

**IMPORTANT INFORMATION** Please have this translated

**RENSEIGNEMENTS IMPORTANTS** Prière de les faire traduire

**INFORMACIÓN IMPORTANTE** Busque alguien que le traduzca

**CHỈ DẪN QUAN TRỌNG** Xin nhờ người dịch hộ

重要資料 請找人為你翻譯

これはたいせつなお知らせです。どなたかに日本語に訳してもらってください。

알려드립니다 이것을 번역해 주십시오

सुधी नोटबारी विरवा वरजे विमे वेले एसिआ का क्लिंट सर्विस सेंटर

March 13, 2023

TO THE OWNERS, STRATA PLAN NWS 3385  
THE RIVIERA - NEW WESTMINSTER, BC

Dear Owners:

**RE: STRATA PLAN NWS 3385 – RIVIERA  
2023 ANNUAL GENERAL MEETING**

Please find enclosed the Minutes of the Annual General Meeting held on February 28, 2023 and the 2023 approved strata fees, operating budget. Strata Fees have been raised this year, therefore adjustments to fee payments may be required.

### **Strata Fees Payment Options**

1. *Paying through online banking.* This method allows you to control your payment – you pay from your account rather than having it drawn from your account. It is easy and convenient.
2. *The preferred method is Pre-Authorized Payment (PAP) with automatic withdrawal.* If you are already on this program and wish to continue, you don't need to do anything further. Approval of this budget gave Associa BC Inc. the authority to maintain the withdrawal of funds from your account.
3. *Post-dated cheques* – Owners may send in a series of 12 post-dated cheques dated for the first day of each month from January 1st, 2023 to December 1st, 2023 and made payable to *Strata Plan NWS3385*.

Should you have any questions regarding this information, your strata fee payments or anything else regarding the minutes, please do not hesitate to contact the undersigned at [abc.clientservicecentre@associa.ca](mailto:abc.clientservicecentre@associa.ca) or the Associa Client Service Centre at 604-591-6060.

Yours truly,  
ASSOCIA BRITISH COLUMBIA INC  
On behalf of Owners of Strata Plan NWS 3385



Alex Gefter  
Community Manager,  
A Licensed Strata Manager

**ANNUAL GENERAL MEETING MINUTES****TUESDAY FEBRUARY 28, 2023****THE RIVIERA - STRATA PLAN NWS3385****LOCATION**

Electronically over Zoom

**STRATA COUNCIL  
2022**

Reg Nordman  
Rick May  
Ron Sheldrake  
Thomas Canty  
Denise Dalton  
Jerry Silva  
Brian Allen

**RIVIERA SITE OFFICE**[riviera@shawcable.com](mailto:riviera@shawcable.com)

604-833-4601

**STRATA MANAGER**

Alex Gefter

[abc.clientservicecentre@associabc.ca](mailto:abc.clientservicecentre@associabc.ca)

Phone: 604-591-6060

**ACCOUNTANT**

Catheleen Wakefield  
Accounting Inquiries  
604-591-6060

**ASSOCIA BRITISH  
COLUMBIA INC**

#1001 – 7445 132<sup>nd</sup> Street, Surrey  
BC V3W 1J8

**24/7 EMERGENCY LINE  
(604) 591-6060**

For emergencies, please follow  
prompts

**ATTENDANCE**

86 Owners were represented.  
59 Owners were represented in person.  
27 Owners were represented by proxy.

Alex Gefter, Strata Manager, Associa British Columbia Inc.

Technical production of the Zoom meeting and moderation were performed by Anne Whitmore of My Meeting Online.

This meeting was conducted electronically over ZOOM videoconferencing.

**(1) REGISTRATION**

Owners and proxies were registered from 6:00 p.m. to 7:00 p.m. At 7:01 pm the Owners were given a tutorial regarding voting and other ZOOM related functionality. Some late arrivals were then processed and admitted to the meeting.

**(2) QUORUM REPORT**

There are 307 Strata Lots at Riviera. The Strata Property Act requires one-third of the strata corporation's votes (103) to be eligible voters present in person or by proxy in order to constitute a quorum.

As of 7:00 pm, as only 86 eligible voters were represented in person and by proxy, the required quorum was not met. Therefore, in accordance with amended bylaw 30(2), within thirty minutes of the appointed time, the owners in attendance in person and by proxy constituted the required quorum.

**(3) CALL TO ORDER**

The Annual General Meeting was called to order at 7:30 p.m. by Council President, Reg Nordman. The Annual General Meeting was declared competent to proceed with the business at hand.

**(4) CHAIR OF THE MEETING**

The Council President, Reg Nordman, chaired the meeting in accordance with the amended bylaws of the Strata Corporation.

**(5) PROOF OF NOTICE OF MEETING**

The *Strata Property Act* requires notice of the meeting to be given to all owners at least twenty (20) days in advance if by mail. The notice package for this meeting was mailed to all owners on February 6, 2023, constituting the required period of notice.

It was **MOVED** and **SECONDED** that proper notice of this meeting had been provided in accordance with the requirements of the *Strata Property Act*. **CARRIED BY MAJORITY VOTE**

**(6) ADOPTION OF THE AGENDA**

It was **MOVED** and **SECONDED** to adopt the agenda of the meeting as distributed. **CARRIED BY MAJORITY VOTE**

**(7) APPROVAL OF PREVIOUS GENERAL MEETING MINUTES**

There being no further errors, it was **MOVED** and **SECONDED** to adopt the minutes from the Annual General Meeting held on February 22, 2022, as previously distributed. **CARRIED BY MAJORITY VOTE**

**(8) PRESIDENT'S REPORT**

Reg Nordman's Annual President's Report 2023

**Freeze-thaw**

I have never been so pleased to be surrounded by Council members with a very high level of expertise and competence. Their response to the snow-melt-magedon last month was heroic. From moving snow, opening up frozen drains, meeting with Owners under stress, working with City Elevators and our providers who were facing the worst timing, logistics and labour issues, they did it all. Not to fail to mention the numerous Owners who pitched in everywhere. And then there were the reluctant garbage pickups. At times I felt like a one-armed paper hanger as emails, phone calls, texts and issues just kept mounting. For several days there was little respite. But the team took it all in stride.

Some of the smoke has cleared.

- The water damage to Tower C elevators is severe. The contractor is chasing down parts etc. and is working on a large repair project. So far, the estimated bill is already well over \$400 000. The second (non-working) elevator was much more damaged than the first. Some parts are months away. Once the second elevator is working safely, the first one will need parts/replaced/repared. Elevator controls do not respond well to flooding. While the insurance adjuster goes through their own analysis, they have just told us (Feb2) to get the parts ordered for the repairs.
- The restoration damage to multiple flooded suites will also be in excess of 6 figures.

- Our catastrophe insurance deductible is \$100,000. We have the funds for this.

This was an unprecedented sequence of deep freeze, heavy snowfall, a slight thaw that immediately froze up in the drains, another snowfall and then a very fast thaw which hit frozen drainpipes, backing up water into the building's lobbies, suites and C elevators.

### **Maintenance fees.**

We have to increase the maintenance fee this year (under 3%) despite efforts to keep costs down. We had two good years with no increases. Inflation, increased contractor costs, increases in natural gas costs, and a potential rise in insurance cost in the fall (If you have a big claim, they find a way to get it back) are among some of the pressures we are facing. Thomas worked up to our mailing deadline to try to keep any increase as low as possible. He ran out of rabbits this year.

We are proposing some drain-related capital projects in the AGM to prepare ourselves for if ever (first time in 30 yrs.) we're faced with this cycle again. Funds to come from the contingency fund.

### **It had been a good year**

Before this catastrophe, this had been quite a productive year. The completed capital projects came in under budget, with all unused funds returned to the general contingency. Even the fire panel for B has been completed and awaits New West City acceptance. There are still a few small projects which suffered from a lack of labour. But they will get done.

The tower A and B suite flood alarm project is a no-go. This project came about from a request from an insurance underwriter four years ago. There has been no subsequent request from recent underwriters. The vendor of choice (who was found after an extensive search) has proven to be unable to service the complexity of our plumbing system in A and B. Funds reserved for this have been returned to the general contingency.

### **Tower C elevator modernization**

Immediate elevator repairs are being looked at and how they may financially help this long-awaited modernization project. The first report is that they are not much help. Presently the maintenance group (Rick, Ron and Jerry) is working through the tower C elevator modernization bidding process. Jerry and I built the bid documents, Brian did the contractor search, and I sent the docs out. Three Contractors bid on the project. Prices were very close to each other.

You will be asked at the AGM to approve this modernization project (which we are told will be in excess of 700k) which we have been saving for many (4+) years. The funds are in our contingency fund. If we say yes at this AGM, we will be lucky to have the upgrade project completed by this time next year. The supply chain is long.

### **Ratka**

We are so happy that Ratka is back from her extreme illness that kept her off her feet and away for so long. While she was incapacitated, the Council picked up the in-building load. She continued to do a lot of remote work from her sick bed. Not yet hale and hearty, she has that gung-ho attitude which will help her in her recovery. She is working from home, dealing with the day-to-day, and she's busy. You know she will still be doing her best every day to assist us all and she thanks you all for your best wishes. Much appreciated as she is part of the Riviera family.

**(9) RATIFICATION OF NEW RULES**

It was **MOVED** and **SECONDED** that the following new Rules be permanently ratified in accordance with Section 125 of the *Strata Property Act*:

*The following Rule was adopted at the Council Meeting of May 30<sup>th</sup>, 2022 and came into force thereafter. The Strata Council hereby proposes to make this Rule permanent by majority vote ratification of the Owners, Strata Plan NWS3385, in accordance with Section 125 of the Strata Property Act:*

**8.2 All postings on any common area bulletin board must be approved by Council, or the Riviera Site Manager, before being posted. Posting must be stamped as authorized by the Strata office.**  
*(Adopted at Council meeting – May 30, 2022)*

**VOTE COUNT:**  
**WITH 77 IN FAVOUR; 3 OPPOSED and 3 ABSTAINED; the MOTION was CARRIED**

**(10) ANNUAL REPORT ON INSURANCE**

The *Strata Property Act* requires the Strata Corporation to report on and the Owners to review the Strata Corporation’s insurance coverage at each Annual General Meeting.

A copy of the insurance Summary of Coverage was circulated with the meeting notice package to all Owners in advance of the meeting. At the meeting, the Strata Manager provided the Owners with a summary of the recent renewal.

The Strata Corporation is insured for a replacement value of \$206,000,000.00 based on a third-party valuation appraisal carried out annually specifically for insurance purposes. The Strata Corporation has faced very difficult renewals of its insurance policy for the preceding renewals as a result of conditions in the underwriting market, however this year’s renewal has seen some relief. The premium paid has remained virtually unchanged from last year’s premium despite the rise in insured value.

The following is a summary of the deductibles that are now in effect:

**DEDUCTIBLE**

All Risks	\$50,000
Water Damage	\$100,000
Back up, sewer, etc.	\$100,000
Flood	\$500,000
Earthquake	15%,

Owners must insure on their personal policies any betterments, improvements or renovations made to their Strata Lot over and above the original building construction. In addition, Owners must insure on their personal insurance policies all personal property within their homes (i.e. furnishings, clothing, artwork, jewelry, electronics, etc.).

Owners must also ensure that their personal homeowner's policy includes adequate coverage to pay all or part of the deductible on a claim filed on the Strata Corporation's insurance in the event that a claim arises from the Owner's unit.

Owners are encouraged to discuss their personal insurance needs with a licensed insurance broker in order to insure adequate coverage is in place for their personal circumstances.

The Strata Manager highlighted an important change to this year's policy that owners must be aware of as it may require action on their part: the policy has a significant change to the ADDITIONAL LIVING EXPENSE coverage.

Owners are now REQUIRED to have their own coverage for living expenses in the case of a claim which forces them to move out of the unit for a period, up to the first \$10,000, as the strata's policy coverage will now only be activated, AFTER \$10,000, effectively imposing this amount as a deductible of sorts. The coverage limit maximum is now also reduced to \$50,000 per unit. Therefore, the strata's insurance policy effectively only provides coverage for additions living expenses from \$10,001.00 to \$50,000 and everything above and below these amounts must be covered by personal insurance.

Therefore, owners are urged to ensure they have adequate coverage for additional living expenses on their own personal unit owner policy in case of a claim which makes their unit uninhabitable for a period of time. Please make sure to discuss this with a licensed insurance broker and ensure adequate additional living expense coverage is in place on your unit owner policy.

#### **(11) APPROVAL OF THE 2023 OPERATING BUDGET**

It was **MOVED** and **SECONDED** to adopt the operating budget for the 2023 fiscal year.

The Treasurer, Thomas Canty, reviewed the Strata Corporation's spending and operations for the just-concluded fiscal year and provided for the Owners an overview of the Strata Corporation's strategy to fund future expenditures. The objective is to fund large future capital outlays through the Contingency Reserve Fund (CRF) and to minimize or eliminate the need for future special levies.

The Chair took many questions from the floor regarding the proposed budget. Due to strong inflationary pressures throughout the economy for the goods and services the strata corporation requires for its daily operations, a strata fee increase of 2.87% is being proposed. After discussion was concluded, the Owners then proceeded to vote:

#### ***VOTE COUNT:***

**WITH 79 IN FAVOUR; 3 OPPOSED and 1 ABSTAINED; the MOTION was CARRIED**

Please see appended to these minutes the approved budget, annual fund summary and schedule of strata fees for the 2023 fiscal year, effective January 1, 2023 through December 31, 2023.

#### **Strata Fee Payment Options:**

1. *Paying through online banking.* This method allows you to control your payment – you pay from your account rather than having it drawn from your account. It is easy and convenient - If paying this way, please remember to include the retroactive catch-up fee amounts for January and February with your April payment.
2. *The preferred method is Pre-Authorized Payment (PAP) with automatic withdrawal.* If you are

already on this program and wish to continue, you don't need to do anything further, the retroactive fee amount will be withdrawn on April 1<sup>st</sup> along with that month's strata fee payment.

3. *Post-dated cheques* – Owners may send in a series of 12 post-dated cheques dated for the first day of each month from January 1st, 2023 to December 1<sup>st</sup>, 2023 and made payable to **Strata Plan NWS3385**.

Owners are encouraged to contact the Associa Customer Service Center at 604-595-6060 or toll free at 1-877-585-4411 or [abc.ClientServiceCentre@associa.ca](mailto:abc.ClientServiceCentre@associa.ca) if they require assistance in determining the amounts owing on their account following the approval of the new Strata Fees. Also, if they have not yet done so, owners are encouraged to join Associa's online portal TownSQ where they can look up their most current account ledger and information at any time. Please contact the Associa Client Service Center for assistance in activating your TownSQ account or any other queries pertaining to strata fees or payments.

**(12) RESOLUTIONS REQUIRING 3/4 VOTE: A through F**

**12.1 CAPITAL PROJECT – CONTINGENCY RESERVE FUNDING**

**PARKING STRUCTURE MAINTENANCE – 3/4 VOTE A**

It was **MOVED** and **SECONDED** that Resolution A be adopted.

1. *Whereas there is significant freeze/thaw damage to the concrete driveway ramp from level two to level three parking area.*
2. *The damage cannot be superficially repaired.*
3. *Be it resolved to authorize \$27,000.00 (twenty-seven thousand) from the Contingency Reserve Fund, to carry out the necessary repair and re-finishing of the ramp.*

**--- END OF RESOLUTION A ---**

After some questions, a vote on the resolution was called, with the following result:

**VOTE COUNT:**

**WITH 81 IN FAVOUR; 1 OPPOSED and 2 ABSTAINED; the MOTION was CARRIED**

**12.2 CAPITAL PROJECT – CONTINGENCY RESERVE FUNDING**

**SOCIAL LOUNGE AND CRAFT ROOM AIR-CONDITIONING, AND RENOVATION OF THE SOCIAL LOUNGE – 3/4 VOTE B**

1. *Whereas the Social Lounge and Craft Room have no means of climate control.*
2. *The Social Lounge kitchen area and furniture needs modernization.*
3. *Be it Resolved to authorize up to \$70,000.00 (seventy thousand) from the Contingency Reserve Fund to have a 'mini-split' air-conditioning system installed in the two rooms, and upgrade the Social Lounge cabinetry, fixtures, and furnishings.*

**--- END OF RESOLUTION B ---**

After some questions, a vote on the resolution was called, with the following result:

**VOTE COUNT:**

**WITH 71 IN FAVOUR; 10 OPPOSED and 3 ABSTAINED; the MOTION was CARRIED**

**12.3 CAPITAL PROJECT – CONTINGENCY RESERVE FUNDING**

**TOWER B FOURTH FLOOR EXTERIOR DRAINAGE UPGRADE – 3/4 VOTE C**

1. *Whereas the drainage system serving the fourth level outdoor patio area is insufficient.*
2. *The existing drains are very difficult to clear.*
3. *Be it resolved to authorize up to \$15,000.00 (fifteen thousand) from the Contingency Reserve Fund to upgrade the drainage system and restore the area.*

*Rational: The deficient drainage in the patio area allowed standing water to overflow the access door sill and flood the fourth floor hallway and suites. Significant damage and insurance claims occurred.*

**--- END OF RESOLUTION C ---**

After some questions, a vote on the resolution was called, with the following result:

**VOTE COUNT:**

**WITH 83 IN FAVOUR; NONE OPPOSED and 1 ABSTAINED; the MOTION was CARRIED**

**12.4 CAPITAL PROJECT – CONTINGENCY RESERVE FUNDING**

**TOWER ‘C’ ELEVATOR MODERNIZATION – 3/4 VOTE D**

1. **Whereas** *the elevators in Tower ‘C’ are at the end of their service life.*
2. **Be it resolved** *to authorize up to \$750,000.00 (seven hundred and fifty thousand) be spent from the Contingency Reserve Fund to rebuild the elevators to bring them to a modern standard.*
3. *There is already \$504,000.00 in the elevator rebuild contingency account, which has been allocated to the CRF for this project. As we are still putting money into the elevator contingency account, the allocated amount is estimated to be \$640,000.00 at the installation date.*

**--- END OF RESOLUTION D ---**

After some questions, a vote on the resolution was called, with the following result:

**VOTE COUNT:**

**WITH 80 IN FAVOUR; 1 OPPOSED and 2 ABSTAINED; the MOTION was CARRIED**



**12.5 CAPITAL PROJECT – CONTINGENCY RESERVE FUNDING**

**TOWER ‘A’ SWIMMING POOL TILE INSTALLATION – 3/4 VOTE E**

1. **Whereas** the Tower A pool’s below-waterline coating frequently spalls, representing a safety hazard.
2. Each incident requires that the pool be closed, drained, repaired, refilled, and reheated.
3. **Be it resolved** to authorize up to \$65,000.00 (sixty five thousand) from the Contingency Reserve Fund to have the swimming pool tiled.

**--- END OF RESOLUTION E ---**

After some questions, a vote on the resolution was called, with the following result:

**VOTE COUNT:**

**WITH 80 IN FAVOUR; 2 OPPOSED and 2 ABSTAINED; the MOTION was CARRIED**

**12.6 CAPITAL PROJECT – CONTINGENCY RESERVE FUNDING**

**TOWER ‘A’ UPPER AND MAIN LEVEL GYM AREA A/C – 3/4 VOTE F**

1. **Whereas** the Tower ‘A’ gym areas can be very hot and humid in our increasingly hot summers.
2. The heat and humidity curtail our residents use of the gyms.
3. **Be it resolved** to authorize up to \$35,000.00 (thirty five thousand) from the Contingency Reserve Fund to install a ‘mini-split’ air-conditioning system.

**--- END OF RESOLUTION F ---**

After some questions, a vote on the resolution was called, with the following result:

**VOTE COUNT:**

**WITH 75 IN FAVOUR; 5 OPPOSED and 3 ABSTAINED; the MOTION was CARRIED**

**(13) ELECTION OF 2023 STRATA COUNCIL**

As per the amended bylaws of the Strata Corporation, a minimum of three (3) and a maximum of seven (7) Council members could be elected for the 2023 fiscal year. The President noted that all the current Council Members are prepared to stand for election. The following Owners were nominated and/or volunteered to hold Strata Council office for the 2023 fiscal year:

Brian Allen	Thomas Canty	Denise Dalton	Reg Nordman
Ron Sheldrake	Jerry Silva	Rick May	

Volunteers/nominations were called from the floor on numerous occasions and as no further volunteers/nominations came forward the nominations were closed.

A poll was conducted for the Strata Council election and each of the nominees received in excess of a majority vote of the Owners present in person and by proxy and therefore all were elected to the 2023 Strata Council.

**(13) GENERAL DISCUSSION**

Council took some general questions and comments from the Owners.

**(14) TERMINATION OF MEETING**

There being no further business, the general meeting was terminated at 9:14 p.m.

The next Strata Council Meeting will be held on **Tuesday, March 28, 2023 at 7:00 p.m.**, electronically on Zoom and/ or in the meeting room located at 1235 Quayside Drive, New Westminster, BC.

*Please be advised that copies of Council & General Meeting Minutes should be retained for a period of two years.*

**NWS3385 - Riviera  
Approved Annual Fund Summary**

	12/31/2022 Actual Year End	2022 Annual Budget	2023 Approved Budget
<b>TOTAL OWNER CONTRIBUTION</b>	<b>2088565.56</b>	<b>2088566.00</b>	<b>2153303.79 *</b>
<b>Operating Fund</b>			
<b>Opening Balance</b>	<b>212707.87</b>	<b>212707.87</b>	<b>211925.08</b>
Owner's Contribution	2028565.56	2028566.00	2153303.79 *
Other Income	80515.13	76700.00	73300.00
Total Operating Expenses	(2109863.48)	(2206896.60)	(2327451.60)
<b>Operating Fund Ending Balance</b>	<b>211925.08</b>	<b>111077.27</b>	<b>111077.27</b>
<b>Contingency Reserve Fund</b>			
<b>Opening Balance CRF General</b>	<b>2546915.80</b>	<b>2546915.80</b>	<b>2998609.26</b>
Owner's Contribution	60000.00	60000.00	0.00 *
<b>Opening Balance CRF Elevators</b>	<b>336000.00</b>	<b>336000.00</b>	<b>0.00</b>
Owner's Contribution	168000.00	168000.00	168000.00 *
Interest Income	32701.46	32701.46	81562.17
Expenditures	(8.00)	0.00	0.00
Transfer to Reserves	(145000.00)	0.00	0.00
<b>Contingency Fund Ending Balance</b>	<b>2998609.26</b>	<b>3143617.26</b>	<b>3248171.43</b>
<b>Other Reserve - Assigned</b>			
<b>Opening Balance - Tank Replacement</b>	<b>4015.50</b>	<b>4015.50</b>	<b>410552.28</b>
<b>Opening Balance - Detect Alarm System</b>	<b>250000.00</b>	<b>250000.00</b>	<b>0.00</b>
<b>Opening Balance - Detect Alarm B/V</b>	<b>18000.00</b>	<b>18000.00</b>	<b>0.00</b>
<b>Opening Balance - Electrical Reserves</b>	<b>10030.34</b>	<b>10030.34</b>	<b>0.00</b>
<b>Opening Balance - Fire Panel</b>	<b>99000.00</b>	<b>99000.00</b>	<b>0.00</b>
Expenditures	(99000.00)	0.00	81562.17
<b>Opening Balance - Parkade Water Ent</b>	<b>23000.00</b>	<b>23000.00</b>	<b>0.00</b>
<b>Opening Balance - Build Maintenance</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Transfer from Contingency Reserve	50000.00	0.00	0.00
<b>Opening Balance - Concrete Slab</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Transfer from Contingency Reserve	85000.00	0.00	0.00
Expenditures	(50880.90)	0.00	0.00
<b>Opening Balance - Hot Tub Rebuild</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Transfer from Contingency Reserve	10000.00	0.00	0.00
Expenditures	(3216.89)	0.00	0.00
<b>Opening Balance - Interest</b>	<b>10617.82</b>	<b>10617.82</b>	<b>0.00</b>
Interest Income	3986.41	0.00	11167.02 *
<b>Other Reserve Ending Balance</b>	<b>410552.28</b>	<b>414663.66</b>	<b>503281.47</b>

\* - Items included in the Total Owners' Contributions calculation  
Estimated CRF annual interest rate

**NWS3385 - Riviera  
Approved Budget - Jan 01 2023 - Dec 31 2023**

<b>Account</b>	<b>Account Name</b>	<b>31-Dec-22 Actual Year End</b>	<b>2022 Annual Budget</b>	<b>2023 Approved Budget</b>
<b>RECEIPTS / REVENUE</b>				
<b>4000</b>	<b>Assessment Income</b>			
4000	Owners' Contributions	2,256,565.56	2,256,566.00	2,321,303.79
4075	Parking Assessments	7,590.00	5,000.00	5,000.00
4090	Recovery - Hydro	4,436.17	0.00	0.00
<b>4000</b>	<b>Total Assessment Income</b>	<b>2,268,591.73</b>	<b>2,261,566.00</b>	<b>2,326,303.79</b>
<b>4200</b>	<b>User Fee Income</b>			
4225	Fobs/Keys/Remotes Fees	1,450.00	2,500.00	2,500.00
4240	Move-In & Out Fees	5,300.00	4,500.00	4,500.00
4275	Social/Recreation/Activity Fees	16,045.16	14,000.00	14,000.00
4295	Other User Income	(31.50)	0.00	0.00
<b>4200</b>	<b>Total User Fee Income</b>	<b>22,763.66</b>	<b>21,000.00</b>	<b>21,000.00</b>
<b>4400</b>	<b>Rental Income</b>			
4402	Strata Unit Rental	0.00	0.00	0.00
<b>4400</b>	<b>Total Rental Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>4800</b>	<b>Other Income</b>			
4800	Rooftop Income	41,441.62	45,000.00	40,000.00
4815	Prior Year Surplus	101,630.60	101,630.60	100,847.81
4830	Bottle Returns	0.00	4,500.00	3,000.00
<b>4800</b>	<b>Total Other Income</b>	<b>143,072.22</b>	<b>151,130.60</b>	<b>143,847.81</b>
<b>4900</b>	<b>Investment Income</b>			
4900	Interest Income - Operating	4,283.68	1,200.00	4,300.00
<b>4900</b>	<b>Total Investment Income</b>	<b>4,283.68</b>	<b>1,200.00</b>	<b>4,300.00</b>
	<b>TOTAL RECEIPTS / REVENUE</b>	<b>2,438,711.29</b>	<b>2,434,896.60</b>	<b>2,495,451.60</b>
<b>EXPENSES &amp; RESERVES</b>				
<b>5000</b>	<b>Administrative</b>			
5002	Statutory Review of Trust Accounts	577.50	650.00	650.00
5015	Bank Services	427.39	550.00	550.00
5105	Depreciation Report	0.00	8,000.00	0.00
5198	Additional Services	8,348.97	7,000.00	8,000.00
<b>5000</b>	<b>Total Administrative</b>	<b>9,353.86</b>	<b>16,200.00</b>	<b>9,200.00</b>
<b>5200</b>	<b>Communications</b>			
5210	Postage/Printing & Copying	14,180.27	16,000.00	15,000.00
<b>5200</b>	<b>Total Communications</b>	<b>14,180.27</b>	<b>16,000.00</b>	<b>15,000.00</b>

**NWS3385 - Riviera**  
**Approved Budget - Jan 01 2023 - Dec 31 2023**

Account	Account Name	31-Dec-22 Actual Year End	2022 Annual Budget	2023 Approved Budget
<b>5300</b>	<b>Payroll &amp; Benefits</b>			
5316	Caretaker Salaries	256,772.56	253,436.60	258,636.60
5322	Other Employee Salaries	0.00	4,800.00	0.00
5334	Caretaker Rent Subsidy	5,000.06	5,500.00	5,500.00
5390	Worksafe BC	1,467.25	3,800.00	2,800.00
5399	CPP/EI	16,112.25	17,000.00	17,000.00
<b>5300</b>	<b>Total Payroll &amp; Benefits</b>	<b>279,352.12</b>	<b>284,536.60</b>	<b>283,936.60</b>
<b>5400</b>	<b>Insurance</b>			
5400	Insurance Premiums	672,379.14	700,000.00	750,000.00
<b>5400</b>	<b>Total Insurance</b>	<b>672,379.14</b>	<b>700,000.00</b>	<b>750,000.00</b>
<b>6000</b>	<b>Utilities</b>			
6000	Electric Service	128,061.42	132,100.00	132,000.00
6005	Gas Service	199,691.53	150,600.00	200,000.00
6025	Water & Sewer Service	255,478.43	267,500.00	273,000.00
6035	Garbage and Recycling Service	50,564.66	50,000.00	57,000.00
6050	Telephone Service	6,954.86	7,500.00	7,500.00
<b>6000</b>	<b>Total Utilities</b>	<b>640,750.90</b>	<b>607,700.00</b>	<b>669,500.00</b>
<b>6100</b>	<b>Landscaping</b>			
6100	Grounds & Landscaping	43,841.50	44,100.00	44,100.00
<b>6100</b>	<b>Total Landscaping</b>	<b>43,841.50</b>	<b>44,100.00</b>	<b>44,100.00</b>
<b>6200</b>	<b>Irrigation</b>			
6200	Irrigation Repair & Maintenance	5,680.92	5,000.00	5,000.00
<b>6200</b>	<b>Total Irrigation</b>	<b>5,680.92</b>	<b>5,000.00</b>	<b>5,000.00</b>
<b>6300</b>	<b>Operations</b>			
6303	Lease Payments	20,160.00	22,000.00	22,000.00
<b>6300</b>	<b>Total Operations</b>	<b>20,160.00</b>	<b>22,000.00</b>	<b>22,000.00</b>
<b>6400</b>	<b>Contracted Services</b>			
6406	Electrical Services	3,764.22	5,000.00	5,000.00
6408	Elevator Services	52,486.96	47,145.00	50,000.00
6414	Fire Monitoring & Protection	16,737.36	45,000.00	45,000.00
6422	Gate Services	2,604.00	4,165.00	4,165.00
6434	Pest Control	4,901.40	5,000.00	5,000.00
6441	Alarm Monitoring	6,453.35	2,500.00	7,500.00
6446	Window Cleaning Services	11,051.25	15,000.00	15,000.00
<b>6400</b>	<b>Total Contracted Services</b>	<b>97,998.54</b>	<b>123,810.00</b>	<b>131,665.00</b>
<b>6500</b>	<b>Repair &amp; Maintenance</b>			
6530	Common Areas Repair & Maintenance	668.37	500.00	500.00
6537	Duct / Vent Cleaning	17,175.38	30,000.00	30,000.00
6570	Fitness Equipment Repair & Maintenance	4,949.31	5,500.00	15,000.00
6600	General Repair & Maintenance	169,414.29	175,000.00	175,000.00
6605	Generator Repair & Maintenance	1,309.53	7,500.00	7,500.00

**NWS3385 - Riviera**  
**Approved Budget - Jan 01 2023 - Dec 31 2023**

Account	Account Name	31-Dec-22 Actual Year End	2022 Annual Budget	2023 Approved Budget
6640	Lighting Supplies/Repair & Maintenance	1,820.84	10,000.00	10,000.00
6670	Mechanical Systems Services & Supplies	38,616.33	57,500.00	57,500.00
6700	Pool & Spa Supplies/Repair & Maintenance	4,566.73	8,000.00	8,000.00
6795	Other Supplies/Repair & Maintenance	7,590.20	10,000.00	10,000.00
<b>6500</b>	<b>Total Repair &amp; Maintenance</b>	<b>246,110.98</b>	<b>304,000.00</b>	<b>313,500.00</b>
<b>7000</b>	<b>Professional Services</b>			
7000	Corporation Tax Return	5,460.00	6,000.00	6,000.00
7040	Management Fees	66,754.80	66,750.00	66,750.00
<b>7000</b>	<b>Total Professional Services</b>	<b>72,214.80</b>	<b>72,750.00</b>	<b>72,750.00</b>
<b>8800</b>	<b>Reimbursable Expenses</b>			
8840	Keys / Fobs / Remotes	0.00	2,500.00	2,500.00
<b>8800</b>	<b>Total Reimbursable Expenses</b>	<b>0.00</b>	<b>2,500.00</b>	<b>2,500.00</b>
<b>8900</b>	<b>Association Owned Unit Expenses</b>			
8900	Strata Owned Unit Fees	6,202.56	6,300.00	6,300.00
8905	Guest Suite Repair & Maintenance	1,637.89	2,000.00	2,000.00
<b>8900</b>	<b>Total Association Owned Unit Expenses</b>	<b>7,840.45</b>	<b>8,300.00</b>	<b>8,300.00</b>
	<b>TOTAL OPERATING EXPENSES</b>	<b>2,109,863.48</b>	<b>2,206,896.60</b>	<b>2,327,451.60</b>
	<b>CRF &amp; OTHER BUDGETED RESERVE FUNDS</b>			
<b>9800</b>	<b>Reserve Expenses</b>			
9834	Contingency Reserve Fund	60,000.00	60,000.00	0.00
9850	Elevators Reserve	168,000.00	168,000.00	168,000.00
<b>9800</b>	<b>Total Reserve Expenses</b>	<b>228,000.00</b>	<b>228,000.00</b>	<b>168,000.00</b>
	<b>TOTAL EXPENSES &amp; RESERVES</b>	<b>2,337,863.48</b>	<b>2,434,896.60</b>	<b>2,495,451.60</b>
	<b>SURPLUS / (DEFICIT)</b>	<b>100,847.81</b>	<b>0.00</b>	<b>0.00</b>

**NWS3385 - Riviera**  
**Approved Strata Fee Schedule**  
**For the Year Jan 01 2023 - Dec 31 2023**

Unit	Strata Lot#	Unit Entitlement	Old Strata Fee	Operating Portion	CRF/ Reserve Portion	Fee Incr/ (Decr)	Approved Strata Fee
1245 Quayside Drive #0103	1	1379	\$ 652.13	\$ 622.29	\$ 48.55	\$ 18.71	\$ 670.84
1245 Quayside Drive #0102	2	1174	\$ 555.18	\$ 529.78	\$ 41.33	\$ 15.93	\$ 571.11
1245 Quayside Drive #0101	3	1093	\$ 516.88	\$ 493.23	\$ 38.48	\$ 14.83	\$ 531.71
1245 Quayside Drive #0203	4	1385	\$ 654.97	\$ 625.00	\$ 48.76	\$ 18.79	\$ 673.76
1245 Quayside Drive #0202	5	1167	\$ 551.88	\$ 526.62	\$ 41.09	\$ 15.83	\$ 567.71
1245 Quayside Drive #0201	6	1269	\$ 600.11	\$ 572.65	\$ 44.68	\$ 17.22	\$ 617.33
1245 Quayside Drive #0206	7	1294	\$ 611.93	\$ 583.93	\$ 45.56	\$ 17.56	\$ 629.49
1245 Quayside Drive #0303	8	1396	\$ 660.17	\$ 629.96	\$ 49.15	\$ 18.94	\$ 679.11
1245 Quayside Drive #0302	9	1167	\$ 551.88	\$ 526.62	\$ 41.09	\$ 15.83	\$ 567.71
1245 Quayside Drive #0301	10	1269	\$ 600.11	\$ 572.65	\$ 44.68	\$ 17.22	\$ 617.33
1245 Quayside Drive #0306	11	1285	\$ 607.68	\$ 579.87	\$ 45.24	\$ 17.43	\$ 625.11
1245 Quayside Drive #0305	12	1218	\$ 575.99	\$ 549.64	\$ 42.88	\$ 16.53	\$ 592.52
1245 Quayside Drive #0403	13	1382	\$ 653.55	\$ 623.64	\$ 48.66	\$ 18.75	\$ 672.30
1245 Quayside Drive #0402	14	1169	\$ 552.82	\$ 527.52	\$ 41.16	\$ 15.86	\$ 568.68
1245 Quayside Drive #0401	15	1283	\$ 606.73	\$ 578.97	\$ 45.17	\$ 17.41	\$ 624.14
1245 Quayside Drive #0406	16	1301	\$ 615.24	\$ 587.09	\$ 45.80	\$ 17.65	\$ 632.89
1245 Quayside Drive #0405	17	1155	\$ 546.20	\$ 521.21	\$ 40.66	\$ 15.67	\$ 561.87
1245 Quayside Drive #0404	18	1328	\$ 628.01	\$ 599.27	\$ 46.76	\$ 18.02	\$ 646.03
1245 Quayside Drive #0503	19	1377	\$ 651.18	\$ 621.39	\$ 48.48	\$ 18.69	\$ 669.87
1245 Quayside Drive #0502	20	1169	\$ 552.82	\$ 527.52	\$ 41.16	\$ 15.86	\$ 568.68
1245 Quayside Drive #0501	21	1283	\$ 606.73	\$ 578.97	\$ 45.17	\$ 17.41	\$ 624.14
1245 Quayside Drive #0506	22	1301	\$ 615.24	\$ 587.09	\$ 45.80	\$ 17.65	\$ 632.89
1245 Quayside Drive #0505	23	1155	\$ 546.20	\$ 521.21	\$ 40.66	\$ 15.67	\$ 561.87
1245 Quayside Drive #0504	24	1328	\$ 628.01	\$ 599.27	\$ 46.76	\$ 18.02	\$ 646.03
1245 Quayside Drive #0603	25	1385	\$ 654.97	\$ 625.00	\$ 48.76	\$ 18.79	\$ 673.76
1245 Quayside Drive #0602	26	1169	\$ 552.82	\$ 527.52	\$ 41.16	\$ 15.86	\$ 568.68
1245 Quayside Drive #0601	27	1283	\$ 606.73	\$ 578.97	\$ 45.17	\$ 17.41	\$ 624.14
1245 Quayside Drive #0606	28	1301	\$ 615.24	\$ 587.09	\$ 45.80	\$ 17.65	\$ 632.89
1245 Quayside Drive #0605	29	1155	\$ 546.20	\$ 521.21	\$ 40.66	\$ 15.67	\$ 561.87
1245 Quayside Drive #0604	30	1334	\$ 630.85	\$ 601.98	\$ 46.97	\$ 18.10	\$ 648.95
1245 Quayside Drive #0703	31	1375	\$ 650.24	\$ 620.48	\$ 48.41	\$ 18.65	\$ 668.89
1245 Quayside Drive #0702	32	1169	\$ 552.82	\$ 527.52	\$ 41.16	\$ 15.86	\$ 568.68
1245 Quayside Drive #0701	33	1283	\$ 606.73	\$ 578.97	\$ 45.17	\$ 17.41	\$ 624.14
1245 Quayside Drive #0706	34	1301	\$ 615.24	\$ 587.09	\$ 45.80	\$ 17.65	\$ 632.89
1245 Quayside Drive #0705	35	1155	\$ 546.20	\$ 521.21	\$ 40.66	\$ 15.67	\$ 561.87
1245 Quayside Drive #0704	36	1329	\$ 628.49	\$ 599.73	\$ 46.79	\$ 18.03	\$ 646.52
1245 Quayside Drive #0803	37	1387	\$ 655.91	\$ 625.90	\$ 48.83	\$ 18.82	\$ 674.73
1245 Quayside Drive #0802	38	1169	\$ 552.82	\$ 527.52	\$ 41.16	\$ 15.86	\$ 568.68
1245 Quayside Drive #0801	39	1283	\$ 606.73	\$ 578.97	\$ 45.17	\$ 17.41	\$ 624.14
1245 Quayside Drive #0806	40	1301	\$ 615.24	\$ 587.09	\$ 45.80	\$ 17.65	\$ 632.89
1245 Quayside Drive #0805	41	1155	\$ 546.20	\$ 521.21	\$ 40.66	\$ 15.67	\$ 561.87
1245 Quayside Drive #0804	42	1335	\$ 631.32	\$ 602.43	\$ 47.00	\$ 18.11	\$ 649.43
1245 Quayside Drive #0903	43	1376	\$ 650.71	\$ 620.93	\$ 48.45	\$ 18.67	\$ 669.38
1245 Quayside Drive #0902	44	1169	\$ 552.82	\$ 527.52	\$ 41.16	\$ 15.86	\$ 568.68
1245 Quayside Drive #0901	45	1283	\$ 606.73	\$ 578.97	\$ 45.17	\$ 17.41	\$ 624.14
1245 Quayside Drive #0906	46	1298	\$ 613.83	\$ 585.74	\$ 45.70	\$ 17.61	\$ 631.44
1245 Quayside Drive #0905	47	1155	\$ 546.20	\$ 521.21	\$ 40.66	\$ 15.67	\$ 561.87
1245 Quayside Drive #0904	48	1326	\$ 627.07	\$ 598.38	\$ 46.68	\$ 17.99	\$ 645.06
1245 Quayside Drive #1003	49	1383	\$ 654.02	\$ 624.09	\$ 48.69	\$ 18.76	\$ 672.78
1245 Quayside Drive #1002	50	1169	\$ 552.82	\$ 527.52	\$ 41.16	\$ 15.86	\$ 568.68
1245 Quayside Drive #1001	51	1283	\$ 606.73	\$ 578.97	\$ 45.17	\$ 17.41	\$ 624.14
1245 Quayside Drive #1006	52	1298	\$ 613.83	\$ 585.74	\$ 45.70	\$ 17.61	\$ 631.44

**NWS3385 - Riviera**  
**Approved Strata Fee Schedule**  
**For the Year Jan 01 2023 - Dec 31 2023**

Unit	Strata Lot#	Unit Entitlement	Old Strata Fee	Operating Portion	CRF/ Reserve Portion	Fee Incr/ (Decr)	Approved Strata Fee
1245 Quayside Drive #1005	53	1155	\$ 546.20	\$ 521.21	\$ 40.66	\$ 15.67	\$ 561.87
1245 Quayside Drive #1004	54	1333	\$ 630.38	\$ 601.53	\$ 46.93	\$ 18.08	\$ 648.46
1245 Quayside Drive #1103	55	1375	\$ 650.24	\$ 620.48	\$ 48.41	\$ 18.65	\$ 668.89
1245 Quayside Drive #1102	56	1169	\$ 552.82	\$ 527.52	\$ 41.16	\$ 15.86	\$ 568.68
1245 Quayside Drive #1101	57	1283	\$ 606.73	\$ 578.97	\$ 45.17	\$ 17.41	\$ 624.14
1245 Quayside Drive #1106	58	1301	\$ 615.24	\$ 587.09	\$ 45.80	\$ 17.65	\$ 632.89
1245 Quayside Drive #1105	59	1155	\$ 546.20	\$ 521.21	\$ 40.66	\$ 15.67	\$ 561.87
1245 Quayside Drive #1104	60	1329	\$ 628.49	\$ 599.73	\$ 46.79	\$ 18.03	\$ 646.52
1245 Quayside Drive #1203	61	1375	\$ 650.24	\$ 620.48	\$ 48.41	\$ 18.65	\$ 668.89
1245 Quayside Drive #1202	62	1169	\$ 552.82	\$ 527.52	\$ 41.16	\$ 15.86	\$ 568.68
1245 Quayside Drive #1201	63	1283	\$ 606.73	\$ 578.97	\$ 45.17	\$ 17.41	\$ 624.14
1245 Quayside Drive #1206	64	1301	\$ 615.24	\$ 587.09	\$ 45.80	\$ 17.65	\$ 632.89
1245 Quayside Drive #1205	65	1155	\$ 546.20	\$ 521.21	\$ 40.66	\$ 15.67	\$ 561.87
1245 Quayside Drive #1204	66	1333	\$ 630.38	\$ 601.53	\$ 46.93	\$ 18.08	\$ 648.46
1245 Quayside Drive #1403	67	1373	\$ 649.29	\$ 619.58	\$ 48.34	\$ 18.63	\$ 667.92
1245 Quayside Drive #1402	68	1169	\$ 552.82	\$ 527.52	\$ 41.16	\$ 15.86	\$ 568.68
1245 Quayside Drive #1401	69	1283	\$ 606.73	\$ 578.97	\$ 45.17	\$ 17.41	\$ 624.14
1245 Quayside Drive #1406	70	1301	\$ 615.24	\$ 587.09	\$ 45.80	\$ 17.65	\$ 632.89
1245 Quayside Drive #1405	71	1155	\$ 546.20	\$ 521.21	\$ 40.66	\$ 15.67	\$ 561.87
1245 Quayside Drive #1404	72	1328	\$ 628.01	\$ 599.27	\$ 46.76	\$ 18.02	\$ 646.03
1245 Quayside Drive #1503	73	1385	\$ 654.97	\$ 625.00	\$ 48.76	\$ 18.79	\$ 673.76
1245 Quayside Drive #1502	74	1169	\$ 552.82	\$ 527.52	\$ 41.16	\$ 15.86	\$ 568.68
1245 Quayside Drive #1501	75	1283	\$ 606.73	\$ 578.97	\$ 45.17	\$ 17.41	\$ 624.14
1245 Quayside Drive #1506	76	1301	\$ 615.24	\$ 587.09	\$ 45.80	\$ 17.65	\$ 632.89
1245 Quayside Drive #1505	77	1155	\$ 546.20	\$ 521.21	\$ 40.66	\$ 15.67	\$ 561.87
1245 Quayside Drive #1504	78	1332	\$ 629.90	\$ 601.08	\$ 46.90	\$ 18.08	\$ 647.98
1245 Quayside Drive #1603	79	1373	\$ 649.29	\$ 619.58	\$ 48.34	\$ 18.63	\$ 667.92
1245 Quayside Drive #1602	80	1169	\$ 552.82	\$ 527.52	\$ 41.16	\$ 15.86	\$ 568.68
1245 Quayside Drive #1601	81	1283	\$ 606.73	\$ 578.97	\$ 45.17	\$ 17.41	\$ 624.14
1245 Quayside Drive #1606	82	1301	\$ 615.24	\$ 587.09	\$ 45.80	\$ 17.65	\$ 632.89
1245 Quayside Drive #1605	83	1155	\$ 546.20	\$ 521.21	\$ 40.66	\$ 15.67	\$ 561.87
1245 Quayside Drive #1604	84	1328	\$ 628.01	\$ 599.27	\$ 46.76	\$ 18.02	\$ 646.03
1245 Quayside Drive #1703	85	1386	\$ 655.44	\$ 625.44	\$ 48.80	\$ 18.80	\$ 674.24
1245 Quayside Drive #1702	86	1169	\$ 552.82	\$ 527.52	\$ 41.16	\$ 15.86	\$ 568.68
1245 Quayside Drive #1701	87	1283	\$ 606.73	\$ 578.97	\$ 45.17	\$ 17.41	\$ 624.14
1245 Quayside Drive #1706	88	1301	\$ 615.24	\$ 587.09	\$ 45.80	\$ 17.65	\$ 632.89
1245 Quayside Drive #1705	89	1155	\$ 546.20	\$ 521.21	\$ 40.66	\$ 15.67	\$ 561.87
1245 Quayside Drive #1704	90	1334	\$ 630.85	\$ 601.98	\$ 46.97	\$ 18.10	\$ 648.95
1245 Quayside Drive #1803	91	1374	\$ 649.77	\$ 620.04	\$ 48.37	\$ 18.64	\$ 668.41
1245 Quayside Drive #1802	92	1169	\$ 552.82	\$ 527.52	\$ 41.16	\$ 15.86	\$ 568.68
1245 Quayside Drive #1801	93	1283	\$ 606.73	\$ 578.97	\$ 45.17	\$ 17.41	\$ 624.14
1245 Quayside Drive #1806	94	1301	\$ 615.24	\$ 587.09	\$ 45.80	\$ 17.65	\$ 632.89
1245 Quayside Drive #1805	95	1155	\$ 546.20	\$ 521.21	\$ 40.66	\$ 15.67	\$ 561.87
1245 Quayside Drive #1804	96	1326	\$ 627.07	\$ 598.38	\$ 46.68	\$ 17.99	\$ 645.06
1245 Quayside Drive #1903	97	1401	\$ 662.53	\$ 632.21	\$ 49.33	\$ 19.01	\$ 681.54
1245 Quayside Drive #1902	98	1448	\$ 684.76	\$ 653.43	\$ 50.98	\$ 19.65	\$ 704.41
1245 Quayside Drive #1901	99	1951	\$ 922.63	\$ 880.41	\$ 68.69	\$ 26.47	\$ 949.10
1245 Quayside Drive #1905	100	1432	\$ 677.19	\$ 646.20	\$ 50.42	\$ 19.43	\$ 696.62
1245 Quayside Drive #1904	101	1367	\$ 646.46	\$ 616.87	\$ 48.13	\$ 18.54	\$ 665.00
1245 Quayside Drive #2002	102	2121	\$ 1,003.02	\$ 957.13	\$ 74.67	\$ 28.78	\$ 1,031.80
1245 Quayside Drive #2001	103	1963	\$ 928.30	\$ 885.83	\$ 69.11	\$ 26.64	\$ 954.94
1245 Quayside Drive #2003	104	2089	\$ 987.89	\$ 942.68	\$ 73.55	\$ 28.34	\$ 1,016.23



**NWS3385 - Riviera**  
**Approved Strata Fee Schedule**  
**For the Year Jan 01 2023 - Dec 31 2023**

Unit	Strata Lot#	Unit Entitlement	Old Strata Fee	Operating Portion	CRF/ Reserve Portion	Fee Incr/ (Decr)	Approved Strata Fee
1235 Quayside Drive #0101	105	1089	\$ 514.99	\$ 491.42	\$ 38.34	\$ 14.77	\$ 529.76
1235 Quayside Drive #0201	106	1254	\$ 593.02	\$ 565.88	\$ 44.15	\$ 17.01	\$ 610.03
1235 Quayside Drive #0206	107	1275	\$ 602.95	\$ 575.36	\$ 44.89	\$ 17.30	\$ 620.25
1235 Quayside Drive #0302	108	1624	\$ 767.99	\$ 732.84	\$ 57.18	\$ 22.03	\$ 790.02
1235 Quayside Drive #0301	109	1359	\$ 642.67	\$ 613.26	\$ 47.85	\$ 18.44	\$ 661.11
1235 Quayside Drive #0306	110	1399	\$ 661.59	\$ 631.32	\$ 49.25	\$ 18.98	\$ 680.57
1235 Quayside Drive #0305	111	1608	\$ 760.43	\$ 725.63	\$ 56.61	\$ 21.81	\$ 782.24
1235 Quayside Drive #0403	112	1317	\$ 622.81	\$ 594.31	\$ 46.37	\$ 17.87	\$ 640.68
1235 Quayside Drive #0402	113	1170	\$ 553.29	\$ 527.98	\$ 41.19	\$ 15.88	\$ 569.17
1235 Quayside Drive #0401	114	1275	\$ 602.95	\$ 575.36	\$ 44.89	\$ 17.30	\$ 620.25
1235 Quayside Drive #0406	115	1289	\$ 609.57	\$ 581.68	\$ 45.38	\$ 17.49	\$ 627.06
1235 Quayside Drive #0405	116	1241	\$ 586.87	\$ 560.02	\$ 43.69	\$ 16.84	\$ 603.71
1235 Quayside Drive #0404	117	1266	\$ 598.69	\$ 571.30	\$ 44.57	\$ 17.18	\$ 615.87
1235 Quayside Drive #0503	118	1304	\$ 616.66	\$ 588.44	\$ 45.91	\$ 17.69	\$ 634.35
1235 Quayside Drive #0502	119	1172	\$ 554.24	\$ 528.88	\$ 41.26	\$ 15.90	\$ 570.14
1235 Quayside Drive #0501	120	1274	\$ 602.47	\$ 574.91	\$ 44.85	\$ 17.29	\$ 619.76
1235 Quayside Drive #0506	121	1289	\$ 609.57	\$ 581.68	\$ 45.38	\$ 17.49	\$ 627.06
1235 Quayside Drive #0505	122	1241	\$ 586.87	\$ 560.02	\$ 43.69	\$ 16.84	\$ 603.71
1235 Quayside Drive #0504	123	1246	\$ 589.23	\$ 562.27	\$ 43.87	\$ 16.91	\$ 606.14
1235 Quayside Drive #0603	124	1317	\$ 622.81	\$ 594.31	\$ 46.37	\$ 17.87	\$ 640.68
1235 Quayside Drive #0602	125	1170	\$ 553.29	\$ 527.98	\$ 41.19	\$ 15.88	\$ 569.17
1235 Quayside Drive #0601	126	1275	\$ 602.95	\$ 575.36	\$ 44.89	\$ 17.30	\$ 620.25
1235 Quayside Drive #0606	127	1289	\$ 609.57	\$ 581.68	\$ 45.38	\$ 17.49	\$ 627.06
1235 Quayside Drive #0605	128	1241	\$ 586.87	\$ 560.02	\$ 43.69	\$ 16.84	\$ 603.71
1235 Quayside Drive #0604	129	1266	\$ 598.69	\$ 571.30	\$ 44.57	\$ 17.18	\$ 615.87
1235 Quayside Drive #0703	130	1306	\$ 617.61	\$ 589.35	\$ 45.98	\$ 17.72	\$ 635.33
1235 Quayside Drive #0702	131	1170	\$ 553.29	\$ 527.98	\$ 41.19	\$ 15.88	\$ 569.17
1235 Quayside Drive #0701	132	1275	\$ 602.95	\$ 575.36	\$ 44.89	\$ 17.30	\$ 620.25
1235 Quayside Drive #0706	133	1289	\$ 609.57	\$ 581.68	\$ 45.38	\$ 17.49	\$ 627.06
1235 Quayside Drive #0705	134	1241	\$ 586.87	\$ 560.02	\$ 43.69	\$ 16.84	\$ 603.71
1235 Quayside Drive #0704	135	1245	\$ 588.76	\$ 561.82	\$ 43.83	\$ 16.89	\$ 605.65
1235 Quayside Drive #0803	136	1318	\$ 623.28	\$ 594.76	\$ 46.40	\$ 17.88	\$ 641.16
1235 Quayside Drive #0802	137	1169	\$ 552.82	\$ 527.52	\$ 41.16	\$ 15.86	\$ 568.68
1235 Quayside Drive #0801	138	1275	\$ 602.95	\$ 575.36	\$ 44.89	\$ 17.30	\$ 620.25
1235 Quayside Drive #0806	139	1289	\$ 609.57	\$ 581.68	\$ 45.38	\$ 17.49	\$ 627.06
1235 Quayside Drive #0805	140	1241	\$ 586.87	\$ 560.02	\$ 43.69	\$ 16.84	\$ 603.71
1235 Quayside Drive #0804	141	1266	\$ 598.69	\$ 571.30	\$ 44.57	\$ 17.18	\$ 615.87
1235 Quayside Drive #0903	142	1306	\$ 617.61	\$ 589.35	\$ 45.98	\$ 17.72	\$ 635.33
1235 Quayside Drive #0902	143	1170	\$ 553.29	\$ 527.98	\$ 41.19	\$ 15.88	\$ 569.17
1235 Quayside Drive #0901	144	1275	\$ 602.95	\$ 575.36	\$ 44.89	\$ 17.30	\$ 620.25
1235 Quayside Drive #0906	145	1289	\$ 609.57	\$ 581.68	\$ 45.38	\$ 17.49	\$ 627.06
1235 Quayside Drive #0905	146	1241	\$ 586.87	\$ 560.02	\$ 43.69	\$ 16.84	\$ 603.71
1235 Quayside Drive #0904	147	1248	\$ 590.18	\$ 563.17	\$ 43.94	\$ 16.93	\$ 607.11
1235 Quayside Drive #1003	148	1319	\$ 623.76	\$ 595.21	\$ 46.44	\$ 17.89	\$ 641.65
1235 Quayside Drive #1002	149	1168	\$ 552.35	\$ 527.07	\$ 41.12	\$ 15.84	\$ 568.19
1235 Quayside Drive #1001	150	1275	\$ 602.95	\$ 575.36	\$ 44.89	\$ 17.30	\$ 620.25
1235 Quayside Drive #1006	151	1289	\$ 609.57	\$ 581.68	\$ 45.38	\$ 17.49	\$ 627.06
1235 Quayside Drive #1005	152	1241	\$ 586.87	\$ 560.02	\$ 43.69	\$ 16.84	\$ 603.71
1235 Quayside Drive #1004	153	1266	\$ 598.69	\$ 571.30	\$ 44.57	\$ 17.18	\$ 615.87
1235 Quayside Drive #1103	154	1308	\$ 618.55	\$ 590.25	\$ 46.05	\$ 17.75	\$ 636.30
1235 Quayside Drive #1102	155	1168	\$ 552.35	\$ 527.07	\$ 41.12	\$ 15.84	\$ 568.19
1235 Quayside Drive #1101	156	1275	\$ 602.95	\$ 575.36	\$ 44.89	\$ 17.30	\$ 620.25

**NWS3385 - Riviera**  
**Approved Strata Fee Schedule**  
**For the Year Jan 01 2023 - Dec 31 2023**

Unit	Strata Lot#	Unit Entitlement	Old Strata Fee	Operating Portion	CRF/ Reserve Portion	Fee Incr/ (Decr)	Approved Strata Fee
1235 Quayside Drive #1106	157	1289	\$ 609.57	\$ 581.68	\$ 45.38	\$ 17.49	\$ 627.06
1235 Quayside Drive #1105	158	1241	\$ 586.87	\$ 560.02	\$ 43.69	\$ 16.84	\$ 603.71
1235 Quayside Drive #1104	159	1248	\$ 590.18	\$ 563.17	\$ 43.94	\$ 16.93	\$ 607.11
1235 Quayside Drive #1203	160	1311	\$ 619.97	\$ 591.60	\$ 46.16	\$ 17.79	\$ 637.76
1235 Quayside Drive #1202	161	1168	\$ 552.35	\$ 527.07	\$ 41.12	\$ 15.84	\$ 568.19
1235 Quayside Drive #1201	162	1275	\$ 602.95	\$ 575.36	\$ 44.89	\$ 17.30	\$ 620.25
1235 Quayside Drive #1206	163	1289	\$ 609.57	\$ 581.68	\$ 45.38	\$ 17.49	\$ 627.06
1235 Quayside Drive #1205	164	1241	\$ 586.87	\$ 560.02	\$ 43.69	\$ 16.84	\$ 603.71
1235 Quayside Drive #1204	165	1266	\$ 598.69	\$ 571.30	\$ 44.57	\$ 17.18	\$ 615.87
1235 Quayside Drive #1403	166	1306	\$ 617.61	\$ 589.35	\$ 45.98	\$ 17.72	\$ 635.33
1235 Quayside Drive #1402	167	1169	\$ 552.82	\$ 527.52	\$ 41.16	\$ 15.86	\$ 568.68
1235 Quayside Drive #1401	168	1275	\$ 602.95	\$ 575.36	\$ 44.89	\$ 17.30	\$ 620.25
1235 Quayside Drive #1406	169	1289	\$ 609.57	\$ 581.68	\$ 45.38	\$ 17.49	\$ 627.06
1235 Quayside Drive #1405	170	1241	\$ 586.87	\$ 560.02	\$ 43.69	\$ 16.84	\$ 603.71
1235 Quayside Drive #1404	171	1245	\$ 588.76	\$ 561.82	\$ 43.83	\$ 16.89	\$ 605.65
1235 Quayside Drive #1503	172	1318	\$ 623.28	\$ 594.76	\$ 46.40	\$ 17.88	\$ 641.16
1235 Quayside Drive #1502	173	1168	\$ 552.35	\$ 527.07	\$ 41.12	\$ 15.84	\$ 568.19
1235 Quayside Drive #1501	174	1275	\$ 602.95	\$ 575.36	\$ 44.89	\$ 17.30	\$ 620.25
1235 Quayside Drive #1506	175	1289	\$ 609.57	\$ 581.68	\$ 45.38	\$ 17.49	\$ 627.06
1235 Quayside Drive #1505	176	1241	\$ 586.87	\$ 560.02	\$ 43.69	\$ 16.84	\$ 603.71
1235 Quayside Drive #1504	177	1266	\$ 598.69	\$ 571.30	\$ 44.57	\$ 17.18	\$ 615.87
1235 Quayside Drive #1603	178	1306	\$ 617.61	\$ 589.35	\$ 45.98	\$ 17.72	\$ 635.33
1235 Quayside Drive #1602	179	1170	\$ 553.29	\$ 527.98	\$ 41.19	\$ 15.88	\$ 569.17
1235 Quayside Drive #1601	180	1275	\$ 602.95	\$ 575.36	\$ 44.89	\$ 17.30	\$ 620.25
1235 Quayside Drive #1606	181	1289	\$ 609.57	\$ 581.68	\$ 45.38	\$ 17.49	\$ 627.06
1235 Quayside Drive #1605	182	1241	\$ 586.87	\$ 560.02	\$ 43.69	\$ 16.84	\$ 603.71
1235 Quayside Drive #1604	183	1245	\$ 588.76	\$ 561.82	\$ 43.83	\$ 16.89	\$ 605.65
1235 Quayside Drive #1703	184	1318	\$ 623.28	\$ 594.76	\$ 46.40	\$ 17.88	\$ 641.16
1235 Quayside Drive #1702	185	1168	\$ 552.35	\$ 527.07	\$ 41.12	\$ 15.84	\$ 568.19
1235 Quayside Drive #1701	186	1275	\$ 602.95	\$ 575.36	\$ 44.89	\$ 17.30	\$ 620.25
1235 Quayside Drive #1706	187	1289	\$ 609.57	\$ 581.68	\$ 45.38	\$ 17.49	\$ 627.06
1235 Quayside Drive #1705	188	1241	\$ 586.87	\$ 560.02	\$ 43.69	\$ 16.84	\$ 603.71
1235 Quayside Drive #1704	189	1266	\$ 598.69	\$ 571.30	\$ 44.57	\$ 17.18	\$ 615.87
1235 Quayside Drive #1803	190	1308	\$ 618.55	\$ 590.25	\$ 46.05	\$ 17.75	\$ 636.30
1235 Quayside Drive #1802	191	1167	\$ 551.88	\$ 526.62	\$ 41.09	\$ 15.83	\$ 567.71
1235 Quayside Drive #1801	192	1275	\$ 602.95	\$ 575.36	\$ 44.89	\$ 17.30	\$ 620.25
1235 Quayside Drive #1806	193	1289	\$ 609.57	\$ 581.68	\$ 45.38	\$ 17.49	\$ 627.06
1235 Quayside Drive #1805	194	1241	\$ 586.87	\$ 560.02	\$ 43.69	\$ 16.84	\$ 603.71
1235 Quayside Drive #1804	195	1248	\$ 590.18	\$ 563.17	\$ 43.94	\$ 16.93	\$ 607.11
1235 Quayside Drive #1903	196	1330	\$ 628.96	\$ 600.17	\$ 46.83	\$ 18.04	\$ 647.00
1235 Quayside Drive #1902	197	1444	\$ 682.87	\$ 651.62	\$ 50.84	\$ 19.59	\$ 702.46
1235 Quayside Drive #1901	198	1953	\$ 923.57	\$ 881.31	\$ 68.76	\$ 26.50	\$ 950.07
1235 Quayside Drive #1905	199	1419	\$ 671.05	\$ 640.34	\$ 49.96	\$ 19.25	\$ 690.30
1235 Quayside Drive #1904	200	1337	\$ 632.27	\$ 603.34	\$ 47.07	\$ 18.14	\$ 650.41
1235 Quayside Drive #2002	201	2091	\$ 988.84	\$ 943.58	\$ 73.62	\$ 28.36	\$ 1,017.20
1235 Quayside Drive #2001	202	1952	\$ 923.10	\$ 880.87	\$ 68.72	\$ 26.49	\$ 949.59
1235 Quayside Drive #2003	203	2071	\$ 979.38	\$ 934.56	\$ 72.91	\$ 28.09	\$ 1,007.47
1185 Quayside Drive #0301	204	1634	\$ 772.72	\$ 737.36	\$ 57.53	\$ 22.17	\$ 794.89
1185 Quayside Drive #0302	205	1167	\$ 551.88	\$ 526.62	\$ 41.09	\$ 15.83	\$ 567.71
1185 Quayside Drive #0303	206	925	\$ 437.43	\$ 417.41	\$ 32.57	\$ 12.55	\$ 449.98
1185 Quayside Drive #0401	207	1450	\$ 685.71	\$ 654.33	\$ 51.05	\$ 19.67	\$ 705.38
1185 Quayside Drive #0402	208	1244	\$ 588.29	\$ 561.37	\$ 43.80	\$ 16.88	\$ 605.17

**NWS3385 - Riviera**  
**Approved Strata Fee Schedule**  
**For the Year Jan 01 2023 - Dec 31 2023**

Unit	Strata Lot#	Unit Entitlement	Old Strata Fee	Operating Portion	CRF/ Reserve Portion	Fee Incr/ (Decr)	Approved Strata Fee
1185 Quayside Drive #0403	209	734	\$ 347.11	\$ 331.23	\$ 25.84	\$ 9.96	\$ 357.07
1185 Quayside Drive #0404	210	1139	\$ 538.63	\$ 513.99	\$ 40.10	\$ 15.46	\$ 554.09
1185 Quayside Drive #0405	211	1392	\$ 658.28	\$ 628.15	\$ 49.01	\$ 18.88	\$ 677.16
1185 Quayside Drive #0406	212	1392	\$ 658.28	\$ 628.15	\$ 49.01	\$ 18.88	\$ 677.16
1185 Quayside Drive #0407	213	1109	\$ 524.45	\$ 500.45	\$ 39.04	\$ 15.04	\$ 539.49
1185 Quayside Drive #0501	214	1450	\$ 685.71	\$ 654.33	\$ 51.05	\$ 19.67	\$ 705.38
1185 Quayside Drive #0502	215	1244	\$ 588.29	\$ 561.37	\$ 43.80	\$ 16.88	\$ 605.17
1185 Quayside Drive #0503	216	734	\$ 347.11	\$ 331.23	\$ 25.84	\$ 9.96	\$ 357.07
1185 Quayside Drive #0504	217	1139	\$ 538.63	\$ 513.99	\$ 40.10	\$ 15.46	\$ 554.09
1185 Quayside Drive #0505	218	1392	\$ 658.28	\$ 628.15	\$ 49.01	\$ 18.88	\$ 677.16
1185 Quayside Drive #0506	219	1392	\$ 658.28	\$ 628.15	\$ 49.01	\$ 18.88	\$ 677.16
1185 Quayside Drive #0507	220	1109	\$ 524.45	\$ 500.45	\$ 39.04	\$ 15.04	\$ 539.49
1185 Quayside Drive #0601	221	1450	\$ 685.71	\$ 654.33	\$ 51.05	\$ 19.67	\$ 705.38
1185 Quayside Drive #0602	222	1244	\$ 588.29	\$ 561.37	\$ 43.80	\$ 16.88	\$ 605.17
1185 Quayside Drive #0603	223	734	\$ 347.11	\$ 331.23	\$ 25.84	\$ 9.96	\$ 357.07
1185 Quayside Drive #0604	224	1139	\$ 538.63	\$ 513.99	\$ 40.10	\$ 15.46	\$ 554.09
1185 Quayside Drive #0605	225	1392	\$ 658.28	\$ 628.15	\$ 49.01	\$ 18.88	\$ 677.16
1185 Quayside Drive #0606	226	1392	\$ 658.28	\$ 628.15	\$ 49.01	\$ 18.88	\$ 677.16
1185 Quayside Drive #0607	227	1109	\$ 524.45	\$ 500.45	\$ 39.04	\$ 15.04	\$ 539.49
1185 Quayside Drive #0701	228	1450	\$ 685.71	\$ 654.33	\$ 51.05	\$ 19.67	\$ 705.38
1185 Quayside Drive #0702	229	1244	\$ 588.29	\$ 561.37	\$ 43.80	\$ 16.88	\$ 605.17
1185 Quayside Drive #0703	230	734	\$ 347.11	\$ 331.23	\$ 25.84	\$ 9.96	\$ 357.07
1185 Quayside Drive #0704	231	1139	\$ 538.63	\$ 513.99	\$ 40.10	\$ 15.46	\$ 554.09
1185 Quayside Drive #0705	232	1392	\$ 658.28	\$ 628.15	\$ 49.01	\$ 18.88	\$ 677.16
1185 Quayside Drive #0706	233	1392	\$ 658.28	\$ 628.15	\$ 49.01	\$ 18.88	\$ 677.16
1185 Quayside Drive #0707	234	1109	\$ 524.45	\$ 500.45	\$ 39.04	\$ 15.04	\$ 539.49
1185 Quayside Drive #0801	235	1450	\$ 685.71	\$ 654.33	\$ 51.05	\$ 19.67	\$ 705.38
1185 Quayside Drive #0802	236	1244	\$ 588.29	\$ 561.37	\$ 43.80	\$ 16.88	\$ 605.17
1185 Quayside Drive #0803	237	734	\$ 347.11	\$ 331.23	\$ 25.84	\$ 9.96	\$ 357.07
1185 Quayside Drive #0804	238	1139	\$ 538.63	\$ 513.99	\$ 40.10	\$ 15.46	\$ 554.09
1185 Quayside Drive #0805	239	1392	\$ 658.28	\$ 628.15	\$ 49.01	\$ 18.88	\$ 677.16
1185 Quayside Drive #0806	240	1392	\$ 658.28	\$ 628.15	\$ 49.01	\$ 18.88	\$ 677.16
1185 Quayside Drive #0807	241	1109	\$ 524.45	\$ 500.45	\$ 39.04	\$ 15.04	\$ 539.49
1185 Quayside Drive #0901	242	1450	\$ 685.71	\$ 654.33	\$ 51.05	\$ 19.67	\$ 705.38
1185 Quayside Drive #0902	243	1244	\$ 588.29	\$ 561.37	\$ 43.80	\$ 16.88	\$ 605.17
1185 Quayside Drive #0903	244	734	\$ 347.11	\$ 331.23	\$ 25.84	\$ 9.96	\$ 357.07
1185 Quayside Drive #0904	245	1139	\$ 538.63	\$ 513.99	\$ 40.10	\$ 15.46	\$ 554.09
1185 Quayside Drive #0905	246	1392	\$ 658.28	\$ 628.15	\$ 49.01	\$ 18.88	\$ 677.16
1185 Quayside Drive #0906	247	1392	\$ 658.28	\$ 628.15	\$ 49.01	\$ 18.88	\$ 677.16
1185 Quayside Drive #0907	248	1109	\$ 524.45	\$ 500.45	\$ 39.04	\$ 15.04	\$ 539.49
1185 Quayside Drive #1001	249	1450	\$ 685.71	\$ 654.33	\$ 51.05	\$ 19.67	\$ 705.38
1185 Quayside Drive #1002	250	1244	\$ 588.29	\$ 561.37	\$ 43.80	\$ 16.88	\$ 605.17
1185 Quayside Drive #1003	251	734	\$ 347.11	\$ 331.23	\$ 25.84	\$ 9.96	\$ 357.07
1185 Quayside Drive #1004	252	1139	\$ 538.63	\$ 513.99	\$ 40.10	\$ 15.46	\$ 554.09
1185 Quayside Drive #1005	253	1392	\$ 658.28	\$ 628.15	\$ 49.01	\$ 18.88	\$ 677.16
1185 Quayside Drive #1006	254	1392	\$ 658.28	\$ 628.15	\$ 49.01	\$ 18.88	\$ 677.16
1185 Quayside Drive #1007	255	1109	\$ 524.45	\$ 500.45	\$ 39.04	\$ 15.04	\$ 539.49
1185 Quayside Drive #1101	256	1450	\$ 685.71	\$ 654.33	\$ 51.05	\$ 19.67	\$ 705.38
1185 Quayside Drive #1102	257	1244	\$ 588.29	\$ 561.37	\$ 43.80	\$ 16.88	\$ 605.17
1185 Quayside Drive #1103	258	734	\$ 347.11	\$ 331.23	\$ 25.84	\$ 9.96	\$ 357.07
1185 Quayside Drive #1104	259	1139	\$ 538.63	\$ 513.99	\$ 40.10	\$ 15.46	\$ 554.09
1185 Quayside Drive #1105	260	1392	\$ 658.28	\$ 628.15	\$ 49.01	\$ 18.88	\$ 677.16

<b>NWS3385 - Riviera</b>							
<b>Approved Strata Fee Schedule</b>							
<b>For the Year Jan 01 2023 - Dec 31 2023</b>							
<b>Unit</b>	<b>Strata Lot#</b>	<b>Unit Entitlement</b>	<b>Old Strata Fee</b>	<b>Operating Portion</b>	<b>CRF/ Reserve Portion</b>	<b>Fee Incr/ (Decr)</b>	<b>Approved Strata Fee</b>
1185 Quayside Drive #1106	261	1392	\$ 658.28	\$ 628.15	\$ 49.01	\$ 18.88	\$ 677.16
1185 Quayside Drive #1107	262	1109	\$ 524.45	\$ 500.45	\$ 39.04	\$ 15.04	\$ 539.49
1185 Quayside Drive #1201	263	1450	\$ 685.71	\$ 654.33	\$ 51.05	\$ 19.67	\$ 705.38
1185 Quayside Drive #1202	264	1244	\$ 588.29	\$ 561.37	\$ 43.80	\$ 16.88	\$ 605.17
1185 Quayside Drive #1203	265	734	\$ 347.11	\$ 331.23	\$ 25.84	\$ 9.96	\$ 357.07
1185 Quayside Drive #1204	266	1139	\$ 538.63	\$ 513.99	\$ 40.10	\$ 15.46	\$ 554.09
1185 Quayside Drive #1205	267	1392	\$ 658.28	\$ 628.15	\$ 49.01	\$ 18.88	\$ 677.16
1185 Quayside Drive #1206	268	1392	\$ 658.28	\$ 628.15	\$ 49.01	\$ 18.88	\$ 677.16
1185 Quayside Drive #1207	269	1109	\$ 524.45	\$ 500.45	\$ 39.04	\$ 15.04	\$ 539.49
1185 Quayside Drive #1401	270	1450	\$ 685.71	\$ 654.33	\$ 51.05	\$ 19.67	\$ 705.38
1185 Quayside Drive #1402	271	1244	\$ 588.29	\$ 561.37	\$ 43.80	\$ 16.88	\$ 605.17
1185 Quayside Drive #1403	272	734	\$ 347.11	\$ 331.23	\$ 25.84	\$ 9.96	\$ 357.07
1185 Quayside Drive #1404	273	1139	\$ 538.63	\$ 513.99	\$ 40.10	\$ 15.46	\$ 554.09
1185 Quayside Drive #1405	274	1392	\$ 658.28	\$ 628.15	\$ 49.01	\$ 18.88	\$ 677.16
1185 Quayside Drive #1406	275	1392	\$ 658.28	\$ 628.15	\$ 49.01	\$ 18.88	\$ 677.16
1185 Quayside Drive #1407	276	1109	\$ 524.45	\$ 500.45	\$ 39.04	\$ 15.04	\$ 539.49
1185 Quayside Drive #1501	277	1450	\$ 685.71	\$ 654.33	\$ 51.05	\$ 19.67	\$ 705.38
1185 Quayside Drive #1502	278	1244	\$ 588.29	\$ 561.37	\$ 43.80	\$ 16.88	\$ 605.17
1185 Quayside Drive #1503	279	734	\$ 347.11	\$ 331.23	\$ 25.84	\$ 9.96	\$ 357.07
1185 Quayside Drive #1504	280	1139	\$ 538.63	\$ 513.99	\$ 40.10	\$ 15.46	\$ 554.09
1185 Quayside Drive #1505	281	1392	\$ 658.28	\$ 628.15	\$ 49.01	\$ 18.88	\$ 677.16
1185 Quayside Drive #1506	282	1392	\$ 658.28	\$ 628.15	\$ 49.01	\$ 18.88	\$ 677.16
1185 Quayside Drive #1507	283	1109	\$ 524.45	\$ 500.45	\$ 39.04	\$ 15.04	\$ 539.49
1185 Quayside Drive #1601	284	1450	\$ 685.71	\$ 654.33	\$ 51.05	\$ 19.67	\$ 705.38
1185 Quayside Drive #1602	285	1244	\$ 588.29	\$ 561.37	\$ 43.80	\$ 16.88	\$ 605.17
1185 Quayside Drive #1603	286	734	\$ 347.11	\$ 331.23	\$ 25.84	\$ 9.96	\$ 357.07
1185 Quayside Drive #1604	287	1139	\$ 538.63	\$ 513.99	\$ 40.10	\$ 15.46	\$ 554.09
1185 Quayside Drive #1605	288	1392	\$ 658.28	\$ 628.15	\$ 49.01	\$ 18.88	\$ 677.16
1185 Quayside Drive #1606	289	1392	\$ 658.28	\$ 628.15	\$ 49.01	\$ 18.88	\$ 677.16
1185 Quayside Drive #1607	290	1109	\$ 524.45	\$ 500.45	\$ 39.04	\$ 15.04	\$ 539.49
1185 Quayside Drive #1701	291	1451	\$ 686.18	\$ 654.77	\$ 51.09	\$ 19.68	\$ 705.86
1185 Quayside Drive #1702	292	1447	\$ 684.29	\$ 652.98	\$ 50.94	\$ 19.63	\$ 703.92
1185 Quayside Drive #1703	293	1143	\$ 540.53	\$ 515.79	\$ 40.24	\$ 15.50	\$ 556.03
1185 Quayside Drive #1704	294	1387	\$ 655.91	\$ 625.90	\$ 48.83	\$ 18.82	\$ 674.73
1185 Quayside Drive #1705	295	1387	\$ 655.91	\$ 625.90	\$ 48.83	\$ 18.82	\$ 674.73
1185 Quayside Drive #1706	296	1117	\$ 528.23	\$ 504.05	\$ 39.33	\$ 15.15	\$ 543.38
1185 Quayside Drive #1801	297	2157	\$ 1,020.05	\$ 973.37	\$ 75.94	\$ 29.26	\$ 1,049.31
1185 Quayside Drive #1802	298	1258	\$ 594.91	\$ 567.69	\$ 44.29	\$ 17.07	\$ 611.98
1185 Quayside Drive #1803	299	1145	\$ 541.47	\$ 516.70	\$ 40.31	\$ 15.54	\$ 557.01
1185 Quayside Drive #1804	300	1387	\$ 655.91	\$ 625.90	\$ 48.83	\$ 18.82	\$ 674.73
1185 Quayside Drive #1805	301	1589	\$ 751.44	\$ 717.06	\$ 55.94	\$ 21.56	\$ 773.00
1185 Quayside Drive #1901	302	1930	\$ 912.70	\$ 870.93	\$ 67.95	\$ 26.18	\$ 938.88
1185 Quayside Drive #1902	303	1964	\$ 928.78	\$ 886.27	\$ 69.15	\$ 26.64	\$ 955.42
1185 Quayside Drive #1903	304	1583	\$ 748.60	\$ 714.35	\$ 55.73	\$ 21.48	\$ 770.08
1185 Quayside Drive #1904	305	1583	\$ 748.60	\$ 714.35	\$ 55.73	\$ 21.48	\$ 770.08
1185 Quayside Drive #2001	306	2772	\$ 1,310.88	\$ 1,250.90	\$ 97.59	\$ 37.61	\$ 1,348.49
1185 Quayside Drive #2002	307	2807	\$ 1,327.43	\$ 1,266.69	\$ 98.83	\$ 38.09	\$ 1,365.52
<b>Monthly Total</b>		<b>397,646</b>	<b>\$ 188,047.13</b>	<b>\$ 179,442.32</b>	<b>\$ 13,999.80</b>	<b>#####</b>	<b>\$ 193,442.12</b>
			X12	X12	X12	X12	X12
<b>Annual Total</b>			<b>\$ 2,256,565.56</b>	<b>\$ 2,153,307.84</b>	<b>\$ 167,997.60</b>	<b>#####</b>	<b>\$ 2,321,305.44</b>