

DATE SUBMITTED: 4/16/2008 2:36:45 PM

Below is the result of an order from your website:

REQUESTORS NAME: Sayo Nickerson
 REQUESTORS ADDRESS: 410-650 W. 41st Ave N. Tower Vancouver BC V5Z 2M9
 REAL ESTATE COMPANY NAME: Re/Max Real Estate Services
 TELEPHONE: 604-263-2823
 CELL: 604-727-7445
 FAX: 604-263-1057
 EMAIL: snickerson@telus.net

METHOD OF DELIVERY: Email

DATE REQUIRED MM: 04 DD: 23 YYYY: 2008

STRATA PLAN NO: LMS-2790
 STRATA LOT NO: 28
 CIVIC ADDRESS OF UNIT: 306-1989 Dunbar Str.
 CURRENT OWNERS NAME: Breanna Fernie & Lianne Fernie

26 STRATA COUNCIL MEETINGS FROM 04 2006 To: 04 2008
 15 ANNUAL GENERAL MEETINGS FROM : 04 2006 To 04 2008
 15 SPECIAL GENERAL MEETINGS FROM : 04 2006 To: 04 2008

31 REPORTS REQUESTED:
 5 Current Bylaws
 5 Current Financial Statement - AA
 216 Engineering Report(s)
 3 Form B - Information Certificate

OTHER REPORTS REQUESTED:

RUSH: No Priority Charges
 AUTHORIZATION: I AM: AN AGENT

END OF FORM POST

CC NUMBER:
 CC EXPIRY DATE : 03/10
 CC NAME: Sayo Nickerson

CHARGES: # OF PAGES 296 X \$0.25/PAGE = 74.-

FORM B: 35.-

RUSH CHARGES: -

EMAIL/FAX CHARGES: 5.-

POSTAGE: -

SUB-TOTAL: 114.-

5% GST: 5.70
 (GST #R101209567)

TOTAL DUE: \$ 119.70

PAID

Strata Property Act
FORM B
INFORMATION CERTIFICATE
(Section 59)

The Owners, Strata Plan LMS 2790 certify that the information contained in this certificate with respect to Strata Lot 28 is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above is: \$ 196.80
- (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*): \$ 645.32
- (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

(Since records may be unavailable or incomplete, purchaser should request the seller to disclose any applicable 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:

Any special levy that has been approved is due and payable now by the current owner.

- (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: Final Expenses Are Undetermined

- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund:

\$ 42,143.12 as of April 22, 2008. (The amount of the Contingency Reserve Fund may not be supported by cash and may not include emergency expenditures approved by Council.)

- (g) Are there any amendments to the bylaws that are not yet filed in the Land Title Office?

☒ No

☐ Yes

- (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

- (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

- (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

(The above may not include notices that were served directly to the Council or foreclosure proceedings against individual strata lots)

- (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

- (l) Number of strata lots in the strata plan that are rented:

To the best of our knowledge and as reported to us is 15 as of April 12, 2008.

Date: April 22, 2008


Strata Manager

**LMS 2790 - SONESTA
RESIDENTIAL
Approved Budget
Jun 01, 2007 to May 31, 2008**

INCOME

FEES

Res-Operating Fund Contribution	59,800
Res-Contingency Fund Contribution	5,980
TOTAL FEES	<u>65,780</u>
TOTAL INCOME	<u>65,780</u>

EXPENSES

OPERATING EXPENSES

Res-Building Supplies	1,200
Res-Electricity	3,500
Res-Elevator Maintenance	2,700
Res-Enterphone	1,850
Res-Garbage Removal	2,850
Res-Gas	27,200
Res-Janitorial Services	5,000
Res-Mechanical Maintenance	1,400
Res-Repair & Maintenance	6,000
Res-Security Lease	6,500
Res-Window Cleaning	1,600
TOTAL OPERATING EXPENSES	<u>59,800</u>
Res-Reserve-Contingency Fund	5,980
Res-Trf to Contingency	8,646
TOTAL EXPENSES	<u>74,426</u>

CURRENT YEAR SURPLUS/(DEFICIT) **(8,646)**

Res-Operating Surplus (Deficit) B/F 8,646

ENDING OP SURPLUS/(DEFICIT) **0**

**LMS 2790 - SONESTA
COMMERCIAL
Approved Budget
Jun 01, 2007 to May 31, 2008**

INCOME

FEES

Comm-Operating Fund Contribution	3,085
TOTAL FEES	<u>3,085</u>
TOTAL INCOME	<u>3,085</u>

EXPENSES

OPERATING EXPENSES

Comm-Cleaning & Janitorial Supplies	1,200
Comm-Electricity	500
Comm-Garbage Removal	1,000
Comm-Repair & Maintenance	1,500
TOTAL OPERATING EXPENSES	<u>4,200</u>
TOTAL EXPENSES	<u>4,200</u>
CURRENT YEAR SURPLUS/(DEFICIT)	<u>(1,115)</u>
Comm-Operating Surplus (Deficit) B/F	1,115
ENDING OP SURPLUS/(DEFICIT)	<u><u>0</u></u>

**LMS 2790 - SONESTA
JOINT USE
Approved Budget
Jun 01, 2007 to May 31, 2008**

INCOME

FEES

Operating Fund Contribution	66,599
Contingency Fund Contribution	6,660
TOTAL FEES	<u>73,259</u>
TOTAL INCOME	<u>73,259</u>

EXPENSES

OPERATING EXPENSES

Audit	212
Bank Charges/Interest	120
Cleaning & Janitorial Supplies	1,600
Electricity	6,500
Fire Equip Mtce/Monitoring	3,000
Grounds-Maintenance	500
Insurance	20,000
Legal Fees	180
Management Fees	12,720
Mechanical Maintenance	2,000
Miscellaneous	2,000
Repair & Maintenance	10,000
Water/Sewer	7,100
TOTAL OPERATING EXPENSES	<u>65,932</u>
Reserve-Contingency Fund	6,660
TOTAL EXPENSES	<u>72,592</u>
CURRENT YEAR SURPLUS/(DEFICIT)	<u>667</u>
Operating Surplus (Deficit) B/F	667
ENDING OP SURPLUS/(DEFICIT)	<u><u>1,334</u></u>

Balance Sheet (Accrual)
LMS 2790 - SONESTA - (lms2790)
Months: Mar 2008

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Assets

Current Assets

Cash

Bank - Operating Account	15,171.35
Bank - Contingency Reserve	<u>40,978.92</u>

Total Cash 56,150.27

Accounts Receivable 1,717.26

Prepaid Lease 532.95

Total Current Assets 58,400.48

Total Assets 58,400.48

Liabilities & Equity

Liabilities

Prepayment - Revenue 951.20

Gate Key Deposits 60.00

Total Liabilities 1,011.20

Equity

Operating Surplus(Deficit) 16,410.36

Contingency Fund Balance 40,978.92

Total Equity 57,389.28

Total Liabilities & Equity 58,400.48

SCHEDULE OF RESERVES

LMS 2790 - SONESTA

Reporting Period Mar 2008

Period Ending 10

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YTD Actual

CONTINGENCY RESERVE SCHEDULE

Balance Forward-Prior Year	20,240.16
Res-Balance Forward-Prior Yr	39,111.05
Comm-Balance Forward-Prior Yr	5,715.74
Current Yr Contribution-Contingency	5,550.00
Res-Current Yr Contribution-Contingency	4,983.30
Interest	989.34
Res-Trf From Operating Surplus	8,646.18
Trf From Other Reserves	8.21
Total Income	<u>85,243.98</u>
Trf To Mtce Resve/SLevy	29,000.00
Boiler & Mechancial	15,265.06
Total Expenditures	<u>44,265.06</u>
Contingency Fund Balance	<u><u>40,978.92</u></u>

MTCE RESERVE SCHEDULE / SP. LEVY FUND

Balance Forward-Prior Year	1,602.50
Interest	532.19
Special Levy	62,881.92
Trf From Contingency Reserve	29,000.00
Special Levy	4,999.97
Trf From Operating	75.35
Total Income	<u>99,091.93</u>
Deck	94,083.75
Trf to Contingency Reserve	8.21
Landscape Upgrade	4,999.97
Total Expenditures	<u>99,091.93</u>
Mtce Reserve / Special Levy Balance	<u><u>0.00</u></u>

Statement of Income & Expenses - Residential

LMS 2790 - SONESTA
Reporting Period Mar 2008
Period Ending 10

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Description	MTD Actual	YTD Actual	YTD Budget	Variance	Annual Budget
INCOME					
STRATA FEES					
Res-Operating Fund Contribution	4,983	49,833	49,830	3	59,800
Res-Contingency Fund Contribution	498	4,983	4,980	3	5,980
TOTAL STRATA FEES	5,482	54,817	54,810	7	65,780
TOTAL INCOME	5,482	54,817	54,810	7	65,780
EXPENSES					
OPERATING EXPENSES					
Res-Building Supplies	0	0	1,000	1,000	1,200
Res-Electricity	0	2,252	2,920	668	3,500
Res-Elevator Maintenance	224	2,188	2,250	62	2,700
Res-Enterphone	11	1,409	1,540	131	1,850
Res-Garbage Removal	173	1,891	2,380	489	2,850
Res-Gas	4,864	14,840	22,670	7,830	27,200
Res-Janitorial Services	544	5,543	4,170	-1,373	5,000
Res-Mechanical Maintenance	0	0	1,170	1,170	1,400
Res-Repair & Maintenance	0	4,786	5,000	214	6,000
Res-Security Lease	524	5,269	5,420	151	6,500
Res-Window Cleaning	0	0	1,330	1,330	1,600
TOTAL OPERATING EXPENSES	6,339	38,178	49,850	11,672	59,800
Res-Reserve-Contingency Fund	498	4,983	4,980	-3	5,980
Res-Trf to Contingency	0	8,646	7,210	-1,436	8,646
TOTAL EXPENSES	6,837	51,808	62,040	10,232	74,426
CURRENT YR NET SURPLUS/(DEFICIT)	-1,355	3,009	-7,230	10,239	-8,646
Res-Operating Surplus (Deficit) B/F	0	8,646	7,210	1,436	8,646
ENDING OP SURPLUS/(DEFICIT)	-1,355	11,655	-20	11,675	0

Statement of Income & Expenses - Commercial

LMS 2790 - SONESTA
Reporting Period Mar 2008
Period Ending 10

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Description	MTD Actual	YTD Actual	YTD Budget	Variance	Annual Budget
INCOME					
STRATA FEES					
Comm-Operating Fund Contribution	257	2,571	2,570	1	3,085
TOTAL STRATA FEES	257	2,571	2,570	1	3,085
TOTAL INCOME	257	2,571	2,570	1	3,085
EXPENSES					
OPERATING EXPENSES					
Comm-Cleaning & Janitorial Supplies	78	768	1,000	232	1,200
Comm-Electricity	0	352	420	68	500
Comm-Garbage Removal	43	473	830	357	1,000
Comm-Repair & Maintenance	0	1,320	1,250	-70	1,500
TOTAL OPERATING EXPENSES	121	2,913	3,500	587	4,200
TOTAL EXPENSES	121	2,913	3,500	587	4,200
CURRENT YR NET SURPLUS/(DEFICI	136	-342	-930	588	-1,115
Comm-Operating Surplus (Deficit) B/F	0	1,115	930	185	1,115
ENDING OP SURPLUS/(DEFICIT)	136	773	0	773	0

Statement of Income & Expenses - Joint Use

LMS 2790 - SONESTA
Reporting Period Mar 2008
Period Ending 10

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Description	MTD Actual	YTD Actual	YTD Budget	Variance	Annual Budget
INCOME					
STRATA FEES					
Operating Fund Contribution	5,550	55,500	55,500	-1	66,599
Contingency Fund Contribution	555	5,550	5,550	0	6,660
TOTAL STRATA FEES	6,105	61,050	61,050	-1	73,259
Bylaw/Late Pymt Fine	108	1,217	0	1,217	0
Interest Income	42	452	0	452	0
Key	50	50	0	50	0
TOTAL INCOME	6,305	62,769	61,050	1,719	73,259
EXPENSES					
OPERATING EXPENSES					
Audit	0	210	180	-30	212
Bank Charges/Interest	10	100	100	0	120
Cleaning & Janitorial Supplies	155	1,754	1,330	-424	1,600
Electricity	0	4,434	5,420	986	6,500
Fire Equip Mtce/Monitoring	46	1,846	2,500	654	3,000
Grounds-Maintenance	0	275	420	145	500
Insurance	0	16,138	16,670	532	20,000
Legal Fees	16	152	150	-2	180
Management Fees	1,050	10,570	10,600	30	12,720
Mechanical Maintenance	0	353	1,670	1,317	2,000
Miscellaneous	129	1,470	1,670	200	2,000
Repair & Maintenance	-184	11,789	8,330	-3,459	10,000
Water/Sewer	0	3,478	5,920	2,442	7,100
TOTAL OPERATING EXPENSES	1,222	52,569	54,960	2,391	65,932
Reserve-Contingency Fund	555	5,550	5,550	0	6,660
TOTAL EXPENSES	1,777	58,119	60,510	2,391	72,592
CURRENT YR NET SURPLUS/(DEFICIT)	4,529	4,650	540	4,110	667
Operating Surplus (Deficit) B/F	0	-667	560	-1,227	667
ENDING OP SURPLUS/(DEFICIT)	4,529	3,982	1,100	2,882	1,334