

## LMS 1866 – The Electra Commercial

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June 13, 2016

### IMPORTANT NOTICE TO OWNERS

*Dear Owners,*

*Please be advised that the Proposed Budget was passed on the May 31<sup>st</sup>, 2016 Annual General Meeting. Strata fees have increased.*

*Please refer to the fee schedule attached to the AGM minutes.*

*If you pay strata fees by post-dated cheques, or by online banking, please be sure to include a payment for the shortfall amount retroactive to April 1<sup>st</sup>, 2016.*

*Note: If you pay by pre-authorized debit, adjustments will be made automatically. The shortfall amount will be withdrawn, along with your July 2016 strata fee, on July 1<sup>st</sup>, 2016.*

*Thank you in advance for your cooperation*

*Yours truly,*

**COLYVAN PACIFIC REAL ESTATE MANAGEMENT SERVICES LTD.**  
Managing on behalf of Strata Corporation LMS 1866 Commercial



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Wendy McKenzie, Strata Manager

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**MINUTES OF THE ANNUAL GENERAL MEETING  
STRATA PLAN LMS 1866 – ELECTRA COMMERCIAL SECTION  
HELD ON: TUESDAY, MAY 31, 2016 – 6:30 P.M.  
LOCATION: 970 BURRARD STREET, VANCOUVER, BC – FIRST FLOOR BOARD ROOM**

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**PRESENT:**

33,098 Strata Lots/Voting Unit Entitlement in person  
16,186 Strata Lots/Voting Unit Entitlement represented by proxy  
49,284 Strata Lots/Voting Unit Entitlement represented in person and by proxy

Wendy McKenzie, Colyvan Pacific Real Estate Management Services Ltd.

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**(1) CALL TO ORDER**

The Council President called the meeting to order at 6:38 p.m. A quorum was established.

**(2) INTRODUCTION AND WELCOME**

The Owners were welcomed to the Annual General Meeting. Council members and the representative from Colyvan Pacific were introduced.

**(3) CALLING THE ROLL/CERTIFICATION OF PROXIES**

Prior to the start of the meeting, the roll was called in accordance with the requirements of the Strata Property Act of BC. Also required by the Act, is that a quorum, consisting of one-third of the Owners in good standing be represented in person or by proxy. At this evening's meeting 33,098 voting unit entitlement Owners were represented in person and 16,186 voting unit entitlement by proxy for a total of 49,284 voting unit entitlement registrations. The quorum requirement for this evening's meeting being met, the meeting was deemed competent to proceed. The Strata Manager advised that approval of the budget would require a majority vote of 25,135 voting unit entitlement and the adoption of the Special Resolutions would require a  $\frac{3}{4}$  Vote which would be 36,963 voting unit entitlement.

**(4) PROOF OF NOTICE/WAIVER OF NOTICE**

The Strata Property Act of BC requires adequate proof of notice be given to all Owners by having notices delivered to their last-known address. Notices were mailed and/or hand-delivered on May 10, 2016, which is in accordance with the timeframe set out in the Act. Notices contained the notice of the meeting, meeting agenda, proposed budget, Special Resolutions, insurance summary and a proxy voting form. It was then MOVED/SECONDED that the proof of notice be accepted.

**CARRIED**

**(5) APPROVAL OF AGENDA**

It was MOVED/SECONDED to approve the agenda as circulated with the Notice of Meeting.

**CARRIED**

Strata Plan LMS 1866 – Electra Commercial Section  
Annual General Meeting Minutes – May 31<sup>st</sup>, 2016

**(6) ADOPTION OF PREVIOUS MINUTES**

The Owners reviewed the minutes of the Annual General Meeting held May 21, 2015, and as there were no errors or omissions noted, it was MOVED/SECONDED that the minutes be adopted as presented and distributed.

**CARRIED**

**(7) REPORTS**

Council President, John Davies spoke on the following items which occurred over the past year:

- We ended the year with a small surplus.
- Elevator fob control and valve changed; a/c in the elevator room was replaced.
- We have had 99.5% reliability from the elevators this year.
- Hundreds of small repairs around the building.
- New chairs were purchased for the lobby chairs.
- New artwork has been hung in the building,
- A good, workable solution for the building envelope was found.
- Roof replacement should be considered within the next 5-8 years.
- Carpet replacement should be considered within the next 3-5 years.
- \$2,500 was saved this year by the electronic lobby doors.
- Electric hand dryers saved \$4,500.
- \$9,000 of toilet paper at 50% savings avoided twice the price increase for approximately 3 years.
- Unit #101 tenant lawsuit was settled for small fraction of the claim amount.
- Please choose good tenants to avoid unnecessary disputes.

**(8) ANNUAL REVIEW OF INSURANCE**

CMW Insurance currently provides the Strata Corporation's insurance for an appraised value of \$81,018,400. The deductibles are as follows: All Losses: \$5,000 –Water Damage: \$30,000 – Flood: \$25,000 - Sewer Backup - \$30,000

**Please note:** The Strata's insurance policy provides "replacement" coverage for the building, its fixtures and equipment. It is up to owners to insure the contents of their individual home plus any improvements/renovations they may have made. The owners were advised to take the current Certificate of Insurance included in the AGM notice package to their insurance agent along with the copy of the Strata's bylaws to insure they have proper coverage for their unit(s).

**(9) APPROVAL OF THE PROPOSED 2016/2017 ANNUAL OPERATING BUDGET**

The 2016/2017 Operating Budget was motioned to the floor for discussion. It was noted that there is a 4.5% increase in maintenance fees. Following discussion, it was MOVED/SECONDED to adopt the proposed 2016/2017 operating budget as presented.

The results being;

49,284 In Favor  
0 Opposed  
0 Abstained

**CARRIED**

**Maintenance Fee Payment Information****MAINTENANCE FEES**

**Owners are advised that there is an approximate 4.5% increase in fees for the 2016/2017 fiscal year.**

**Please note:** Owners on the Pre-Authorized Payment (PAP) system will continue to have their monthly maintenance fees deducted from their accounts. Owners sending in post-dated cheques must indicate that these cheques are made payable to **The Owners, Strata Plan LMS 1866: Commercial Section, NOT Colyvan Pacific** and reference the unit number or strata lot number. Please forward your cheques to ColyVan Pacific, c/o Accounts Receivable Department.

Please refer to the attached maintenance fee schedule to determine your payment amount, as ColyVan Pacific will not be issuing monthly invoices.

**(10) ADOPTION OF ¾ VOTE RESOLUTIONS****10.1 ¾ VOTE 1 – BYLAW ADDITION**

BE IT RESOLVED as a ¾ vote of Section 2 of The Owners, Strata Plan LMS 1866 (the “Commercial Section”) pursuant to section 197 of the *Strata Property Act* that the following be adopted as bylaw 38 of the Strata Corporation, as a matter that relates solely to the Commercial Section:

***Bylaw 85 – Indemnity of Executive Members***

The Commercial Section shall defend, indemnify and save harmless the Commercial Section executive members against any claims for personal injury made against such members in the capacity as executive members where such claims are not covered by the policies of insurance taken out by the Strata Corporation and, if any, the Commercial Section but only as long as such claims do not arise from the intentional acts of the applicable executive member.

**END OF RESOLUTION**

The result being;  
30,669 In favour  
18,433 Opposed  
182 Abstained

**DEFEATED**

Strata Plan LMS 1866 – Electra Commercial Section  
Annual General Meeting Minutes – May 31<sup>st</sup>, 2016

**10.2 ¾ VOTE 2 – BYLAW ADDITION**

BE IT RESOLVED by a 3/4 vote of THE OWNERS, STRATA PLAN *LMS 1866* (Commercial Section) that the bylaws of the Strata Corporation, Commercial Section be amended by the addition of the attached bylaws as bylaws of the Strata Corporation, Commercial Section.

***86: Insurance Deductible***

- 1) If an owner is responsible for any loss or damage to a strata lot, common property, limited common property, or common assets, that owner must indemnify and save harmless the strata corporation or a separate section from the expense of any maintenance, repair or replacement rendered necessary to the strata lot, common property, limited common property or common assets but only to the extent that such expense is not reimbursed from the proceeds received by operation of any strata insurance or section policy. Without limiting the generality of the word “**responsible**”, an owner is responsible for the owner’s own acts or omissions, as well as those of any of the tenants, occupants, visitors, agents, contractors or employees of the strata lot or the owner.
- 2) For the purposes of these bylaws, any insurance deductible paid or payable by the strata corporation or a separate section will be considered an expense not covered by the strata or section insurance proceeds received by the strata corporation or the separate section, as applicable, and will be charged to the owner.

**END OF RESOLUTION**

The result being;  
35,323 In favour  
13,961 Opposed  
0 Abstained

**DEFEATED**

**10.3 ¾ VOTE 3 – BYLAW ADDITION**

WHEREAS regular monthly payments of maintenance fees are required to be made by Owners to the Strata Corporation as presented in the annual Operating Budget and approved at the Annual General Meeting;

AND WHEREAS in the interest of ensuring such monthly payments are made on a timely basis so that the Strata Corporation can meet its financial obligations and to avoid additional administration to collect overdue payments and the resulting assessment and collection of fines;

BE IT THEREFORE RESOLVED as a ¾ Vote Resolution of the Owners, Strata Plan LMS 1866 Commercial Section;

***Bylaw 48(a) c – Payment of Maintenance Fees***

The payment of monthly maintenance fees to the Strata Corporation shall be made exclusively by pre-authorized bank transfer.

**END OF RESOLUTION**

The result being;  
34,637 In favour  
14,647 Opposed  
0 Abstained

**DEFEATED**

Strata Plan LMS 1866 – Electra Commercial Section  
Annual General Meeting Minutes – May 31<sup>st</sup>, 2016

**10.4 ¾ VOTE 4 – AUTHORIZATION OF LEGAL ACTION**

WHEREAS pursuant to s. 171 of the *Strata Property Act*, S.B.C. 1998, c. 43 (the “Act”) a strata corporation may sue, as a representative of all owners, about any matter affecting the strata corporation if the suit is authorized by a 3/4 vote at an annual or general meeting;

BE IT RESOLVED pursuant to s. 171 of the Act by a 3/4 vote of THE OWNERS, STRATA PLAN LMS 1866 (the “Commercial Section”) that the Strata Corporation, Commercial Section be authorized to commence legal action against Mountain Fire Protection Ltd. for failure to pay charged-back building re-key costs of \$16,666.70 in August 2015.

**END OF RESOLUTION**

The result being;  
49,284 In favour  
0 Opposed  
0 Abstained

**CARRIED**

**(11) NEW BUSINESS**

**11.1** Cube sign replacement project: Color renderings of the finalized sign replacement for the old Scotia Bank cube sign were distributed. A brief overview of the funding model for the sign was related, with the estimated installation being completed by the end of summer. Any owners interested in renting a space were asked to speak with the Council following the meeting.

**11.2** Depreciation Report: A brief recap of status of the finalized Depreciation Report was given, which will be available soon. The building envelope issue is now being addressed through the operating budget on an on-going basis instead of a special assessment.

**11.3** AEBC legal action against the Electra owners: A statement from Council regarding the basis of the lawsuit was presented. The owner of AEBC spoke in return; further comments & questions were raised from the owners. The matter will be resolved by the legal professionals.

**(12) COUNCIL ELECTIONS**

The following owners submitted their names for the 2016/2017 Commercial Section Executive Council:

Mr. John Davies	Mr. Mark Bentz	Mr. Johan Arnet
Mr. Keith Hyde	Mr. Gene Cherneski	

Two volunteer scrutineers were selected to count the ballots cast by owners. The following owners were elected to serve on the 2016/2017 Commercial Section Executive Council. Each member received more than 50% of the votes cast:

Mr. John Davies	Mr. Mark Bentz
Mr. Keith Hyde	Mr. Gene Cherneski

All members were welcomed with warm applause.

Strata Plan LMS 1866 – Electra Commercial Section  
Annual General Meeting Minutes – May 31<sup>st</sup>, 2016

**(13) TERMINATION**

There being no further business to discuss, the meeting was terminated at 9:20 p.m.

The next scheduled meeting of Council will be held on Tuesday, June 28<sup>th</sup>, 2016 at 1:00 p.m. within the 1<sup>st</sup> floor boardroom.

Wendy McKenzie  
Strata Manager

***ATTENTION:*** Please keep these Minutes on file as a permanent legal record of your Strata Corporation's business. Replacement of either Minutes or Bylaws will be at the owner's expense.

**COLYVAN PACIFIC REAL ESTATE SERVICES LTD.**

#202-5704 Balsam St. Vancouver, BC, V6M 4B9

**Telephone:** P: 604-683-8399 **Fax** 604-683-7399

www.colyvanpacific.com

**FOR AFTER HOURS EMERGENCIES CALL:  
604-683-8399**

This notice contains important information which may affect you. Please ask someone to translate it for you.

此通告刊登有可能影響閣下的重要資料。請找人為你翻譯。

ਇਸ ਨੋਟਿਸ ਵਿਚ ਮਹੱਤਵਪੂਰਨ ਜਾਣਕਾਰੀ ਹੈ ਜੋ ਕਿ ਤੁਹਾਡੇ ਲਈ ਜ਼ਰੂਰੀ ਹੋ ਸਕਦੀ ਹੈ। ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਨੂੰ ਇਸ ਦਾ ਉਲੱਥਾ ਕਰਨ ਲਈ ਆਖੋ।

Thông báo này có tin tức quan trọng có thể ảnh hưởng đến quý vị. Xin nhờ người phiên dịch hộ.

Este aviso contiene información importante que puede afectarle personalmente. Pídale a alguien que se lo traduzca.

Ce document contient des renseignements importants qui pourraient vous concerner. Veuillez demander à quelqu'un de vous le traduire.

## Approved Strata Fee Schedule with Reserve Contributions

### LMS1866 Electra

For Fiscal Year: Apr 01, 2016 - Mar 31, 2017

Site Name	Unit No	Legal / Lot #	Factor	Operating	Reserve	Tax	Total Monthly Amt	Total Annual Fees
LMS1866 Electra Commercial	00B1	432	0.00211400	\$100.32	\$0.00	\$5.02	\$105.34	\$1,264.03
LMS1866 Electra Commercial	00B2	433	0.00501200	\$237.84	\$0.00	\$11.89	\$249.73	\$2,996.78
LMS1866 Electra Commercial	00B3	434	0.01082600	\$513.73	\$0.00	\$25.69	\$539.42	\$6,473.00
LMS1866 Electra Commercial	00B4	435	0.00668300	\$317.13	\$0.00	\$15.86	\$332.99	\$3,995.84
LMS1866 Electra Commercial	00B5	436	0.02412300	\$1,144.72	\$0.00	\$57.24	\$1,201.96	\$14,423.47
LMS1866 Electra Commercial	00B6	437	0.02270800	\$1,077.57	\$0.00	\$53.88	\$1,131.45	\$13,577.38
LMS1866 Electra Commercial	00B7	438	0.00426200	\$202.25	\$0.00	\$10.11	\$212.36	\$2,548.35
LMS1866 Electra Commercial	00B8	439	0.02333900	\$1,107.52	\$0.00	\$55.38	\$1,162.90	\$13,954.75
LMS1866 Electra Commercial	00B9	440	0.00872900	\$414.22	\$0.00	\$20.71	\$434.93	\$5,219.17
LMS1866 Electra Commercial	0100	299	0.00150000	\$71.18	\$0.00	\$3.56	\$74.74	\$896.87
LMS1866 Electra Commercial	0101	300	0.00247200	\$117.31	\$0.00	\$5.87	\$123.18	\$1,478.11
LMS1866 Electra Commercial	0102	301	0.00254000	\$120.53	\$0.00	\$6.03	\$126.56	\$1,518.68
LMS1866 Electra Commercial	0103	302	0.00254000	\$120.53	\$0.00	\$6.03	\$126.56	\$1,518.68
LMS1866 Electra Commercial	0104	303	0.00254000	\$120.53	\$0.00	\$6.03	\$126.56	\$1,518.68
LMS1866 Electra Commercial	0105	304	0.00254000	\$120.53	\$0.00	\$6.03	\$126.56	\$1,518.68
LMS1866 Electra Commercial	0106	305	0.00254000	\$120.53	\$0.00	\$6.03	\$126.56	\$1,518.68
LMS1866 Electra Commercial	0107	306	0.00254000	\$120.53	\$0.00	\$6.03	\$126.56	\$1,518.68
LMS1866 Electra Commercial	0108	307	0.00843900	\$400.46	\$0.00	\$20.02	\$420.48	\$5,045.80
LMS1866 Electra Commercial	0109	308	0.00843900	\$400.46	\$0.00	\$20.02	\$420.48	\$5,045.80
LMS1866 Electra Commercial	0110	309	0.00254000	\$120.53	\$0.00	\$6.03	\$126.56	\$1,518.68
LMS1866 Electra Commercial	0111	310	0.00254000	\$120.53	\$0.00	\$6.03	\$126.56	\$1,518.68



## Approved Strata Fee Schedule with Reserve Contributions

### LMS1866 Electra

For Fiscal Year: Apr 01, 2016 - Mar 31, 2017

Site Name	Unit No	Legal / Lot #	Factor	Operating	Reserve	Tax	Total Monthly Amt	Total Annual Fees
LMS1866 Electra Commercial	0112	311	0.00254000	\$120.53	\$0.00	\$6.03	\$126.56	\$1,518.68
LMS1866 Electra Commercial	0113	312	0.00254000	\$120.53	\$0.00	\$6.03	\$126.56	\$1,518.68
LMS1866 Electra Commercial	0114	313	0.00254000	\$120.53	\$0.00	\$6.03	\$126.56	\$1,518.68
LMS1866 Electra Commercial	0115	314	0.00254000	\$120.53	\$0.00	\$6.03	\$126.56	\$1,518.68
LMS1866 Electra Commercial	0116	315	0.00254000	\$120.53	\$0.00	\$6.03	\$126.56	\$1,518.68
LMS1866 Electra Commercial	0117	316	0.00225000	\$106.77	\$0.00	\$5.34	\$112.11	\$1,345.30
LMS1866 Electra Commercial	0118	317	0.00225000	\$106.77	\$0.00	\$5.34	\$112.11	\$1,345.30
LMS1866 Electra Commercial	0119	318	0.00254000	\$120.53	\$0.00	\$6.03	\$126.56	\$1,518.68
LMS1866 Electra Commercial	0120	319	0.00254000	\$120.53	\$0.00	\$6.03	\$126.56	\$1,518.68
LMS1866 Electra Commercial	0121	320	0.00254000	\$120.53	\$0.00	\$6.03	\$126.56	\$1,518.68
LMS1866 Electra Commercial	0122	321	0.00254000	\$120.53	\$0.00	\$6.03	\$126.56	\$1,518.68
LMS1866 Electra Commercial	0123	322	0.00254000	\$120.53	\$0.00	\$6.03	\$126.56	\$1,518.68
LMS1866 Electra Commercial	0124	323	0.00254000	\$120.53	\$0.00	\$6.03	\$126.56	\$1,518.68
LMS1866 Electra Commercial	0125	324	0.00254000	\$120.53	\$0.00	\$6.03	\$126.56	\$1,518.68
LMS1866 Electra Commercial	0126	325	0.00843900	\$400.46	\$0.00	\$20.02	\$420.48	\$5,045.80
LMS1866 Electra Commercial	0127	326	0.00843900	\$400.46	\$0.00	\$20.02	\$420.48	\$5,045.80
LMS1866 Electra Commercial	0128	327	0.00254000	\$120.53	\$0.00	\$6.03	\$126.56	\$1,518.68
LMS1866 Electra Commercial	0129	328	0.00525100	\$249.18	\$0.00	\$12.46	\$261.64	\$3,139.67
LMS1866 Electra Commercial	0130	329	0.00245500	\$116.50	\$0.00	\$5.83	\$122.33	\$1,467.90
LMS1866 Electra Commercial	0131	330	0.00257400	\$122.15	\$0.00	\$6.11	\$128.26	\$1,539.09
LMS1866 Electra Commercial	0132	331	0.00294900	\$139.94	\$0.00	\$7.00	\$146.94	\$1,763.24

## Approved Strata Fee Schedule with Reserve Contributions

### LMS1866 Electra

For Fiscal Year: Apr 01, 2016 - Mar 31, 2017

Site Name	Unit No	Legal / Lot #	Factor	Operating	Reserve	Tax	Total Monthly Amt	Total Annual Fees
LMS1866 Electra Commercial	0133	332	0.00281300	\$133.49	\$0.00	\$6.67	\$140.16	\$1,681.97
LMS1866 Electra Commercial	0134	350	0.00397200	\$188.49	\$0.00	\$9.42	\$197.91	\$2,374.97
LMS1866 Electra Commercial	0135	349	0.00310300	\$147.25	\$0.00	\$7.36	\$154.61	\$1,855.35
LMS1866 Electra Commercial	0136	348	0.00310300	\$147.25	\$0.00	\$7.36	\$154.61	\$1,855.35
LMS1866 Electra Commercial	0137	347	0.00310300	\$147.25	\$0.00	\$7.36	\$154.61	\$1,855.35
LMS1866 Electra Commercial	0138	346	0.00310300	\$147.25	\$0.00	\$7.36	\$154.61	\$1,855.35
LMS1866 Electra Commercial	0139	345	0.00506300	\$240.26	\$0.00	\$12.01	\$252.27	\$3,027.28
LMS1866 Electra Commercial	0140	333	0.00673400	\$319.55	\$0.00	\$15.98	\$335.53	\$4,026.33
LMS1866 Electra Commercial	0141	334	0.00673400	\$319.55	\$0.00	\$15.98	\$335.53	\$4,026.33
LMS1866 Electra Commercial	0142	335	0.00303500	\$144.02	\$0.00	\$7.20	\$151.22	\$1,814.65
LMS1866 Electra Commercial	0143	344	0.00451800	\$214.39	\$0.00	\$10.72	\$225.11	\$2,701.31
LMS1866 Electra Commercial	0144	336	0.00293200	\$139.13	\$0.00	\$6.96	\$146.09	\$1,753.04
LMS1866 Electra Commercial	0145	343	0.00417700	\$198.21	\$0.00	\$9.91	\$208.12	\$2,497.45
LMS1866 Electra Commercial	0146	337	0.00313700	\$148.86	\$0.00	\$7.44	\$156.30	\$1,875.64
LMS1866 Electra Commercial	0147	342	0.00383600	\$182.03	\$0.00	\$9.10	\$191.13	\$2,293.58
LMS1866 Electra Commercial	0148	338	0.00312000	\$148.05	\$0.00	\$7.40	\$155.45	\$1,865.43
LMS1866 Electra Commercial	0149	341	0.00346100	\$164.24	\$0.00	\$8.21	\$172.45	\$2,069.42
LMS1866 Electra Commercial	0150	339	0.00312000	\$148.05	\$0.00	\$7.40	\$155.45	\$1,865.43
LMS1866 Electra Commercial	0151	340	0.00257400	\$122.15	\$0.00	\$6.11	\$128.26	\$1,539.09
LMS1866 Electra Commercial	0200	245	0.00146600	\$69.57	\$0.00	\$3.48	\$73.05	\$876.58
LMS1866 Electra Commercial	0201	246	0.00243800	\$115.69	\$0.00	\$5.78	\$121.47	\$1,457.69

## Approved Strata Fee Schedule with Reserve Contributions

### LMS1866 Electra

For Fiscal Year: Apr 01, 2016 - Mar 31, 2017

Site Name	Unit No	Legal / Lot #	Factor	Operating	Reserve	Tax	Total Monthly Amt	Total Annual Fees
LMS1866 Electra Commercial	0202	247	0.00254000	\$120.53	\$0.00	\$6.03	\$126.56	\$1,518.68
LMS1866 Electra Commercial	0203	248	0.00254000	\$120.53	\$0.00	\$6.03	\$126.56	\$1,518.68
LMS1866 Electra Commercial	0204	249	0.00254000	\$120.53	\$0.00	\$6.03	\$126.56	\$1,518.68
LMS1866 Electra Commercial	0205	250	0.00254000	\$120.53	\$0.00	\$6.03	\$126.56	\$1,518.68
LMS1866 Electra Commercial	0206	251	0.00254000	\$120.53	\$0.00	\$6.03	\$126.56	\$1,518.68
LMS1866 Electra Commercial	0207	252	0.00252300	\$119.73	\$0.00	\$5.99	\$125.72	\$1,508.60
LMS1866 Electra Commercial	0208	253	0.00843900	\$400.46	\$0.00	\$20.02	\$420.48	\$5,045.80
LMS1866 Electra Commercial	0209	254	0.00843900	\$400.46	\$0.00	\$20.02	\$420.48	\$5,045.80
LMS1866 Electra Commercial	0210	255	0.00254000	\$120.53	\$0.00	\$6.03	\$126.56	\$1,518.68
LMS1866 Electra Commercial	0211	256	0.00254000	\$120.53	\$0.00	\$6.03	\$126.56	\$1,518.68
LMS1866 Electra Commercial	0212	257	0.00254000	\$120.53	\$0.00	\$6.03	\$126.56	\$1,518.68
LMS1866 Electra Commercial	0213	258	0.00254000	\$120.53	\$0.00	\$6.03	\$126.56	\$1,518.68
LMS1866 Electra Commercial	0214	259	0.00254000	\$120.53	\$0.00	\$6.03	\$126.56	\$1,518.68
LMS1866 Electra Commercial	0215	260	0.00254000	\$120.53	\$0.00	\$6.03	\$126.56	\$1,518.68
LMS1866 Electra Commercial	0216	261	0.00254000	\$120.53	\$0.00	\$6.03	\$126.56	\$1,518.68
LMS1866 Electra Commercial	0217	262	0.00225000	\$106.77	\$0.00	\$5.34	\$112.11	\$1,345.30
LMS1866 Electra Commercial	0218	263	0.00225000	\$106.77	\$0.00	\$5.34	\$112.11	\$1,345.30
LMS1866 Electra Commercial	0219	264	0.00254000	\$120.53	\$0.00	\$6.03	\$126.56	\$1,518.68
LMS1866 Electra Commercial	0220	265	0.00254000	\$120.53	\$0.00	\$6.03	\$126.56	\$1,518.68
LMS1866 Electra Commercial	0221	266	0.00254000	\$120.53	\$0.00	\$6.03	\$126.56	\$1,518.68
LMS1866 Electra Commercial	0222	267	0.00254000	\$120.53	\$0.00	\$6.03	\$126.56	\$1,518.68

## Approved Strata Fee Schedule with Reserve Contributions

### LMS1866 Electra

For Fiscal Year: Apr 01, 2016 - Mar 31, 2017

Site Name	Unit No	Legal / Lot #	Factor	Operating	Reserve	Tax	Total Monthly Amt	Total Annual Fees
LMS1866 Electra Commercial	0223	268	0.00254000	\$120.53	\$0.00	\$6.03	\$126.56	\$1,518.68
LMS1866 Electra Commercial	0224	269	0.00254000	\$120.53	\$0.00	\$6.03	\$126.56	\$1,518.68
LMS1866 Electra Commercial	0225	270	0.00254000	\$120.53	\$0.00	\$6.03	\$126.56	\$1,518.68
LMS1866 Electra Commercial	0226	271	0.00843900	\$400.46	\$0.00	\$20.02	\$420.48	\$5,045.80
LMS1866 Electra Commercial	0227	272	0.00843900	\$400.46	\$0.00	\$20.02	\$420.48	\$5,045.80
LMS1866 Electra Commercial	0228	273	0.00254000	\$120.53	\$0.00	\$6.03	\$126.56	\$1,518.68
LMS1866 Electra Commercial	0229	274	0.00477300	\$226.50	\$0.00	\$11.33	\$237.83	\$2,853.90
LMS1866 Electra Commercial	0230	275	0.00247200	\$117.31	\$0.00	\$5.87	\$123.18	\$1,478.11
LMS1866 Electra Commercial	0231	276	0.00259100	\$122.95	\$0.00	\$6.15	\$129.10	\$1,549.17
LMS1866 Electra Commercial	0232	277	0.00296600	\$140.75	\$0.00	\$7.04	\$147.79	\$1,773.45
LMS1866 Electra Commercial	0233	278	0.00283000	\$134.29	\$0.00	\$6.71	\$141.00	\$1,692.05
LMS1866 Electra Commercial	0234	298	0.00407400	\$193.33	\$0.00	\$9.67	\$203.00	\$2,435.96
LMS1866 Electra Commercial	0235	297	0.00310300	\$147.25	\$0.00	\$7.36	\$154.61	\$1,855.35
LMS1866 Electra Commercial	0236	296	0.00310300	\$147.25	\$0.00	\$7.36	\$154.61	\$1,855.35
LMS1866 Electra Commercial	0237	295	0.00310300	\$147.25	\$0.00	\$7.36	\$154.61	\$1,855.35
LMS1866 Electra Commercial	0238	294	0.00310300	\$147.25	\$0.00	\$7.36	\$154.61	\$1,855.35
LMS1866 Electra Commercial	0239	293	0.00388700	\$184.45	\$0.00	\$9.22	\$193.67	\$2,324.07
LMS1866 Electra Commercial	0240	279	0.00690400	\$327.62	\$0.00	\$16.38	\$344.00	\$4,128.01
LMS1866 Electra Commercial	0241	280	0.00745000	\$353.53	\$0.00	\$17.68	\$371.21	\$4,454.48
LMS1866 Electra Commercial	0242	281	0.00300000	\$142.36	\$0.00	\$7.12	\$149.48	\$1,793.74
LMS1866 Electra Commercial	0243	292	0.00322200	\$152.90	\$0.00	\$7.65	\$160.55	\$1,926.54

## Approved Strata Fee Schedule with Reserve Contributions

### LMS1866 Electra

For Fiscal Year: Apr 01, 2016 - Mar 31, 2017

Site Name	Unit No	Legal / Lot #	Factor	Operating	Reserve	Tax	Total Monthly Amt	Total Annual Fees
LMS1866 Electra Commercial	0244	282	0.00289800	\$137.52	\$0.00	\$6.88	\$144.40	\$1,732.75
LMS1866 Electra Commercial	0245	291	0.00341000	\$161.82	\$0.00	\$8.09	\$169.91	\$2,038.93
LMS1866 Electra Commercial	0246	283	0.00310300	\$147.25	\$0.00	\$7.36	\$154.61	\$1,855.35
LMS1866 Electra Commercial	0247	290	0.00318800	\$151.28	\$0.00	\$7.56	\$158.84	\$1,906.13
LMS1866 Electra Commercial	0248	284	0.00312000	\$148.05	\$0.00	\$7.40	\$155.45	\$1,865.43
LMS1866 Electra Commercial	0249	289	0.00303500	\$144.02	\$0.00	\$7.20	\$151.22	\$1,814.65
LMS1866 Electra Commercial	0250	285	0.00312000	\$148.05	\$0.00	\$7.40	\$155.45	\$1,865.43
LMS1866 Electra Commercial	0251	288	0.00281300	\$133.49	\$0.00	\$6.67	\$140.16	\$1,681.97
LMS1866 Electra Commercial	0252	286	0.00260800	\$123.76	\$0.00	\$6.19	\$129.95	\$1,559.38
LMS1866 Electra Commercial	0253	287	0.00264200	\$125.37	\$0.00	\$6.27	\$131.64	\$1,579.66
LMS1866 Electra Commercial	0965	414	0.00900100	\$427.13	\$0.00	\$21.36	\$448.49	\$5,381.84
LMS1866 Electra Commercial	0967	413	0.00901800	\$427.94	\$0.00	\$21.40	\$449.34	\$5,392.04
LMS1866 Electra Commercial	0969	412	0.00855800	\$406.11	\$0.00	\$20.31	\$426.42	\$5,116.99
LMS1866 Electra Commercial	0971	411	0.00854100	\$405.30	\$0.00	\$20.27	\$425.57	\$5,106.78
LMS1866 Electra Commercial	0973	410	0.00774000	\$367.29	\$0.00	\$18.36	\$385.65	\$4,627.85
LMS1866 Electra Commercial	0975	409	0.00774000	\$367.29	\$0.00	\$18.36	\$385.65	\$4,627.85
LMS1866 Electra Commercial	0979	408	0.00857500	\$406.91	\$0.00	\$20.35	\$427.26	\$5,127.07
LMS1866 Electra Commercial	0981	407	0.00855800	\$406.11	\$0.00	\$20.31	\$426.42	\$5,116.99
LMS1866 Electra Commercial	0985	406	0.00901800	\$427.94	\$0.00	\$21.40	\$449.34	\$5,392.04
LMS1866 Electra Commercial	0989	405	0.00901800	\$427.94	\$0.00	\$21.40	\$449.34	\$5,392.04
LMS1866 Electra Commercial	0991	404	0.00893300	\$423.90	\$0.00	\$21.20	\$445.10	\$5,341.14

## Approved Strata Fee Schedule with Reserve Contributions

### LMS1866 Electra

For Fiscal Year: Apr 01, 2016 - Mar 31, 2017

Site Name	Unit No	Legal / Lot #	Factor	Operating	Reserve	Tax	Total Monthly Amt	Total Annual Fees
LMS1866 Electra Commercial	0993	403	0.00842200	\$399.65	\$0.00	\$19.98	\$419.63	\$5,035.59
LMS1866 Electra Commercial	0995	402	0.01314400	\$623.73	\$0.00	\$31.19	\$654.92	\$7,859.00
LMS1866 Electra Commercial	0B10	441	0.00502900	\$238.64	\$0.00	\$11.93	\$250.57	\$3,006.86
LMS1866 Electra Commercial	0B11	442	0.00845600	\$401.27	\$0.00	\$20.06	\$421.33	\$5,056.00
LMS1866 Electra Commercial	0B12	443	0.03107900	\$1,474.81	\$0.00	\$73.74	\$1,548.55	\$18,582.61
LMS1866 Electra Commercial	0B13	444	0.01575300	\$747.53	\$0.00	\$37.38	\$784.91	\$9,418.88
LMS1866 Electra Commercial	0B14	445	0.01839500	\$872.91	\$0.00	\$43.65	\$916.56	\$10,998.67
LMS1866 Electra Commercial	0B15	446	0.01350200	\$640.72	\$0.00	\$32.04	\$672.76	\$8,073.07
LMS1866 Electra Commercial	0B16	447	0.01841200	\$873.71	\$0.00	\$43.69	\$917.40	\$11,008.75
LMS1866 Electra Commercial	0L01	415	0.00358000	\$169.88	\$0.00	\$8.49	\$178.37	\$2,140.49
LMS1866 Electra Commercial	0L02	416	0.00330700	\$156.93	\$0.00	\$7.85	\$164.78	\$1,977.32
LMS1866 Electra Commercial	0L03	417	0.00341000	\$161.82	\$0.00	\$8.09	\$169.91	\$2,038.93
LMS1866 Electra Commercial	0L04	418	0.00242100	\$114.88	\$0.00	\$5.74	\$120.62	\$1,447.49
LMS1866 Electra Commercial	0L05	419	0.00294900	\$139.94	\$0.00	\$7.00	\$146.94	\$1,763.24
LMS1866 Electra Commercial	0L06	420	0.00281300	\$133.49	\$0.00	\$6.67	\$140.16	\$1,681.97
LMS1866 Electra Commercial	0L07	421	0.00283000	\$134.29	\$0.00	\$6.71	\$141.00	\$1,692.05
LMS1866 Electra Commercial	0L08	422	0.00289800	\$137.52	\$0.00	\$6.88	\$144.40	\$1,732.75
LMS1866 Electra Commercial	0L09	423	0.00383600	\$182.03	\$0.00	\$9.10	\$191.13	\$2,293.58
LMS1866 Electra Commercial	0L10	424	0.00373400	\$177.19	\$0.00	\$8.86	\$186.05	\$2,232.59
LMS1866 Electra Commercial	0L11	425	0.00404000	\$191.71	\$0.00	\$9.59	\$201.30	\$2,415.55
LMS1866 Electra Commercial	0L12	426	0.00579600	\$275.04	\$0.00	\$13.75	\$288.79	\$3,465.50

## Approved Strata Fee Schedule with Reserve Contributions

### LMS1866 Electra

For Fiscal Year: Apr 01, 2016 - Mar 31, 2017

Site Name	Unit No	Legal / Lot #	Factor	Operating	Reserve	Tax	Total Monthly Amt	Total Annual Fees
LMS1866 Electra Commercial	0L13	427	0.00187500	\$88.98	\$0.00	\$4.45	\$93.43	\$1,121.15
LMS1866 Electra Commercial	0L14	428	0.00165400	\$78.49	\$0.00	\$3.92	\$82.41	\$988.97
LMS1866 Electra Commercial	0L15	429	0.00473900	\$224.88	\$0.00	\$11.24	\$236.12	\$2,833.49
LMS1866 Electra Commercial	0L16	430	0.00231900	\$110.04	\$0.00	\$5.50	\$115.54	\$1,386.50
LMS1866 Electra Commercial	0L17	431	0.00284700	\$135.10	\$0.00	\$6.76	\$141.86	\$1,702.26
LMS1866 Electra Commercial	0M01	359	0.00283000	\$134.29	\$0.00	\$6.71	\$141.00	\$1,692.05
LMS1866 Electra Commercial	0M02	360	0.00305200	\$144.83	\$0.00	\$7.24	\$152.07	\$1,824.86
LMS1866 Electra Commercial	0M03	361	0.00325600	\$154.51	\$0.00	\$7.73	\$162.24	\$1,946.83
LMS1866 Electra Commercial	0M04	362	0.00301700	\$143.17	\$0.00	\$7.16	\$150.33	\$1,803.94
LMS1866 Electra Commercial	0M05	363	0.00294900	\$139.94	\$0.00	\$7.00	\$146.94	\$1,763.24
LMS1866 Electra Commercial	0M06	364	0.00593300	\$281.54	\$0.00	\$14.08	\$295.62	\$3,547.40
LMS1866 Electra Commercial	0M07	365	0.00400600	\$190.10	\$0.00	\$9.51	\$199.61	\$2,395.26
LMS1866 Electra Commercial	0M08	366	0.00303500	\$144.02	\$0.00	\$7.20	\$151.22	\$1,814.65
LMS1866 Electra Commercial	0M09	367	0.00303500	\$144.02	\$0.00	\$7.20	\$151.22	\$1,814.65
LMS1866 Electra Commercial	0M10	368	0.00303500	\$144.02	\$0.00	\$7.20	\$151.22	\$1,814.65
LMS1866 Electra Commercial	0M11	369	0.00303500	\$144.02	\$0.00	\$7.20	\$151.22	\$1,814.65
LMS1866 Electra Commercial	0M12	370	0.00303500	\$144.02	\$0.00	\$7.20	\$151.22	\$1,814.65
LMS1866 Electra Commercial	0M13	371	0.00303500	\$144.02	\$0.00	\$7.20	\$151.22	\$1,814.65
LMS1866 Electra Commercial	0M14	372	0.00303500	\$144.02	\$0.00	\$7.20	\$151.22	\$1,814.65
LMS1866 Electra Commercial	0M15	373	0.00303500	\$144.02	\$0.00	\$7.20	\$151.22	\$1,814.65
LMS1866 Electra Commercial	0M16	374	0.00303500	\$144.02	\$0.00	\$7.20	\$151.22	\$1,814.65

## Approved Strata Fee Schedule with Reserve Contributions

### LMS1866 Electra

For Fiscal Year: Apr 01, 2016 - Mar 31, 2017

Site Name	Unit No	Legal / Lot #	Factor	Operating	Reserve	Tax	Total Monthly Amt	Total Annual Fees
LMS1866 Electra Commercial	0M17	375	0.00303500	\$144.02	\$0.00	\$7.20	\$151.22	\$1,814.65
LMS1866 Electra Commercial	0M18	376	0.00303500	\$144.02	\$0.00	\$7.20	\$151.22	\$1,814.65
LMS1866 Electra Commercial	0M19	377	0.00303500	\$144.02	\$0.00	\$7.20	\$151.22	\$1,814.65
LMS1866 Electra Commercial	0M20	378	0.00303500	\$144.02	\$0.00	\$7.20	\$151.22	\$1,814.65
LMS1866 Electra Commercial	0M21	379	0.00303500	\$144.02	\$0.00	\$7.20	\$151.22	\$1,814.65
LMS1866 Electra Commercial	0M22	380	0.00765500	\$363.26	\$0.00	\$18.16	\$381.42	\$4,577.08
LMS1866 Electra Commercial	0M23	381	0.00618800	\$293.64	\$0.00	\$14.68	\$308.32	\$3,699.86
LMS1866 Electra Commercial	0M24	382	0.00460300	\$218.43	\$0.00	\$10.92	\$229.35	\$2,752.22
LMS1866 Electra Commercial	0M25	383	0.00451800	\$214.39	\$0.00	\$10.72	\$225.11	\$2,701.31
LMS1866 Electra Commercial	0M26	384	0.00445000	\$211.17	\$0.00	\$10.56	\$221.73	\$2,660.74
LMS1866 Electra Commercial	0M27	385	0.00300000	\$142.36	\$0.00	\$7.12	\$149.48	\$1,793.74
LMS1866 Electra Commercial	0M28	386	0.00303500	\$144.02	\$0.00	\$7.20	\$151.22	\$1,814.65
LMS1866 Electra Commercial	0M29	387	0.00300000	\$142.36	\$0.00	\$7.12	\$149.48	\$1,793.74
LMS1866 Electra Commercial	0M30	388	0.00303500	\$144.02	\$0.00	\$7.20	\$151.22	\$1,814.65
LMS1866 Electra Commercial	0M31	389	0.00508000	\$241.06	\$0.00	\$12.05	\$253.11	\$3,037.36
LMS1866 Electra Commercial	0M32	390	0.00450100	\$213.59	\$0.00	\$10.68	\$224.27	\$2,691.23
LMS1866 Electra Commercial	0M33	391	0.00458600	\$217.62	\$0.00	\$10.88	\$228.50	\$2,742.01
LMS1866 Electra Commercial	0M34	392	0.01640000	\$778.24	\$0.00	\$38.91	\$817.15	\$9,805.82
LMS1866 Electra Commercial	0M35	393	0.00272800	\$129.45	\$0.00	\$6.47	\$135.92	\$1,631.07
LMS1866 Electra Commercial	0M36	394	0.01121800	\$532.33	\$0.00	\$26.62	\$558.95	\$6,707.36
LMS1866 Electra Commercial	0M37	395	0.00271100	\$128.65	\$0.00	\$6.43	\$135.08	\$1,620.99



## Approved Strata Fee Schedule with Reserve Contributions

### LMS1866 Electra

For Fiscal Year: Apr 01, 2016 - Mar 31, 2017

Site Name	Unit No	Legal / Lot #	Factor	Operating	Reserve	Tax	Total Monthly Amt	Total Annual Fees
LMS1866 Electra Commercial	0M38	396	0.01302500	\$618.08	\$0.00	\$30.90	\$648.98	\$7,787.81
LMS1866 Electra Commercial	0M39	397	0.01577000	\$748.34	\$0.00	\$37.42	\$785.76	\$9,429.08
LMS1866 Electra Commercial	0M40	398	0.01012670	\$480.55	\$0.00	\$24.03	\$504.58	\$6,054.93
LMS1866 Electra Commercial	0M41	399	0.00680230	\$322.79	\$0.00	\$16.14	\$338.93	\$4,067.15
LMS1866 Electra Commercial	0M42	400	0.00545500	\$258.86	\$0.00	\$12.94	\$271.80	\$3,261.64
LMS1866 Electra Commercial	0M43	401	0.00513100	\$243.48	\$0.00	\$12.17	\$255.65	\$3,067.85
LMS1866 Electra Commercial	MZ01	351	0.00429600	\$203.86	\$0.00	\$10.19	\$214.05	\$2,568.64
LMS1866 Electra Commercial	MZ02	352	0.00317100	\$150.48	\$0.00	\$7.52	\$158.00	\$1,896.05
LMS1866 Electra Commercial	MZ03	353	0.00335800	\$159.35	\$0.00	\$7.97	\$167.32	\$2,007.81
LMS1866 Electra Commercial	MZ04	354	0.00526800	\$249.99	\$0.00	\$12.50	\$262.49	\$3,149.87
LMS1866 Electra Commercial	MZ05	355	0.00593300	\$281.54	\$0.00	\$14.08	\$295.62	\$3,547.40
LMS1866 Electra Commercial	MZ06	356	0.00639300	\$303.37	\$0.00	\$15.17	\$318.54	\$3,822.46
LMS1866 Electra Commercial	MZ07	357	0.00589900	\$279.93	\$0.00	\$14.00	\$293.93	\$3,527.12
LMS1866 Electra Commercial	MZ08	358	0.00294900	\$139.94	\$0.00	\$7.00	\$146.94	\$1,763.24
		<b>Total:</b>	<b>0.99999000</b>	<b>\$47,452.96</b>	<b>\$0.00</b>	<b>\$2,372.65</b>	<b>\$49,825.61</b>	<b>\$597,907.33</b>