

West Coast Property Management LTD.



Strata Plan NWS58 Simon Fraser Village Annual General Meeting Minutes - February 25, 2026 Hall of 3290 Ganymede Drive

Call Meeting to Order

The meeting was called to order at 7:07 PM by Daren Sello, Strata Agent.

Quorum Status

The quorum requirement is 1/3 of all eligible voters. At the time of the meeting there were 99 eligible voters and as such 33 would represent quorum; there were 51 strata lot owners present in person, 48 represented by proxy for a total of 99 eligible votes; the voters present constituted quorum at 7:04 PM.

Proof of Notice of the Meeting

The Strata Agent confirmed that all proxies were certified and eligible voters received their vote per the registered Form W (Schedule of Voting Rights) pursuant to the *Strata Property Act*. It was further noted that notice for the Annual General Meeting was sent out in accordance with the *Strata Property Act* to all owners.

Approval of the Agenda

Discussion: It was queried why the depreciation report and mandated electrical planning report were not included in the agenda. The Strata Agent responded that these items will be included in discussions later in the meeting.

It was **MOVED/SECONDED** that the agenda be approved as distributed with the notice of meeting. The vote was called with the following results: **ALL IN FAVOUR, 0 OPPOSED AND 0 ABSTENTIONS. CARRIED**

Approval of the Annual General Meeting Minutes dated February 26, 2025

Discussion: Inaccuracies in the number of votes recorded in the 2025 AGM minutes for several items was noted.

It was **MOVED/SECONDED** that the minutes of the Annual General Meeting be approved as previously circulated. The vote was called with the following results: **ALL IN FAVOUR, 0 OPPOSED AND 0 ABSTENTIONS. CARRIED**

Insurance Report

In accordance with the provisions of the Strata Property Act, a summary of the strata corporation's insurance policy held with BFL Canada for the period June 1, 2025 to June 1, 2026, was included with the AGM Notice Package. The building is insured for the 100% extended replacement value of \$52,682,700. Deductibles per the terms of the insurance policy are as follows:

All Losses \$25,000 (excluding): Sewer Backup & Water Damage \$50,000/ea
Residential Glass Breakage \$250 Earthquake 15% Minimum \$250,000
Flood \$50,000

The Strata Agent gave a summary of insurance coverage held by the Strata Corporation and advised Owners on the importance of obtaining homeowner's insurance to cover strata insurance deductibles and insurable items not covered by strata corporation insurance. The summary of coverage can be taken to your homeowner insurance broker to ensure that coverage needs are aligned, if the unit is tenanted you should discuss tenant insurance requirements with your insurance provider.

The Strata Corporation insurance does not cover losses to strata lot improvements, contents, accommodation, rental losses and other losses outside the policy wordings. In the event a strata lot owner is determined to be responsible for damage, the Strata Corporation may charge the strata insurance deductible portion of a claim and any other costs not covered by the strata corporation insurance back to the strata lot owner. Owners are further reminded to ensure that all tenants have insurance with the owner as an additional named insured on the policy, which is generally a cost free addition to any policy.

Owners are further reminded to ensure that all tenants have insurance with the owner as an additional named insured on the policy, which is generally a cost-free addition to any policy.

Financial Report to December 31, 2025

Summary: As of December 31, 2025, the strata corporation has total assets totaling \$1,807,139.53 against total liabilities of \$63 559.14, resulting in a net worth of \$1 743 580.39. The strata realized a surplus of \$112 800.00 from the 2025 operating budget.

Discussion: Some expenses have reduced this past year (insurance), and other areas of the operating budget came under pressure (drainage). Efforts have been made by the treasurer and management company to amalgamate the GL codes used and to ensure expenses have been recorded under the appropriate GL code. A financial audit of the strata's finances is still underway and will be reported to owners when complete.

It was **MOVED** and **SECONDED** to approve the financial statements through December 31, 2025: **99 IN FAVOUR, 0 OPPOSED AND 0 ABSTENTION. CARRIED**

Approval of Budget for the Fiscal Year January 1, 2026 through December 31, 2026

The proposed budget for the 2026 fiscal year was presented and discussed.

Discussion: The proposed operating budget for the 2026 fiscal year was provided to owners in the AGM notice. The proposed budget allows for a 0% increase in strata fees for the fiscal year (January 1, 2026 through December 31st, 2026). There were questions and discussion regarding the property taxes paid by the strata on the community building, for which the Strata Manager will follow up, as well as R&M Roofing having a proposed amount of \$0.

Insurance Expense Reporting Clarification:

During the 2025 AGM questions around 2024 insurance expenses were raised. The Strata fiscal year runs from January to December, but our insurance policy is billed in June and covers June to May of the following year. The reported 2024 insurance expenses were recorded at \$200,356. However, the June

2024 insurance payment was \$168,729. The difference is due to the change in budget reporting from cash to accrual accounting, where 2023 and 2024 insurance payments were allocated monthly.

The recorded insurance expense of \$200,356 is accounted for this way:

2023 Policy Months:

January \$16,645.17
February \$16,645.17
March \$16,645.17
April \$16,645.17
May \$16,645.17
Total: \$83,225.85

2024 Policy Months

June \$ 52,728.81
July \$10,545.56
August \$10,545.56
September \$10,545.56
October \$10,545.56
November \$10,545.56
December \$10,545.56
Total: \$116,002.17

Suncorp Property Appraisal:

May-24 \$1,128.75

23 Policy Months \$83,225.85

24 Policy Months \$116,002.17

Appraisal \$1,128.75

Total: \$200,356.77

It was noted there will not be any fee increase to the Strata Fees for the fiscal year (January 1, 2026 through December 31, 2026). It was **MOVED/SECONDED** that the Budget for the Fiscal Year January 1, 2026 through December 31, 2026 be approved. The vote was called with the following results: **93 IN FAVOUR, 5 OPPOSED AND 1 ABSTENTION. CARRIED**

3/4 Vote Resolution "A"- Special Levy of up to \$567,000 for Roof Replacement

Preamble: This resolution is being proposed as all roofing has reached the end of useful life, roofing leaks occur frequently in wet weather resulting in required repairs. A cost of \$567,000 is being proposed via special levy, an additional expenditure of \$567,000 from the CRF is also being proposed to ensure all roofing can be replaced.

WHEREAS pursuant to s. 108 of the Strata Property Act, S.B.C. 1998, c. 43 (the "Act") a Strata Corporation may raise money from the owners by means of a special levy if the levy is approved by a resolution passed by a 3/4 vote at an annual or special general meeting.

BE IT RESOLVED by a 3/4 vote of THE OWNERS, STRATA PLAN NWS58 Simon Fraser Village (the "Strata Corporation") in attendance, in person or by proxy, that the Strata Corporation levy on the strata lots comprising the Strata Corporation, in proportion to the unit entitlement of each strata lot and in the amounts shown opposite each strata lot in Schedule A (attached to and forming part of this resolution), \$567,000.00 (the "Special Levy") to pay the costs towards the replacement of all roofs. An owner must pay the special levy on the date or dates noted in the resolution authorizing the special levy. If an

owner fails to pay the special levy at the required time the strata corporation may charge interest at the rate of 10% per annum compounded annually.

Each strata lot's share of the Special Levy, as shown in Schedule A, is due and payable immediately on the date of passage of this resolution. Pursuant to s. 109 of the Act, in the event of a sale of a strata lot, the Special Levy must be paid in full by the seller.

If the money collected exceeds the amount required, or for any other reason is not fully used for the purpose set out in the resolution, the Strata Corporation shall pay to each owner of record at the date the refund is sent, the portion of the unused amount of the Special Levy that is proportional to the contribution made to the Special Levy in respect of their strata lot if any owner is entitled to receive more than \$100 in total. The Strata Corporation shall deposit the excess in the Contingency Reserve Fund if no owner is entitled to receive more than \$100 in total.

Please note for financial convenience only, this Special Levy may be paid by October 1, 2026.

Discussion: The scope of work was described by the Strata Manager. Owners presented questions about the amount of information provided to date, challenges with the previous roofing replacement process, the timeframe of the project, unit access requirements, and payment options. The strata council will provide more information and updates to owners as it becomes available.

After discussion, it was **MOVED/SECONDED** to approve the special levy of \$567,000 for the roof replacement. The vote was called with the following results: **89 IN FAVOUR, 10 OPPOSED AND 0 ABSTENTIONS. CARRIED**

3/4 Vote Resolution "B"- Expenditure of up to \$567,000 from the Contingency Reserve Fund for Roof Replacement

WHEREAS pursuant to s. 96 of the Strata Property Act, S.B.C. 1998, c. 43 (the "Act"), a strata corporation must not spend money from the Contingency Reserve Fund unless the expenditure is consistent with the purposes of the Contingency Reserve fund, and first approved by a resolution passed by a 3/4 vote at an annual or special general meeting or authorized under s. 96;

BE IT RESOLVED by a 3/4 vote of THE OWNERS, STRATA PLAN NWS58 Simon Fraser Village, (the "Strata Corporation") in attendance, in person or by proxy, the Strata Corporation approves the expenditure of up to \$567,000.00 from the Contingency Reserve Funds for the purpose of replacement of all roof areas.

After discussion, it was **MOVED/SECONDED** to expend up to \$567,000 from the Contingency Reserve Fund for the roof replacement. The vote was called with the following results: **92 IN FAVOUR, 7 OPPOSED AND 0 ABSTENTIONS. CARRIED**

3/4 Vote Resolution "C"- Special Levy of up to \$567,000 for Electrical Upgrade

Preamble: This resolution is being proposed as a critical replacement to the building electrical system. This not only addresses obsolete infrastructure where part availability is becoming an issue, but will also provide more electrical capacity to all homes in order to allow for potential upgrades like EV Chargers and heating/cooling systems. As such the strata is seeking approval for funding of this project as follows. A cost of \$567,000 is being proposed via special levy, an additional expenditure of \$567,000 from the CRF is also being proposed to ensure this critical upgrade can occur.

WHEREAS pursuant to s. 108 of the Strata Property Act, S.B.C. 1998, c. 43 (the "Act") a Strata Corporation may raise money from the owners by means of a special levy if the levy is approved by a resolution passed by a 3/4 vote at an annual or special general meeting.

BE IT RESOLVED by a 3/4 vote of THE OWNERS, STRATA PLAN NWS58 Simon Fraser Village (the "Strata Corporation") in attendance, in person or by proxy, that the Strata Corporation levy on the strata lots

comprising the Strata Corporation, in proportion to the unit entitlement of each strata lot and in the amounts shown opposite each strata lot in Schedule B (attached to and forming part of this resolution), \$567,000.00 (the "Special Levy") to pay the costs towards the electrical infrastructure replacement. An owner must pay the special levy on the date or dates noted in the resolution authorizing the special levy. If an owner fails to pay the special levy at the required time the strata corporation may charge interest at the rate of 10% per annum compounded annually.

Each strata lot's share of the Special Levy, as shown in Schedule B, is due and payable immediately on the date of passage of this resolution. Pursuant to s. 109 of the Act, in the event of a sale of a strata lot, the Special Levy must be paid in full by the seller.

If the money collected exceeds the amount required, or for any other reason is not fully used for the purpose set out in the resolution, the Strata Corporation shall pay to each owner of record at the date the refund is sent, the portion of the unused amount of the Special Levy that is proportional to the contribution made to the Special Levy in respect of their strata lot if any owner is entitled to receive more than \$100 in total. The Strata Corporation shall deposit the excess in the Contingency Reserve Fund if no owner is entitled to receive more than \$100 in total.

Please note for financial convenience only, this Special Levy must be paid by June 1, 2026.

Discussion: The scope of this project was outlined by the Strata Manager and includes modernization of the electrical infrastructure and increasing the capacity of the electrical supply to units from 60amp to 100amp service. Owners inquired about the mandated Electrical Planning Report, connection of the new supply line to unit breaker boxes, intrusion into units, and the existence of aluminum wiring in units.

After discussion, it was **MOVED/SECONDED** to approve the special levy of \$567,000 for the electrical upgrade. The vote was called with the following results: **84 IN FAVOUR, 15 OPPOSED AND 0 ABSTENTIONS. CARRIED**

3/4 Vote Resolution "D"- Expenditure of up to \$567,000 from the Contingency Reserve Fund for Electrical Upgrade

WHEREAS pursuant to s. 96 of the Strata Property Act, S.B.C. 1998, c. 43 (the "Act"), a strata corporation must not spend money from the Contingency Reserve Fund unless the expenditure is consistent with the purposes of the Contingency Reserve fund, and first approved by a resolution passed by a 3/4 vote at an annual or special general meeting or authorized under s. 96;

BE IT RESOLVED by a 3/4 vote of THE OWNERS, STRATA PLAN NWS58 Simon Fraser Village, (the "Strata Corporation") in attendance, in person or by proxy, the Strata Corporation approves the expenditure of up to \$567,000.00 from the Contingency Reserve Funds for the purpose of the electrical infrastructure replacement.

After discussion, it was **MOVED/SECONDED** to expend up to \$567,000 from the Contingency Reserve Fund for the electrical upgrade. The vote was called with the following results: **86 IN FAVOUR, 13 OPPOSED AND 0 ABSTENTIONS. CARRIED**

3/4 Vote Resolution "E" - Bylaw Amendment - Addition of Bylaw 45 Harassment Prohibition

WHEREAS the Owners, Strata Plan NW 58 (the "Strata Corporation"), pursuant to Division 2 of Part 7 of the Strata Property Act may amend the Bylaws of their Strata Corporation; and

WHEREAS the Owners wish to amend the Bylaws of their Strata Corporation to prohibit harassment of residents in the development.

THEREFORE BE IT RESOLVED as a three-quarter (3/4) Vote Resolution of the Owners of the Strata Corporation that the Bylaws of the Strata Corporation be amended as follows, such amendment to be

effective upon the registration of an Amendment to the Bylaws in prescribed form at the Land Titles Office and any numbering change(s) prior to registration be authorized to ensure continuity and consistency with the numbering of the existing bylaws:

Bylaw #45 is added as follows:

45. Harassment Prohibition

45.1 A resident or visitor must not use profane, abusive, hateful, racist or threatening language or engage in abusive, racist, or threatening behaviour while on common property or common assets of the strata corporation that is directed towards any of the following:

- (a) another resident or visitor;
- (b) a Council member;
- (c) an employee or agent of the strata corporation, which includes, but is not limited to the strata corporation's property manager, caretaker, janitor, concierge, and building manager;
- (d) a contractor retained by the strata corporation.

45.2 Without limiting the generality of the foregoing, a resident or visitor must not use or engage in comments that are abusive, hateful, harassing or threatening directed towards any of the following persons set out above regarding that person's gender identity or expression.

45.3 A resident or visitor must not:

- (a) interfere with or obstruct any person lawfully carrying out duties or providing services on behalf of the strata corporation.
- (b) send an unreasonable amount of correspondence or make an unreasonable number of demands of a council member or the strata manager.

Motion to Amend: A motion was put forth by an Owner to amend Bylaw 45 to strike section 45.3 (b) "A resident or visitor must not send an unreasonable amount of correspondence or make an unreasonable number of demands of a council member or the strata manager."

It was **MOVED/SECONDED** to approve the resolution as with the proposed amendment. The vote was called with the following results: **28 IN FAVOUR, 69 AGAINST, 2 ABSENTIONS. DEFEATED**

After discussion, it was **MOVED/SECONDED** to approve the addition of Bylaw 45 as noted above. The vote was called with the following results: **82 IN FAVOUR, 17 OPPOSED AND 0 ABSTENTIONS. CARRIED**

3/4 Vote Resolution "F" - Bylaw Amendment - Bylaw 39 Parking and Vehicle Storage

WHEREAS the Owners, Strata Plan NW 58 (the "**Strata Corporation**"), pursuant to Division 2 of Part 7 of the Strata Property Act may amend the Bylaws of their Strata Corporation; and

WHEREAS the Owners wish to amend the Bylaws of their Strata Corporation to better regulate parking in the development.

THEREFORE BE IT RESOLVED as a three-quarter (3/4) Vote Resolution of the Owners of the Strata Corporation that the Bylaws of the Strata Corporation be amended as follows, such amendment to be effective upon the registration of an Amendment to the Bylaws in prescribed form at the Land Titles Office:

Bylaw #39 is amended in its entirety as follows:

39. Parking and Vehicle Storage

- 39.1 A resident must not permit any oversized commercial or recreational vehicles (including, without limitation, boats, trailers and campers) to be parked or stored on common property, limited common property or land that is a common asset, except to load or unload.
- 39.2 No resident shall permit any vehicle to be parked behind another vehicle unless both can fit in the same stall (space).
- 39.3 A resident must not store unlicensed or uninsured vehicles on the common property or on land that is a common asset. A resident storing a vehicle must provide proof of insurance to the strata corporation on the commencement date of the storage. In such event, the resident must display proof of valid insurance on or inside the vehicle.
- 39.4 An owner must not sell, rent, or license the use of an assigned parking stall to any person other than another resident.
- 39.5 A resident must park only in the parking stall assigned to the resident's strata lot. A resident shall not park on common property or in the stalls reserved for visitors parking. Violators of this bylaw shall be subject to a \$200.00 fine and/or removal of the vehicle at the owner's risk and expense for each violation. Any resident may present a written complaint to the strata council stating the full details of the violation, including the date, time, location, description of vehicle and any other pertinent information.
- 39.6 A resident or visitor must not permit a vehicle to be parked or left unattended in a manner that interferes with parking stalls, pedestrian walkways, access lanes or no parking zones. Any resident's vehicle parked in violation of this bylaw will be subject to removal by a towing company authorized by council, and all costs associated with such removal will be charged to the owner of the strata lot.
- 39.7 A resident or visitor must not use any parking area for purposes other than vehicle parking including, without limitation, carpentry, drilling, vehicle bodywork, or mechanical repairs, using adhesives, paints, chemicals, or automotive fluids.
- 39.8 A resident or visitor operating a vehicle must not exceed 15 km/hour throughout the roadways of the strata complex.
- 39.9 A resident must not park or store any vehicle that drips oil or gasoline. A resident must remove any dripped oil, gasoline or other automotive residue. A resident storing a vehicle must ensure that all tires are always inflated. All vehicles must be in drivable Condition.
- 39.10 Visitor parking is permitted only in designated visitor stalls and shall be limited to three (3) consecutive days per thirty (30) days, unless authorized in writing by the strata council. Visitors must display either the strata lot number or house address of the resident.
- 39.11 Assignments of parking spaces will be made only by the strata corporation.
- 39.12 A resident must ensure that any vehicle stored on common property or a common asset is in drivable condition and that all tires always remain inflated.

It was noted that the below amendments were presented to the ownership.

Amendments: Following discussion, proposed amendments were put forward to:

- Strike proposed section 39.12 (A resident must ensure that any vehicle stored on common property or a common asset is in drivable condition and that all tires always remain inflated) due to repetition with section 39.9.
- Change proposed section 39.10 Visitor parking is permitted only in designated visitor stalls and shall be limited to three (3) consecutive days per thirty (30) days, unless authorized in writing by the strata council, to read "Visitor parking is permitted only in designated visitor stalls and

shall be limited to seventy-two (72) consecutive hours or three (3) consecutive days per thirty (30) days, unless authorized in writing by the strata council.

After discussion, it was **MOVED/SECONDED** to approve the amendment of Bylaw 39 as noted above. The vote was called with the following results: **98 IN FAVOUR, 1 OPPOSED AND 0 ABSTENTIONS. CARRIED**

3/4 Vote Resolution “G” - Bylaw Amendment - Bylaw 41 Rentals and Addition of Bylaw 46 Short Term Accommodations

WHEREAS the Owners, Strata Plan NW 58 (the “Strata Corporation”), pursuant to Division 2 of Part 7 of the Strata Property Act may amend the Bylaws of their Strata Corporation; and

WHEREAS the Owners wish to amend the Bylaws of their Strata Corporation to better regulate rentals and short-term accommodations.

THEREFORE BE IT RESOLVED as a three-quarter (3/4) Vote Resolution of the Owners of the Strata Corporation that the Bylaws of the Strata Corporation be amended as follows, such amendment to be effective upon the registration of an Amendment to the Bylaws in prescribed form at the Land Titles Office and any numbering change(s) prior to registration be authorized to ensure continuity and consistency with the numbering of the existing bylaws:

Bylaw #41 is amended in its entirety to read as follows:

41. Rentals

- 41.1 Prior to possession of a strata lot by a tenant, an owner shall deliver to the tenant the current Bylaws and Rules of the strata corporation and a Notice of Tenant’s Responsibilities in Form K as provided by the Regulation, or such other form as prescribed by the Act.
- 41.2 Within two (2) weeks of renting a strata lot, the owner shall give the strata corporation a copy of the Form K - Notice of Tenant’s Responsibilities signed by the tenant, in accordance with section 146 of the Act or as otherwise prescribed by the Act.
- 41.3 In the event of a repeated contravention of these Bylaws by a tenant, in addition to levying fines, the strata corporation may take further remedial steps including, but not limited to, seeking a declaration or injunction to enforce the Bylaws or an order terminating the tenancy by a court or tribunal. Any costs incurred by the strata corporation in enforcing these Bylaws or terminating the tenancy, including legal costs, shall be the responsibility of the owner of the tenanted strata lot and shall be recoverable from the owner on a solicitor and own client basis by the strata Corporation.
- 41.4 An owner is responsible for all acts, omissions and conduct of their tenants whether or not the action, omission or conduct was authorized or known by the owner.

And bylaw #46 is added as follows:

46. Short Term Accommodations

- 46.1 An owner, tenant, occupant or visitor must not use or advertise for use a residential strata lot, the common property or common assets (or parts thereof) for short-term accommodation purposes, including but not limited to a bed-and-breakfast, lodging house, hotel, time share, temporary housing, corporate housing, vacation rental or extended vacation rental, whether arranged through websites such as Airbnb, VRBO, Premiere Executive Suites or companies that advertise this type of accommodation.

- 46.2 Without limiting the generality of the foregoing, an owner, tenant, occupant or visitor must not enter into a license for the use of all or part of a residential strata lot.
- 46.3 Notwithstanding anything to the contrary, the strata corporation may fine an owner or tenant a maximum of one thousand (\$1000.00) dollars for each contravention of this bylaw. If an activity that constitutes a contravention of this bylaw continues, without interruption, for longer than one (1) day, a fine may be imposed daily.
- 46.4 Student homestays, where registered students reside in a strata lot with a host-family for a school year or semester, “house swaps”, where an owner trades the use of a strata lot with another person’s home and “house sitting”, where an unpaid visitor looks after an owner’s strata lot during an owner’s temporary absence, are all exempted from this Bylaw.

After discussion, it was **MOVED/SECONDED** to approve the amendment of Bylaw 41 and the addition of Bylaw 46 as noted above. The vote was called with the following results: **99 IN FAVOUR, 0 OPPOSED AND 0 ABSTENTIONS. CARRIED**

Election of Strata Council

The retiring council members were thanked for all their work and commitment over the past year.

The following owners were nominated to serve on strata council for the 2026 fiscal year:

Moriah Power
Ross Taylor
Sheldon Armstong
Joseph Henderson-McCance
Sandra Preston
Maxine Haberl

It was **MOVED/ SECONDED** that the above listed owners be elected as the Strata Council for the 2026 fiscal year. The vote was called with the following results: **94 IN FAVOUR, 0 OPPOSED AND 5 ABSTENTION. CARRIED**

General Discussion

Owners raised concerns with being able to request hardcopy of the regular meeting minutes and if the required backflow and fire hydrant testing had been completed in 2025. The new council will take these points into consideration.

The following items were discussed among owners at the Annual General Meeting:

1. Property Tax
2. Projector at next AGM
3. Delivery of minutes
4. Hydrants & Backflows
5. Depreciation Report
6. EPR

Termination of Meeting

There being no further business to discuss, it was **MOVED/ SECONDED** to terminate the meeting. The vote was called with the following results: **ALL IN FAVOUR, 0 OPPOSED AND 0 ABSTENTIONS. CARRIED AT 9:09PM (SL6 & SL46)**



Sonny Shergill, Strata Agent
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Approved Budget - Strata Plan NWS58 Simon Fraser Village
January 1, 2026 through December 31, 2026

Account Name	2026 Approved Budget
REVENUES	
Operating Fund Contribution	\$605,000.00
Contingency Reserve Fund Contribution	\$75,400.00
Daycare Lease Income	\$25,344.00
Interest Income	\$3,000.00
TOTAL REVENUES	<u>\$708,744.00</u>
EXPENSES	
Administration	\$5,500.00
CHOA Membership	\$600.00
Audit	\$1,000.00
Electricity	\$3,000.00
Fire System	\$2,000.00
Garbage Disposal	\$35,000.00
Insurance	\$150,000.00
Landscaping	\$80,000.00
Management Fees	\$54,000.00
Council Appreciation	\$700.00
Repair and Maintenance	\$61,544.00
Snow Removal	\$30,000.00
Drainage	\$110,000.00
Pest Control	\$15,000.00
Tree Maintenance	\$40,000.00
Building Supplies	\$2,000.00
Caretaker	\$15,000.00
Amenity - R&M General	\$8,000.00
Contingency Reserve Fund	\$75,400.00
R&M - Concrete	\$20,000.00
TOTAL EXPENSES & RESERVES	<u>\$708,744.00</u>
SURPLUS / (DEFICIT)	<u>\$0.00</u>

Approved Budget - Strata Plan NWS58 Simon Fraser Village				
Approved Strata Fee Schedule				
January 1, 2026 through December 31, 2026				
Unit#	SL#	U/E	Strata Fee 2025	Approved Strata Fee 2026
3202 GD	1	10	\$ 300.00	\$ 300.00
3204 GD	2	10	\$ 300.00	\$ 300.00
3206 GD	3	10	\$ 300.00	\$ 300.00
3208 GD	4	10	\$ 300.00	\$ 300.00
3210 GD	5	10	\$ 300.00	\$ 300.00
3212 GD	6	10	\$ 300.00	\$ 300.00
3214 GD	7	10	\$ 300.00	\$ 300.00
3216 GD	8	10	\$ 300.00	\$ 300.00
3218 GD	9	10	\$ 300.00	\$ 300.00
3220 GD	10	10	\$ 300.00	\$ 300.00
3222 GD	11	10	\$ 300.00	\$ 300.00
3224 GD	12	10	\$ 300.00	\$ 300.00
3226 GD	13	10	\$ 300.00	\$ 300.00
3228 GD	14	10	\$ 300.00	\$ 300.00
3230 GD	15	10	\$ 300.00	\$ 300.00
3232 GD	16	10	\$ 300.00	\$ 300.00
3233 GD	23	10	\$ 300.00	\$ 300.00
3234 GD	17	10	\$ 300.00	\$ 300.00
3235 GD	24	10	\$ 300.00	\$ 300.00
3236 GD	18	10	\$ 300.00	\$ 300.00
3237 GD	25	10	\$ 300.00	\$ 300.00
3238 GD	19	10	\$ 300.00	\$ 300.00
3239 GD	26	10	\$ 300.00	\$ 300.00
3240 GD	20	10	\$ 300.00	\$ 300.00
3241 GD	27	10	\$ 300.00	\$ 300.00
3242 GD	21	10	\$ 300.00	\$ 300.00
3243 GD	28	10	\$ 300.00	\$ 300.00
3244 GD	22	10	\$ 300.00	\$ 300.00
3245 GD	29	10	\$ 300.00	\$ 300.00
3246 GD	33	10	\$ 300.00	\$ 300.00
3247 GD	30	10	\$ 300.00	\$ 300.00
3248 GD	34	10	\$ 300.00	\$ 300.00
3249 GD	31	10	\$ 300.00	\$ 300.00
3250 GD	35	10	\$ 300.00	\$ 300.00
3251 GD	32	10	\$ 300.00	\$ 300.00
3252 GD	36	10	\$ 300.00	\$ 300.00
3254 GD	37	10	\$ 300.00	\$ 300.00
3255 GD	51	10	\$ 300.00	\$ 300.00
3256 GD	38	10	\$ 300.00	\$ 300.00
3257 GD	52	10	\$ 300.00	\$ 300.00
3258 GD	39	10	\$ 300.00	\$ 300.00
3259 GD	53	10	\$ 300.00	\$ 300.00
3260 GD	40	10	\$ 300.00	\$ 300.00
3261 GD	54	10	\$ 300.00	\$ 300.00
3262 GD	41	10	\$ 300.00	\$ 300.00
3263 GD	55	10	\$ 300.00	\$ 300.00
3264 GD	42	10	\$ 300.00	\$ 300.00

Approved Budget - Strata Plan NWS58 Simon Fraser Village				
Approved Strata Fee Schedule				
January 1, 2026 through December 31, 2026				
Unit#	SL#	U/E	Strata Fee 2025	Approved Strata Fee 2026
3265 GD	56	10	\$ 300.00	\$ 300.00
3266 GD	43	10	\$ 300.00	\$ 300.00
3267 GD	57	10	\$ 300.00	\$ 300.00
3268 GD	44	10	\$ 300.00	\$ 300.00
3269 GD	58	10	\$ 300.00	\$ 300.00
3270 GD	45	10	\$ 300.00	\$ 300.00
3271 GD	59	10	\$ 300.00	\$ 300.00
3272 GD	46	10	\$ 300.00	\$ 300.00
3273 GD	60	10	\$ 300.00	\$ 300.00
3274 GD	47	10	\$ 300.00	\$ 300.00
3275 GD	61	10	\$ 300.00	\$ 300.00
3276 GD	48	10	\$ 300.00	\$ 300.00
3278 GD	49	10	\$ 300.00	\$ 300.00
3280 GD	50	10	\$ 300.00	\$ 300.00
3290 GD	190	0	\$ -	\$ -
3302 GD	62	10	\$ 300.00	\$ 300.00
3304 GD	63	10	\$ 300.00	\$ 300.00
3306 GD	64	10	\$ 300.00	\$ 300.00
3308 GD	65	10	\$ 300.00	\$ 300.00
3310 GD	66	10	\$ 300.00	\$ 300.00
3312 GD	67	10	\$ 300.00	\$ 300.00
3314 GD	68	10	\$ 300.00	\$ 300.00
3315 GD	80	10	\$ 300.00	\$ 300.00
3316 GD	69	10	\$ 300.00	\$ 300.00
3317 GD	81	10	\$ 300.00	\$ 300.00
3318 GD	70	10	\$ 300.00	\$ 300.00
3319 GD	82	10	\$ 300.00	\$ 300.00
3320 GD	71	10	\$ 300.00	\$ 300.00
3321 GD	83	10	\$ 300.00	\$ 300.00
3322 GD	72	10	\$ 300.00	\$ 300.00
3323 GD	84	10	\$ 300.00	\$ 300.00
3324 GD	73	10	\$ 300.00	\$ 300.00
3325 GD	85	10	\$ 300.00	\$ 300.00
3326 GD	74	10	\$ 300.00	\$ 300.00
3327 GD	86	10	\$ 300.00	\$ 300.00
3328 GD	75	10	\$ 300.00	\$ 300.00
3329 GD	87	10	\$ 300.00	\$ 300.00
3330 GD	76	10	\$ 300.00	\$ 300.00
3331 GD	88	10	\$ 300.00	\$ 300.00
3332 GD	77	10	\$ 300.00	\$ 300.00
3333 GD	89	10	\$ 300.00	\$ 300.00
3334 GD	78	10	\$ 300.00	\$ 300.00
3335 GD	90	10	\$ 300.00	\$ 300.00
3336 GD	79	10	\$ 300.00	\$ 300.00
3337 GD	91	10	\$ 300.00	\$ 300.00
3338 GD	96	10	\$ 300.00	\$ 300.00
3339 GD	92	10	\$ 300.00	\$ 300.00

Approved Budget - Strata Plan NWS58 Simon Fraser Village				
Approved Strata Fee Schedule				
January 1, 2026 through December 31, 2026				
Unit#	SL#	U/E	Strata Fee 2025	Approved Strata Fee 2026
3340 GD	97	10	\$ 300.00	\$ 300.00
3341 GD	93	10	\$ 300.00	\$ 300.00
3342 GD	98	10	\$ 300.00	\$ 300.00
3343 GD	94	10	\$ 300.00	\$ 300.00
3344 GD	99	10	\$ 300.00	\$ 300.00
3345 GD	95	10	\$ 300.00	\$ 300.00
3346 GD	100	10	\$ 300.00	\$ 300.00
3347 GD	102	10	\$ 300.00	\$ 300.00
3348 GD	101	10	\$ 300.00	\$ 300.00
3349 GD	103	10	\$ 300.00	\$ 300.00
3351 GD	104	10	\$ 300.00	\$ 300.00
3353 GD	105	10	\$ 300.00	\$ 300.00
3355 GD	106	10	\$ 300.00	\$ 300.00
3357 GD	107	10	\$ 300.00	\$ 300.00
3359 GD	108	10	\$ 300.00	\$ 300.00
3361 GD	109	10	\$ 300.00	\$ 300.00
3363 GD	110	10	\$ 300.00	\$ 300.00
3365 GD	111	10	\$ 300.00	\$ 300.00
3367 GD	112	10	\$ 300.00	\$ 300.00
3369 GD	113	10	\$ 300.00	\$ 300.00
3371 GD	114	10	\$ 300.00	\$ 300.00
3373 GD	115	10	\$ 300.00	\$ 300.00
3375 GD	116	10	\$ 300.00	\$ 300.00
3377 GD	117	10	\$ 300.00	\$ 300.00
8901 OP	118	10	\$ 300.00	\$ 300.00
8902 GP	165	10	\$ 300.00	\$ 300.00
8902 OP	159	10	\$ 300.00	\$ 300.00
8903 OP	119	10	\$ 300.00	\$ 300.00
8904 GP	166	10	\$ 300.00	\$ 300.00
8904 OP	160	10	\$ 300.00	\$ 300.00
8905 OP	120	10	\$ 300.00	\$ 300.00
8906 GP	167	10	\$ 300.00	\$ 300.00
8906 OP	161	10	\$ 300.00	\$ 300.00
8907 OP	121	10	\$ 300.00	\$ 300.00
8908 GP	168	10	\$ 300.00	\$ 300.00
8908 OP	162	10	\$ 300.00	\$ 300.00
8909 OP	122	10	\$ 300.00	\$ 300.00
8910 GP	169	10	\$ 300.00	\$ 300.00
8910 OP	163	10	\$ 300.00	\$ 300.00
8911 OP	123	10	\$ 300.00	\$ 300.00
8912 GP	170	10	\$ 300.00	\$ 300.00
8912 OP	164	10	\$ 300.00	\$ 300.00
8913 OP	124	10	\$ 300.00	\$ 300.00
8914 GP	171	10	\$ 300.00	\$ 300.00
8914 OP	158	10	\$ 300.00	\$ 300.00
8915 OP	125	10	\$ 300.00	\$ 300.00
8916 GP	172	10	\$ 300.00	\$ 300.00

Approved Budget - Strata Plan NWS58 Simon Fraser Village				
Approved Strata Fee Schedule				
January 1, 2026 through December 31, 2026				
Unit#	SL#	U/E	Strata Fee 2025	Approved Strata Fee 2026
8916 OP	157	10	\$ 300.00	\$ 300.00
8917 OP	126	10	\$ 300.00	\$ 300.00
8918 GP	173	10	\$ 300.00	\$ 300.00
8918 OP	156	10	\$ 300.00	\$ 300.00
8919 OP	127	10	\$ 300.00	\$ 300.00
8920 GP	174	10	\$ 300.00	\$ 300.00
8920 OP	155	10	\$ 300.00	\$ 300.00
8922 GP	175	10	\$ 300.00	\$ 300.00
8922 OP	154	10	\$ 300.00	\$ 300.00
8923 OP	128	10	\$ 300.00	\$ 300.00
8924 GP	176	10	\$ 300.00	\$ 300.00
8924 OP	153	10	\$ 300.00	\$ 300.00
8925 OP	129	10	\$ 300.00	\$ 300.00
8926 GP	177	10	\$ 300.00	\$ 300.00
8926 OP	152	10	\$ 300.00	\$ 300.00
8927 OP	130	10	\$ 300.00	\$ 300.00
8928 GP	178	10	\$ 300.00	\$ 300.00
8928 OP	151	10	\$ 300.00	\$ 300.00
8929 OP	131	10	\$ 300.00	\$ 300.00
8930 GP	179	10	\$ 300.00	\$ 300.00
8930 OP	150	10	\$ 300.00	\$ 300.00
8931 OP	132	10	\$ 300.00	\$ 300.00
8932 GP	180	10	\$ 300.00	\$ 300.00
8932 OP	149	10	\$ 300.00	\$ 300.00
8933 OP	133	10	\$ 300.00	\$ 300.00
8934 GP	181	10	\$ 300.00	\$ 300.00
8934 OP	148	10	\$ 300.00	\$ 300.00
8936 GP	182	10	\$ 300.00	\$ 300.00
8936 OP	147	10	\$ 300.00	\$ 300.00
8938 GP	183	10	\$ 300.00	\$ 300.00
8938 OP	146	10	\$ 300.00	\$ 300.00
8940 GP	184	10	\$ 300.00	\$ 300.00
8940 OP	145	10	\$ 300.00	\$ 300.00
8942 GP	185	10	\$ 300.00	\$ 300.00
8942 OP	144	10	\$ 300.00	\$ 300.00
8944 GP	186	10	\$ 300.00	\$ 300.00
8944 OP	143	10	\$ 300.00	\$ 300.00
8946 GP	187	10	\$ 300.00	\$ 300.00
8946 OP	142	10	\$ 300.00	\$ 300.00
8948 GP	188	10	\$ 300.00	\$ 300.00
8948 OP	141	10	\$ 300.00	\$ 300.00
8950 GP	189	10	\$ 300.00	\$ 300.00
8950 OP	140	10	\$ 300.00	\$ 300.00
8952 OP	139	10	\$ 300.00	\$ 300.00
8954 OP	138	10	\$ 300.00	\$ 300.00
8956 OP	137	10	\$ 300.00	\$ 300.00
8958 OP	136	10	\$ 300.00	\$ 300.00

Approved Budget - Strata Plan NWS58 Simon Fraser Village				
Approved Strata Fee Schedule				
January 1, 2026 through December 31, 2026				
Unit#	SL#	U/E	Strata Fee 2025	Approved Strata Fee 2026
8960 OP	135	10	\$ 300.00	\$ 300.00
8962 OP	134	10	\$ 300.00	\$ 300.00
Unit Entitlement Total		1890		

Schedule A

Approved Budget - Strata Plan NWS58 Simon Fraser Village			
Approved Special Levy - Roof Replacement \$567,000			
DUE Upon Passing at AGM February 25, 2026			
Unit#	SL#	U/E	Total Proposed Special Levy - Payable on October 1, 2026
3202 GD	1	10	\$ 3,000.00
3204 GD	2	10	\$ 3,000.00
3206 GD	3	10	\$ 3,000.00
3208 GD	4	10	\$ 3,000.00
3210 GD	5	10	\$ 3,000.00
3212 GD	6	10	\$ 3,000.00
3214 GD	7	10	\$ 3,000.00
3216 GD	8	10	\$ 3,000.00
3218 GD	9	10	\$ 3,000.00
3220 GD	10	10	\$ 3,000.00
3222 GD	11	10	\$ 3,000.00
3224 GD	12	10	\$ 3,000.00
3226 GD	13	10	\$ 3,000.00
3228 GD	14	10	\$ 3,000.00
3230 GD	15	10	\$ 3,000.00
3232 GD	16	10	\$ 3,000.00
3233 GD	23	10	\$ 3,000.00
3234 GD	17	10	\$ 3,000.00
3235 GD	24	10	\$ 3,000.00
3236 GD	18	10	\$ 3,000.00
3237 GD	25	10	\$ 3,000.00
3238 GD	19	10	\$ 3,000.00
3239 GD	26	10	\$ 3,000.00
3240 GD	20	10	\$ 3,000.00
3241 GD	27	10	\$ 3,000.00
3242 GD	21	10	\$ 3,000.00
3243 GD	28	10	\$ 3,000.00
3244 GD	22	10	\$ 3,000.00
3245 GD	29	10	\$ 3,000.00
3246 GD	33	10	\$ 3,000.00
3247 GD	30	10	\$ 3,000.00
3248 GD	34	10	\$ 3,000.00
3249 GD	31	10	\$ 3,000.00
3250 GD	35	10	\$ 3,000.00
3251 GD	32	10	\$ 3,000.00
3252 GD	36	10	\$ 3,000.00
3254 GD	37	10	\$ 3,000.00
3255 GD	51	10	\$ 3,000.00
3256 GD	38	10	\$ 3,000.00
3257 GD	52	10	\$ 3,000.00
3258 GD	39	10	\$ 3,000.00
3259 GD	53	10	\$ 3,000.00
3260 GD	40	10	\$ 3,000.00
3261 GD	54	10	\$ 3,000.00
3262 GD	41	10	\$ 3,000.00

Schedule A

Approved Budget - Strata Plan NWS58 Simon Fraser Village			
Approved Special Levy - Roof Replacement \$567,000			
DUE Upon Passing at AGM February 25, 2026			
Unit#	SL#	U/E	Total Proposed Special Levy - Payable on October 1, 2026
3263 GD	55	10	\$ 3,000.00
3264 GD	42	10	\$ 3,000.00
3265 GD	56	10	\$ 3,000.00
3266 GD	43	10	\$ 3,000.00
3267 GD	57	10	\$ 3,000.00
3268 GD	44	10	\$ 3,000.00
3269 GD	58	10	\$ 3,000.00
3270 GD	45	10	\$ 3,000.00
3271 GD	59	10	\$ 3,000.00
3272 GD	46	10	\$ 3,000.00
3273 GD	60	10	\$ 3,000.00
3274 GD	47	10	\$ 3,000.00
3275 GD	61	10	\$ 3,000.00
3276 GD	48	10	\$ 3,000.00
3278 GD	49	10	\$ 3,000.00
3280 GD	50	10	\$ 3,000.00
3290 GD	190	0	\$ -
3302 GD	62	10	\$ 3,000.00
3304 GD	63	10	\$ 3,000.00
3306 GD	64	10	\$ 3,000.00
3308 GD	65	10	\$ 3,000.00
3310 GD	66	10	\$ 3,000.00
3312 GD	67	10	\$ 3,000.00
3314 GD	68	10	\$ 3,000.00
3315 GD	80	10	\$ 3,000.00
3316 GD	69	10	\$ 3,000.00
3317 GD	81	10	\$ 3,000.00
3318 GD	70	10	\$ 3,000.00
3319 GD	82	10	\$ 3,000.00
3320 GD	71	10	\$ 3,000.00
3321 GD	83	10	\$ 3,000.00
3322 GD	72	10	\$ 3,000.00
3323 GD	84	10	\$ 3,000.00
3324 GD	73	10	\$ 3,000.00
3325 GD	85	10	\$ 3,000.00
3326 GD	74	10	\$ 3,000.00
3327 GD	86	10	\$ 3,000.00
3328 GD	75	10	\$ 3,000.00
3329 GD	87	10	\$ 3,000.00
3330 GD	76	10	\$ 3,000.00
3331 GD	88	10	\$ 3,000.00
3332 GD	77	10	\$ 3,000.00
3333 GD	89	10	\$ 3,000.00
3334 GD	78	10	\$ 3,000.00
3335 GD	90	10	\$ 3,000.00

Schedule A

Approved Budget - Strata Plan NWS58 Simon Fraser Village			
Approved Special Levy - Roof Replacement \$567,000			
DUE Upon Passing at AGM February 25, 2026			
Unit#	SL#	U/E	Total Proposed Special Levy - Payable on October 1, 2026
3336 GD	79	10	\$ 3,000.00
3337 GD	91	10	\$ 3,000.00
3338 GD	96	10	\$ 3,000.00
3339 GD	92	10	\$ 3,000.00
3340 GD	97	10	\$ 3,000.00
3341 GD	93	10	\$ 3,000.00
3342 GD	98	10	\$ 3,000.00
3343 GD	94	10	\$ 3,000.00
3344 GD	99	10	\$ 3,000.00
3345 GD	95	10	\$ 3,000.00
3346 GD	100	10	\$ 3,000.00
3347 GD	102	10	\$ 3,000.00
3348 GD	101	10	\$ 3,000.00
3349 GD	103	10	\$ 3,000.00
3351 GD	104	10	\$ 3,000.00
3353 GD	105	10	\$ 3,000.00
3355 GD	106	10	\$ 3,000.00
3357 GD	107	10	\$ 3,000.00
3359 GD	108	10	\$ 3,000.00
3361 GD	109	10	\$ 3,000.00
3363 GD	110	10	\$ 3,000.00
3365 GD	111	10	\$ 3,000.00
3367 GD	112	10	\$ 3,000.00
3369 GD	113	10	\$ 3,000.00
3371 GD	114	10	\$ 3,000.00
3373 GD	115	10	\$ 3,000.00
3375 GD	116	10	\$ 3,000.00
3377 GD	117	10	\$ 3,000.00
8901 OP	118	10	\$ 3,000.00
8902 GP	165	10	\$ 3,000.00
8902 OP	159	10	\$ 3,000.00
8903 OP	119	10	\$ 3,000.00
8904 GP	166	10	\$ 3,000.00
8904 OP	160	10	\$ 3,000.00
8905 OP	120	10	\$ 3,000.00
8906 GP	167	10	\$ 3,000.00
8906 OP	161	10	\$ 3,000.00
8907 OP	121	10	\$ 3,000.00
8908 GP	168	10	\$ 3,000.00
8908 OP	162	10	\$ 3,000.00
8909 OP	122	10	\$ 3,000.00
8910 GP	169	10	\$ 3,000.00
8910 OP	163	10	\$ 3,000.00
8911 OP	123	10	\$ 3,000.00
8912 GP	170	10	\$ 3,000.00

Schedule A

Approved Budget - Strata Plan NWS58 Simon Fraser Village			
Approved Special Levy - Roof Replacement \$567,000			
DUE Upon Passing at AGM February 25, 2026			
Unit#	SL#	U/E	Total Proposed Special Levy - Payable on October 1, 2026
8912 OP	164	10	\$ 3,000.00
8913 OP	124	10	\$ 3,000.00
8914 GP	171	10	\$ 3,000.00
8914 OP	158	10	\$ 3,000.00
8915 OP	125	10	\$ 3,000.00
8916 GP	172	10	\$ 3,000.00
8916 OP	157	10	\$ 3,000.00
8917 OP	126	10	\$ 3,000.00
8918 GP	173	10	\$ 3,000.00
8918 OP	156	10	\$ 3,000.00
8919 OP	127	10	\$ 3,000.00
8920 GP	174	10	\$ 3,000.00
8920 OP	155	10	\$ 3,000.00
8922 GP	175	10	\$ 3,000.00
8922 OP	154	10	\$ 3,000.00
8923 OP	128	10	\$ 3,000.00
8924 GP	176	10	\$ 3,000.00
8924 OP	153	10	\$ 3,000.00
8925 OP	129	10	\$ 3,000.00
8926 GP	177	10	\$ 3,000.00
8926 OP	152	10	\$ 3,000.00
8927 OP	130	10	\$ 3,000.00
8928 GP	178	10	\$ 3,000.00
8928 OP	151	10	\$ 3,000.00
8929 OP	131	10	\$ 3,000.00
8930 GP	179	10	\$ 3,000.00
8930 OP	150	10	\$ 3,000.00
8931 OP	132	10	\$ 3,000.00
8932 GP	180	10	\$ 3,000.00
8932 OP	149	10	\$ 3,000.00
8933 OP	133	10	\$ 3,000.00
8934 GP	181	10	\$ 3,000.00
8934 OP	148	10	\$ 3,000.00
8936 GP	182	10	\$ 3,000.00
8936 OP	147	10	\$ 3,000.00
8938 GP	183	10	\$ 3,000.00
8938 OP	146	10	\$ 3,000.00
8940 GP	184	10	\$ 3,000.00
8940 OP	145	10	\$ 3,000.00
8942 GP	185	10	\$ 3,000.00
8942 OP	144	10	\$ 3,000.00
8944 GP	186	10	\$ 3,000.00
8944 OP	143	10	\$ 3,000.00
8946 GP	187	10	\$ 3,000.00
8946 OP	142	10	\$ 3,000.00

Schedule A

Approved Budget - Strata Plan NWS58 Simon Fraser Village			
Approved Special Levy - Roof Replacement \$567,000			
DUE Upon Passing at AGM February 25, 2026			
Unit#	SL#	U/E	Total Proposed Special Levy - Payable on October 1, 2026
8948 GP	188	10	\$ 3,000.00
8948 OP	141	10	\$ 3,000.00
8950 GP	189	10	\$ 3,000.00
8950 OP	140	10	\$ 3,000.00
8952 OP	139	10	\$ 3,000.00
8954 OP	138	10	\$ 3,000.00
8956 OP	137	10	\$ 3,000.00
8958 OP	136	10	\$ 3,000.00
8960 OP	135	10	\$ 3,000.00
8962 OP	134	10	\$ 3,000.00
Unit Entitlement Total		1890	

Schedule B

Approved Budget - Strata Plan NWS58 Simon Fraser Village			
Approved Special Levy - Electrical Upgrade \$567,000			
DUE Upon Passing at AGM February 25, 2026			
Unit#	SL#	U/E	Total Proposed Special Levy - Payable on June 1, 2026
3202 GD	1	10	\$ 3,000.00
3204 GD	2	10	\$ 3,000.00
3206 GD	3	10	\$ 3,000.00
3208 GD	4	10	\$ 3,000.00
3210 GD	5	10	\$ 3,000.00
3212 GD	6	10	\$ 3,000.00
3214 GD	7	10	\$ 3,000.00
3216 GD	8	10	\$ 3,000.00
3218 GD	9	10	\$ 3,000.00
3220 GD	10	10	\$ 3,000.00
3222 GD	11	10	\$ 3,000.00
3224 GD	12	10	\$ 3,000.00
3226 GD	13	10	\$ 3,000.00
3228 GD	14	10	\$ 3,000.00
3230 GD	15	10	\$ 3,000.00
3232 GD	16	10	\$ 3,000.00
3233 GD	23	10	\$ 3,000.00
3234 GD	17	10	\$ 3,000.00
3235 GD	24	10	\$ 3,000.00
3236 GD	18	10	\$ 3,000.00
3237 GD	25	10	\$ 3,000.00
3238 GD	19	10	\$ 3,000.00
3239 GD	26	10	\$ 3,000.00
3240 GD	20	10	\$ 3,000.00
3241 GD	27	10	\$ 3,000.00
3242 GD	21	10	\$ 3,000.00
3243 GD	28	10	\$ 3,000.00
3244 GD	22	10	\$ 3,000.00
3245 GD	29	10	\$ 3,000.00
3246 GD	33	10	\$ 3,000.00
3247 GD	30	10	\$ 3,000.00
3248 GD	34	10	\$ 3,000.00
3249 GD	31	10	\$ 3,000.00
3250 GD	35	10	\$ 3,000.00
3251 GD	32	10	\$ 3,000.00
3252 GD	36	10	\$ 3,000.00
3254 GD	37	10	\$ 3,000.00
3255 GD	51	10	\$ 3,000.00
3256 GD	38	10	\$ 3,000.00
3257 GD	52	10	\$ 3,000.00
3258 GD	39	10	\$ 3,000.00
3259 GD	53	10	\$ 3,000.00
3260 GD	40	10	\$ 3,000.00
3261 GD	54	10	\$ 3,000.00
3262 GD	41	10	\$ 3,000.00

Schedule B

Approved Budget - Strata Plan NWS58 Simon Fraser Village			
Approved Special Levy - Electrical Upgrade \$567,000			
DUE Upon Passing at AGM February 25, 2026			
Unit#	SL#	U/E	Total Proposed Special Levy - Payable on June 1, 2026
3263 GD	55	10	\$ 3,000.00
3264 GD	42	10	\$ 3,000.00
3265 GD	56	10	\$ 3,000.00
3266 GD	43	10	\$ 3,000.00
3267 GD	57	10	\$ 3,000.00
3268 GD	44	10	\$ 3,000.00
3269 GD	58	10	\$ 3,000.00
3270 GD	45	10	\$ 3,000.00
3271 GD	59	10	\$ 3,000.00
3272 GD	46	10	\$ 3,000.00
3273 GD	60	10	\$ 3,000.00
3274 GD	47	10	\$ 3,000.00
3275 GD	61	10	\$ 3,000.00
3276 GD	48	10	\$ 3,000.00
3278 GD	49	10	\$ 3,000.00
3280 GD	50	10	\$ 3,000.00
3290 GD	190	0	\$ -
3302 GD	62	10	\$ 3,000.00
3304 GD	63	10	\$ 3,000.00
3306 GD	64	10	\$ 3,000.00
3308 GD	65	10	\$ 3,000.00
3310 GD	66	10	\$ 3,000.00
3312 GD	67	10	\$ 3,000.00
3314 GD	68	10	\$ 3,000.00
3315 GD	80	10	\$ 3,000.00
3316 GD	69	10	\$ 3,000.00
3317 GD	81	10	\$ 3,000.00
3318 GD	70	10	\$ 3,000.00
3319 GD	82	10	\$ 3,000.00
3320 GD	71	10	\$ 3,000.00
3321 GD	83	10	\$ 3,000.00
3322 GD	72	10	\$ 3,000.00
3323 GD	84	10	\$ 3,000.00
3324 GD	73	10	\$ 3,000.00
3325 GD	85	10	\$ 3,000.00
3326 GD	74	10	\$ 3,000.00
3327 GD	86	10	\$ 3,000.00
3328 GD	75	10	\$ 3,000.00
3329 GD	87	10	\$ 3,000.00
3330 GD	76	10	\$ 3,000.00
3331 GD	88	10	\$ 3,000.00
3332 GD	77	10	\$ 3,000.00
3333 GD	89	10	\$ 3,000.00
3334 GD	78	10	\$ 3,000.00
3335 GD	90	10	\$ 3,000.00

Schedule B

Approved Budget - Strata Plan NWS58 Simon Fraser Village			
Approved Special Levy - Electrical Upgrade \$567,000			
DUE Upon Passing at AGM February 25, 2026			
Unit#	SL#	U/E	Total Proposed Special Levy - Payable on June 1, 2026
3336 GD	79	10	\$ 3,000.00
3337 GD	91	10	\$ 3,000.00
3338 GD	96	10	\$ 3,000.00
3339 GD	92	10	\$ 3,000.00
3340 GD	97	10	\$ 3,000.00
3341 GD	93	10	\$ 3,000.00
3342 GD	98	10	\$ 3,000.00
3343 GD	94	10	\$ 3,000.00
3344 GD	99	10	\$ 3,000.00
3345 GD	95	10	\$ 3,000.00
3346 GD	100	10	\$ 3,000.00
3347 GD	102	10	\$ 3,000.00
3348 GD	101	10	\$ 3,000.00
3349 GD	103	10	\$ 3,000.00
3351 GD	104	10	\$ 3,000.00
3353 GD	105	10	\$ 3,000.00
3355 GD	106	10	\$ 3,000.00
3357 GD	107	10	\$ 3,000.00
3359 GD	108	10	\$ 3,000.00
3361 GD	109	10	\$ 3,000.00
3363 GD	110	10	\$ 3,000.00
3365 GD	111	10	\$ 3,000.00
3367 GD	112	10	\$ 3,000.00
3369 GD	113	10	\$ 3,000.00
3371 GD	114	10	\$ 3,000.00
3373 GD	115	10	\$ 3,000.00
3375 GD	116	10	\$ 3,000.00
3377 GD	117	10	\$ 3,000.00
8901 OP	118	10	\$ 3,000.00
8902 GP	165	10	\$ 3,000.00
8902 OP	159	10	\$ 3,000.00
8903 OP	119	10	\$ 3,000.00
8904 GP	166	10	\$ 3,000.00
8904 OP	160	10	\$ 3,000.00
8905 OP	120	10	\$ 3,000.00
8906 GP	167	10	\$ 3,000.00
8906 OP	161	10	\$ 3,000.00
8907 OP	121	10	\$ 3,000.00
8908 GP	168	10	\$ 3,000.00
8908 OP	162	10	\$ 3,000.00
8909 OP	122	10	\$ 3,000.00
8910 GP	169	10	\$ 3,000.00
8910 OP	163	10	\$ 3,000.00
8911 OP	123	10	\$ 3,000.00
8912 GP	170	10	\$ 3,000.00

Schedule B

Approved Budget - Strata Plan NWS58 Simon Fraser Village			
Approved Special Levy - Electrical Upgrade \$567,000			
DUE Upon Passing at AGM February 25, 2026			
Unit#	SL#	U/E	Total Proposed Special Levy - Payable on June 1, 2026
8912 OP	164	10	\$ 3,000.00
8913 OP	124	10	\$ 3,000.00
8914 GP	171	10	\$ 3,000.00
8914 OP	158	10	\$ 3,000.00
8915 OP	125	10	\$ 3,000.00
8916 GP	172	10	\$ 3,000.00
8916 OP	157	10	\$ 3,000.00
8917 OP	126	10	\$ 3,000.00
8918 GP	173	10	\$ 3,000.00
8918 OP	156	10	\$ 3,000.00
8919 OP	127	10	\$ 3,000.00
8920 GP	174	10	\$ 3,000.00
8920 OP	155	10	\$ 3,000.00
8922 GP	175	10	\$ 3,000.00
8922 OP	154	10	\$ 3,000.00
8923 OP	128	10	\$ 3,000.00
8924 GP	176	10	\$ 3,000.00
8924 OP	153	10	\$ 3,000.00
8925 OP	129	10	\$ 3,000.00
8926 GP	177	10	\$ 3,000.00
8926 OP	152	10	\$ 3,000.00
8927 OP	130	10	\$ 3,000.00
8928 GP	178	10	\$ 3,000.00
8928 OP	151	10	\$ 3,000.00
8929 OP	131	10	\$ 3,000.00
8930 GP	179	10	\$ 3,000.00
8930 OP	150	10	\$ 3,000.00
8931 OP	132	10	\$ 3,000.00
8932 GP	180	10	\$ 3,000.00
8932 OP	149	10	\$ 3,000.00
8933 OP	133	10	\$ 3,000.00
8934 GP	181	10	\$ 3,000.00
8934 OP	148	10	\$ 3,000.00
8936 GP	182	10	\$ 3,000.00
8936 OP	147	10	\$ 3,000.00
8938 GP	183	10	\$ 3,000.00
8938 OP	146	10	\$ 3,000.00
8940 GP	184	10	\$ 3,000.00
8940 OP	145	10	\$ 3,000.00
8942 GP	185	10	\$ 3,000.00
8942 OP	144	10	\$ 3,000.00
8944 GP	186	10	\$ 3,000.00
8944 OP	143	10	\$ 3,000.00
8946 GP	187	10	\$ 3,000.00
8946 OP	142	10	\$ 3,000.00

Schedule B

Approved Budget - Strata Plan NWS58 Simon Fraser Village			
Approved Special Levy - Electrical Upgrade \$567,000			
DUE Upon Passing at AGM February 25, 2026			
Unit#	SL#	U/E	Total Proposed Special Levy - Payable on June 1, 2026
8948 GP	188	10	\$ 3,000.00
8948 OP	141	10	\$ 3,000.00
8950 GP	189	10	\$ 3,000.00
8950 OP	140	10	\$ 3,000.00
8952 OP	139	10	\$ 3,000.00
8954 OP	138	10	\$ 3,000.00
8956 OP	137	10	\$ 3,000.00
8958 OP	136	10	\$ 3,000.00
8960 OP	135	10	\$ 3,000.00
8962 OP	134	10	\$ 3,000.00
Unit Entitlement Total		1890	