



# 2021 ANNUAL GENERAL MEETING MINUTES

TUESDAY APRIL 20, 2021

## LOCATION/TIME - 6:00PM VIA ZOOM

**Council:** Murray Hill, Victor Monasch, Anita Thompson, Ashley Orton, Norm Reid, Bob Hyde  
**Strata Mgt:** Ross Ruddick, Jesse Train  
**Regrets:** There were no regrets.

## STRATA COUNCIL - 2020/2021

### EXECUTIVES

Murray Hill - K406  
XXX - XXX  
Victor Monasch - T153  
Anita Thompson - W325  
Ashley Orton - T243  
Norm Reid - T302  
Bob Hyde - T102

### COMMITTEE ASSIGNMENTS

President, Townhouses, Irrigation, Clubhouse  
Vice President  
Secretary, Finance, Bring Forward, RV Committee, Clubhouse  
Treasurer, Minutes, Social Liaison  
Security & Privacy, Volunteers, Ponds & Fountains, Website  
Apartments, Irrigation  
Landscaping

## CARETAKERS

John Unger Hours: 6:00 AM-3:30 PM-Most weekdays  
Valerie Morris Nights/Weekends  
(604) 834-4578 [chelseagardens1416@gmail.com](mailto:chelseagardens1416@gmail.com)

## STRATA MANAGER: CROSSROADS

Senior Strata Manager: Ross Ruddick [ross@crpm.ca](mailto:ross@crpm.ca)  
Strata Manager: Jesse Train [jesse@crpm.ca](mailto:jesse@crpm.ca)  
Strata Manager: Shelley Melville [shelley@crpm.ca](mailto:shelley@crpm.ca)

1001- 7445 132ND STREET, SURREY, B.C. V3W 1J8  
Phone: (778) 578-4445 Fax: (778) 578-4447

### EMERGENCY CONTACT 24 HOUR SERVICE (778) 578-4445

Calling afterhours for an emergency you will be asked to press "1".  
This takes you to our afterhours 24/7 Call centre who will then contact  
the Strata Managers (or their back-up) at home or cell phone.

Owners are advised that they should retain their electronic or printed copies of the minutes for future use. Should an owner decide to sell, most prospective buyers will usually request two years' worth of minutes and, if you do not have them, there is a charge of .25 per page from CrossRoads for this service. Retaining the minutes will help you and/or the buyer avoid this charge. PDF copies can also be obtained from the Chelsea website: [www.chelseatoday.org](http://www.chelseatoday.org)

**(1) CALL TO ORDER**

Murray Hill, President, and a quorum being present called the meeting to order at 6:09 PM. The Strata Manager, Ross Ruddick from CrossRoads Management, was asked to chair the meeting from that point on.

19 Owners registered in person.  
207 Owners represented by proxy.  
226 Owners present/represented in total.

**(2) CALLING THE ROLL / CERTIFICATION OF PROXIES**

The roll was called and all proxies certified by Ross Ruddick in accordance with the requirements of the Strata Property Act. The Act requires that a quorum consisting of one-third (131) of the Owners be present in order for the meeting to proceed. Ross Ruddick reported that a quorum was present.

**(3) PROOF OF NOTICE / WAIVER OF NOTICE**

Ross Ruddick advised that, as per the Strata Property Act and Regulations, appropriate notice must be given to all Owners either by mail to their last-known address or hand-delivered on-site. In the case of this Annual General Meeting, the notices were distributed commencing door to door by volunteers and council members. Only 3 packages had to be mailed to the owners. This was completed on April 1<sup>st</sup>, 2021.

It was **MOVED** (W325), and **SECONDED** (T153) that adequate notice was given for this meeting. **CARRIED**

**(4) ADOPTION OF MINUTES: SGM – JULY 28, 2020**

It was **MOVED** (W325), and **SECONDED** (T153) to adopt the minutes of the July 28<sup>th</sup>, 2020 SGM. **CARRIED**

**(5) REPORT FROM THE COUNCIL PRESIDENT**

Murray Hill, council president provided his annual report in the AGM package for owners to read. Murray, added that on behalf of all owners we would also like to thank Victor Monasch for his years of hard work on council and service to the strata corporation. Thank you!

**(6) ELECTION OF STRATA COUNCIL**

Ross Ruddick explained that the following Council Members are entering the second year of a two-year term and the positions are not up for election in accordance with Chelsea Garden's Bylaw #10.

Anita Thompson – W325, Ashley Orton – T243, Bob Hyde – T102, Murray Hill – K406

Ross Ruddick mentioned that there are three council position open for election at this AGM. The Nominating Committee received the following names of Owners to be considers for the Strata Council:

Cee Mann – T172, Norman Reid – T302, Ron Plankeel – T272

All of these candidates have submitted their bio papers indicating their willingness to stand for the election to council. This was included in the AGM package so Owners could have background information on each candidate. During the meeting all the above nominees confirmed they wised to have their names in the running and had the opportunity to make a short presentation to the owners attending the AGM.

Ross Ruddick mentioned nominations may also be made from the floor of the AGM. Ross Ruddick called for additional nominations. At that time there were no additional nominations.

Any candidate nominated must attain 50% or more of the ballots cast in order to be elected. A secret ballot was then held and counted along with the submitted proxy votes and The Strata Manager announced the elected Strata Council members for the 2021-2023 term.

Cee Mann – T172, Norman Reid – T302, Ron Plankeel – T272

Ross Ruddick thanked all the nominees for running and noted that it is healthy in a Strata Corporation to have active participation in the election of a Strata Council.

The Strata Manager will retain the ballots for two weeks prior to destroying them.

## **(7) ELECTION OF THE INVESTMENT COMMITTEE**

The Strata Manager called three times for candidates to serve on the investment committee but, hearing no nominations, he indicated that the investment committee would remain inactive for this upcoming year, as it has been.

## **(8) RATIFICATION OF RULES – SIMPLE MAJORITY VOTE (OVER 50%)**

A Strata Council is permitted to pass rules during the course of their term of office and these rules are valid and effective immediately upon passage. In order to remain valid the rules passed by council must be brought forward to the next Annual General Meeting to be ratified by the owners and this requires a simple majority (more than 50%) vote. This year there were a few new rules passed by council and these are being brought forward for owner ratification.

***Item # 10 a - At the August 18, 2019 Council meeting an amended rule was approved by Council to read:***

**Quiet times for celebrations like New Year's Eve - It was MOVED/SECONDED/CARRIED t o amend this rule to exempt celebrations such as New Years and Canada Day from the restrict ions but only up to 1:00 AM, after which all parties must be moved inside a unit and the level of noise must not disturb other residents.**

**MOVED** by W325  
**IN FAVOR: 205**

**SECONDED** by T153  
**NOT IN FAVOR: 13**

**ABSTAIN:7**

**CARRIED**

**Item # 10 b - At the August 18, 2020 Council meeting an amended rule was approved by Council to read:**

**Rule re bird feeders/bird baths** - It was MOVED/SECONDED and CARRIED to amend this rule so that, although hummingbird feeders are permitted, other bird feeders are not but there will be no prohibition on bird baths.

**MOVED** by W325      **SECONDED** by T153  
**IN FAVOR: 207**      **NOT IN FAVOR: 11**      **ABSTAIN:7**      **CARRIED**

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**Item # 10 c - At the September 22, 2020 Council meeting a new rule was approved by Council to read:**

There is to be no smoking of any kind in any interior common property area including the underground parkade.

**MOVED** by W325      **SECONDED** by T153  
**IN FAVOR: 214**      **NOT IN FAVOR: 4**      **ABSTAIN:7**      **CARRIED**

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**Item # 10 d - At the October 20, 2020 Council meeting the existing rule was amended to read:**

Patios are to be a maximum of 300 square feet.

That either 24-inch x 24-inch aggregate pavers are used or an aggregate concert slab is laid.

A diagram of the size of the patio or addition to be submitted for approval.

**MOVED** by W325      **SECONDED** by T153  
**IN FAVOR: 208**      **NOT IN FAVOR: 3**      **ABSTAIN:13**      **CARRIED**

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**Item # 10 e - At the October 15, 2020 Council meeting the rule 4 was amended and approved by Council to read:**

Closing time for Clubhouse

The Fireside lounge, library, exercise room, and workshop will be open every morning at 7:00 AM and will be closed at 10:00 PM each day. No entry to be permitted after 10:00 PM. Organizers of Special Events and private rentals will be permitted to remain for clean-up until 11:30 PM but must exit through the fire door at the west end of the pub.

**MOVED** by W325      **SECONDED** by T153  
**IN FAVOR: 217**      **NOT IN FAVOR: 1**      **ABSTAIN:8**      **CARRIED**

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**Item # 10 f - At the January 19, 2021 Council meeting the rule was amended to read:**

“All Bookings for Guest suites may be booked with the appropriate staff member during days and hours that are posted in the clubhouse office.”

**Guest suite check-out time – 10:00 AM**

**MOVED** by W325      **SECONDED** by T153  
**IN FAVOR: 212**      **NOT IN FAVOR: 5**      **ABSTAIN:8**      **CARRIED**

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**Item # 10 g - At the January 19, 2021 Council meeting the rule was amended to read:**

Owners may place free standing, pre-manufactured sun protection gazebos on their Patios from May 1 to September 30 provided that the gazebo does not extend beyond the boundaries of the patio, is not attached to the patio and that the proposed colour be approved by council.

**The canopy cannot have any sidewalls and the maximum size permitted is 10' X 12' x 10' high.**

**MOVED** by W325      **SECONDED** by T153  
**IN FAVOR: 203**      **NOT IN FAVOR: 7**      **ABSTAIN:12**      **CARRIED**

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**Item # 10 h - At the March 22, 2021 meeting a rule was amended to read:**

**Christmas Decorations** – Christmas lights and décor (including illuminated and non-illuminated items) may be put up after November 15 but not turned on until November 25 in the current year and they must be taken down by January 15 of the following year. Decorative lighting and accessories for all other significant cultural, religious or civic events may be installed no sooner than two weeks before the event and must be removed no later than one week after the event.

**MOVED** by W325      **SECONDED** by T153  
**IN FAVOR: 217**      **NOT IN FAVOR: 2**      **ABSTAIN:6**      **CARRIED**

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## **(9) UPDATE ON INSURANCE**

The Strata Manager informed the Owners of details of the Strata Corporation's insurance policy. The policy was renewed effective March 1, 2021.

The key strata deductibles that would be assessed to an owner would include:

- All-Risks (\$100,000.00)
- Water Damage (\$250,000.00)
- Sewer back-up (\$250,000.00)
- Flood (\$250,000.00)
- Earthquake (15%)

Ross Ruddick also gave a Power Point presentation to update the owners about the Strata Insurance situation in British Columbia. Key points are as follows:

- In the last quarter of 2019 and all of 2020, the strata insurance market turned “hard”.
- Many underwriters were leaving an unprofitable market due to high claims vs. premiums collected.
- Strata Insurance premiums skyrocketed.
- Major strata deductibles increased.
- Strata owners saw increased fees, special levies or both.
- Renewal quotations were coming in at the very last moment.
- Some things have improved in 2021.
- Premiums have come back down.
- Deductibles have generally remained high.
- Renewal quotations are now received at least 35 days in advance. This was mandated by the BC Government.
- A major reason for the dramatic increases in premiums in 2020 was due to “best terms”, whereby small insurers who took small percentages of the overall risk were demanding very high rates and, if one underwriter received this rate they all did.
- The industry has moved away from this to a blended (or split ticket) rate and this has resulted in large premium reductions as we saw at Lake Bridge.
- Deductibles do remain high particularly because of water damage claims. Owners should be actively pursuing automatic water shut-off systems to reduce the likelihood of damage.
- Insurance Brokers are now to disclose the commission earned on a policy.
- The Strata Managers did reach out to multiple possible insurance brokers to “shop” The Chelsea Gardens insurance policy. Two declined as they cannot insure properties much higher than 20 million dollars of risk while another could not achieve 100% capacity, thus we ended up using CapriCMW.
- There are still some remaining concerns that could possibly be addressed by Government and/or the industry. The concept that an underwriter will only quote one broker should be stopped as this would then lead to more competitive and complete quotations. The Government could also amend the Strata Property Act to allow the Strata Corporation to assume a small percentage of risk. Finally, there is the option that the BC Government could enter the strata insurance market with an ICBC type agency. It is uncertain that they would move in that direction.

The Strata Manager did note that owners who wish to review their personal content policies are welcome to contact either Ross or Jesse. Ideally, we would want you to scan a copy of your policy so we can first go over the coverages. Owners are going to find that many of the usual brokers such as BCAA, Wawanesa, Belaire Direct and others are starting to reduce the amount of earthquake deductible that they provide and owners may wish to contact other brokers such as Johnson Meier or Square One who do write higher limits.

## **(10) APPROVAL OF THE 2020-2021 OPERATING RESULTS**

It was **MOVED** by W325 and **SECONDED** by T153 to approve the operating results from the 2020-2021 fiscal year end as distributed at this Annual General Meeting.

**IN FAVOR: 209**

**NOT IN FAVOR: 1**

**ABSTAIN:15**

**CARRIED**

## (11) APPROVAL OF THE PROPOSED 2021-2022 OPERATING BUDGET

It was **MOVED** by W325 and **SECONDED** by T153 to approve the operating budget as distributed at this Annual General Meeting. **CARRIED**

A copy of the new Strata Fees for each of the apartments and townhomes is attached to your AGM package and there is an approved increase of 4.4%.

**IN FAVOR: 212      NOT IN FAVOR: 2      ABSTAIN:12      CARRIED**

### PAYMENT OF INCREASED FEES

Due to the timing of the AGM, and the fact that our fiscal year ends on February 28, 2021, the May 1, 2021 withdrawal will consist of the new approved fees **plus the difference in fees for March** and **April** then, on the June 1, 2021 withdrawal will be **your new Strata fee for 2021-2022**

If an Owner is already on this Pre-Authorized Payment system, no further action is required.

Post-dated cheques, whereby an Owner submits to Crossroads Management twelve (12), post-dated cheques. These should be dated for the first of each month, commencing March 1, 2021, payable to **Strata Plan LMS 1416 – Unit #\_\_\_\_\_**. If you have paid March, April and May, 2021, please forward only 10 cheques as well as one cheque for the difference in fees for the months of March, April and May. Cheques may be left in the “Property Manager” mailbox in the clubhouse mailroom or the foyer of each apartment building for pick-up.

## (12) RESOLUTIONS

### **3 / 4 VOTE “A” – GARAGE DOORS - 2021**

**Therefore, be it resolved** as a 3 / 4 Vote of the Owners, LMS 1416, Chelsea Gardens, that Council is hereby authorized to spend from the Contingency Reserve Fund up to \$35,000.00 to replace townhouse garage doors as required on a priority basis.

**MOVED** by W325      **SECONDED** by T153  
**IN FAVOR: 213      NOT IN FAVOR: 3      ABSTAIN:9      CARRIED**

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### **3 / 4 VOTE “B” – WINDSOR INTERIOR IMPROVEMENTS – 2021**

**Therefore, be it resolved** as a 3 / 4 vote of the Owners, LMS 1416, Chelsea Gardens, that Council is hereby authorized to spend up to \$171,500.00 from the Contingency Reserve Fund to do significant updating to the interior hallways and carpeting of the Windsor.

**MOVED** by W325      **SECONDED** by T153  
**IN FAVOR: 203      NOT IN FAVOR: 8      ABSTAIN:14      CARRIED**

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**MAJORITY VOTE “C” – DEPRECIATION REPORT**

**Therefore, be it resolved** as a majority vote of the Owners, LMS 1416, Chelsea Gardens, that Council is hereby authorized to spend from the Contingency Reserve Fund a sum up to \$12,000 to acquire an updated Depreciation Report.

**MOVED** by W325      **SECONDED** by T153  
**IN FAVOR: 213**      **NOT IN FAVOR: 2**      **ABSTAIN:11**      **CARRIED**

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**3 / 4 VOTE “D” – TOWNHOUSE CAPITAL PROJECTS REPAIRS - 2021**

**Therefore, be it resolved** as a 3 / 4 Vote of the Owners, LMS 1416, Chelsea Gardens, that Council is hereby authorized to spend from the Contingency Reserve Fund up to \$80,000.00 to inspect, and where necessary, repair and caulk those townhouse units and replace spindles and do envelope repairs as required on a priority basis.

**MOVED** by W325      **SECONDED** by T153  
**IN FAVOR: 213**      **NOT IN FAVOR: 1**      **ABSTAIN:10**      **CARRIED**

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**3 / 4 VOTE “E” – TOWNHOUSE FLAT ROOF REPAIRS/REPLACEMENTS - 2021**

**Therefore, be it resolved** as a 3 / 4 Vote of the Owners, LMS 1416, Chelsea Gardens, that Council is hereby authorized to spend from the Contingency Reserve Fund up to \$200,000.00 to inspect, and where necessary, repair and/or replace selected flat roofs on a priority basis.

**MOVED** by W325      **SECONDED** by T153  
**IN FAVOR: 216**      **NOT IN FAVOR: 0**      **ABSTAIN:9**      **CARRIED**

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**3 / 4 VOTE “F” – CLUBHOUSE COOLING AND HEATING UPGRADES – 2021**

**Therefore, be it resolved** as a 3 / 4 Vote of the Owners, LMS 1416, Chelsea Gardens, that Council is hereby authorized to spend from the Contingency Reserve Fund up to \$42,000.00 to proceed with these upgrades in 2021.

**MOVED** by W325      **SECONDED** by T153  
**IN FAVOR: 212**      **NOT IN FAVOR: 1**      **ABSTAIN:12**      **CARRIED**

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**3 / 4 VOTE “G” – APARTMENT URGENT REPAIRS – 2021**

**Therefore, be it resolved** as a 3 / 4 Vote of the Owners, LMS 1416, Chelsea Gardens, that Council is hereby authorized to spend from the Contingency Reserve Fund up to \$80,000.00 to pay for the Windsor expenses and to proceed with this investigation and required work in 2021.

**MOVED** by W325      **SECONDED** by T153  
**IN FAVOR: 210**      **NOT IN FAVOR: 4**      **ABSTAIN:11**      **CARRIED**

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**3 / 4 VOTE “H” – TELECOMMUNICATIONS AGREEMENT – 2021**

**Therefore, be it resolved** as a 3 / 4 Vote of the Owners, LMS 1416, Chelsea Gardens, that:

The owners agree to provide a Statutory Right of Way (SRW) for telecommunications purposes over portions of the property on 13860 70th Avenue, Surrey, BC

1. In accordance with section 71 of the Strata Property Act, the Strata Corporation approves a significant change in the use or appearance of the common property of the Strata Corporation for the installation of the telecommunications equipment.
2. The Strata Corporation enter into a Statutory Right of Way (SRW) Agreement and the Strata Council for the Strata Corporation take all such further actions to execute and deliver in the name of and on behalf of the Strata Corporations the Statutory Right of Way (SRW) Agreement and such other agreements, assignments, instruments, notes and documents (the “Documents”) relating to, contemplated by or necessary or desirable in connection with the Statutory Right of Way (SRW) Agreement.
3. Any two members of the Strata Council be, and are hereby, authorized and directed to execute and deliver the Statutory Right of Way (SRW) Documents in the name of and on behalf of the Strata Corporation, with such changes, modifications, and amendments thereto may in their discretion (but in keeping with this Resolution) approve, which approval shall be conclusively evidenced by the execution and delivery of such Statutory Right of Way (SRW) Documents. To the extent that any such Statutory Right of Way (SRW) Documents were executed and delivered prior to the date hereof, the execution and delivery thereof by any such Authorized Persons be, and are hereby, approved ratified and confirmed.

**MOVED** by W325  
**IN FAVOR: 201**

**SECONDED** by T153  
**NOT IN FAVOR: 10**

**ABSTAIN:12**

**CARRIED**

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**3 / 4 VOTE “I” – BYLAW AMENDMENT – 2021**

**Therefore, be it resolved** as a 3 / 4 Vote of the Owners, LMS 1416, Chelsea Gardens, that the current bylaw that now reads:

- (9) Retractable awnings shall be permitted for installation over windows and patios, provided that they are the type manufactured by Arpella Awnings (or a similar manufacturer approved by the strata council) with the approved material style/colour called “Classic Plus” with a white frame. Awnings must not have dimensions greater than 6 inches more than the width of the window and may not extend below 32 inches from the top of the window. Side covers on awnings are not permitted. The installation of any awning shall be subject to the provisions of bylaw 6 and the owner of the strata lot shall be responsible for the maintenance and repair thereof and the maintenance and repair of the common property resulting from the installation of the awning.

Be amended to now read:

- (9) Retractable awnings shall be permitted for installation over windows and patios, provided that they are the type manufactured by Arpella Awnings (or a similar manufacturer

approved by the strata council) with a material style/colour that is approved by the Strata Council. There are currently two approved designs and samples are available in the office. Should one or both of those designs/colours be discontinued, the Strata Council will choose alternates that are as close as possible. A white frame for the awning is required. Awnings must not have dimensions greater than 6 inches more than the width of the window and may not extend below 32 inches from the top of the window. Side covers on awnings are not permitted. The installation of any awning shall be subject to the provisions of bylaw 6 and the owner of the strata lot shall be responsible for the maintenance and repair thereof and the maintenance and repair of the common property resulting from the installation of the awning.

**MOVED** by W325  
**IN FAVOR: 211**

**SECONDED** by T153  
**NOT IN FAVOR: 0**

**ABSTAIN:14**

**CARRIED**

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### **3 / 4 VOTE "J" –BYLAW AMENDMENTS**

**Therefore, be it resolved** as a 3 / 4 vote of the Owners, LMS 1416, Chelsea Gardens, that the bylaws that have been approved at the Annual General Meeting of April 20, 2021 be incorporated into the existing set of bylaws that are on file at land titles and include the bylaw changes approved at previous Annual General Meetings and that, following this consolidation into one complete set, that this set be filed with Land Titles and, in so doing, rescind and repeal all old sets of bylaws.

**MOVED** by W325  
**IN FAVOR: 210**

**SECONDED** by T153  
**NOT IN FAVOR: 3**

**ABSTAIN:10**

**CARRIED**

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## **(13) NEW BUSINESS**

- An owner brought up a request to look into purchasing Electrical Vehicle charging stations throughout the complex. The Strata Council will review at the next council meeting.
- There was an owner that questioned the signage at the front entrance to the complex regarding Emergency Vehicles gaining access and finding the necessary location. The Strata Manager ensured that a copy of the Chelsea's Emergency Action plan has been sent to and reviewed by the Surrey Fire Department.
- An owner mentioned the reoccurring issue of speeding within the complex. The Strata Manager made a note to bring this up at the next council meeting to determine the best course of action to prevent this in the future.
- An owner expressed concerns about proper and appropriate means of accessing to the common property and one's own individual property as they had noticed owners hopping over the wall to gain access.
- One owner asked about the possibility of installing Solar Panels on Owners roofs to help decrease the costs of electricity and energy. Council will discuss this further at the next Council Meeting.

- An owner expressed concerns around the longevity of the townhouse roofs and the current conditions of sloped roofs.
- An owner mentioned that while on evening walks, they noticed lights out along the path. Council mentioned that these are in the process of being changed.
- An owner expressed concern for the safety of fish in the pond, or lack thereof as they continue to be eaten. Ashley reported that they are currently looking into a mesh covering solution that will protect the fish from being harmed.
- An owner brought up the possibility of installing a security camera on the EXIT door of the PUB for increased monitoring.

## **(14) TERMINATION OF MEETING**

It was **MOVED** by T283 to terminate the meeting at 8:12 PM.

The newly elected Council will meet on Wednesday, April 21, 2021 at 1:00PM via Zoom to elect council positions and hold the first Council Meeting.

Ross Ruddick, Strata Manager

### **UPCOMING EVENTS AT CHELSEA GARDENS IN 2021**

- Trash or Treasure Day – Saturday June 19<sup>th</sup>. Owners can dispose of any items by leaving them at curbside all day Friday (no paint cans until Saturday morning please). Other owners can see if they can put those discarded items to good use otherwise all remaining items will be picked up by our garbage contractor on the Saturday.

*Owners are advised that they should retain their printed copies of the minutes for future use. Should an owner decide to sell, most prospective buyers will usually request two years' worth of minutes and, if you do not have them, there is a charge of .25 per page from CrossRoads for this service. Retaining the minutes will help you and/or the buyer avoid this charge.*



CHELSEA GARDENS  
STRATA FEE SCHEDULE  
MARCH 1, 2021 - FEBRUARY 28, 2022  
KENSINGTON - 13860 70 AVENUE

| UNIT  | S/L | U/E  | OPERATIONS<br>FEES | APT.<br>UTILITIES | CONTINGENCY<br>RESERVE | WATER<br>LEVY | STRATA<br>FEES |
|-------|-----|------|--------------------|-------------------|------------------------|---------------|----------------|
| 101-2 | 165 | 701  | \$184.79           | \$53.02           | \$58.24                | 34.78         | \$330.84       |
| 102-2 | 164 | 1469 | \$387.24           | \$111.11          | \$122.05               | 34.78         | \$655.19       |
| 103-2 | 163 | 698  | \$184.00           | \$52.80           | \$57.99                | 34.78         | \$329.57       |
| 104-2 | 162 | 1207 | \$318.18           | \$91.30           | \$100.28               | 34.78         | \$544.54       |
| 105-2 | 177 | 1207 | \$318.18           | \$91.30           | \$100.28               | 34.78         | \$544.54       |
| 106-2 | 176 | 698  | \$184.00           | \$52.80           | \$57.99                | 34.78         | \$329.57       |
| 107-2 | 175 | 1119 | \$294.98           | \$84.64           | \$92.97                | 34.78         | \$507.37       |
| 108-2 | 174 | 1452 | \$382.76           | \$109.83          | \$120.64               | 34.78         | \$648.01       |
| 109-2 | 173 | 1365 | \$359.83           | \$103.25          | \$113.41               | 34.78         | \$611.26       |
| 110-2 | 172 | 1119 | \$294.98           | \$84.64           | \$92.97                | 34.78         | \$507.37       |
| 111-2 | 171 | 778  | \$205.09           | \$58.85           | \$64.64                | 34.78         | \$363.36       |
| 112-2 | 170 | 1207 | \$318.18           | \$91.30           | \$100.28               | 34.78         | \$544.54       |
| 113-2 | 169 | 1115 | \$293.93           | \$84.34           | \$92.64                | 34.78         | \$505.68       |
| 114-2 | 168 | 778  | \$205.09           | \$58.85           | \$64.64                | 34.78         | \$363.36       |
| 115-2 | 167 | 1375 | \$362.46           | \$104.00          | \$114.24               | 34.78         | \$615.49       |
| 116-2 | 166 | 764  | \$201.40           | \$57.79           | \$63.48                | 34.78         | \$357.44       |
| 201-2 | 181 | 701  | \$184.79           | \$53.02           | \$58.24                | 34.78         | \$330.84       |
| 202-2 | 180 | 1469 | \$387.24           | \$111.11          | \$122.05               | 34.78         | \$655.19       |
| 203-2 | 179 | 698  | \$184.00           | \$52.80           | \$57.99                | 34.78         | \$329.57       |
| 204-2 | 178 | 1207 | \$318.18           | \$91.30           | \$100.28               | 34.78         | \$544.54       |
| 205-2 | 193 | 1207 | \$318.18           | \$91.30           | \$100.28               | 34.78         | \$544.54       |
| 206-2 | 192 | 698  | \$184.00           | \$52.80           | \$57.99                | 34.78         | \$329.57       |
| 207-2 | 191 | 1119 | \$294.98           | \$84.64           | \$92.97                | 34.78         | \$507.37       |
| 208-2 | 190 | 1452 | \$382.76           | \$109.83          | \$120.64               | 34.78         | \$648.01       |
| 209-2 | 189 | 1365 | \$359.83           | \$103.25          | \$113.41               | 34.78         | \$611.26       |
| 210-2 | 188 | 1119 | \$294.98           | \$84.64           | \$92.97                | 34.78         | \$507.37       |
| 211-2 | 187 | 778  | \$205.09           | \$58.85           | \$64.64                | 34.78         | \$363.36       |
| 212-2 | 186 | 1207 | \$318.18           | \$91.30           | \$100.28               | 34.78         | \$544.54       |
| 213-2 | 185 | 1115 | \$293.93           | \$84.34           | \$92.64                | 34.78         | \$505.68       |
| 214-2 | 184 | 778  | \$205.09           | \$58.85           | \$64.64                | 34.78         | \$363.36       |
| 215-2 | 183 | 1375 | \$362.46           | \$104.00          | \$114.24               | 34.78         | \$615.49       |
| 216-2 | 182 | 764  | \$201.40           | \$57.79           | \$63.48                | 34.78         | \$357.44       |
| 301-2 | 197 | 701  | \$184.79           | \$53.02           | \$58.24                | 34.78         | \$330.84       |
| 302-2 | 196 | 1469 | \$387.24           | \$111.11          | \$122.05               | 34.78         | \$655.19       |
| 303-2 | 195 | 698  | \$184.00           | \$52.80           | \$57.99                | 34.78         | \$329.57       |
| 304-2 | 194 | 1117 | \$294.45           | \$84.49           | \$92.80                | 34.78         | \$506.53       |
| 305-2 | 209 | 1117 | \$294.45           | \$84.49           | \$92.80                | 34.78         | \$506.53       |
| 306-2 | 208 | 698  | \$184.00           | \$52.80           | \$57.99                | 34.78         | \$329.57       |
| 307-2 | 207 | 1119 | \$294.98           | \$84.64           | \$92.97                | 34.78         | \$507.37       |
| 308-2 | 206 | 1452 | \$382.76           | \$109.83          | \$120.64               | 34.78         | \$648.01       |
| 309-2 | 205 | 1365 | \$359.83           | \$103.25          | \$113.41               | 34.78         | \$611.26       |
| 310-2 | 204 | 1119 | \$294.98           | \$84.64           | \$92.97                | 34.78         | \$507.37       |
| 311-2 | 203 | 778  | \$205.09           | \$58.85           | \$64.64                | 34.78         | \$363.36       |
| 312-2 | 202 | 1115 | \$293.93           | \$84.34           | \$92.64                | 34.78         | \$505.68       |
| 313-2 | 201 | 1115 | \$293.93           | \$84.34           | \$92.64                | 34.78         | \$505.68       |
| 314-2 | 200 | 778  | \$205.09           | \$58.85           | \$64.64                | 34.78         | \$363.36       |
| 315-2 | 199 | 1375 | \$362.46           | \$104.00          | \$114.24               | 34.78         | \$615.49       |
| 316-2 | 198 | 764  | \$201.40           | \$57.79           | \$63.48                | 34.78         | \$357.44       |



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|-------|-----|------|--------------------|-------------------|------------------------|---------------|----------------|
| 117-3 | 326 | 847  | \$223.28           | \$64.07           | \$70.37                | 34.78         | \$392.50       |
| 118-3 | 325 | 1374 | \$362.20           | \$103.93          | \$114.16               | 34.78         | \$615.07       |
| 119-3 | 324 | 1212 | \$319.50           | \$91.68           | \$100.70               | 34.78         | \$546.65       |
| 120-3 | 339 | 1211 | \$319.23           | \$91.60           | \$100.61               | 34.78         | \$546.23       |
| 121-3 | 338 | 1375 | \$362.46           | \$104.00          | \$114.24               | 34.78         | \$615.49       |
| 122-3 | 337 | 843  | \$222.22           | \$63.76           | \$70.04                | 34.78         | \$390.81       |
| 123-3 | 336 | 1104 | \$291.03           | \$83.51           | \$91.72                | 34.78         | \$501.04       |
| 124-3 | 335 | 1219 | \$321.34           | \$92.20           | \$101.28               | 34.78         | \$549.60       |
| 125-3 | 334 | 705  | \$185.85           | \$53.33           | \$58.57                | 34.78         | \$332.52       |
| 126-3 | 333 | 1060 | \$279.43           | \$80.18           | \$88.07                | 34.78         | \$482.45       |
| 127-3 | 332 | 855  | \$225.39           | \$64.67           | \$71.04                | 34.78         | \$395.87       |
| 128-3 | 331 | 1218 | \$321.08           | \$92.13           | \$101.20               | 34.78         | \$549.18       |
| 129-3 | 330 | 1227 | \$323.45           | \$92.81           | \$101.94               | 34.78         | \$552.98       |
| 130-3 | 329 | 705  | \$185.85           | \$53.33           | \$58.57                | 34.78         | \$332.52       |
| 131-3 | 328 | 1124 | \$296.30           | \$85.02           | \$93.39                | 34.78         | \$509.48       |
| 132-3 | 327 | 1257 | \$331.36           | \$95.08           | \$104.44               | 34.78         | \$565.65       |
| 217-3 | 342 | 847  | \$223.28           | \$64.07           | \$70.37                | 34.78         | \$392.50       |
| 218-3 | 341 | 1374 | \$362.20           | \$103.93          | \$114.16               | 34.78         | \$615.07       |
| 219-3 | 340 | 1212 | \$319.50           | \$91.68           | \$100.70               | 34.78         | \$546.65       |
| 220-3 | 355 | 1211 | \$319.23           | \$91.60           | \$100.61               | 34.78         | \$546.23       |
| 221-3 | 354 | 1375 | \$362.46           | \$104.00          | \$114.24               | 34.78         | \$615.49       |
| 222-3 | 353 | 850  | \$224.07           | \$64.29           | \$70.62                | 34.78         | \$393.76       |
| 223-3 | 352 | 1104 | \$291.03           | \$83.51           | \$91.72                | 34.78         | \$501.04       |
| 224-3 | 351 | 1219 | \$321.34           | \$92.20           | \$101.28               | 34.78         | \$549.60       |
| 225-3 | 350 | 705  | \$185.85           | \$53.33           | \$58.57                | 34.78         | \$332.52       |
| 226-3 | 349 | 1060 | \$279.43           | \$80.18           | \$88.07                | 34.78         | \$482.45       |
| 227-3 | 348 | 855  | \$225.39           | \$64.67           | \$71.04                | 34.78         | \$395.87       |
| 228-3 | 347 | 1218 | \$321.08           | \$92.13           | \$101.20               | 34.78         | \$549.18       |
| 229-3 | 346 | 1227 | \$323.45           | \$92.81           | \$101.94               | 34.78         | \$552.98       |
| 230-3 | 345 | 705  | \$185.85           | \$53.33           | \$58.57                | 34.78         | \$332.52       |
| 231-3 | 344 | 1124 | \$296.30           | \$85.02           | \$93.39                | 34.78         | \$509.48       |
| 232-3 | 343 | 1257 | \$331.36           | \$95.08           | \$104.44               | 34.78         | \$565.65       |
| 317-3 | 358 | 847  | \$223.28           | \$64.07           | \$70.37                | 34.78         | \$392.50       |
| 318-3 | 357 | 1374 | \$362.20           | \$103.93          | \$114.16               | 34.78         | \$615.07       |
| 319-3 | 356 | 1119 | \$294.98           | \$84.64           | \$92.97                | 34.78         | \$507.37       |
| 320-3 | 371 | 1119 | \$294.98           | \$84.64           | \$92.97                | 34.78         | \$507.37       |
| 321-3 | 370 | 1375 | \$362.46           | \$104.00          | \$114.24               | 34.78         | \$615.49       |
| 322-3 | 369 | 850  | \$224.07           | \$64.29           | \$70.62                | 34.78         | \$393.76       |
| 323-3 | 368 | 1104 | \$291.03           | \$83.51           | \$91.72                | 34.78         | \$501.04       |
| 324-3 | 367 | 1219 | \$321.34           | \$92.20           | \$101.28               | 34.78         | \$549.60       |
| 325-3 | 366 | 705  | \$185.85           | \$53.33           | \$58.57                | 34.78         | \$332.52       |
| 326-3 | 365 | 1060 | \$279.43           | \$80.18           | \$88.07                | 34.78         | \$482.45       |
| 327-3 | 364 | 855  | \$225.39           | \$64.67           | \$71.04                | 34.78         | \$395.87       |
| 328-3 | 363 | 1122 | \$295.77           | \$84.87           | \$93.22                | 34.78         | \$508.64       |
| 329-3 | 362 | 1130 | \$297.88           | \$85.47           | \$93.88                | 34.78         | \$512.02       |
| 330-3 | 361 | 705  | \$185.85           | \$53.33           | \$58.57                | 34.78         | \$332.52       |
| 331-3 | 360 | 1124 | \$296.30           | \$85.02           | \$93.39                | 34.78         | \$509.48       |
| 332-3 | 359 | 1257 | \$331.36           | \$95.08           | \$104.44               | 34.78         | \$565.65       |



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| UNIT | S/L | U/E  | OPERATIONS<br>FEES | CONTINGENCY<br>RESERVE | WATER<br>LEVY | MONTHLY<br>STRATA FEES |
|------|-----|------|--------------------|------------------------|---------------|------------------------|
| 101  | 25  | 1439 | 301.18             | 119.58                 | 34.78         | \$455.54               |
| 102  | 26  | 1762 | 368.78             | 146.42                 | 34.78         | \$549.98               |
| 103  | 24  | 1762 | 368.78             | 146.42                 | 34.78         | \$549.98               |
| 104  | 23  | 1439 | 301.18             | 119.58                 | 34.78         | \$455.54               |
| 105  | 284 | 1426 | 298.46             | 118.50                 | 34.78         | \$451.73               |
| 106  | 285 | 1609 | 336.76             | 133.70                 | 34.78         | \$505.24               |
| 107  | 287 | 1631 | 341.36             | 135.53                 | 34.78         | \$511.68               |
| 108  | 286 | 1453 | 304.11             | 120.74                 | 34.78         | \$459.63               |
| 109  | 289 | 1611 | 337.18             | 133.87                 | 34.78         | \$505.83               |
| 110  | 288 | 1426 | 298.46             | 118.50                 | 34.78         | \$451.73               |
| 111  | 290 | 1429 | 299.09             | 118.75                 | 34.78         | \$452.61               |
| 112  | 291 | 1608 | 336.55             | 133.62                 | 34.78         | \$504.95               |
| 113  | 293 | 1608 | 336.55             | 133.62                 | 34.78         | \$504.95               |
| 114  | 292 | 1429 | 299.09             | 118.75                 | 34.78         | \$452.61               |
| 115  | 312 | 1443 | 302.02             | 119.91                 | 34.78         | \$456.71               |
| 116  | 313 | 1764 | 369.20             | 146.58                 | 34.78         | \$550.56               |
| 117  | 315 | 1629 | 340.95             | 135.37                 | 34.78         | \$511.09               |
| 118  | 314 | 1455 | 304.53             | 120.91                 | 34.78         | \$460.21               |
| 119  | 317 | 1761 | 368.57             | 146.33                 | 34.78         | \$549.69               |
| 120  | 316 | 1443 | 302.02             | 119.91                 | 34.78         | \$456.71               |
| 121  | 294 | 1443 | 302.02             | 119.91                 | 34.78         | \$456.71               |
| 122  | 295 | 1760 | 368.36             | 146.25                 | 34.78         | \$549.39               |
| 123  | 296 | 1454 | 304.32             | 120.82                 | 34.78         | \$459.92               |
| 124  | 297 | 1629 | 340.95             | 135.37                 | 34.78         | \$511.09               |
| 125  | 299 | 1762 | 368.78             | 146.42                 | 34.78         | \$549.98               |
| 126  | 298 | 1443 | 302.02             | 119.91                 | 34.78         | \$456.71               |
| 127  | 318 | 1443 | 302.02             | 119.91                 | 34.78         | \$456.71               |
| 128  | 319 | 1764 | 369.20             | 146.58                 | 34.78         | \$550.56               |
| 129  | 321 | 1628 | 340.74             | 135.28                 | 34.78         | \$510.80               |
| 130  | 320 | 1455 | 304.53             | 120.91                 | 34.78         | \$460.21               |
| 131  | 323 | 1762 | 368.78             | 146.42                 | 34.78         | \$549.98               |
| 132  | 322 | 1443 | 302.02             | 119.91                 | 34.78         | \$456.71               |
| 133  | 300 | 1443 | 302.02             | 119.91                 | 34.78         | \$456.71               |
| 134  | 301 | 1760 | 368.36             | 146.25                 | 34.78         | \$549.39               |
| 135  | 302 | 1454 | 304.32             | 120.82                 | 34.78         | \$459.92               |
| 136  | 303 | 1630 | 341.15             | 135.45                 | 34.78         | \$511.38               |
| 137  | 305 | 1763 | 368.99             | 146.50                 | 34.78         | \$550.27               |
| 138  | 304 | 1443 | 302.02             | 119.91                 | 34.78         | \$456.71               |
| 139  | 306 | 1426 | 298.46             | 118.50                 | 34.78         | \$451.73               |
| 140  | 307 | 1610 | 336.97             | 133.79                 | 34.78         | \$505.54               |
| 141  | 309 | 1630 | 341.15             | 135.45                 | 34.78         | \$511.38               |
| 142  | 308 | 1454 | 304.32             | 120.82                 | 34.78         | \$459.92               |
| 143  | 311 | 1613 | 337.60             | 134.04                 | 34.78         | \$506.41               |
| 144  | 310 | 1426 | 298.46             | 118.50                 | 34.78         | \$451.73               |
| 145  | 388 | 1429 | 299.09             | 118.75                 | 34.78         | \$452.61               |
| 146  | 389 | 1608 | 336.55             | 133.62                 | 34.78         | \$504.95               |
| 147  | 391 | 1608 | 336.55             | 133.62                 | 34.78         | \$504.95               |
| 148  | 390 | 1429 | 299.09             | 118.75                 | 34.78         | \$452.61               |
| 149  | 392 | 1429 | 299.09             | 118.75                 | 34.78         | \$452.61               |
|      |     |      |                    |                        |               |                        |
|      |     |      |                    |                        |               |                        |

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| UNIT | S/L | U/E  | OPERATIONS<br>FEES | CONTINGENCY<br>RESERVE | WATER<br>LEVY | MONTHLY<br>STRATA FEES |
|------|-----|------|--------------------|------------------------|---------------|------------------------|
| 150  | 393 | 1608 | 336.55             | 133.62                 | 34.78         | \$504.95               |
| 151  | 395 | 1608 | 336.55             | 133.62                 | 34.78         | \$504.95               |
| 152  | 394 | 1429 | 299.09             | 118.75                 | 34.78         | \$452.61               |
| 153  | 48  | 1443 | 302.02             | 119.91                 | 34.78         | \$456.71               |
| 154  | 49  | 1763 | 368.99             | 146.50                 | 34.78         | \$550.27               |
| 155  | 47  | 1630 | 341.15             | 135.45                 | 34.78         | \$511.38               |
| 156  | 46  | 1453 | 304.11             | 120.74                 | 34.78         | \$459.63               |
| 157  | 45  | 1760 | 368.36             | 146.25                 | 34.78         | \$549.39               |
| 158  | 44  | 1443 | 302.02             | 119.91                 | 34.78         | \$456.71               |
| 159  | 282 | 1443 | 302.02             | 119.91                 | 34.78         | \$456.71               |
| 160  | 283 | 1763 | 368.99             | 146.50                 | 34.78         | \$550.27               |
| 161  | 281 | 1764 | 369.20             | 146.58                 | 34.78         | \$550.56               |
| 162  | 280 | 1444 | 302.23             | 119.99                 | 34.78         | \$457.00               |
| 163  | 42  | 1426 | 298.46             | 118.50                 | 34.78         | \$451.73               |
| 164  | 43  | 1613 | 337.60             | 134.04                 | 34.78         | \$506.41               |
| 165  | 40  | 1453 | 304.11             | 120.74                 | 34.78         | \$459.63               |
| 166  | 41  | 1631 | 341.36             | 135.53                 | 34.78         | \$511.68               |
| 167  | 39  | 1613 | 337.60             | 134.04                 | 34.78         | \$506.41               |
| 168  | 38  | 1426 | 298.46             | 118.50                 | 34.78         | \$451.73               |
| 169  | 50  | 1443 | 302.02             | 119.91                 | 34.78         | \$456.71               |
| 170  | 51  | 1763 | 368.99             | 146.50                 | 34.78         | \$550.27               |
| 171  | 52  | 1453 | 304.11             | 120.74                 | 34.78         | \$459.63               |
| 172  | 53  | 1630 | 341.15             | 135.45                 | 34.78         | \$511.38               |
| 173  | 55  | 1760 | 368.36             | 146.25                 | 34.78         | \$549.39               |
| 174  | 54  | 1444 | 302.23             | 119.99                 | 34.78         | \$457.00               |
| 175  | 56  | 1443 | 302.02             | 119.91                 | 34.78         | \$456.71               |
| 176  | 57  | 1763 | 368.99             | 146.50                 | 34.78         | \$550.27               |
| 177  | 59  | 1763 | 368.99             | 146.50                 | 34.78         | \$550.27               |
| 178  | 58  | 1443 | 302.02             | 119.91                 | 34.78         | \$456.71               |
| 179  | 36  | 1443 | 302.02             | 119.91                 | 34.78         | \$456.71               |
| 180  | 37  | 1763 | 368.99             | 146.50                 | 34.78         | \$550.27               |
| 181  | 35  | 1763 | 368.99             | 146.50                 | 34.78         | \$550.27               |
| 182  | 34  | 1443 | 302.02             | 119.91                 | 34.78         | \$456.71               |
| 183  | 32  | 1443 | 302.02             | 119.91                 | 34.78         | \$456.71               |
| 184  | 33  | 1763 | 368.99             | 146.50                 | 34.78         | \$550.27               |
| 185  | 31  | 1630 | 341.15             | 135.45                 | 34.78         | \$511.38               |
| 186  | 30  | 1453 | 304.11             | 120.74                 | 34.78         | \$459.63               |
| 187  | 29  | 1760 | 368.36             | 146.25                 | 34.78         | \$549.39               |
| 188  | 28  | 1443 | 302.02             | 119.91                 | 34.78         | \$456.71               |
| 189  | 60  | 1429 | 299.09             | 118.75                 | 34.78         | \$452.61               |
| 190  | 61  | 1608 | 336.55             | 133.62                 | 34.78         | \$504.95               |
| 191  | 63  | 1608 | 336.55             | 133.62                 | 34.78         | \$504.95               |
| 192  | 62  | 1429 | 299.09             | 118.75                 | 34.78         | \$452.61               |
| 193  | 64  | 1443 | 302.02             | 119.91                 | 34.78         | \$456.71               |
| 194  | 65  | 1763 | 368.99             | 146.50                 | 34.78         | \$550.27               |
| 195  | 67  | 1763 | 368.99             | 146.50                 | 34.78         | \$550.27               |
| 196  | 66  | 1443 | 302.02             | 119.91                 | 34.78         | \$456.71               |
| 197  | 21  | 1424 | 298.04             | 118.33                 | 34.78         | \$451.15               |
| 198  | 22  | 1603 | 335.50             | 133.20                 | 34.78         | \$503.49               |
| 199  | 20  | 1626 | 340.32             | 135.12                 | 34.78         | \$510.21               |
| 200  | 19  | 1483 | 310.39             | 123.23                 | 34.78         | \$468.40               |

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|------|-----|------|--------------------|------------------------|---------------|------------------------|
| 201  | 18  | 1758 | 367.94             | 146.09                 | 34.78         | \$548.81               |
| 202  | 17  | 1439 | 301.18             | 119.58                 | 34.78         | \$455.54               |
| 203  | 11  | 1439 | 301.18             | 119.58                 | 34.78         | \$455.54               |
| 204  | 12  | 1758 | 367.94             | 146.09                 | 34.78         | \$548.81               |
| 205  | 13  | 1482 | 310.18             | 123.15                 | 34.78         | \$468.11               |
| 206  | 14  | 1617 | 338.43             | 134.37                 | 34.78         | \$507.58               |
| 207  | 16  | 1761 | 368.57             | 146.33                 | 34.78         | \$549.69               |
| 208  | 15  | 1439 | 301.18             | 119.58                 | 34.78         | \$455.54               |
| 209  | 100 | 1443 | 302.02             | 119.91                 | 34.78         | \$456.71               |
| 210  | 101 | 1763 | 368.99             | 146.50                 | 34.78         | \$550.27               |
| 211  | 103 | 1763 | 368.99             | 146.50                 | 34.78         | \$550.27               |
| 212  | 102 | 1443 | 302.02             | 119.91                 | 34.78         | \$456.71               |
| 213  | 104 | 1429 | 299.09             | 118.75                 | 34.78         | \$452.61               |
| 214  | 105 | 1608 | 336.55             | 133.62                 | 34.78         | \$504.95               |
| 215  | 107 | 1608 | 336.55             | 133.62                 | 34.78         | \$504.95               |
| 216  | 106 | 1429 | 299.09             | 118.75                 | 34.78         | \$452.61               |
| 217  | 132 | 1443 | 302.02             | 119.91                 | 34.78         | \$456.71               |
| 218  | 133 | 1763 | 368.99             | 146.50                 | 34.78         | \$550.27               |
| 219  | 131 | 1630 | 341.15             | 135.45                 | 34.78         | \$511.38               |
| 220  | 130 | 1453 | 304.11             | 120.74                 | 34.78         | \$459.63               |
| 221  | 129 | 1760 | 368.36             | 146.25                 | 34.78         | \$549.39               |
| 222  | 128 | 1443 | 302.02             | 119.91                 | 34.78         | \$456.71               |
| 223  | 126 | 1443 | 302.02             | 119.91                 | 34.78         | \$456.71               |
| 224  | 127 | 1763 | 368.99             | 146.50                 | 34.78         | \$550.27               |
| 225  | 125 | 1763 | 368.99             | 146.50                 | 34.78         | \$550.27               |
| 226  | 124 | 1443 | 302.02             | 119.91                 | 34.78         | \$456.71               |
| 227  | 108 | 1443 | 302.02             | 119.91                 | 34.78         | \$456.71               |
| 228  | 109 | 1764 | 369.20             | 146.58                 | 34.78         | \$550.56               |
| 229  | 111 | 1764 | 369.20             | 146.58                 | 34.78         | \$550.56               |
| 230  | 110 | 1443 | 302.02             | 119.91                 | 34.78         | \$456.71               |
| 231  | 112 | 1443 | 302.02             | 119.91                 | 34.78         | \$456.71               |
| 232  | 113 | 1761 | 368.57             | 146.33                 | 34.78         | \$549.69               |
| 233  | 114 | 1453 | 304.11             | 120.74                 | 34.78         | \$459.63               |
| 234  | 115 | 1630 | 341.15             | 135.45                 | 34.78         | \$511.38               |
| 235  | 117 | 1764 | 369.20             | 146.58                 | 34.78         | \$550.56               |
| 236  | 116 | 1443 | 302.02             | 119.91                 | 34.78         | \$456.71               |
| 237  | 122 | 1426 | 298.46             | 118.50                 | 34.78         | \$451.73               |
| 238  | 123 | 1613 | 337.60             | 134.04                 | 34.78         | \$506.41               |
| 239  | 120 | 1453 | 304.11             | 120.74                 | 34.78         | \$459.63               |
| 240  | 121 | 1631 | 341.36             | 135.53                 | 34.78         | \$511.68               |
| 241  | 119 | 1613 | 337.60             | 134.04                 | 34.78         | \$506.41               |
| 242  | 118 | 1426 | 298.46             | 118.50                 | 34.78         | \$451.73               |
| 243  | 278 | 1424 | 298.04             | 118.33                 | 34.78         | \$451.15               |
| 244  | 279 | 1617 | 338.43             | 134.37                 | 34.78         | \$507.58               |
| 245  | 276 | 1453 | 304.11             | 120.74                 | 34.78         | \$459.63               |
| 246  | 277 | 1631 | 341.36             | 135.53                 | 34.78         | \$511.68               |
| 247  | 275 | 1613 | 337.60             | 134.04                 | 34.78         | \$506.41               |
| 248  | 274 | 1389 | 290.71             | 115.42                 | 34.78         | \$440.92               |
| 249  | 272 | 1443 | 302.02             | 119.91                 | 34.78         | \$456.71               |
| 250  | 273 | 1763 | 368.99             | 146.50                 | 34.78         | \$550.27               |
| 251  | 271 | 1763 | 368.99             | 146.50                 | 34.78         | \$550.27               |

CHELSEA GARDENS  
STRATA FEE SCHEDULE  
MARCH 1, 2021 - FEBRUARY 28, 2022  
TOWNHOMES - 13888 70 AVENUE

| UNIT | S/L | U/E  | OPERATIONS<br>FEES | CONTINGENCY<br>RESERVE | WATER<br>LEVY | MONTHLY<br>STRATA FEES |
|------|-----|------|--------------------|------------------------|---------------|------------------------|
| 252  | 270 | 1444 | 302.23             | 119.99                 | 34.78         | \$457.00               |
| 253  | 268 | 1443 | 302.02             | 119.91                 | 34.78         | \$456.71               |
| 254  | 269 | 1770 | 370.46             | 147.08                 | 34.78         | \$552.32               |
| 255  | 267 | 1632 | 341.57             | 135.61                 | 34.78         | \$511.97               |
| 256  | 266 | 1452 | 303.90             | 120.66                 | 34.78         | \$459.34               |
| 257  | 265 | 1760 | 368.36             | 146.25                 | 34.78         | \$549.39               |
| 258  | 264 | 1443 | 302.02             | 119.91                 | 34.78         | \$456.71               |
| 259  | 262 | 1443 | 302.02             | 119.91                 | 34.78         | \$456.71               |
| 260  | 263 | 1764 | 369.20             | 146.58                 | 34.78         | \$550.56               |
| 261  | 261 | 1763 | 368.99             | 146.50                 | 34.78         | \$550.27               |
| 262  | 260 | 1443 | 302.02             | 119.91                 | 34.78         | \$456.71               |
| 263  | 240 | 1445 | 302.43             | 120.08                 | 34.78         | \$457.29               |
| 264  | 241 | 1766 | 369.62             | 146.75                 | 34.78         | \$551.15               |
| 265  | 239 | 1766 | 369.62             | 146.75                 | 34.78         | \$551.15               |
| 266  | 238 | 1445 | 302.43             | 120.08                 | 34.78         | \$457.29               |
| 267  | 242 | 1425 | 298.25             | 118.41                 | 34.78         | \$451.44               |
| 268  | 243 | 1614 | 337.81             | 134.12                 | 34.78         | \$506.70               |
| 269  | 245 | 1631 | 341.36             | 135.53                 | 34.78         | \$511.68               |
| 270  | 244 | 1453 | 304.11             | 120.74                 | 34.78         | \$459.63               |
| 271  | 247 | 1611 | 337.18             | 133.87                 | 34.78         | \$505.83               |
| 272  | 246 | 1424 | 298.04             | 118.33                 | 34.78         | \$451.15               |
| 273  | 236 | 1443 | 302.02             | 119.91                 | 34.78         | \$456.71               |
| 274  | 237 | 1763 | 368.99             | 146.50                 | 34.78         | \$550.27               |
| 275  | 235 | 1630 | 341.15             | 135.45                 | 34.78         | \$511.38               |
| 276  | 234 | 1453 | 304.11             | 120.74                 | 34.78         | \$459.63               |
| 277  | 233 | 1760 | 368.36             | 146.25                 | 34.78         | \$549.39               |
| 278  | 232 | 1442 | 301.81             | 119.83                 | 34.78         | \$456.41               |
| 279  | 248 | 1443 | 302.02             | 119.91                 | 34.78         | \$456.71               |
| 280  | 249 | 1761 | 368.57             | 146.33                 | 34.78         | \$549.69               |
| 281  | 250 | 1453 | 304.11             | 120.74                 | 34.78         | \$459.63               |
| 282  | 251 | 1630 | 341.15             | 135.45                 | 34.78         | \$511.38               |
| 283  | 253 | 1764 | 369.20             | 146.58                 | 34.78         | \$550.56               |
| 284  | 252 | 1443 | 302.02             | 119.91                 | 34.78         | \$456.71               |
| 285  | 230 | 1443 | 302.02             | 119.91                 | 34.78         | \$456.71               |
| 286  | 231 | 1764 | 369.20             | 146.58                 | 34.78         | \$550.56               |
| 287  | 229 | 1630 | 341.15             | 135.45                 | 34.78         | \$511.38               |
| 288  | 228 | 1453 | 304.11             | 120.74                 | 34.78         | \$459.63               |
| 289  | 227 | 1761 | 368.57             | 146.33                 | 34.78         | \$549.69               |
| 290  | 226 | 1443 | 302.02             | 119.91                 | 34.78         | \$456.71               |
| 291  | 254 | 1443 | 302.02             | 119.91                 | 34.78         | \$456.71               |
| 292  | 255 | 1761 | 368.57             | 146.33                 | 34.78         | \$549.69               |
| 293  | 256 | 1453 | 304.11             | 120.74                 | 34.78         | \$459.63               |
| 294  | 257 | 1630 | 341.15             | 135.45                 | 34.78         | \$511.38               |
| 295  | 259 | 1764 | 369.20             | 146.58                 | 34.78         | \$550.56               |
| 296  | 258 | 1443 | 302.02             | 119.91                 | 34.78         | \$456.71               |
| 297  | 150 | 1443 | 302.02             | 119.91                 | 34.78         | \$456.71               |
| 298  | 151 | 1763 | 368.99             | 146.50                 | 34.78         | \$550.27               |
| 299  | 149 | 1630 | 341.15             | 135.45                 | 34.78         | \$511.38               |
| 300  | 148 | 1453 | 304.11             | 120.74                 | 34.78         | \$459.63               |
| 301  | 147 | 1760 | 368.36             | 146.25                 | 34.78         | \$549.39               |
| 302  | 146 | 1443 | 302.02             | 119.91                 | 34.78         | \$456.71               |

CHELSEA GARDENS  
 STRATA FEE SCHEDULE  
 MARCH 1, 2021 - FEBRUARY 28, 2022  
 TOWNHOMES - 13888 70 AVENUE

| UNIT | S/L | U/E    | OPERATIONS<br>FEES | CONTINGENCY<br>RESERVE | WATER<br>LEVY | MONTHLY<br>STRATA FEES |
|------|-----|--------|--------------------|------------------------|---------------|------------------------|
| 303  | 152 | 1429   | 299.09             | 118.75                 | 34.78         | \$452.61               |
| 304  | 153 | 1608   | 336.55             | 133.62                 | 34.78         | \$504.95               |
| 305  | 155 | 1608   | 336.55             | 133.62                 | 34.78         | \$504.95               |
| 306  | 154 | 1429   | 299.09             | 118.75                 | 34.78         | \$452.61               |
| 307  | 144 | 1443   | 302.02             | 119.91                 | 34.78         | \$456.71               |
| 308  | 145 | 1764   | 369.20             | 146.58                 | 34.78         | \$550.56               |
| 309  | 143 | 1630   | 341.15             | 135.45                 | 34.78         | \$511.38               |
| 310  | 142 | 1453   | 304.11             | 120.74                 | 34.78         | \$459.63               |
| 311  | 141 | 1761   | 368.57             | 146.33                 | 34.78         | \$549.69               |
| 312  | 140 | 1443   | 302.02             | 119.91                 | 34.78         | \$456.71               |
| 313  | 156 | 1426   | 298.46             | 118.50                 | 34.78         | \$451.73               |
| 314  | 157 | 1614   | 337.81             | 134.12                 | 34.78         | \$506.70               |
| 315  | 159 | 1631   | 341.36             | 135.53                 | 34.78         | \$511.68               |
| 316  | 158 | 1453   | 304.11             | 120.74                 | 34.78         | \$459.63               |
| 317  | 161 | 1613   | 337.60             | 134.04                 | 34.78         | \$506.41               |
| 318  | 160 | 1426   | 298.46             | 118.50                 | 34.78         | \$451.73               |
| 319  | 5   | 1442   | 301.81             | 119.83                 | 34.78         | \$456.41               |
| 320  | 6   | 1765   | 369.41             | 146.67                 | 34.78         | \$550.86               |
| 321  | 4   | 1630   | 341.15             | 135.45                 | 34.78         | \$511.38               |
| 322  | 3   | 1453   | 304.11             | 120.74                 | 34.78         | \$459.63               |
| 323  | 2   | 1762   | 368.78             | 146.42                 | 34.78         | \$549.98               |
| 324  | 1   | 1442   | 301.81             | 119.83                 | 34.78         | \$456.41               |
| 325  | 9   | 1439   | 301.18             | 119.58                 | 34.78         | \$455.54               |
| 326  | 10  | 1762   | 368.78             | 146.42                 | 34.78         | \$549.98               |
| 327  | 8   | 1762   | 368.78             | 146.42                 | 34.78         | \$549.98               |
| 328  | 7   | 1439   | 301.18             | 119.58                 | 34.78         | \$455.54               |
| 329  | 138 | 1443   | 302.02             | 119.91                 | 34.78         | \$456.71               |
| 330  | 139 | 1763   | 368.99             | 146.50                 | 34.78         | \$550.27               |
| 331  | 137 | 1630   | 341.15             | 135.45                 | 34.78         | \$511.38               |
| 332  | 136 | 1453   | 304.11             | 120.74                 | 34.78         | \$459.63               |
| 333  | 135 | 1760   | 368.36             | 146.25                 | 34.78         | \$549.39               |
| 334  | 134 | 1443   | 302.02             | 119.91                 | 34.78         | \$456.71               |
|      |     | 367182 | 922,202.00         | 366,142.00             | 97,662.24     | \$1,386,006.24         |
|      |     |        |                    |                        |               |                        |