0.00	\$0.00	\$0.00	\$5,150.00	\$429.17
5006	Fire Hydrants	\$400.00	\$33.33	\$220.50	\$250.00	\$20.83
5010	Pest Control	\$200.00	\$16.67	\$202.28	\$206.00	\$17.17
5020	Gutter Repairs	\$1,000.00	\$83.33	\$2.54	\$1,030.00	\$85.83
5030	Landscaping	\$53,550.00	\$4,462.50	\$54,324.39	\$56,227.00	\$4,685.58
5040	Landscaping Improvements	\$5,000.00	\$416.67	\$495.55	\$1,000.00	\$83.33
5045	Irrigation	\$250.00	\$20.83	\$126.00	\$250.00	\$20.83
5050	Drainage	\$3,000.00	\$250.00	\$7,284.38	\$5,000.00	\$416.67
5060	Snow Removal	\$5,000.00	\$416.67	\$5,145.00	\$5,000.00	\$416.67
5062	Roadways/Sewer Mntc	\$2,623.00	\$218.58	\$0.00	\$0.00	\$0.00
5064	Fencing Construction	\$10,000.00	\$833.33	\$12,090.27	\$250.00	\$20.83
5066	Entrance Gate	\$500.00	\$41.67	\$0.00	\$0.00	\$0.00
5070	Management Fees	\$16,380.00	\$1,365.00	\$15,345.50	\$15,250.00	\$1,270.83
5075	Legal	\$0.00	\$0.00	\$1,209.10	\$0.00	\$0.00
5080	Insurance	\$37,077.00	\$3,089.75	\$37,077.00	\$84,212.00	\$7,017.67
5082	Insurance Deductible	\$2,500.00	\$208.33	\$0.00	\$25,000.00	\$2,083.33
5090	Garbage Removal	\$14,500.00	\$1,208.33	\$18,903.46	\$15,000.00	\$1,250.00
5100	Enterphone	\$600.00	\$50.00	\$487.44	\$500.00	\$41.67
5110	Office Expenses	\$1,500.00	\$125.00	\$1,411.28	\$1,400.00	\$116.67
5120	Bank Charges	\$350.00	\$29.17	\$465.37	\$500.00	\$41.67
5130	Clubhouse-Mntc/Supplies	\$900.00	\$75.00	\$22.81	\$150.00	\$12.50
5140	Clubhouse-Utilities	\$1,300.00	\$108.33	\$1,937.93	\$2,000.00	\$166.67
5150	Clubhouse-Janitor Expense	\$1,300.00	\$108.33	\$1,437.50	\$1,600.00	\$133.33
5160	Accounting/Legal Fees	\$500.00	\$41.67	\$76.03	\$4,000.00	\$333.33
5160	RV Rental Area Reserve	\$2,850.00	\$237.50	\$0.00	\$2,700.00	\$225.00
	Total Expenses	\$178,266.00	\$14,855.49	\$175,295.08	\$239,020.58	\$19,918.38
5170	Contingency Reserve Fund	\$53,169.00	\$4,430.76	\$53,169.00	\$23,993.12	\$1,999.43
	TOTAL EXPENSES	\$231,435.00	\$19,286.25	\$228,464.08	\$263,013.70	\$21,917.81
	NET INCOME	\$0.00		\$2,937.98	\$0.00	\$0.00