



**MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS, STRATA PLAN LMS 4634, ACCESS, HELD ON THURSDAY, AUGUST 8, 2013, AT 7:00 P.M., IN THE UPPER AMENITIES ROOM (ON SITE), IN FRONT OF 10838 & 10866 CITY PARKWAY, SURREY, B.C.**

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In Attendance:           Thirty-one Strata Lots represented in person.  
                                  Two Strata Lots represented by Proxy.  
                                  Thirty-three Strata Lots represented in total.

Strata Manager:       Tracie Williams                           The Wynford Group

**1. CERTIFICATION OF PROXIES**

The Strata Manager advised that the Proxies were certified to be correct. As there was not a Quorum of Owners present in person and by Proxy, the meeting start time was delayed one 1/2 hour in accordance with Strata Corporation Bylaws.

**2. CALL TO ORDER**

The Annual General Meeting was called to order at 7:30 p.m. by the Council President.

**3. ELECTION OF CHAIRPERSON**

An election of a Chairperson for the meeting was not necessary as the Council President was in attendance.

**4. FILING OF PROOF OF NOTICE OF MEETING**

The Strata Manager confirmed that the Notice of the Annual General Meeting was mailed to all Owners of record on or before July 19, 2013, as required by the *Strata Property Act*.

**5. APPROVAL OF AGENDA**

It was **MOVED** (#103-10822) and **SECONDED** (#352-10838) to approve the Agenda, as presented. **CARRIED (all in favour)**

**6. APPROVAL OF PREVIOUS GENERAL MEETING MINUTES**

It was **MOVED** (#224-10838) and **SECONDED** (#439-10838) to approve the Minutes of the Annual General Meeting held on July 10, 2012, as previously circulated. **CARRIED (all in favour)**

**7. COUNCIL REPORTS (Summary)**

*The Council President thanked the Owners present for coming to the Annual General Meeting and introduced the current Council.*

*B.C. Hydro – Hydro completed the remediation and removed all the non PCB oil that was spilled when a neighbouring contractor hit the hydro transformer. All Residents had to endure the power shut downs for this. Thank you for your cooperation.*

*Accounts receivables – the Access still is struggling to have Owners pay their Strata Fees on time. This year two units were taken to Court to force payment. It is the responsibility of each Owner to ensure Strata Fees are paid. These funds are used to maintain the complex.*

8. **APPROVAL OF MAJORITY VOTES #1 and #1A**

Two Rules were on the Agenda for ratification by Owners under one Resolution. These were separated and re-named Majority Vote Resolution #1 and Majority Vote Resolution #1A.

**MAJORITY VOTE RESOLUTION #1**

It was **MOVED** (#144-10838) and **SECONDED** (#413-10822) to approve Majority Vote Resolution #1.

**WHEREAS** pursuant to Section 125 of the *Strata Property Act*, Rules can be created or amended by the Strata Council to govern the use, safety and condition of the common property and common assets of a Strata Corporation, but a Rule ceases to have effect at the first Annual General Meeting held after it is made, unless the Rule is ratified by a Resolution passed by a Majority Vote (a) at that Annual General Meeting, or (b) at a Special General Meeting held before that Annual General Meeting; and

**WHEREAS** since the last Annual General Meeting, Council amended the Rules for the building, and would now like the Owners to approve them as contemplated by Section 125 of the *Strata Property Act*;

**BE IT THEREFORE RESOLVED** as a Majority Vote Resolution of the Owners, Strata Plan LMS 4634, Access, to ratify the following additions to the Strata Corporation Rules, to read as:

7. *No personal items may be placed in common hallways. This includes but is not limited to: door / floor mats, decorations, foot wear, umbrellas.*

Following a general discussion, it was **MOVED** (#203-10822) and **SECONDED** (#138-10838) to amend Majority Vote Resolution #1 to read as follows:

7. *No personal items may be placed in common hallways. This includes but is not limited to: door / floor mats, foot wear, umbrellas.*

**(Vote for amendment) 7 in favour, 27 opposed, 0 abstentions – Motion to amend defeated**

It was then **MOVED** (#433-10838) and **SECONDED** (#138-10838) to amend Majority Vote Resolution #1 to read as follows:

7. *No personal items may be placed in common hallways. This includes but is not limited to: door / floor mats, floor decorations, foot wear, umbrellas.*

**(Vote for amendment) 29 in favour, 1 opposed, 1 abstentions – Motion to amend CARRIED**

There being no further discussion a Vote was called to ratify the amended Rule #7:

7. *No personal items may be placed in common hallways. This includes but is not limited to: door / floor mats, floor decorations, foot wear, umbrellas.*

**CARRIED (all in favour)**

**MAJORITY VOTE RESOLUTION #1A**

It was **MOVED** (#144-10838) and **SECONDED** (#413-10822) to approve Majority Vote Resolution #1A.

**WHEREAS** pursuant to Section 125 of the *Strata Property Act*, Rules can be created or amended by the Strata Council to govern the use, safety and condition of the common property and common assets of a Strata Corporation, but a Rule ceases to have effect at the first Annual General Meeting held after it is made, unless the Rule is ratified by a Resolution passed by a Majority Vote (a) at that Annual General Meeting, or (b) at a Special General Meeting held before that Annual General Meeting; and

**WHEREAS** since the last Annual General Meeting, Council amended the Rules for the building, and would now like the Owners to approve them as contemplated by Section 125 of the *Strata Property Act*;

**BE IT THEREFORE RESOLVED** as a Majority Vote Resolution of the Owners, Strata Plan LMS 4634, Access, to ratify the following additions to the Strata Corporation Rules, to read as:

8. *No Resident may operate any appliance between the hours of 10 pm and 7 am. This includes but is not limited to washing machines, dryers, dishwashers, vacuum cleaners.*

A general discussion followed. Some Owners felt this was too prohibitive as newer equipment was very quiet. The Owners discussed the current noise Bylaws and commented that the current Bylaw was adequate to deal with Residents who used appliances without consideration of their neighbours.

There being no further discussion a Vote was called to ratify Rule # 8.

**10 in favour, 22 opposed, 0 abstentions – DEFEATED. This Rule was not ratified.**

9. **REPORT ON INSURANCE**

A copy of the Strata Corporation's insurance cover note was attached to the Notice of the Annual General Meeting for information purposes. The Strata Manager reminded Owners of the importance of carrying adequate homeowner's insurance. Owners renting their units should also ensure that their Tenants carry insurance and that their own policy covers the rental of their unit.

The Strata Manager advised Owners to take a copy of the insurance coverage that was attached to the Notice of the Annual General Meeting to your insurance provider. Please ask your insurers to provide coverage for all deductibles.

LMS 4634 Building & Property Value	\$42,207,000.00
Annual Premium 100% Replacement Value	\$95,000.00
Water Damage	\$15,000.00
Earthquake	10%

All Owners should be aware that these deductibles can be covered by your homeowner insurance policies. Please inform your personal insurer of these deductibles and have your policy adjusted to cover these amounts. Specifically, the water deductible and the earthquake deductible should be built into your policies.

Earthquake – Currently the building is valued at \$42,207,000.00. In case of damage caused by an earthquake, the Strata Corporation would have to pay the first \$4,220,700.00 of repairs. This would be assessed to Owners by way of Unit Entitlement (approximately \$17,000.00 per unit). Coverage for this can be addressed on your homeowner insurance.

Water – Currently, the Strata Corporation will charge any Owner deemed responsible for a damage claim up to the policy's deductible. That means, should a dishwasher or bathtub overflow in your unit, all costs will be charged back to you up to the water deductible amount of \$15,000.00.

**10. APPROVAL OF 3/4 VOTE RESOLUTION #1**

**3/4 VOTE RESOLUTION #1 – OPERATING FUND DEFICIT**

It was **MOVED** (#224-10838) and **SECONDED** (#451-10838) to approve 3/4 Vote Resolution #1.

**WHEREAS** the Owners, Strata Plan LMS 4634, Access, have an anticipated Operating Fund deficit of \$10,477.00 for the fiscal year ending June 30, 2013;

**BE IT THEREFORE RESOLVED** as a 3/4 Vote Resolution of the Owners, Strata Plan LMS 4634, Access (the “Strata Corporation”), that the anticipated Operating Fund deficit be recovered from the Contingency Reserve Fund.

A discussion followed. The actual deficit is now known to be under \$4,000.00.

There being no further questions, the Vote was called and the Motion was **CARRIED (all in favour)**.

**11. APPROVAL OF THE 2013-2014 OPERATING BUDGET – JUNE 30, 2013 YEAR-END**

It was **MOVED** (#244-10838) and **SECONDED** (#439-10838) to approve the 2013-2014 Operating Budget.

The Council President called for questions regarding the budget proposed. The increase to the Strata Fees is approximately 2%.

There being no further questions, the Vote was called and the Motion was **CARRIED (all in favour)**.

**12. APPROVAL OF 3/4 VOTE RESOLUTIONS #2 - #6**

**3/4 VOTE RESOLUTION #2 – FLUSHING HORIZONTAL DRAINS AND VERTICAL STACKS**

It was **MOVED** (#203-10822) and **SECONDED** (#434-10838) to approve 3/4 Vote Resolution #2.

**PREAMBLE:** Over time maintenance work is required to clean the main drain pipes in multi-family buildings. Debris collects in the lowest sections (horizontal sections) of these pipes and requires flushing and cleaning every four to five years or when indicated. Over the past year we have had a number of lower floor drain backups that have caused damage to units and common areas. This is the strongest indication this maintenance is needed in order to avoid a potentially major backup. This work has not been done in prior years.

The Strata Council requested several quotations for this work and is asking the Owners to approve the proposal from Milani Plumbing. Milani is reputable and has done work for the Access in the past and was the lowest quotation by \$4,500.00. (attached)

**WHEREAS** Section 96 of the *Strata Property Act* states the Strata Corporation must not spend money from the Contingency Reserve Fund unless the expenditure is first approved by a Resolution passed by a 3/4 Vote at an Annual General Meeting; and

**WHEREAS** the Owners of Strata Plan LMS 4634, Access wish to authorize the Strata Council to expend up to, but not exceeding **Eighteen Thousand Dollars (\$18,000.00)** from the Contingency Reserve Fund to flush and auger horizontal drains in the parkade and vertical stacks on the roof;

**BE IT THEREFORE RESOLVED** as a 3/4 Vote Resolution of the Owners, Strata Plan LMS 4634, Access (the “Strata Corporation”), to authorize the Strata Council to expend up to, but not exceeding **Eighteen Thousand Dollars (\$18,000.00)** from the Contingency Reserve Fund to flush and auger horizontal drains in the parkade and vertical stacks on the roof.

There being no further questions, the Vote was called and the Motion was **CARRIED (all in favour)**.

### **3/4 VOTE RESOLUTION #3 – DEPRECIATION REPORT**

It was **MOVED** (#224-10838) and **SECONDED** (#439-10838) to approve 3/4 Vote Resolution #3.

**PREAMBLE:** On December 13, 2011, the *Strata Property Act* regulations for Depreciation Reports were amended. Depreciation Reports are already mandated in other provinces such as Alberta, Saskatchewan, Manitoba, Ontario and Nova Scotia. In British Columbia, a Depreciation Report is a long-range financial planning tool that will assist Strata Corporations to accommodate and anticipate maintenance, repair and replacement costs of large project / capital expenditures in which maintenance would occur less often than once a year.

Strata Corporations **must** have a Depreciation Report completed by December 13, 2013 unless the Strata Corporation exempts itself by a 3/4 Vote Resolution at a General Meeting. The Depreciation Report must then be updated every three years.

In simplistic terms, a Depreciation Report will provide the Strata Corporation with an understanding of how long things last by evaluating the component inventory (i.e. elevators, carpets, roof membranes, etc.), the current age and condition of the assets and the remaining life of the assets. The Depreciation Report will also provide a financial analysis on the future replacement costs and current funding level inflation factors and recommendations on annual contributions to the Contingency Reserve Fund to properly fund future capital expenditures. The Depreciation Report will include a description and estimated service life over 30 years of those items that comprise the common property, common assets and those parts of a Strata Lot or limited common property or both, that the Strata Corporation is responsible to maintain or repair under the *Strata Property Act*.

In accordance with the *Strata Property Act* regulation, a Depreciation Report must be completed by a qualified person who has the knowledge and expertise to understand the individual components, scope and complexity of the Strata Corporation’s common property and common assets.

In being proactive, Council is recommending the Owners approve funding for the Depreciation Report to meet the required deadline of December 13, 2013. Please keep in mind that all Strata Corporations in British Columbia will be faced with having to engage in the services of a company to complete the report and, as such, the demand for qualified firms will be significant and availability may become more limited as time progresses.

**WHEREAS** the Owners, Strata Plan LMS 4634, Access, wish to conduct a Depreciation Report in accordance with the new *Strata Property Act* regulations which were amended on December 13, 2011;

**BE IT THEREFORE RESOLVED** as a 3/4 Vote Resolution of the Owners, Strata Plan LMS 4634, Access (the “Strata Corporation”), that a sum of money not exceeding **Eight Thousand Dollars (\$8,000.00**, including tax) be spent for the purpose of completing the Depreciation Report, such expenditure to be charged against the Contingency Reserve Fund.

There being no further questions, the Vote was called and the Motion was **CARRIED (all in favour)**.

#### **3/4 VOTE RESOLUTION #4 – SECURITY**

It was **MOVED** (#315-10866) and **SECONDED** (#413-10822) to approve 3/4 Vote Resolution #4.

**PREAMBLE:** Last year many residents were affected by the break-ins to the storage locker rooms. The installation of access control readers greatly helped, but this area is not covered by security cameras. In addition to adding cameras, Council will continue to harden the physical security with new locks and steel astragals. Work continues to improve security.

**WHEREAS** the Owners, Strata Plan LMS 4634, Access, wish to authorize the Strata Council to expend up to, but not exceeding **Five Thousand Dollars (\$5,000.00)** from the Contingency Reserve Fund to increase security by adding security cameras to cover the entrances of the three storage locker rooms;

**BE IT THEREFORE RESOLVED** as a 3/4 Vote Resolution of the Owners, Strata Plan LMS 4634, Access (the “Strata Corporation”), to authorize an expenditure from the Contingency Reserve Fund not to exceed **Five Thousand Dollars (\$5,000.00)** to install security cameras to cover the entrances of the three storage locker rooms.

There being no further questions, the Vote was called and the Motion was **CARRIED (all in favour)**.

#### **3/4 VOTE RESOLUTION #5 – GYM EQUIPMENT**

It was **MOVED** (#224-10838) and **SECONDED** (#433-10838) to approve 3/4 Vote Resolution #5.

**PREAMBLE:** One of the most used common areas of the Access is the gym. The Strata Council would like to add additional equipment and replace one of the treadmills. One treadmill has been repaired many times and is at the point where replacement is the best option. Other requests are for a rack for dumb bells and a bench press.

**WHEREAS** the Owners, Strata Plan LMS 4634, Access, wish to authorize the Strata Council to expend up to, but not exceeding **Five Thousand Dollars (\$5,000.00)** from the Contingency Reserve Fund to replace one treadmill and add some additional equipment;

**BE IT THEREFORE RESOLVED** as a 3/4 Vote Resolution of the Owners, Strata Plan LMS 4634, Access (the “Strata Corporation”), to authorize an expenditure from the Contingency Reserve Fund not to exceed **Five Thousand Dollars (\$5,000.00)** to replace one treadmill and add some additional equipment.

There being no further questions, the Vote was called and the Motion was **CARRIED (all in favour)**.

**3/4 VOTE RESOLUTION #6 – EXTERIOR DECK REPAIRS**

It was **MOVED** (#203-10822) and **SECONDED** (#434-10834) to approve 3/4 Vote Resolution #6.

**PREAMBLE:** Over the past few years the Strata made repairs to several wooden decks that were in poor condition. These repairs, though costly, were expensed from the Operating Budget. Last year a review was done of all decks and many were identified as needing repairs; some more dire than others. Currently there are five decks that need immediate repairs. This will include: correct sloping of the deck surface, wood replacement as needed and new drainage and membrane surface. The estimate for each deck is approximately \$2,500.00; some a bit more, some less depending on the extent of the damage.

The Strata Council would like to fund these repairs from the Contingency Reserve Fund, as this is a major repair, not maintenance. This expense may be repeated over the next few years in order to address every deck that requires repair. It is the general consensus from the contractor that the cause of the damage is due to the original construction and lack of proper sloping. The estimated cost for the five decks is \$10,000.00 and the Strata Council is requesting approval of up to \$15,000.00 to cover any other emergency deck repairs that may be needed this year.

**WHEREAS** Section 96 of the *Strata Property Act* states the Strata Corporation must not spend money from the Contingency Reserve Fund unless the expenditure is first approved by a Resolution passed by a 3/4 Vote at an Annual General Meeting; and

**WHEREAS** the Owners of Strata Plan LMS 4634, Access wish to authorize the Strata Council to expend up to, but not exceeding **Fifteen Thousand Dollars (\$15,000.00)** from the Contingency Reserve Fund to complete the deck repairs as needed.

**BE IT THEREFORE RESOLVED** as a 3/4 Vote Resolution of the Owners, Strata Plan LMS 4634, Access (the “Strata Corporation”), to authorize the Strata Council to expend up to, but not exceeding **Fifteen Thousand Dollars (\$15,000.00)** from the Contingency Reserve Fund to complete the deck repairs as needed.

There being no further questions, the Vote was called and the Motion was **CARRIED (all in favour)**.

**13. NEW BUSINESS**

Issues to be considered by Council for the coming year:

1. Smoking on balconies. An Owner asked Council to address this issue.  
All Residents should be reminded that smoking falls under the existing Bylaw and any “nuisance or hazard” will not be allowed.
2. Security concerns – Council is encouraged to continue working towards better security.
3. Accounts Receivable – Council is encouraged to continue to pursue all money owed by Owners to the Strata.

**14. ELECTION OF THE 2013-2014 STRATA COUNCIL**

In accordance with the *Strata Property Act* and the Access Bylaws, the present Council resigned.

Nominations were then called from the floor and the following Owners were elected by acclamation:

Robert Brown	#144-10838	Carol Clemens	#451-10838
Nick Chui	#439-10838	Damian Lee	#413-10822
AJ Delisle	#224-10838	Angelo Balanos	#434-10838
Rudy Blank	#352-10838		

Retiring from Council: Raisa Lysenka #106-10866

**15. MEETING TERMINATION**

There being no further business, the meeting was adjourned at 9:30 p.m.

**ATTENTION**

Please keep these Minutes on file as a permanent legal record of your Strata Corporation's business. Replacement of either Minutes or Bylaws will be at the Owner's expense and not the Strata Corporation's.

**THE WYNFORD GROUP'S OFFICE HOURS & CONTACT INFORMATION**

Office Hours: Monday to Friday (except for statutory holidays)  
9:00 a.m. to 5:00 p.m.  
Contact Numbers: Main: 604-261-0285 Fax: 604-261-9279  
Website: [www.wynford.com](http://www.wynford.com)  
After-hour Emergencies: Please call our main number and press "1" to be connected to the answering service. **Note this is for emergencies ONLY.**  
Accounts Receivable: Please call our main number and press "3".

**LABOUR DAY OFFICE CLOSURE**

The offices of The Wynford Group will be closed for Labour Day on:

**Monday, September 2, 2013**

24-hour emergency service is provided via 604-261-0285

Attachments: 2013-2014 Operating Budget  
2013-2014 Assessment Schedule

These Minutes have been reviewed and edited by Council prior to distribution.



**Strata Plan LMS 4634 - Access**  
**Final 2013-2014 Operating Budget**  
**June 30th Year-end**

<b>GL Code</b>	<b>Description</b>	<b>Actual to May 31, 2013</b>	<b>Estimated to June 30, 2013</b>	<b>Current 2012-2013 Budget</b>	<b>Final 2013-2014 Budget</b>
<b>400000</b>	<b>REVENUES</b>				
405000	Strata Fees	729,666.52	796,000.00	796,000.00	812,130.00
415000	Bylaw Fines / Late Fees	4,100.00	4,850.00	3,500.00	2,500.00
422500	Interest Income - Operating	581.96	585.00	1,000.00	500.00
424000	Interest On Overdue Accounts	960.03	960.00	1,000.00	500.00
424500	NSF & Lien Charges	0.00	90.00	0.00	0.00
426000	Gas Fireplace Recovery	18,333.37	20,000.00	20,000.00	20,000.00
428500	Move-in / Move-out Charges	6,750.00	6,900.00	6,000.00	6,000.00
429500	Key Revenue	20.00	20.00	0.00	0.00
431500	Lounge Rental	1,450.00	1,450.00	2,000.00	1,000.00
439100	Parking - Visitors	75.00	75.00	-	100.00
439200	Parking - Visitors - Tichets	175.00	175.00	-	-
440600	Door Openers - Transmitters	3,680.00	3,680.00	1,500.00	3,000.00
441600	Miscellaneous Revenue	50.00	50.00	-	-
444000	Owner Chargeback	-236.25	0.00	-	-
<b>499900</b>	<b>TOTAL REVENUES</b>	<b>765,605.63</b>	<b>834,835.00</b>	<b>831,000.00</b>	<b>845,730.00</b>
<b>500000</b>	<b>OPERATING EXPENSES</b>				
<b>510000</b>	<b>ADMINISTRATIVE EXPENSES</b>				
511000	Management Fees	64,115.52	69,643.00	70,750.00	66,327.00
511600	Bank Administration Fee	913.50	992.25	1,008.00	945.00
513000	Photos / Postage / Courier	5,497.43	6,465.01	6,500.00	6,500.00
513200	Legal	3,990.26	3,990.26	500.00	2,500.00
513600	Audit - Real Estate Services Act	508.14	508.14	600.00	508.00
514200	Insurance Expense	94,614.77	103,669.00	102,000.00	95,000.00
518800	Security Guard	10,655.27	12,830.88	15,000.00	15,000.00
522800	Supercision Move-In / Move-Out	0.00	0.00	0.00	4,000.00
526400	Meetings & Miscellaneous	1,482.92	1,545.92	1,500.00	1,500.00
<b>529900</b>	<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>181,777.81</b>	<b>199,644.46</b>	<b>197,858.00</b>	<b>192,280.00</b>
<b>530000</b>	<b>UTILITIES</b>				
531100	BC Hydro Electricity	71,139.08	77,939.00	65,000.00	80,000.00
532700	Gas	45,035.63	49,000.00	60,000.00	50,000.00
533100	Gas - Fireplaces	18,333.37	20,000.00	20,000.00	20,000.00
535100	Water / Sewer	61,328.65	67,329.00	76,000.00	70,000.00
535500	Garbage Disposal	26,472.73	30,800.00	28,000.00	32,000.00
536900	Cablevision	2,264.92	2,471.94	2,800.00	2,600.00
537600	Telephone / Pager	7,319.99	7,983.98	9,000.00	8,000.00
<b>539900</b>	<b>TOTAL UTILITIES</b>	<b>231,894.37</b>	<b>255,523.92</b>	<b>260,800.00</b>	<b>262,600.00</b>
<b>540000</b>	<b>BUILDING MAINTENANCE</b>				
540500	Mechanical	18,282.00	9,291.54	30,000.00	15,000.00
	Preventative Maintenance	0.00	13,992.00	0.00	0.00
540800	Janitorial	79,186.96	86,394.51	90,000.00	85,000.00
541400	Supplies	4,170.56	4,656.03	1,000.00	3,800.00
543500	Elevator Maintenance	10,825.40	11,462.00	8,600.00	10,000.00
544400	Electrical / Lighting	7,898.68	9,417.01	2,500.00	4,500.00
545000	Plumbing	2,807.63	4,961.46	2,500.00	2,500.00
547700	Mechanical Preventative Maintenance	0.00	0.00	0.00	16,800.00
549800	Fire Equipment	29,482.55	34,062.84	21,000.00	26,000.00
550100	General Interior Repairs	31,592.39	34,062.84	35,000.00	38,000.00
551000	Locks & Keys	6,044.54	6,702.65	5,000.00	6,500.00
551900	Dryer Vent Cleaning	3,847.20	3,847.00	4,000.00	0.00
554000	Carpet & Flooring	6,440.14	6,440.00	2,750.00	2,750.00
<b>559900</b>	<b>TOTAL BUILDING MAINTENANCE</b>	<b>200,578.05</b>	<b>225,289.88</b>	<b>202,350.00</b>	<b>210,850.00</b>

**Strata Plan LMS 4634 - Access  
Final 2013-2014 Operating Budget  
June 30th Year-end**

<b>GL Code</b>	<b>Description</b>	<b>Actual to May 31, 2013</b>	<b>Estimated to June 30, 2013</b>	<b>Current 2012-2013 Budget</b>	<b>Final 2013-2014 Budget</b>
<b>560000</b>	<b>EXTERIOR MAINTENANCE &amp; REPAIRS</b>				
560500	General Repairs	6,761.36	9,290.90	5,000.00	0.00
560700	Roof Repairs & Maintenance	6,744.64	6,745.00	5,000.00	7,000.00
561700	Gutters, Drains & Sewers	0.00	0.00	3,500.00	3,500.00
562200	Pest Control - Exterior Building	1,129.59	1,226.97	1,500.00	1,300.00
562700	Window Cleaning	-	-	0.00	4,200.00
563300	Garage Door	3,289.89	3,289.89	1,500.00	1,500.00
565700	Exterior Repairs & Maintenance	17,308.63	22,272.85	20,000.00	23,300.00
<b>569900</b>	<b>TOTAL EXTERIOR MAINTENANCE &amp; REPAIRS</b>	<b>35,234.11</b>	<b>42,825.61</b>	<b>36,500.00</b>	<b>40,800.00</b>
<b>570000</b>	<b>GROUNDS &amp; GARDENS</b>				
571000	Landscaping Services	27,297.76	29,632.96	38,000.00	38,000.00
573400	Grounds & Gardens Improvements	0.00	0.00	5,000.00	5,000.00
574600	Snow Removal	1,023.48	1,023.00	500.00	1,000.00
577800	Irrigation System	1,739.57	1,740.00	2,500.00	2,500.00
<b>579900</b>	<b>TOTAL GROUNDS &amp; GARDENS</b>	<b>30,060.81</b>	<b>32,395.96</b>	<b>46,000.00</b>	<b>46,500.00</b>
<b>580000</b>	<b>RECREATION CENTRE</b>				
581500	General Maintenance	5,518.52	6,279.79	1,000.00	4,200.00
583300	Exercise Equipment	2,204.66	2,205.00	3,000.00	2,500.00
584400	Chemicals	995.77	1,372.71	3,000.00	1,500.00
584500	Miscellaneous	774.48	774.00	1,492.00	1,500.00
<b>589900</b>	<b>TOTAL RECREATION CENTRE</b>	<b>9,493.43</b>	<b>10,631.50</b>	<b>8,492.00</b>	<b>9,700.00</b>
<b>599900</b>	<b>TOTAL OPERATING EXPENSES</b>	<b>689,038.58</b>	<b>766,311.33</b>	<b>752,000.00</b>	<b>762,730.00</b>
<b>600000</b>	<b>BALANCE BEFORE RESERVES &amp; OTHER TRANSFERS</b>	<b>76,567.05</b>	<b>68,523.67</b>	<b>79,000.00</b>	<b>83,000.00</b>
<b>700000</b>	<b>TRANSFER TO RESERVES</b>				
700100	Contingency Reserve Fund	72,416.63	79,000.00	79,000.00	83,000.00
<b>705000</b>	<b>TOTAL TRANSFER TO RESERVES</b>	<b>72,416.63</b>	<b>79,000.00</b>	<b>79,000.00</b>	<b>83,000.00</b>
<b>800000</b>	<b>NET OPERATING SURPLUS(DEFICIT)</b>	<b>4,150.42</b>	<b>-10,476.33</b>	<b>-</b>	<b>-</b>

**STRATA PLAN LMS 4634 - ACCESS  
FINAL 2013-2014 MONTHLY STRATA FEES and  
CRF CONTRIBUTIONS  
PHASES 1 - 5**

<b>Annual Operating Contributions</b>	\$729,130.00
<b>Annual CRF Contributions</b>	<u>83,000.00</u>
<b>Annual Strata Fees</b>	<u>\$812,130.00</u>
<b>Annual Fireplace Surcharge (S/L 1-91)</b>	\$20,000.00

<b>Unit Entitlement</b>	
Phases 1 & 2	6,350
Phases 3 & 4	7,941
Phase 5	<u>4,091</u>
<b>Total Unit Entitlement</b>	<b><u>18,382</u></b>

Strata Lot	Civic Address	Unit Entitlement	Common Area %	Monthly Operating Contribution	Monthly CRF Contribution	(Strata Lots 1-91) Monthly Fireplace Surcharge	2013-2014 Monthly Strata Fees	One-time Adjustment for July, Aug. & Sept. 2013
1	107-10866 City Parkway	92	0.5004896	\$304.10	\$34.62	\$24.15	\$362.87	\$20.19
2	105-10866 City Parkway	80	0.4352084	264.44	30.10	21.00	315.54	\$17.55
3	103-10866 City Parkway	80	0.4352084	264.44	30.10	21.00	315.54	\$17.55
4	101-10866 City Parkway	73	0.3971276	241.30	27.47	19.16	287.93	\$16.05
5	102-10866 City Parkway	88	0.4787292	290.88	33.11	23.10	347.09	\$19.29
6	104-10866 City Parkway	80	0.4352084	264.44	30.10	21.00	315.54	\$17.55
7	106-10866 City Parkway	57	0.3100860	188.41	21.45	14.96	224.82	\$12.51
8	108-10866 City Parkway	57	0.3100860	188.41	21.45	14.96	224.82	\$12.51
9	109-10866 City Parkway	57	0.3100860	188.41	21.45	14.96	224.82	\$12.51
10	110-10866 City Parkway	57	0.3100860	188.41	21.45	14.96	224.82	\$12.51
11	111-10866 City Parkway	81	0.4406485	267.74	30.48	21.26	319.48	\$17.76
12	112-10866 City Parkway	81	0.4406485	267.74	30.48	21.26	319.48	\$17.76
13	207-10866 City Parkway	88	0.4787292	290.88	33.11	23.10	347.09	\$19.29
14	205-10866 City Parkway	80	0.4352084	264.44	30.10	21.00	315.54	\$17.55
15	203-10866 City Parkway	80	0.4352084	264.44	30.10	21.00	315.54	\$17.55
16	201-10866 City Parkway	73	0.3971276	241.30	27.47	19.16	287.93	\$16.05
17	202-10866 City Parkway	88	0.4787292	290.88	33.11	23.10	347.09	\$19.29
18	204-10866 City Parkway	80	0.4352084	264.44	30.10	21.00	315.54	\$17.55
19	206-10866 City Parkway	57	0.3100860	188.41	21.45	14.96	224.82	\$12.51
20	208-10866 City Parkway	57	0.3100860	188.41	21.45	14.96	224.82	\$12.51
21	209-10866 City Parkway	57	0.3100860	188.41	21.45	14.96	224.82	\$12.51
22	210-10866 City Parkway	57	0.3100860	188.41	21.45	14.96	224.82	\$12.51
23	211-10866 City Parkway	81	0.4406485	267.74	30.48	21.26	319.48	\$17.76
24	212-10866 City Parkway	81	0.4406485	267.74	30.48	21.26	319.48	\$17.76
25	309-10866 City Parkway	40	0.2176042	132.22	15.05	10.50	157.77	\$8.76
26	307-10866 City Parkway	47	0.2556849	155.36	17.68	12.34	185.38	\$10.32
27	305-10866 City Parkway	81	0.4406485	267.74	30.48	21.26	319.48	\$17.76
28	303-10866 City Parkway	81	0.4406485	267.74	30.48	21.26	319.48	\$17.76
29	301-10866 City Parkway	73	0.3971276	241.30	27.47	19.16	287.93	\$16.05
30	302-10866 City Parkway	89	0.4841693	294.19	33.49	23.36	351.04	\$19.56
31	304-10866 City Parkway	81	0.4406485	267.74	30.48	21.26	319.48	\$17.76
32	306-10866 City Parkway	58	0.3155261	191.72	21.82	15.22	228.76	\$12.72
33	308-10866 City Parkway	58	0.3155261	191.72	21.82	15.22	228.76	\$12.72
34	310-10866 City Parkway	58	0.3155261	191.72	21.82	15.22	228.76	\$12.72
35	311-10866 City Parkway	58	0.3155261	191.72	21.82	15.22	228.76	\$12.72
36	312-10866 City Parkway	83	0.4515287	274.35	31.23	21.78	327.36	\$18.18
37	313-10866 City Parkway	82	0.4460886	271.05	30.85	21.52	323.42	\$17.97
38	409-10866 City Parkway	57	0.3100860	188.41	21.45	14.96	224.82	\$12.51
39	407-10866 City Parkway	66	0.3590469	218.16	24.83	17.32	260.31	\$14.46
40	405-10866 City Parkway	102	0.5548907	337.16	38.38	26.77	402.31	\$22.38
41	403-10866 City Parkway	103	0.5603308	340.46	38.76	27.03	406.25	\$22.59
42	401-10866 City Parkway	93	0.5059297	307.41	34.99	24.41	366.81	\$20.40
43	402-10866 City Parkway	113	0.6147318	373.52	42.52	29.66	445.70	\$24.81
44	404-10866 City Parkway	102	0.5548907	337.16	38.38	26.77	402.31	\$22.38
45	406-10866 City Parkway	78	0.4243281	257.83	29.35	20.47	307.65	\$17.13
46	408-10866 City Parkway	79	0.4297683	261.13	29.73	20.73	311.59	\$17.34
47	410-10866 City Parkway	79	0.4297683	261.13	29.73	20.73	311.59	\$17.34
48	411-10866 City Parkway	79	0.4297683	261.13	29.73	20.73	311.59	\$17.34
49	412-10866 City Parkway	103	0.5603308	340.46	38.76	27.03	406.25	\$22.59
50	413-10866 City Parkway	105	0.5712110	347.07	39.51	27.56	414.14	\$23.04
51	113-10866 City Parkway	48	0.2611250	158.66	18.06	12.60	189.32	\$10.53
52	114-10866 City Parkway	49	0.2665651	161.97	18.44	12.86	193.27	\$10.77
53	116-10866 City Parkway	49	0.2665651	161.97	18.44	12.86	193.27	\$10.77
54	118-10866 City Parkway	49	0.2665651	161.97	18.44	12.86	193.27	\$10.77
55	120-10866 City Parkway	97	0.5276901	320.63	36.50	25.46	382.59	\$21.30
56	121-10866 City Parkway	61	0.3318464	201.63	22.95	16.01	240.59	\$13.35
57	119-10866 City Parkway	62	0.3372865	204.94	23.33	16.27	244.54	\$13.62

**STRATA PLAN LMS 4634 - ACCESS  
FINAL 2013-2014 MONTHLY STRATA FEES and  
CRF CONTRIBUTIONS  
PHASES 1 - 5**

Annual Operating Contributions	\$729,130.00
Annual CRF Contributions	<u>83,000.00</u>
Annual Strata Fees	<u>\$812,130.00</u>
Annual Fireplace Surcharge (S/L 1-91)	\$20,000.00

<b>Unit Entitlement</b>	
Phases 1 & 2	6,350
Phases 3 & 4	7,941
Phase 5	<u>4,091</u>
<b>Total Unit Entitlement</b>	<b><u>18,382</u></b>

Strata Lot	Civic Address	Unit Entitlement	Common Area %	Monthly Operating Contribution	Monthly CRF Contribution	(Strata Lots 1-91) Monthly Fireplace Surcharge	2013-2014 Monthly Strata Fees	One-time Adjustment for July, Aug. & Sept. 2013
58	117-10866 City Parkway	62	0.3372865	204.94	23.33	16.27	244.54	\$13.62
59	115-10866 City Parkway	91	0.4950495	300.80	34.24	23.88	358.92	\$19.98
60	213-10866 City Parkway	48	0.2611250	158.66	18.06	12.60	189.32	\$10.53
61	214-10866 City Parkway	49	0.2665651	161.97	18.44	12.86	193.27	\$10.77
62	216-10866 City Parkway	49	0.2665651	161.97	18.44	12.86	193.27	\$10.77
63	218-10866 City Parkway	49	0.2665651	161.97	18.44	12.86	193.27	\$10.77
64	220-10866 City Parkway	55	0.2992057	181.80	20.70	14.44	216.94	\$12.06
65	222-10866 City Parkway	57	0.3100860	188.41	21.45	14.96	224.82	\$12.51
66	221-10866 City Parkway	61	0.3318464	201.63	22.95	16.01	240.59	\$13.35
67	219-10866 City Parkway	62	0.3372865	204.94	23.33	16.27	244.54	\$13.62
68	217-10866 City Parkway	62	0.3372865	204.94	23.33	16.27	244.54	\$13.62
69	215-10866 City Parkway	87	0.4732891	287.57	32.74	22.83	343.14	\$19.08
70	314-10866 City Parkway	49	0.2665651	161.97	18.44	12.86	193.27	\$10.77
71	316-10866 City Parkway	49	0.2665651	161.97	18.44	12.86	193.27	\$10.77
72	318-10866 City Parkway	49	0.2665651	161.97	18.44	12.86	193.27	\$10.77
73	320-10866 City Parkway	50	0.2720052	165.27	18.81	13.12	197.20	\$10.95
74	322-10866 City Parkway	56	0.3046458	185.11	21.07	14.70	220.88	\$12.27
75	324-10866 City Parkway	58	0.3155261	191.72	21.82	15.22	228.76	\$12.72
76	323-10866 City Parkway	62	0.3372865	204.94	23.33	16.27	244.54	\$13.62
77	321-10866 City Parkway	62	0.3372865	204.94	23.33	16.27	244.54	\$13.62
78	319-10866 City Parkway	62	0.3372865	204.94	23.33	16.27	244.54	\$13.62
79	317-10866 City Parkway	48	0.2611250	158.66	18.06	12.60	189.32	\$10.53
80	315-10866 City Parkway	39	0.2121641	128.91	14.67	10.24	153.82	\$8.52
81	414-10866 City Parkway	67	0.3644870	221.47	25.21	17.59	264.27	\$14.70
82	416-10866 City Parkway	67	0.3644870	221.47	25.21	17.59	264.27	\$14.70
83	418-10866 City Parkway	67	0.3644870	221.47	25.21	17.59	264.27	\$14.70
84	420-10866 City Parkway	68	0.3699271	224.77	25.59	17.85	268.21	\$14.94
85	422-10866 City Parkway	78	0.4243281	257.83	29.35	20.47	307.65	\$17.13
86	424-10866 City Parkway	79	0.4297683	261.13	29.73	20.73	311.59	\$17.34
87	423-10866 City Parkway	86	0.4678490	284.27	32.36	22.57	339.20	\$18.87
88	421-10866 City Parkway	87	0.4732891	287.57	32.74	22.83	343.14	\$19.08
89	419-10866 City Parkway	87	0.4732891	287.57	32.74	22.83	343.14	\$19.08
90	417-10866 City Parkway	68	0.3699271	224.77	25.59	17.85	268.21	\$14.94
91	415-10866 City Parkway	55	0.2992057	181.80	20.70	14.44	216.94	\$12.06
92	122-10838 City Parkway	97	0.5276901	320.63	36.50		357.13	\$21.30
93	124-10838 City Parkway	55	0.2992057	181.80	20.70		202.50	\$12.06
94	126-10838 City Parkway	54	0.2937656	178.49	20.32		198.81	\$11.85
95	128-10838 City Parkway	54	0.2937656	178.49	20.32		198.81	\$11.85
96	129-10838 City Parkway	54	0.2937656	178.49	20.32		198.81	\$11.85
97	130-10838 City Parkway	83	0.4515287	274.35	31.23		305.58	\$18.18
98	131-10838 City Parkway	83	0.4515287	274.35	31.23		305.58	\$18.18
99	127-10838 City Parkway	93	0.5059297	307.41	34.99		342.40	\$20.40
100	125-10838 City Parkway	90	0.4896094	297.49	33.86		331.35	\$19.74
101	123-10838 City Parkway	89	0.4841693	294.19	33.49		327.68	\$19.56
102	224-10838 City Parkway	57	0.3100860	188.41	21.45		209.86	\$12.51
103	226-10838 City Parkway	55	0.2992057	181.80	20.70		202.50	\$12.06
104	228-10838 City Parkway	55	0.2992057	181.80	20.70		202.50	\$12.06
105	229-10838 City Parkway	54	0.2937656	178.49	20.32		198.81	\$11.85
106	230-10838 City Parkway	54	0.2937656	178.49	20.32		198.81	\$11.85
107	231-10838 City Parkway	54	0.2937656	178.49	20.32		198.81	\$11.85
108	232-10838 City Parkway	83	0.4515287	274.35	31.23		305.58	\$18.18
109	233-10838 City Parkway	83	0.4515287	274.35	31.23		305.58	\$18.18
110	227-10838 City Parkway	93	0.5059297	307.41	34.99		342.40	\$20.40
111	225-10838 City Parkway	90	0.4896094	297.49	33.86		331.35	\$19.74
112	223-10838 City Parkway	89	0.4841693	294.19	33.49		327.68	\$19.56
113	326-10838 City Parkway	56	0.3046458	185.11	21.07		206.18	\$12.27

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PHASES 1 - 5**

<b>Annual Operating Contributions</b>	\$729,130.00
<b>Annual CRF Contributions</b>	<u>83,000.00</u>
<b>Annual Strata Fees</b>	<u>\$812,130.00</u>
<b>Annual Fireplace Surcharge (S/L 1-91)</b>	\$20,000.00

<b>Unit Entitlement</b>	
Phases 1 & 2	6,350
Phases 3 & 4	7,941
Phase 5	<u>4,091</u>
<b>Total Unit Entitlement</b>	<b><u>18,382</u></b>

Strata Lot	Civic Address	Unit Entitlement	Common Area %	Monthly Operating Contribution	Monthly CRF Contribution	(Strata Lots 1-91) Monthly Fireplace Surcharge	2013-2014	One-time
							Monthly Strata Fees	Adjustment for July, Aug. & Sept. 2013
114	328-10838 City Parkway	56	0.3046458	185.11	21.07		206.18	\$12.27
115	330-10838 City Parkway	50	0.2720052	165.27	18.81		184.08	\$10.95
116	332-10838 City Parkway	50	0.2720052	165.27	18.81		184.08	\$10.95
117	333-10838 City Parkway	50	0.2720052	165.27	18.81		184.08	\$10.95
118	334-10838 City Parkway	50	0.2720052	165.27	18.81		184.08	\$10.95
119	335-10838 City Parkway	84	0.4569688	277.66	31.61		309.27	\$18.45
120	336-10838 City Parkway	84	0.4569688	277.66	31.61		309.27	\$18.45
121	331-10838 City Parkway	41	0.2230443	135.52	15.43		150.95	\$9.00
122	329-10838 City Parkway	47	0.2556849	155.36	17.68		173.04	\$10.32
123	327-10838 City Parkway	91	0.4950495	300.80	34.24		335.04	\$19.98
124	325-10838 City Parkway	90	0.4896094	297.49	33.86		331.35	\$19.74
125	426-10838 City Parkway	76	0.4134479	251.21	28.60		279.81	\$16.65
126	428-10838 City Parkway	77	0.4188880	254.52	28.97		283.49	\$16.86
127	430-10838 City Parkway	73	0.3971276	241.30	27.47		268.77	\$16.05
128	432-10838 City Parkway	72	0.3916875	237.99	27.09		265.08	\$15.78
129	433-10838 City Parkway	72	0.3916875	237.99	27.09		265.08	\$15.78
130	434-10838 City Parkway	72	0.3916875	237.99	27.09		265.08	\$15.78
131	435-10838 City Parkway	109	0.5929714	360.29	41.01		401.30	\$23.88
132	436-10838 City Parkway	109	0.5929714	360.29	41.01		401.30	\$23.88
133	431-10838 City Parkway	60	0.3264063	198.33	22.58		220.91	\$13.17
134	429-10838 City Parkway	67	0.3644870	221.47	25.21		246.68	\$14.70
135	427-10838 City Parkway	116	0.6310521	383.43	43.65		427.08	\$25.47
136	425-10838 City Parkway	116	0.6310521	383.43	43.65		427.08	\$25.47
137	132-10838 City Parkway	57	0.3100860	188.41	21.45		209.86	\$12.51
138	133-10838 City Parkway	57	0.3100860	188.41	21.45		209.86	\$12.51
139	134-10838 City Parkway	57	0.3100860	188.41	21.45		209.86	\$12.51
140	136-10838 City Parkway	64	0.3481667	211.55	24.08		235.63	\$14.04
141	138-10838 City Parkway	64	0.3481667	211.55	24.08		235.63	\$14.04
142	140-10838 City Parkway	64	0.3481667	211.55	24.08		235.63	\$14.04
143	142-10838 City Parkway	64	0.3481667	211.55	24.08		235.63	\$14.04
144	144-10838 City Parkway	64	0.3481667	211.55	24.08		235.63	\$14.04
145	146-10838 City Parkway	82	0.4460886	271.05	30.85		301.90	\$17.97
146	145-10838 City Parkway	92	0.5004896	304.10	34.62		338.72	\$20.19
147	143-10838 City Parkway	81	0.4406485	267.74	30.48		298.22	\$17.76
148	141-10838 City Parkway	81	0.4406485	267.74	30.48		298.22	\$17.76
149	139-10838 City Parkway	81	0.4406485	267.74	30.48		298.22	\$17.76
150	137-10838 City Parkway	81	0.4406485	267.74	30.48		298.22	\$17.76
151	135-10838 City Parkway	92	0.5004896	304.10	34.62		338.72	\$20.19
152	234-10838 City Parkway	57	0.3100860	188.41	21.45		209.86	\$12.51
153	235-10838 City Parkway	57	0.3100860	188.41	21.45		209.86	\$12.51
154	236-10838 City Parkway	57	0.3100860	188.41	21.45		209.86	\$12.51
155	238-10838 City Parkway	64	0.3481667	211.55	24.08		235.63	\$14.04
156	240-10838 City Parkway	64	0.3481667	211.55	24.08		235.63	\$14.04
157	242-10838 City Parkway	64	0.3481667	211.55	24.08		235.63	\$14.04
158	244-10838 City Parkway	64	0.3481667	211.55	24.08		235.63	\$14.04
159	246-10838 City Parkway	64	0.3481667	211.55	24.08		235.63	\$14.04
160	248-10838 City Parkway	82	0.4460886	271.05	30.85		301.90	\$17.97
161	247-10838 City Parkway	92	0.5004896	304.10	34.62		338.72	\$20.19
162	245-10838 City Parkway	81	0.4406485	267.74	30.48		298.22	\$17.76
163	243-10838 City Parkway	81	0.4406485	267.74	30.48		298.22	\$17.76
164	241-10838 City Parkway	81	0.4406485	267.74	30.48		298.22	\$17.76
165	239-10838 City Parkway	81	0.4406485	267.74	30.48		298.22	\$17.76
166	237-10838 City Parkway	92	0.5004896	304.10	34.62		338.72	\$20.19
167	337-10838 City Parkway	58	0.3155261	191.72	21.82		213.54	\$12.72
168	338-10838 City Parkway	58	0.3155261	191.72	21.82		213.54	\$12.72
169	340-10838 City Parkway	58	0.3155261	191.72	21.82		213.54	\$12.72

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<b>Total Unit Entitlement</b>	<u><b>18,382</b></u>

Strata Lot	Civic Address	Unit Entitlement	Common Area %	Monthly Operating Contribution	Monthly CRF Contribution	(Strata Lots 1-91) Monthly Fireplace Surcharge	2013-2014	One-time
							Monthly Strata Fees	Adjustment for July, Aug. & Sept. 2013
170	342-10838 City Parkway	58	0.3155261	191.72	21.82		213.54	\$12.72
171	344-10838 City Parkway	58	0.3155261	191.72	21.82		213.54	\$12.72
172	346-10838 City Parkway	58	0.3155261	191.72	21.82		213.54	\$12.72
173	348-10838 City Parkway	58	0.3155261	191.72	21.82		213.54	\$12.72
174	350-10838 City Parkway	58	0.3155261	191.72	21.82		213.54	\$12.72
175	352-10838 City Parkway	82	0.4460886	271.05	30.85		301.90	\$17.97
176	351-10838 City Parkway	93	0.5059297	307.41	34.99		342.40	\$20.40
177	349-10838 City Parkway	81	0.4406485	267.74	30.48		298.22	\$17.76
178	347-10838 City Parkway	81	0.4406485	267.74	30.48		298.22	\$17.76
179	345-10838 City Parkway	81	0.4406485	267.74	30.48		298.22	\$17.76
180	343-10838 City Parkway	81	0.4406485	267.74	30.48		298.22	\$17.76
181	341-10838 City Parkway	46	0.2502448	152.05	17.31		169.36	\$10.11
182	339-10838 City Parkway	41	0.2230443	135.52	15.43		150.95	\$9.00
183	437-10838 City Parkway	84	0.4569688	277.66	31.61		309.27	\$18.45
184	438-10838 City Parkway	84	0.4569688	277.66	31.61		309.27	\$18.45
185	440-10838 City Parkway	84	0.4569688	277.66	31.61		309.27	\$18.45
186	442-10838 City Parkway	84	0.4569688	277.66	31.61		309.27	\$18.45
187	444-10838 City Parkway	84	0.4569688	277.66	31.61		309.27	\$18.45
188	446-10838 City Parkway	84	0.4569688	277.66	31.61		309.27	\$18.45
189	448-10838 City Parkway	84	0.4569688	277.66	31.61		309.27	\$18.45
190	450-10838 City Parkway	84	0.4569688	277.66	31.61		309.27	\$18.45
191	452-10838 City Parkway	103	0.5603308	340.46	38.76		379.22	\$22.59
192	451-10838 City Parkway	125	0.6800131	413.18	47.03		460.21	\$27.39
193	449-10838 City Parkway	104	0.5657709	343.77	39.13		382.90	\$22.80
194	447-10838 City Parkway	104	0.5657709	343.77	39.13		382.90	\$22.80
195	445-10838 City Parkway	104	0.5657709	343.77	39.13		382.90	\$22.80
196	443-10838 City Parkway	104	0.5657709	343.77	39.13		382.90	\$22.80
197	441-10838 City Parkway	66	0.3590469	218.16	24.83		242.99	\$14.46
198	439-10838 City Parkway	60	0.3264063	198.33	22.58		220.91	\$13.17
199	113-10822 City Parkway	69	0.3753672	228.08	25.96		254.04	\$15.15
200	112-10822 City Parkway	76	0.4134479	251.21	28.60		279.81	\$16.65
201	111-10822 City Parkway	69	0.3753672	228.08	25.96		254.04	\$15.15
202	110-10822 City Parkway	67	0.3644870	221.47	25.21		246.68	\$14.70
203	109-10822 City Parkway	80	0.4352084	264.44	30.10		294.54	\$17.55
204	108-10822 City Parkway	78	0.4243281	257.83	29.35		287.18	\$17.13
205	107-10822 City Parkway	103	0.5603308	340.46	38.76		379.22	\$22.59
206	106-10822 City Parkway	103	0.5603308	340.46	38.76		379.22	\$22.59
207	105-10822 City Parkway	79	0.4297683	261.13	29.73		290.86	\$17.34
208	104-10822 City Parkway	80	0.4352084	264.44	30.10		294.54	\$17.55
209	103-10822 City Parkway	53	0.2883255	175.19	19.94		195.13	\$11.64
210	102-10822 City Parkway	69	0.3753672	228.08	25.96		254.04	\$15.15
211	101-10822 City Parkway	74	0.4025677	244.60	27.84		272.44	\$16.23
212	214-10822 City Parkway	69	0.3753672	228.08	25.96		254.04	\$15.15
213	213-10822 City Parkway	76	0.4134479	251.21	28.60		279.81	\$16.65
214	212-10822 City Parkway	69	0.3753672	228.08	25.96		254.04	\$15.15
215	211-10822 City Parkway	67	0.3644870	221.47	25.21		246.68	\$14.70
216	210-10822 City Parkway	80	0.4352084	264.44	30.10		294.54	\$17.55
217	209-10822 City Parkway	78	0.4243281	257.83	29.35		287.18	\$17.13
218	208-10822 City Parkway	79	0.4297683	261.13	29.73		290.86	\$17.34
219	207-10822 City Parkway	79	0.4297683	261.13	29.73		290.86	\$17.34
220	206-10822 City Parkway	79	0.4297683	261.13	29.73		290.86	\$17.34
221	205-10822 City Parkway	79	0.4297683	261.13	29.73		290.86	\$17.34
222	204-10822 City Parkway	80	0.4352084	264.44	30.10		294.54	\$17.55
223	203-10822 City Parkway	53	0.2883255	175.19	19.94		195.13	\$11.64
224	202-10822 City Parkway	69	0.3753672	228.08	25.96		254.04	\$15.15
225	201-10822 City Parkway	74	0.4025677	244.60	27.84		272.44	\$16.23

**STRATA PLAN LMS 4634 - ACCESS**  
**FINAL 2013-2014 MONTHLY STRATA FEES and**  
**CRF CONTRIBUTIONS**  
**PHASES 1 - 5**

<b>Annual Operating Contributions</b>	\$729,130.00
<b>Annual CRF Contributions</b>	83,000.00
<b>Annual Strata Fees</b>	<u>\$812,130.00</u>
<b>Annual Fireplace Surcharge (S/L 1-91)</b>	\$20,000.00

<b>Unit Entitlement</b>	
Phases 1 & 2	6,350
Phases 3 & 4	7,941
Phase 5	4,091
<b>Total Unit Entitlement</b>	<u><u>18,382</u></u>

Strata Lot	Civic Address	Unit Entitlement	Common Area %	Monthly Operating Contribution	Monthly CRF Contribution	(Strata Lots 1-91) Monthly Fireplace Surcharge	2013-2014 Monthly Strata Fees	One-time Adjustment for July, Aug. & Sept. 2013
226	314-10822 City Parkway	69	0.3753672	228.08	25.96		254.04	\$15.15
227	313-10822 City Parkway	76	0.4134479	251.21	28.60		279.81	\$16.65
228	312-10822 City Parkway	69	0.3753672	228.08	25.96		254.04	\$15.15
229	311-10822 City Parkway	67	0.3644870	221.47	25.21		246.68	\$14.70
230	310-10822 City Parkway	80	0.4352084	264.44	30.10		294.54	\$17.55
231	309-10822 City Parkway	78	0.4243281	257.83	29.35		287.18	\$17.13
232	308-10822 City Parkway	79	0.4297683	261.13	29.73		290.86	\$17.34
233	307-10822 City Parkway	79	0.4297683	261.13	29.73		290.86	\$17.34
234	306-10822 City Parkway	79	0.4297683	261.13	29.73		290.86	\$17.34
235	305-10822 City Parkway	79	0.4297683	261.13	29.73		290.86	\$17.34
236	304-10822 City Parkway	80	0.4352084	264.44	30.10		294.54	\$17.55
237	303-10822 City Parkway	53	0.2883255	175.19	19.94		195.13	\$11.64
238	302-10822 City Parkway	69	0.3753672	228.08	25.96		254.04	\$15.15
239	301-10822 City Parkway	74	0.4025677	244.60	27.84		272.44	\$16.23
240	414-10822 City Parkway	69	0.3753672	228.08	25.96		254.04	\$15.15
241	413-10822 City Parkway	76	0.4134479	251.21	28.60		279.81	\$16.65
242	412-10822 City Parkway	69	0.3753672	228.08	25.96		254.04	\$15.15
243	411-10822 City Parkway	67	0.3644870	221.47	25.21		246.68	\$14.70
244	410-10822 City Parkway	79	0.4297683	261.13	29.73		290.86	\$17.34
245	409-10822 City Parkway	78	0.4243281	257.83	29.35		287.18	\$17.13
246	408-10822 City Parkway	79	0.4297683	261.13	29.73		290.86	\$17.34
247	407-10822 City Parkway	79	0.4297683	261.13	29.73		290.86	\$17.34
248	406-10822 City Parkway	79	0.4297683	261.13	29.73		290.86	\$17.34
249	405-10822 City Parkway	79	0.4297683	261.13	29.73		290.86	\$17.34
250	404-10822 City Parkway	79	0.4297683	261.13	29.73		290.86	\$17.34
251	403-10822 City Parkway	53	0.2883255	175.19	19.94		195.13	\$11.64
252	402-10822 City Parkway	69	0.3753672	228.08	25.96		254.04	\$15.15
253	401-10822 City Parkway	74	0.4025677	244.60	27.84		272.44	\$16.23
		<b>18,382</b>	<b>100</b>	<b>\$60,760.99</b>	<b>\$6,916.73</b>	<b>\$1,666.62</b>	<b>\$69,344.34</b>	<b>\$4,033.05</b>
<b>Yearly Totals (x12)</b>				<u><b>\$729,131.88</b></u>	<u><b>\$83,000.76</b></u>	<u><b>\$19,999.44</b></u>	<u><b>\$832,132.08</b></u>	