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Below is the result of an order from your website:

REQUESTORS NAME: Kathy watkinson
REQUESTORS ADDRESS: 3215 Macdonald St.
REAL ESTATE COMPANY NAME: REMAX Crest Realty (westside)
TELEPHONE: 604-732-1336
CELL: 604-808-3614
FAX: 604-876-1047
EMAIL: kwatkinson@remax.net

METHOD OF DELIVERY: Email

Strata Property Act
FORM B
INFORMATION CERTIFICATE
(Section 59)

The Owners, Strata Plan LMS 3215 certify that the information contained in this certificate with respect to Strata Lot 80 is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above is: \$ 228.99
- (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?

☒ 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:

\$ 97,458.68 as of January 13, 2009. (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 42 as of January 3, 2009.

Date: January 13, 2009



Strata Manager

LMS 3215- EIGHT ONE NINE HAMIL
JOINT USE
Approved Budget
Jun 01, 2008 to May 31, 2009

INCOME

FEES

Operating Fund Contribution	290,148
Contingency Fund Contribution	29,015
TOTAL FEES	319,163

Bylaw/Late Pymt Fine	750
Garbage Surcharge	840
Interest Income	750
Rental-Strata's Suite	14,414
TOTAL INCOME	335,917

EXPENSES

OPERATING EXPENSES

Audit	315
Bank Charges/Interest	120
Strata's Suite-Mortgage Payment	9,250
Strata's Suite-Property Taxes	920
Strata's Suite-Strata Fee	2,464
Caretaker Wages & Benefits	64,000
Electricity	30,400
Fire Equip Mtce/Monitoring	16,000
Garbage Removal	20,000
Insurance	33,000
Legal Fees	2,000
Management Fees	32,040
Miscellaneous	5,000
Relief Caretaker	15,000
Repair & Maintenance	50,693
Water/Sewer	25,700
TOTAL OPERATING EXPENSES	306,902

Reserve-Contingency Fund	29,015
Trf to Contingency	18,750
TOTAL EXPENSES	354,667

CURRENT YEAR SURPLUS/(DEFICIT) **(18,750)**

Operating Surplus (Deficit) B/F	18,750
ENDING OP SURPLUS/(DEFICIT)	0

**LMS 3215- EIGHT ONE NINE HAMIL
RESIDENTIAL
Approved Budget
Jun 01, 2008 to May 31, 2009**

INCOME

FEES

Res-Operating Fund Contribution	149,813
TOTAL FEES	149,813

Res-Miscellaneous Income	3,000
Res-Move In/Out Fee Revenue	3,000
TOTAL INCOME	155,813

EXPENSES

OPERATING EXPENSES

Res-Communications	14,000
Res-Elevator Maintenance	22,000
Res-Gas	66,400
Res-Grounds-Maintenance	3,600
Res-Recreation Facilities	8,000
Res-Repair & Maintenance	43,325
Res-Window Cleaning	6,500
TOTAL OPERATING EXPENSES	163,825

TOTAL EXPENSES	163,825
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CURRENT YEAR SURPLUS/(DEFICIT)	(8,012)
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Res-Operating Surplus (Deficit) B/F	8,012
ENDING OP SURPLUS/(DEFICIT)	0

LMS 3215- EIGHT ONE NINE HAMIL
COMMERCIAL
Approved Budget
Jun 01, 2008 to May 31, 2009

INCOME

FEES

Comm-Operating Fund Contribution	14,168
Comm-Contingency Fund Contribution	<u>1,417</u>
TOTAL FEES	<u>15,585</u>
TOTAL INCOME	<u>15,585</u>

EXPENSES

OPERATING EXPENSES

Comm-Grounds-Maintenance	2,500
Comm-Repair & Maintenance	8,500
Comm-Window Cleaning	<u>3,500</u>
TOTAL OPERATING EXPENSES	<u>14,500</u>
Comm-Reserve-Contingency Fund	<u>1,417</u>
TOTAL EXPENSES	<u>15,917</u>
CURRENT YEAR SURPLUS/(DEFICIT)	<u>(332)</u>
Comm-Operating Surplus (Deficit) B/F	332
ENDING OP SURPLUS/(DEFICIT)	<u><u>0</u></u>

LMS 3215 – EIGHT-ONE-NINE-HAMILTON
RULE
KEY FOBS & GARAGE OPENERS

1. Each strata lot was originally provided with 2 key fobs and 1 garage opener by the developer. Additional key fobs and garage openers may be purchased on demand by the owner or tenant of the strata lot, up to a maximum of 4 active key fobs and 3 garage openers per strata lot, or such greater number as may be approved upon written request to the Strata Council. Upon such a request, additional key fobs or garage openers may be granted at the discretion of the Strata Council or the Resident Manager.
2. If a key fob or garage opener:
 - (a) ceases to work and is returned to the Resident Manager, or
 - (b) is reported lost, to the Resident Manager, so that it can be deactivated,

A replacement key fob or garage opener may be purchased for the amount specified below.

3. The purchase price for additional key fobs and garage openers is as follows:

Active Key Fobs:

3 rd or replacement	\$ 50.00
4 th	\$100.00
5 th or more	\$150.00 (with the approval of the Strata Council or Resident Manager)

Garage Openers:

2 nd or replacement	\$80.00
3 rd	\$100.00
4 th or more	\$150.00 (with the approval of the Strata Council or Resident Manager)

**CONDOMINIUM ACT
(section 31(2))****RENTAL DISCLOSURE STATEMENT**

1. The strata plan in respect of which this statement is made will be filed in respect of that property described as

**Parcel Identifier: 018-078-044
Lot G
Block 66
District Lot 541
Plan LMP8451**

in the Disclosure Statement of BOSA VENTURES (819) INC. dated July 5, 1996 and will contain one hundred fifty-four (154) strata lots.

2. The strata lots described below are under lease or rental as of the date of this statement and the owner-developer intends to lease or rent each strata lot until the date set out opposite its description.

Description of Strata Lot	Date Lease Period Ends
Nil	Nil

3. In addition to the number of strata lots described in paragraph 2, the owner-developer intends to lease all of the strata lots.

4. There is no bylaw in the proposed bylaws of the Strata Corporation which limits the number of strata lots that may be leased by the owners.

DATED this 5th day of July, 1996.

BOSA VENTURES (819) INC.

Per: 

Balance Sheet (Accrual)
LMS 3215- EIGHT ONE NINE HAMIL - (lms3215)
Months: Dec 2008

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Assets

Current Assets

Cash

Vancity-Shares	128.76
Bank - Operating Account	8,302.64
Bank - Contingency Reserve	94,797.39

Total Cash 103,228.79

Accounts Receivable 11,842.59

Accounts Receivable-Others -5,651.11

Total Current Assets 109,420.27

Fixed Assets

Caretaker's Suite 137,180.01

Total Fixed Asset 137,180.01

Total Assets 246,600.28

Liabilities & Equity

Liabilities

Accounts Payable 583.28

Prepayment - Revenue 4,905.42

1st Mortgage 84,516.28

Total Liabilities 90,004.98

Equity

Caretaker's Suite Equity 52,663.73

Operating Surplus(Deficit) 9,134.18

Contingency Fund Balance 94,797.39

Total Equity 156,595.30

Total Liabilities & Equity 246,600.28

SCHEDULE OF RESERVES
LMS 3215- EIGHT ONE NINE HAMIL
Reporting Period Dec 2008
Period Ending 7

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YTD Actual

CONTINGENCY RESERVE SCHEDULE

Balance Forward-Prior Year	2,427.23
Res-Balance Forward-Prior Yr	54,725.18
Comm-Balance Forward-Prior Yr	2,875.42
Current Yr Contribution-Contingency	16,925.44
Comm-Current Yr Contribution Contingency	826.56
Interest	1,139.86
Trf from Operating Surplus	18,750.00

Total Income	<u>97,669.69</u>
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Res-Building Repairs	2,142.45
Comm-Building Repairs	479.85
Comm-Insurance Claim	250.00

Total Expenditures	<u>2,872.30</u>
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Contingency Fund Balance	<u><u>94,797.39</u></u>
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MTCE RESERVE SCHEDULE / SP. LEVY FUND

Balance Forward-Prior Year	-3,051.23
Trf From Contingency Reserve	3,051.23

Mtce Reserve / Special Levy Balance	<u><u>0.00</u></u>
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Statement of Income & Expenses - Residential

LMS 3215- EIGHT ONE NINE HAMIL

Reporting Period Dec 2008

Period Ending 7

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Description	MTD Actual	YTD Actual	YTD Budget	Variance	Annual Budget
INCOME					
STRATA FEES					
Res-Operating Fund Contribution	12,484	87,391	87,388	3	149,813
TOTAL STRATA FEES	12,484	87,391	87,388	3	149,813
Res-Miscellaneous Income	260	817	1,750	-933	3,000
Res-Move In/Out Fee Revenue	600	3,956	1,750	2,206	3,000
TOTAL INCOME	13,344	92,164	90,888	1,276	155,813
EXPENSES					
OPERATING EXPENSES					
Res-Communications	2,264	5,232	8,169	2,937	14,000
Res-Elevator Maintenance	1,639	11,905	12,831	926	22,000
Res-Gas	5,317	22,685	38,731	16,046	66,400
Res-Grounds-Maintenance	227	2,055	2,100	45	3,600
Res-Recreation Facilities	1,042	5,175	4,669	-506	8,000
Res-Repair & Maintenance	11,041	25,970	25,270	-700	43,325
Res-Window Cleaning	0	3,833	3,794	-39	6,500
TOTAL OPERATING EXPENSES	21,529	76,854	95,564	18,710	163,825
TOTAL EXPENSES	21,529	76,854	95,564	18,710	163,825
CURRENT YR NET SURPLUS/(DEFICIT)	-8,185	15,311	-4,676	19,987	-8,012
Res-Operating Surplus (Deficit) B/F	0	8,011	4,676	3,335	8,012
ENDING OP SURPLUS/(DEFICIT)	-8,185	23,322	0	23,322	0

Statement of Income & Expenses - Commercial

LMS 3215- EIGHT ONE NINE HAMIL

Reporting Period Dec 2008

Period Ending 7

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Description	MTD Actual	YTD Actual	YTD Budget	Variance	Annual Budget
INCOME					
STRATA FEES					
Comm-Operating Fund Contribution	1,181	8,265	8,267	-2	14,168
Comm-Contingency Fund Contribution	118	827	826	1	1,417
TOTAL STRATA FEES	1,299	9,091	9,093	-2	15,585
TOTAL INCOME	1,299	9,091	9,093	-2	15,585
EXPENSES					
OPERATING EXPENSES					
Comm-Grounds-Maintenance	82	2,251	1,456	-795	2,500
Comm-Repair & Maintenance	0	4,389	4,956	567	8,500
Comm-Window Cleaning	1,376	3,542	2,044	-1,498	3,500
TOTAL OPERATING EXPENSES	1,457	10,181	8,456	-1,725	14,500
Comm-Reserve-Contingency Fund	118	827	826	-1	1,417
TOTAL EXPENSES	1,575	11,008	9,282	-1,726	15,917
CURRENT YR NET SURPLUS/(DEFICI	-277	-1,916	-189	-1,727	-332
Comm-Operating Surplus (Deficit) B/F	0	333	196	137	332
ENDING OP SURPLUS/(DEFICIT)	-277	-1,583	7	-1,590	0

Statement of Income & Expenses - Joint Use

LMS 3215- EIGHT ONE NINE HAMIL

Reporting Period Dec 2008

Period Ending 7

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Description	MTD Actual	YTD Actual	YTD Budget	Variance	Annual Budget
INCOME					
STRATA FEES					
Operating Fund Contribution	24,179	169,252	169,253	-1	290,148
Contingency Fund Contribution	2,418	16,925	16,926	-1	29,015
TOTAL STRATA FEES	26,597	186,178	186,179	-1	319,163
Bylaw/Late Pymt Fine	215	2,028	441	1,587	750
Garbage Surcharge	70	490	490	0	840
Interest Income	49	367	441	-74	750
Rental-Strata's Suite	0	4,560	8,407	-3,847	14,414
TOTAL INCOME	26,931	193,623	195,958	-2,335	335,917
EXPENSES					
OPERATING EXPENSES					
Audit	0	0	182	182	315
Bank Charges/Interest	10	70	70	0	120
Strata's Suite-Mortgage Payment	770	5,391	5,397	6	9,250
Strata's Suite-Property Taxes	0	0	539	539	920
Strata's Suite-Strata Fee	215	1,506	1,435	-71	2,464
Caretaker Wages & Benefits	7,768	39,185	37,331	-1,854	64,000
Electricity	5,039	14,104	17,731	3,627	30,400
Fire Equip Mtce/Monitoring	385	11,900	9,331	-2,569	16,000
Garbage Removal	0	9,430	11,669	2,239	20,000
Insurance	0	31,476	19,250	-12,226	33,000
Legal Fees	16	110	1,169	1,059	2,000
Management Fees	2,670	18,690	18,690	0	32,040
Miscellaneous	1,349	4,300	2,919	-1,381	5,000
Relief Caretaker	1,077	11,022	8,750	-2,272	15,000
Repair & Maintenance	9,045	32,899	29,568	-3,331	50,693
Water/Sewer	0	9,219	14,994	5,775	25,700
TOTAL OPERATING EXPENSES	28,343	189,301	179,025	-10,276	306,902
Reserve-Contingency Fund	2,418	16,925	16,926	1	29,015
Trf to Contingency	0	0	18,750	18,750	18,750
TOTAL EXPENSES	30,761	206,226	214,701	8,475	354,667
CURRENT YR NET SURPLUS/(DEFICIT)	-3,830	-12,603	-18,743	6,140	-18,750
Operating Surplus (Deficit) B/F	0	-1	10,941	-10,942	18,750
ENDING OP SURPLUS/(DEFICIT)	-3,830	-12,604	-7,802	-4,802	0