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

The Owners, Strata Plan **VR 778** certify that the information contained in this certificate with respect to Strata Lot **6** is correct as of the date of this certificate.

a) Monthly strata fees payable to the owner of the strata lot described above $ **329.84**

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*) $ **Nil**

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 X 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 $ **Nil**

The payment is to be made by *[month, day, year]* _____

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*) $ **Nil**

f) Any amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund (*see balance sheet & note resolutions*) $ **55,719.22**

g) Are there any amendments to the bylaws that are not yet filed in the land title office?
_____ Yes X No *[attach details]*

h) Are there any resolutions passed by a ¾ 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 X No *[attach details]*

i) Has notice been given for any resolutions, requiring a ¾ vote or unanimous vote or dealing with an amendment to the bylaws, that have not been voted on?
_____ Yes X 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 X 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 X No *[attach details]*

l) Number of strata lots in the strata plan that are rented **1**

Date: **August 6th, 2009**

_____
Signature of Strata Manager

form-a2

Strata Plan VR 778

Balance Sheet
30 June 2009

ASSETS

Prime Investment Acct.	$	11,471.98	
Prime Investment Account - CRF		55,719.22	
Accounts Rec' - Maintenance		(774.03)	
Share Account		423.82	
Total Assets			**$ 66,840.99**

LIABILITIES AND OWNER'S EQUITY

Accounts Payable - Insurance		**5,697.48**
Operating Fund Account		
Balance at Beginning of Year	4,768.32	
Surplus/(Deficit) Y.T.D.	655.97	
		5,424.29
Contingency Reserve Fund Account		
Balance at Beginning of Year	63,697.43	
Add - Contingency Interest	271.43	
Less - Fence Repairs-South	(3,346.47)	
Less - Lighting Upgrade	(4,903.17)	
		55,719.22
Total Equity		**$ 66,840.99**

prepared by:

Condex Property Management Ltd.

Strata Plan VR 778
Income Statement
For the Six Months Ending 30 June 2009

	Month Actual	Y-T-D Actual	Y-T-D Budget	2009 Budget
INCOME:				
Owner Contributions	$ 11,558.34	$ 69,350.04	$ 69,349.98	$ 138,700.00
Move in	0.00	400.00	100.02	200.00
Interest	7.31	79.58	330.00	660.00
Fines/Sundry	0.00	100.00	100.02	200.00
TOTAL INCOME	**11,565.65**	**69,929.62**	**69,880.02**	**139,760.00**
GENERAL EXPENSES				
Administration	0.00	256.39	600.00	1,200.00
Caretaker	1,090.00	6,540.00	6,540.00	13,080.00
Insurance/Appraisal	949.58	5,697.48	6,064.98	12,130.00
Legal/Consulting	0.00	0.00	250.02	500.00
Management	1,028.20	6,169.20	6,169.98	12,340.00
Recreation Centre	1,283.00	7,698.00	7,699.98	15,400.00
Sundry - General	0.00	98.93	475.02	950.00
Total General Expenses	**4,350.78**	**26,460.00**	**27,799.98**	**55,600.00**
BUILDING EXPENSES				
Elevator maintenance	282.09	1,692.54	1,849.98	3,700.00
Emergency Generator	0.00	1,692.70	600.00	1,200.00
Fire protection	0.00	4,116.59	1,249.98	2,500.00
Garbage collection	562.02	1,275.26	1,050.00	2,100.00
Hydro	582.43	4,172.43	4,350.00	8,700.00
Gas	1,889.00	12,137.00	14,175.00	28,350.00
Plumbing/Mechanical	0.00	1,820.76	1,249.98	2,500.00
Repairs and Maintenance	778.22	5,953.24	5,055.00	10,110.00
Supplies	0.00	344.62	499.98	1,000.00
Water and Sewer	429.00	2,776.52	4,050.00	8,100.00
Window Cleaning	0.00	1,351.88	1,350.00	2,700.00
Total Building Expenses	**4,522.76**	**37,333.54**	**35,479.92**	**70,960.00**
GROUNDS EXPENSES				
Irrigation	771.67	1,269.08	499.98	1,000.00
Landscaping Maintenance	455.00	2,694.86	2,100.00	4,200.00
Landscaping Improvements	0.00	0.00	1,600.02	3,200.00
Total Grounds Expenses	**1,226.67**	**3,963.94**	**4,200.00**	**8,400.00**
POOL EXPENSES				
Pool Electricity & Heating	70.82	671.02	1,000.02	2,000.00
Pool Maintenance	321.36	754.19	1,249.98	2,500.00
Pool Supplies	29.38	90.96	150.00	300.00
Total Pool Expenses	**421.56**	**1,516.17**	**2,400.00**	**4,800.00**
TOTAL EXPENSES	**10,521.77**	**69,273.65**	**69,879.90**	**139,760.00**
Income Before Adjustments	**1,043.88**	**655.97**	**0.12**	**0.00**
SURPLUS/(DEFICIT)	**$ 1,043.88**	**$ 655.97**	**$ 0.12**	**$ 0.00**

prepared by:

Condex Property Management Ltd.

Strata Plan VR 778
Income Statement
For the Six Months Ending 30 June 2009

	Month Actual	Y-T-D Actual	Y-T-D Budget	2009 Budget
INCOME:				
Owner Contributions	$ 11,558.34	$ 69,350.04	$ 69,349.98	$ 138,700.00
Move in	0.00	400.00	100.02	200.00
Interest	7.31	79.58	330.00	660.00
Fines/Sundry	0.00	100.00	100.02	200.00
TOTAL INCOME	**11,565.65**	**69,929.62**	**69,880.02**	**139,760.00**
GENERAL EXPENSES				
Administration	0.00	256.39	600.00	1,200.00
Caretaker	1,090.00	6,540.00	6,540.00	13,080.00
Insurance/Appraisal	949.58	5,697.48	6,064.98	12,130.00
Legal/Consulting	0.00	0.00	250.02	500.00
Management	1,028.20	6,169.20	6,169.98	12,340.00
Recreation Centre	1,283.00	7,698.00	7,699.98	15,400.00
Sundry - General	0.00	98.93	475.02	950.00
Total General Expenses	**4,350.78**	**26,460.00**	**27,799.98**	**55,600.00**
BUILDING EXPENSES				
Elevator maintenance	282.09	1,692.54	1,849.98	3,700.00
Emergency Generator	0.00	1,692.70	600.00	1,200.00
Fire protection	0.00	4,116.59	1,249.98	2,500.00
Garbage collection	562.02	1,275.26	1,050.00	2,100.00
Hydro	582.43	4,172.43	4,350.00	8,700.00
Gas	1,889.00	12,137.00	14,175.00	28,350.00
Plumbing/Mechanical	0.00	1,820.76	1,249.98	2,500.00
Repairs and Maintenance	778.22	5,953.24	5,055.00	10,110.00
Supplies	0.00	344.62	499.98	1,000.00
Water and Sewer	429.00	2,776.52	4,050.00	8,100.00
Window Cleaning	0.00	1,351.88	1,350.00	2,700.00
Total Building Expenses	**4,522.76**	**37,333.54**	**35,479.92**	**70,960.00**
GROUNDS EXPENSES				
Irrigation	771.67	1,269.08	499.98	1,000.00
Landscaping Maintenance	455.00	2,694.86	2,100.00	4,200.00
Landscaping Improvements	0.00	0.00	1,600.02	3,200.00
Total Grounds Expenses	**1,226.67**	**3,963.94**	**4,200.00**	**8,400.00**
POOL EXPENSES				
Pool Electricity & Heating	70.82	671.02	1,000.02	2,000.00
Pool Maintenance	321.36	754.19	1,249.98	2,500.00
Pool Supplies	29.38	90.96	150.00	300.00
Total Pool Expenses	**421.56**	**1,516.17**	**2,400.00**	**4,800.00**
TOTAL EXPENSES	**10,521.77**	**69,273.65**	**69,879.90**	**139,760.00**
Income Before Adjustments	**1,043.88**	**655.97**	**0.12**	**0.00**
SURPLUS/(DEFICIT)	**$ 1,043.88**	**$ 655.97**	**$ 0.12**	**$ 0.00**

prepared by:

Condex Property Management Ltd.

Strata Plan VR 778

Balance Sheet
30 June 2009

ASSETS

Prime Investment Acct.	$	11,471.98	
Prime Investment Account - CRF		55,719.22	
Accounts Rec' - Maintenance		(774.03)	
Share Account		423.82	
Total Assets			**$ 66,840.99**

LIABILITIES AND OWNER'S EQUITY

Accounts Payable - Insurance		**5,697.48**
Operating Fund Account		
Balance at Beginning of Year	4,768.32	
Surplus/(Deficit) Y.T.D.	655.97	
		5,424.29
Contingency Reserve Fund Account		
Balance at Beginning of Year	63,697.43	
Add - Contingency Interest	271.43	
Less - Fence Repairs-South	(3,346.47)	
Less - Lighting Upgrade	(4,903.17)	
		55,719.22
Total Equity		**$ 66,840.99**

prepared by:

Condex Property Management Ltd.

Strata Plan VR 778
Income Statement
For the Twelve Months Ending 31 December 2008

	Month Actual	Y-T-D Actual	Y-T-D Budget	2009 Budget
INCOME:				
Owner Contributions	$ 11,558.34	$ 138,700.08	$ 138,700.00	$ 138,700.00
Move in	0.00	200.00	200.00	200.00
Interest	17.77	635.01	840.00	840.00
Fines/Sundry	65.00	510.00	200.00	200.00
TOTAL INCOME	**11,641.11**	**140,045.09**	**139,940.00**	**139,940.00**
GENERAL EXPENSES				
Administration	322.04	1,303.39	1,200.00	1,200.00
Audit	0.00	0.00	2,500.00	2,500.00
Caretaker	1,075.00	12,900.00	12,900.00	12,900.00
Insurance/Appraisal	912.92	10,955.00	10,600.00	10,600.00
Legal/Consulting	0.00	1,057.28	500.00	500.00
Management	1,028.20	12,309.30	12,340.00	12,340.00
Recreation Centre	1,283.00	15,396.00	16,180.00	16,180.00
Sundry - General	89.00	878.35	400.00	400.00
Total General Expenses	**4,710.16**	**54,799.32**	**56,620.00**	**56,620.00**
BUILDING EXPENSES				
Elevator maintenance	282.09	3,469.36	3,700.00	3,700.00
Emergency Generator	0.00	1,131.88	1,200.00	1,200.00
Fire protection	0.00	4,073.90	2,000.00	2,000.00
Garbage collection	137.16	2,017.10	2,000.00	2,000.00
Hydro	718.00	8,480.00	8,500.00	8,500.00
Gas	2,073.00	23,087.07	24,500.00	24,500.00
Plumbing/Mechanical	0.00	1,979.03	2,500.00	2,500.00
Repairs and Maintenance	2,711.01	18,491.26	9,170.00	9,170.00
Supplies	181.26	870.74	1,000.00	1,000.00
Water and Sewer	1,319.95	7,903.45	8,100.00	8,100.00
Window Cleaning	0.00	2,625.00	2,500.00	2,500.00
Total Building Expenses	**7,422.47**	**74,128.79**	**65,170.00**	**65,170.00**
GROUNDS EXPENSES				
Irrigation	0.00	838.51	1,000.00	1,000.00
Landscaping Maintenance	436.80	5,228.13	4,200.00	4,200.00
Landscaping Improvements	105.00	3,568.77	8,500.00	8,500.00
Total Grounds Expenses	**541.80**	**9,635.41**	**13,700.00**	**13,700.00**
POOL EXPENSES				
Pool Electricity & Heating	30.80	1,657.27	1,650.00	1,650.00
Pool Maintenance	79.80	2,738.17	2,500.00	2,500.00
Pool Supplies	0.00	299.05	300.00	300.00
Total Pool Expenses	**110.60**	**4,694.49**	**4,450.00**	**4,450.00**
TOTAL EXPENSES	**12,785.03**	**143,258.01**	**139,940.00**	**139,940.00**
Income Before Adjustments	**(1,143.92)**	**(3,212.92)**	**0.00**	**0.00**
SURPLUS/(DEFICIT)	**$ (1,143.92)**	**$ (3,212.92)**	**$ 0.00**	**$ 0.00**

prepared by:

Condex Property Management Ltd.

Strata Plan VR 778

Balance Sheet
31 December 2008

ASSETS

Prime Investment Acct.	$	5,493.67	
Prime Investment Account - CRF		63,697.44	
Accounts Rec' - Maintenance		(1,255.85)	
Share Account		407.52	
Total Assets			**$ 68,342.78**

LIABILITIES AND OWNER'S EQUITY

Accounts Payable - Insurance			**0.00**
Operating Fund Account			
Balance at Beginning of Year	$	7,858.27	
Surplus/(Deficit) Y.T.D.		(3,212.92)	
			4,645.35
Contingency Reserve Fund Account			
Balance at Beginning of Year		61,769.99	
Add - Contingency Interest		1,927.44	
			63,697.43
Total Equity			**$ 68,342.78**

prepared by:

Condex Property Management Ltd.