

STRATA PROPERTY ACT
Form B
INFORMATION CERTIFICATE
(Section 59)

The Owners, Strata Plan VR 246 certify that the information contained in this certificate with respect to Strata Lot 04 is correct as of the date of this certificate.

(a) Monthly strata fees payable by the owner of the strata lot described above \$1154.26
(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).

(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 **Note: All betterments are the responsibility of the owner to maintain. No formal agreement in place for unit to the best of our knowledge.**

(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.

(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.

(f) Amount in the contingency reserve fund minus any expenditure which have already been approved but not yet taken from the fund\$319,525.85

(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 ¾ votes 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

(h.1) Are there any winding up resolutions that have been passed

no yes (attach copy of all notices)

(i) Has notice been given for any resolutions, requiring a ¾ vote, 80% 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 proceedings or arbitration, and/or are there any judgements or orders against the strata corporation?

no yes .

(k) Have any notices of 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 plans that are rented 1. Caretakers unit. Repealed BC Reg 6/2023,s.6(a) Rental Restriction Bylaws no longer applicable

(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 or part of a separate strata lot)
- Parking stall(s) number(s) 37/38 is/are limited common property
- Parking stall(s) number(s) _____ is/are common property.
- Please review covenant on title relating to the parking stall allocation.**

- (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. **Please review covenant on title relating to the parking stall allocation**

*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, 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) with 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 _____
- storage locker(s) number(s) _____ is/are limited common property
- storage locker(s) number(s) 15 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 lockers) 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

*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.

Required 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.

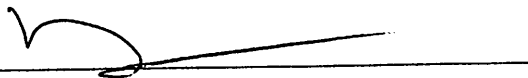
(o) a summary of the strata corporations insurance coverage (provided to vending agent copy available upon request)

Additional attachments:

- a. Rules of the strata corporation – provided to vending agent along with bylaws.
- b. Current Budget – attached
- c. The most recent depreciation report, if any, obtained by the strata corporation under section 94 – Report completed 06/11/14. Version 4. Provided to vending agent.

Date: Oct. 31, 2023

Signature of Strata Manager _____



Parking Stall. See Covenants on title provided to owners.

Insurance: Shaw Sabey 604-689.2441

Note 1. : Renovations to units must follow “Policy and Regulations Re In-suite Modifications and Renovation guidelines” .

Note 2: Budgeted Funding for Contingency Reserve Fund does not follow funding scenarios included in Depreciation Report.

**STRATA PLAN VR246
SEAWIND
OPERATING STATEMENT FOR THE PERIOD
ENDING
Oct-23**

	MONTH TO DATE ACTUAL	YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	ANNUAL BUDGET 2023
REVENUE				
MAINTEN. FEES	21595	215951	215952	259142
PARKING RENTAL	80	800	800	960
MOVE IN	0	0	167	200
ELEC. CHARGE FEE	60	915	600	720
SUITE RENTAL	814	8140	8165	9798
PRIOR YEARS SURPLUS	0	0	0	0
INTEREST INCOME	0	8566	2917	3500
TOTAL	22549	234373	228600	274320
EXPENSE				
CUSTODIAL	3345	33447	36276	43531
RELIEF CARETAKER	0	250	833	1000
PAYROLL CHARGES	258	2718	2463	2955
STE. MAIN. FEE	464	4641	4639	5567
WCB	0	138	167	200
BUILD. IMP. / REPAIRS	0	12724	17642	21170
MECHANICAL SERVICE	2483	9930	8750	10500
ELEVATOR	888	9661	11333	13600
SNOW / DE-ICER	0	72	0	0
SHAW CABLE	1790	17271	17570	21084
GARDENING SERVICE	108	13172	13083	15700
IRRIGATION MAINT.	0	554	0	0
FIRE and SAFETY	29	872	1667	2000
EMERGENCY GENERATOR	0	0	833	1000
HYDRO-ELECTRIC	0	9881	11667	14000
FORTIS GAS	1432	25081	27500	33000
WATER & SEWER	0	11399	15417	18500
ADMIN. EXPENSES	24	588	208	250
GARBAGE / RECYCLE	305	4040	4167	5000
INSURANCE	3209	32086	32094	38513
INSURANCE APPR.	0	0	0	0
SHAW ENTERPHONE	35	312	0	0
MGT. FEES / MEETINGS	777	7859	7875	9450
LEGAL/ PROFESSIONAL.	0	1921	1250	1500
BANK CHARGES	24	273	250	300
TRAN. TO CONT.	1000	10000	10000	12000
TRAN. TO CONT. INTEREST	0	8566	2917	3500
TOTAL EXPENSES	16171	217455	228600	274320
SURPLUS/DEFICIT	6379	16918	0	0

VR 246

BALANCE SHEET

ASSETS

CHQ. ACCT	\$	23,982
RBC DS SAVINGS	\$	37,442
RBC DS GIC #1	\$	94,000
RBC DS GIC #2	\$	80,000
RBC DS GIC #3	\$	20,000
RBC DS GIC #4	\$	88,083
FEE DUE	\$	776
PREPAID INS.	\$	-
INS. DEDUCT. A/R	\$	0
STRATA SUITE	\$	65,000
TOTAL	\$	409,283

LIABILITIES AND OWNERS EQUITY

A/P	\$	-
CRF LOAN	\$	-
EMPL. DED. PAYABLE	\$	425

EQUITY

CRF OPEN BAL.	\$	300,958
CRF YTD CONT.	\$	10,000
CRF YTD INT.	\$	8,566
EXT. REPAIRS CRF LEVY	\$	-
CRF FUNDS EXT EXP	\$	-
EXT. REPAIRS EXPENSE	\$	-
CRF FUNDS 102 LEVY	\$	-
102 LEVY EXP	\$	-
CURRENT RET. EARNINGS	\$	16,918
PRIOR YEAR RET. EARN	\$	7,416
STRATA SUITE	\$	65,000
TOTAL	\$	409,283

**STRATA PLAN VR246
SEAWIND
UNIT ENTITLEMENT SCHEDULE
JANUARY 01, 2023 DECEMBER 31, 2023**

SUITE	S.L	UNIT ENT.	CRF			2023
			FEE	PORTION	FEE	
102		1	2149 \$	442.59 \$	21.49 \$	464.08 \$
201		3	5303 \$	1,092.16 \$	53.03 \$	1,145.19 \$
202		2	5345 \$	1,100.81 \$	53.45 \$	1,154.26 \$
301		5	5303 \$	1,092.16 \$	53.03 \$	1,145.19 \$
302		4	5345 \$	1,100.81 \$	53.45 \$	1,154.26 \$
401		7	5303 \$	1,092.16 \$	53.03 \$	1,145.19 \$
402		6	5345 \$	1,100.81 \$	53.45 \$	1,154.26 \$
501		9	5303 \$	1,092.16 \$	53.03 \$	1,145.19 \$
502		8	5345 \$	1,100.81 \$	53.45 \$	1,154.26 \$
601		11	5303 \$	1,092.16 \$	53.03 \$	1,145.19 \$
602		10	5345 \$	1,100.81 \$	53.45 \$	1,154.26 \$
701		13	5303 \$	1,092.16 \$	53.03 \$	1,145.19 \$
702		12	5345 \$	1,100.81 \$	53.45 \$	1,154.26 \$
801		15	5303 \$	1,092.16 \$	53.03 \$	1,145.19 \$
802		14	5345 \$	1,100.81 \$	53.45 \$	1,154.26 \$
901		17	5303 \$	1,092.16 \$	53.03 \$	1,145.19 \$
902		16	5345 \$	1,100.81 \$	53.45 \$	1,154.26 \$
1001		19	6201 \$	1,277.11 \$	62.01 \$	1,339.12 \$
1002		18	6466 \$	1,331.68 \$	64.66 \$	1,396.34 \$
			100000 \$	20,595.17 \$	1,000.00 \$	21,595.17 \$
				\$ 247,142.00	\$ 12,000.00	\$ 259,142.00