



301 - 1195 West Broadway Vancouver
British Columbia, Canada V6H 3X5
Phone (604) 257-0325

December 17, 2012

TO THE OWNERS OF STRATA PLAN BCS 1997 – Acacia Gardens

Dear Owners:

**RE: STRATA PLAN BCS 1997 – Acacia Gardens
Annual General Meeting of November 28, 2012**

Please find enclosed the Minutes of the Annual General Meeting held on November 28, 2012. Owners are reminded to pay attentions to the following matters:

Please note that an amendment was made to the proposed 2013 budget at the meeting. **As a result, the approved 2013 strata fee schedule, which is attached to the minutes, is slightly different from the originally proposed one.**

The new strata fee with 3% increase will start from Jan 1, 2013. All payments must be made **payable to Strata Plan BCS 1997** by either post-dated cheques or pre-authorized payment plan.

- 1) If you are on a pre-authorized payment plan, the strata fees will be drawn automatically on the first of every month unless we are informed in writing to do differently.
- 2) Owners making payments by post-dated cheques are encouraged to forward a new series of cheques to Baywest Management. Cheques should be made **payable to Strata Plan BCS 1997** and cover the period from January 1 – December 31, 2013.

Should you have any questions regarding strata fee payment, please contact Baywest Accounting Department at 1.877.585.4411 ext 111.

Yours truly,

BAYWEST MANAGEMENT CORP
Agent for the Owners of Strata Plan BCS 1997

A handwritten signature in black ink, appearing to read "Sam Kong".

Sam Kong
Strata Manager
Tel: (604) 714-1543 Fax: (604) 592-3692
Email: skong@baywest.ca

Enclosures

ANNUAL GENERAL MEETING MINUTES

Wednesday, November 28, 2012

ACACIA GARDENS - STRATA PLAN BCS 1997

LOCATION & TIME:

Room #C248 & 249 (2nd floor)
BURNABY SOUTH SECONDARY
5455 Rumble Street, Burnaby, BC
7:00 p.m.

STRATA PROPERTY AGENT

Sam Kong

BAYWEST MANAGEMENT
301 – 1195 West Broadway
VANCOUVER, BC V6H 3X5

Email: skong@baywest.ca

Phone: 604-257-0325

Fax: 604-592-3692

Direct Line: 604-714-1543

PRESENT:

40 Owners, in person or by proxy

Sam Kong, Strata Manager, Baywest Management Corporation

(1) CALL TO ORDER

The meeting was called to order at 7:00 p.m.

(2) CALLING THE ROLL & CERTIFICATION OF PROXIES

A quorum requires representation of eligible voters holding one third (1/3) of the strata corporation's votes in person or by proxy so representation by fifty-seven (57) strata lots is required. 35 strata lots were represented, either in person or by proxy, by the appointed start time of the AGM. However, as a quorum was not present, the meeting was adjourned for 10 minutes as required by our Strata Bylaw 32. The eligible

voters present in person or by proxy then constituted a quorum. 5 more owners later joined the meeting in progress for a total of 40 strata lots represented.

(3) PROOF OF NOTICE OF MEETING

It was MOVED and SECONDED that proof of Notice of Meeting had been provided according to the requirements of the Strata Property Act.

Motion CARRIED

(4) ADOPTION OF PREVIOUS MINUTES

It was MOVED and SECONDED to adopt the minutes of the Annual General Meeting of November 22, 2011 as distributed.

Motion CARRIED

(5) COUNCIL PRESIDENT’S REPORT

The council President, John Luk, welcomed the owners and thanked the council members for their support and effort over the past year. The President then went on to review the strata corporation's successes and challenges during the last fiscal year. A copy of the report is attached.

(6) INSURANCE REPORT

A copy of the summary of insurance coverage was attached to the AGM package. The Agent stated that the policy provided approximately \$38M of insured value and \$5M liability coverage.

The Agent then addressed several questions relating to the strata insurance policy.

(7) RATIFICATION OF RULES

Playground and the Surrounding Area

It was MOVED and SECONDED to ratify the following rule:

Playground and the Surrounding Area

- 1) Residents are directly responsible for all activities by their children that damage or modify any common property including, but not limited to all landscaping elements, benches, and equipment.*
- 2) Items left unattended on or around all common area property including walkways, playgrounds, flower beds, stairways, and grass areas will be discarded without further notice.*

Motion CARRIED

(8) CONSIDERATION OF THE 2013 OPERATING BUDGET

It was MOVED and SECONDED to present the proposed 2013 operating budget.

The owners were advised that the insurance renewal quote of approximately \$80,000 was just received. The amount is higher than \$77,000, which was originally budgeted for “Insurance Premium”.

Therefore, it was MOVED and SECONDED to amend the amount under “Insurance Premium” on the proposed budget from \$77,000 to \$80,000.

Motion CARRIED

A vote was then held on the amended budget.

Motion CARRIED

(9) CONSIDERATION OF RESOLUTIONS REQUIRING ¾ VOTE

3/4 Vote #A – Bylaw Amendments: Window Coverings

Be it resolved by a three-quarter (3/4) vote of the Owners of Strata Plan BCS 1997, Acacia Gardens, to repeal the existing Bylaw 38 (5) and replace it with the following:

38 (5) A resident must ensure that all window coverings and curtains visible to the exterior of the building are in good repair and clean, and similar in size and color as initially installed by the developer. The design of the exterior window blinds can be either horizontal or vertical.

It was MOVED and SECONDED to bring 3/4 Vote #A to the floor for discussion. After some discussion, a vote was held on the motion.

TWENTY- FIVE (25) IN FAVOUR

TEN (10) OPPOSED

DEFEATED

3/4 VOTE “B” – CRF EXPENDITURE – IRRIGATION UPGRADE

Be it resolved by a three-quarter (3/4) vote of the Owners of Strata Plan BCS1997, Acacia Gardens, that an amount not to exceed \$10,000 (ten thousand dollars) be expended from the Contingency Reserve Fund for the purpose of upgrading the existing irrigation system.

It was MOVED and SECONDED to bring 3/4 Vote #B to the floor for discussion. After some discussion, a vote was held on the motion.

TWENTY- FOUR (24) IN FAVOUR

NINE (9) OPPOSED

DEFEATED

3/4 VOTE “C” – CRF EXPENDITURE – GARAGE DOOR OPERATOR UPGRADE

Be it resolved by a three-quarter (3/4) vote of the Owners of Strata Plan BCS1997, Acacia Gardens, that an amount not to exceed \$3,000 (three thousand dollars) be expended from the Contingency Reserve Fund for the purpose of upgrading the operator of residential parkade gate .

It was MOVED and SECONDED to bring 3/4 Vote #C to the floor for discussion. After some discussion, a vote was held on the motion.

Motion CARRIED

3/4 VOTE “D” – CRF EXPENDITURE – PARKADE CONCRETE REPAIR

Be it resolved by a three-quarter (3/4) vote of the Owners of Strata Plan BCS1997, Acacia Gardens, that an amount not to exceed \$3,000 (three thousand dollars) be expended from the Contingency Reserve Fund for the purpose of repairing minor cracks in the residential parkade concrete slab.

It was MOVED and SECONDED to bring 3/4 Vote #D to the floor for discussion. After some discussion, a vote was held on the motion.

TWENTY- EIGHT (28) IN FAVOUR

SEVEN (7) OPPOSED

Motion CARRIED

3/4 VOTE “E” – CRF EXPENDITURE – DEPRECIATION REPORT

Be it resolved by a three-quarter (3/4) vote of the Owners of Strata Plan BCS1997, Acacia Gardens, that an amount not to exceed \$9,000 (nine thousand dollars) be expended from the Contingency Reserve Fund for the purpose of preparing a depreciation report as per the newly amended Strata Property Act.

It was MOVED and SECONDED to bring 3/4 Vote #E to the floor for discussion. After some discussion, a vote was held on the motion.

Motion DEFEATED

(10) ELECTION OF 2013 STRATA COUNCIL

The Strata Property Agent thanked the out-going Council members for volunteering their time and effort in serving the Council.

All members of Council are required, per the Strata Property Act, to step down but are permitted to allow their names to stand for re-election. The floor was opened for nominations or volunteers for the seven Council positions. The following owners were nominated or volunteered to stand for office:

John Luk	#42
Gordon Yakel	#109
William Kim	#135

Vanessa Adrian	#1
Sean Dedieu	#74
Gail Young	#16
Ryan Sagarbarria	#123

Additional nominations/volunteers were called for and none were received. Thus, the above noted owners were elected to the 2013 Strata Council by acclamation.

(10) ADJOURNMENT

There being no further business, the meeting adjourned at 8:30 p.m.

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

STRATA COUNCIL PRESIDENT'S REPORT/November 28, 2012

Thank you for coming tonight to the 2013 AGM for Acacia Gardens

Thank Council Members

- Thanks to council members for their hard work throughout the year.
- Special thanks to our newest member and head of the landscaping committee, Vanessa Adrian
- Spent a good part of her summer days shopping at nurseries and adding lots of color to our strata. And then diligently ensured those plants were watered during the hottest month of the year. Please give her a round of applause and we hope to have her continue doing great work next year.

Success Projects Completed In 2012

- In 2012 we were able to successfully complete 2 major projects
- Repair of the attic ventilation which was causing mold and mildew in the attics of the building was completed quickly and well under budget. Everyone should have received a cheque for the unused portion of the levy
- The exterior fences, arbors, and second floor pergolas were restained for a refreshed look. With proper care and maintenance these areas should last for at 10 years. The work was also completed on budget.

Budget:

- We had a very fiscally prudent year. Most items were within budget except for a couple items that were wearing down faster than expected. These will be addressed in our upcoming budget.
- For 2013 we are asking for an increase to the budget by 2.2%. As we enter the 7th year, our buildings are starting to age so we're adding new budget items and increasing other areas to address these issues: these include annual cleaning of the gutters and dryers; and a budget allowance to address areas that need repainting
- Our balance sheets and contingency reserve are in good standing. So for next year we are proposing a new irrigation system as well as replacing the residential parkade motor. The frequent use of the gate and the age of the motor has necessitated a need for a new motor as the current motor is constant breaking down.

John Luk
President,
Acacia Gardens Strata, BCS 1997

BCS 1997 Acacia Gardens

Approved Budget

For the Period January 1 - December 31, 2013

Account	Account Name	Sept-12 Year To Date Actual	Dec-12 Estimated Year End	2012 Annual Budget	2013 New Budget
RECEIPTS / REVENUE					
5035-0000	Bylaw Penalties	1,725.00	1,725.00	500.00	500.00
5285-0000	Interest Income	369.98	450.00	0.00	0.00
5290-0000	Fobs/Keys/Remotes	1,050.00	1,050.00	300.00	300.00
5310-0000	Late Payment Penalty	1,950.00	1,950.00	300.00	300.00
5385-0000	MoveIn/Out Fee	3,000.00	3,000.00	2,500.00	2,500.00
5425-0000	Parking Income	1,125.00	1,200.00	200.00	200.00
5500-0000	Owners' Contributions	278,793.81	371,800.00	371,800.00	383,000.00
TOTAL RECEIPTS / REVENUE		\$ 288,013.79	\$ 381,175.00	\$ 375,600.00	\$ 386,800.00
EXPENSES & RESERVES					
ADMINISTRATIVE EXPENSES					
6028-0000	Bank Charges	212.00	350.00	500.00	500.00
6080-0000	Insurance Premium	52,526.25	70,035.00	77,000.00	80,000.00
6098-0000	Management Fees	31,933.62	42,578.16	43,000.00	44,000.00
6128-0000	Postage/Copies/Office Exp.	1,854.63	2,500.00	2,500.00	2,500.00
TOTAL ADMINISTRATIVE EXPENSES		86,526.50	115,463.16	123,000.00	127,000.00
UTILITIES					
6308-0000	Electricity	23,452.18	33,000.00	30,000.00	33,000.00
6316-0000	Gas	16,820.44	24,000.00	25,000.00	25,000.00
TOTAL UTILITIES		40,272.62	57,000.00	55,000.00	58,000.00
CONTRACT / BLDG EXPENSES					
7048-0000	Elevator & License	1,888.88	2,700.00	3,500.00	3,500.00
7069-0000	Fire Protection	9,473.79	12,000.00	10,000.00	12,000.00
7080-0000	Garbage Collection	9,935.40	15,000.00	15,000.00	15,000.00
7096-0000	Janitorial	25,822.72	39,000.00	40,000.00	40,000.00
7100-0000	Landscaping	33,006.92	46,000.00	45,000.00	45,000.00
7144-0000	Pest Control	1,169.28	2,000.00	1,800.00	1,800.00
TOTAL CONTRACT / BLDG EXPENSES		81,296.99	116,700.00	115,300.00	117,300.00
REPAIRS & MAINTENANCE EXPENSES					
7588-0000	Dryer Vent Clean/Maintenance	0.00	0.00	0.00	3,000.00
7656-0000	Garage Door	4,046.34	5,000.00	1,800.00	1,800.00
7660-0000	Repairs & Maintenance	19,714.22	26,000.00	18,000.00	21,200.00
7680-0000	Gutter Cleaning	0.00	0.00	0.00	6,000.00
7728-0000	Locks/Keys	1,453.37	2,000.00	2,500.00	2,500.00
7750-0000	Painting	0.00	0.00	0.00	5,000.00
7782-0000	Power Washing	2,788.80	3,500.00	3,500.00	3,500.00
7848-0000	Snow Removal	2,342.76	4,000.00	5,000.00	5,000.00
7882-0000	Supplies	2,753.97	4,000.00	4,000.00	4,000.00
7912-0000	Window Cleaning	2,536.80	2,536.80	2,500.00	2,500.00
TOTAL REPAIRS & MAINTENANCE EXPENSES		35,636.26	47,036.80	37,300.00	54,500.00
MAJOR PROJECT EXPENSES					
8475-0000	Building Improvements	0.00	0.00	5,000.00	0.00
TOTAL MAJOR PROJECT EXPENSES		0.00	0.00	5,000.00	0.00

BCS 1997 Acacia Gardens**Approved Budget****For the Period January 1 - December 31, 2013**

Account	Account Name	Sept-12 Year To Date Actual	Dec-12 Estimated Year End	2012 Annual Budget	2013 New Budget
	TOTAL OPERATING EXPENSES	243,732.37	336,199.96	335,600.00	356,800.00
	CRF & OTHER BUDGETED RESERVE FUNDS				
8920-0000	Contingency Reserve Fund	29,999.97	40,000.00	40,000.00	30,000.00
	TOTAL RESERVE FUNDS	29,999.97	40,000.00	40,000.00	30,000.00
	TOTAL EXPENSES & RESERVES	273,732.34	376,199.96	375,600.00	386,800.00
	SURPLUS / (DEFICIT)	14,281.45	4,975.04	-	-

BCS 1997 Acacia Gardens							
Approved New Strata Fee							
For the Period January 1 - December 31, 2013							
Unit#	SL#	U/E	Old Strata Fee	Operating Portion	CRF/Reserves Portion	Fee Inc/Dec by	New Strata Fee
001	1	145	\$ 291.84	\$ 277.08	\$ 23.55	\$ 8.79	\$ 300.63
002	2	97	\$ 195.23	\$ 185.36	\$ 15.75	\$ 5.88	\$ 201.11
003	3	83	\$ 167.05	\$ 158.61	\$ 13.48	\$ 5.04	\$ 172.09
004	4	97	\$ 195.23	\$ 185.36	\$ 15.75	\$ 5.88	\$ 201.11
005	5	108	\$ 217.37	\$ 206.38	\$ 17.54	\$ 6.55	\$ 223.92
006	6	71	\$ 142.90	\$ 135.68	\$ 11.53	\$ 4.31	\$ 147.21
007	7	56	\$ 112.71	\$ 107.02	\$ 9.09	\$ 3.40	\$ 116.11
008	8	71	\$ 142.90	\$ 135.68	\$ 11.53	\$ 4.31	\$ 147.21
009	9	107	\$ 215.36	\$ 204.47	\$ 17.38	\$ 6.49	\$ 221.85
010	10	97	\$ 195.23	\$ 185.36	\$ 15.75	\$ 5.88	\$ 201.11
011	11	83	\$ 167.05	\$ 158.61	\$ 13.48	\$ 5.04	\$ 172.09
012	12	97	\$ 195.23	\$ 185.36	\$ 15.75	\$ 5.88	\$ 201.11
013	13	146	\$ 293.85	\$ 278.99	\$ 23.71	\$ 8.85	\$ 302.70
014	14	145	\$ 291.84	\$ 277.08	\$ 23.55	\$ 8.79	\$ 300.63
015	15	97	\$ 195.23	\$ 185.36	\$ 15.75	\$ 5.88	\$ 201.11
016	16	82	\$ 165.04	\$ 156.69	\$ 13.32	\$ 4.97	\$ 170.01
017	17	97	\$ 195.23	\$ 185.36	\$ 15.75	\$ 5.88	\$ 201.11
018	18	108	\$ 217.37	\$ 206.38	\$ 17.54	\$ 6.55	\$ 223.92
019	19	71	\$ 142.90	\$ 135.68	\$ 11.53	\$ 4.31	\$ 147.21
020	20	56	\$ 112.71	\$ 107.02	\$ 9.09	\$ 3.40	\$ 116.11
021	21	71	\$ 142.90	\$ 135.68	\$ 11.53	\$ 4.31	\$ 147.21
022	22	108	\$ 217.37	\$ 206.38	\$ 17.54	\$ 6.55	\$ 223.92
023	23	97	\$ 195.23	\$ 185.36	\$ 15.75	\$ 5.88	\$ 201.11
024	24	83	\$ 167.05	\$ 158.61	\$ 13.48	\$ 5.04	\$ 172.09
025	25	97	\$ 195.23	\$ 185.36	\$ 15.75	\$ 5.88	\$ 201.11
026	26	145	\$ 291.84	\$ 277.08	\$ 23.55	\$ 8.79	\$ 300.63
027	27	111	\$ 223.41	\$ 212.11	\$ 18.03	\$ 6.73	\$ 230.14
028	28	97	\$ 195.23	\$ 185.36	\$ 15.75	\$ 5.88	\$ 201.11
029	29	82	\$ 165.04	\$ 156.69	\$ 13.32	\$ 4.97	\$ 170.01
030	30	96	\$ 193.22	\$ 183.45	\$ 15.59	\$ 5.82	\$ 199.04
031	31	107	\$ 215.36	\$ 204.47	\$ 17.38	\$ 6.49	\$ 221.85
032	32	71	\$ 142.90	\$ 135.68	\$ 11.53	\$ 4.31	\$ 147.21
033	33	111	\$ 223.41	\$ 212.11	\$ 18.03	\$ 6.73	\$ 230.14
034	34	71	\$ 142.90	\$ 135.68	\$ 11.53	\$ 4.31	\$ 147.21
035	35	108	\$ 217.37	\$ 206.38	\$ 17.54	\$ 6.55	\$ 223.92
036	36	96	\$ 193.22	\$ 183.45	\$ 15.59	\$ 5.82	\$ 199.04
037	37	82	\$ 165.04	\$ 156.69	\$ 13.32	\$ 4.97	\$ 170.01
038	38	97	\$ 195.23	\$ 185.36	\$ 15.75	\$ 5.88	\$ 201.11
039	39	111	\$ 223.41	\$ 212.11	\$ 18.03	\$ 6.73	\$ 230.14
040	40	71	\$ 142.90	\$ 135.68	\$ 11.53	\$ 4.31	\$ 147.21
041	41	107	\$ 215.36	\$ 204.47	\$ 17.38	\$ 6.49	\$ 221.85
042	42	95	\$ 191.21	\$ 181.54	\$ 15.43	\$ 5.76	\$ 196.97
043	43	83	\$ 167.05	\$ 158.61	\$ 13.48	\$ 5.04	\$ 172.09
044	44	97	\$ 195.23	\$ 185.36	\$ 15.75	\$ 5.88	\$ 201.11

BCS 1997 Acacia Gardens							
Approved New Strata Fee							
For the Period January 1 - December 31, 2013							
Unit#	SL#	U/E	Old Strata Fee	Operating Portion	CRF/Reserves Portion	Fee Inc/Dec by	New Strata Fee
045	45	111	\$ 223.41	\$ 212.11	\$ 18.03	\$ 6.73	\$ 230.14
046	46	97	\$ 195.23	\$ 185.36	\$ 15.75	\$ 5.88	\$ 201.11
047	47	83	\$ 167.05	\$ 158.61	\$ 13.48	\$ 5.04	\$ 172.09
048	48	95	\$ 191.21	\$ 181.54	\$ 15.43	\$ 5.76	\$ 196.97
049	49	107	\$ 215.36	\$ 204.47	\$ 17.38	\$ 6.49	\$ 221.85
050	50	71	\$ 142.90	\$ 135.68	\$ 11.53	\$ 4.31	\$ 147.21
051	51	56	\$ 112.71	\$ 107.02	\$ 9.09	\$ 3.40	\$ 116.11
052	52	71	\$ 142.90	\$ 135.68	\$ 11.53	\$ 4.31	\$ 147.21
053	53	107	\$ 215.36	\$ 204.47	\$ 17.38	\$ 6.49	\$ 221.85
054	54	97	\$ 195.23	\$ 185.36	\$ 15.75	\$ 5.88	\$ 201.11
055	55	83	\$ 167.05	\$ 158.61	\$ 13.48	\$ 5.04	\$ 172.09
056	56	97	\$ 195.23	\$ 185.36	\$ 15.75	\$ 5.88	\$ 201.11
057	57	146	\$ 293.85	\$ 278.99	\$ 23.71	\$ 8.85	\$ 302.70
058	58	146	\$ 293.85	\$ 278.99	\$ 23.71	\$ 8.85	\$ 302.70
059	59	97	\$ 195.23	\$ 185.36	\$ 15.75	\$ 5.88	\$ 201.11
060	60	83	\$ 167.05	\$ 158.61	\$ 13.48	\$ 5.04	\$ 172.09
061	61	97	\$ 195.23	\$ 185.36	\$ 15.75	\$ 5.88	\$ 201.11
062	62	107	\$ 215.36	\$ 204.47	\$ 17.38	\$ 6.49	\$ 221.85
063	63	71	\$ 142.90	\$ 135.68	\$ 11.53	\$ 4.31	\$ 147.21
064	64	56	\$ 112.71	\$ 107.02	\$ 9.09	\$ 3.40	\$ 116.11
065	65	71	\$ 142.90	\$ 135.68	\$ 11.53	\$ 4.31	\$ 147.21
066	66	107	\$ 215.36	\$ 204.47	\$ 17.38	\$ 6.49	\$ 221.85
067	67	97	\$ 195.23	\$ 185.36	\$ 15.75	\$ 5.88	\$ 201.11
068	68	83	\$ 167.05	\$ 158.61	\$ 13.48	\$ 5.04	\$ 172.09
069	69	97	\$ 195.23	\$ 185.36	\$ 15.75	\$ 5.88	\$ 201.11
070	70	146	\$ 293.85	\$ 278.99	\$ 23.71	\$ 8.85	\$ 302.70
071	71	146	\$ 293.85	\$ 278.99	\$ 23.71	\$ 8.85	\$ 302.70
072	72	97	\$ 195.23	\$ 185.36	\$ 15.75	\$ 5.88	\$ 201.11
073	73	83	\$ 167.05	\$ 158.61	\$ 13.48	\$ 5.04	\$ 172.09
074	74	97	\$ 195.23	\$ 185.36	\$ 15.75	\$ 5.88	\$ 201.11
075	75	107	\$ 215.36	\$ 204.47	\$ 17.38	\$ 6.49	\$ 221.85
076	76	71	\$ 142.90	\$ 135.68	\$ 11.53	\$ 4.31	\$ 147.21
077	77	113	\$ 227.43	\$ 215.94	\$ 18.35	\$ 6.86	\$ 234.29
078	78	114	\$ 229.45	\$ 217.85	\$ 18.51	\$ 6.91	\$ 236.36
079	79	113	\$ 227.43	\$ 215.94	\$ 18.35	\$ 6.86	\$ 234.29
080	80	114	\$ 229.45	\$ 217.85	\$ 18.51	\$ 6.91	\$ 236.36
081	81	113	\$ 227.43	\$ 215.94	\$ 18.35	\$ 6.86	\$ 234.29
082	82	114	\$ 229.45	\$ 217.85	\$ 18.51	\$ 6.91	\$ 236.36
083	83	113	\$ 227.43	\$ 215.94	\$ 18.35	\$ 6.86	\$ 234.29
084	84	114	\$ 229.45	\$ 217.85	\$ 18.51	\$ 6.91	\$ 236.36
085	85	136	\$ 273.73	\$ 259.88	\$ 22.09	\$ 8.24	\$ 281.97
086	86	113	\$ 227.43	\$ 215.94	\$ 18.35	\$ 6.86	\$ 234.29
087	87	114	\$ 229.45	\$ 217.85	\$ 18.51	\$ 6.91	\$ 236.36
088	88	113	\$ 227.43	\$ 215.94	\$ 18.35	\$ 6.86	\$ 234.29

BCS 1997 Acacia Gardens							
Approved New Strata Fee							
For the Period January 1 - December 31, 2013							
Unit#	SL#	U/E	Old Strata Fee	Operating Portion	CRF/Reserves Portion	Fee Inc/Dec by	New Strata Fee
089	89	114	\$ 229.45	\$ 217.85	\$ 18.51	\$ 6.91	\$ 236.36
090	90	113	\$ 227.43	\$ 215.94	\$ 18.35	\$ 6.86	\$ 234.29
091	91	59	\$ 118.75	\$ 112.75	\$ 9.58	\$ 3.58	\$ 122.33
092	92	64	\$ 128.81	\$ 122.30	\$ 10.39	\$ 3.88	\$ 132.69
093	93	63	\$ 126.80	\$ 120.39	\$ 10.23	\$ 3.82	\$ 130.62
094	94	63	\$ 126.80	\$ 120.39	\$ 10.23	\$ 3.82	\$ 130.62
095	95	63	\$ 126.80	\$ 120.39	\$ 10.23	\$ 3.82	\$ 130.62
096	96	53	\$ 106.67	\$ 101.28	\$ 8.61	\$ 3.22	\$ 109.89
097	97	53	\$ 106.67	\$ 101.28	\$ 8.61	\$ 3.22	\$ 109.89
098	98	53	\$ 106.67	\$ 101.28	\$ 8.61	\$ 3.22	\$ 109.89
099	99	71	\$ 142.90	\$ 135.68	\$ 11.53	\$ 4.31	\$ 147.21
100	100	52	\$ 104.66	\$ 99.37	\$ 8.44	\$ 3.15	\$ 107.81
101	101	53	\$ 106.67	\$ 101.28	\$ 8.61	\$ 3.22	\$ 109.89
102	102	53	\$ 106.67	\$ 101.28	\$ 8.61	\$ 3.22	\$ 109.89
103	103	64	\$ 128.81	\$ 122.30	\$ 10.39	\$ 3.88	\$ 132.69
104	104	64	\$ 128.81	\$ 122.30	\$ 10.39	\$ 3.88	\$ 132.69
105	105	63	\$ 126.80	\$ 120.39	\$ 10.23	\$ 3.82	\$ 130.62
106	106	59	\$ 118.75	\$ 112.75	\$ 9.58	\$ 3.58	\$ 122.33
107	107	64	\$ 128.81	\$ 122.30	\$ 10.39	\$ 3.88	\$ 132.69
108	108	63	\$ 126.80	\$ 120.39	\$ 10.23	\$ 3.82	\$ 130.62
109	109	63	\$ 126.80	\$ 120.39	\$ 10.23	\$ 3.82	\$ 130.62
110	110	63	\$ 126.80	\$ 120.39	\$ 10.23	\$ 3.82	\$ 130.62
111	111	53	\$ 106.67	\$ 101.28	\$ 8.61	\$ 3.22	\$ 109.89
112	112	53	\$ 106.67	\$ 101.28	\$ 8.61	\$ 3.22	\$ 109.89
113	113	53	\$ 106.67	\$ 101.28	\$ 8.61	\$ 3.22	\$ 109.89
114	114	71	\$ 142.90	\$ 135.68	\$ 11.53	\$ 4.31	\$ 147.21
115	115	52	\$ 104.66	\$ 99.37	\$ 8.44	\$ 3.15	\$ 107.81
116	116	53	\$ 106.67	\$ 101.28	\$ 8.61	\$ 3.22	\$ 109.89
117	117	53	\$ 106.67	\$ 101.28	\$ 8.61	\$ 3.22	\$ 109.89
118	118	64	\$ 128.81	\$ 122.30	\$ 10.39	\$ 3.88	\$ 132.69
119	119	64	\$ 128.81	\$ 122.30	\$ 10.39	\$ 3.88	\$ 132.69
120	120	64	\$ 128.81	\$ 122.30	\$ 10.39	\$ 3.88	\$ 132.69
121	121	146	\$ 293.85	\$ 278.99	\$ 23.71	\$ 8.85	\$ 302.70
122	122	146	\$ 293.85	\$ 278.99	\$ 23.71	\$ 8.85	\$ 302.70
123	123	97	\$ 195.23	\$ 185.36	\$ 15.75	\$ 5.88	\$ 201.11
124	124	82	\$ 165.04	\$ 156.69	\$ 13.32	\$ 4.97	\$ 170.01
125	125	97	\$ 195.23	\$ 185.36	\$ 15.75	\$ 5.88	\$ 201.11
126	126	107	\$ 215.36	\$ 204.47	\$ 17.38	\$ 6.49	\$ 221.85
127	127	71	\$ 142.90	\$ 135.68	\$ 11.53	\$ 4.31	\$ 147.21
128	128	56	\$ 112.71	\$ 107.02	\$ 9.09	\$ 3.40	\$ 116.11
129	129	71	\$ 142.90	\$ 135.68	\$ 11.53	\$ 4.31	\$ 147.21
130	130	107	\$ 215.36	\$ 204.47	\$ 17.38	\$ 6.49	\$ 221.85
131	131	97	\$ 195.23	\$ 185.36	\$ 15.75	\$ 5.88	\$ 201.11
132	132	83	\$ 167.05	\$ 158.61	\$ 13.48	\$ 5.04	\$ 172.09

BCS 1997 Acacia Gardens							
Approved New Strata Fee							
For the Period January 1 - December 31, 2013							
Unit#	SL#	U/E	Old Strata Fee	Operating Portion	CRF/Reserves Portion	Fee Inc/Dec by	New Strata Fee
133	133	97	\$ 195.23	\$ 185.36	\$ 15.75	\$ 5.88	\$ 201.11
134	134	111	\$ 223.41	\$ 212.11	\$ 18.03	\$ 6.73	\$ 230.14
135	135	71	\$ 142.90	\$ 135.68	\$ 11.53	\$ 4.31	\$ 147.21
136	136	107	\$ 215.36	\$ 204.47	\$ 17.38	\$ 6.49	\$ 221.85
137	137	96	\$ 193.22	\$ 183.45	\$ 15.59	\$ 5.82	\$ 199.04
138	138	82	\$ 165.04	\$ 156.69	\$ 13.32	\$ 4.97	\$ 170.01
139	139	97	\$ 195.23	\$ 185.36	\$ 15.75	\$ 5.88	\$ 201.11
140	140	112	\$ 225.42	\$ 214.02	\$ 18.19	\$ 6.79	\$ 232.21
141	141	97	\$ 195.23	\$ 185.36	\$ 15.75	\$ 5.88	\$ 201.11
142	142	82	\$ 165.04	\$ 156.69	\$ 13.32	\$ 4.97	\$ 170.01
143	143	96	\$ 193.22	\$ 183.45	\$ 15.59	\$ 5.82	\$ 199.04
144	144	107	\$ 215.36	\$ 204.47	\$ 17.38	\$ 6.49	\$ 221.85
145	145	71	\$ 142.90	\$ 135.68	\$ 11.53	\$ 4.31	\$ 147.21
146	146	146	\$ 293.85	\$ 278.99	\$ 23.71	\$ 8.85	\$ 302.70
147	147	97	\$ 195.23	\$ 185.36	\$ 15.75	\$ 5.88	\$ 201.11
148	148	82	\$ 165.04	\$ 156.69	\$ 13.32	\$ 4.97	\$ 170.01
149	149	97	\$ 195.23	\$ 185.36	\$ 15.75	\$ 5.88	\$ 201.11
150	150	107	\$ 215.36	\$ 204.47	\$ 17.38	\$ 6.49	\$ 221.85
151	151	71	\$ 142.90	\$ 135.68	\$ 11.53	\$ 4.31	\$ 147.21
152	152	56	\$ 112.71	\$ 107.02	\$ 9.09	\$ 3.40	\$ 116.11
153	153	71	\$ 142.90	\$ 135.68	\$ 11.53	\$ 4.31	\$ 147.21
154	154	107	\$ 215.36	\$ 204.47	\$ 17.38	\$ 6.49	\$ 221.85
155	155	97	\$ 195.23	\$ 185.36	\$ 15.75	\$ 5.88	\$ 201.11
156	156	82	\$ 165.04	\$ 156.69	\$ 13.32	\$ 4.97	\$ 170.01
157	157	97	\$ 195.23	\$ 185.36	\$ 15.75	\$ 5.88	\$ 201.11
158	158	146	\$ 293.85	\$ 278.99	\$ 23.71	\$ 8.85	\$ 302.70
159	159	102	\$ 205.29	\$ 194.92	\$ 16.56	\$ 6.19	\$ 211.48
160	160	153	\$ 307.94	\$ 292.37	\$ 24.85	\$ 9.28	\$ 317.22
161	161	97	\$ 195.23	\$ 185.36	\$ 15.75	\$ 5.88	\$ 201.11
162	162	83	\$ 167.05	\$ 158.61	\$ 13.48	\$ 5.04	\$ 172.09
163	163	96	\$ 193.22	\$ 183.45	\$ 15.59	\$ 5.82	\$ 199.04
164	164	107	\$ 215.36	\$ 204.47	\$ 17.38	\$ 6.49	\$ 221.85
165	165	72	\$ 144.91	\$ 137.59	\$ 11.69	\$ 4.37	\$ 149.28
166	166	56	\$ 112.71	\$ 107.02	\$ 9.09	\$ 3.40	\$ 116.11
167	167	82	\$ 165.04	\$ 156.69	\$ 13.32	\$ 4.97	\$ 170.01
168	168	108	\$ 217.37	\$ 206.38	\$ 17.54	\$ 6.55	\$ 223.92
169	169	114	\$ 229.45	\$ 217.85	\$ 18.51	\$ 6.91	\$ 236.36
Monthly Total		15394	\$ 30,983.24	\$ 29,416.98	\$ 2,499.92	\$ 933.66	\$ 31,916.90
			x12	x12	x12	x12	x12
Annual Total			\$ 371,798.88	\$ 353,003.76	\$ 29,999.04	\$ 11,203.92	\$ 383,002.80