

M I N U T E S
OF THE ANNUAL GENERAL MEETING
THE OWNERS STRATA PLAN BCS 3995
CAPITOL RESIDENCES

Held on Wednesday, June 13, 2012
Within the Amenity Room - 8th Floor
833 Seymour Street, Vancouver, BC

The meeting was adjourned to this date, as per Bylaw 48 of the Strata Property Act, as quorum was not achieved on the original scheduled date of May 30, 2012. On that date, the required quorum was 124 eligible voters. There were only 24 eligible voters in attendance and 43 represented by proxy for a total of 67 eligible voters.

CALLING THE ROLL AND CERTIFICATION OF PROXIES

Subject to the Bylaws, a quorum for an Annual or Special General Meeting is *eligible* voters holding 1/3 of the Strata Corporation's votes, present in person or by proxy. As the Strata Corporation currently consists of 372 eligible voters, 124 represents quorum in this instance.

The attendance register at the scheduled 7:00 pm start time showed there were 22 eligible voters in attendance and 67 represented by proxy for a total of 89. The quorum requirements again had not been achieved and the meeting was postponed until 7:30 pm.

As per Strata Property Bylaw 48 (3): If on the day to which the meeting is adjourned a quorum described in subsection (2) is not present within 1/2 hour from the time appointed for the meeting, the eligible voters present in person or by proxy constitute a quorum.

To make efficient use of the ½ hour waiting period, general questions from owners were discussed and answered.

Subsequently, the meeting was called to order at 7:30 pm. by Don Wong, Strata Manager from Crosby Property Management Ltd.

PROOF OF NOTICE & RECEIPT OF FINANCIAL STATEMENTS

It was MOVED/SECONDED that the notice dated May 11, 2012 complied with the notice requirements and that the financial statements had been received. CARRIED

APPROVAL OF AGENDA

It was MOVED/SECONDED to approve the Agenda as distributed with the Notice of Meeting. CARRIED

**Minutes of the Annual General Meeting
The Owners Strata Plan BCS 3995
Held on Thursday, June 13, 2012**

APPROVAL OF GENERAL MEETING MINUTES

It was MOVED/SECONDED to approve the Minutes of the Annual General Meeting held March 24, 2011
as circulated. CARRIED

PRESIDENT'S REPORT

Council President, Shawn Bardi, briefly highlighted what the Strata Council had achieved the first fiscal year. This included the enhancement of building security, clarification of responsibilities of residential, commercial and VSO. Trade contacts for periodic maintenance were also set up for the facilitation of the transition from the Developer, Wall Financial, to the Strata Corporation. There was also a reduction of total residential strata fees by approximately 13%.

In closing, the Council President thanked Crosby Property Management Ltd., Wall Financial and the Strata Council members for the support received, and stated the mandate was to improve security, quality of life and value at the Capitol Residences. The owners were also thanked for their support.

RATIFICATION OF RULES

It was MOVED/SECONDED to ratify the Rules or changes to the Rules as circulated. CARRIED

REPORT ON INSURANCE COVERAGE

The Strata Manager, Don Wong, emphasized the importance of water damage prevention, homeowner's and tenant's insurance.

STRATA CORPORATION INSURANCE COVERAGE

The Strata Corporation's policy typically "insures against all risks of direct physical loss or damage to the property insured", subject to exclusions and applicable deductible.

Insured property is the building as it was delivered by the developer at the time of completion of construction. Insured property includes the fixed structure, permanently installed original fittings and fixtures, mechanical equipment and machinery, fire suppression systems and common assets.

The Strata Corporation's policy notable does **NOT** provide coverage for loss or damage to:

- * Strata Lot owner's and/or tenant's personal property,
- * Strata Lot owner's betterments and/or improvements to strata lot,
- * Strata Lot owner's and/or tenant's additional living expenses,
- * Strata Lot owner's rental income loss.

STRATA LOT OWNER AND/OR TENANT INSURANCE COVERAGE RECOMMENDATION

It is recommended that all Strata Lot owners and/or tenants acquire the applicable coverage:

**Minutes of the Annual General Meeting
The Owners Strata Plan BCS 3995
Held on Thursday, June 13, 2012**

- * **Personal property**, such as furniture, clothing and similar personal property in the Strata Lot or designated storage space in the building, subject to a deductible.
- * **Strata Lot betterments and/or improvements** completed at a Strata Lot owner's expense, such as upgraded flooring, millwork, fixtures, etc.
- * **Additional Living Expenses** incurred by a resident as a result of the insured premises being uninhabitable as a direct result of an insured loss or damage.
- * **Loss of rental income** incurred by a Strata Lot owner as a result of the insured premises being uninhabitable by the tenant as a result of an insured loss or damage.
- * **Strata Corporation's Deductible Chargeback (e.g. Water, Fire)** incurred in the event of a claim that originated from within an owner's Strata Lot.

****Example****

In a rental situation there are three separate parties therefore there should be three separate insurance policies (Strata Corporation Policy, Owner's Policy and Tenant's Policy).

Claim Example: "Property Damage" (i.e. Water damage or fire in a Strata Lot)

- * The Strata Corporation's insurance policy handles the damage to the building's common areas subject to the applicable deductible;
- * The Strata Lot owner's policy in a rental situation handles the damage to betterments / improvements and loss of rental income. The Strata Lot owner's policy in an owner occupied Strata Lot handles damage to the Betterments and Improvements, Damage to Personal Contents And Additional Living Expenses for the owner.
- * The tenant's insurance policy handles damage to Personal Contents and Additional Living Expenses if the tenant has to move out as a result of the damage.

APPROVAL OF PROPOSED OPERATING BUDGET

It was MOVED/SECONDED to approve the proposed operating budget(s) as circulated for the fiscal year April 1, 2012 to March 31, 2013.

Following the discussion the Strata Manager called for the vote, the result being 89 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED.
UNANIMOUSLY CARRIED

The reduction in strata fees is retroactive to the beginning of the fiscal year, April 1, 2012.

PAYMENT OPTIONS (Monthly Strata Fees ONLY):

1. **OWNERS CURRENTLY ON PRE-AUTHORIZED PAYMENT (PAD):** There is no action required as any new strata fees and/ or retroactive fees adjustments (if any) will be automatically adjusted.

Minutes of the Annual General Meeting
The Owners Strata Plan BCS 3995
Held on Thursday, June 13, 2012

2. **OWNERS WHO PAY BY POST-DATED CHEQUES:** Please send in 12 post-dated cheques payable to Strata Plan BCS 3995 for the new amount. Any change in strata fees is effective from **April 1, 2012.**
3. **OWNERS WHO PAY BY AUTOMATIC E-BANKING:** Owners will have to re-submit the new strata fee amount for future months.

If you have any questions regarding your account, please contact Johnson Lai in our Accounting department at 604-689-6951.

CONSIDERATION OF RESOLUTION "A" 3/4 VOTE
BYLAW DELETION - 36 (a)
LEASING REQUIREMENTS

It was MOVED/SECONDED to approve Resolution "A" as follows:

BE IT RESOLVED by a 3/4 vote of the Owners, Strata Plan BCS 3995 – Capitol Residences, in person or by proxy, **delete** Bylaw 36 (a):

An owner of Strata Lots 1 to 372 must:

- (a) *provide the strata corporation with a true and complete copy of every written tenancy agreement (as defined in the Residential Tenancy Act (British Columbia) as amended or replaced)*

Following discussion, the Strata Manager called for the vote, the result being 89 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED. UNANIMOUSLY CARRIED

CONSIDERATION OF RESOLUTION "B" 3/4 VOTE
BYLAW ADDITION
QUORUM FOR GENERAL MEETINGS

It was MOVED/SECONDED to approve Resolution "B" as follows:

BE IT RESOLVED by a 3/4 vote of the Owners, Strata Plan BCS 3995 – Capitol Residences, in person or by proxy, add the following bylaw:

If within ½ hour from the time appointed for an annual or special general meeting, a quorum is not present the eligible voters, present in person or by proxy, constitute a quorum.

Following discussion, the Strata Manager called for the vote, the result being 88 IN FAVOUR, 1 OPPOSED, 0 ABSTAINED. CARRIED

**Minutes of the Annual General Meeting
The Owners Strata Plan BCS 3995
Held on Thursday, June 13, 2012**

GENERAL DISCUSSION

Interim Budget Refund Due to Surplus

It was clarified that the recent interim budget refund to owners is in accordance with Section 14(6) of the Strata Property Act. Section 14(7) states that the refund is calculated by unit entitlement. Any lot is entitled to a refund in excess of \$100.00 and all Strata lots shall be refunded their calculated portion. A cover letter stating this mandatory requirement was included with the refund cheques mailed to owners in January, 2012.

Depreciation Report (Contingency Fund Reporting)

The Strata Manager, Don Wong, briefly discussed the Depreciation Report requirements. Below is the information from the Strata Council Minutes of March 6, 2012:

Strata Council members were provided with Crosby's Newsletter regarding Depreciation Reports that outlined the Strata's obligations and options under the new provisions of the Strata Property Act. Below is some of the information contained in the Newsletter.

Other provinces have had legislation in place for some years mandating condominium corporations to develop long-term reserve studies and associated funding requirements (typically over a period of 30 years). The concept of such long-term reserve studies is to effectively establish, with some certainty, exactly what cash requirements the Corporation will face in the coming years in order to maintain, repair, and replace key components of the physical asset. This commendable process intends to alert current and future owners as to their personal financial obligations. It also avoids surprises associated with those dreaded special levies. In British Columbia, no such provision has been enacted since the Strata Title Legislation was created in 1966, until now.

Section 94 of the Strata Property Act used to say:

“The strata corporation may prepare a depreciation report...”

Because of the optional language (“may” instead of “must”) very few Strata Corporations undertook such Depreciation Reports. There were two prime reasons for the general lack of interest:

- (a) The cost to obtain the report.
- (b) The resulting cost to actually fund the long-term reserve requirements.

Such Depreciation Reports are now mandatory (“may” has become “must”); however, the Strata Corporations may pass a $\frac{3}{4}$ vote resolution to waive the requirement. The regulation also mandates that Depreciation Reports, where they exist, must be attached to the Form B - Information Certificate for prospective purchasers by March 1, 2012. Depreciation Reports are essentially the same as a Reserve Fund Studies or Capital Plans.

**Minutes of the Annual General Meeting
The Owners Strata Plan BCS 3995
Held on Thursday, June 13, 2012**

The Option:

Section 94(3) of the new legislation states:

“A Strata Corporation need not comply with the requirements if the Strata Corporation, by a resolution passed by a $\frac{3}{4}$ vote at an Annual or Special General Meeting within the prescribed period, waives that requirement.” (Abbreviated)

As it stands right now, your Strata Corporation must obtain a Depreciation Report and develop the 30-Year Funding Program. You may postpone this obligation by presenting a $\frac{3}{4}$ vote resolution to waive the requirement at your next Special General Meeting or Annual General Meeting.

This waiver, as we understand it, is not a permanent release from the requirement but rather only for the current term. The waiver process will be required annually, failing which the Depreciation Report requirement will remain. Crosby Property Management Ltd. will continue to assist and provide updated information to the Strata Corporation to allow the ownership to determine the course of action to be taken.

ELECTION OF COUNCIL

Those owners elected to the Council at this meeting will hold office until the next Annual General Meeting.

The following 8 owners were nominated and / or volunteered to run for Council. Each owner made a brief speech by introducing themselves and what they can contribute as a Council member.

Eileen Fong	#1909
Shawn Bardi	#3209
Salvador Castro	#2505
James Brown	#2708
Kris Jankovic	#1107
Melvin Lee	#2005
Ali Rahbar	#2506 / #3002
Natalia Garbuzova	#1302

Since the maximum number of Council members allowed by the Strata Property Act is 7, a vote by ballot was held. The ballots were then counted by 2 scrutineers and the following 7 owners with the most votes were chosen to represent the Owners as Council members for the 2012 - 2013 fiscal year.

Eileen Fong *	#1909
Shawn Bardi *	#3209
Salvador Castro *	#2505
James Brown *	#2708
Kris Jankovic *	#1107
Melvin Lee *	#2005
Natalia Garbuzova	#1302

**Minutes of the Annual General Meeting
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- * Returning council members will hold the same office until the first Council meeting, scheduled for Thursday, July 12, 2012 at 6:30 pm in the Amenity Room.

There being no further business, the meeting was adjourned at 8:30 pm.

Don Wong
Strata Manager
CROSBY PROPERTY MANAGEMENT LTD.
General Office: (604) 683-8900
www.crosbypm.com

Please keep a copy of these minutes for future reference. They will be required at the time of sale and a charge, as per the Strata Property Act, will be assessed for replacement copies.

CROSBY ConnectTM

Crosby Property Management provides a complimentary website for each of its strata clients. The website gives residents and owners secured log-in and access to:

✓ Account balance & history	✓ Owner's profile update
✓ Meeting minutes	✓ Bylaws and rules
✓ Building notices & announcements	✓ Insurance summary of coverage
✓ Other strata documents such as engineering report, depreciation report, homeowner's manual, etc.)	✓ Event calendars

It also allows your Strata Manager to send you emergency alerts via the contact numbers as indicated in your registered profile.

To sign up, please visit <http://www.crosbypm.com/forms/connect/> and complete our online "CROSBY Connect Information Collection" form.

Let's Connect!

BCS 3995 - CAPITOL RESIDENCES
JOINT USE
Approved Budget
Apr 01, 2012 to Mar 31, 2013

INCOME

FEES

Operating Fund Contribution	433,020
Contingency Fund Contribution	43,302
TOTAL FEES	476,322

Rental-Strata's Suite	6,000
TOTAL INCOME	482,322

EXPENSES

OPERATING EXPENSES

Alarm Monitoring	2,500
Audit	336
Building Envelope Inspection	25,000
Strata's Suite-Mortgage Payment	29,227
Strata's Suite-Property Taxes	2,200
Strata's Suite-Strata Fee	2,600
Fire Equipment Maintenance / Monitoring	13,000
Insurance	147,700
Legal Fees	1,000
Management Fees	90,478
Mechanical Maintenance	25,000
Miscellaneous	8,000
Reserve Fund Study / Depreciation Report	13,000
Repair and Maintenance	5,500
Security Services	65,000
Window Cleaning	50,000
TOTAL OPERATING EXPENSES	480,541

Reserve - Contingency Fund	43,302
Transfer to Contingency	150,041
TOTAL EXPENSES	673,884

CURRENT YEAR SURPLUS / (DEFICIT)	(191,562)
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Operating Surplus (Deficit) Balance Forward	191,562
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ENDING OPERATING SURPLUS / (DEFICIT)	0
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BCS 3995 - CAPITOL RESIDENCES
RESIDENTIAL
Approved Budget
Apr 01, 2012 to Mar 31, 2013

INCOME

FEES

Res - Operating Fund Contribution	600,000
Res - Contingency Fund Contribution	60,000
TOTAL FEES	660,000
Res - Recovery - HVAC	42,000
TOTAL INCOME	702,000

EXPENSES

OPERATING EXPENSES

Res-Alarm Monitoring	650
Res - Caretaker Wages & Benefits	60,000
Res - Cleaning and Janitorial Supplies	87,000
Res-Compactor Lease	7,234
Res - Concierge	89,000
Res - Electricity	96,000
Res - Elevator Maintenance	35,000
Res-Enterphone	2,500
Res - Fire Equipment Maintenance / Monitoring	2,000
Res - Garbage Removal	30,000
Res - Gas	88,000
Res-HVAC Maintenance	42,000
Res - Landscape - Maintenance	7,400
Res - Mechanical Maintenance	1,000
Res - Miscellaneous	8,000
Res-Parking Lot Maintenance	8,000
Res - Repair and Maintenance	40,000
Res-Supplies	15,000
Res - Telephone and Pager	5,000
Res - Water / Sewer	43,000
TOTAL OPERATING EXPENSES	666,784

Res - Reserve - Contingency Fund	60,000
Res - Transfer to Contingency	210,086
TOTAL EXPENSES	936,870

CURRENT YEAR SURPLUS / (DEFICIT)	(234,870)
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Res - Operating Surplus (Deficit) Balance Forward	234,870
ENDING OPERATING SURPLUS / (DEFICIT)	0

STRATA PLAN BCS 3995
CAPITOL RESIDENCES
APPROVED STRATA FEE SCHEDULE
APRIL 01, 2012 - MARCH 31, 2013

<u>Strata Lot Number</u>	<u>Civic Address</u>	<u>Unit Entitlement</u>	<u>Joint</u>	<u>Residential</u>	<u>Total Strata Fees</u>	<u>HVAC Contribution</u>	<u>Total Monthly Fees</u>
1	501 - 833 Seymour St.	105	\$146.43	\$210.68	\$357.11		\$357.11
2	502 - 833 Seymour St.	93	129.69	186.60	316.29		316.29
3	503 - 833 Seymour St.	92	128.30	184.60	312.90		312.90
4	504 - 833 Seymour St.	94	131.09	188.61	319.70		319.70
5	505 - 833 Seymour St.	102	142.25	204.66	346.91		346.91
6	506 - 833 Seymour St.	66	92.04	132.43	224.47		224.47
7	606 - 833 Seymour St.	66	92.04	132.43	224.47		224.47
8	607 - 833 Seymour St.	79	110.17	158.51	268.68		268.68
9	701 - 833 Seymour St.	58	80.88	116.38	197.26		197.26
10	702 - 833 Seymour St.	53	73.91	106.34	180.25		180.25
11	703 - 833 Seymour St.	53	73.91	106.34	180.25		180.25
12	704 - 833 Seymour St.	56	78.10	112.36	190.46		190.46
13	705 - 833 Seymour St.	53	73.91	106.34	180.25		180.25
14	706 - 833 Seymour St.	43	59.97	86.28	146.25		146.25
15	707 - 833 Seymour St.	64	89.25	128.42	217.67		217.67
16	708 - 833 Seymour St.	66	92.04	132.43	224.47		224.47
17	709 - 833 Seymour St.	68	94.83	136.44	231.27		231.27
18	710 - 833 Seymour St.	54	75.31	108.35	183.66		183.66
19	711 - 833 Seymour St.	57	79.49	114.37	193.86		193.86
20	712 - 833 Seymour St.	102	142.25	204.66	346.91		346.91
21	713 - 833 Seymour St.	74	103.20	148.48	251.68		251.68
22	714 - 833 Seymour St.	94	131.09	188.61	319.70		319.70
23	801 - 833 Seymour St.	63	87.86	126.41	214.27		214.27
24	802 - 833 Seymour St.	66	92.04	132.43	224.47		224.47
25	803 - 833 Seymour St.	67	93.44	134.44	227.88		227.88
26	804 - 833 Seymour St.	55	76.70	110.36	187.06		187.06
27	805 - 833 Seymour St.	55	76.70	110.36	187.06		187.06
28	806 - 833 Seymour St.	90	125.51	180.58	306.09		306.09
29	807 - 833 Seymour St.	56	78.10	112.36	190.46		190.46
30	903 - 833 Seymour St.	91	126.91	182.59	309.50		309.50
31	904 - 833 Seymour St.	63	87.86	126.41	214.27		214.27
32	905 - 833 Seymour St.	66	92.04	132.43	224.47		224.47
33	906 - 833 Seymour St.	68	94.83	136.44	231.27		231.27
34	907 - 833 Seymour St.	55	76.70	110.36	187.06		187.06
35	908 - 833 Seymour St.	54	75.31	108.35	183.66		183.66
36	909 - 833 Seymour St.	90	125.51	180.58	306.09		306.09
37	910 - 833 Seymour St.	56	78.10	112.36	190.46		190.46
38	911 - 833 Seymour St.	61	85.07	122.40	207.47		207.47
39	912 - 833 Seymour St.	58	80.88	116.38	197.26		197.26
40	901 - 833 Seymour St.	58	80.88	116.38	197.26		197.26
41	902 - 833 Seymour St.	54	75.31	108.35	183.66		183.66
42	1003 - 833 Seymour St.	91	126.91	182.59	309.50		309.50
43	1004 - 833 Seymour St.	63	87.86	126.41	214.27		214.27
44	1005 - 833 Seymour St.	66	92.04	132.43	224.47		224.47
45	1006 - 833 Seymour St.	68	94.83	136.44	231.27		231.27
46	1007 - 833 Seymour St.	55	76.70	110.36	187.06		187.06
47	1008 - 833 Seymour St.	54	75.31	108.35	183.66		183.66
48	1009 - 833 Seymour St.	90	125.51	180.58	306.09		306.09
49	1010 - 833 Seymour St.	56	78.10	112.36	190.46		190.46

STRATA PLAN BCS 3995
CAPITOL RESIDENCES
APPROVED STRATA FEE SCHEDULE
APRIL 01, 2012 - MARCH 31, 2013

<u>Strata Lot Number</u>	<u>Civic Address</u>	<u>Unit Entitlement</u>	<u>Joint</u>	<u>Residential</u>	<u>Total Strata Fees</u>	<u>HVAC Contribution</u>	<u>Total Monthly Fees</u>
50	1011 - 833 Seymour St.	61	\$85.07	\$122.40	\$207.47		\$207.47
51	1012 - 833 Seymour St.	58	80.88	116.38	197.26		197.26
52	1001 - 833 Seymour St.	58	80.88	116.38	197.26		197.26
53	1002 - 833 Seymour St.	54	75.31	108.35	183.66		183.66
54	1103 - 833 Seymour St.	91	126.91	182.59	309.50		309.50
55	1104 - 833 Seymour St.	63	87.86	126.41	214.27		214.27
56	1105 - 833 Seymour St.	66	92.04	132.43	224.47		224.47
57	1106 - 833 Seymour St.	68	94.83	136.44	231.27		231.27
58	1107 - 833 Seymour St.	55	76.70	110.36	187.06		187.06
59	1108 - 833 Seymour St.	54	75.31	108.35	183.66		183.66
60	1109 - 833 Seymour St.	90	125.51	180.58	306.09		306.09
61	1110 - 833 Seymour St.	56	78.10	112.36	190.46		190.46
62	1111 - 833 Seymour St.	61	85.07	122.40	207.47		207.47
63	1112 - 833 Seymour St.	58	80.88	116.38	197.26		197.26
64	1101 - 833 Seymour St.	58	80.88	116.38	197.26		197.26
65	1102 - 833 Seymour St.	54	75.31	108.35	183.66		183.66
66	1203 - 833 Seymour St.	91	126.91	182.59	309.50		309.50
67	1204 - 833 Seymour St.	63	87.86	126.41	214.27		214.27
68	1205 - 833 Seymour St.	66	92.04	132.43	224.47		224.47
69	1206 - 833 Seymour St.	68	94.83	136.44	231.27		231.27
70	1207 - 833 Seymour St.	55	76.70	110.36	187.06		187.06
71	1208 - 833 Seymour St.	54	75.31	108.35	183.66		183.66
72	1209 - 833 Seymour St.	90	125.51	180.58	306.09		306.09
73	1210 - 833 Seymour St.	56	78.10	112.36	190.46		190.46
74	1211 - 833 Seymour St.	61	85.07	122.40	207.47		207.47
75	1212 - 833 Seymour St.	58	80.88	116.38	197.26		197.26
76	1201 - 833 Seymour St.	58	80.88	116.38	197.26		197.26
77	1202 - 833 Seymour St.	54	75.31	108.35	183.66		183.66
78	1303 - 833 Seymour St.	91	126.91	182.59	309.50		309.50
79	1304 - 833 Seymour St.	63	87.86	126.41	214.27		214.27
80	1305 - 833 Seymour St.	66	92.04	132.43	224.47		224.47
81	1306 - 833 Seymour St.	68	94.83	136.44	231.27		231.27
82	1307 - 833 Seymour St.	55	76.70	110.36	187.06		187.06
83	1308 - 833 Seymour St.	54	75.31	108.35	183.66		183.66
84	1309 - 833 Seymour St.	90	125.51	180.58	306.09		306.09
85	1310 - 833 Seymour St.	56	78.10	112.36	190.46		190.46
86	1311 - 833 Seymour St.	61	85.07	122.40	207.47		207.47
87	1312 - 833 Seymour St.	58	80.88	116.38	197.26		197.26
88	1301 - 833 Seymour St.	58	80.88	116.38	197.26		197.26
89	1302 - 833 Seymour St.	54	75.31	108.35	183.66		183.66
90	1403 - 833 Seymour St.	91	126.91	182.59	309.50		309.50
91	1404 - 833 Seymour St.	63	87.86	126.41	214.27		214.27
92	1405 - 833 Seymour St.	66	92.04	132.43	224.47		224.47
93	1406 - 833 Seymour St.	68	94.83	136.44	231.27		231.27
94	1407 - 833 Seymour St.	55	76.70	110.36	187.06		187.06
95	1408 - 833 Seymour St.	54	75.31	108.35	183.66		183.66
96	1409 - 833 Seymour St.	90	125.51	180.58	306.09		306.09
97	1410 - 833 Seymour St.	56	78.10	112.36	190.46		190.46
98	1411 - 833 Seymour St.	61	85.07	122.40	207.47		207.47

STRATA PLAN BCS 3995
CAPITOL RESIDENCES
APPROVED STRATA FEE SCHEDULE
APRIL 01, 2012 - MARCH 31, 2013

Strata Lot Number	Civic Address	Unit Entitlement	Joint	Residential	Total Strata Fees	HVAC Contribution	Total Monthly Fees
99	1412 - 833 Seymour St.	58	\$80.88	\$116.38	\$197.26		\$197.26
100	1401 - 833 Seymour St.	58	80.88	116.38	197.26		197.26
101	1402 - 833 Seymour St.	54	75.31	108.35	183.66		183.66
102	1503 - 833 Seymour St.	91	126.91	182.59	309.50		309.50
103	1504 - 833 Seymour St.	63	87.86	126.41	214.27		214.27
104	1505 - 833 Seymour St.	66	92.04	132.43	224.47		224.47
105	1506 - 833 Seymour St.	68	94.83	136.44	231.27		231.27
106	1507 - 833 Seymour St.	55	76.70	110.36	187.06		187.06
107	1508 - 833 Seymour St.	54	75.31	108.35	183.66		183.66
108	1509 - 833 Seymour St.	90	125.51	180.58	306.09		306.09
109	1510 - 833 Seymour St.	56	78.10	112.36	190.46		190.46
110	1511 - 833 Seymour St.	61	85.07	122.40	207.47		207.47
111	1512 - 833 Seymour St.	58	80.88	116.38	197.26		197.26
112	1501 - 833 Seymour St.	58	80.88	116.38	197.26		197.26
113	1502 - 833 Seymour St.	54	75.31	108.35	183.66		183.66
114	1603 - 833 Seymour St.	91	126.91	182.59	309.50		309.50
115	1604 - 833 Seymour St.	63	87.86	126.41	214.27		214.27
116	1605 - 833 Seymour St.	66	92.04	132.43	224.47		224.47
117	1606 - 833 Seymour St.	68	94.83	136.44	231.27		231.27
118	1607 - 833 Seymour St.	55	76.70	110.36	187.06		187.06
119	1608 - 833 Seymour St.	54	75.31	108.35	183.66		183.66
120	1609 - 833 Seymour St.	90	125.51	180.58	306.09		306.09
121	1610 - 833 Seymour St.	56	78.10	112.36	190.46		190.46
122	1611 - 833 Seymour St.	61	85.07	122.40	207.47		207.47
123	1612 - 833 Seymour St.	58	80.88	116.38	197.26		197.26
124	1601 - 833 Seymour St.	58	80.88	116.38	197.26		197.26
125	1602 - 833 Seymour St.	54	75.31	108.35	183.66		183.66
126	1703 - 833 Seymour St.	91	126.91	182.59	309.50		309.50
127	1704 - 833 Seymour St.	63	87.86	126.41	214.27		214.27
128	1705 - 833 Seymour St.	66	92.04	132.43	224.47		224.47
129	1706 - 833 Seymour St.	68	94.83	136.44	231.27		231.27
130	1707 - 833 Seymour St.	55	76.70	110.36	187.06		187.06
131	1708 - 833 Seymour St.	54	75.31	108.35	183.66		183.66
132	1709 - 833 Seymour St.	90	125.51	180.58	306.09		306.09
133	1710 - 833 Seymour St.	56	78.10	112.36	190.46		190.46
134	1711 - 833 Seymour St.	61	85.07	122.40	207.47		207.47
135	1712 - 833 Seymour St.	58	80.88	116.38	197.26		197.26
136	1701 - 833 Seymour St.	58	80.88	116.38	197.26		197.26
137	1702 - 833 Seymour St.	54	75.31	108.35	183.66		183.66
138	1803 - 833 Seymour St.	91	126.91	182.59	309.50		309.50
139	1804 - 833 Seymour St.	63	87.86	126.41	214.27		214.27
140	1805 - 833 Seymour St.	66	92.04	132.43	224.47		224.47
141	1806 - 833 Seymour St.	68	94.83	136.44	231.27		231.27
142	1807 - 833 Seymour St.	55	76.70	110.36	187.06		187.06
143	1808 - 833 Seymour St.	54	75.31	108.35	183.66		183.66
144	1809 - 833 Seymour St.	90	125.51	180.58	306.09		306.09
145	1810 - 833 Seymour St.	56	78.10	112.36	190.46		190.46
146	1811 - 833 Seymour St.	61	85.07	122.40	207.47		207.47
147	1812 - 833 Seymour St.	58	80.88	116.38	197.26		197.26

STRATA PLAN BCS 3995
CAPITOL RESIDENCES
APPROVED STRATA FEE SCHEDULE
APRIL 01, 2012 - MARCH 31, 2013

<u>Strata Lot Number</u>	<u>Civic Address</u>	<u>Unit Entitlement</u>	<u>Joint</u>	<u>Residential</u>	<u>Total Strata Fees</u>	<u>HVAC Contribution</u>	<u>Total Monthly Fees</u>
148	1801 - 833 Seymour St.	58	\$80.88	\$116.38	\$197.26		\$197.26
149	1802 - 833 Seymour St.	54	75.31	108.35	183.66		183.66
150	1903 - 833 Seymour St.	91	126.91	182.59	309.50		309.50
151	1904 - 833 Seymour St.	63	87.86	126.41	214.27		214.27
152	1905 - 833 Seymour St.	66	92.04	132.43	224.47		224.47
153	1906 - 833 Seymour St.	68	94.83	136.44	231.27		231.27
154	1907 - 833 Seymour St.	55	76.70	110.36	187.06		187.06
155	1908 - 833 Seymour St.	54	75.31	108.35	183.66		183.66
156	1909 - 833 Seymour St.	90	125.51	180.58	306.09		306.09
157	1910 - 833 Seymour St.	56	78.10	112.36	190.46		190.46
158	1911 - 833 Seymour St.	61	85.07	122.40	207.47		207.47
159	1912 - 833 Seymour St.	58	80.88	116.38	197.26		197.26
160	1901 - 833 Seymour St.	58	80.88	116.38	197.26		197.26
161	1902 - 833 Seymour St.	54	75.31	108.35	183.66		183.66
162	2003 - 833 Seymour St.	91	126.91	182.59	309.50		309.50
163	2004 - 833 Seymour St.	63	87.86	126.41	214.27		214.27
164	2005 - 833 Seymour St.	66	92.04	132.43	224.47		224.47
165	2006 - 833 Seymour St.	68	94.83	136.44	231.27		231.27
166	2007 - 833 Seymour St.	55	76.70	110.36	187.06		187.06
167	2008 - 833 Seymour St.	54	75.31	108.35	183.66		183.66
168	2009 - 833 Seymour St.	90	125.51	180.58	306.09		306.09
169	2010 - 833 Seymour St.	56	78.10	112.36	190.46		190.46
170	2011 - 833 Seymour St.	61	85.07	122.40	207.47		207.47
171	2012 - 833 Seymour St.	58	80.88	116.38	197.26		197.26
172	2001 - 833 Seymour St.	58	80.88	116.38	197.26		197.26
173	2002 - 833 Seymour St.	54	75.31	108.35	183.66		183.66
174	2103 - 833 Seymour St.	91	126.91	182.59	309.50		309.50
175	2104 - 833 Seymour St.	63	87.86	126.41	214.27		214.27
176	2105 - 833 Seymour St.	66	92.04	132.43	224.47		224.47
177	2106 - 833 Seymour St.	68	94.83	136.44	231.27		231.27
178	2107 - 833 Seymour St.	55	76.70	110.36	187.06		187.06
179	2108 - 833 Seymour St.	54	75.31	108.35	183.66		183.66
180	2109 - 833 Seymour St.	90	125.51	180.58	306.09		306.09
181	2110 - 833 Seymour St.	56	78.10	112.36	190.46		190.46
182	2111 - 833 Seymour St.	61	85.07	122.40	207.47		207.47
183	2112 - 833 Seymour St.	58	80.88	116.38	197.26		197.26
184	2101 - 833 Seymour St.	58	80.88	116.38	197.26		197.26
185	2102 - 833 Seymour St.	54	75.31	108.35	183.66		183.66
186	2203 - 833 Seymour St.	91	126.91	182.59	309.50		309.50
187	2204 - 833 Seymour St.	63	87.86	126.41	214.27		214.27
188	2205 - 833 Seymour St.	66	92.04	132.43	224.47		224.47
189	2206 - 833 Seymour St.	68	94.83	136.44	231.27		231.27
190	2207 - 833 Seymour St.	55	76.70	110.36	187.06		187.06
191	2208 - 833 Seymour St.	54	75.31	108.35	183.66		183.66
192	2209 - 833 Seymour St.	90	125.51	180.58	306.09		306.09
193	2210 - 833 Seymour St.	56	78.10	112.36	190.46		190.46
194	2211 - 833 Seymour St.	61	85.07	122.40	207.47		207.47
195	2212 - 833 Seymour St.	58	80.88	116.38	197.26		197.26
196	2201 - 833 Seymour St.	58	80.88	116.38	197.26		197.26

STRATA PLAN BCS 3995
CAPITOL RESIDENCES
APPROVED STRATA FEE SCHEDULE
APRIL 01, 2012 - MARCH 31, 2013

Strata Lot Number	Civic Address	Unit Entitlement	Joint	Residential	Total Strata Fees	HVAC Contribution	Total Monthly Fees
197	2202 - 833 Seymour St.	54	\$75.31	\$108.35	\$183.66		\$183.66
198	2303 - 833 Seymour St.	91	126.91	182.59	309.50		309.50
199	2304 - 833 Seymour St.	63	87.86	126.41	214.27		214.27
200	2305 - 833 Seymour St.	66	92.04	132.43	224.47		224.47
201	2306 - 833 Seymour St.	68	94.83	136.44	231.27		231.27
202	2307 - 833 Seymour St.	55	76.70	110.36	187.06		187.06
203	2308 - 833 Seymour St.	54	75.31	108.35	183.66		183.66
204	2309 - 833 Seymour St.	90	125.51	180.58	306.09		306.09
205	2310 - 833 Seymour St.	56	78.10	112.36	190.46		190.46
206	2311 - 833 Seymour St.	61	85.07	122.40	207.47		207.47
207	2312 - 833 Seymour St.	58	80.88	116.38	197.26		197.26
208	2301 - 833 Seymour St.	58	80.88	116.38	197.26		197.26
209	2302 - 833 Seymour St.	54	75.31	108.35	183.66		183.66
210	2403 - 833 Seymour St.	91	126.91	182.59	309.50		309.50
211	2404 - 833 Seymour St.	63	87.86	126.41	214.27		214.27
212	2405 - 833 Seymour St.	66	92.04	132.43	224.47		224.47
213	2406 - 833 Seymour St.	68	94.83	136.44	231.27		231.27
214	2407 - 833 Seymour St.	55	76.70	110.36	187.06		187.06
215	2408 - 833 Seymour St.	54	75.31	108.35	183.66		183.66
216	2409 - 833 Seymour St.	90	125.51	180.58	306.09		306.09
217	2410 - 833 Seymour St.	56	78.10	112.36	190.46		190.46
218	2411 - 833 Seymour St.	61	85.07	122.40	207.47		207.47
219	2412 - 833 Seymour St.	58	80.88	116.38	197.26		197.26
220	2401 - 833 Seymour St.	58	80.88	116.38	197.26		197.26
221	2402 - 833 Seymour St.	54	75.31	108.35	183.66		183.66
222	2503 - 833 Seymour St.	91	126.91	182.59	309.50		309.50
223	2504 - 833 Seymour St.	63	87.86	126.41	214.27		214.27
224	2505 - 833 Seymour St.	66	92.04	132.43	224.47		224.47
225	2506 - 833 Seymour St.	68	94.83	136.44	231.27		231.27
226	2507 - 833 Seymour St.	55	76.70	110.36	187.06		187.06
227	2508 - 833 Seymour St.	54	75.31	108.35	183.66		183.66
228	2509 - 833 Seymour St.	90	125.51	180.58	306.09		306.09
229	2510 - 833 Seymour St.	56	78.10	112.36	190.46		190.46
230	2511 - 833 Seymour St.	61	85.07	122.40	207.47		207.47
231	2512 - 833 Seymour St.	58	80.88	116.38	197.26		197.26
232	2501 - 833 Seymour St.	58	80.88	116.38	197.26		197.26
233	2502 - 833 Seymour St.	54	75.31	108.35	183.66		183.66
234	2603 - 833 Seymour St.	91	126.91	182.59	309.50		309.50
235	2604 - 833 Seymour St.	63	87.86	126.41	214.27		214.27
236	2605 - 833 Seymour St.	66	92.04	132.43	224.47		224.47
237	2606 - 833 Seymour St.	68	94.83	136.44	231.27		231.27
238	2607 - 833 Seymour St.	55	76.70	110.36	187.06		187.06
239	2608 - 833 Seymour St.	54	75.31	108.35	183.66		183.66
240	2609 - 833 Seymour St.	90	125.51	180.58	306.09		306.09
241	2610 - 833 Seymour St.	56	78.10	112.36	190.46		190.46
242	2611 - 833 Seymour St.	61	85.07	122.40	207.47		207.47
243	2612 - 833 Seymour St.	58	80.88	116.38	197.26		197.26
244	2601 - 833 Seymour St.	58	80.88	116.38	197.26		197.26
245	2602 - 833 Seymour St.	54	75.31	108.35	183.66		183.66

STRATA PLAN BCS 3995
CAPITOL RESIDENCES
APPROVED STRATA FEE SCHEDULE
APRIL 01, 2012 - MARCH 31, 2013

Strata Lot Number	Civic Address	Unit Entitlement	Joint	Residential	Total Strata Fees	HVAC Contribution	Total Monthly Fees
246	2703 - 833 Seymour St.	91	\$126.91	\$182.59	\$309.50		\$309.50
247	2704 - 833 Seymour St.	63	87.86	126.41	214.27		214.27
248	2705 - 833 Seymour St.	66	92.04	132.43	224.47		224.47
249	2706 - 833 Seymour St.	68	94.83	136.44	231.27		231.27
250	2707 - 833 Seymour St.	55	76.70	110.36	187.06		187.06
251	2708 - 833 Seymour St.	54	75.31	108.35	183.66		183.66
252	2709 - 833 Seymour St.	90	125.51	180.58	306.09		306.09
253	2710 - 833 Seymour St.	56	78.10	112.36	190.46		190.46
254	2711 - 833 Seymour St.	61	85.07	122.40	207.47		207.47
255	2712 - 833 Seymour St.	58	80.88	116.38	197.26		197.26
256	2701 - 833 Seymour St.	58	80.88	116.38	197.26		197.26
257	2702 - 833 Seymour St.	54	75.31	108.35	183.66		183.66
258	2803 - 833 Seymour St.	91	126.91	182.59	309.50		309.50
259	2804 - 833 Seymour St.	63	87.86	126.41	214.27		214.27
260	2805 - 833 Seymour St.	66	92.04	132.43	224.47		224.47
261	2806 - 833 Seymour St.	68	94.83	136.44	231.27		231.27
262	2807 - 833 Seymour St.	55	76.70	110.36	187.06		187.06
263	2808 - 833 Seymour St.	54	75.31	108.35	183.66		183.66
264	2809 - 833 Seymour St.	90	125.51	180.58	306.09		306.09
265	2810 - 833 Seymour St.	56	78.10	112.36	190.46		190.46
266	2811 - 833 Seymour St.	61	85.07	122.40	207.47		207.47
267	2812 - 833 Seymour St.	58	80.88	116.38	197.26		197.26
268	2801 - 833 Seymour St.	58	80.88	116.38	197.26		197.26
269	2802 - 833 Seymour St.	54	75.31	108.35	183.66		183.66
270	2903 - 833 Seymour St.	91	126.91	182.59	309.50		309.50
271	2904 - 833 Seymour St.	63	87.86	126.41	214.27		214.27
272	2905 - 833 Seymour St.	66	92.04	132.43	224.47		224.47
273	2906 - 833 Seymour St.	68	94.83	136.44	231.27		231.27
274	2907 - 833 Seymour St.	55	76.70	110.36	187.06		187.06
275	2908 - 833 Seymour St.	54	75.31	108.35	183.66		183.66
276	2909 - 833 Seymour St.	90	125.51	180.58	306.09		306.09
277	2910 - 833 Seymour St.	56	78.10	112.36	190.46		190.46
278	2911 - 833 Seymour St.	61	85.07	122.40	207.47		207.47
279	2912 - 833 Seymour St.	58	80.88	116.38	197.26		197.26
280	2901 - 833 Seymour St.	58	80.88	116.38	197.26		197.26
281	2902 - 833 Seymour St.	54	75.31	108.35	183.66		183.66
282	3003 - 833 Seymour St.	91	126.91	182.59	309.50		309.50
283	3004 - 833 Seymour St.	63	87.86	126.41	214.27		214.27
284	3005 - 833 Seymour St.	66	92.04	132.43	224.47		224.47
285	3006 - 833 Seymour St.	68	94.83	136.44	231.27		231.27
286	3007 - 833 Seymour St.	55	76.70	110.36	187.06		187.06
287	3008 - 833 Seymour St.	54	75.31	108.35	183.66		183.66
288	3009 - 833 Seymour St.	90	125.51	180.58	306.09		306.09
289	3010 - 833 Seymour St.	56	78.10	112.36	190.46		190.46
290	3011 - 833 Seymour St.	61	85.07	122.40	207.47		207.47
291	3012 - 833 Seymour St.	58	80.88	116.38	197.26		197.26
292	3001 - 833 Seymour St.	58	80.88	116.38	197.26		197.26
293	3002 - 833 Seymour St.	54	75.31	108.35	183.66		183.66
294	3102 - 833 Seymour St.	96	133.88	192.62	326.50	\$40.29	366.79

STRATA PLAN BCS 3995
CAPITOL RESIDENCES
APPROVED STRATA FEE SCHEDULE
APRIL 01, 2012 - MARCH 31, 2013

Strata Lot Number	Civic Address	Unit Entitlement	Joint	Residential	Total Strata Fees	HVAC Contribution	Total Monthly Fees
295	3103 - 833 Seymour St.	100	\$139.46	\$200.65	\$340.11	\$41.97	\$382.08
296	3104 - 833 Seymour St.	97	135.27	194.63	329.90	40.71	370.61
297	3105 - 833 Seymour St.	56	78.10	112.36	190.46	23.50	213.96
298	3106 - 833 Seymour St.	127	177.11	254.82	431.93	53.30	485.23
299	3107 - 833 Seymour St.	93	129.69	186.60	316.29	39.03	355.32
300	3108 - 833 Seymour St.	109	152.01	218.71	370.72	45.75	416.47
301	3109 - 833 Seymour St.	89	124.12	178.58	302.70	37.35	340.05
302	3101 - 833 Seymour St.	94	131.09	188.61	319.70	39.45	359.15
303	3202 - 833 Seymour St.	96	133.88	192.62	326.50	40.29	366.79
304	3203 - 833 Seymour St.	100	139.46	200.65	340.11	41.97	382.08
305	3204 - 833 Seymour St.	97	135.27	194.63	329.90	40.71	370.61
306	3205 - 833 Seymour St.	56	78.10	112.36	190.46	23.50	213.96
307	3206 - 833 Seymour St.	93	129.69	186.60	316.29	39.03	355.32
308	3208 - 833 Seymour St.	109	152.01	218.71	370.72	45.75	416.47
309	3209 - 833 Seymour St.	89	124.12	178.58	302.70	37.35	340.05
310	3201 - 833 Seymour St.	94	131.09	188.61	319.70	39.45	359.15
311	3302 - 833 Seymour St.	96	133.88	192.62	326.50	40.29	366.79
312	3303 - 833 Seymour St.	100	139.46	200.65	340.11	41.97	382.08
313	3304 - 833 Seymour St.	97	135.27	194.63	329.90	40.71	370.61
314	3305 - 833 Seymour St.	56	78.10	112.36	190.46	23.50	213.96
315	3306 - 833 Seymour St.	127	177.11	254.82	431.93	53.30	485.23
316	3307 - 833 Seymour St.	93	129.69	186.60	316.29	39.03	355.32
317	3308 - 833 Seymour St.	109	152.01	218.71	370.72	45.75	416.47
318	3309 - 833 Seymour St.	89	124.12	178.58	302.70	37.35	340.05
319	3301 - 833 Seymour St.	94	131.09	188.61	319.70	39.45	359.15
320	3402 - 833 Seymour St.	96	133.88	192.62	326.50	40.29	366.79
321	3403 - 833 Seymour St.	100	139.46	200.65	340.11	41.97	382.08
322	3404 - 833 Seymour St.	97	135.27	194.63	329.90	40.71	370.61
323	3405 - 833 Seymour St.	56	78.10	112.36	190.46	23.50	213.96
324	3406 - 833 Seymour St.	93	129.69	186.60	316.29	39.03	355.32
325	3408 - 833 Seymour St.	109	152.01	218.71	370.72	45.75	416.47
326	3409 - 833 Seymour St.	89	124.12	178.58	302.70	37.35	340.05
327	3401 - 833 Seymour St.	94	131.09	188.61	319.70	39.45	359.15
328	3502 - 833 Seymour St.	95	132.48	190.62	323.10	39.87	362.97
329	3503 - 833 Seymour St.	100	139.46	200.65	340.11	41.97	382.08
330	3504 - 833 Seymour St.	97	135.27	194.63	329.90	40.71	370.61
331	3505 - 833 Seymour St.	109	152.01	218.71	370.72	45.75	416.47
332	3506 - 833 Seymour St.	93	129.69	186.60	316.29	39.03	355.32
333	3507 - 833 Seymour St.	109	152.01	218.71	370.72	45.75	416.47
334	3508 - 833 Seymour St.	89	124.12	178.58	302.70	37.35	340.05
335	3501 - 833 Seymour St.	94	131.09	188.61	319.70	39.45	359.15
336	3602 - 833 Seymour St.	96	133.88	192.62	326.50	40.29	366.79
337	3603 - 833 Seymour St.	100	139.46	200.65	340.11	41.97	382.08
338	3604 - 833 Seymour St.	97	135.27	194.63	329.90	40.71	370.61
339	3605 - 833 Seymour St.	109	152.01	218.71	370.72	45.75	416.47
340	3606 - 833 Seymour St.	93	129.69	186.60	316.29	39.03	355.32
341	3607 - 833 Seymour St.	109	152.01	218.71	370.72	45.75	416.47
342	3608 - 833 Seymour St.	89	124.12	178.58	302.70	37.35	340.05
343	3601 - 833 Seymour St.	94	131.09	188.61	319.70	39.45	359.15

STRATA PLAN BCS 3995
CAPITOL RESIDENCES
APPROVED STRATA FEE SCHEDULE
APRIL 01, 2012 - MARCH 31, 2013

Strata Lot Number	Civic Address	Unit Entitlement	Joint	Residential	Total Strata Fees	HVAC Contribution	Total Monthly Fees
344	3701 - 833 Seymour St.	99	\$138.06	\$198.64	\$336.70	\$41.55	\$378.25
345	3702 - 833 Seymour St.	124	172.93	248.81	421.74	52.04	473.78
346	3703 - 833 Seymour St.	109	152.01	218.71	370.72	45.75	416.47
347	3704 - 833 Seymour St.	93	129.69	186.60	316.29	39.03	355.32
348	3705 - 833 Seymour St.	128	178.50	256.83	435.33	53.72	489.05
349	3706 - 833 Seymour St.	102	142.25	204.66	346.91	42.81	389.72
350	3801 - 833 Seymour St.	99	138.06	198.64	336.70	41.55	378.25
351	3802 - 833 Seymour St.	124	172.93	248.81	421.74	52.04	473.78
352	3803 - 833 Seymour St.	109	152.01	218.71	370.72	45.75	416.47
353	3804 - 833 Seymour St.	93	129.69	186.60	316.29	39.03	355.32
354	3805 - 833 Seymour St.	128	178.50	256.83	435.33	53.72	489.05
355	3806 - 833 Seymour St.	102	142.25	204.66	346.91	42.81	389.72
356	3901 - 833 Seymour St.	99	138.06	198.64	336.70	41.55	378.25
357	3902 - 833 Seymour St.	124	172.93	248.81	421.74	52.04	473.78
358	3903 - 833 Seymour St.	109	152.01	218.71	370.72	45.75	416.47
359	3904 - 833 Seymour St.	93	129.69	186.60	316.29	39.03	355.32
360	3905 - 833 Seymour St.	128	178.50	256.83	435.33	53.72	489.05
361	3906 - 833 Seymour St.	102	142.25	204.66	346.91	42.81	389.72
362	4001 - 833 Seymour St.	99	138.06	198.64	336.70	41.55	378.25
363	4002 - 833 Seymour St.	124	172.93	248.81	421.74	52.04	473.78
364	4003 - 833 Seymour St.	109	152.01	218.71	370.72	45.75	416.47
365	4004 - 833 Seymour St.	93	129.69	186.60	316.29	39.03	355.32
366	4005 - 833 Seymour St.	128	178.50	256.83	435.33	53.72	489.05
367	4006 - 833 Seymour St.	102	142.25	204.66	346.91	42.81	389.72
368	PH1	183	255.21	367.19	622.40	76.81	699.21
369	PH2	170	237.08	341.10	578.18	71.35	649.53
370	PH3	200	278.91	401.30	680.21	83.94	764.15
371	PH4	187	260.78	375.21	635.99	78.49	714.48
372	PH5	216	301.23	433.40	734.63	90.66	825.29
373	Commercial	313	436.50		436.50		436.50
374	Commercial	739	1,030.58		1,030.58		1,030.58
		28,463	\$39,693.71	\$55,000.02	\$94,693.73	\$3,499.83	\$98,193.56
Total Annual Fees (x 12 months) =			\$476,324.52	\$660,000.24	\$1,136,324.76	\$41,997.96	\$1,178,322.72

Total U/E Residential 27,411
 Total U/E Commercial 1,052
 Total U/E Joint Use 28,463

Total U/E Lots 294 to 372 HVAC 8,339

Note:

The monthly strata fee for the Joint section includes a 10% contribution to the Joint - Contingency Reserve Fund.

The monthly strata fee for the Residential Section includes a 10% contribution to the Residential - Contingency Reserve Fund.

Crosby offers convenience!

1) Pre-Authorized Debit Payment (PAD)

For Owners who wish to enroll in our PAD for the 1st time, a copy of our PAD Agreement can be downloaded from our website at www.crosbypm.com under the “Forms” section.

2) Online/Telephone Banking

Crosby offers convenience! Our office has established electronic banking relationships with the major chartered banks and all participating credit unions in BC (i.e. Vancity, Coast Capital Savings, etc.) to make it easier for you to remit your strata fees, special levies, etc.

I'M INTERESTED, HOW DO I DO THIS?

1. Go to bill payment option and set up “**Crosby Property Management Ltd. (Strata)**” as a vendor.
2. You will be required to provide your Crosby personally assigned unique reference number (without dashes or spaces). This number can be found in your Crosby correspondence.
3. Enter your payment amount and payment date. You should also be able to set this up as a recurring payment every month.

WHEN SHOULD I MAKE MY PAYMENTS?

It takes 1 to 3 business days for us to receive your payment depending on your financial institution. Please note it is the customer's responsibility to ensure that payments are received by Crosby Property Management Ltd. by the due date to avoid any late payment fines.