

Strata Property Act
Form B
INFORMATION CERTIFICATE
(Section 59)

The Owners, Strata Plan VIS1578 certify that the information contained in this certificate with respect to Strata Lot 27 is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above\$880.21
- (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*)\$0.00
- (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? *[attach copy of all agreements]*
 No Yes
- (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\$0.00
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\$0.00
- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund\$365,130.97 as of April 30, 2022
- (g) Are there any amendments to the bylaws that are not yet filed in the Land Title Office? *[attach copy of all amendments]*
 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? *[attach copy of all resolutions]*
 No Yes
- (h.1) Are there any winding-up resolutions that have been passed? *[attach copy of all resolutions]*
 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? *[attach copy of all notices]*
 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? *[attach details]*
 No Yes
- (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? *[attach copies of all notices or work orders]*
 No Yes
- (l) Number of strata lots in the strata plan that are rented 0
- (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) _____ is/are limited common property
 Parking stall(s) number(s) 9 is/are common property

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered By: Ivan Delano of eXp Realty on 2022/06/03
Document Uploaded and Verified: 2022/06/09

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) 9 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

Details:

Parking Stalls DO NOT transfer upon sale of unit

[Provide background on the allocation of parking stalls referred to in whichever of the 3 preceding boxes have been selected and attach any applicable documents in the possession of the strata corporation.]

***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, or 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) within 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 _____ [strata lot number(s), if known, for each locker that is a separate strata lot or part of a separate strata lot]
- Storage locker(s) number(s) _____ is/are limited common property
- Storage locker(s) number(s) 504 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) 504 is/are allocated with strata council approval*
- Storage locker(s) 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

Details:

[Provide background on the allocation of storage lockers referred to in whichever of the 3 preceding boxes have been selected and attach any applicable documents in the possession of the strata corporation.]

***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:

- The rules of the strata corporation;
- The current budget of the strata corporation;
- The owner developer's Rental Disclosure Statement under section 139, if any; and
- The most recent depreciation report, if any, obtained by the strata corporation under section 94.

Date: June 6, 2022

PROLINE MANAGEMENT LTD. as authorized agents for The Owners, Strata Plan VIS1578



Signature of Strata Manager

Proline Management Ltd.
OPERATING STATEMENT

May 8, 2022 3:55 PM

Page 1

For the 4 Months Ending April 30, 2022

Rockland VIS1578

Budget Comparison to Original Budget

	Account #	Current Actual	YTD Actual	Annual Budget	Last Year YTD	% Budget Used
INCOME						
Strata Assessments		38,109.45	157,490.34	469,444.00	153,870.56	33.6%
Parking Receipts	5190	200.00	875.00	3,000.00	1,470.00	29.2%
Guest Suite	5195	0.00	430.00	2,500.00	0.00	17.2%
Other Income	5480	0.00	0.00	0.00	(500.00)	
TOTAL INCOME		38,309.45	158,795.34	474,944.00	154,840.56	33.4%
OPERATING EXPENSES						
BUILDING COMMON AREA						
Hydro	6210	1,411.55	7,857.25	14,900.00	6,777.51	52.7%
Water & Sewer	6310	0.00	7,669.93	25,600.00	6,790.88	30.0%
Garbage & Recycling	6320	587.46	2,517.41	7,810.00	2,473.03	32.2%
Fire Alarm Servicing & Monitoring	6335	258.46	2,042.79	6,000.00	2,701.97	34.1%
Elevator Maintenance	6340	647.34	3,107.36	10,000.00	3,218.01	31.1%
Electrical	6620	249.38	(1,446.46)	1,500.00	196.49	-96.4%
Plumbing & Heating	6630	0.00	1,452.94	3,000.00	0.00	48.4%
Janitorial	6650	0.00	28.86	3,000.00	0.00	1.0%
Carpet Cleaning	6655	0.00	0.00	1,000.00	0.00	
Building Maintenance - General	6720	536.82	10,895.58	28,900.00	3,045.96	37.7%
Parking Garage & Lot	6721	0.00	0.00	2,000.00	88.34	
Dryer Vent Cleaning	6722	0.00	0.00	2,000.00	0.00	
Lock Repairs & Maintenance	6723	0.00	16.08	1,300.00	37.72	1.2%
Pest Control	6724	63.00	252.00	760.00	236.25	33.2%
Window Cleaning	6725	0.00	7,854.00	20,000.00	0.00	39.3%
Window Replacement	6726	0.00	0.00	2,000.00	0.00	
Worksafe	6729	0.00	189.83	250.00	173.53	75.9%
Equipment - General	6730	0.00	0.00	2,300.00	844.16	
Air Handling System	6731	0.00	233.67	1,100.00	135.30	21.2%
General Supplies	6740	21.83	344.85	3,000.00	211.91	11.5%
Supplies - Lighting	6741	149.18	149.18	675.00	79.49	22.1%
Supplies - Janitorial	6742	0.00	0.00	0.00	255.75	
Grounds Maintenance	6760	2,974.63	8,581.63	32,500.00	4,817.72	26.4%
Irrigation Equipment & Maintenance	6761	0.00	0.00	550.00	0.00	
Tree Maintenance	6762	0.00	1,202.25	7,600.00	0.00	15.8%
Roads, Gates & Fences	6763	0.00	0.00	1,000.00	0.00	
Snow Removal	6764	0.00	0.00	500.00	0.00	
Insurance	6770	0.00	87,722.00	88,222.00	75,909.00	99.4%
Caretaking Services	7010	4,196.78	18,070.03	52,450.00	16,013.96	34.5%
Telephone	7070	128.35	983.34	2,900.00	759.77	33.9%
TOTAL		11,224.78	159,724.52	322,817.00	124,766.75	49.5%

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered By: Ivan Delano of eXp Realty on 2022/06/03
Document Uploaded and Verified: 2022/06/09

Proline Management Ltd.
OPERATING STATEMENT

May 8, 2022 3:55 PM

Page 2

For the 4 Months Ending April 30, 2022
 Rockland VIS1578

Budget Comparison to Original Budget

Account #	Current Actual	YTD Actual	Annual Budget	Last Year YTD	% Budget Used
ADMINISTRATION					
Property Management Fees	1,490.03	5,960.12	19,620.00	5,960.13	30.4%
Additional Services	7041 0.00	0.00	3,000.00	0.00	
Strata Fees - Caretaker Suite	7045 0.00	0.00	0.00	1,953.42	
Administration & Postage	7060 199.04	1,914.72	2,500.00	757.07	76.6%
Interest / Bank Charges	7090 25.00	100.00	300.00	100.00	33.3%
Professional Fees	7110 0.00	1,076.46	4,000.00	1,008.00	26.9%
Dues / Fees	7210 0.00	0.00	220.00	220.00	
Miscellaneous	7900 0.00	229.92	1,000.00	55.82	23.0%
TOTAL	1,714.07	9,281.22	30,640.00	10,054.44	30.3%
OTHER EXPENSES					
Transfer to Reserve	8200 11,666.67	46,666.67	140,000.00	55,125.00	33.3%
TOTAL	11,666.67	46,666.67	140,000.00	55,125.00	33.3%
TOTAL OPERATING EXP.	24,605.52	215,672.41	493,457.00	189,946.19	43.7%
SUMMARY					
TOTAL INCOME	38,309.45	158,795.34	474,944.00	154,840.56	33.4%
TOTAL OPERATING EXP.	(24,605.52)	(215,672.41)	(493,457.00)	(189,946.19)	43.7%
CASH FLOW	13,703.93	(56,877.07)	(18,513.00)	(35,105.63)	307.2%
ADD BALANCE FORWARD BANK	45,793.25	116,374.25	116,374.00	35,105.63	100.0%
Less: Transfer to Reserve - Surplus	0.00	0.00	(17,861.00)	0.00	
CLOSING BALANCE BANK	59,497.18	59,497.18	80,000.00	0.00	74.4%
Security Deposit	0.00	0.00	0.00	0.00	

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Supplied to StrataDocs 2022/05/09
 Ordered by Ivan Delano 2022/06/03

Ordered By: Ivan Delano of eXp Realty on 2022/06/03
 Document Uploaded and Verified: 2022/06/09

Proline Management Ltd.
CONTINGENCY RESERVE FUND
For the 4 Months Ending April 30, 2022
Rockland VIS1578

	Account #	Current Actual	YTD Actual	Annual Budget	% Budget Used
CONTRIBUTIONS					
Monthly Assessments	8800	11,666.67	46,666.67	140,000.00	33.3%
Surplus Operating Funds	8811	0.00	0.00	17,861.00	
Interest	8870	510.18	1,718.95	7,236.00	23.8%
TOTAL CONTRIBUTIONS		12,176.85	48,385.62	165,097.00	29.3%
EXPENSES					
Storage Room Finishes - Renewal	8900.0001	0.00	0.00	1,500.00	
Manager & Guest Suite - Renewal (Phase 1)	8900.0002	0.00	0.00	10,000.00	
Manager & Guest Suite-Renewal (Phase 1)-Add'l Fund	8900.0003	0.00	0.00	17,500.00	
Windows-Fully Exposed Phase 3 (phased 2019-2023)	8900.0004	0.00	0.00	65,000.00	
Windows -Enclosed Phase 2 (phased 2021-2023)	8900.0005	0.00	0.00	30,000.00	
Doors-Balcony Slider-Renewal-Phase 2	8900.0006	0.00	0.00	16,700.00	
Depreciation Report Services - Update	8900.0007	1,312.50	1,312.50	13,824.00	9.5%
Electrical Vehicle Charging Outlets - 4	8900.0008	0.00	0.00	23,000.00	
Security Systems - Enhancements- 2 Add'l Cameras	8900.0009	3,039.49	3,039.49	3,500.00	86.8%
Access Ladders/Stairs - Renewal	8900.0010	0.00	0.00	5,000.00	
Prov.of New Fireproof Storage Locker-Sale of #105	8900.0011	0.00	0.00	3,500.00	
Prov.for Taxes& Professional Fees on Sale of U#105	8900.0012	0.00	0.00	110,000.00	
Elevator Modernization (Design Phase)	8917	0.00	0.00	3,420.00	
Elevator Modernization -Machine Room/Hostway Equip	8922	0.00	0.00	11,181.00	
Elevator Modernization-Cab Interiors	8923	0.00	0.00	13,089.00	
Parkade Corridor Finishes- Flooring (upper parkad	8938	0.00	0.00	2,500.00	
Landscape Irrigation Replacement	8939	0.00	0.00	28,000.00	
Driveway-Asphalt Renewal	8954	0.00	0.00	9,000.00	
Fire AlarmSystem&Annunciater-Replacement-Fire Link	8956	0.00	0.00	4,762.00	
Caretaker&Guest Suite-Renewal	8958	0.00	0.00	726.00	
Deep Energy Retrofit	8960	0.00	0.00	1,500.00	
Flat Roof and Deck Replacement	8963	170.20	35,859.61	248,028.00	14.5%
Wood Fireplace Chimneys	8964	0.00	0.00	7,500.00	
Windows - Enclosed - Renewal	8966	0.00	0.00	27,443.00	
Sliding Balcony Doors - Renewal	8967	0.00	0.00	16,700.00	
Hazardous Material Assessment	8968	0.00	0.00	2,000.00	
Disposition of Unit 105	8969	0.00	0.00	396.00	
TOTAL EXPENSES		4,522.19	40,211.60	675,769.00	6.0%

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Supplied to StrataDocs 2022/06/03
Ordered by Ivan Delano 2022/06/03

Ordered By: Ivan Delano of eXp Realty on 2022/06/03
Document Uploaded and Verified: 2022/06/09

Proline Management Ltd.
CONTINGENCY RESERVE FUND
For the 4 Months Ending April 30, 2022
Rockland VIS1578

Account #	Current Actual	YTD Actual	Annual Budget	% Budget Used
SUMMARY				
TOTAL CONTRIBUTIONS	12,176.85	48,385.62	165,097.00	29.3%
TOTAL EXPENSES	(4,522.19)	(40,211.60)	(675,769.00)	6.0%
NET INCREASE (DECREASE) IN FUND	7,654.66	8,174.02	(510,672.00)	-1.6%
OPENING FUND BALANCE	993,033.71	992,514.35	992,514.00	100.0%
CLOSING FUND BALANCE	1,000,688.37	1,000,688.37	481,842.00	207.7%
Held In:				
BMO Bank Account	615,888.52	615,888.52	0.00	
Investments	384,799.85	384,799.85	0.00	
Total Reserves Balance	1,000,688.37	1,000,688.37	0.00	

Supplied to StrataDocs 2022/06/03
Ordered by Ivan Delano 2022/06/03

Ordered By: Ivan Delano of eXp Realty on 2022/06/03
Document Uploaded and Verified: 2022/06/09

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

PROLINE MANAGEMENT LTD.

Details of Investments

April 30, 2022

Rockland

<u>Institution</u>	<u>Type</u>	<u>%Int./ Yield</u>	<u>Maturity Date</u> m/d/y	<u>Term</u>	<u>Amount</u>
RBC Dominion	RBC Investment Savings Acct SR A (RT Corp)				\$100,280.08
RBC Dominion	RBC Investment Savings Acct SR A (RT CO)				\$94,268.28
RBC Dominion	RBC Investment Savings Acct SR A (RBMC)				\$93,281.31
RBC Dominion	Cash				\$1,970.18
RBC Dominion	Cdn Western Bank GIC	3.00%	2022-06-06		\$95,000.00
<u>Total:</u>					<u>\$384,799.85</u>

Supplied to StrataDocs 2022/06/09
 Ordered by Ivan Delano 2022/06/03

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered By: Ivan Delano of eXp Realty on 2022/06/03
 Document Uploaded and Verified: 2022/06/09

EXHIBIT "D"
CONDOMINIUM ACT
(Section 31)

SP. 1578
The Rockland

RENTAL DISCLOSURE STATEMENT

1. The strata plan in respect of which this statement is made is described as Proposed Strata Lots 1 to 40 inclusive of and contains 40 residential strata lots.
2. The residential strata lots described below are under lease as of the date of this statement and the owner-developer intends to lease each strata lot until the date set out opposite it's description.

<u>Description of Strata Lot</u>	<u>Date Lease Period Ends</u>
----------------------------------	-------------------------------

3. In addition to the number of residential strata lots described in paragraph 2, the owner-developer intends to lease all strata lots for an indefinite period of time.

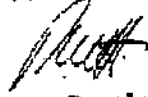
4. There is no by-law of the strata corporation which limits the number of strata lots that may be leased.

1578

Date this day of

SURETY DEVELOPMENTS LTD.
WOODFIELD HOLDINGS LTD.
CARDINAL HOLDINGS LTD.

A JOINT VENTURE

PER: 
(Owner-Developer)

This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Supplied to StrataDocs 2011/08/29
Ordered by Ivan Delano 2022/06/03

Ordered By: Ivan Delano of eXp Realty on 2022/06/03

Uploaded: Aug 13, 2011 Verified: Aug 29, 2011