

LMS 1114 - CITY CREST
JOINT USE
Approved Budget
Jan 01, 2011 to Dec 31, 2011

INCOME

FEES

Operating Fund Contribution	289,275
Contingency Fund Contribution	28,928
TOTAL FEES	318,203

Bylaw / Late Payment Fine	1,500
Rental-Strata's Suite	6,000
TOTAL INCOME	325,703

EXPENSES

OPERATING EXPENSES

Audit	315
Bank Charges / Interest	156
Strata's Suite-Mortgage Payment	13,680
Strata's Suite-Property Taxes	1,500
Strata's Suite-Strata Fee	4,607
Caretaker Wages and Benefits	59,594
Electricity	40,200
Fire Equipment Maintenance / Monitoring	18,000
Grounds-Maintenance	17,000
Insurance	60,000
Legal Fees	1,000
Mechanical Maintenance	4,000
Miscellaneous	5,000
Repair and Maintenance	25,000
Security Services	16,000
Telephone and Pager	4,200
Water / Sewer	36,000
TOTAL OPERATING EXPENSES	306,252

Reserve-Contingency Fund	28,928
TOTAL EXPENSES	335,180

CURRENT YEAR SURPLUS / (DEFICIT) **(9,477)**

Operating Surplus (Deficit) Balance Forward 9,477

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

**LMS 1114 - CITY CREST
RESIDENTIAL
Approved Budget
Jan 01, 2011 to Dec 31, 2011**

INCOME

FEES

Res - Operating Fund Contribution	264,068
Res - Contingency Fund Contribution	18,000
TOTAL FEES	282,068

Res - Move In / Out Fee Revenue	1,425
Res - Parking	1,200
TOTAL INCOME	284,693

EXPENSES

OPERATING EXPENSES

Res - Elevator Maintenance	24,000
Res - Garbage Removal	13,750
Res - Gas	50,000
Res - Management Fees	32,786
Res - Mechanical Maintenance	8,000
Res - Relief Caretaker	25,625
Res - Repair and Maintenance	75,000
Res - Security Lease	17,200
Res - Window Cleaning	13,200
TOTAL OPERATING EXPENSES	259,561

Res - Reserve - Contingency Fund	18,000
TOTAL EXPENSES	277,561

CURRENT YEAR SURPLUS / (DEFICIT)	7,132
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Res - Operating Surplus (Deficit) Balance Forward	(7,132)
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ENDING OPERATING SURPLUS / (DEFICIT)	0
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**LMS 1114 - CITY CREST
COMMERCIAL
Approved Budget
Jan 01, 2011 to Dec 31, 2011**

INCOME

FEES

Comm - Operating Fund Contribution	16,371
TOTAL FEES	16,371

Comm - Gas-Assessment	4,200
TOTAL INCOME	20,571

EXPENSES

OPERATING EXPENSES

Comm - Garbage Removal	7,603
Comm - Gas	4,500
Comm - Management Fees	2,308
Comm - Repair and Maintenance	4,000
Comm - Window Cleaning	800
TOTAL OPERATING EXPENSES	19,211

TOTAL EXPENSES	19,211
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CURRENT YEAR SURPLUS / (DEFICIT)	1,360
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Comm - Operating Surplus (Deficit) Balance Forward	(1,360)
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ENDING OPERATING SURPLUS / (DEFICIT)	0
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**STRATA PLAN LMS 1114 – CITY CREST
SOCIAL/MEETING ROOM**

RULES

(New rules ratified April 2009)

1. The Social/Meeting Room is for the use of owners/residents of City Crest and must be booked through the Resident Manager at least 24 hours in advance.
2. A refundable security deposit of \$300 cash and a rental fee of \$50.00 is required for the use of the room payable in advance. The rental fee to be taken out of the security deposit.
3. No loud music or noise is permitted in the Social/Meeting Room. If any complaints are received by the Resident Manager with respect to noise, an initial warning will be given to the user of the room. If the problem persists, the Resident Manager will have the authority to shut down the room. If the user of the room is not co-operative in shutting down the room the security deposit will be forfeited.
4. The washroom facilities may be used in conjunction with the Social/Meeting Room. It is the responsibility of the resident using the facilities to make sure the washrooms, as well as the Social/Meeting Room is cleaned after use. If the room is not cleaned by noon the following day, it will be cleaned by Council, or its appointees, and the cleaning fees will be subtracted from the deposit. Any payment required to cover the cost of damage or theft to the facilities will be paid by the renter of the room.
5. Smoking is not allowed in the Social Meeting Room.
6. Alternative arrangements for more regular use of the Social Meeting Room (card games, regular meetings, etc.) may be made at the Strata Council's discretion, and who may, also at their discretion, waive or lower the deposit and/or rental fee requirements.
7. The hours the Social/Meeting Room is available to be booked are between 9:00 am and 10:00 pm (Maximum of four (4) hours per day).
8. Residents using the Social/Meeting Room are required to have all guests out of the room, and activity completed, with the room closed down and locked, by **NO LATER THAN 10:00 PM.**
9. Residents in **VIOLATION OF ANY OF THE RULES GOVERNING THE USE OF THE SOCIAL/MEETING ROOM MAY HAVE THEIR DEPOSIT FORFEITED** at the Strata Council's discretion.
10. No barbecuing is allowed on common area property.
11. The maximum number of people allowed in the room is fifty (50).

AGREEMENT

I wish to reserve the Social/Meeting Room for (date) _____

Between the hours of _____ and _____

The number of expected people is _____.

I have read the Social/Meeting Room Rules and agree to abide by them.

NAME: _____

SUITE: _____

SIGNATURE: _____

RULES FOR COMMON AMENITIES

Please be advised that there is NO SMOKING in any COMMON AREAS of the buildings.

In order to ensure the safety and security of residents guests must be accompanied at all times by residents when they are using the facilities. No animals are permitted in these facilities. Residents under the age of 14 must be accompanied by an adult when using the gym and billiard room which are unsupervised areas which residents and their guests use at their own risk.

GYM – HOURS OF OPERATION - 6:00 a.m. to 10:00 p.m.

- 1) No food is permitted; only non-alcoholic beverages are permitted in sealed plastic containers.
- 2) Sound reproducing equipment (radios/stereos, etc.) are only allowed as long as they have headphones attached to them so as to not disturb other residents.
- 3) No-one under the age of 14 years is permitted in the gym area without being accompanied by an adult. Children under the age of 10 years are not permitted in the gym.
- 4) Proper attire including shoes must be worn in the exercise area.
- 5) The gym is not to be used for private functions.

BILLIARD ROOM – HOURS OF OPERATION - 10:00 a.m. to 10:00 p.m.

- 1) The billiard room is an open billiard room on a first come first served basis.
- 2) Table time will be limited to a single game (maximum one hour) on a rotational wait list basis if others are waiting to use the table.
- 3) No person under the age of 14 will be allowed to use the table unless accompanied by an adult.
- 4) No food, beverages, or sound reproduction equipment is allowed in the billiard room.
- 5) No use of profane language, aggressive, or loud behaviour will be tolerated in the billiard room.
- 6) Residents are responsible for the proper use of the equipment by themselves or their guests otherwise they will be asked to leave the premises by the Resident Manager.

IN-SUITE INSPECTIONS

At the discretion of the Strata Council, in-suite inspections (and the timing of such) with reasonable cause, may be conducted to ensure there are no marijuana grow operations (or similar types of illegal operations) at a reasonable time, on 48 hours' written notice, to include the date and approximate time of entry, and the reason for entry, to inspect, repair or maintain common property, common assets and any portions of a strata lot that are the responsibility of the strata corporation to repair and maintain under these bylaws or insure under Section 149 of the *Act*.

PARKADE SECURITY

Residents (and visitors) entering and exiting the residential parkade must STOP and allow the gate to close after them before proceeding. Failure to do so will result in a \$25.00 fine being levied against the owner's strata lot for each occurrence.

PETS

A resident must apply to the council for written permission to keep a pet (a "Permitted Pet") by registering the pet with the council within 30 days of the pet residing on a strata lot (or the passage of this bylaw) and by providing, in the Pet Registration Form, the name of the Permitted Pet, colour and markings, together with the name, strata lot number and telephone number of the pet owner.

MOVE IN & MOVE OUT

A refundable damage deposit of \$400.00 is payable to the strata corporation by all incoming and outgoing residents.

CITY CREST GYM RULES

The Exercise Room is for the exclusive use of residents and their invited guests. In the interests of safety and enjoyment, the following Rules have been prepared and must be adhered to at all times:

- 1) Use of the facilities is for the residents of City Crest and their guests only. Residents and their guests use the exercise room and equipment at their own risk.
- 2) Guests of residents using these facilities shall number no more than two (2) and must be accompanied by the resident at all times. Personal trainers are permitted, but care must be taken to keep voices down so as not to disturb other residents.
- 3) The privacy and enjoyment of others using these facilities, and of our neighbours throughout the building, must be respected at all times. Of particular importance is the requirement to limit the amount of noise made during workouts. Anyone deliberately dropping free weights, or weight stacks on the universal equipment, will lose their gym privileges permanently. Guests should be made aware of the requirement to limit noise as any noise complaints will be the responsibility of the hosting resident.
- 4) Proper footwear and attire shall be worn in the exercise area.
- 5) No animals are permitted in these facilities.

- 6) Any and all accidents must be reported immediately to the Resident Manager.
- 7) Any person(s) causing damage to the facilities must immediately report such damage(s) to the Resident Manager.
- 8) Any person(s) noting a breach of these Rules, or abuse of the area, is to immediately report the incident to the Resident Manager. Any breach of the above Rules may be subject to fine(s) being levied against the responsible resident's strata lot in accordance with the Strata Corporation's Bylaws and/or the removal of privileges regarding use of the facilities. Additional charges may be levied for the repair or replacement of equipment that shows evidence of willful damage.
- 9) No food or alcoholic beverages are permitted in the Exercise Room.
- 11) After using the equipment, it must be wiped down.
- 12) No person(s) under the age of sixteen (14) years may use the Exercise Room, unless accompanied by an adult.

ANY PERSON(S) USING THESE FACILITIES DO SO AT THEIR OWN RISK, AND RELEASE AND INDEMNIFY THE STRATA CORPORATION AND THE PROPERTY MANAGER FROM ANY AND ALL CLAIMS ARISING FROM THE USE OF THESE FACILITIES.

Lilly West

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EXHIBIT "D"

Condominium Act

(Section 31(2))

RENTAL DISCLOSURE STATEMENT

1. The strata plan in respect of which this statement is made is described as a proposed Strata Plan subdivision of:

CITY OF VANCOUVER
LOT H
BLOCK 95
DISTRICT LOT 541
PLAN LMP 987

and contains 136 residential strata lots and 9 commercial strata lots.

2. The residential strata Lots described below are under lease as of the date of this statement and the Developer intends to lease each strata lot until the date set out opposite its description.

<u>Description of Strata Lots</u>	<u>Date Lease Period Ends</u>
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No strata lots have been leased by the Developer as of the date of this statement.

3. In addition to the number of residential strata lots described in paragraph 2:

(a) the developer intends to rent all residential strata lots of the development until the transfer of title of each strata lot to its purchaser;

4. There is no bylaw of the strata corporation which limits the number of strata lots that may be leased by the owners.

DATED this 19 day of November 1991

Developer:

CITY TOWER DEVELOPMENT CORPORATION

Per:


President/Authorized Signatory

Balance Sheet (Accrual)
LMS 1114 - CITY CREST - (lms1114)
June 2011

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Assets

Current Assets

Cash

Petty Cash	500.00
Bank - Operating Account	50,137.35
Bank - Contingency Reserve	119,619.15
Bank - Maintenance Reserve / Special Levy	10,569.87
Bank - Other Reserves	489.88
Bank - Special Projects	90,604.51

Total Cash	271,920.76
Accounts Receivable	28,204.13
Accounts Receivable - Others	13.18
CRF - Due from Operating Fund	29,476.02
Prepaid Insurance	29,476.02
Total Current Assets	359,090.11

Fixed Assets

Caretaker's Suite	260,000.00
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Total Fixed Asset	260,000.00
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Total Assets	619,090.11
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Liabilities & Equity

Liabilities

Accrued Payable	17,129.44
Operating Fund - Due to CRF	29,476.02
Prepayment - Revenue	4,164.29
1st Mortgage	98,645.23
Total Liabilities	149,414.98

Equity

Caretaker's Suite Equity	161,354.77
Operating Surplus(Deficit)	48,854.94
Contingency Fund Balance	149,095.17
Maintenance Reserve / Special Levy Fund Balan	10,569.87
Res-Reserve-Boiler	49,752.48
Reserve-Special Projects	1,842.70
Res - Reserve-Special Projects	47,715.32
Res-Reserve-Others	489.88

Total Equity	469,675.13
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Total Liabilities & Equity	619,090.11
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Statement of Income & Expenses - Commercial

LMS 1114 - CITY CREST

Reporting Period Jun 2011

Period Ending 6

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Description	MTD Actual	YTD Actual	YTD Budget	Variance	Annual Budget
INCOME					
STRATA FEES					
Comm - Operating Fund Contribution	1,364	8,186	8,184	2	16,371
TOTAL STRATA FEES	1,364	8,186	8,184	2	16,371
Comm - Gas-Assessment	350	2,100	2,100	0	4,200
TOTAL INCOME	1,714	10,286	10,284	2	20,571
EXPENSES					
OPERATING EXPENSES					
Comm - Garbage Removal	619	3,972	3,804	-168	7,603
Comm - Gas	367	2,200	2,250	50	4,500
Comm - Management Fees	188	1,127	1,152	25	2,308
Comm - Repair and Maintenance	126	1,140	1,998	858	4,000
Comm - Window Cleaning	582	582	402	-180	800
TOTAL OPERATING EXPENSES	1,882	9,021	9,606	585	19,211
TOTAL EXPENSES	1,882	9,021	9,606	585	19,211
CURRENT YR NET SURPLUS/(DEFICI	-168	1,265	678	587	1,360
Comm - Operating Surplus (Deficit) Bala	0	-1,360	-678	-682	-1,360
ENDING OP SURPLUS/(DEFICIT)	-168	-95	0	-95	0

Statement of Income & Expenses - Joint Use

LMS 1114 - CITY CREST

Reporting Period Jun 2011

Period Ending 6

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Description	MTD Actual	YTD Actual	YTD Budget	Variance	Annual Budget
INCOME					
STRATA FEES					
Operating Fund Contribution	24,106	144,636	144,636	0	289,275
Contingency Fund Contribution	2,411	14,464	14,466	-2	28,928
TOTAL STRATA FEES	26,517	159,100	159,102	-2	318,203
Bylaw / Late Payment Fine	1,462	4,119	750	3,369	1,500
Interest Income	52	217	0	217	0
Rental-Strata's Suite	500	3,000	3,000	0	6,000
TOTAL INCOME	28,531	166,436	162,852	3,584	325,703
EXPENSES					
OPERATING EXPENSES					
Audit	0	336	156	-180	315
Bank Charges / Interest	13	78	78	0	156
Strata's Suite-Mortgage Payment	1,140	6,840	6,840	0	13,680
Strata's Suite-Property Taxes	0	5	750	745	1,500
Strata's Suite-Strata Fee	384	2,303	2,304	1	4,607
Caretaker Wages & Benefits	5,319	29,314	29,796	482	59,594
Electricity	3,063	18,150	20,100	1,950	40,200
Fire Equipment Maintenance / Monitoring	2,287	8,331	9,000	669	18,000
Grounds-Maintenance	3,649	7,521	8,502	981	17,000
Insurance	5,361	29,924	30,000	76	60,000
Legal Fees	17	101	498	397	1,000
Mechanical Maintenance	1,571	2,832	1,998	-834	4,000
Miscellaneous	145	3,953	2,502	-1,451	5,000
Repair and Maintenance	1,585	7,295	12,498	5,203	25,000
Security Services	864	5,213	7,998	2,785	16,000
Telephone and Pager	330	1,798	2,100	302	4,200
Water / Sewer	2,958	13,320	18,000	4,680	36,000
TOTAL OPERATING EXPENSES	28,686	137,313	153,120	15,807	306,252
Reserve - Contingency Fund	2,411	14,464	14,466	2	28,928
TOTAL EXPENSES	31,097	151,777	167,586	15,809	335,180
CURRENT YR NET SURPLUS/(DEFICIT)	-2,566	14,658	-4,734	19,392	-9,477
Operating Surplus (Deficit) Balance Forward	0	9,477	4,740	4,737	9,477
ENDING OP SURPLUS/(DEFICIT)	-2,566	24,135	6	24,129	0

