

**SUNSET WATERFRONT RESORT – STRATA PLAN KAS 2849****LOCATION:**

7:00 p.m. – Fairfield Inn & Suites  
 Okanagan Room  
 1655 Powick Road  
 Kelowna, BC  
 V1X 4L1

**STRATA COUNCIL**  
 2016/2017

**POSITIONS TO BE DISCUSSED  
 AT FIRST COUNCIL MTG**

Brian Pedersen  
 Cindy Weiss  
 Marc Whittemore  
 Mike Kuziw  
 Leslie Fee  
 Ralph Fege  
 Wayne Salisbury

**COMMUNITY MANAGER**  
 Susie Czinger

**ASSOCIA CLIENT  
 SERVICE CENTRE**  
 1-604-591-6060  
 1-877-591-6060

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

**MAILING ADDRESS:**  
**ASSOCIA BC INC.**  
**13468-77<sup>TH</sup> AVENUE**  
**SURREY, BC V3W 6Y3**

**STRATA WEB PORTAL:**  
[www.kas2849.myassocia.com](http://www.kas2849.myassocia.com)

**PRESENT**

114 Strata Lots Represented  
 57 In Person  
 57 By Proxy  
 16 Strata Lots Not Represented  
 Susie Czinger, Associa British Columbia Inc.

**(1) REGISTRATION**

The Community Manager, Susie Czinger conducted the registration of Owners from 6:00 pm until time of call to order.

**(2) CALL TO ORDER**

The meeting was called to order at 7:16 p.m. by President, Brian Pedersen, followed by introductions of Council members and Community Manager.

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

All received proxies were verified/ certified by the Community Manager and scrutinized by Matthew Fischer, B.A. L.L.B.

There are 130 strata corporation votes at Sunset Waterfront Resort. The Strata Property Act requires one-third of the strata corporation's votes (44 votes) to be eligible voters present in person or by proxy to constitute a quorum. As 114 eligible voters (57 in person and 57 by proxy) were represented at the time of call to order, the quorum was established and the meeting was declared competent to deal with the business at hand.

**(4) ELECTION OF THE MEETING CHAIRPERSON**

The Council President, Brian Pedersen chaired the meeting.

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

It was MOVED (1602) / SECONDED (407) that proper notice of meeting had been provided according to the requirements of the Strata Property Act. 113 in Favour, 0 Opposed, 1 Abstention. **CARRIED**

**(6) APPROVAL OF THE AGENDA**

It was MOVED (1407) / SECONDED (1501) to approve the agenda of the Annual General Meeting as presented. 113 in Favour, 0 Opposed, 1 Abstention. **CARRIED**

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

It was MOVED (2003) / SECONDED (112) to approve the Annual General Meeting Minutes of July 22, 2015 as distributed. 84 in Favour, 1 Opposed, 26 Abstentions. **CARRIED**

**(8) COUNCIL REPORT**

Council President, Brian Pedersen, highlighted the major issues that Council attended to over the past year. **See attached.**

It was MOVED (214) / SECONDED (907) to have Council/President report included with notice package for all future General Meetings. 111 in Favour, 0 Opposed, 3 Abstentions. **CARRIED**

**(9) ANNUAL INSURANCE REPORT**

Attached to these minutes is the updated Insurance policy effective June 30, 2016. The insurance was renewed with BFL Canada at a premium of \$72,385.00. **A copy of the coverage is attached to these minutes.**

All property coverage for \$62,923.00  
Directors and officers liability at \$20 million

Liability coverage at \$25 million  
**Deductibles: Water/Sewer - \$15,000**

Owners are reminded that they must purchase contents and/or homeowner's insurance for any in-suite upgrades they make, and for their personal effects. The Strata Corporation's insurance does not cover these. Owners are also encouraged to ensure their tenant's place contents insurance on their personal effects. Owners are also encouraged to place insurance for coverage of Strata Corporation insurance deductibles. **Please note under the new policy the water deductible is \$15,000.00.**

**(10) CONSIDERATION OF 2016/2017 OPERATING BUDGET**

It was MOVED (707) / SECONDED (1401) that in accordance with section 27 of the Strata Property Act that contracts for Building Managers and Security be made available to all Owners for review and an SGM called once distributed. 33 in Favour, 79 Opposed, 4 Abstentions. **DEFEATED**

Three budgets were placed on the floor for voting; Budget A - 0% increase, Budget B - 2% increase and Budget C - 6% increase. A tally of voters for Budget A was taken to see if majority of voters were in favour of no increase. As it were Budget A was put to the floor for voting.

It was MOVED (2003) / SECONDED (112) to adopt the 2016/2017 operating budget "A" as presented with 0% increase.

Questions were posed and answered and there being no further questions, the proposed operating budget "A" was put forward to vote resulting in 91 in favour, 2 opposed, 16 abstentions.  
The motion was **CARRIED**

The new budget takes effect July 1, 2016. Please find attached a copy of the approved budget and listing of maintenance fees for each strata lot.

**NO INCREASE IN STRATA FEES**

**(11) CONSIDERATION OF ¾ VOTE RESOLUTIONS****¾ VOTE "A" – NO SMOKING BUILDING**

Be it resolved by a three-quarter (3/4) vote of the Owners of Strata Plan KAS 2849, Sunset Waterfront Resort, that existing bylaws be amended by repealing the existing Bylaw 5.6 and replace it with 5.6 (i) and (ii) which reads as follows:

**5. Hazards to Building****5.6**

- i) *All buildings and lands that comprise the Strata Corporation are strictly non-smoking and smoking is prohibited:*
  - a) *in a strata lot;*
  - b) *on common property, including limited common property;*
  - c) *on decks, patios and balconies;*
  - d) *in hallways, elevators, parking areas, stairs and storage locker areas;*
  - e) *on or in the first and third level including, but not limited to, indoor/outdoor pool area, indoor/outdoor hot tub and decks, gym/fitness room and meetings/amenity rooms; games room, washrooms and*
  - f) *within 3 metres from any doorway, window, or air intake, or any other location within the Strata Corporation as outlined in the Tobacco Control Act and the Tobacco Control Regulation.*
  
- ii) *For the purposes of this bylaw, the term "smoking" includes, but is not limited to, the burning, combusting and/or vaporizing of:*
  - a. *Tobacco;*
  - b. *Any drugs including, but not limited to, marijuana, crack cocaine, hashish, methamphetamines and heroin;*
  - c. *E-liquids or other substances used in vaporizers, electronic-cigarettes or similar appliances which allow for the inhalation of vapour of atomized liquid or substances.*

It was MOVED (2002) / SECONDED (701) to adopt ¾ Vote "A" as presented.

As there was no further discussion on the item, the vote was called to adopt ¾ Vote "A" as presented.  
100 In favour, 2 Opposed, 2 Abstentions **CARRIED**

**¾ VOTE "B" – NO ALCOHOL CONSUMPTION ON COMMON PROPERTY**

Be it resolved by a three-quarter (3/4) vote of the Owners of Strata Plan KAS 2849, Sunset Waterfront Resort, that existing bylaws be amended by adding 3.6 No Alcohol on Limited or Common Property which reads as follows:

**3 Use of Property**

6. *Alcohol consumption is not allowed in any common property areas of the building which includes but not limited to elevators, lobby, amenity/meeting rooms, parkade and game room. Alcohol consumption is not allowed on or in pool or hot tub areas or while using the pools or hot tubs.*

It was MOVED (1401) / SECONDED (1803) to adopt ¾ Vote "B" as presented.

As there was no further discussion on the item, the vote was called to adopt ¾ Vote "B" as presented.  
104 In favour, 10 Opposed, 0 Abstentions **CARRIED**

**(12) ELECTION OF 2015/2016 STRATA COUNCIL**

As per the Strata Bylaws, a minimum of three and a maximum of seven Strata Council members could be elected.

It was MOVED (314) / SECONDED (214) to direct Council to look into term limits for Council Members. 50 In favour, 64 Opposed, 0 Abstentions **DEFEATED**

The floor was opened for volunteers and/or nominations (previous Council members are able to stand for re-election) and the following were received;

Brian Pedersen	Cindy Weiss	Marc Whittemore
Mike Kuziw	Leslie Fee	Ralph Fege
Wayne Salisbury	Rick Adrian	Craig Christy
Bruce Weinsmasters	Robin Jarmin	Lea Liddicoat
Linda McDougall	Ben Boschman	

Community Manager, Susie Czinger called to the floor on 3 successive occasions for additional nominations or volunteers. Nominations were declared closed and the following Owners were elected as 2016/2017 Strata Council by secret ballots.

Brian Pedersen	Cindy Weiss	Marc Whittemore
Mike Kuziw	Leslie Fee	Ralph Fege
Wayne Salisbury		

Due to the late hour it was MOVED (2003) / SECONDED (707) to table the discussion items of the Agenda (a) Privacy Commissionaire recommendations and (b) 3<sup>rd</sup> level room to guest suite for the first Town Hall meeting to be scheduled.

A Council meeting will be held in August to determine Council positions and determine Town Hall Meeting date. Owners will be notified via MyAssocia when scheduled.

**(13) TERMINATION**

There being no further business, the meeting terminated at 10:15 p.m.

**Please keep these minutes with your strata lot records, as you will need to provide them to your realtor when you sell your strata lot. There will be a charge for copies.**

**SUNSET WATERFRONT RESORT  
ANNUAL GENERAL MEETING JULY 27, 2016  
2016 PRESIDENTS REPORT**

**WELCOME EVERYBODY**

This meeting concludes another year of operations at Sunset waterfront Resort. The property remained very busy throughout the winter months with long term rentals. The summer is shaping up to be busy as well.

Once again many of our winter rentals were students and although most were well behaved there were some noise issues. Fines were issued where merited and there were no incidents of vandalism. Noise continues to be the most contentious issue for owners in regards to student rentals and I will speak further to this later in my report.

This is now the fourth year three of owning our Geo thermal system and again we are very pleased that the owners voted to purchase this system. The system has operated very efficiently and we have not had any surprise expenditures other than general maintenance.

Again the bottom line is we saved approximately \$10million by buying the system as opposed to leasing it.

Although there have been some critics of the purchase we the council of the day pride ourselves in recognizing the opportunity to buy the system as opposed to making lease payments for 50 years.

These were not easy negotiations and to find a niche lender even much more difficult but we managed to get it done with the backing of our owners.

For new owners that may not be aware our thoughts are that once this loan is paid off it will coincide with the capital expenses as identified in our Depreciation report allowing us to redirect the surplus funds at that time to deal with those capital expenditures as opposed to strata fee increases to fund the report now.

We know that there is propaganda circulating out there by some of our critics that there have been strata fee increases every year under the current councils direction, the fact is there have not been any strata fee increases since 2008 other than the year owners voted to buy the geo system. Once again we believe owners made the right decision.

**SUNSET WATERFRONT RESORT  
ANNUAL GENERAL MEETING JULY 27, 2016  
2016 PRESIDENTS REPORT**

**BUILDING MANAGEMENT CHANGE**

Council recently received a letter of resignation from our long term building manager Dan Bregolis. This was a shock for council as we rely on him so much to run our day to day operations.

Dan cited the following reasons for his resignation.

- Can no longer bare a 7 day work week, Dan has a new addition to his family and needs more family time.
- The building has now requires more maintenance as it ages and the work load was overwhelming him and stressing him out.
- Also constant badgering and harassment from some owners, he just felt he could never do enough.
- In addition to the 7 day work week Dan was also on call for afterhours emergencies, however he received calls and texts at all hours from various owners over menial requests and complaints.

We knew that losing Dan would have significant negative consequence for our building as his expertise and knowledge are second to none.

We managed to keep him on board by reducing him to a four day work week, changing after hours call to be routed through the call center so only true emergencies would need to be answered and we brought on an additional maintenance person to cover Dan's days off and to share the work load.

Dan and the new maintenance guy will overlap on Fridays to insure that the building is in A1 shape going into the weekends.

Our new maintenance guys name is Wade and I hope you give him a warm welcome, but the free ride we have had all these years with Dan is now over.

**SUNSET WATERFRONT RESORT  
ANNUAL GENERAL MEETING JULY 27, 2016  
2016 PRESIDENTS REPORT**

**COMPLETED PROJECTS IN THE PAST YEAR**

1. Our primary focus again this year was to make sure expenses remained under control so we could hold the line on any strata fee increases. Those efforts have paid off and the result our reserve funds are sitting at a close to 700,000.00 dollars with no fee increases required again this year unless owners decide they want to add more security. In addition to holding the line on expenses we did manage to complete the following projects within the 2015/2016 budget.
2. Again we added additional landscaping enhancements such as more lava rock again and plants to the plaza level.
3. Completely stripped the pool deck area and re sealed it.
4. We engaged Telus to install new fibre optic capability for our entire building. This project is now complete and owners can connect if they wish.
5. Replace approximately 10 windows that had thermal breaks. Let us know if you have any windows that have thermal cracks and we will take care of the replacements at no charge to you.
6. We had a depreciation report update conducted to make sure we have the ability to deal with any future capital expenses.
7. We have also engaged a structural engineer to conduct a report to make sure any issues with structure were identified prior to the warranty running out. Fortunately nothing was identified of any serious nature.
8. We continued with our repaint program, 7 hallways were completely repainted as well as the lobby. All other areas were touched up where required. I believe there are only a few hallways waiting for the full repaint.
9. We purchased an additional hot water tank at a cost of 10,000.00. It is on order and will be put it into storage in case we need to replace a tank in the future. If we waited until we actually needed a new tank it could take up to 6 to 8 weeks for a new one to arrive thus inconveniencing owners.
10. One of council's priorities this year was to continue our efforts to resolve the hot water issues in the building. This has not been an easy task. After two years of engagement of an engineer and new booster pumps installed, new balancing valves and new water lines run it looks like we have finally solved this issue. We appreciate the patience owners have showed through this process.

**SUNSET WATERFRONT RESORT  
ANNUAL GENERAL MEETING JULY 27, 2016  
2016 PRESIDENTS REPORT**

11. Installation of new roof top lights are now completed and will save us thousands of dollars every year in electricity charges.
12. We have continued to add more bike racks and at this point it seems to be handling the demand for bike storage.
13. On the boardwalk we had new Bullard boots made to add more strength to the bollards and to keep them upright and also installed new posts to improve the look
14. We completed the drive way project and did some decorative rock work around the columns. We have had many positive comments on what a great enhancement this has been to or entry and lobby area.

We are aware of the issue with some parts of the drive way where the pavers have shifted and the sand between the pavers has deteriorated. The installer along with the supplier of the polyamine sand have determined that some of the sand was faulty.

The supplier will be providing new polyamine sand at no charge and the installer will redo these areas at no charge once the summer traffic slows. We expect the repairs to be done during the last week of August.

IMPORTANT TO NOTE THAT ALL THESE EXPENSES WERE PAID WITHIN THE 2015/2016 OPERATING BUDGET THROUGH VARIOUS SAVINGS AND RE ALLOCATIONS OF LINE ITEMS AS WELL AS MOVING SURPLUS FUNDS FROM PRIOR YEARS TO THE OPERATING BUDGET. AS A RESULT NO MONIES WERE PAID OUT OF THE CRF FOR THESE PROJECTS OTHER THAN THE DRIVEWAY PROJECT WHICH OFCOURSE OWNERS APPROVED.

## **GOING FORWARD**

1. The recent town hall meeting was considered a great success, it was great to have input from owners on what they felt were issues needing attention and as a result of that meeting we are introducing 2 new bylaws this evening which are the nonsmoking bylaw and the alcohol ban in common areas of the property.

The recommendation for a guest suite was also discussed but unfortunately there are some legal issues that need to be sorted out before a bylaw could be drafted.

As we go forward myself and the current council would like to see the following take place.

- Committee formed to work on a future bylaw for a guest suite.
- Committee formed to provide orientations to new long term renters in September so they meet our expectations



**SUNSET WATERFRONT RESORT  
ANNUAL GENERAL MEETING JULY 27, 2016  
2016 PRESIDENTS REPORT**

- 2 town hall meetings a year to keep owners informed and obtain feedback and direction
- More accountability from rental managers and regular meetings with property managers who operate in our building to make sure they are meeting our expectations.
- Property managers to take the lead on evicting problem tenants.
- Committee formed to look at new building enhancements and proposals to improve our common areas.

In closing I would like to thank my fellow council members for their last year of hard work and also the input provided by owners.

We have a great but complex building here and there will always be differences of opinion on what it should look like. It has been my and the current councils objective to always work the middle ground

We do not want the building to become a non-rental or age restricted property as some owners have suggested as we know this will diminish our value, on the other hand we also know that we do not want a full-fledged lawless hotel environment either.

It has been suggested by some that are building has become run down and has a bad reputation. I really ask people to look around and ask themselves if that's what they see. I certainly do not.

Every year this council has made improvements to the building but always within the budget allocations to make sure we did not have strata fee increases and are committed to continuing this way going forward if elected.

It has also been said that our property values are declining. As a realtor I can tell you that we have one of the most sought after addresses on the street because of all the options the property provides for, we need to embrace our zoning and make it even better.

I have the real-estate stats here and they show our building in comparison the Dolphins and lagoons as having both the highest per square foot value for both active listings and sales over the last six months.

The propaganda that has been circulating is untrue on many fronts and I urge the ownership to vote with an open mind this evening. I am not opposed to change if this is what the owners want but please make sure you are properly informed.

THANK YOU

**SUMMARY OF COVERAGES**

Named Insured	The Owners, Strata Plan KAS2849, acting on their own behalf or as a Strata Corporation &/or as Trustees or Agents on behalf of all Registered Unit Owners.
Project Name	SUNSET WATERFRONT RESORT
Property Manager	Associa British Columbia, Inc..
Policy Period	June 30, 2016 to June 30, 2017
Insured Location(s)	1128 Sunset Drive, Kelowna, BC V1Y 9W7

INSURING AGREEMENT	DEDUCTIBLE	POLICY LIMIT
<b>PROPERTY (Appraisal Date: May 25, 2016)</b>		
All Property, Blanket By-Laws.		\$62,923,000
130% Extended Replacement Cost		\$81,799,900
All Risks	\$5,000	
Sewer Backup	\$15,000	
Water Damage	\$15,000	
Earthquake (Annual Aggregate not to exceed 81,799,900)	5%	
Flood (Annual Aggregate not to exceed 81,799,900)	\$50,000	
Lock & Key	\$250	\$25,000
Additional Living Expenses - Per Unit		\$50,000
Additional Living Expenses - Annual Aggregate		\$1,000,000
Gross Rents, 100% Co-Insurance, Indemnity Period (Months) : N/A	N/A	Not Covered
<b>CRIME</b>		
Employee Dishonesty - Including Property Manager and Elected Officer Theft	Nil	\$1,000,000
Broad Form Money and Securities	Nil	\$10,000
<b>COMMERCIAL GENERAL LIABILITY</b>		
Bodily Injury & Property Damage	\$500	\$25,000,000
Non-Owned Automobile	\$500	\$25,000,000
<b>CONDOMINIUM DIRECTORS &amp; OFFICERS LIABILITY</b>		
Claims Made Form - Including Property Manager	Nil	\$20,000,000
Privacy Event Expenses	Nil	\$50,000
Cyber Liability	Nil	\$50,000
<b>BLANKET GLASS - Includes Lobby Glass</b>		
Residential	\$250	Blanket
Commercial	\$250	
Canopy	\$1,000	
<b>EQUIPMENT BREAKDOWN</b>		
Standard Comprehensive Form including Production Machines and Electronic Equipment	\$1,000	\$62,923,000
Extra Expense – 100% available in first month	24 Hour Waiting Period	\$250,000
Loss of Profits – Rents, Indemnity Period (Months): N/A	N/A	Not Covered
<b>POLLUTION LIABILITY</b>		
Each Event	\$10,000	\$1,000,000
Aggregate Policy Limit		\$5,000,000
<b>VOLUNTEER ACCIDENT</b>		
Principal Sum.	See Policy Wordings	\$1,000,000
<b>LEGAL EXPENSES</b>		
Each Event	Nil	\$1,000,000
Annual Aggregate.		\$5,000,000
<b>TERRORISM</b>		
Per Occurrence.	\$1,000	\$350,000
Annual Aggregate		\$350,000

**LOSS PAYABLE**  
 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, Pacific Western Bank of Canada but only with respect to the Geothermal System., Suite 2002, 140 Fullarton Street, London, ON N6A 5P2

POLICY NUMBER	COVERAGES	SUBSCRIBERS
BFL04KAS2849	PROPERTY PROPERTY PROPERTY  PROPERTY PROPERTY PROPERTY BLANKET GLASS - Includes Lobby Glass CRIME COMMERCIAL GENERAL LIABILITY CONDOMINIUM DIRECTORS & OFFICERS LIABILITY EQUIPMENT BREAKDOWN POLLUTION LIABILITY VOLUNTEER ACCIDENT	AIG Insurance Company of Canada Allianz Insurance Company Certain Underwriters at Lloyds' of London under Contract No. PRPNA1502069 as arranged by Lockton Companies LLP Continental Casualty Company (CNA Canada) Starr Insurance & Reinsurance Limited Zurich Insurance Company Ltd Economical Mutual Insurance Company Intact Insurance Company of Canada Economical Mutual Insurance Company Great American Insurance Group Intact Insurance Company of Canada Zurich Insurance Company Ltd ACE INA Life Insurance



BFL04KAS2849	LEGAL EXPENSES TERRORISM  BLANKET COVERAGE	DAS Legal Protection Insurance Company Limited Binding Authority B0713PRPNA1501175 underwritten by certain underwriters at Lloyd's Binding Authority B0713SPRGL1601012 underwritten by certain underwriters at Lloyd's
This record sheet is intended for reference only. Please refer to your polic(ies) for complete details.		

## THE IMPORTANCE OF UNIT OWNER'S PERSONAL INSURANCE

Some owners believe the Strata Corporation's insurance policy will protect their personal assets in the event of a loss; this is not the case.

Unit owners, whether living in the unit or as an investor, should always make sure their personal assets and liabilities are adequately protected by their own personal insurance policy.

A typical unit owner's policy provides a variety of coverage:

- **Personal Property:** In general terms, this coverage includes all the content items a unit owner brings into the unit or keeps in a storage locker on premises, such as furniture, electronics, clothing, etc. Most policies will also cover the personal property while it is temporarily off premises, on vacation for example.
- **Additional Living Expenses:** This coverage helps unit owners and their families deal with the extra expenses which can often result if the home is made unfit for occupancy due to an insured loss or damage, whether it is a fire or significant water damage due to no fault of their own, unit owners may have to move out while their unit is being repaired. In the case of an investment unit, this coverage helps pay the owner's rental income loss due to the tenant moving out.
- **Betterments & Improvements:** Many unit owners spend considerable money making the unit their own; old carpet is replaced with hardwood flooring, cabinets and counter tops are updated and fixtures modernized to the 21st century. The unit owner's personal insurance policy provides coverage for these items, which are specifically excluded from coverage under all Strata Corporations' insurance policies.
- **Strata Deductible Assessment:** The Strata Corporation may have a by-law in place to facilitate charging back the Strata deductible to the unit owner responsible for a loss or damage. In many cases the mere fact the damage originates in the unit is sufficient to make the assessment valid. The Strata Corporation property coverage deductible can be as low as \$250.00 and as high as \$50,000.00. Unit owners' personal policies cover this risk to a specific limit; owners need to make sure they are fully insured.
- **Personal Liability:** at home or pretty much anywhere in the world, unit owners' policies also provide comprehensive protection for claims against them for property damage and bodily injury.

**NOTE:** Each unit owner has specific insurance requirements that should be discussed with an insurance broker to ensure the right protection is in place.

**KAS2849 - Sunset Waterfront Resort (0% Increase)  
Approved Budget - July 1, 2016 to June 30, 2017**

<b>Account</b>	<b>Account Name</b>	<b>2016-2017 Operating Budget</b>
<b>RECEIPTS / REVENUE</b>		
5027-0000	Boat Berth	24,000.00
5035-0000	Bylaw Penalties	1,000.00
5285-0000	Interest Income	1,200.00
5290-0000	Fobs/Keys/Remotes	2,500.00
5300-0000	Late Payment Interest	0.00
5310-0000	Late Payment Penalty	0.00
5335-0000	Locker Room Rental	0.00
5385-0000	MoveIn/Out Fee	0.00
5410-0000	Other Income	0.00
5425-0000	Parking Income	0.00
5455-0000	Prior Years Surplus	23,900.00
5459-0000	Renovation Charge	0.00
5500-0000	Owners' Contributions	94,073.96
5620-0000	Rental Income	15,600.00
5700-0000	Storage Income	6,000.00
<b>TOTAL RECEIPTS / REVENUE</b>		<b>\$ 1,014,273.96</b>
<b>EXPENSES &amp; RESERVES</b>		
<b>ADMINISTRATIVE EXPENSES</b>		
6004-0000	Statutory Review of Trust Accounts	551.25
6008-0000	Additional Services	893.00
6028-0000	Bank Charges	324.00
6068-0000	Miscellaneous	500.00
6076-0000	Insurance Appraisal	1,000.00
6080-0000	Insurance Premium	73,000.00
6098-0000	Management Fees	29,547.00
6102-0000	Meeting	320.00
6128-0000	Postage/Copies/Office Exp.	3,000.00
6132-0000	Professional Service	3,143.50
6132-0010	Corporate Tax Return	420.00
<b>TOTAL ADMINISTRATIVE EXPENSES</b>		<b>112,698.75</b>
<b>EMPLOYEE EXPENSES</b>		
6202-0000	Benefits Employee / Caretaker	4,200.00
6210-0000	EI/CPP Employer Share	7,994.00
6232-0000	Wages Asst. Caretaker	0.00
6248-0000	Wages Caretaker	110,000.00
6258-0000	Workers' Compensation	2,000.00
<b>TOTAL EMPLOYEE EXPENSES</b>		<b>124,194.00</b>
<b>UTILITIES</b>		
6302-0000	Cablevision / Internet	1,500.00
6304-0000	Cell Phone	1,200.00
6308-0000	Electricity	74,000.00
6316-0000	Gas	71,000.00
6336-0000	Water & Sewer	46,000.00
<b>TOTAL UTILITIES</b>		<b>193,700.00</b>
<b>CONTRACT / BLDG EXPENSES</b>		
7005-0000	Anchor System	1,260.00
7039-0000	Depreciation Report	0.00
7048-0000	Elevator & License	25,500.00

**KAS2849 - Sunset Waterfront Resort (0% Increase)  
Approved Budget - July 1, 2016 to June 30, 2017**

<b>Account</b>	<b>Account Name</b>	<b>2016-2017 Operating Budget</b>
7054-0000	Emergency Generator	2,700.00
7058-0000	Enterphone	5,000.00
7069-0000	Fire Protection	5,021.21
7080-0000	Garbage Collection	36,500.00
7096-0000	Janitorial	54,300.00
7100-0000	Landscaping	4,000.00
	<b>TOTAL CONTRACT / BLDG EXPENSES</b>	<b>134,281.21</b>
	<b>REPAIRS &amp; MAINTENANCE EXPENSES</b>	
7660-0000	Repairs & Maintenance	60,000.00
7688-0000	HVAC	4,400.00
7692-0000	Improvements	0.00
7713-3000	Lagoon Maintenance	33,000.00
7826-0000	Security	24,000.00
7848-0000	Snow Removal	4,000.00
7912-0000	Window Cleaning	16,000.00
	<b>TOTAL REPAIRS &amp; MAINTENANCE EXPENSES</b>	<b>141,400.00</b>
	<b>RECREATION FACILITIES EXPENSES</b>	
8529-0000	Pool/Spa Maintenance	5,000.00
	<b>TOTAL RECREATION FACILITIES EXPENSES</b>	<b>5,000.00</b>
	<b>TOTAL OPERATING EXPENSES</b>	<b>711,273.96</b>
	<b>CRF &amp; OTHER BUDGETED RESERVE FUNDS</b>	
8920-0000	Contingency Reserve Fund	90,000.00
8936-0000	Geothermal Reserve	213,000.00
	<b>TOTAL RESERVE FUNDS</b>	<b>303,000.00</b>
	<b>TOTAL EXPENSES &amp; RESERVES</b>	<b>1,014,273.96</b>
	<b>SURPLUS / (DEFICIT)</b>	<b>-</b>

<b>KAS2849 - Sunset Waterfront Resort</b>					
<b>Approved Strata Fee Schedule</b>					
<b>For the Year July 1, 2016 to June 30, 2017</b>					
<b>Unit#</b>	<b>SL#</b>	<b>U/E</b>	<b>Operating Portion</b>	<b>CRF/Reserves Portion</b>	<b>Strata Fee</b>
0101	1	90	\$319.81	\$152.11	<b>\$471.92</b>
0102	2	90	\$319.81	\$152.11	<b>\$471.92</b>
0103	3	85	\$302.05	\$143.66	<b>\$445.71</b>
0104	4	75	\$266.51	\$126.76	<b>\$393.27</b>
0112	10	119	\$422.87	\$201.12	<b>\$623.99</b>
0113	9	118	\$419.32	\$199.43	<b>\$618.75</b>
0114	8	170	\$604.09	\$287.32	<b>\$891.41</b>
0115	7	118	\$419.32	\$199.43	<b>\$618.75</b>
0116	6	119	\$422.87	\$201.12	<b>\$623.99</b>
0117	5	119	\$422.87	\$201.12	<b>\$623.99</b>
0211	17	108	\$383.78	\$182.53	<b>\$566.31</b>
0212	16	118	\$419.32	\$199.43	<b>\$618.75</b>
0213	15	118	\$419.32	\$199.43	<b>\$618.75</b>
0214	14	169	\$600.54	\$285.63	<b>\$886.17</b>
0215	13	119	\$422.87	\$201.12	<b>\$623.99</b>
0216	12	119	\$422.87	\$201.12	<b>\$623.99</b>
0217	11	119	\$422.87	\$201.12	<b>\$623.99</b>
0302	29	132	\$469.07	\$223.09	<b>\$692.16</b>
0303	28	80	\$284.28	\$135.21	<b>\$419.49</b>
0304	27	77	\$273.62	\$130.14	<b>\$403.76</b>
0305	26	81	\$287.83	\$136.90	<b>\$424.73</b>
0306	25	104	\$369.57	\$175.77	<b>\$545.34</b>
0307	24	126	\$447.74	\$212.95	<b>\$660.69</b>
0312	23	140	\$497.50	\$236.61	<b>\$734.11</b>
0313	22	144	\$511.71	\$243.37	<b>\$755.08</b>
0314	21	197	\$700.04	\$332.95	<b>\$1,032.99</b>
0315	20	142	\$504.60	\$239.99	<b>\$744.59</b>
0316	19	143	\$508.16	\$241.68	<b>\$749.84</b>
0317	18	143	\$508.16	\$241.68	<b>\$749.84</b>
0401	36	126	\$447.74	\$212.95	<b>\$660.69</b>
0402	35	104	\$369.57	\$175.77	<b>\$545.34</b>
0403	34	80	\$284.28	\$135.21	<b>\$419.49</b>
0404	33	77	\$273.62	\$130.14	<b>\$403.76</b>
0405	32	81	\$287.83	\$136.90	<b>\$424.73</b>
0406	31	104	\$369.57	\$175.77	<b>\$545.34</b>
0407	30	126	\$447.74	\$212.95	<b>\$660.69</b>
0501	43	126	\$447.74	\$212.95	<b>\$660.69</b>
0502	42	104	\$369.57	\$175.77	<b>\$545.34</b>
0503	41	80	\$284.28	\$135.21	<b>\$419.49</b>
0504	40	77	\$273.62	\$130.14	<b>\$403.76</b>
0505	39	81	\$287.83	\$136.90	<b>\$424.73</b>
0506	38	104	\$369.57	\$175.77	<b>\$545.34</b>
0507	37	126	\$447.74	\$212.95	<b>\$660.69</b>
0601	50	124	\$440.64	\$209.57	<b>\$650.21</b>
0602	49	104	\$369.57	\$175.77	<b>\$545.34</b>

<b>KAS2849 - Sunset Waterfront Resort</b>					
<b>Approved Strata Fee Schedule</b>					
<b>For the Year July 1, 2016 to June 30, 2017</b>					
<b>Unit#</b>	<b>SL#</b>	<b>U/E</b>	<b>Operating Portion</b>	<b>CRF/Reserves Portion</b>	<b>Strata Fee</b>
0603	48	80	\$284.28	\$135.21	<b>\$419.49</b>
0604	47	77	\$273.62	\$130.14	<b>\$403.76</b>
0605	46	81	\$287.83	\$136.90	<b>\$424.73</b>
0606	45	104	\$369.57	\$175.77	<b>\$545.34</b>
0607	44	124	\$440.64	\$209.57	<b>\$650.21</b>
0701	57	124	\$440.64	\$209.57	<b>\$650.21</b>
0702	56	104	\$369.57	\$175.77	<b>\$545.34</b>
0703	55	80	\$284.28	\$135.21	<b>\$419.49</b>
0704	54	77	\$273.62	\$130.14	<b>\$403.76</b>
0705	53	81	\$287.83	\$136.90	<b>\$424.73</b>
0706	52	104	\$369.57	\$175.77	<b>\$545.34</b>
0707	51	124	\$440.64	\$209.57	<b>\$650.21</b>
0801	64	124	\$440.64	\$209.57	<b>\$650.21</b>
0802	63	104	\$369.57	\$175.77	<b>\$545.34</b>
0803	62	80	\$284.28	\$135.21	<b>\$419.49</b>
0804	61	77	\$273.62	\$130.14	<b>\$403.76</b>
0805	60	81	\$287.83	\$136.90	<b>\$424.73</b>
0806	59	104	\$369.57	\$175.77	<b>\$545.34</b>
0807	58	124	\$440.64	\$209.57	<b>\$650.21</b>
0901	71	124	\$440.64	\$209.57	<b>\$650.21</b>
0902	70	104	\$369.57	\$175.77	<b>\$545.34</b>
0903	69	80	\$284.28	\$135.21	<b>\$419.49</b>
0904	68	77	\$273.62	\$130.14	<b>\$403.76</b>
0905	67	81	\$287.83	\$136.90	<b>\$424.73</b>
0906	66	104	\$369.57	\$175.77	<b>\$545.34</b>
0907	65	124	\$440.64	\$209.57	<b>\$650.21</b>
1001	78	124	\$440.64	\$209.57	<b>\$650.21</b>
1002	77	104	\$369.57	\$175.77	<b>\$545.34</b>
1003	76	80	\$284.28	\$135.21	<b>\$419.49</b>
1004	75	77	\$273.62	\$130.14	<b>\$403.76</b>
1005	74	81	\$287.83	\$136.90	<b>\$424.73</b>
1006	73	104	\$369.57	\$175.77	<b>\$545.34</b>
1007	72	124	\$440.64	\$209.57	<b>\$650.21</b>
1101	85	124	\$440.64	\$209.57	<b>\$650.21</b>
1102	84	104	\$369.57	\$175.77	<b>\$545.34</b>
1103	83	80	\$284.28	\$135.21	<b>\$419.49</b>
1104	82	77	\$273.62	\$130.14	<b>\$403.76</b>
1105	81	81	\$287.83	\$136.90	<b>\$424.73</b>
1106	80	104	\$369.57	\$175.77	<b>\$545.34</b>
1107	79	124	\$440.64	\$209.57	<b>\$650.21</b>
1201	92	124	\$440.64	\$209.57	<b>\$650.21</b>
1202	91	104	\$369.57	\$175.77	<b>\$545.34</b>
1203	90	80	\$284.28	\$135.21	<b>\$419.49</b>
1204	89	77	\$273.62	\$130.14	<b>\$403.76</b>
1205	88	81	\$287.83	\$136.90	<b>\$424.73</b>



<b>KAS2849 - Sunset Waterfront Resort</b>					
<b>Approved Strata Fee Schedule</b>					
<b>For the Year July 1, 2016 to June 30, 2017</b>					
<b>Unit#</b>	<b>SL#</b>	<b>U/E</b>	<b>Operating Portion</b>	<b>CRF/Reserves Portion</b>	<b>Strata Fee</b>
1206	87	104	\$369.57	\$175.77	\$545.34
1207	86	124	\$440.64	\$209.57	\$650.21
1301	99	124	\$440.64	\$209.57	\$650.21
1302	98	104	\$369.57	\$175.77	\$545.34
1303	97	80	\$284.28	\$135.21	\$419.49
1304	96	77	\$273.62	\$130.14	\$403.76
1305	95	81	\$287.83	\$136.90	\$424.73
1306	94	104	\$369.57	\$175.77	\$545.34
1307	93	124	\$440.64	\$209.57	\$650.21
1401	106	124	\$440.64	\$209.57	\$650.21
1402	105	104	\$369.57	\$175.77	\$545.34
1403	104	80	\$284.28	\$135.21	\$419.49
1404	103	77	\$273.62	\$130.14	\$403.76
1405	102	81	\$287.83	\$136.90	\$424.73
1406	101	104	\$369.57	\$175.77	\$545.34
1407	100	124	\$440.64	\$209.57	\$650.21
1501	113	124	\$440.64	\$209.57	\$650.21
1502	112	104	\$369.57	\$175.77	\$545.34
1503	111	80	\$284.28	\$135.21	\$419.49
1504	110	77	\$273.62	\$130.14	\$403.76
1505	109	81	\$287.83	\$136.90	\$424.73
1506	108	104	\$369.57	\$175.77	\$545.34
1507	107	124	\$440.64	\$209.57	\$650.21
1601	117	124	\$440.64	\$209.57	\$650.21
1602	116	177	\$628.97	\$299.15	\$928.12
1603	115	178	\$632.52	\$300.84	\$933.36
1604	114	124	\$440.64	\$209.57	\$650.21
1701	121	124	\$440.64	\$209.57	\$650.21
1702	120	177	\$628.97	\$299.15	\$928.12
1703	119	178	\$632.52	\$300.84	\$933.36
1704	118	124	\$440.64	\$209.57	\$650.21
1801	125	124	\$440.64	\$209.57	\$650.21
1802	124	177	\$628.97	\$299.15	\$928.12
1803	123	178	\$632.52	\$300.84	\$933.36
1804	122	124	\$440.64	\$209.57	\$650.21
1901	126	227	\$806.65	\$383.65	\$1,190.30
1902	127	296	\$1,051.84	\$500.27	\$1,552.11
2001	128	359	\$1,275.72	\$606.74	\$1,882.46
2002	130	204	\$724.92	\$344.78	\$1,069.70
2003	129	227	\$806.65	\$383.65	\$1,190.30
<b>Monthly Total</b>		<b>14940</b>	<b>\$53,089.66</b>	<b>\$25,250.06</b>	<b>\$78,339.72</b>
			x12	x12	x12
<b>Annual Total</b>			<b>\$637,075.92</b>	<b>\$303,000.72</b>	<b>\$940,076.64</b>