

## AGENDA

**August 23, 2026, at the Bowser Legion Hall and via Zoom**

Registration opens at 13:45 hours

FireSmart Presentation at 14:00 hours

Meeting commences at 14:15 hours

- A. Call the Roll; Certify Proxies; Issue Voting Cards and Voting Method** (door volunteers)
- B. Establish Quorum**
- C. Call to Order, Welcome & Establish Chair**  
**MOTION:** to recognize the Strata Council Murray Blackie as Chair of the AGM.
- D. Filing Proof of Notice of Meeting** (Treasurer)
- E. Approval of Agenda** (Chair)  
**MOTION:** to adopt the agenda of the Annual General Meeting of August 23, 2026.
- F. Approval of Minutes** (Chair)  
**MOTION:** to adopt the minutes of the Special General Meeting held May 3, 2026.
- G. Strata Corporation Annual Reports (per AGM Package)**
  - Chair
  - Vice-Chair/Bylaws
  - Treasurer
  - Landscaping
  - Secretary
  - Waste Water Management
  - Maintenance
  - Insurance Report
  - RV Storage Committee
  - FireSmart Report
  - Special Levies vs. Increase in Monthly Strata Fees: Pros and Cons

**H. Resolutions (per AGM Package)**

- H.1.** Resolution for approval of Unit 27's hog wire fence panel.
- H.2.** Resolution for approval updating the Rules.
- H.3.** Resolution for all future Special Levies by equal assessments.
- H.4.** Resolution for funding for three roof replacements in 2027 by Special Levy assessed by equal payment per unit.
- H.5.** Resolution for funding for three roof replacements in 2027 by Special Levy assessed by unit entitlement.
- H.6.** Resolution for funding for three roof replacements in 2027 by collecting higher fees contributions to the CRF.
- H.7.** Resolution for Contingency Reserve Fund (CRF) Expenditure for windows.
- H.8.** Resolution for Contingency Reserve Fund (CRF) Expenditure for decks.

**I. 2026-27 Budget (Treasurer)**

**Resolution:** to approve the 2026-27 Budget.

**J. Appreciation (Chair)**

**K. Elections of Strata Council 2026-27**

Our bylaws require the 4 to 7 council members; the following persons have agreed to let their names stand for Council:

Murray Blackie, Suzan Chamney, Emma Williams, Hugh Jackson and Heidi Hunter.

**L. Adjournment**

## G. Strata Corporation Annual Reports 2026

### Chair's Report – Murray Blackie

As part of the 2025/2026 Annual General Meeting (AGM) package, I am pleased to include this report recognizing the work of my fellow councillors during this past year. We have completed another successful year through our ongoing progress related to maintenance, landscaping, finance, by-law enforcement and ensuring the ongoing adequacy of our wastewater treatment system. The following briefly summarizes a few of this past year's highlights and initiatives.

Our participation in the FireSmart program has grown this year to the point of the strata being recognized as a FireSmart neighbourhood. We have received a sign to acknowledge this and will soon be placing the sign in or around our entrance. We are hoping that our level of participation in this program may help us all through lower insurance rates. We will keep everyone informed.

Fencing continues to be a recurring theme throughout this year and discussions at our Special General Meeting (SGM) in May have led to fine-tuning our fencing rules further. Our failing wooden fence along the Gainsberg Road side near our entrance has been repaired and replaced thanks to our fencing project team led by Adrian Johnston.

With potential roofing repairs appearing this past winter, council decided to commission a survey/assessment of our roof conditions throughout the strata. The report confirmed the need to move ahead with a staged replacement of all roofs, except for one, which had been already replaced in the past. The report was able to prioritize roofs needing to be replaced first. Strata members approved the use of the Contingency Reserve Fund (CRF) to go ahead with replacement of the first three roofs. A contractor was hired following review of quotes and the three roofs, for this year, should be replaced by the time of our upcoming AGM. Moving ahead with our next, future roof replacements will be addressed, along with approving a financing strategy, at this AGM.

In conclusion, thanks again to my colleagues on council for helping me in my transition onto council and making me realize that with their support, ZOOM technology and e-mail, membership on the council, for someone not in Deep Bay for seven months of the year, is possible and not intimidating. Thanks to everyone, in advance, for attending this year's AGM, as best they can. If you are not able to be there in person on August 23, then be there and vote via ZOOM. If these in person or ZOOM options don't work for you then please send in your proxy vote. By realizing that I can participate on council remotely part of the year, I want to encourage everyone to consider putting their name forward to be on council, volunteer for standing committees or join work parties as needed in this upcoming year. I thank all of the volunteers who enthusiastically participated in committee work, work parties and assisted with our May Special General Meeting (SGM). I look forward to participation from all members, in person or remotely, at this year's AGM.

### Vice Chair / Bylaws – Jane Rothmund

Issues that have been dealt with this year: parking, keeping fire lanes open, garden and patio maintenance, fencing issues.

By far the biggest issue this year was fencing compliance and new rules for fencing, which were dealt with at the SGM in the Spring.

### Treasurer's Report – Suzan Chamney

I am pleased to report that our overall expenses came in well under budget this year. There were a few unanticipated expenditures for fence and sprinkler repairs, but these were offset by not needing snow clearing this year, the previous year's upgrades to the foundation drainage systems, and our insurance premium holding steady once again, therefore these items did not cost as much as we had budgeted for. Financial Statements for 2025-26 fiscal year are attached.

The 2026-27 budget presented in this AGM package is similar to last year's budget, with adjustments made following the trends noted in this past fiscal year. These 2025-26 surpluses will be applied to next fiscal year's budget, thereby lowering monthly fees slightly.

A number of recommendations led to the conclusion that it is time to start replacing the roofs throughout the strata. This will need to be carried out over the next five years or so. Therefore, budget planning over the next few fiscal years will have to take those costs into consideration.

Our Contingency Reserve Fund (CRF) is still healthy, however, funding the replacement of three roofs in 2026 took a significant chunk out of it, so we need to work on building it back up again.

Once again, we had to complete the long T-2 Income Tax for Corporations form, which was accepted by the Canada Revenue Agency.

In the fall 2025, the Financial Review Committee, made up of Tom Tryon, Heidi Hunter and Jo Ann Walker Johnston went over the past year's financials, discussed their findings and questions with the Treasurer and reported back to Council with the conclusion that the financials are all in good order. Thanks from all of us goes out to the committee.

It is a pleasure working with our dedicated and conscientious Council and Committee members.

### Landscaping Report – Violet van Hees

Once again, this past year, lots of good things happened for our lovely grounds. Here are the highlights:

- Parker's Ground Care has continued to provide excellent mowing and grounds care services, for this third year in their 3-year contract with the strata. Much appreciated, Paul!
- The entrance way looked GREAT this year! Last year we finished putting landscaping cloth and gravel on most of the entrance way borders. Since then, Jean Leshures has been planting the flowers out by Gainsberg Road to add seasonal splashes of colour, and Jean and Jo Ann Walker Johnston have been tending the entrance way areas. Thanks Jean and Jo Ann!
- On October 10, 2025, we had the annual fall strata work party to blow out and thus winterize the irrigation lines.
- Then on October 14, we had a big "FireSmart" work party, to remove highly-flammable shrubs beside our units for those people interested. We very much appreciated the support and help from Don Gray, the FireSmart Coordinator from the Bow Horne Fire Department, and Evan Bryn-Jones, the RDN FireSmart Coordinator. Both Don and Evan showed up to help on the day of the

work party! Don arranged for a big container bin to be delivered (and later removed) for us to fill with shrubs and branches. And fill it we did! We even needed several strata members to climb into the bin and jump around to compact the branches, so that we could put in more. Thanks to everyone who took part in this event!

- Then, on October 23, we had yet another landscaping work party, this time to do more removal of bullrushes from the lower pond. We have been doing this every year for several years now, to prevent the pond from becoming grown over. We do this work in late fall to avoid the bird nesting season, and the water is low then too. Last year we focused on clearing the areas around the groundwater pipes that flow into and out of the pond, so that we can access those pipes more easily. (The pond was created when the strata was built.)
- In early 2026, Ron LaRoy moved away – which created a gap in both expertise and organizing for our irrigation system maintenance (and other strata maintenance too). We did the spring strata start-up of sprinklers in April. Strata residents were able to fix or assist with fixing many of the usual issues (broken sprinkler heads, help to get the timer controls at individual homes started up, etc.). But some stuff needed help beyond what we could do. So, we hired Handy Sandy to help us with replacing a leaking manifold (I now even know what that is!), coaching us on different types of sprinklers, etc. (P.S. We are still looking for a willing person to step in to be the new Sprinkler System Coordinator for the strata..... 😊 )
- And in June, Hud Elgood and his tree service crew (now called Bartlett Tree Services) came out for year three of our strata's 3-year plan to remove hazard trees from along the ditch. We once again had great help from strata residents, which means that a lot of trees got cut. This year, we focussed on removing alders, because the alder bark beetle has arrived around here, and once infested the alder trees die and (due to a fungus that infects them at the same time) their wood becomes weak and brittle. All the alders along the ditch that were leaning towards our buildings are now gone. Yay!

Thanks everyone who helped. We live in a remarkably beautiful place, and your contributions help to make it as beautiful as it is. Much appreciated!

### Secretary's Report – Emma Williams

It has been a very active year on our strata! Lots of new faces and new friends in our little community! I hope you enjoy our little slice of paradise we have here!

We have a great new social committee, thank you for all your planning, Tannis! There were also great work parties with the taking down of the trees and rebuilding the front fence!! Also, to those who put work into improving the trailer storage lot. Thank you everyone for all the time and energy you put in to keep our strata going!!

I enjoy being a part of the Strata council and hope to see some new faces on our council this year with me.

### Waste Water Management – Hugh Jackson

This has been an active year for the waste water system. We have had the usual maintenance tasks involving the day-to-day operations and the system has performed up to the standards set in our permit with Ministry of Environment (MOE) to this date.

We are now in the 20th year of operation. The guide set out by Giles Engineering (Builder of System) calls for a complete pump out of the main septic tank to evacuate all scum and sludge, and to inspect and flush all filters, baffles and screens. This means that pump trucks will be in the complex up to two days. Core Water has inspected the depth of the density of the sludge and found that the time has come to do this. As the whole system is performing as normal, we will set a date in September to give us time to have everything in place. The cost has been estimated at \$12,000.00. We have had two quotes so far, which conform closely to this price. You might want to know that the tank discussed holds 16,750 gallons.

In closing, we would like to assess that given proper maintenance, now and in the future, this system will last another 20 years. Special thanks to Ted Seamen (technical) and Don Bannerman (groundskeeping).

### Maintenance Report – vacant

No report.

### Insurance Report – Suzan Chamney

Our insurance premiums have stabilized for now, so we are only budgeting for a small increase.

At least one insurance company, BCAA, is offering a discount for FireSmarting your property, therefore when it comes time to renew our insurance in December, we will let our insurance broker know about this promotion—and the fact that we were certified as a FireSmart community—and ask for a discount. Also, we will ask BCAA for a quote on insurance for our Strata Corporation.

### R.V. and Trailer Storage Area Report – Tom Tryon

This past year has seen many improvements to the RV parking area. Thanks to our volunteers, we have enlarged and resurfaced a good portion of the useable area. We spread 15 yards of pit run and 15 yards of blue stone, all with shovels, rakes and wheelbarrow. There was also a culvert installed across the upper pond road. At present we have 11 spots being used and 2 available. We plan to continue to resurface the remainder of the RV park in the next year.

## FireSmart Report – Ron Chamney

The Provincial FireSmart Program has lost considerable funding for its program this year. There has been no direction from the Regional FireSmart Coordinators other than a meeting request with the Strata FireSmart Coordinator Ron Chamney, set for the first week of August 2026. In the event of wildfire threats to our community the neighbourhood FireSmart sign will be placed at the entrance to the strata and Ron Chamney will be in communication with local wildfire mitigation workers through the Bow Horn/Deep Bay Fire Departments. Council will be informed as to any updates discussed at the August FireSmart meeting.

## Special Levies vs. Increase in Monthly Strata Fees: Pros and Cons – Jane Rothmund

Both special levies and increases in monthly strata fees are ways that a strata corporation can raise funds to pay for capital expenditures. LLE, at this time, needs to raise funds to pay for new roofs on all units. In 2026, three roofs will be replaced using funds from our CRF (Contingency Reserve Fund), but from 2027 on we will have to raise funds to pay for roof replacements.

So how do we raise those funds?

**Option A** is to collect a **special levy**, that is a one-time payment from each unit to pay for the specific project (in our case, three new roofs per year). The advantage of this option is that the payment is collected all at once and can be used immediately. The big disadvantage to this option is that there is no way to legally collect this levy if an owner or owners decide not to pay the levy. If an owner does not pay the levy, the only recourse for the strata is to put a lien on the property and collect the outstanding amount ONLY when the property is sold or changes ownership. This involves legal fees and other fees for the strata. It has become a problem for many stratas in B.C. as costs of ownership continue to rise and owners do not pay the levies.

**Option B** is to raise the monthly **strata fees** that owners pay to the strata corporation. The advantages of this option are that owners CANNOT opt out of the monthly fees without penalty, owners are able to budget for large expenditures, and the strata is guaranteed payment over the course of one year. The disadvantage of Option B is monthly fees go up and the money is not immediately available for the strata. Also, owners fear that once their fees are increased, they will not go back down, which makes their property less attractive if the owner wants to sell it.

## Our Current Position

If we replace three roofs per year, this plan will require funding from 2027-2030. This will require special levies of a minimum of \$3,000+ (accounting for increases in costs) in 2027, 2028, 2029, and 2030. Or it will require a monthly increase in fees of a minimum of \$150+ (assuming an increase in costs) for 2027, 2028, 2029, and 2030. We cannot predict the costs of roofing that far into the future. We will have to vote on the costs each year at the AGM whether we pay by levy or increased monthly fees.

## H. Resolutions

### H.1. Resolution for Alteration Application Unit 27

#### WHEREAS:

Unit 27 has submitted an Alteration Application to install a black hog wire metal fence panel adjacent to the unit to replace the wooden lattice fence panel that was previously there. (See photos on website.)

#### BE IT RESOLVED BY $\frac{3}{4}$ VOTE THAT:

The Owners, Strata Plan VIS 5801, approve the Alteration Agreement from Unit 27 for a black hog wire metal fence panel adjacent to the unit.

### H.2. Resolution for Updating the Rules

#### BE IT RESOLVED BY MAJORITY VOTE THAT:

The Owners, Strata Plan VIS 5801, approve the following additional: Rules 11. a, b, c, d:

11. LLE Aesthetic Standards include (but are not limited to):

When making and maintaining Alterations to Limited Common Property and/or Common Property:

- a. Fence panels for fenced enclosures must be made of wood lattice and/or metal.
- b. Metal fence panels within 1.8 metres of a building must be either spindles or decorative cutouts with at least 25% empty space. Solid metal panels are prohibited.
- c. Metal fencing beyond the 1.8 metres adjacent to the building must be spindles.
- d. Fence posts may be wooden or metal.

### H.3. Resolution that all future Special Levies collected for the purposes of projects associated with the Contingency Reserve Fund be assessed equally to all units.

#### WHEREAS:

- A. Over the coming years, various infrastructure elements will need to be replaced throughout the strata complex (the "Work");
- B. The Strata Corporation is responsible for carrying out the Work pursuant to the bylaws of the Strata Corporation;
- C. This type of Work will be funded from the Contingency Reserve Fund (CRF) and/or by Special Levies;
- D. Pursuant to s. 99 of the SPA, common expenses are to be paid by all owners on the basis of unit entitlement;
- E. Pursuant to a resolution passed by unanimous vote at the LLE Annual General Meeting in 2015, the Strata Corporation collects monthly fees for the CRF via equal payments from each unit.
- F. Pursuant to section 108(2) of the Strata Property Act, the owners, by unanimous vote, may choose to use a different formula from unit entitlement for the collection of Special Levies;

BE IT RESOLVED BY UNANIMOUS VOTE THAT:

The Owners, Strata Plan VIS5801, approve that funding of Special Levies for the purposes of projects associated with the Contingency Reserve Fund be equally divided so that each unit is responsible for 1/30th (one thirtieth) of the Special Levies' total amount.

**NOTE: If resolution H.3. passes the following resolution will only require a ¾ vote to pass.**

H.4. Resolution for a Special Levy using equal payments by unit, along with funds from the CRF, to pay for roof replacements.

WHEREAS:

- A. The roofs need to be replaced throughout the strata corporation (the "Work");
- B. The Strata Corporation is responsible for carrying out the Work pursuant to the bylaws of the Strata Corporation;
- C. The Strata Corporation wishes fund the Work by way of a special levy and an expenditure from the Contingency Reserve Fund;
- D. Pursuant to s. 99 of the SPA common expenses are to be paid by all owners on the basis of unit entitlement;
- E. Pursuant to section 108(2) of the Strata Property Act, the owners, by unanimous vote, may choose to use a different formula than unit entitlement for the allocation of the special levy;

BE IT RESOLVED BY AN UNANIMOUS VOTE THAT:

- 1. The strata council be authorized to spend the sum of twenty-five thousand dollars (\$25,000.00) from the Contingency Reserve Fund (the "CRF Monies") for the purpose of carrying out the Work.
- 2. A further sum of ninety-thousand dollars (\$90,000.00) be raised by way of a special levy. Each strata lot shall pay a sum of three-thousand dollars (\$3,000) pursuant to s.108(2) of the Strata Property Act.
- 3. The Levy shall be used for the purposes of carrying out the Work.
- 4. Each strata lot's share of the Levy shall be due and payable on December 1, 2026.
- 5. An owner who fails to pay their share of the Levy on the date that it is due shall be liable to pay interest on the unpaid portion of their share of the Levy at a rate of ten percent (10%) per annum, compounded annually.
- 6. The strata council shall use the entirety of the Levy before it uses funds from the CRF Monies.
- 7. Pursuant to section 108(6), if no owner is entitled to receive more than \$100 in total, the strata corporation may deposit the excess funds into the contingency reserve fund.

**NOTE: If resolution H.4. passes the following resolution will not be required.**

H.5. Resolution for a Special Levy using payments by unit entitlement, along with funds from the CRF, to pay for roof replacements.

WHEREAS:

- A. The roofs need to be replaced throughout the strata corporation (the “Work”);
- B. The Strata Corporation is responsible for carrying out the Work pursuant to the bylaws of the Strata Corporation;
- C. The Strata Corporation wishes fund the Work by way of an expenditure from the Contingency Reserve Fund and a special levy;
- D. Pursuant to s. 99 of the SPA common expenses are to be paid by all owners on the basis of unit entitlement;

BE IT RESOLVED BY  $\frac{3}{4}$  VOTE THAT:

- 1. The strata council be authorized to spend the sum of twenty-five thousand dollars (\$25,000.00) from the Contingency Reserve Fund (the “CRF Monies”) for the purpose of carrying out the Work.
- 2. A further sum of ninety-thousand dollars (\$90,000.00) be raised by way of a special levy pursuant to s.108 of the Strata Property Act (the “Levy”) payable by each strata on the basis of unit entitlement pursuant to s.99 of the Strata Property Act, as set out in Schedule “A” attached hereto.
- 3. The Levy shall be used for the purposes of carrying out the Work.
- 4. Each strata lot’s share of the Levy shall be due and payable on December 1, 2026.
- 5. An owner who fails to pay their share of the Levy on the date that it is due shall be liable to pay interest on the unpaid portion of their share of the Levy at a rate of ten percent (10%) per annum, compounded annually.
- 6. The strata council shall use the entirety of the Levy before it uses funds from the CRF Monies.
- 7. Pursuant to section 108(6), if no owner is entitled to receive more than \$100 in total, the strata corporation may deposit the excess funds into the contingency reserve fund.

**NOTE: If resolution H.4. or H.5. passes the following resolution will not be required.**

#### H.6. Resolution to raise CRF fees to pay for roof replacements.

WHEREAS:

- A. The roofs need to be replaced throughout the strata corporation (the “Work”);
- B. The Strata Corporation is responsible for carrying out the Work pursuant to the bylaws of the Strata Corporation;
- C. The Strata Corporation wishes fund the Work by way of an expenditure from the Contingency Reserve Fund;

BE IT RESOLVED BY  $\frac{3}{4}$  VOTE THAT:

- 1. The strata council be authorized to spend the sum of one-hundred-fifteen thousand dollars (\$115,000.00) from the Contingency Reserve Fund (the “CRF Monies”) for the purpose of carrying out the Work.
- 2. The 2026-27 Budget shall be amended to collect an additional \$250/month/unit in CRF contributions.

#### H.7. Resolution for Contingency Reserve Fund (CRF) Expenditure

BE IT RESOLVED by way of a  $\frac{3}{4}$  vote that The Owners, Strata Plan VIS 5801, approve the expenditure of up to \$3,000 for windows replacements in the 2026-27 fiscal year.

#### H.8. Resolution for Contingency Reserve Fund (CRF) Expenditure

BE IT RESOLVED by way of a  $\frac{3}{4}$  vote that The Owners, Strata Plan VIS 5801, approve the expenditure of up to \$20,000 for major repairs and/or replacements to decks in the 2026-27 fiscal year.

### I. Budget

#### I.1. Resolution to approve the 2026-27 Budget

BE IT RESOLVED by way of a majority vote that The Owners, Strata Plan VIS 5801, approve the 2026-27 Budget circulated in the AGM package.

VIS 5801 2026-2027 Budget

|                                       |          |         |         |         |          |         |         |         |         |         |         |         | 2025-26   | 2024-25   | 2023-24   |
|---------------------------------------|----------|---------|---------|---------|----------|---------|---------|---------|---------|---------|---------|---------|-----------|-----------|-----------|
| OPERATING EXPENSES                    |          |         |         |         |          |         |         |         |         |         |         |         | ACTUALS   | ACTUALS   | ACTUALS   |
| 310 Admin                             |          |         |         |         |          |         |         |         |         |         |         |         |           |           |           |
| 315 Bank charges                      | \$62     | \$62    | \$62    | \$62    | \$62     | \$62    | \$62    | \$62    | \$62    | \$62    | \$62    | \$62    | \$738     | \$748     | \$775     |
| 320 Office Expenses                   |          | \$100   | \$97    |         |          |         | \$240   |         |         | \$162   | \$144   | \$202   | \$945     | \$831     | \$1,285   |
| 323 Depreciation Rpt / Insurance Appr |          |         |         |         |          |         |         |         |         |         |         |         | \$0       | \$0       | \$4,809   |
| 325 Professional / Legal Fees         | \$500    |         |         |         |          |         |         | \$195   |         |         |         |         | \$695     | \$795     | \$371     |
| 335 Honorariums                       | \$280    | \$280   | \$280   | \$280   | \$280    | \$280   | \$280   | \$280   | \$280   | \$280   | \$280   | \$280   | \$3,360   | \$3,360   | \$3,360   |
| 340 General Operating                 |          |         |         |         |          |         |         |         |         |         | \$25    |         | \$230     | \$713     | \$0       |
| 345 Operating Contingency             | \$1,000  |         |         |         |          |         |         |         |         |         |         |         | \$1,000   | \$400     | \$462     |
|                                       |          |         |         |         |          |         |         |         |         |         |         |         | \$6,769   | \$5,988   | \$11,062  |
|                                       |          |         |         |         |          |         |         |         |         |         |         |         | \$38,000  | \$36,915  | \$38,438  |
| 350 Insurance                         |          |         |         |         | \$38,000 |         |         |         |         |         |         |         |           |           |           |
| 400 Maintenance                       |          |         |         |         |          |         |         |         |         |         |         |         | \$0       | \$0       | \$0       |
| 405 Maintenance general repairs       |          |         |         |         |          |         |         |         |         |         |         |         | \$600     | \$605     | \$642     |
| 410 Repair parts / rentals            | \$50     | \$50    | \$50    | \$50    | \$50     | \$50    | \$50    | \$50    | \$50    | \$50    | \$50    | \$50    | \$300     | \$154     | \$125     |
| 412 Maintenance Labour general        | \$25     | \$25    | \$25    | \$25    | \$25     | \$25    | \$25    | \$25    | \$25    | \$25    | \$25    | \$25    | \$4,000   | \$4,331   | \$993     |
| 415 Contractor work                   | \$4,000  |         |         |         |          |         |         |         |         |         |         |         | \$200     | \$245     | \$66      |
| 417 Mileage for maintenance           | \$50     | \$50    | \$50    |         |          |         |         |         |         |         | \$50    |         | \$3,350   | \$942     | \$2,310   |
| 420 Gutters/Moss                      |          |         | \$3,000 |         |          |         |         |         |         |         |         |         | \$500     | \$595     | \$0       |
| 423 Window repairs                    | \$500    |         |         |         |          |         |         |         |         |         |         |         | \$4,000   | \$4,148   | \$993     |
| 425 Roofing repairs                   | \$4,000  |         |         |         |          |         |         |         |         |         |         |         | \$1,000   | \$0       | \$0       |
| 426 Attics                            | \$1,000  |         |         |         |          |         |         |         |         |         |         |         | \$1,000   | \$313     | \$4,330   |
| 429 Foundation & Storm Drainage       | \$1,000  |         |         |         |          |         |         |         |         |         |         |         | \$50      | \$0       | \$0       |
| 430 Deck repairs                      | \$50     |         |         |         |          |         |         |         |         |         |         |         | \$50      | \$0       | \$0       |
| 441 Fence repairs                     | \$50     |         |         |         |          |         |         |         |         |         |         |         | \$2,070   | \$169     | \$0       |
| 445 Snow Removal                      |          |         |         |         | \$525    | \$525   | \$525   |         |         |         |         |         | \$1,575   | \$0       | \$1,024   |
|                                       |          |         |         |         |          |         |         |         |         |         |         |         | \$16,275  | \$12,054  | \$8,921   |
| 450 Landscaping                       |          |         |         |         |          |         |         |         |         |         |         |         | \$500     | \$0       | \$457     |
| 451 Landscaping general               | \$500    |         |         |         |          |         |         |         |         |         |         |         | \$200     | \$66      | \$101     |
| 452 Mileage for landscaping           |          |         | \$100   |         |          |         |         |         |         | \$100   |         |         | \$100     | \$0       | \$50      |
| 453 Landscaping labour                | \$100    |         |         |         |          |         |         |         |         |         |         |         | \$0       | \$0       | \$1,571   |
| 454 Entrance upgrades                 |          |         |         |         |          |         |         |         |         |         |         |         | \$0       | \$0       | \$1,000   |
| 455 Groundskeeping                    | \$4,680  | \$4,680 | \$4,680 | \$4,680 | \$4,680  |         |         | \$4,680 | \$4,680 | \$4,680 | \$4,680 | \$4,680 | \$46,800  | \$39,165  | \$34,589  |
| 456 Yard waste removal                | \$100    |         | \$100   |         |          |         |         | \$100   | \$100   | \$100   | \$100   | \$100   | \$500     | \$500     | \$696     |
| 457 Weed Control & Fertilizer         |          |         |         |         |          | \$4,165 |         |         |         |         |         |         | \$4,165   | \$4,165   | \$4,718   |
| 459 Trees                             | \$1,500  |         |         |         |          |         |         |         |         |         |         |         | \$1,500   | \$5,289   | \$5,533   |
| 461 Sprinklers parts & rentals        | \$300    | \$300   | \$300   |         |          |         |         |         | \$500   | \$500   | \$500   | \$500   | \$2,400   | \$2,360   | \$1,023   |
| 462 Sprinklers labour                 | \$1,000  | \$300   |         |         |          |         |         |         | \$700   |         |         |         | \$2,000   | \$969     | \$675     |
|                                       |          |         |         |         |          |         |         |         |         |         |         |         | \$58,165  | \$52,514  | \$48,878  |
| 500 Utilities                         |          |         |         |         |          |         |         |         |         |         |         |         | \$1,800   | \$1,615   | \$1,502   |
| 510 Water                             | \$400    |         |         | \$700   |          |         | \$250   |         |         | \$450   |         |         | \$1,200   | \$1,159   | \$2,622   |
| 520 BC Hydro                          | \$100    | \$100   | \$100   | \$100   | \$100    | \$100   | \$100   | \$100   | \$100   | \$100   | \$100   | \$100   | \$170     | \$77      | \$77      |
| 530 Utility Trailer                   |          |         | \$70    |         |          |         |         |         |         |         |         |         | \$70      | \$170     | \$77      |
|                                       |          |         |         |         |          |         |         |         |         |         |         |         | \$3,070   | \$1,944   | \$5,875   |
| TOTAL Operating Expenses              | \$21,247 | \$5,947 | \$8,914 | \$5,897 | \$43,722 | \$5,207 | \$1,532 | \$5,392 | \$5,197 | \$7,209 | \$6,016 | \$5,999 | \$122,279 | \$109,415 | \$115,631 |

| WASTEWATER TREATMENT            |          |       |         |       |         |       |         |       |         |       |         |       | 2025-26  | 2024-25  | 2023-24  |
|---------------------------------|----------|-------|---------|-------|---------|-------|---------|-------|---------|-------|---------|-------|----------|----------|----------|
|                                 |          |       |         |       |         |       |         |       |         |       |         |       | ACTUALS  | ACTUALS  | ACTUALS  |
| 701 Corewater                   | \$656    | \$656 | \$656   | \$656 | \$656   | \$656 | \$656   | \$656 | \$656   | \$656 | \$656   | \$656 | \$7,872  | \$7,647  | \$7,875  |
| 705 Corewater callouts          | \$500    |       | \$500   |       | \$500   |       | \$500   |       | \$500   |       | \$500   |       | \$3,000  | \$3,075  | \$133    |
| 710 Lab Analysis                | \$450    | \$150 | \$250   | \$150 | \$150   | \$250 | \$150   | \$150 | \$150   | \$150 | \$150   | \$150 | \$2,300  | \$2,318  | \$2,752  |
| 725 Treatment System            | \$1,000  |       |         |       |         |       |         |       |         |       | \$100   |       | \$1,100  | \$0      | \$2,093  |
| 730 Disposal                    | \$12,000 |       |         |       |         |       |         |       |         |       |         |       | \$12,000 | \$1,172  | \$0      |
| 740 Communication/Telus         | \$43     | \$43  | \$43    | \$43  | \$43    | \$43  | \$43    | \$43  | \$43    | \$43  | \$43    | \$43  | \$516    | \$520    | \$504    |
| 750 Emergency power (generator) |          | \$150 |         |       |         |       |         |       |         |       |         |       | \$150    | \$134    | \$262    |
| 760 Ministry of Environment     |          |       | \$203   |       |         |       |         |       |         |       |         |       | \$203    | \$203    | \$203    |
| 765 EOCP* every 3 years         | \$100    |       |         |       |         |       |         |       |         |       |         |       | \$0      | \$0      | \$0      |
| 770 Insurance                   |          |       |         |       | \$1,550 |       |         |       |         |       |         |       | \$1,550  | \$1,506  | \$1,428  |
| 780 WWP Contingency             | \$1,000  |       |         |       |         |       |         |       |         |       |         |       | \$1,000  | \$0      | \$0      |
| TOTAL WWTP Expenses             | \$15,749 | \$999 | \$1,652 | \$849 | \$2,899 | \$949 | \$1,349 | \$849 | \$1,349 | \$849 | \$1,449 | \$849 | \$29,691 | \$16,575 | \$17,921 |

| REVENUE (Operating & WWTP)    |          |         |         |         |         |         |         |         |         |         |         |         | 2025-26   | 2024-25   | 2023-24   |
|-------------------------------|----------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-----------|-----------|-----------|
| OPERATING FUND INCOME         |          |         |         |         |         |         |         |         |         |         |         |         | ACTUALS   | ACTUALS   | ACTUALS   |
| 201 Monthly Fees              | \$8,834  | \$8,809 | \$8,809 | \$8,809 | \$8,809 | \$8,809 | \$8,809 | \$8,809 | \$8,809 | \$8,809 | \$8,809 | \$8,809 | \$105,735 | \$121,382 | \$114,432 |
| 205 Bank interest             | \$100    | \$100   | \$100   | \$100   | \$100   | \$100   | \$100   | \$100   | \$100   | \$100   | \$100   | \$100   | \$1,200   | \$1,077   | \$1,961   |
| Previous year surplus/deficit | \$15,344 |         |         |         |         |         |         |         |         |         |         |         | \$15,344  | \$1,357   | -\$6,743  |
| TOTALS                        | \$24,278 | \$8,909 | \$8,909 | \$8,909 | \$8,909 | \$8,909 | \$8,909 | \$8,909 | \$8,909 | \$8,909 | \$8,909 | \$8,909 | \$122,279 | \$123,816 | \$109,650 |
| WWTP INCOME                   |          |         |         |         |         |         |         |         |         |         |         |         |           |           |           |
| 250 WWTP Fees                 | \$864    | \$2,038 | \$2,038 | \$2,038 | \$2,038 | \$2,038 | \$2,038 | \$2,038 | \$2,038 | \$2,038 | \$2,038 | \$2,038 | \$23,277  | \$14,576  | \$19,259  |
| 255 WWTP Bond Interest        | \$2,648  |         |         |         |         |         |         |         |         |         |         |         | \$2,648   | \$4,061   | \$1,000   |
| Previous year surplus/deficit | \$3,766  |         |         |         |         |         |         |         |         |         |         |         | \$3,766   | \$3,765   | \$706     |
| TOTALS                        |          | \$2,038 | \$2,038 | \$2,038 | \$2,038 | \$2,038 | \$2,038 | \$2,038 | \$2,038 | \$2,038 | \$2,038 | \$2,038 | \$29,691  | \$22,402  | \$20,965  |

| CONTINGENCY RESERVE FUND                                                        |           |           |          |          |          |          |          |          |          |          |          |          | 2025-26                                    | 2024-25  | 2023-24  |
|---------------------------------------------------------------------------------|-----------|-----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|--------------------------------------------|----------|----------|
| Disbursements                                                                   |           |           |          |          |          |          |          |          |          |          |          |          | ACTUALS                                    | ACTUALS  | ACTUALS  |
| 808 Windows                                                                     | \$3,000   |           |          |          |          |          |          |          |          |          |          |          | \$3,000                                    | \$4,941  | \$1,035  |
| 809 Deck resurfacing                                                            | \$20,000  |           |          |          |          |          |          |          |          |          |          |          | \$20,000                                   | \$0      | \$968    |
| 810 Painting                                                                    | \$0       |           |          |          |          |          |          |          |          |          |          |          | \$0                                        | \$0      | \$0      |
| 811 WWM system                                                                  | \$0       |           |          |          |          |          |          |          |          |          |          |          | \$0                                        | \$0      | \$32,794 |
| 820 Roofs*                                                                      | \$111,070 | \$115,000 |          |          |          |          |          |          |          |          |          |          | \$226,070                                  | \$48,930 | \$0      |
| *Note: Amount in Aug is balance from May SGM Amount in Sept is from 2026 Actual |           |           |          |          |          |          |          |          |          |          |          |          | \$249,070                                  | \$53,871 | \$34,797 |
| Contributions                                                                   | \$4,123   | \$4,125   | \$4,125  | \$4,125  | \$4,125  | \$4,125  | \$4,125  | \$4,125  | \$4,125  | \$4,125  | \$4,125  | \$4,125  | \$49,500                                   | \$49,500 | \$47,588 |
| 235 CRF Interest                                                                | \$375     | \$375     | \$375    | \$375    | \$375    | \$375    | \$375    | \$375    | \$375    | \$375    | \$375    | \$375    | \$4,500                                    | \$6,822  | \$5,267  |
| TOTALS                                                                          | \$4,498   | \$4,500   | \$4,500  | \$4,500  | \$4,500  | \$4,500  | \$4,500  | \$4,500  | \$4,500  | \$4,500  | \$4,500  | \$4,500  | \$54,000                                   | \$56,322 | \$52,855 |
| CRF Running BALANCE                                                             | \$120,892 | \$10,392  | \$14,892 | \$19,393 | \$23,893 | \$28,393 | \$32,893 | \$37,393 | \$41,893 | \$46,394 | \$50,894 | \$55,394 | <--Estimated Closing Balance July 31, 2027 |          |          |

## Lighthouse Landing Estates VIS 5801 Monthly Fees Schedule 2026-2027

|             |              | Unit<br>Entitlement<br>(Total) | Unit<br>Entitlement<br>(Total) | Yearly<br>Strata Fees<br>(Operating)      | Yearly<br>Waste Water<br>Treatment Plant<br>(WWTP) | Yearly<br>Contingency<br>Reserve Fund<br>(CRF) | <div> <b>2026-2027</b><br/> <b>Sept. thru July</b> </div> |                         | <b>August 2026</b><br><br><i>Monthly fees</i> |
|-------------|--------------|--------------------------------|--------------------------------|-------------------------------------------|----------------------------------------------------|------------------------------------------------|-----------------------------------------------------------|-------------------------|-----------------------------------------------|
| Unit<br>No. | (sq. metres) | (sq. feet)                     |                                | <b>\$19.60234</b><br><i>Per sq. metre</i> | Yearly Total                                       | Yearly Total                                   |                                                           |                         |                                               |
|             |              |                                |                                |                                           |                                                    |                                                | Unit<br>No.                                               | Monthly Fees<br>by Unit |                                               |
| 1           | 308          | 3,315                          |                                | \$6,037.52                                | \$775.90                                           | \$1,650.00                                     | 1                                                         | \$700.69                | \$755.87                                      |
| 2           | 308          | 3,315                          |                                | \$6,037.52                                | \$775.90                                           | \$1,650.00                                     | 2                                                         | \$700.69                | \$755.87                                      |
| 3           | 155          | 1,668                          |                                | \$3,038.36                                | \$775.90                                           | \$1,650.00                                     | 3                                                         | \$454.15                | \$468.62                                      |
| 4           | 155          | 1,668                          |                                | \$3,038.36                                | \$775.90                                           | \$1,650.00                                     | 4                                                         | \$454.15                | \$468.62                                      |
| 5           | 307          | 3,305                          |                                | \$6,017.92                                | \$775.90                                           | \$1,650.00                                     | 5                                                         | \$699.07                | \$753.99                                      |
| 6           | 154          | 1,658                          |                                | \$3,018.76                                | \$775.90                                           | \$1,650.00                                     | 6                                                         | \$452.54                | \$466.74                                      |
| 7           | 158          | 1,701                          |                                | \$3,097.17                                | \$775.90                                           | \$1,650.00                                     | 7                                                         | \$458.98                | \$474.25                                      |
| 8           | 159          | 1,711                          |                                | \$3,116.77                                | \$775.90                                           | \$1,650.00                                     | 8                                                         | \$460.59                | \$476.13                                      |
| 9           | 169          | 1,819                          |                                | \$3,312.79                                | \$775.90                                           | \$1,650.00                                     | 9                                                         | \$476.71                | \$494.90                                      |
| 10          | 172          | 1,851                          |                                | \$3,371.60                                | \$775.90                                           | \$1,650.00                                     | 10                                                        | \$481.54                | \$500.54                                      |
| 11          | 169          | 1,819                          |                                | \$3,312.79                                | \$775.90                                           | \$1,650.00                                     | 11                                                        | \$476.71                | \$494.90                                      |
| 12          | 172          | 1,851                          |                                | \$3,371.60                                | \$775.90                                           | \$1,650.00                                     | 12                                                        | \$481.54                | \$500.54                                      |
| 13          | 172          | 1,851                          |                                | \$3,371.60                                | \$775.90                                           | \$1,650.00                                     | 13                                                        | \$481.54                | \$500.54                                      |
| 14          | 169          | 1,819                          |                                | \$3,312.79                                | \$775.90                                           | \$1,650.00                                     | 14                                                        | \$476.71                | \$494.90                                      |
| 15          | 162          | 1,744                          |                                | \$3,175.58                                | \$775.90                                           | \$1,650.00                                     | 15                                                        | \$465.43                | \$481.76                                      |
| 16          | 158          | 1,701                          |                                | \$3,097.17                                | \$775.90                                           | \$1,650.00                                     | 16                                                        | \$458.98                | \$474.25                                      |
| 17          | 171          | 1,841                          |                                | \$3,352.00                                | \$775.90                                           | \$1,650.00                                     | 17                                                        | \$479.93                | \$498.66                                      |
| 18          | 173          | 1,862                          |                                | \$3,391.20                                | \$775.90                                           | \$1,650.00                                     | 18                                                        | \$483.15                | \$502.41                                      |
| 19          | 169          | 1,819                          |                                | \$3,312.79                                | \$775.90                                           | \$1,650.00                                     | 19                                                        | \$476.71                | \$494.90                                      |
| 20          | 170          | 1,830                          |                                | \$3,332.40                                | \$775.90                                           | \$1,650.00                                     | 20                                                        | \$478.32                | \$496.78                                      |
| 21          | 159          | 1,711                          |                                | \$3,116.77                                | \$775.90                                           | \$1,650.00                                     | 21                                                        | \$460.59                | \$476.13                                      |
| 22          | 160          | 1,722                          |                                | \$3,136.37                                | \$775.90                                           | \$1,650.00                                     | 22                                                        | \$462.21                | \$478.01                                      |
| 23          | 169          | 1,819                          |                                | \$3,312.79                                | \$775.90                                           | \$1,650.00                                     | 23                                                        | \$476.71                | \$494.90                                      |
| 24          | 172          | 1,851                          |                                | \$3,371.60                                | \$775.90                                           | \$1,650.00                                     | 24                                                        | \$481.54                | \$500.54                                      |
| 25          | 172          | 1,851                          |                                | \$3,371.60                                | \$775.90                                           | \$1,650.00                                     | 25                                                        | \$481.54                | \$500.54                                      |
| 26          | 171          | 1,841                          |                                | \$3,352.00                                | \$775.90                                           | \$1,650.00                                     | 26                                                        | \$479.93                | \$498.66                                      |
| 27          | 160          | 1,722                          |                                | \$3,136.37                                | \$775.90                                           | \$1,650.00                                     | 27                                                        | \$462.21                | \$478.01                                      |
| 28          | 160          | 1,722                          |                                | \$3,136.37                                | \$775.90                                           | \$1,650.00                                     | 28                                                        | \$462.21                | \$478.01                                      |
| 29          | 169          | 1,819                          |                                | \$3,312.79                                | \$775.90                                           | \$1,650.00                                     | 29                                                        | \$476.71                | \$494.90                                      |
| 30          | 172          | 1,851                          |                                | \$3,371.60                                | \$775.90                                           | \$1,650.00                                     | 30                                                        | \$481.54                | \$500.54                                      |
|             |              |                                |                                |                                           | <b>\$49,500</b>                                    |                                                | <b>\$14,823.33</b>                                        |                         | <b>\$15,455.42</b>                            |
|             |              |                                |                                |                                           |                                                    |                                                | (Monthly)                                                 |                         | (Monthly)                                     |

NOTE: Owners' monthly fees are based on their units' annual sum less the August payment, then the balance is divided by 11 months.