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British Columbia, Inc.

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

ਸਹੂਲੀ ਜਾਣਕਾਰੀ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲੰਘਾ ਕਰਵਾਓ

March 10, 2025

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

Dear Owners:

RE: STRATA PLAN NWS 3385 – RIVIERA
2025 ANNUAL GENERAL MEETING

Please find enclosed the Minutes of the Annual General Meeting held on February 25, 2025 and the 2025 approved strata fees and 2025 operating budget. Please note there was no increase in strata fees for the current fiscal year.

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, 2025 to December 1st, 2025 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 or the Associa Client Service Centre at 604-501-4411.

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

Alex Gefter
Community Manager,
A Licensed Strata Manager

LOCATION

Electronically over Zoom

**STRATA COUNCIL
2024**

Brian Allen
Brent Atkinson
Thomas Canty
Denise Dalton
Reg Nordman
Ron Sheldrake
Dave Wilkinson

RIVIERA SITE OFFICE

riviera@shawcable.com
604-833-4601

STRATA MANAGER

Alex Gefter
abc.clientservicecentre@associabc.ca
Phone: 604-501-4411

ACCOUNTANT

Catheleen Wakefield
Accounting Inquiries
604-591-6060

**ASSOCIA BRITISH
COLUMBIA INC**

#1001 – 7445 132nd Street, Surrey
BC V3W 1J8

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

For emergencies, please follow
prompts



67 Owners were represented.
52 Owners were represented in person.
16 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 67 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 7:34 p.m. by Council President, Reg Nordman. The Annual General Meeting was declared competent to proceed with the business at hand.

ATTENDANCE

(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 4, 2025, 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 27, 2024, as previously distributed. **CARRIED BY MAJORITY VOTE**

(8) PRESIDENT'S REPORT

I want to introduce Dave Wilkinson, a new council volunteer. Dave owns a local business and has long lived in Rivera Tower C. He can help us in many ways this year. (Thank you, Jerry, for introducing Dave to us).

Let's review capital projects completed last year.

- Social Lounge Renovation by Denise, Ron and Rick
- Tower C lobby refresh (Owners committee with Brian)
- Tower A Swimming Pool Tile Installation.
- Tower A Gyms Area Air Conditioning (Owners with Brian)
- 3rd level parkade metal roof replacement
- Heat tracing drainpipes - to prevent future freezing.
- The upgrade of one Tower C elevator has been completed, and work is now underway on the second elevator. The project is on time and still within budget.

We have some projects coming.

We are replacing the sprinkler heads in Tower C because we tested samples, and a few did not work. (They are long out of warranty). This is a fire safety issue for us. There will be notices.

The bike rooms are overcrowded, so a clean-out of abandoned bikes is happening. This bike initiative comes from an Owners' committee under Brian.

We want a safer place for daily riders to store their bikes. Our insurer is also concerned about the fire danger of charging e-bike batteries in suites, so we wish to add secure charging lockers for e-bike batteries. A battery fire would be costly for us as Owners.

A reminder: There is a long-standing \$200 bylaw fine if you take your bikes to your suite. The bike areas have security cameras 24/7.

After successfully upgrading the entry phone in Tower C, we want to do the same for the Towers A and B entry phones. This more modern system is convenient for Owners, as you can use your smartphones with it. Parts are becoming difficult to obtain for the old system.

After the elevator work is complete, we will commission a new Contingency Report, which the province now requires for every Strata. You will be asked to authorize from the CRF enough funds to do this report and another 18 months later (Govt regulations)

Remember, we have a short-term rental bylaw that imposes a \$200 fine for short-term rentals in your suite. A law (and a \$1000 fine) also prohibits subletting the guest suite.

Could you continue to be the building's first line of security? Don't let non-residents into the building. Please remember the date and time and inform the office if someone does this. Also, visitor parking is just for our visitors, not those visiting our neighbours or Owners needing a spot. Staff are towing non-compliant cars/trucks.

The 2025 budget work is done. Thomas hates increasing our fees, but his hands are often tied. The government now forces us to add 10% to our very healthy contingency each year (which could create a 3% maintenance fee increase). Thomas still squeezed the budget to keep the rise to zero, yes 0, this year. This is the second time he has done this, despite all the service rises. Looming over us is the inevitable rise in insurance we will see in November due to US fires etc. Next year's (2026) budget will be a challenge.

(9) 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 \$231,197,000.00 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	\$250,000
Earthquake	20%,

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 ensure 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.

Some questions arose regarding the earthquake deductible. An informational pamphlet from the strata insurer explaining the calculations for this unique deductible are appended to these minutes.

(10) APPROVAL OF THE 2025 OPERATING BUDGET

It was **MOVED** and **SECONDED** to adopt the operating budget for the 2025 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 eliminate the need for future special levies.

The Chair took many questions from the floor regarding the proposed budget. Despite lingering inflationary pressures throughout the economy for the goods and services the strata corporation requires for its daily operations, no strata fee increase of is being proposed due to the strong fiscal position of the strata corporation. After discussion was concluded, the Owners then proceeded to vote:

VOTE COUNT:

WITH 62 IN FAVOUR; 1 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 2025 fiscal year, effective January 1, 2025 through December 31, 2025.

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.
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 correct fee amount will be withdrawn.
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, 2025 to December 1st, 2025 and made payable to **Strata Plan NWS3385**.

Owners are encouraged to contact the Associa Customer Service Center at 604-501-4411 or by email 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.

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

11.1 CRF INSURANCE LOAN EXTENSION -- 3/4 VOTE RESOLUTION A

BE IT RESOLVED as a three-quarter ($\frac{3}{4}$) vote of the Owners, Strata Plan NWS 3385 – The Riviera, that the Strata Corporation be allowed an extension of the existing temporary loan from the Contingency Reserve Fund to the Operating Account for the purpose of funding the remaining payments due on the 2024-2025 Strata Insurance premium. This amount of \$400,000.30 will be repaid to the Contingency Reserve Fund by no later than October 31st, 2025.

RATIONALE:

The fiscal year of the Strata Corporation is January 1st - December 31st, 2024. The Insurance policy period is October 31, 2024 to October 31, 2025. The Strata Corporation, in accordance with the Strata Property Act, borrowed the premium amount from the Contingency Reserve Fund (CRF) to cover the annual insurance premium without having to incur financing costs. However, Strata Property Act Regulations require repayment of this loan by the end of the previous fiscal year unless extended by 3/4

vote of the Owners.

--- END OF RESOLUTION A ---

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

VOTE COUNT:

WITH 64 IN FAVOUR; One OPPOSED and None ABSTAINED; the MOTION was CARRIED

11.2 BIKE ROOM COMMITTEE UPGRADES
CONTINGENCY RESERVE FUNDING
3/4 VOTE RESOLUTIONS B & C

These bike room initiatives come from an Owners' committee with the assistance of your Strata Council. We all want a safer place for resident daily bike riders to store and access their bikes. The bike rooms have become overcrowded since the last Clean Up in 2019, therefore a clean-out of abandoned bikes is long overdue and is happening, not ifs ands nor butts.

Secondly, Our insurance broker is concerned about the fire danger of charging e-bike batteries in suites, so we wish to add a few secure charging lockers for e-bike batteries. A battery fire within any suite would be very costly for all Strata owners.

Reminder: There is a long-standing \$200 bylaw fine if you take your bikes to your suite. The bike areas have high resolution security cameras operating 24/7 for everyone's security.

- 1. WHEREAS the Riviera Strata Corporation NWS3385 wishes to upgrade its facilities for users of bicycles.*
- 2. The Strata Property Act requires that expenditures from the Contingency Reserve Fund be approved by 3/4 vote at a general meeting.*

B. Therefore, **BE IT RESOLVED** by a 3/4 vote of the Owners, strata plan NWS 3385 Riviera, to approve an expenditure of up to **seven thousand dollars (\$7,000)** from the Contingency Reserve Fund to install up to 40 wall mounted bike racks in the existing dedicated bike rooms.

C. Additionally, **BE IT RESOLVED** by a 3/4 vote of the Owners, strata plan NWS 3385 Riviera, to approve an expenditure of up to **ten thousand dollars (\$10,000)** in order to establish one or more safe, electric bike battery charging stations so that risks associated with the charging of electrical bicycle batteries may be significantly mitigated within the strata corporation. If a means of sharing both the cost of the charging equipment and the cost of electrical power usage cannot be agreed to with the Council Members, the Strata will not proceed with this motion.

RATIONALE:

Use of the bike rooms has been growing, and our planned annual cleanup may not generate enough bike spaces for all persons wanting a bike space. The additional Forty (40) dedicated Bike Storage spaces will ensure all dedicated bike storage rentals have a dedicated Bike Space for their bike after each ride. Rental Fees for dedicated bike spaces are to be set at the beginning of each calendar year.

There are a growing number of E-Bike riders who are taking their bikes and/or their bike batteries to their suites to charge them. This is a significant fire risk, especially when unapproved or damaged batteries are being used. Many people are opting for cheaper batteries from places that do not adhere to our country's safety standards. We cannot police all strata units, BUT we should try to provide residents with safer options as we understand them. We are not experts and not risk advisors. Should Owners choose not to investigate their own risks and select their own advisors, that is their choice and at their own risk choice.

E-BIKE CHARGING:

Failure to use proper E-Bike batteries and failure to use proper E-Bike battery charging equipment could result in the denial of a Fire Insurance Claim for using E-Bike Batteries NOT APPROVED by the Government of Canada or not using government approved E-Bike Battery Charging Stations and related government approved equipment.

--- END OF RESOLUTIONS B & C ---

After some questions, votes on the resolutions was called, with the following result:

VOTE COUNT FOR RESOLUTION B:

WITH 59 IN FAVOUR; 4 OPPOSED and 3 ABSTAINED; the MOTION was CARRIED

VOTE COUNT FOR RESOLUTION C:

WITH 56 IN FAVOUR; 6 OPPOSED and 3 ABSTAINED; the MOTION was CARRIED

11.3 CAPITAL PROJECT – CONTINGENCY RESERVE FUNDING **ENTERPHONE REPLACEMENT FOR TOWERS A AND B** **3/4 VOTE RESOLUTION D**

1. Whereas the Tower 'A' and 'B' Enterphone access systems are not meeting residents' needs.
2. The current Enterphone access system cannot be upgraded.
3. Be it resolved to authorize up to \$25,000.00 (twenty five thousand) from the Contingency Reserve Fund to replace both existing systems.

Rationale:

With the existing Enterphone system, a visitor can only dial a single landline number for suite access. New systems can dial residents cellphone or landline and can also have multiple resident listings.

--- END OF RESOLUTION D ---

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

VOTE COUNT:

WITH 61 IN FAVOUR; 2 OPPOSED and 1 ABSTAINED; the MOTION was CARRIED

11.4 CONTINGENCY RESERVE FUNDING
DEPRECIATION AND ELECTRICAL PLANNING REPORTS
MAJORITY VOTE RESOLUTION E

BE IT RESOLVED as a majority vote of the Owners of Strata Plan NWS3385 Riviera, that an amount not to exceed \$25,000 (twenty-five thousand dollars) be expended from the Contingency Reserve Fund for the purpose of obtaining a Depreciation report and Electrical Planning report under section 94 of the *Strata Property Act*.

Rationale:

The Strata Property Act allows for the Strata Corporation to obtain a depreciation report and electrical planning report by using the Contingency Reserve by majority vote rather than the standard ¾ vote threshold. These two reports are required to be obtained by the strata corporation by July 2026.

--- END OF RESOLUTION E ---

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

VOTE COUNT:

WITH 62 IN FAVOUR; None OPPOSED and One ABSTAINED; the MOTION was CARRIED

11.5 BYLAW AMENDMENT – EV CHARGING HOURS
3/4 VOTE F

Be it resolved by a three-quarter (3/4) vote of the Owners of Strata Plan NWS3385, Riviera, to repeal the existing Bylaw 38 and replace it with the following:

Existing:

38.

(12) Registered vehicles may only be parked in the designated EVC stalls for the purpose of vehicle charging, and must be removed:

- (a) when charging is complete;
- (b) after being parked in a designated stall for 6 hours any day;
- (c) if the vehicle was parked in a designated stall after 11:00 p.m., by 8:00 a.m. the following morning, and may not park in an EVC stall again that day.

Proposed Amended Bylaw:

38.

(12) Registered vehicles may only be parked in the designated EVC stalls for the purpose of vehicle charging, and must be removed:

- (a) when charging is complete;
- (b) or after being parked in a designated stall for 6 hours any day;
- (c) or if the vehicle is initially parked in a designated stall after 11:00 p.m., by 8:00 a.m. the following morning, and may not park in a designated stall, during the 11:00 p.m. to 8:00 a.m. allowed period, more than three (3) times in any Sunday to Saturday seven (7) day period.

(17) a vehicle may not park in a designated EVC stall twice in the same day.

Rationale:

This change should clear up any ambiguity in the hours of permitted use.

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

VOTE COUNT:

WITH 57 IN FAVOUR; None OPPOSED and 6 ABSTAINED; the MOTION was CARRIED

(12) ELECTION OF 2025 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 2025 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 2025 fiscal year:

Brian Allen	Thomas Canty	Denise Dalton	Reg Nordman
Ron Sheldrake	Brent Atkinson	David Wilkinson	Nancy Yang

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 the seven owners who received the highest vote totals were elected to the 2024 Strata Council.

- 1. Brian Allen 64 votes**
- 2. Brent Atkinson 66 votes**
- 3. Thomas Canty 65 votes**
- 4. Denise Dalton 65 votes**
- 5. Dave Wilkinson 61 votes**
- 6. Reg Nordman 64 votes**
- 7. Ron Sheldrake 67 votes**

Nancy Yang 7 votes

(13) TERMINATION OF MEETING

There being no further business, the general meeting was terminated at 9:03 p.m.

The next Strata Council Meeting will be held on **Tuesday, March 25th, 2025 at 7:00 p.m.** electronically on Zoom and/ or in the meeting room located at 1235 Quayside Drive, New Westminster, BC.



Join TownSq now to start experiencing community your way! Meet your neighbors, manage your account, access the resources you need for better community living, such as the latest Council and AGM minutes, bylaws and rules and other important documents.

Go to <https://app.townsq.io/associa/signup>

Please contact Associa British Columbia Inc., Monday – Friday from 8:30am – 4:00pm at 1-877-585-4411 or by email at abc.info@associa.ca if you have any questions regarding registration or log in.-

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

	12/31/2024 Actual Year End	2024 Annual Budget	2025 Approved Budget
TOTAL OWNER CONTRIBUTION	2415823.08	2415820.85	2415820.85 *
Operating Fund			
Opening Balance	262026.58	262026.58	303225.21
Owner's Contribution	2175877.08	2175874.85	2172312.85 *
Other Income	170289.79	87750.00	87250.00
Total Operating Expenses	(2304968.24)	(2399455.21)	(2436591.84)
Operating Fund Ending Balance	303225.21	126196.22	126196.22
Contingency Reserve Fund			
Opening Balance - CIBC	2057235.38	2057235.38	1924671.95
Owner's Contribution	239946.00	239946.00	243508.00 *
Interest Income	88336.72	88336.72	55253.50
Transfer to Reserves	(143000.00)	0.00	0.00
Transfer to CRF from Reserves	25009.23	0.00	0.00
Emergency Expenses Paid	(81313.36)	0.00	0.00
Insurance Recovery Payments	138457.98	0.00	0.00
Loan to Operating	(400000.00)	0.00	0.00
Contingency Fund Ending Balance	1,924,671.95	2,385,518.10	2,223,433.45
Contingency Elevator Reserve			
Opening Balance	-	-	-
Owner's Contribution	78,000.00	78,000.00	- *
Transfer to Reserves	(78,000.00)	-	-
Other Reserve Ending Balance	-	78,000.00	-
Other Reserve - Assigned			
Opening Balance - GL 3120 Build Env	50000.00	50000.00	687430.29
Expenses	0.00	0.00	0.00 *
Opening Balance - GL 3148 Drainage	15000.00	15000.00	0.00
Expenses	0.00	0.00	0.00 *
Opening Balance - GI 3150 Heating Pipes	0.00	0.00	0.00
Transfer from Contingency Reserve	40000.00	0.00	0.00 *
Expenses	(38936.19)	0.00	0.00
Opening Balance - GL 3152 Elevator	612712.50	612712.50	0.00
Expenses	(187525.82)	0.00	0.00
Opening Balance - GL 3156 Fire Panel	28650.00	28650.00	0.00
Expenses	(26250.00)	0.00	0.00
Transfer to Contingency Reserve	(2400.00)		
Opening Balance - GL 3158 Gym Upgrade	5010.14	5010.14	0.00
Transfer to Contingency Reserve	(5010.14)	0.00	0.00 *
Opening Balance - GL 3160 Flooring	0.00	0.00	0.00
Transfer from Contingency Reserve	18000.00	0.00	0.00 *
Expenses	(15368.41)	0.00	0.00
Transfer to Contingency Reserve	(2631.59)	0.00	0.00
Opening Balance - GL 3188 Interest	65926.28	65926.28	0.00
Interest Income	20402.43	0.00	0.00
Opening Balance - GL 3220 Parking Ramp	0.00	0.00	0.00
Transfer from Contingency Reserve	27000.00	0.00	0.00 *
Expenses	0.00	0.00	0.00
Opening Balance - GL 3228 Pool Upgrades	65000.00	65000.00	0.00
Expenses	(50032.50)	0.00	0.00 *
Transfer to Contingency Reserve	(14967.50)	0.00	0.00
Opening Balance - GL 3240 Metal Roof	0.00	0.00	0.00
Transfer from Contingency Reserve	75000.00	0.00	0.00 *
Expenses	(18375.00)	0.00	0.00
Opening Balance - GL 3268 Parkade Water	23000.00	23000.00	0.00
Expenses	0.00	0.00	0.00 *
Other Reserve Ending Balance	687430.29	865298.92	687430.29

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

NWS3385 - Riviera
Approved Budget - Jan 01 2025 - Dec 31 2025

Account	Account Name	31-Dec-24 Actual Year End	2024 Annual Budget	2025 Approved Budget
RECEIPTS / REVENUE				
4000	Assessment Income			
4000	Owners' Contributions	2,415,823.08	2,415,820.85	2,415,820.85
4070	Maintenance Assessments	400.00	0.00	0.00
4075	Parking Assessments	9,740.00	7,000.00	8,000.00
4090	Recovery - Hydro	5,958.37	0.00	0.00
4000	Total Assessment Income	2,431,921.45	2,422,820.85	2,423,820.85
4200	User Fee Income			
4225	Fobs/Keys/Remotes Fees	2,715.00	3,000.00	3,000.00
4240	Move-In & Out Fees	5,600.00	4,500.00	4,750.00
4275	Social/Recreation/Activity Fees	23,505.16	18,000.00	21,000.00
4200	Total User Fee Income	31,820.16	25,500.00	28,750.00
4400	Rental Income			
4410	Storage Rental Fees	375.00	0.00	0.00
4400	Total Rental Income	375.00	0.00	0.00
4700	Collections Income			
4705	NSF Service Fees	42.00	0.00	0.00
4700	Total Collections Income	42.00	0.00	0.00
4800	Other Income			
4800	Rooftop Income	39,077.50	45,000.00	38,000.00
4810	Bylaw Fines	1,800.00	0.00	0.00
4815	Prior Year Surplus	135,830.36	135,830.36	177,028.99
4820	Insurance Recovery	61,636.97	0.00	0.00
4830	Bottle Returns	2,795.80	2,250.00	2,500.00
4800	Total Other Income	241,140.63	183,080.36	217,528.99
4900	Investment Income			
4900	Interest Income - Operating	16,643.99	8,000.00	10,000.00
4900	Total Investment Income	16,643.99	8,000.00	10,000.00
TOTAL RECEIPTS / REVENUE		2,721,943.23	2,639,401.21	2,680,099.84
EXPENSES & RESERVES				
5000	Administrative			
5002	Statutory Review of Trust Accounts	577.50	650.00	650.00
5003	Meetings	0.00	225.00	225.00
5015	Bank Services	441.40	500.00	475.00
5195	Miscellaneous Expenses	191.26	0.00	0.00
5198	Additional Services	9,265.80	7,500.00	9,300.00

NWS3385 - Riviera
Approved Budget - Jan 01 2025 - Dec 31 2025

Account	Account Name	31-Dec-24 Actual Year End	2024 Annual Budget	2025 Approved Budget
5000	Total Administrative	10,475.96	8,875.00	10,650.00
5200	Communications			
5210	Postage/Printing & Copying	16,302.23	16,000.00	11,200.00
5200	Total Communications	16,302.23	16,000.00	11,200.00
5300	Payroll & Benefits			
5316	Caretaker Salaries	235,545.56	237,610.21	241,689.50
5334	Caretaker Rent Subsidy	5,000.06	5,250.00	5,100.00
5390	Worksafe BC	1,136.56	1,000.00	1,300.00
5399	CPP/EI	14,118.30	17,000.00	16,000.00
5300	Total Payroll & Benefits	255,800.48	260,860.21	264,089.50
5400	Insurance			
5400	Insurance Premiums	805,319.41	800,000.00	786,407.00
5400	Total Insurance	805,319.41	800,000.00	786,407.00
6000	Utilities			
6000	Electric Service	131,428.10	136,500.00	141,500.00
6005	Gas Service	159,426.20	200,000.00	235,000.00
6025	Water & Sewer Service	286,509.52	291,950.00	320,000.00
6035	Garbage and Recycling Service	62,814.73	63,850.00	71,500.00
6050	Telephone Service	6,762.78	7,000.00	6,500.00
6000	Total Utilities	646,941.33	699,300.00	774,500.00
6100	Landscaping			
6100	Grounds & Landscaping	44,249.00	44,500.00	45,835.00
6100	Total Landscaping	44,249.00	44,500.00	45,835.00
6200	Irrigation			
6200	Irrigation Repair & Maintenance	8,993.47	5,000.00	8,500.00
6200	Total Irrigation	8,993.47	5,000.00	8,500.00
6300	Operations			
6303	Lease Payments	20,160.00	22,600.00	21,000.00
6300	Total Operations	20,160.00	22,600.00	21,000.00
6400	Contracted Services			
6406	Electrical Services	0.00	5,000.00	5,000.00
6408	Elevator Services	61,559.00	64,500.00	63,000.00
6414	Fire Monitoring & Protection	57,311.33	45,000.00	45,000.00
6422	Gate Services	2,485.35	7,000.00	6,000.00
6434	Pest Control	5,577.06	5,000.00	5,000.00
6441	Alarm Monitoring	5,691.10	7,500.00	6,500.00
6446	Window Cleaning Services	10,909.50	15,000.00	12,500.00
6400	Total Contracted Services	143,533.34	149,000.00	143,000.00
6500	Repair & Maintenance			
6530	Common Areas Repair & Maintenance	84.00	500.00	500.00

NWS3385 - Riviera
Approved Budget - Jan 01 2025 - Dec 31 2025

Account	Account Name	31-Dec-24 Actual Year End	2024 Annual Budget	2025 Approved Budget
6537	Duct / Vent Cleaning	472.50	13,000.00	13,000.00
6570	Fitness Equipment Repair & Maintenance	3,990.50	20,000.00	15,000.00
6600	General Repair & Maintenance	159,809.71	175,000.00	162,007.74
6605	Generator Repair & Maintenance	7,312.37	7,500.00	8,000.00
6640	Lighting Supplies/Repair & Maintenance	3,554.80	5,000.00	5,000.00
6670	Mechanical Systems Services & Supplies	56,035.99	70,000.00	60,000.00
6700	Pool & Spa Supplies/Repair & Maintenance	14,755.40	7,000.00	9,000.00
6795	Other Supplies/Repair & Maintenance	21,863.10	8,500.00	10,000.00
6500	Total Repair & Maintenance	267,878.37	306,500.00	282,507.74
7000	Professional Services			
7000	Corporation Tax Return	8,084.98	7,500.00	8,000.00
7011	Engineering - Depreciation Report	0.00	0.00	0.00
7013	Engineering - Electrical Planning Report	0.00	0.00	0.00
7040	Management Fees	69,419.73	69,420.00	71,502.60
7000	Total Professional Services	77,504.71	76,920.00	79,502.60
8800	Reimbursable Expenses			
8840	Keys / Fobs / Remotes	0.00	2,000.00	1,500.00
8800	Total Reimbursable Expenses	0.00	2,000.00	1,500.00
8900	Association Owned Unit Expenses			
8900	Strata Owned Unit Fees	6,640.32	6,400.00	6,400.00
8905	Owned Unit Repair & Maintenance	1,169.62	1,500.00	1,500.00
8900	Total Association Owned Unit Expenses	7,809.94	7,900.00	7,900.00
	TOTAL OPERATING EXPENSES	2,304,968.24	2,399,455.21	2,436,591.84
	CRF & OTHER BUDGETED RESERVE FUNDS			
9800	Reserve Expenses			
9834	Contingency Reserve Fund	161,946.00	161,946.00	243,508.00
9850	Elevators Reserve	78,000.00	78,000.00	0.00
9800	Total Reserve Expenses	239,946.00	239,946.00	243,508.00
	TOTAL EXPENSES & RESERVES	2,544,914.24	2,639,401.21	2,680,099.84
	SURPLUS / (DEFICIT)	177,028.99	0.00	0.00

NWS3385 - Riviera
Approved Strata Fee Schedule
For the Year Jan 01 2025 - Dec 31 2025

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	\$ 698.15	\$ 627.78	\$ 70.37	\$ -	\$ 698.15
1245 Quayside Drive #0102	2	1174	\$ 594.37	\$ 534.46	\$ 59.91	\$ -	\$ 594.37
1245 Quayside Drive #0101	3	1093	\$ 553.36	\$ 497.58	\$ 55.78	\$ -	\$ 553.36
1245 Quayside Drive #0203	4	1385	\$ 701.19	\$ 630.51	\$ 70.68	\$ -	\$ 701.19
1245 Quayside Drive #0202	5	1167	\$ 590.82	\$ 531.27	\$ 59.55	\$ -	\$ 590.82
1245 Quayside Drive #0201	6	1269	\$ 642.46	\$ 577.70	\$ 64.76	\$ -	\$ 642.46
1245 Quayside Drive #0206	7	1294	\$ 655.12	\$ 589.09	\$ 66.03	\$ -	\$ 655.12
1245 Quayside Drive #0303	8	1396	\$ 706.76	\$ 635.52	\$ 71.24	\$ -	\$ 706.76
1245 Quayside Drive #0302	9	1167	\$ 590.82	\$ 531.27	\$ 59.55	\$ -	\$ 590.82
1245 Quayside Drive #0301	10	1269	\$ 642.46	\$ 577.70	\$ 64.76	\$ -	\$ 642.46
1245 Quayside Drive #0306	11	1285	\$ 650.56	\$ 584.98	\$ 65.58	\$ -	\$ 650.56
1245 Quayside Drive #0305	12	1218	\$ 616.64	\$ 554.48	\$ 62.16	\$ -	\$ 616.64
1245 Quayside Drive #0403	13	1382	\$ 699.67	\$ 629.14	\$ 70.53	\$ -	\$ 699.67
1245 Quayside Drive #0402	14	1169	\$ 591.84	\$ 532.18	\$ 59.66	\$ -	\$ 591.84
1245 Quayside Drive #0401	15	1283	\$ 649.55	\$ 584.08	\$ 65.47	\$ -	\$ 649.55
1245 Quayside Drive #0406	16	1301	\$ 658.66	\$ 592.27	\$ 66.39	\$ -	\$ 658.66
1245 Quayside Drive #0405	17	1155	\$ 584.75	\$ 525.81	\$ 58.94	\$ -	\$ 584.75
1245 Quayside Drive #0404	18	1328	\$ 672.33	\$ 604.56	\$ 67.77	\$ -	\$ 672.33
1245 Quayside Drive #0503	19	1377	\$ 697.14	\$ 626.87	\$ 70.27	\$ -	\$ 697.14
1245 Quayside Drive #0502	20	1169	\$ 591.84	\$ 532.18	\$ 59.66	\$ -	\$ 591.84
1245 Quayside Drive #0501	21	1283	\$ 649.55	\$ 584.08	\$ 65.47	\$ -	\$ 649.55
1245 Quayside Drive #0506	22	1301	\$ 658.66	\$ 592.27	\$ 66.39	\$ -	\$ 658.66
1245 Quayside Drive #0505	23	1155	\$ 584.75	\$ 525.81	\$ 58.94	\$ -	\$ 584.75
1245 Quayside Drive #0504	24	1328	\$ 672.33	\$ 604.56	\$ 67.77	\$ -	\$ 672.33
1245 Quayside Drive #0603	25	1385	\$ 701.19	\$ 630.51	\$ 70.68	\$ -	\$ 701.19
1245 Quayside Drive #0602	26	1169	\$ 591.84	\$ 532.18	\$ 59.66	\$ -	\$ 591.84
1245 Quayside Drive #0601	27	1283	\$ 649.55	\$ 584.08	\$ 65.47	\$ -	\$ 649.55
1245 Quayside Drive #0606	28	1301	\$ 658.66	\$ 592.27	\$ 66.39	\$ -	\$ 658.66
1245 Quayside Drive #0605	29	1155	\$ 584.75	\$ 525.81	\$ 58.94	\$ -	\$ 584.75
1245 Quayside Drive #0604	30	1334	\$ 675.37	\$ 607.29	\$ 68.08	\$ -	\$ 675.37
1245 Quayside Drive #0703	31	1375	\$ 696.13	\$ 625.96	\$ 70.17	\$ -	\$ 696.13
1245 Quayside Drive #0702	32	1169	\$ 591.84	\$ 532.18	\$ 59.66	\$ -	\$ 591.84
1245 Quayside Drive #0701	33	1283	\$ 649.55	\$ 584.08	\$ 65.47	\$ -	\$ 649.55
1245 Quayside Drive #0706	34	1301	\$ 658.66	\$ 592.27	\$ 66.39	\$ -	\$ 658.66
1245 Quayside Drive #0705	35	1155	\$ 584.75	\$ 525.81	\$ 58.94	\$ -	\$ 584.75
1245 Quayside Drive #0704	36	1329	\$ 672.84	\$ 605.02	\$ 67.82	\$ -	\$ 672.84
1245 Quayside Drive #0803	37	1387	\$ 702.20	\$ 631.42	\$ 70.78	\$ -	\$ 702.20
1245 Quayside Drive #0802	38	1169	\$ 591.84	\$ 532.18	\$ 59.66	\$ -	\$ 591.84
1245 Quayside Drive #0801	39	1283	\$ 649.55	\$ 584.08	\$ 65.47	\$ -	\$ 649.55
1245 Quayside Drive #0806	40	1301	\$ 658.66	\$ 592.27	\$ 66.39	\$ -	\$ 658.66
1245 Quayside Drive #0805	41	1155	\$ 584.75	\$ 525.81	\$ 58.94	\$ -	\$ 584.75
1245 Quayside Drive #0804	42	1335	\$ 675.88	\$ 607.75	\$ 68.13	\$ -	\$ 675.88
1245 Quayside Drive #0903	43	1376	\$ 696.64	\$ 626.42	\$ 70.22	\$ -	\$ 696.64
1245 Quayside Drive #0902	44	1169	\$ 591.84	\$ 532.18	\$ 59.66	\$ -	\$ 591.84
1245 Quayside Drive #0901	45	1283	\$ 649.55	\$ 584.08	\$ 65.47	\$ -	\$ 649.55
1245 Quayside Drive #0906	46	1298	\$ 657.15	\$ 590.91	\$ 66.24	\$ -	\$ 657.15
1245 Quayside Drive #0905	47	1155	\$ 584.75	\$ 525.81	\$ 58.94	\$ -	\$ 584.75
1245 Quayside Drive #0904	48	1326	\$ 671.32	\$ 603.65	\$ 67.67	\$ -	\$ 671.32
1245 Quayside Drive #1003	49	1383	\$ 700.18	\$ 629.60	\$ 70.58	\$ -	\$ 700.18
1245 Quayside Drive #1002	50	1169	\$ 591.84	\$ 532.18	\$ 59.66	\$ -	\$ 591.84
1245 Quayside Drive #1001	51	1283	\$ 649.55	\$ 584.08	\$ 65.47	\$ -	\$ 649.55
1245 Quayside Drive #1006	52	1298	\$ 657.15	\$ 590.91	\$ 66.24	\$ -	\$ 657.15
1245 Quayside Drive #1005	53	1155	\$ 584.75	\$ 525.81	\$ 58.94	\$ -	\$ 584.75
1245 Quayside Drive #1004	54	1333	\$ 674.87	\$ 606.85	\$ 68.02	\$ -	\$ 674.87
1245 Quayside Drive #1103	55	1375	\$ 696.13	\$ 625.96	\$ 70.17	\$ -	\$ 696.13
1245 Quayside Drive #1102	56	1169	\$ 591.84	\$ 532.18	\$ 59.66	\$ -	\$ 591.84
1245 Quayside Drive #1101	57	1283	\$ 649.55	\$ 584.08	\$ 65.47	\$ -	\$ 649.55
1245 Quayside Drive #1106	58	1301	\$ 658.66	\$ 592.27	\$ 66.39	\$ -	\$ 658.66
1245 Quayside Drive #1105	59	1155	\$ 584.75	\$ 525.81	\$ 58.94	\$ -	\$ 584.75
1245 Quayside Drive #1104	60	1329	\$ 672.84	\$ 605.02	\$ 67.82	\$ -	\$ 672.84
1245 Quayside Drive #1203	61	1375	\$ 696.13	\$ 625.96	\$ 70.17	\$ -	\$ 696.13

NWS3385 - Riviera
Approved Strata Fee Schedule
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Unit	Strata Lot#	Unit Entitlement	Old Strata Fee	Operating Portion	CRF/ Reserve Portion	Fee Incr/ (Decr)	Approved Strata Fee
1245 Quayside Drive #1202	62	1169	\$ 591.84	\$ 532.18	\$ 59.66	\$ -	\$ 591.84
1245 Quayside Drive #1201	63	1283	\$ 649.55	\$ 584.08	\$ 65.47	\$ -	\$ 649.55
1245 Quayside Drive #1206	64	1301	\$ 658.66	\$ 592.27	\$ 66.39	\$ -	\$ 658.66
1245 Quayside Drive #1205	65	1155	\$ 584.75	\$ 525.81	\$ 58.94	\$ -	\$ 584.75
1245 Quayside Drive #1204	66	1333	\$ 674.87	\$ 606.85	\$ 68.02	\$ -	\$ 674.87
1245 Quayside Drive #1403	67	1373	\$ 695.12	\$ 625.05	\$ 70.07	\$ -	\$ 695.12
1245 Quayside Drive #1402	68	1169	\$ 591.84	\$ 532.18	\$ 59.66	\$ -	\$ 591.84
1245 Quayside Drive #1401	69	1283	\$ 649.55	\$ 584.08	\$ 65.47	\$ -	\$ 649.55
1245 Quayside Drive #1406	70	1301	\$ 658.66	\$ 592.27	\$ 66.39	\$ -	\$ 658.66
1245 Quayside Drive #1405	71	1155	\$ 584.75	\$ 525.81	\$ 58.94	\$ -	\$ 584.75
1245 Quayside Drive #1404	72	1328	\$ 672.33	\$ 604.56	\$ 67.77	\$ -	\$ 672.33
1245 Quayside Drive #1503	73	1385	\$ 701.19	\$ 630.51	\$ 70.68	\$ -	\$ 701.19
1245 Quayside Drive #1502	74	1169	\$ 591.84	\$ 532.18	\$ 59.66	\$ -	\$ 591.84
1245 Quayside Drive #1501	75	1283	\$ 649.55	\$ 584.08	\$ 65.47	\$ -	\$ 649.55
1245 Quayside Drive #1506	76	1301	\$ 658.66	\$ 592.27	\$ 66.39	\$ -	\$ 658.66
1245 Quayside Drive #1505	77	1155	\$ 584.75	\$ 525.81	\$ 58.94	\$ -	\$ 584.75
1245 Quayside Drive #1504	78	1332	\$ 674.36	\$ 606.39	\$ 67.97	\$ -	\$ 674.36
1245 Quayside Drive #1603	79	1373	\$ 695.12	\$ 625.05	\$ 70.07	\$ -	\$ 695.12
1245 Quayside Drive #1602	80	1169	\$ 591.84	\$ 532.18	\$ 59.66	\$ -	\$ 591.84
1245 Quayside Drive #1601	81	1283	\$ 649.55	\$ 584.08	\$ 65.47	\$ -	\$ 649.55
1245 Quayside Drive #1606	82	1301	\$ 658.66	\$ 592.27	\$ 66.39	\$ -	\$ 658.66
1245 Quayside Drive #1605	83	1155	\$ 584.75	\$ 525.81	\$ 58.94	\$ -	\$ 584.75
1245 Quayside Drive #1604	84	1328	\$ 672.33	\$ 604.56	\$ 67.77	\$ -	\$ 672.33
1245 Quayside Drive #1703	85	1386	\$ 701.70	\$ 630.97	\$ 70.73	\$ -	\$ 701.70
1245 Quayside Drive #1702	86	1169	\$ 591.84	\$ 532.18	\$ 59.66	\$ -	\$ 591.84
1245 Quayside Drive #1701	87	1283	\$ 649.55	\$ 584.08	\$ 65.47	\$ -	\$ 649.55
1245 Quayside Drive #1706	88	1301	\$ 658.66	\$ 592.27	\$ 66.39	\$ -	\$ 658.66
1245 Quayside Drive #1705	89	1155	\$ 584.75	\$ 525.81	\$ 58.94	\$ -	\$ 584.75
1245 Quayside Drive #1704	90	1334	\$ 675.37	\$ 607.29	\$ 68.08	\$ -	\$ 675.37
1245 Quayside Drive #1803	91	1374	\$ 695.62	\$ 625.50	\$ 70.12	\$ -	\$ 695.62
1245 Quayside Drive #1802	92	1169	\$ 591.84	\$ 532.18	\$ 59.66	\$ -	\$ 591.84
1245 Quayside Drive #1801	93	1283	\$ 649.55	\$ 584.08	\$ 65.47	\$ -	\$ 649.55
1245 Quayside Drive #1806	94	1301	\$ 658.66	\$ 592.27	\$ 66.39	\$ -	\$ 658.66
1245 Quayside Drive #1805	95	1155	\$ 584.75	\$ 525.81	\$ 58.94	\$ -	\$ 584.75
1245 Quayside Drive #1804	96	1326	\$ 671.32	\$ 603.65	\$ 67.67	\$ -	\$ 671.32
1245 Quayside Drive #1903	97	1401	\$ 709.29	\$ 637.80	\$ 71.49	\$ -	\$ 709.29
1245 Quayside Drive #1902	98	1448	\$ 733.09	\$ 659.20	\$ 73.89	\$ -	\$ 733.09
1245 Quayside Drive #1901	99	1951	\$ 987.74	\$ 888.18	\$ 99.56	\$ -	\$ 987.74
1245 Quayside Drive #1905	100	1432	\$ 724.99	\$ 651.91	\$ 73.08	\$ -	\$ 724.99
1245 Quayside Drive #1904	101	1367	\$ 692.08	\$ 622.32	\$ 69.76	\$ -	\$ 692.08
1245 Quayside Drive #2002	102	2121	\$ 1,073.81	\$ 965.57	\$ 108.24	\$ -	\$ 1,073.81
1245 Quayside Drive #2001	103	1963	\$ 993.82	\$ 893.65	\$ 100.17	\$ -	\$ 993.82
1245 Quayside Drive #2003	104	2089	\$ 1,057.61	\$ 951.01	\$ 106.60	\$ -	\$ 1,057.61
1235 Quayside Drive #0101	105	1089	\$ 551.33	\$ 495.76	\$ 55.57	\$ -	\$ 551.33
1235 Quayside Drive #0201	106	1254	\$ 634.87	\$ 570.88	\$ 63.99	\$ -	\$ 634.87
1235 Quayside Drive #0206	107	1275	\$ 645.50	\$ 580.44	\$ 65.06	\$ -	\$ 645.50
1235 Quayside Drive #0302	108	1624	\$ 822.19	\$ 739.32	\$ 82.87	\$ -	\$ 822.19
1235 Quayside Drive #0301	109	1359	\$ 688.03	\$ 618.68	\$ 69.35	\$ -	\$ 688.03
1235 Quayside Drive #0306	110	1399	\$ 708.28	\$ 636.89	\$ 71.39	\$ -	\$ 708.28
1235 Quayside Drive #0305	111	1608	\$ 814.09	\$ 732.03	\$ 82.06	\$ -	\$ 814.09
1235 Quayside Drive #0403	112	1317	\$ 666.76	\$ 599.55	\$ 67.21	\$ -	\$ 666.76
1235 Quayside Drive #0402	113	1170	\$ 592.34	\$ 532.63	\$ 59.71	\$ -	\$ 592.34
1235 Quayside Drive #0401	114	1275	\$ 645.50	\$ 580.44	\$ 65.06	\$ -	\$ 645.50
1235 Quayside Drive #0406	115	1289	\$ 652.59	\$ 586.81	\$ 65.78	\$ -	\$ 652.59
1235 Quayside Drive #0405	116	1241	\$ 628.29	\$ 564.96	\$ 63.33	\$ -	\$ 628.29
1235 Quayside Drive #0404	117	1266	\$ 640.94	\$ 576.33	\$ 64.61	\$ -	\$ 640.94
1235 Quayside Drive #0503	118	1304	\$ 660.18	\$ 593.64	\$ 66.54	\$ -	\$ 660.18
1235 Quayside Drive #0502	119	1172	\$ 593.35	\$ 533.54	\$ 59.81	\$ -	\$ 593.35
1235 Quayside Drive #0501	120	1274	\$ 644.99	\$ 579.98	\$ 65.01	\$ -	\$ 644.99
1235 Quayside Drive #0506	121	1289	\$ 652.59	\$ 586.81	\$ 65.78	\$ -	\$ 652.59
1235 Quayside Drive #0505	122	1241	\$ 628.29	\$ 564.96	\$ 63.33	\$ -	\$ 628.29

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Unit	Strata Lot#	Unit Entitlement	Old Strata Fee	Operating Portion	CRF/ Reserve Portion	Fee Incr/ (Decr)	Approved Strata Fee
1235 Quayside Drive #0504	123	1246	\$ 630.82	\$ 567.24	\$ 63.58	\$ -	\$ 630.82
1235 Quayside Drive #0603	124	1317	\$ 666.76	\$ 599.55	\$ 67.21	\$ -	\$ 666.76
1235 Quayside Drive #0602	125	1170	\$ 592.34	\$ 532.63	\$ 59.71	\$ -	\$ 592.34
1235 Quayside Drive #0601	126	1275	\$ 645.50	\$ 580.44	\$ 65.06	\$ -	\$ 645.50
1235 Quayside Drive #0606	127	1289	\$ 652.59	\$ 586.81	\$ 65.78	\$ -	\$ 652.59
1235 Quayside Drive #0605	128	1241	\$ 628.29	\$ 564.96	\$ 63.33	\$ -	\$ 628.29
1235 Quayside Drive #0604	129	1266	\$ 640.94	\$ 576.33	\$ 64.61	\$ -	\$ 640.94
1235 Quayside Drive #0703	130	1306	\$ 661.20	\$ 594.55	\$ 66.65	\$ -	\$ 661.20
1235 Quayside Drive #0702	131	1170	\$ 592.34	\$ 532.63	\$ 59.71	\$ -	\$ 592.34
1235 Quayside Drive #0701	132	1275	\$ 645.50	\$ 580.44	\$ 65.06	\$ -	\$ 645.50
1235 Quayside Drive #0706	133	1289	\$ 652.59	\$ 586.81	\$ 65.78	\$ -	\$ 652.59
1235 Quayside Drive #0705	134	1241	\$ 628.29	\$ 564.96	\$ 63.33	\$ -	\$ 628.29
1235 Quayside Drive #0704	135	1245	\$ 630.31	\$ 566.78	\$ 63.53	\$ -	\$ 630.31
1235 Quayside Drive #0803	136	1318	\$ 667.27	\$ 600.01	\$ 67.26	\$ -	\$ 667.27
1235 Quayside Drive #0802	137	1169	\$ 591.84	\$ 532.18	\$ 59.66	\$ -	\$ 591.84
1235 Quayside Drive #0801	138	1275	\$ 645.50	\$ 580.44	\$ 65.06	\$ -	\$ 645.50
1235 Quayside Drive #0806	139	1289	\$ 652.59	\$ 586.81	\$ 65.78	\$ -	\$ 652.59
1235 Quayside Drive #0805	140	1241	\$ 628.29	\$ 564.96	\$ 63.33	\$ -	\$ 628.29
1235 Quayside Drive #0804	141	1266	\$ 640.94	\$ 576.33	\$ 64.61	\$ -	\$ 640.94
1235 Quayside Drive #0903	142	1306	\$ 661.20	\$ 594.55	\$ 66.65	\$ -	\$ 661.20
1235 Quayside Drive #0902	143	1170	\$ 592.34	\$ 532.63	\$ 59.71	\$ -	\$ 592.34
1235 Quayside Drive #0901	144	1275	\$ 645.50	\$ 580.44	\$ 65.06	\$ -	\$ 645.50
1235 Quayside Drive #0906	145	1289	\$ 652.59	\$ 586.81	\$ 65.78	\$ -	\$ 652.59
1235 Quayside Drive #0905	146	1241	\$ 628.29	\$ 564.96	\$ 63.33	\$ -	\$ 628.29
1235 Quayside Drive #0904	147	1248	\$ 631.83	\$ 568.14	\$ 63.69	\$ -	\$ 631.83
1235 Quayside Drive #1003	148	1319	\$ 667.78	\$ 600.47	\$ 67.31	\$ -	\$ 667.78
1235 Quayside Drive #1002	149	1168	\$ 591.33	\$ 531.73	\$ 59.60	\$ -	\$ 591.33
1235 Quayside Drive #1001	150	1275	\$ 645.50	\$ 580.44	\$ 65.06	\$ -	\$ 645.50
1235 Quayside Drive #1006	151	1289	\$ 652.59	\$ 586.81	\$ 65.78	\$ -	\$ 652.59
1235 Quayside Drive #1005	152	1241	\$ 628.29	\$ 564.96	\$ 63.33	\$ -	\$ 628.29
1235 Quayside Drive #1004	153	1266	\$ 640.94	\$ 576.33	\$ 64.61	\$ -	\$ 640.94
1235 Quayside Drive #1103	154	1308	\$ 662.21	\$ 595.46	\$ 66.75	\$ -	\$ 662.21
1235 Quayside Drive #1102	155	1168	\$ 591.33	\$ 531.73	\$ 59.60	\$ -	\$ 591.33
1235 Quayside Drive #1101	156	1275	\$ 645.50	\$ 580.44	\$ 65.06	\$ -	\$ 645.50
1235 Quayside Drive #1106	157	1289	\$ 652.59	\$ 586.81	\$ 65.78	\$ -	\$ 652.59
1235 Quayside Drive #1105	158	1241	\$ 628.29	\$ 564.96	\$ 63.33	\$ -	\$ 628.29
1235 Quayside Drive #1104	159	1248	\$ 631.83	\$ 568.14	\$ 63.69	\$ -	\$ 631.83
1235 Quayside Drive #1203	160	1311	\$ 663.73	\$ 596.83	\$ 66.90	\$ -	\$ 663.73
1235 Quayside Drive #1202	161	1168	\$ 591.33	\$ 531.73	\$ 59.60	\$ -	\$ 591.33
1235 Quayside Drive #1201	162	1275	\$ 645.50	\$ 580.44	\$ 65.06	\$ -	\$ 645.50
1235 Quayside Drive #1206	163	1289	\$ 652.59	\$ 586.81	\$ 65.78	\$ -	\$ 652.59
1235 Quayside Drive #1205	164	1241	\$ 628.29	\$ 564.96	\$ 63.33	\$ -	\$ 628.29
1235 Quayside Drive #1204	165	1266	\$ 640.94	\$ 576.33	\$ 64.61	\$ -	\$ 640.94
1235 Quayside Drive #1403	166	1306	\$ 661.20	\$ 594.55	\$ 66.65	\$ -	\$ 661.20
1235 Quayside Drive #1402	167	1169	\$ 591.84	\$ 532.18	\$ 59.66	\$ -	\$ 591.84
1235 Quayside Drive #1401	168	1275	\$ 645.50	\$ 580.44	\$ 65.06	\$ -	\$ 645.50
1235 Quayside Drive #1406	169	1289	\$ 652.59	\$ 586.81	\$ 65.78	\$ -	\$ 652.59
1235 Quayside Drive #1405	170	1241	\$ 628.29	\$ 564.96	\$ 63.33	\$ -	\$ 628.29
1235 Quayside Drive #1404	171	1245	\$ 630.31	\$ 566.78	\$ 63.53	\$ -	\$ 630.31
1235 Quayside Drive #1503	172	1318	\$ 667.27	\$ 600.01	\$ 67.26	\$ -	\$ 667.27
1235 Quayside Drive #1502	173	1168	\$ 591.33	\$ 531.73	\$ 59.60	\$ -	\$ 591.33
1235 Quayside Drive #1501	174	1275	\$ 645.50	\$ 580.44	\$ 65.06	\$ -	\$ 645.50
1235 Quayside Drive #1506	175	1289	\$ 652.59	\$ 586.81	\$ 65.78	\$ -	\$ 652.59
1235 Quayside Drive #1505	176	1241	\$ 628.29	\$ 564.96	\$ 63.33	\$ -	\$ 628.29
1235 Quayside Drive #1504	177	1266	\$ 640.94	\$ 576.33	\$ 64.61	\$ -	\$ 640.94
1235 Quayside Drive #1603	178	1306	\$ 661.20	\$ 594.55	\$ 66.65	\$ -	\$ 661.20
1235 Quayside Drive #1602	179	1170	\$ 592.34	\$ 532.63	\$ 59.71	\$ -	\$ 592.34
1235 Quayside Drive #1601	180	1275	\$ 645.50	\$ 580.44	\$ 65.06	\$ -	\$ 645.50
1235 Quayside Drive #1606	181	1289	\$ 652.59	\$ 586.81	\$ 65.78	\$ -	\$ 652.59
1235 Quayside Drive #1605	182	1241	\$ 628.29	\$ 564.96	\$ 63.33	\$ -	\$ 628.29
1235 Quayside Drive #1604	183	1245	\$ 630.31	\$ 566.78	\$ 63.53	\$ -	\$ 630.31

NWS3385 - Riviera
Approved Strata Fee Schedule
For the Year Jan 01 2025 - Dec 31 2025

Unit	Strata Lot#	Unit Entitlement	Old Strata Fee	Operating Portion	CRF/ Reserve Portion	Fee Incr/ (Decr)	Approved Strata Fee
1235 Quayside Drive #1703	184	1318	\$ 667.27	\$ 600.01	\$ 67.26	\$ -	\$ 667.27
1235 Quayside Drive #1702	185	1168	\$ 591.33	\$ 531.73	\$ 59.60	\$ -	\$ 591.33
1235 Quayside Drive #1701	186	1275	\$ 645.50	\$ 580.44	\$ 65.06	\$ -	\$ 645.50
1235 Quayside Drive #1706	187	1289	\$ 652.59	\$ 586.81	\$ 65.78	\$ -	\$ 652.59
1235 Quayside Drive #1705	188	1241	\$ 628.29	\$ 564.96	\$ 63.33	\$ -	\$ 628.29
1235 Quayside Drive #1704	189	1266	\$ 640.94	\$ 576.33	\$ 64.61	\$ -	\$ 640.94
1235 Quayside Drive #1803	190	1308	\$ 662.21	\$ 595.46	\$ 66.75	\$ -	\$ 662.21
1235 Quayside Drive #1802	191	1167	\$ 590.82	\$ 531.27	\$ 59.55	\$ -	\$ 590.82
1235 Quayside Drive #1801	192	1275	\$ 645.50	\$ 580.44	\$ 65.06	\$ -	\$ 645.50
1235 Quayside Drive #1806	193	1289	\$ 652.59	\$ 586.81	\$ 65.78	\$ -	\$ 652.59
1235 Quayside Drive #1805	194	1241	\$ 628.29	\$ 564.96	\$ 63.33	\$ -	\$ 628.29
1235 Quayside Drive #1804	195	1248	\$ 631.83	\$ 568.14	\$ 63.69	\$ -	\$ 631.83
1235 Quayside Drive #1903	196	1330	\$ 673.35	\$ 605.48	\$ 67.87	\$ -	\$ 673.35
1235 Quayside Drive #1902	197	1444	\$ 731.06	\$ 657.37	\$ 73.69	\$ -	\$ 731.06
1235 Quayside Drive #1901	198	1953	\$ 988.76	\$ 889.10	\$ 99.66	\$ -	\$ 988.76
1235 Quayside Drive #1905	199	1419	\$ 718.40	\$ 645.99	\$ 72.41	\$ -	\$ 718.40
1235 Quayside Drive #1904	200	1337	\$ 676.89	\$ 608.66	\$ 68.23	\$ -	\$ 676.89
1235 Quayside Drive #2002	201	2091	\$ 1,058.62	\$ 951.91	\$ 106.71	\$ -	\$ 1,058.62
1235 Quayside Drive #2001	202	1952	\$ 988.25	\$ 888.64	\$ 99.61	\$ -	\$ 988.25
1235 Quayside Drive #2003	203	2071	\$ 1,048.50	\$ 942.81	\$ 105.69	\$ -	\$ 1,048.50
1185 Quayside Drive #0301	204	1634	\$ 827.25	\$ 743.87	\$ 83.38	\$ -	\$ 827.25
1185 Quayside Drive #0302	205	1167	\$ 590.82	\$ 531.27	\$ 59.55	\$ -	\$ 590.82
1185 Quayside Drive #0303	206	925	\$ 468.30	\$ 421.10	\$ 47.20	\$ -	\$ 468.30
1185 Quayside Drive #0401	207	1450	\$ 734.10	\$ 660.10	\$ 74.00	\$ -	\$ 734.10
1185 Quayside Drive #0402	208	1244	\$ 629.81	\$ 566.33	\$ 63.48	\$ -	\$ 629.81
1185 Quayside Drive #0403	209	734	\$ 371.61	\$ 334.15	\$ 37.46	\$ -	\$ 371.61
1185 Quayside Drive #0404	210	1139	\$ 576.65	\$ 518.53	\$ 58.12	\$ -	\$ 576.65
1185 Quayside Drive #0405	211	1392	\$ 704.74	\$ 633.70	\$ 71.04	\$ -	\$ 704.74
1185 Quayside Drive #0406	212	1392	\$ 704.74	\$ 633.70	\$ 71.04	\$ -	\$ 704.74
1185 Quayside Drive #0407	213	1109	\$ 561.46	\$ 504.87	\$ 56.59	\$ -	\$ 561.46
1185 Quayside Drive #0501	214	1450	\$ 734.10	\$ 660.10	\$ 74.00	\$ -	\$ 734.10
1185 Quayside Drive #0502	215	1244	\$ 629.81	\$ 566.33	\$ 63.48	\$ -	\$ 629.81
1185 Quayside Drive #0503	216	734	\$ 371.61	\$ 334.15	\$ 37.46	\$ -	\$ 371.61
1185 Quayside Drive #0504	217	1139	\$ 576.65	\$ 518.53	\$ 58.12	\$ -	\$ 576.65
1185 Quayside Drive #0505	218	1392	\$ 704.74	\$ 633.70	\$ 71.04	\$ -	\$ 704.74
1185 Quayside Drive #0506	219	1392	\$ 704.74	\$ 633.70	\$ 71.04	\$ -	\$ 704.74
1185 Quayside Drive #0507	220	1109	\$ 561.46	\$ 504.87	\$ 56.59	\$ -	\$ 561.46
1185 Quayside Drive #0601	221	1450	\$ 734.10	\$ 660.10	\$ 74.00	\$ -	\$ 734.10
1185 Quayside Drive #0602	222	1244	\$ 629.81	\$ 566.33	\$ 63.48	\$ -	\$ 629.81
1185 Quayside Drive #0603	223	734	\$ 371.61	\$ 334.15	\$ 37.46	\$ -	\$ 371.61
1185 Quayside Drive #0604	224	1139	\$ 576.65	\$ 518.53	\$ 58.12	\$ -	\$ 576.65
1185 Quayside Drive #0605	225	1392	\$ 704.74	\$ 633.70	\$ 71.04	\$ -	\$ 704.74
1185 Quayside Drive #0606	226	1392	\$ 704.74	\$ 633.70	\$ 71.04	\$ -	\$ 704.74
1185 Quayside Drive #0607	227	1109	\$ 561.46	\$ 504.87	\$ 56.59	\$ -	\$ 561.46
1185 Quayside Drive #0701	228	1450	\$ 734.10	\$ 660.10	\$ 74.00	\$ -	\$ 734.10
1185 Quayside Drive #0702	229	1244	\$ 629.81	\$ 566.33	\$ 63.48	\$ -	\$ 629.81
1185 Quayside Drive #0703	230	734	\$ 371.61	\$ 334.15	\$ 37.46	\$ -	\$ 371.61
1185 Quayside Drive #0704	231	1139	\$ 576.65	\$ 518.53	\$ 58.12	\$ -	\$ 576.65
1185 Quayside Drive #0705	232	1392	\$ 704.74	\$ 633.70	\$ 71.04	\$ -	\$ 704.74
1185 Quayside Drive #0706	233	1392	\$ 704.74	\$ 633.70	\$ 71.04	\$ -	\$ 704.74
1185 Quayside Drive #0707	234	1109	\$ 561.46	\$ 504.87	\$ 56.59	\$ -	\$ 561.46
1185 Quayside Drive #0801	235	1450	\$ 734.10	\$ 660.10	\$ 74.00	\$ -	\$ 734.10
1185 Quayside Drive #0802	236	1244	\$ 629.81	\$ 566.33	\$ 63.48	\$ -	\$ 629.81
1185 Quayside Drive #0803	237	734	\$ 371.61	\$ 334.15	\$ 37.46	\$ -	\$ 371.61
1185 Quayside Drive #0804	238	1139	\$ 576.65	\$ 518.53	\$ 58.12	\$ -	\$ 576.65
1185 Quayside Drive #0805	239	1392	\$ 704.74	\$ 633.70	\$ 71.04	\$ -	\$ 704.74
1185 Quayside Drive #0806	240	1392	\$ 704.74	\$ 633.70	\$ 71.04	\$ -	\$ 704.74
1185 Quayside Drive #0807	241	1109	\$ 561.46	\$ 504.87	\$ 56.59	\$ -	\$ 561.46
1185 Quayside Drive #0901	242	1450	\$ 734.10	\$ 660.10	\$ 74.00	\$ -	\$ 734.10
1185 Quayside Drive #0902	243	1244	\$ 629.81	\$ 566.33	\$ 63.48	\$ -	\$ 629.81
1185 Quayside Drive #0903	244	734	\$ 371.61	\$ 334.15	\$ 37.46	\$ -	\$ 371.61

NWS3385 - Riviera
Approved Strata Fee Schedule
For the Year Jan 01 2025 - Dec 31 2025

Unit	Strata Lot#	Unit Entitlement	Old Strata Fee	Operating Portion	CRF/ Reserve Portion	Fee Incr/ (Decr)	Approved Strata Fee
1185 Quayside Drive #0904	245	1139	\$ 576.65	\$ 518.53	\$ 58.12	\$ -	\$ 576.65
1185 Quayside Drive #0905	246	1392	\$ 704.74	\$ 633.70	\$ 71.04	\$ -	\$ 704.74
1185 Quayside Drive #0906	247	1392	\$ 704.74	\$ 633.70	\$ 71.04	\$ -	\$ 704.74
1185 Quayside Drive #0907	248	1109	\$ 561.46	\$ 504.87	\$ 56.59	\$ -	\$ 561.46
1185 Quayside Drive #1001	249	1450	\$ 734.10	\$ 660.10	\$ 74.00	\$ -	\$ 734.10
1185 Quayside Drive #1002	250	1244	\$ 629.81	\$ 566.33	\$ 63.48	\$ -	\$ 629.81
1185 Quayside Drive #1003	251	734	\$ 371.61	\$ 334.15	\$ 37.46	\$ -	\$ 371.61
1185 Quayside Drive #1004	252	1139	\$ 576.65	\$ 518.53	\$ 58.12	\$ -	\$ 576.65
1185 Quayside Drive #1005	253	1392	\$ 704.74	\$ 633.70	\$ 71.04	\$ -	\$ 704.74
1185 Quayside Drive #1006	254	1392	\$ 704.74	\$ 633.70	\$ 71.04	\$ -	\$ 704.74
1185 Quayside Drive #1007	255	1109	\$ 561.46	\$ 504.87	\$ 56.59	\$ -	\$ 561.46
1185 Quayside Drive #1101	256	1450	\$ 734.10	\$ 660.10	\$ 74.00	\$ -	\$ 734.10
1185 Quayside Drive #1102	257	1244	\$ 629.81	\$ 566.33	\$ 63.48	\$ -	\$ 629.81
1185 Quayside Drive #1103	258	734	\$ 371.61	\$ 334.15	\$ 37.46	\$ -	\$ 371.61
1185 Quayside Drive #1104	259	1139	\$ 576.65	\$ 518.53	\$ 58.12	\$ -	\$ 576.65
1185 Quayside Drive #1105	260	1392	\$ 704.74	\$ 633.70	\$ 71.04	\$ -	\$ 704.74
1185 Quayside Drive #1106	261	1392	\$ 704.74	\$ 633.70	\$ 71.04	\$ -	\$ 704.74
1185 Quayside Drive #1107	262	1109	\$ 561.46	\$ 504.87	\$ 56.59	\$ -	\$ 561.46
1185 Quayside Drive #1201	263	1450	\$ 734.10	\$ 660.10	\$ 74.00	\$ -	\$ 734.10
1185 Quayside Drive #1202	264	1244	\$ 629.81	\$ 566.33	\$ 63.48	\$ -	\$ 629.81
1185 Quayside Drive #1203	265	734	\$ 371.61	\$ 334.15	\$ 37.46	\$ -	\$ 371.61
1185 Quayside Drive #1204	266	1139	\$ 576.65	\$ 518.53	\$ 58.12	\$ -	\$ 576.65
1185 Quayside Drive #1205	267	1392	\$ 704.74	\$ 633.70	\$ 71.04	\$ -	\$ 704.74
1185 Quayside Drive #1206	268	1392	\$ 704.74	\$ 633.70	\$ 71.04	\$ -	\$ 704.74
1185 Quayside Drive #1207	269	1109	\$ 561.46	\$ 504.87	\$ 56.59	\$ -	\$ 561.46
1185 Quayside Drive #1401	270	1450	\$ 734.10	\$ 660.10	\$ 74.00	\$ -	\$ 734.10
1185 Quayside Drive #1402	271	1244	\$ 629.81	\$ 566.33	\$ 63.48	\$ -	\$ 629.81
1185 Quayside Drive #1403	272	734	\$ 371.61	\$ 334.15	\$ 37.46	\$ -	\$ 371.61
1185 Quayside Drive #1404	273	1139	\$ 576.65	\$ 518.53	\$ 58.12	\$ -	\$ 576.65
1185 Quayside Drive #1405	274	1392	\$ 704.74	\$ 633.70	\$ 71.04	\$ -	\$ 704.74
1185 Quayside Drive #1406	275	1392	\$ 704.74	\$ 633.70	\$ 71.04	\$ -	\$ 704.74
1185 Quayside Drive #1407	276	1109	\$ 561.46	\$ 504.87	\$ 56.59	\$ -	\$ 561.46
1185 Quayside Drive #1501	277	1450	\$ 734.10	\$ 660.10	\$ 74.00	\$ -	\$ 734.10
1185 Quayside Drive #1502	278	1244	\$ 629.81	\$ 566.33	\$ 63.48	\$ -	\$ 629.81
1185 Quayside Drive #1503	279	734	\$ 371.61	\$ 334.15	\$ 37.46	\$ -	\$ 371.61
1185 Quayside Drive #1504	280	1139	\$ 576.65	\$ 518.53	\$ 58.12	\$ -	\$ 576.65
1185 Quayside Drive #1505	281	1392	\$ 704.74	\$ 633.70	\$ 71.04	\$ -	\$ 704.74
1185 Quayside Drive #1506	282	1392	\$ 704.74	\$ 633.70	\$ 71.04	\$ -	\$ 704.74
1185 Quayside Drive #1507	283	1109	\$ 561.46	\$ 504.87	\$ 56.59	\$ -	\$ 561.46
1185 Quayside Drive #1601	284	1450	\$ 734.10	\$ 660.10	\$ 74.00	\$ -	\$ 734.10
1185 Quayside Drive #1602	285	1244	\$ 629.81	\$ 566.33	\$ 63.48	\$ -	\$ 629.81
1185 Quayside Drive #1603	286	734	\$ 371.61	\$ 334.15	\$ 37.46	\$ -	\$ 371.61
1185 Quayside Drive #1604	287	1139	\$ 576.65	\$ 518.53	\$ 58.12	\$ -	\$ 576.65
1185 Quayside Drive #1605	288	1392	\$ 704.74	\$ 633.70	\$ 71.04	\$ -	\$ 704.74
1185 Quayside Drive #1606	289	1392	\$ 704.74	\$ 633.70	\$ 71.04	\$ -	\$ 704.74
1185 Quayside Drive #1607	290	1109	\$ 561.46	\$ 504.87	\$ 56.59	\$ -	\$ 561.46
1185 Quayside Drive #1701	291	1451	\$ 734.61	\$ 660.56	\$ 74.05	\$ -	\$ 734.61
1185 Quayside Drive #1702	292	1447	\$ 732.58	\$ 658.74	\$ 73.84	\$ -	\$ 732.58
1185 Quayside Drive #1703	293	1143	\$ 578.67	\$ 520.34	\$ 58.33	\$ -	\$ 578.67
1185 Quayside Drive #1704	294	1387	\$ 702.20	\$ 631.42	\$ 70.78	\$ -	\$ 702.20
1185 Quayside Drive #1705	295	1387	\$ 702.20	\$ 631.42	\$ 70.78	\$ -	\$ 702.20
1185 Quayside Drive #1706	296	1117	\$ 565.51	\$ 508.51	\$ 57.00	\$ -	\$ 565.51
1185 Quayside Drive #1801	297	2157	\$ 1,092.04	\$ 981.97	\$ 110.07	\$ -	\$ 1,092.04
1185 Quayside Drive #1802	298	1258	\$ 636.89	\$ 572.69	\$ 64.20	\$ -	\$ 636.89
1185 Quayside Drive #1803	299	1145	\$ 579.69	\$ 521.26	\$ 58.43	\$ -	\$ 579.69
1185 Quayside Drive #1804	300	1387	\$ 702.20	\$ 631.42	\$ 70.78	\$ -	\$ 702.20
1185 Quayside Drive #1805	301	1589	\$ 804.47	\$ 723.38	\$ 81.09	\$ -	\$ 804.47
1185 Quayside Drive #1901	302	1930	\$ 977.11	\$ 878.62	\$ 98.49	\$ -	\$ 977.11
1185 Quayside Drive #1902	303	1964	\$ 994.32	\$ 894.09	\$ 100.23	\$ -	\$ 994.32
1185 Quayside Drive #1903	304	1583	\$ 801.43	\$ 720.65	\$ 80.78	\$ -	\$ 801.43
1185 Quayside Drive #1904	305	1583	\$ 801.43	\$ 720.65	\$ 80.78	\$ -	\$ 801.43

NWS3385 - Riviera
Approved Strata Fee Schedule
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Unit	Strata Lot#	Unit Entitlement	Old Strata Fee	Operating Portion	CRF/ Reserve Portion	Fee Incr/ (Decr)	Approved Strata Fee
1185 Quayside Drive #2001	306	2772	\$ 1,403.40	\$ 1,261.94	\$ 141.46	\$ -	\$ 1,403.40
1185 Quayside Drive #2002	307	2807	\$ 1,421.12	\$ 1,277.88	\$ 143.24	\$ -	\$ 1,421.12
Monthly Total		397,646	\$ 201,318.59	\$ 181,026.19	\$ 20,292.40	\$ -	\$ 201,318.59
			X12	X12	X12	X12	X12
Annual Total			\$ 2,415,823.08	\$ 2,172,314.28	\$ 243,508.80	\$ -	\$ 2,415,823.08

Strata Earthquake Deductibles



Unit Owners - Do you have enough earthquake assessment coverage?

Although your Strata Corporation has earthquake coverage, you still need earthquake insurance under your individual unit owner policy. This coverage will protect your unit and contents and provide funds to cover a potential special assessment toward the Strata Corporation's earthquake deductible. The trick is ensuring you have enough coverage!

How is the Strata Corporation's Earthquake Deductible calculated?

Deductibles are a percentage - typically ranging 10% to 20% - of the total property limit stated on the policy - and not the amount of damage incurred.

Case Study: 175-Unit Strata in Richmond

Property Limit/Appraised Value	\$70,000,000
Earthquake Deductible	20%
Total Deductible for Strata	\$14,000,000

The Strata's earthquake deductible is a **common expense**. Each owner is responsible for their portion, through an assessment, based on their individual unit entitlement.

How much Earthquake Deductible Assessment do you need?

The formula is easy! See the calculation below:

$$\frac{\text{Individual Unit Entitlement}}{\text{Total Unit Entitlement}} \times \text{Total Amount of Earthquake deductible} = \text{Your Portion}$$

What if the deductible is \$14 million and the damage is \$6 million? As damage falls below the deductible, the Strata's insurance policy wouldn't apply. However, each owner would still be responsible for their portion of the repairs.

Tip: Unit entitlement is provided upon move-in and included annually in the AGM package.

Disclaimer: This article is intended to provide readers with general information only. Readers are urged not to rely solely on the content of the bulletin, but to consult with appropriate professionals on a case-by-case basis.