

**NOTICE**

**of the**

**ANNUAL GENERAL**

**MEETING**

**of**

**DISTRICT CROSSING**  
**STRATA PLAN BCS4175**

**To be held on Tuesday, December 3, 2013**  
**@ 6:30pm**

November 8, 2013

## NOTICE OF THE ANNUAL GENERAL MEETING

**TO: OWNERS OF DISTRICT CROSSING, BCS 4175**  
**DATE: TUESDAY, DECEMBER 3, 2013**  
**TIME: 6:00 PM REGISTRATION**  
**6:30 PM CALL TO ORDER**  
**PLACE: Amenity Room – 2<sup>nd</sup> Floor**  
**1679 Lloyd Ave.**  
**North Vancouver, BC**

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Dear Owners:

On **Tuesday, December 3, 2013**, the Annual General Meeting of the Owners of **District Crossing, Strata Plan BCS 4175**, will be held. The purpose of this meeting is to consider three (3)  $\frac{3}{4}$  Vote Resolutions (Deprecation Report and painting of common area walls), approve the proposed 2013-2014 Operating Budget and to elect a Strata Council for 2013 – 2014, and to review matters of importance to Owners.

Enclosed are the Agenda, Insurance summary sheet, three (3)  $\frac{3}{4}$  Vote Resolutions, the proposed 2013-2014 budget, corresponding fee schedules and a proxy voting form.

For this meeting to proceed, a quorum of one third of all Owners, entitled to vote, must be present in person or by proxy. Should you be unable to attend this meeting, please give your proxy to a representative to vote on your behalf.

**Please bring this package of information with you to the meeting.**

We look forward to seeing you on **Tuesday, December 3, 2013 at 6:30 p.m.** In the meantime, if you have any questions about the meeting, please do not hesitate to contact the Strata Manager at (604) 501-8773.

Sincerely,

BAYWEST MANAGEMENT CORPORATION  
Agent for the Owners of Strata Plan **BCS 4175**



Laszlo Antal  
Strata Manager  
Email: lantal@baywest.ca

# ANNUAL GENERAL MEETING AGENDA

## DISTRICT CROSSING – STRATA PLAN BCS 4175

Location: Amenity Room – 2<sup>nd</sup> Floor, 1679 Lloyd Ave., North Vancouver, BC

1. REGISTRATION - 6:00 PM
2. CALL TO ORDER - 6:30 PM
3. CALLING OF THE ROLL & CERTIFICATION OF PROXIES
4. PROOF OF NOTICE/WAIVER OF NOTICE
5. ADOPT PREVIOUS AGM MINUTES – December 3, 2012
6. COUNCIL'S REPORT
7. ANNUAL REPORT ON INSURANCE
8. CONSIDER THREE (3) ¾ VOTE RESOLUTIONS – DEPRECIATION REPORT  
(Option "A" & "B")  
"C" – Painting of Common areas
9. CONSIDERATION OF PROPOSED 2013 - 2014 OPERATING BUDGET
10. ELECTION OF STRATA COUNCIL FOR THE YEAR 2013/2014
11. GENERAL DISCUSSION
12. TERMINATION

BAYWEST MANAGEMENT CORPORATION  
Agent for the Owners of Strata Plan BCS 4175



### SUMMARY OF COVERAGES

<b>Named Insured:</b>	The Owners, Strata Plan BCS4175 (Residential), acting on their own behalf or as a Strata Corporation &/or as Trustees or Agents on behalf of all Registered Unit Owners.	
<b>Project Name:</b>	DISTRICT CROSSING	
<b>Property Manager:</b>	Baywest Management Corporation	<b>Policy Period</b> August 12, 2013 to August 12, 2014
<b>Policy Number:</b>	<b>Coverages</b>	<b>Subscribers</b>
BFL04BCS4175	PROPERTY  BLANKET GLASS - Service Contract EQUIPMENT BREAKDOWN RIOT, CIVIL COMMOTION AND TERRORISM COVERAGE	AIG Insurance Company of Canada Axis Reinsurance Company (Canadian Branch) Dominion of Canada Lloyd's Underwriters under Agreement Number BO879C001301312, Section B Royal & Sun Alliance Insurance Company of Canada Zurich Insurance Company Ltd Beck Glass (2012) Ltd. - (Service Provider) Zurich Insurance Company Ltd Binding Authority B0713PRPNA1201175 underwritten by certain underwriters at Lloyd's
BFL04BCS41751	CRIME COMMERCIAL GENERAL LIABILITY CONDOMINIUM DIRECTORS & OFFICERS LIABILITY POLLUTION LIABILITY VOLUNTEER ACCIDENT LEGAL EXPENSES PRIVACY BREACH EXPENSE COVERAGE	Economical Mutual Insurance Company Economical Mutual Insurance Company Great American Insurance Group Zurich Insurance Company Ltd SSQ Insurance Company Inc. DAS Legal Protection Insurance Company Limited Economical Mutual Insurance Company
<b>Insured Locations:</b>	1120 Marine Drive, North Vancouver, BC V7P 1S8 1148 - 1150 Marine Drive, North Vancouver, BC V7P 1S8 1673 Lloyd Avenue, North Vancouver, BC V7P 0A9 1677 Lloyd Avenue, North Vancouver, BC V7P 0B1 1679 Lloyd Avenue, North Vancouver, BC V7P 2N8	
<b>Perils Insured:</b>	All risks as defined subject to \$5,000.00 Deductible Except; \$10,000.00 Deductible Sewer Backup Damage; \$10,000.00 Deductible Water Damage; 10.00% Deductible Earthquake Damage; \$10,000.00 Deductible Flood Damage; \$250.00 Deductible Lock & Key; Stated Amount Co-Insurance, Replacement Cost, 110% Margin Clause; Blanket By-Laws; Data Exclusion; Terrorism Exclusion; Mould Exclusion.	
<b>PROPERTY</b>	\$ 20,234,000 \$ 10,000 \$ 27,124	All Property Lock & Key. Subject to \$250 deductible. Miscellaneous Equipment - Replacement Cost : Fitness Equipment as outlined in Lease Contract No. 31184. Subject to \$2,500 deductible.
<b>CRIME</b>	\$ 25,000 \$ 10,000	Comprehensive Dishonesty, Disappearance and Destruction Broad Form Money and Securities
<b>COMMERCIAL GENERAL LIABILITY</b>	\$ 10,000,000 \$ 10,000,000 \$ 1,000,000	Bodily Injury & Property Damage. Subject to \$500 deductible. Non-Owned Automobile . Subject to \$500 deductible. Limited Pollution Liability. Subject to \$10,000 deductible.
<b>CONDOMINIUM DIRECTORS &amp; OFFICERS LIABILITY</b>	\$ 5,000,000	Claims Made Form (Including Property Manager)
<b>BLANKET GLASS - Service Contract</b>	Blanket	Residential. Subject to \$50 deductible. Commercial. Subject to \$100 deductible. Canopy & Interior Lobby Glass. Subject to \$150 deductible.
<b>EQUIPMENT BREAKDOWN</b>	\$ 20,234,000 \$ 250,000	Per Occurrence Maximum Limit of Loss. Subject to \$1,000 deductible. Extra Expenses - Rents, Indemnity Period (Months): 0
<b>POLLUTION LIABILITY</b>	\$ 1,000,000 \$ 3,000,000	Pollution Liability. Subject to \$10,000 deductible. Aggregate Policy Limit
<b>VOLUNTEER ACCIDENT</b>	\$ 250,000	See Policy Wordings
<b>LEGAL EXPENSES</b>	\$ 300,000 \$ 1,500,000	Per Occurrence Maximum Limit of Loss. Annual Aggregate
<b>RIOT, CIVIL COMMOTION AND TERRORISM COVERAGE</b>	\$ 250,000 \$ 250,000	Per Occurrence. Subject to \$2,500 deductible. Aggregate
<b>PRIVACY BREACH EXPENSE COVERAGE</b>	\$ 20,000	Per Incident



### SUMMARY OF COVERAGES

<b>PRIVACY BREACH EXPENSE COVERAGE</b>		See Policy Wording	Miscellaneous Property - Replacement Cost
<b>Loss Payable:</b>	Bluechip Leasing Corporation, 16 - 156 Duncan Mill Road, Toronto, ON M3B 3N2, but only with respect to the Fitness Equipment as outlined in Lease No. 31184. All Registered Unit Owners &/or other Mortgagees as their interest may appear and as shown in the Land Registration District Office applicable to the said Property.		
<b>Additional Insured:</b>	Strata Plan BCS4176 but only with respect to liability arising out of the operations of the Named Insured. Bluechip Leasing Corporation, 16 - 156 Duncan Mill Road, Toronto, ON M3B 3N2 but only with respect to liability and property damage arising out of the operations of the Named Insured with respect to the use and operation of the Fitness Equipment as outlined in Lease No. 31184.		
This record sheet is intended for reference only. Please refer to your polic(ies) for complete details.			

**ANNUAL GENERAL MEETING**

**TUESDAY, DECEMBER 3, 2013**

**BCS 4175 – DISTRICT CROSSING**

**¾ VOTE RESOLUTION “A” – DEPRECIATION REPORT**

“Be it resolved by a three-quarter (3/4) vote of the Owners of Strata Plan BCS4175, *District Crossing*, that the amount of \$6,000 (six thousand dollars) be raised as a one-time Special Levy to the Owners for the purpose of hiring a qualified company to conduct the “Depreciation Report” for the Strata Corporation. The levy will be apportioned to each strata lot on the basis of unit entitlement as noted in the “**Levy A**” schedule (attached). This Special Levy is due and payable immediately upon passage of this Special Resolution by the Owners of record and payments shall be considered part of the common expenses of the Strata Corporation. Costs include applicable taxes, contingency, and Baywest administration fees as per the Agency Agreement Schedules. If the amount collected exceeds that required, subject to Section 108 (6) of the Strata Property Act, any surplus will be returned to the owners of record at a distribution date determined by Council.”

**RATIONALE:**

The Strata Property Act, section 94, requires the Strata Corporation to obtain a depreciation report unless a three-quarter (3/4) vote to waive the requirement is approved. The Strata Council is providing the Owners both options.

**Resolution “B” will only be considered if Resolution “A” is defeated.**

**ANNUAL GENERAL MEETING**

**TUESDAY, DECEMBER 3, 2013**

**BCS 4175 – DISTRICT CROSSING**

**¾ VOTE RESOLUTION “B” – WAIVING THE NEED FOR A DEPRECIATION REPORT**

“Be it resolved by a three-quarter (3/4) vote of the Owners of Strata Plan BCS4175, *District Crossing*, to waive the requirement to obtain a Depreciation Report for 18 months from passage of this resolution.

**RATIONALE:**

The Strata Property Act, section 94, requires the Strata Corporation to obtain a depreciation report unless a three-quarter (3/4) vote to waive the requirement is approved. The Strata Council is providing the Owners both options.

ANNUAL GENERAL MEETING

TUESDAY, DECEMBER 3, 2013

**BCS 4175 – DISTRICT CROSSING**

**3/4 VOTE RESOLUTION “C” – PAINTING COMMON AREA WALLS**

“Be it resolved by a three-quarter (3/4) vote of the Owners of Strata Plan BCS4175, *District Crossing*, that the amount of \$28,000 (twenty eight thousand dollars) be raised as a one-time Special Levy to the Owners for the purpose of hiring a qualified company to repair and repaint common area walls, where needed. The levy will be apportioned to each strata lot on the basis of unit entitlement as noted in the “**Levy C**” schedule (attached). This Special Levy is due and payable immediately upon passage of this Special Resolution by the Owners of record and payments shall be considered part of the common expenses of the Strata Corporation. Costs include applicable taxes, contingency, and Baywest administration fees as per the Agency Agreement Schedules. If the amount collected exceeds that required, subject to Section 108 (6) of the Strata Property Act, any surplus will be returned to the owners of record at a distribution date determined by Council.”

**RATIONALE:**

Most common area walls need minor repairs and repainting. Council is recommending to complete this painting project via special levy instead of including this amount in the budget, thus leaving the Strata Fees unaffected.

**Proposed Special Levy "A"**  
**Depreciation Report**  
**BCS4175 - District Crossing**

		Unit	Proposed
Unit	SL#	Entitlement	Levy "A"
<b>3201</b>	1	57	<b>36.78</b>
<b>3202</b>	2	70	<b>45.17</b>
<b>3203</b>	3	70	<b>45.17</b>
<b>3204</b>	4	96	<b>61.94</b>
<b>3205</b>	5	94	<b>60.65</b>
<b>3206</b>	6	64	<b>41.29</b>
<b>3207</b>	7	86	<b>55.49</b>
<b>3208</b>	8	65	<b>41.94</b>
<b>3301</b>	9	57	<b>36.78</b>
<b>3302</b>	10	70	<b>45.17</b>
<b>3303</b>	11	70	<b>45.17</b>
<b>3304</b>	12	88	<b>56.78</b>
<b>3305</b>	13	90	<b>58.07</b>
<b>3306</b>	14	106	<b>68.39</b>
<b>3307</b>	15	94	<b>60.65</b>
<b>3308</b>	16	64	<b>41.29</b>
<b>3309</b>	17	86	<b>55.49</b>
<b>3310</b>	18	65	<b>41.94</b>
<b>3401</b>	19	57	<b>36.78</b>
<b>3402</b>	20	70	<b>45.17</b>
<b>3403</b>	21	70	<b>45.17</b>
<b>3404</b>	22	88	<b>56.78</b>
<b>3405</b>	23	90	<b>58.07</b>
<b>3406</b>	24	106	<b>68.39</b>
<b>3407</b>	25	94	<b>60.65</b>
<b>3408</b>	26	64	<b>41.29</b>
<b>3409</b>	27	86	<b>55.49</b>
<b>3410</b>	28	65	<b>41.94</b>
<b>7201</b>	29	62	<b>40.00</b>
<b>7202</b>	30	76	<b>49.04</b>
<b>7203</b>	31	76	<b>49.04</b>
<b>7204</b>	32	84	<b>54.20</b>
<b>7205</b>	33	84	<b>54.20</b>
<b>7206</b>	34	80	<b>51.62</b>
<b>7207</b>	35	63	<b>40.65</b>
<b>7208</b>	36	62	<b>40.00</b>



**Proposed Special Levy "A"**  
**Depreciation Report**  
**BCS4175 - District Crossing**

<b>7209</b>	37	62	<b>40.00</b>
<b>7210</b>	38	62	<b>40.00</b>
<b>7211</b>	39	78	<b>50.33</b>
<b>7212</b>	40	79	<b>50.97</b>
<b>7213</b>	41	73	<b>47.10</b>
<b>7214</b>	42	78	<b>50.33</b>
<b>7215</b>	43	62	<b>40.00</b>
<b>7301</b>	44	62	<b>40.00</b>
<b>7302</b>	45	76	<b>49.04</b>
<b>7303</b>	46	76	<b>49.04</b>
<b>7304</b>	47	84	<b>54.20</b>
<b>7305</b>	48	84	<b>54.20</b>
<b>7306</b>	49	80	<b>51.62</b>
<b>7307</b>	50	63	<b>40.65</b>
<b>7308</b>	51	62	<b>40.00</b>
<b>7309</b>	52	62	<b>40.00</b>
<b>7310</b>	53	62	<b>40.00</b>
<b>7311</b>	54	78	<b>50.33</b>
<b>7312</b>	55	79	<b>50.97</b>
<b>7313</b>	56	73	<b>47.10</b>
<b>7314</b>	57	78	<b>50.33</b>
<b>7315</b>	58	62	<b>40.00</b>
<b>7401</b>	59	62	<b>40.00</b>
<b>7402</b>	60	76	<b>49.04</b>
<b>7403</b>	61	76	<b>49.04</b>
<b>7404</b>	62	84	<b>54.20</b>
<b>7405</b>	63	84	<b>54.20</b>
<b>7406</b>	64	80	<b>51.62</b>
<b>7407</b>	65	63	<b>40.65</b>
<b>7408</b>	66	62	<b>40.00</b>
<b>7409</b>	67	62	<b>40.00</b>
<b>7410</b>	68	62	<b>40.00</b>
<b>7411</b>	69	78	<b>50.33</b>
<b>7412</b>	70	79	<b>50.97</b>
<b>7413</b>	71	73	<b>47.10</b>
<b>7414</b>	72	78	<b>50.33</b>
<b>7415</b>	73	62	<b>40.00</b>
<b>7501</b>	74	62	<b>40.00</b>
<b>7502</b>	75	76	<b>49.04</b>
<b>7503</b>	76	62	<b>40.00</b>
<b>7504</b>	77	62	<b>40.00</b>
<b>7505</b>	78	62	<b>40.00</b>
<b>7506</b>	79	62	<b>40.00</b>

**Proposed Special Levy "A"**  
**Depreciation Report**  
**BCS4175 - District Crossing**

<b>7507</b>	80	78	<b>50.33</b>
<b>7508</b>	81	79	<b>50.97</b>
<b>7509</b>	82	73	<b>47.10</b>
<b>7510</b>	83	78	<b>50.33</b>
<b>7511</b>	84	62	<b>40.00</b>
<b>9201</b>	85	84	<b>54.20</b>
<b>9202</b>	86	63	<b>40.65</b>
<b>9203</b>	87	55	<b>35.49</b>
<b>9204</b>	88	55	<b>35.49</b>
<b>9205</b>	89	84	<b>54.20</b>
<b>9206</b>	90	83	<b>53.55</b>
<b>9207</b>	91	78	<b>50.33</b>
<b>9208</b>	92	62	<b>40.00</b>
<b>9209</b>	93	79	<b>50.97</b>
<b>9301</b>	94	84	<b>54.20</b>
<b>9302</b>	95	63	<b>40.65</b>
<b>9303</b>	96	55	<b>35.49</b>
<b>9304</b>	97	63	<b>40.65</b>
<b>9305</b>	98	55	<b>35.49</b>
<b>9306</b>	99	62	<b>40.00</b>
<b>9307</b>	100	55	<b>35.49</b>
<b>9308</b>	101	84	<b>54.20</b>
<b>9309</b>	102	83	<b>53.55</b>
<b>9310</b>	103	78	<b>50.33</b>
<b>9311</b>	104	62	<b>40.00</b>
<b>9312</b>	105	79	<b>50.97</b>
<b>9401</b>	106	84	<b>54.20</b>
<b>9402</b>	107	63	<b>40.65</b>
<b>9403</b>	108	55	<b>35.49</b>
<b>9404</b>	109	63	<b>40.65</b>
<b>9405</b>	110	55	<b>35.49</b>
<b>9406</b>	111	62	<b>40.00</b>
<b>9407</b>	112	55	<b>35.49</b>
<b>9408</b>	113	84	<b>54.20</b>
<b>9409</b>	114	83	<b>53.55</b>
<b>9410</b>	115	79	<b>50.97</b>
<b>9411</b>	116	63	<b>40.65</b>
<b>9412</b>	117	79	<b>50.97</b>
<b>9501</b>	118	84	<b>54.20</b>
<b>9502</b>	119	63	<b>40.65</b>
<b>9503</b>	120	55	<b>35.49</b>
<b>9504</b>	121	63	<b>40.65</b>
<b>9505</b>	122	56	<b>36.13</b>

**Proposed Special Levy "A"**  
**Depreciation Report**  
**BCS4175 - District Crossing**

<b>9506</b>	123	63	<b>40.65</b>
<b>9507</b>	124	55	<b>35.49</b>
<b>9508</b>	125	84	<b>54.20</b>
<b>9509</b>	126	83	<b>53.55</b>
<b>9510</b>	127	79	<b>50.97</b>
<b>9511</b>	128	63	<b>40.65</b>
<b>9512</b>	129	79	<b>50.97</b>

**9,299      5,999.91**

**Proposed Special Levy "C"**  
**Painting Common Area Walls**  
**BCS4175 - District Crossing**

		<b>Unit</b>	<b>Proposed</b>
<b>Unit</b>	<b>SL#</b>	<b>Entitlement</b>	<b>Levy "C"</b>
<b>3201</b>	1	57	<b>171.63</b>
<b>3202</b>	2	70	<b>210.78</b>
<b>3203</b>	3	70	<b>210.78</b>
<b>3204</b>	4	96	<b>289.06</b>
<b>3205</b>	5	94	<b>283.04</b>
<b>3206</b>	6	64	<b>192.71</b>
<b>3207</b>	7	86	<b>258.95</b>
<b>3208</b>	8	65	<b>195.72</b>
<b>3301</b>	9	57	<b>171.63</b>
<b>3302</b>	10	70	<b>210.78</b>
<b>3303</b>	11	70	<b>210.78</b>
<b>3304</b>	12	88	<b>264.97</b>
<b>3305</b>	13	90	<b>271.00</b>
<b>3306</b>	14	106	<b>319.17</b>
<b>3307</b>	15	94	<b>283.04</b>
<b>3308</b>	16	64	<b>192.71</b>
<b>3309</b>	17	86	<b>258.95</b>
<b>3310</b>	18	65	<b>195.72</b>
<b>3401</b>	19	57	<b>171.63</b>
<b>3402</b>	20	70	<b>210.78</b>
<b>3403</b>	21	70	<b>210.78</b>
<b>3404</b>	22	88	<b>264.97</b>
<b>3405</b>	23	90	<b>271.00</b>
<b>3406</b>	24	106	<b>319.17</b>
<b>3407</b>	25	94	<b>283.04</b>
<b>3408</b>	26	64	<b>192.71</b>
<b>3409</b>	27	86	<b>258.95</b>
<b>3410</b>	28	65	<b>195.72</b>
<b>7201</b>	29	62	<b>186.69</b>
<b>7202</b>	30	76	<b>228.84</b>
<b>7203</b>	31	76	<b>228.84</b>
<b>7204</b>	32	84	<b>252.93</b>
<b>7205</b>	33	84	<b>252.93</b>
<b>7206</b>	34	80	<b>240.89</b>
<b>7207</b>	35	63	<b>189.70</b>
<b>7208</b>	36	62	<b>186.69</b>

**Proposed Special Levy "C"**  
**Painting Common Area Walls**  
**BCS4175 - District Crossing**

7209	37	62	186.69
7210	38	62	186.69
7211	39	78	234.86
7212	40	79	237.88
7213	41	73	219.81
7214	42	78	234.86
7215	43	62	186.69
7301	44	62	186.69
7302	45	76	228.84
7303	46	76	228.84
7304	47	84	252.93
7305	48	84	252.93
7306	49	80	240.89
7307	50	63	189.70
7308	51	62	186.69
7309	52	62	186.69
7310	53	62	186.69
7311	54	78	234.86
7312	55	79	237.88
7313	56	73	219.81
7314	57	78	234.86
7315	58	62	186.69
7401	59	62	186.69
7402	60	76	228.84
7403	61	76	228.84
7404	62	84	252.93
7405	63	84	252.93
7406	64	80	240.89
7407	65	63	189.70
7408	66	62	186.69
7409	67	62	186.69
7410	68	62	186.69
7411	69	78	234.86
7412	70	79	237.88
7413	71	73	219.81
7414	72	78	234.86
7415	73	62	186.69
7501	74	62	186.69
7502	75	76	228.84
7503	76	62	186.69
7504	77	62	186.69
7505	78	62	186.69

**Proposed Special Levy "C"**  
**Painting Common Area Walls**  
**BCS4175 - District Crossing**

<b>7506</b>	79	62	<b>186.69</b>
<b>7507</b>	80	78	<b>234.86</b>
<b>7508</b>	81	79	<b>237.88</b>
<b>7509</b>	82	73	<b>219.81</b>
<b>7510</b>	83	78	<b>234.86</b>
<b>7511</b>	84	62	<b>186.69</b>
<b>9201</b>	85	84	<b>252.93</b>
<b>9202</b>	86	63	<b>189.70</b>
<b>9203</b>	87	55	<b>165.61</b>
<b>9204</b>	88	55	<b>165.61</b>
<b>9205</b>	89	84	<b>252.93</b>
<b>9206</b>	90	83	<b>249.92</b>
<b>9207</b>	91	78	<b>234.86</b>
<b>9208</b>	92	62	<b>186.69</b>
<b>9209</b>	93	79	<b>237.88</b>
<b>9301</b>	94	84	<b>252.93</b>
<b>9302</b>	95	63	<b>189.70</b>
<b>9303</b>	96	55	<b>165.61</b>
<b>9304</b>	97	63	<b>189.70</b>
<b>9305</b>	98	55	<b>165.61</b>
<b>9306</b>	99	62	<b>186.69</b>
<b>9307</b>	100	55	<b>165.61</b>
<b>9308</b>	101	84	<b>252.93</b>
<b>9309</b>	102	83	<b>249.92</b>
<b>9310</b>	103	78	<b>234.86</b>
<b>9311</b>	104	62	<b>186.69</b>
<b>9312</b>	105	79	<b>237.88</b>
<b>9401</b>	106	84	<b>252.93</b>
<b>9402</b>	107	63	<b>189.70</b>
<b>9403</b>	108	55	<b>165.61</b>
<b>9404</b>	109	63	<b>189.70</b>
<b>9405</b>	110	55	<b>165.61</b>
<b>9406</b>	111	62	<b>186.69</b>
<b>9407</b>	112	55	<b>165.61</b>
<b>9408</b>	113	84	<b>252.93</b>
<b>9409</b>	114	83	<b>249.92</b>
<b>9410</b>	115	79	<b>237.88</b>
<b>9411</b>	116	63	<b>189.70</b>
<b>9412</b>	117	79	<b>237.88</b>
<b>9501</b>	118	84	<b>252.93</b>
<b>9502</b>	119	63	<b>189.70</b>
<b>9503</b>	120	55	<b>165.61</b>

**Proposed Special Levy "C"**  
**Painting Common Area Walls**  
**BCS4175 - District Crossing**

<b>9504</b>	121	63	<b>189.70</b>
<b>9505</b>	122	56	<b>168.62</b>
<b>9506</b>	123	63	<b>189.70</b>
<b>9507</b>	124	55	<b>165.61</b>
<b>9508</b>	125	84	<b>252.93</b>
<b>9509</b>	126	83	<b>249.92</b>
<b>9510</b>	127	79	<b>237.88</b>
<b>9511</b>	128	63	<b>189.70</b>
<b>9512</b>	129	79	<b>237.88</b>

**9,299    28,000.13**

**2013-2014 BUDGET NOTES**  
**DISTRICT CROSSING – STRATA PLAN BCS 4175**  
**FISCAL YEAR – NOVEMBER 1, 2013 – OCTOBER 31, 2014**

As per the *Strata Property Act, Section 92 (a)*, to meet all the expenses, our Strata Corporation must establish, and the Owners must contribute, by means of Strata Fees, to an operating fund for common expenses that usually occur once a year or more often than once a year.

**RECEIPTS/REVENUE**

**5035 BYLAW PENALTIES**

Money accrued through fines levied when Bylaws are violated.

**5285 INTEREST INCOME**

Interest earned on funds in the HSBC Operating Account during the fiscal year. Owners should also Note the following information:

1. The Strata earns interest of 1.25% per annum in an HSBC checking account.
2. At present time the Strata's Contingency Reserve Fund earns interest of 1.25% per annum on a regular HSBC account.
3. At present time the Strata is financing the insurance premium at 4.25% per annum.
4. The cost of a loan to pre-pay the insurance premium from the Contingency Reserve Fund is 1.25% per annum and is cheaper than the cost of financing (4.5%pa). Council will consider this option at their next Council Meeting and before the renewal date
5. The Strata Corporation may also invest with Envision bank as follows:

9Plus 9 GIC (fully cashable)

1.15% – Period 1 (1st 9-month)

2.45% – Period 2 (2nd 9-month)

1.80% – Average Rate

18Plus18 GIC (fully cashable)

1.15% - Period 1 (1st 18-month)

2.85% - Period 2 (2nd 18-month)

2.00% - Average Rate

Prime Rider GIC: Prime-.08%= 2.2% (Promo until April 30, 2013)

Short terms

30 day non redeemable – 1.55%

60 day non redeemable –1.60%

90 day non redeemable –1.65%

120 day non redeemable –1.70%

180 day non redeemable –1.70%

270 day non redeemable –1.80%

18 Month Non Redeemable Term Deposit N/A



3 Year Escalator (Non Redeemable) – Year 1: 1.50%, Year 2: 1.50%, Year 3: 3.00% - Average Rate: 2.00%

5 Year Escalator(Non Redeemable) – Year 1: 1.75%, Year 2: 2.00%, Year 3: 2.50%, Year 4: 3.00%, Year 5: 4.00% - Average Rate: 2.65%

12 month Cashable (30 days freeze period) 1.55 %

1 year non redeemable 1.80%

18 month Cashable (6 months freeze period) 1.75%

2 year non redeemable 2.00%

3 year non redeemable 2.20%

4 year non redeemable 2.25%

5 Year non redeemable 2.40%

High Interest savings \$0 - \$4,999 - 0.25%

\$5,000 + -1.20%

**5290 FOBS/KEYS/REMOTES**

Money accrued through the sale of the transponders and common area fobs.

**5300 LATE PAYMENT INTEREST**

Money accrued when Strata Fees are late.

**5310 LATE PAYMENT PENALTY**

Strata Fees are due and payable on the first day of every month. Council established a late payment penalty policy and the amount of \$25 plus 10% interest (compounded annually) will be levied on the account of an Owner for a late payment of Strata Fees.

**5385 MOVE IN/OUT FEE**

As per the Strata Corporation's Rules, the moving fee(s) will be charged every time someone moves into or out of District Crossing to offset the costs of wear and tear on the common property.

**5410 OTHER INCOME**

Income generated from other sources.

**5456 RECOVERY OF HOT WATER CHARGES**

Owners must pay for Hot Water usage separately to the Strata Corporation's selected billing company. The billing company will then pay the Strata Corporation the money collected for hot water use. The Strata Corporation will use the monies collected (for hot water) to pay the hot water portion of the gas bill to Fortis Gas.

**5500 OWNERS' CONTRIBUTIONS**

Strata Fees are the major source of income for the Strata Corporation to operate the common property and facilities of the building. Total fees, combined with other forms of income, must cover all the anticipated operating expenses, capital expenditures and reserve requirements for the fiscal year in order to break even at the end.

**ADMINISTRATIVE EXPENSES**

**6004 STATUTORY REVIEW OF TRUST ACCOUNTS**

The Strata Corporation's share of the cost of a Statutory review of the Strata Corporation's trust accounts as required by the Real Estate Services Act.

**6008 ADDITIONAL SERVICES**

Additional fees that may be charged by Baywest Management as per the Schedules agreed to under the Agency Agreement. Filing the Strata Corporation's tax return would also fall under this line item.

**6028 BANK CHARGES**

Bank charges and fees associated with the Strata Corporation's Operating Account at HSBC.

**6068 MISCELLANEOUS**

Expenses related to miscellaneous items, such as purchasing parking signs, printing and laminating notices and purchasing office supplies.

**6078 INSURANCE DEDUCTIBLE/CLAIMS**

Under Section 158 of the Strata Property Act, the payment of an insurance deductible in respect of a claim on the Strata Corporation's insurance is a common expense to be contributed to by means of Strata Fees. The current insurance deductible for BCS4175 for "All Risk" is \$5,000.00. The Strata Council is suggesting including \$5,000.00 for District Crossing in this year's budget.

**6080 INSURANCE PREMIUM**

Cost of Insurance premium through BFL Canada. This year's insurance premium was set as per the appraised value of the building. As per section 149 of the Strata Property Act the Strata Corporation must obtain full replacement value coverage to be insured against major perils.

**6086 KEYS/FOB/REMOTES**

Money spent to order new supplies of keys, fobs and remotes.

**6088 LEGAL FEES**

\$500 has been proposed in this fiscal year's Budget to cover any small legal expenses, should the need arise. This line item may also pay for the services of a lawyer to review and/or create new Bylaws for the Strata Corporation.

**6098 MANAGEMENT FEES**

This amount is to cover the cost of the Management Contract and is based on industry rates and the work load of your Strata Corporation. Baywest Management Corporation has an Agency Agreement with the Strata Corporation which determines the services provided for your Strata. The services provided under this agreement include full accounting, which includes for example, payment of invoices, recording and collection of strata fees and preparation of financial statements. The licensed Strata Manager assigned to your Strata assists the Council with the establishment and enforcement of bylaws, rules and regulations, preparing draft budgets and annual maintenance plans (budget), providing information pertaining to legislation, prepares agenda's and attends Council and Annual General Meeting, writes Minutes, helps Council complete directives/tasks, responding to phone and email enquiries, as well as a number of other services. Management and administration staff provide a number of other functions specifically related to your strata. A 24/7 emergency response call center and a website (my-baywest) for posting of minutes, notices, bylaws, rules and other important documents are provided at no additional cost to the Strata.

**6128 POSTAGE/COPIES/OFFICE EXP.**

This category covers the postage and photocopy costs of notices, meeting notice packages, minutes, financial statements, bylaws and correspondence, as routinely distributed to or requested by Council members, resident Owners, non-resident Owners, realtors and prospective Owners.

**UTILITIES**

**6308 ELECTRICITY**

This is a projected estimate and recommendations by BC Hydro to cover common area electricity usage.

**6316 GAS**

This is a projected estimate and recommendations by Fortis Gas for the building's boilers and roof top make up air units.

## CONTRACT / BLDG EXPENSES

### **7002 ALARM MONITORING**

This amount is based on contracted cost for fire alarm monitoring with Counter Force and the Telus phone lines that are dedicated to the alarm system.

### **7030 JANITOR/CARETAKER/CONCIERGE**

Amount budgeted for janitorial, caretaker and concierge services. The janitor cleans the building seven (7) days per week and the caretaker provides five (5) days per week services.

### **7048 ELEVATOR & LICENSE**

This amount is based on preventative maintenance requirements.

### **7054 EMERGENCY GENERATOR**

The emergency power generator has to be maintained in good working order. The recommended amount will cover the regular tune up, inspection and maintenance that is required to keep the warranty in place. This is a small generator for the sump pumps only to prevent flooding in the parkade level. The complex does not have a back up emergency generator.

### **7060 ENTERPHONE LEASING**

The Strata Corporation is under contract with Roynat Lease Finance company for 65 months (starting on October 1, 2011) to pay of the enterphone for the buildings. The budgeted amount reflects the Strata Corporation's obligation as per the contract.

### **7069 FIRE PROTECTION**

This amount is based on the costs associated with the annual testing of the fire safety equipment. This includes in-suite inspection, winterization of the parkade sprinkler system and also the testing of the common area fire safety systems.

### **7076 GARAGE DOOR**

This category covers the maintenance of 2 garage doors and includes repairs as a result of small wear and tear items that arise. Maintenance on the garage doors are carried out four (4) times per year. This year the garage gates had to be repaired many times due to accidents, which is why the budget ended in a high deficit.

### **7080 GARBAGE COLLECTION**

This amount is based on contracted costs for the weekly removal of garbage by Waste Management and Dash Building Services.

### **7100 LANDSCAPING**

This category covers the cost of common area landscape services.

### **7126 MECHANICAL**

This amount is allocated for the equipment maintenance contract.

## REPAIRS & MAINTENANCE EXPENSES

### **7660 REPAIR & MAINTENANCE**

This amount is allocated to perform regular maintenance and repairs (other than what has been allocated to specific line items and what is covered under warranty).

### **7680 GUTTER CLEANING**

Amount used to clean the gutters and downspouts once per year.

### **7702 IRRIGATION**

The budgeted amount includes the winterization and spring start up of the exterior landscape sprinkler system.

### **7848 SNOW REMOVAL**

Amount set aside each year for snow removal and salting of the sidewalks.

**7882 SUPPLIES**

The budgeted amount includes items for janitorial supplies and light bulbs.

**7912 WINDOW CLEANING / PARKADE CLEANING**

This amount is set side for the annual cleaning of the inaccessible windows from outside only and the power washing of the parkade. Oil grease and stain removal in the parkade is not included in this amount.

**RECREATION FACILITIES EXPENSES**

**8504 CABLE VISION**

This amount will pay for basic cable services in the amenity room.

**8515 FITNESS EQUIPMENT LEASE**

Amount budgeted as per the signed finance contract with Assured Lease Corporation for 66 months. The contract start date was January 1, 2012.

**8516 EXERCISE EQUIPMENT**

The exercise equipment must be maintained to ensure safety of the users. Four times per year a technician will inspect the gym equipment and repairs and tune ups will be made as needed.

**RESERVE FUNDS**

**8920 CONTINGENCY RESERVE FUND AS PER THE STRATA PROPERTY ACT**

**Operating fund and contingency reserve fund**

92 To meet its expenses the strata corporation must establish, and the owners must contribute, by means of strata fees, to

(a) an operating fund for common expenses that usually occur either once a year or more often than once a year, and

(b) a contingency reserve fund for common expenses that usually occur less often than once a year or that do not usually occur.

**Minimum and maximum contributions to contingency reserve fund**

93 Subject to the requirements set out in the regulations, the strata corporation must determine the amount of the annual contribution to the contingency reserve fund.

**Contingency reserve fund contribution in first annual budget**

(a) if the amount of money in the contingency reserve fund at the end of any fiscal year after the first annual general meeting is less than 25% of the total amount budgeted for the contribution to the operating fund for the fiscal year that has just ended, the annual contribution to the contingency reserve fund for the current fiscal year must be at least the lesser of

(i) 10% of the total amount budgeted for the contribution to the operating fund for the current fiscal year, and

(ii) the amount required to bring the contingency reserve fund to at least 25% of the total amount budgeted for the contribution to the operating fund for the current fiscal year;

(b) if the amount of money in the contingency reserve fund at the end of any fiscal year after the first annual general meeting is equal to or greater than 25% of the total amount budgeted for the contribution to the operating fund for the fiscal year that has just ended, additional contributions to the contingency reserve fund may be made as part of the annual budget approval process after consideration of the depreciation report, if any, obtained under section 94 of the Act.

**District Crossing**  
**Strata Plan - BCS4175**  
**PROPOSED BUDGET - November 1, 2013 to October 31, 2014**

Account	Account Name	30-Sep-13 Year To Date Actual	31-Oct-13 Estimated Year End	2012-2013 Annual Budget	2013-2014 Proposed Budget
<b>RECEIPTS / REVENUE</b>					
5010-0000	Amenities Rental	50.00	50.00	0.00	0.00
5035-0000	Bylaw Penalties	50.00	50.00	0.00	0.00
5285-0000	Interest Income	726.22	726.22	0.00	0.00
5290-0000	Fobs/Keys/Remotes	1,720.00	1,720.00	0.00	0.00
5300-0000	Late Payment Interest	25.22	25.22	0.00	0.00
5310-0000	Late Payment Penalty	1,122.29	1,122.29	0.00	0.00
5385-0000	MoveIn/Out Fee	4,375.00	4,375.00	0.00	0.00
5410-0000	Other Income	167.49	167.49	0.00	0.00
5456-0050	Recovery - Hot Water	17,362.50	19,662.50	20,000.00	20,000.00
5500-0000	Owners' Contributions	332,893.88	363,156.00	363,156.00	363,156.00
<b>TOTAL RECEIPTS / REVENUE</b>		<b>\$ 358,492.60</b>	<b>\$ 391,054.72</b>	<b>\$ 383,156.00</b>	<b>\$ 383,156.00</b>
<b>EXPENSES &amp; RESERVES</b>					
<b>ADMINISTRATIVE EXPENSES</b>					
6004-0000	Statutory Review of Trust Accounts	0.00	400.00	400.00	400.00
6008-0000	Additional Services	1,120.00	1,120.00	1,000.00	500.00
6028-0000	Bank Charges	242.50	266.00	310.00	310.00
6068-0000	Miscellaneous	539.90	539.90	1,500.00	600.00
6078-0000	Insurance Deductibles / Claims	0.00	0.00	5,000.00	5,000.00
6080-0000	Insurance Premium	39,574.16	43,479.10	41,654.00	48,000.00
6086-0000	Keys / Fobs /Remotes	2,620.53	2,620.53	500.00	500.00
6088-0000	Legal Fees	93.90	93.90	1,500.00	500.00
6098-0000	Management Fees	29,155.00	32,940.00	32,940.00	32,940.00
6128-0000	Postage/Copies/Office Exp.	3,323.99	4,000.00	2,500.00	3,000.00
<b>TOTAL ADMINISTRATIVE EXPENSES</b>		<b>76,669.98</b>	<b>85,459.43</b>	<b>87,304.00</b>	<b>91,750.00</b>
<b>UTILITIES</b>					
6308-0000	Electricity	28,298.18	34,100.00	35,000.00	35,000.00
6316-0000	Gas	23,935.90	29,120.00	34,500.00	30,000.00
<b>TOTAL UTILITIES</b>		<b>52,234.08</b>	<b>63,220.00</b>	<b>69,500.00</b>	<b>65,000.00</b>
<b>CONTRACT / BLDG EXPENSES</b>					
7002-0000	Alarm Monitoring	1,741.29	2,162.00	2,700.00	2,200.00
7030-0000	Concierge/Janitorial	66,677.89	70,174.00	75,000.00	70,200.00
7048-0000	Elevator & License	7,851.98	8,887.63	10,000.00	9,000.00
7054-0000	Emergency Generator	399.54	399.54	1,000.00	500.00
7060-0000	Enterphone-Leasing	23,913.12	26,087.04	27,000.00	27,000.00
7069-0000	Fire Protection	4,819.69	4,819.69	4,500.00	4,820.00
7076-0000	Garage Door	6,682.07	7,034.80	2,000.00	2,000.00
7080-0000	Garbage Collection	9,490.38	10,360.68	12,500.00	11,000.00
7100-0000	Landscaping	6,859.72	10,355.18	10,000.00	11,964.00
7126-0000	Mechanical	9,167.28	9,863.28	9,000.00	10,000.00
<b>TOTAL CONTRACT / BLDG EXPENSES</b>		<b>137,602.96</b>	<b>150,143.84</b>	<b>153,700.00</b>	<b>148,684.00</b>
<b>REPAIRS &amp; MAINTENANCE EXPENSES</b>					
7660-0000	Repairs & Maintenance	15,833.51	20,817.28	15,246.00	16,000.00
7680-0000	Gutter Cleaning	1,478.40	3,696.00	3,500.00	3,700.00
7702-0000	Irrigation	802.63	802.63	600.00	805.00
7848-0000	Snow Removal	276.40	276.40	2,000.00	1,000.00
7882-0000	Supplies	5,086.35	5,568.94	3,000.00	5,700.00
7912-0000	Window Cleaning	0.00	0.00	4,000.00	4,000.00

**District Crossing**  
**Strata Plan - BCS4175**  
**PROPOSED BUDGET - November 1, 2013 to October 31, 2014**

Account	Account Name	30-Sep-13 Year To Date Actual	31-Oct-13 Estimated Year End	2012-2013 Annual Budget	2013-2014 Proposed Budget
	<b>TOTAL REPAIRS &amp; MAINTENANCE EXPENSES</b>	<b>23,477.29</b>	<b>31,161.25</b>	<b>28,346.00</b>	<b>31,205.00</b>
	<b>RECREATION FACILITIES EXPENSES</b>				
8504-0000	Cablevision	1,328.29	1,471.66	1,200.00	1,472.00
8515-0000	Fitness Equipment Lease	6,961.62	7,594.52	7,600.00	7,600.00
8516-0000	Exercise Equipment	1,076.10	1,480.20	1,000.00	1,500.00
	<b>TOTAL RECREATION FACILITIES EXPENSES</b>	<b>9,366.01</b>	<b>10,546.38</b>	<b>9,800.00</b>	<b>10,572.00</b>
	<b>TOTAL OPERATING EXPENSES</b>	<b>299,350.32</b>	<b>340,530.90</b>	<b>348,650.00</b>	<b>347,211.00</b>
	<b>CRF &amp; OTHER BUDGETED RESERVE FUNDS</b>				
8920-0000	Contingency Reserve Fund	31,630.50	34,506.00	34,506.00	35,945.00
	<b>TOTAL RESERVE FUNDS</b>	<b>31,630.50</b>	<b>34,506.00</b>	<b>34,506.00</b>	<b>35,945.00</b>
	<b>TOTAL EXPENSES &amp; RESERVES</b>	<b>330,980.82</b>	<b>375,036.90</b>	<b>383,156.00</b>	<b>383,156.00</b>
	<b>SURPLUS / (DEFICIT)</b>	<b>27,511.78</b>	<b>16,017.82</b>	<b>-</b>	<b>-</b>

**BCS4175 - District Crossing**  
**PROPOSED BUDGET SUMMARY**  
For the Year November 1, 2013 to October 31, 2014

	Year To Date Actual 30-Sep-13	Estimated Year End 31-Oct-13	Annual Budget 2012-2013	Proposed Budget 2013-2014
<b>TOTAL OWNER CONTRIBUTION</b>	<b>332,894</b>	<b>397,662</b>	<b>397,662</b>	<b>399,101 *</b>
<b>Operating Fund</b>				
Opening Balance	21,408	21,408	21,408	81,905
Owner's Contribution	301,263	363,156	363,156	363,156 *
Other Income	25,599	27,899	20,000	20,000
Total Operating Expenses	(299,350)	(340,531)	(348,650)	(347,211)
Prior Year Operating Surplus - Adjustment	9,973	9,973		
<b>Ending Balance</b>	<b>58,893</b>	<b>81,905</b>	<b>55,914</b>	<b>117,850</b>
<b>Contingency Reserve Fund</b>				
Opening Balance	49,601	49,601	49,601	84,879
Owner's Contribution	31,631	34,506	34,506	35,945 *
Interest Income	686	773		1,286
<b>Ending Balance</b>	<b>81,917</b>	<b>84,879</b>	<b>84,107</b>	<b>122,110</b>
<b>Spec Levy - Warranty</b>				
Opening Balance				5,807
Owner's Contribution	15,000	15,000	15,000	*
Interest	94	101		73
Expenditure	(9,293)	(9,293)		
<b>Ending Balance</b>	<b>5,801</b>	<b>5,807</b>	<b>15,000</b>	<b>5,880</b>

\* - Items included in the Total Owners' Contributions calculation  
Estimated CRF annual interest rate 1.25%



**BCS4175 - District Crossing**  
**Proposed Strata Fees**  
**For the Year November 1, 2013 to October 31, 2014**

Unit#	SL#	U/E	Old Strata Fee	Operating Portion	CRF Portion	Proposed Strata Fees
3201	1	57	\$185.50	\$167.14	\$18.36	\$185.50
3202	2	70	\$227.81	\$205.26	\$22.55	\$227.81
3203	3	70	\$227.81	\$205.26	\$22.55	\$227.81
3204	4	96	\$312.43	\$281.50	\$30.92	\$312.43
3205	5	94	\$305.92	\$275.64	\$30.28	\$305.92
3206	6	64	\$208.28	\$187.67	\$20.62	\$208.28
3207	7	86	\$279.88	\$252.18	\$27.70	\$279.88
3208	8	65	\$211.54	\$190.60	\$20.94	\$211.54
3301	9	57	\$185.50	\$167.14	\$18.36	\$185.50
3302	10	70	\$227.81	\$205.26	\$22.55	\$227.81
3303	11	70	\$227.81	\$205.26	\$22.55	\$227.81
3304	12	88	\$286.39	\$258.04	\$28.35	\$286.39
3305	13	90	\$292.90	\$263.91	\$28.99	\$292.90
3306	14	106	\$344.97	\$310.83	\$34.14	\$344.97
3307	15	94	\$305.92	\$275.64	\$30.28	\$305.92
3308	16	64	\$208.28	\$187.67	\$20.62	\$208.28
3309	17	86	\$279.88	\$252.18	\$27.70	\$279.88
3310	18	65	\$211.54	\$190.60	\$20.94	\$211.54
3401	19	57	\$185.50	\$167.14	\$18.36	\$185.50
3402	20	70	\$227.81	\$205.26	\$22.55	\$227.81
3403	21	70	\$227.81	\$205.26	\$22.55	\$227.81
3404	22	88	\$286.39	\$258.04	\$28.35	\$286.39
3405	23	90	\$292.90	\$263.91	\$28.99	\$292.90
3406	24	106	\$344.97	\$310.83	\$34.14	\$344.97
3407	25	94	\$305.92	\$275.64	\$30.28	\$305.92
3408	26	64	\$208.28	\$187.67	\$20.62	\$208.28
3409	27	86	\$279.88	\$252.18	\$27.70	\$279.88
3410	28	65	\$211.54	\$190.60	\$20.94	\$211.54
7201	29	62	\$201.78	\$181.80	\$19.97	\$201.78
7202	30	76	\$247.34	\$222.86	\$24.48	\$247.34
7203	31	76	\$247.34	\$222.86	\$24.48	\$247.34
7204	32	84	\$273.37	\$246.31	\$27.06	\$273.37
7205	33	84	\$273.37	\$246.31	\$27.06	\$273.37
7206	34	80	\$260.35	\$234.59	\$25.77	\$260.35
7207	35	63	\$205.03	\$184.74	\$20.29	\$205.03
7208	36	62	\$201.78	\$181.80	\$19.97	\$201.78
7209	37	62	\$201.78	\$181.80	\$19.97	\$201.78
7210	38	62	\$201.78	\$181.80	\$19.97	\$201.78
7211	39	78	\$253.85	\$228.72	\$25.13	\$253.85
7212	40	79	\$257.10	\$231.65	\$25.45	\$257.10
7213	41	73	\$237.57	\$214.06	\$23.51	\$237.57
7214	42	78	\$253.85	\$228.72	\$25.13	\$253.85
7215	43	62	\$201.78	\$181.80	\$19.97	\$201.78
7301	44	62	\$201.78	\$181.80	\$19.97	\$201.78
7302	45	76	\$247.34	\$222.86	\$24.48	\$247.34

**BCS4175 - District Crossing**  
**Proposed Strata Fees**  
**For the Year November 1, 2013 to October 31, 2014**

7303	46	76	\$247.34	\$222.86	\$24.48	\$247.34
7304	47	84	\$273.37	\$246.31	\$27.06	\$273.37
7305	48	84	\$273.37	\$246.31	\$27.06	\$273.37
7306	49	80	\$260.35	\$234.59	\$25.77	\$260.35
7307	50	63	\$205.03	\$184.74	\$20.29	\$205.03
7308	51	62	\$201.78	\$181.80	\$19.97	\$201.78
7309	52	62	\$201.78	\$181.80	\$19.97	\$201.78
7310	53	62	\$201.78	\$181.80	\$19.97	\$201.78
7311	54	78	\$253.85	\$228.72	\$25.13	\$253.85
7312	55	79	\$257.10	\$231.65	\$25.45	\$257.10
7313	56	73	\$237.57	\$214.06	\$23.51	\$237.57
7314	57	78	\$253.85	\$228.72	\$25.13	\$253.85
7315	58	62	\$201.78	\$181.80	\$19.97	\$201.78
7401	59	62	\$201.78	\$181.80	\$19.97	\$201.78
7402	60	76	\$247.34	\$222.86	\$24.48	\$247.34
7403	61	76	\$247.34	\$222.86	\$24.48	\$247.34
7404	62	84	\$273.37	\$246.31	\$27.06	\$273.37
7405	63	84	\$273.37	\$246.31	\$27.06	\$273.37
7406	64	80	\$260.35	\$234.59	\$25.77	\$260.35
7407	65	63	\$205.03	\$184.74	\$20.29	\$205.03
7408	66	62	\$201.78	\$181.80	\$19.97	\$201.78
7409	67	62	\$201.78	\$181.80	\$19.97	\$201.78
7410	68	62	\$201.78	\$181.80	\$19.97	\$201.78
7411	69	78	\$253.85	\$228.72	\$25.13	\$253.85
7412	70	79	\$257.10	\$231.65	\$25.45	\$257.10
7413	71	73	\$237.57	\$214.06	\$23.51	\$237.57
7414	72	78	\$253.85	\$228.72	\$25.13	\$253.85
7415	73	62	\$201.78	\$181.80	\$19.97	\$201.78
7501	74	62	\$201.78	\$181.80	\$19.97	\$201.78
7502	75	76	\$247.34	\$222.86	\$24.48	\$247.34
7503	76	62	\$201.78	\$181.80	\$19.97	\$201.78
7504	77	62	\$201.78	\$181.80	\$19.97	\$201.78
7505	78	62	\$201.78	\$181.80	\$19.97	\$201.78
7506	79	62	\$201.78	\$181.80	\$19.97	\$201.78
7507	80	78	\$253.85	\$228.72	\$25.13	\$253.85
7508	81	79	\$257.10	\$231.65	\$25.45	\$257.10
7509	82	73	\$237.57	\$214.06	\$23.51	\$237.57
7510	83	78	\$253.85	\$228.72	\$25.13	\$253.85
7511	84	62	\$201.78	\$181.80	\$19.97	\$201.78
9201	85	84	\$273.37	\$246.31	\$27.06	\$273.37
9202	86	63	\$205.03	\$184.74	\$20.29	\$205.03
9203	87	55	\$178.99	\$161.28	\$17.72	\$178.99
9204	88	55	\$178.99	\$161.28	\$17.72	\$178.99
9205	89	84	\$273.37	\$246.31	\$27.06	\$273.37
9206	90	83	\$270.12	\$243.38	\$26.74	\$270.12
9207	91	78	\$253.85	\$228.72	\$25.13	\$253.85
9208	92	62	\$201.78	\$181.80	\$19.97	\$201.78

**BCS4175 - District Crossing**  
**Proposed Strata Fees**  
**For the Year November 1, 2013 to October 31, 2014**

9209	93	79	\$257.10	\$231.65	\$25.45	\$257.10
9301	94	84	\$273.37	\$246.31	\$27.06	\$273.37
9302	95	63	\$205.03	\$184.74	\$20.29	\$205.03
9303	96	55	\$178.99	\$161.28	\$17.72	\$178.99
9304	97	63	\$205.03	\$184.74	\$20.29	\$205.03
9305	98	55	\$178.99	\$161.28	\$17.72	\$178.99
9306	99	62	\$201.78	\$181.80	\$19.97	\$201.78
9307	100	55	\$178.99	\$161.28	\$17.72	\$178.99
9308	101	84	\$273.37	\$246.31	\$27.06	\$273.37
9309	102	83	\$270.12	\$243.38	\$26.74	\$270.12
9310	103	78	\$253.85	\$228.72	\$25.13	\$253.85
9311	104	62	\$201.78	\$181.80	\$19.97	\$201.78
9312	105	79	\$257.10	\$231.65	\$25.45	\$257.10
9401	106	84	\$273.37	\$246.31	\$27.06	\$273.37
9402	107	63	\$205.03	\$184.74	\$20.29	\$205.03
9403	108	55	\$178.99	\$161.28	\$17.72	\$178.99
9404	109	63	\$205.03	\$184.74	\$20.29	\$205.03
9405	110	55	\$178.99	\$161.28	\$17.72	\$178.99
9406	111	62	\$201.78	\$181.80	\$19.97	\$201.78
9407	112	55	\$178.99	\$161.28	\$17.72	\$178.99
9408	113	84	\$273.37	\$246.31	\$27.06	\$273.37
9409	114	83	\$270.12	\$243.38	\$26.74	\$270.12
9410	115	79	\$257.10	\$231.65	\$25.45	\$257.10
9411	116	63	\$205.03	\$184.74	\$20.29	\$205.03
9412	117	79	\$257.10	\$231.65	\$25.45	\$257.10
9501	118	84	\$273.37	\$246.31	\$27.06	\$273.37
9502	119	63	\$205.03	\$184.74	\$20.29	\$205.03
9503	120	55	\$178.99	\$161.28	\$17.72	\$178.99
9504	121	63	\$205.03	\$184.74	\$20.29	\$205.03
9505	122	56	\$182.25	\$164.21	\$18.04	\$182.25
9506	123	63	\$205.03	\$184.74	\$20.29	\$205.03
9507	124	55	\$178.99	\$161.28	\$17.72	\$178.99
9508	125	84	\$273.37	\$246.31	\$27.06	\$273.37
9509	126	83	\$270.12	\$243.38	\$26.74	\$270.12
9510	127	79	\$257.10	\$231.65	\$25.45	\$257.10
9511	128	63	\$205.03	\$184.74	\$20.29	\$205.03
9512	129	79	\$257.10	\$231.65	\$25.45	\$257.10

<b>Monthly Total</b>	<b>9,299</b>	<b>\$30,263.00</b>	<b>\$27,267.58</b>	<b>\$2,995.42</b>	<b>\$30,263.00</b>
		x 12	x 12	x 12	x 12
<b>Annual Total</b>		<b>\$363,156.00</b>	<b>\$327,211.00</b>	<b>\$35,945.00</b>	<b>\$363,156.00</b>

**ANNUAL GENERAL MEETING  
PROXY FORM**

**THE OWNERS OF DISTRICT CROSSING  
STRATA PLAN BCS 4175  
TUESDAY, DECEMBER 3, 2013**

I, (WE) \_\_\_\_\_  
of \_\_\_\_\_  
in the Province of British Columbia, being the registered Owner(s) of Strata Lot \_\_\_\_\_, at **BCS4175** hereby  
appoint: \_\_\_\_\_  
or failing him/her \_\_\_\_\_  
or failing him/her \_\_\_\_\_  
as my (our) proxy for me (us) and on my (our) behalf at the Annual General Meeting of the Owners to be held on  
**TUESDAY, DECEMBER 3, 2013** and at any adjournment thereof.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2013

\_\_\_\_\_  
(OWNERS SIGNATURE ON ABOVE LINE)

\_\_\_\_\_  
(OWNERS SIGNATURE ON ABOVE LINE)