

Strata Plan LMS1866**ELECTRA****Residential Section Only¹****989 Nelson Street,
Vancouver, B.C.**

NOTICE OF ANNUAL GENERAL MEETING
Tuesday, April 15, 2008

Because the successful operation of The Electra requires the active participation of its owners, all owners are respectfully asked to attend this meeting. **Matters of significant importance related to the operation of the building cannot be conducted unless a quorum is present so, if you cannot attend please be sure to send your proxy.** It is important to provide your input so that the Strata Corporation can, as much as possible, be operated the way you want it to be operated. Especially if you have not been involved with the strata corporation's activities over the past year, please plan to attend this meeting.

DATE: Tuesday, April 15th, 2008
PLACE: Holiday Inn, Vancouver, BC
TIME: 5:30 p.m. – Registration
6:30 p.m. – Meeting

Coffee, tea and sandwiches will be available for all persons attending

An agenda and a proxy voting card are enclosed. Please read this material carefully prior to the meeting and bring it with you for reference.

1. Purpose: The purpose of the meeting is:
 - a) To review / report on the operation and business of the Strata Corporation's fiscal year.
 - b) To present / approve resolutions as per attached agenda.
 - c) To receive nominations and elect a Residential Executive for 2008/2009.
2. Quorum: In order to conduct business at the General Meeting, at least 20% of the persons entitled to vote must be present in person or by proxy.
3. Eligibility: You are reminded that no owner showing a balance in arrears may vote at this meeting. *****Cash or certified cheque only will be accepted at the time of registration for payment of any balance in arrears.**
4. Proxy: A proxy form has been enclosed with this Notice. You may assign your proxy to anyone you choose, except for your Property Manager but including a member of your Residential Executive. A list of your Executive members is attached to the reverse of this page for your reference. **If you are unable to attend the meeting, please complete and return the signed form no later than 5:00 p.m. Tuesday, April 15, 2008 by mail or fax to: Facilitech Property Management Ltd. 1110 Howe Street, Vancouver, B.C. V6Z 1R2 Fax: 604-684-6735**

¹ A separate Annual General Meeting will be held for LMS 1866 Commercial Section on April 14, 2008. Matters of common interest will be voted on separately at each AGM.

Strata Plan LMS1866
ELECTRA
2007/2008
RESIDENTIAL EXECUTIVE AND
JOINT COUNCIL REPRESENTATIVES

Residential Executive		
1.	Richard Williams	President
2.	Colin McBride	Treasurer
3.	Ray Cousineau	Secretary
4.	Howard Burton	Member
5.	Tony Fung	Member
6.	Gordon Forrest	Member
7.	Vince White	Member

Residential Representatives on the Joint Strata Council		
1.	Evan Sahmet	President
2.	Howard Burton	Member

Strata Plan LMS1866 – Residential Section
ELECTRA

AGENDA FOR ANNUAL GENERAL MEETING
Tuesday, April 15, 2008

1. Registration 5:30 p.m.
2. Call to Order 6:30 p.m. / Introductions
3. Selection of Chairperson for the Meeting
(Residential Council is recommending owner Tanya Paz)
4. Calling of the roll and certifying proxies
5. Filing proof of notice of meeting
6. Report on Insurance (Information related to this item can be found on pages 5 to 8 of this package)
7. Report by Spratt Emanuel on engineering report, future projects, and emergency repairs
8. President's Report: Residential Section - Speaker: Richard Williams
9. Property Manager's Report – Speaker: Bob Adams
10. Approval of Minutes from AGM dated May 31, 2007
(Minutes from last year's AGM can be found on pages 9, 10 and 11 of this package)
11. Approval by majority vote Financial Statements for 2007/08 - Speaker: Steve Buchanan, Controller Facilitech Property Management Ltd. (Information related to this item can be found on pages 12 to 15 of this package)
12. Approval by a **Majority Vote** the Budget for 2008/2009
 - a) Approval by a **Majority Vote** the Budget **No.1** for 2008/2009
If budget No. 1 is approved then there will be no vote on Budget No. 2
 - b) Approval by a **Majority Vote** the Budget **No.2** for 2008/2009
There are two budgets being presented to owners. Budget No.1 is for additional security. (Information related to this item can be found on pages 18 to 29 of this package)
13. Proposed Motions:
 - a) **Resolution 1 -³/₄ Vote resolution** regarding 2007/2008 operating deficit/surplus.
 - b) **Resolution 2 – ³/₄ Vote Resolution** to return to the CRF, funds that were not spent on previously approved projects.

- c) **Resolution 3- ¾ Vote Resolution** to withdraw monies from the CRF to cover emergency repairs and special projects.
 - d) **Resolution 4 – ¾ Vote Resolution** to amend existing Bylaw to restrict occupancy according to size and number of bedrooms in residential units. (Information related to this item as well as new security rules at the Electra can be found on pages 44 to 46 and pages 60 to 61 of this package).
 - e) **Resolution 5 – ¾ Vote Resolution** to amend existing Bylaw to clarify Joint Council representation and responsibilities. (Information related to this item can be found on pages 47 to 50 of this package).
 - f) **Resolution 6 - ¾ Vote Resolution** to approve the rental of unused Lower Main bicycle storage space to store active electrical equipment.
 - g) **Resolution 7 - ¾ Vote Resolution** to approve the rental of a portion of unused roof top space to set up wireless equipment.
 - h) **Resolution 8 - ¾ Vote Resolution** to approve the harnessing of Data Centre powered heat to reduce steam costs.
14. Ratify by **Majority Vote** the Residential Rules (including new security Rules) and Joint Rules.
15. New Business
16. Nominations and Elections for 2008/2009 Residential Executive and Strata Council Representatives.
17. Adjournment

International Insurance Brokers

CERTIFICATE OF INSURANCE	Previous Policy No. BFL04LMS1866	Renewal Policy No. BFL04LMS1866
NAME OF INSURED	The Owners, Strata Plan LMS1866, acting on their own behalf or as a Strata Corporation &/or as Trustees or Agents on behalf of all Registered Unit Owners.	
PROPERTY MANAGER	Facilitech Property Management Inc.	
MAILING ADDRESS	1110 Howe Street, Vancouver, BC V6Z 1R2	
POLICY PERIOD	From: July 22, 2007	To: July 22, 2008
INSURED LOCATION	12:01 a.m. standard time at the location of the premises as to each of the said dates 989 Nelson Street Vancouver, BC V6Z 2S1 970 Burrard Street, Vancouver, BC V6Z 2R4 THE ELECTRA	
CONSTRUCTION	Fire Resistive	22 Storeys
OCCUPIED BY INSURED AS	243 Residential Units	206 Commercial Units
		1 Building

Insurance is provided, subject to the Declarations, Terms, Conditions of the Policy and its Riders, only for which specific Riders are attached and for which a specific limit or annotation is shown hereunder.

INSURING AGREEMENT	DEDUCTIBLE	LIMIT
SECTION I - PROPERTY (Revision date Aug 24, 2006)		\$ 60,684,400
A. All Property - All Risks, 90% Co-Insurance, Replacement Cost, By-Laws Losses arising out of the growing, manufacturing, processing, storing or distribution of any drug, narcotic or illegal substances or items of any kind, the possession of which constitutes a criminal offence subject to a deductible of \$50,000.		
All Risks	\$ 5,000	
Sewer Backup Damage	\$ 5,000	
Water Damage	\$ 5,000	
Earthquake Damage	% 10	
Flood Damage	\$ 10,000	
Lock & Key	\$ 250	\$ 10,000
B. Business Interruption (Gross Rents), Indemnity Period - N/A Months		\$ Not Covered
SECTION II - COMPREHENSIVE CRIME		\$ 25,000
A. Employee Dishonesty		\$ 10,000
B. Money and Securities Broad Form Coverage		
SECTION III - COMMERCIAL GENERAL LIABILITY		
General Total Limit	\$ 1,000	\$ 10,000,000
Products and Completed Work Total Limit		\$ 10,000,000
Limited Pollution Liability Total Sub-Limit		\$ 1,000,000
Each Event Limit		\$ 10,000,000
Limited Pollution Liability Each Event Sub-Limit		\$ 1,000,000
Medical Expenses Limit		\$ 10,000
Tenant Liability Limit		\$ 250,000
Personal Injury Liability Limit		\$ 10,000,000
Each Event Deductible - Limited Pollution Liability	\$ 10,000	
Each Event Deductible - All Other Losses	\$ 1,000	
SECTION IV - CONDOMINIUM DIRECTORS & OFFICERS LIABILITY		\$ 5,000,000
Claims Made Form (Including Property Manager)		
SECTION V - COMPREHENSIVE GLASS	Residential Commercial	\$ 100 \$ 250
SECTION VI - BOILER & MACHINERY		
A. Objects Insured - objects as described and defined for Standard Comprehensive Form, Data Processing Equipment and Electronic Equipment Included		
B. Direct Damage including Repair or Replacement, By Laws coverage, Off Premises Power.	\$ 1,000	\$ 60,684,400
Sub Limits -		
Ammonia Contamination		\$ 100,000
Water Damage		\$ 100,000
Expediting Expenses		\$ Included
Professional Fees		\$ 100,000
Hazardous Substances		\$ 100,000
C. Business Interruption/Extra Expense	24 Hour Waiting Period	\$ 100,000
Loss of Profits - Rents N/A Months Indemnity Period	24 Hour Waiting Period	\$ Not Covered
SECTION VII - POLLUTION LIABILITY - Claims Made Form		
Limit of Liability - Each Loss, Remediation Expense or Legal Defense Expense	\$ 25,000	\$ 1,000,000
\$2,000,000 Aggregate		
SECTION VIII - VOLUNTEER ACCIDENT	See Policy Wordings	\$ Not Covered
SECTION IX - NON-OWNED AUTOMOBILE		\$ 10,000,000
Any One Accident Limit		
LOSS IF ANY PAYABLE TO:	To 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. (The Standard Mortgage Clause is applicable unless Special Mortgage Clause attached)	
TOTAL PREMIUM:		\$ 68,606.00

This Policy contains a clause(s) which may limit the amount payable

SUBSCRIPTION

This Certificate is not valid unless countersigned by an Authorized Representative of the Insurer(s).
 E. & O.E.
 DATE: July 18, 2007

BFL CANADA INSURANCE SERVICES INC.

 AUTHORIZED REPRESENTATIVE

International Insurance Brokers

LIST OF INSURERS

Insurance Company	Section	Participation %	Master Policy Number	Premium \$
Boiler Inspection & Insurance	Boiler and Machinery	100%	02752052	
Great American Insurance Group	Condominium Directors and Officers Liability	100%	D14100	
St. Paul Fire & Marine Insurance Company	Property	50%	BFL SPW001	
	Lock and Key	100%	BFL SPW001	
	Comprehensive Crime	100%	Strata3 (Mar-06)	
	Commercial General Liability	100%	Strata3 (Mar-06)	
	Comprehensive Glass	100%	Strata3 (Mar-06)	
	Non-Owned Automobile	100%	Strata3 (Mar-06)	
XL Insurance Company, Ltd (minimum and retained)	Pollution Liability	100%	PCN001668703	
Zurich Insurance Company	Property	50%	BFL SPW001	

International Insurance Brokers

ENDORSEMENT NO.01 THIS ENDORSEMENT IS ATTACHED TO AND MADE A PART OF THE POLICY BFL04LMS1866, EFFECTIVE AS OF July 22, 2007
 IT IS HEREBY AGREED AND DECLARED THAT solely with respect to Zurich Insurance Company's participation as a Property Insurer, the following Exclusion Endorsements are attached to, and form part of, the policy:
 Data Exclusion Endorsement 5263
 Terrorism Exclusion Endorsement 5264
 Fungi and Fungal Derivatives Exclusion 5265
 All other policy terms, conditions and endorsements remain in force.

NAME OF INSURED The Owners, Strata Plan LMS1866, acting on their own behalf or as a Strata Corporation &/or as Trustees or Agents on behalf of all Registered Unit Owners.
PROPERTY MANAGER Facilitatech Property Management Inc.
MAILING ADDRESS 1110 Howe Street, Vancouver, BC V6Z 1R2
POLICY PERIOD From: July 22, 2007 To: July 22, 2008
 12:01 a.m. standard time at the location of the premises as to each of the said dates
INSURED LOCATION 989 Nelson Street, Vancouver, BC V6Z 2S1
 970 Burrard Street, Vancouver, BC V6Z 2R4
CONSTRUCTION THE ELECTRA
 Fire Resistive 22 Storeys 1 Building
OCCUPIED BY INSURED AS 243 Residential Units 206 Commercial Units

Insurance is provided, subject to the Declarations, Terms, Conditions of the Policy and its Riders, only for which specific Riders are attached and for which a specific limit or annotation is shown hereunder.

INSURING AGREEMENT	DEDUCTIBLE	LIMIT
SECTION I - PROPERTY (Revision date Aug 24, 2006)		\$ 60,684,400
A. All Property - All Risks, 90% Co-Insurance, Replacement Cost, By-Laws Losses arising out of the growing, manufacturing, processing, storing or distribution of any drug, narcotic or illegal substances or items of any kind, the possession of which constitutes a criminal offence subject to a deductible of \$50,000.		
All Risks	\$ 5,000	
Sewer Backup Damage	\$ 5,000	
Water Damage	\$ 5,000	
Earthquake Damage	% 10	
Flood Damage	\$ 10,000	
Lock & Key	\$ 250	\$ 10,000
B. Business Interruption (Gross Rents), Indemnity Period - N/A Months		\$ Not Covered
SECTION II - COMPREHENSIVE CRIME		
A. Employee Dishonesty		\$ 25,000
B. Money and Securities Broad Form Coverage		\$ 10,000
SECTION III - COMMERCIAL GENERAL LIABILITY		
General Total Limit	\$ 1,000	\$ 10,000,000
Products and Completed Work Total Limit	\$	\$ 10,000,000
Limited Pollution Liability Total Sub-Limit	\$	\$ 1,000,000
Each Event Limit	\$	\$ 10,000,000
Limited Pollution Liability Each Event Sub-Limit	\$	\$ 1,000,000
Medical Expenses Limit	\$	\$ 10,000
Tenant Liability Limit	\$	\$ 250,000
Personal Injury Liability Limit	\$	\$ 10,000,000
Each Event Deductible - Limited Pollution Liability	\$ 10,000	
Each Event Deductible - All Other Losses	\$ 1,000	
SECTION IV - CONDOMINIUM DIRECTORS & OFFICERS LIABILITY		
Claims Made Form (Including Property Manager)	\$ Nil	\$ 5,000,000
SECTION V - COMPREHENSIVE GLASS		
Residential	\$ 100	Blanket
Commercial	\$ 250	Blanket
SECTION VI - BOILER & MACHINERY		
A. Objects Insured - objects as described and defined for Standard Comprehensive Form, Data Processing Equipment and Electronic Equipment included		
B. Direct Damage including Repair or Replacement, By Laws coverage, Off Premises Power.	\$ 1,000	\$ 60,684,400
Sub Limits -		
Ammonia Contamination		\$ 100,000
Water Damage		\$ 100,000
Expediting Expenses		\$ Included
Professional Fees		\$ 100,000
Hazardous Substances		\$ 100,000
C. Business Interruption/Extra Expense		
Loss of Profits - Rents N/A Months Indemnity Period	24 Hour Waiting Period	\$ 100,000
	24 Hour Waiting Period	\$ Not Covered
SECTION VII - POLLUTION LIABILITY - Claims Made Form		
Limit of Liability - Each Loss, Remediation Expense or Legal Defense Expense \$2,000,000 Aggregate	\$ 25,000	\$ 1,000,000
SECTION VIII - VOLUNTEER ACCIDENT	See Policy Wordings	\$ Not Covered
SECTION IX - NON-OWNED AUTOMOBILE		
Any One Accident Limit		\$ 10,000,000
LOSS IF ANY PAYABLE TO:	To 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. (The Standard Mortgage Clause is applicable unless Special Mortgage Clause attached)	
ADDITIONAL PREMIUM:		\$ 0

This Policy contains a clause(s) which may limit the amount payable

SUBSCRIPTION

This Certificate is not valid unless countersigned by an Authorized Representative of the Insurer(s).
 E.& O.E.
 DATE: July 18, 2007

BFL CANADA INSURANCE SERVICES INC.

 AUTHORIZED REPRESENTATIVE

International Insurance Brokers

LIST OF INSURERS

Insurance Company	Section	Participation %	Master Policy Number	Premium \$
Boiler Inspection & Insurance	Boiler and Machinery	100%	02752052	0
Great American Insurance Group	Condominium Directors and Officers Liability	100%	D14100	0
St. Paul Fire & Marine Insurance Company	Property	50%	BFL SPW001	0
	Lock and Key	100%	BFL SPW001	0
	Comprehensive Crime	100%	Strata3 (Mar-06)	0
	Commercial General Liability	100%	Strata3 (Mar-06)	0
	Comprehensive Glass	100%	Strata3 (Mar-06)	0
	Non-Owned Automobile	100%	Strata3 (Mar-06)	0
XL Insurance Company, Ltd. (minimum and retained)	Pollution Liability	100%	PCN001668703	0
Zurich Insurance Company	Property	50%	BFL SPW001	0

ELECTRA

**Draft Minutes of the Annual General Meeting
Strata Corporation LMS 1866
Residential Section
May 31, 2007**

Held: Thursday, May 31, 2007
Location: Fraser Room, Holiday Inn, Vancouver, BC

1. **Registration** – The registration commenced at 7.00 p.m. Owners signed the register, submitted proxies and were provided with voting cards at the registration desk.
2. **Call to Order/ Declare Quorum/ Introductions** - Bob Adams declared a quorum and called the meeting to order at 8:45 p.m. He introduced the Residential Executive.
3. **Selection of Chairperson** - It was moved, seconded and carried to select Tanya Paz as Chairperson for the Meeting.
4. **Approval of Agenda** - On a motion from SL92 to accept the Agenda for the Annual General Meeting, seconded by SL77. By general consensus it was agreed that a discussion be held on the status of Facilitech and the cancellation of its contract. The Chair was advised that no vote could be held as this was not on the Agenda sent out by the Council. Any motion at an AGM requires 21 days notice.
5. **Calling of the Roll and Certifying Proxies:** – Bob Adams advised that the total number of votes for the Residential Section is two hundred and forty-three (243) of which sixteen (16) were ineligible leaving two hundred and twenty-seven (227) eligible votes. Of the two hundred and twenty-seven (227) eligible votes, one-third (1/3) or seventy-six (76) would declare a quorum. The attendance register was taken which confirmed fifty-five (55) persons present representing sixty-eight (68) votes and twenty-eight (28) by proxy, representing twenty-eight (28) votes, resulting in ninety-six (96) total votes available for the Residential Section.
6. The meeting attendants were advised that the **Proof of Notice of the Annual General Meeting** was filed in the Strata Corporation's records at Facilitech's office.
7. **President's Report** - Scott Thompson was unavailable for the meeting. He had asked Boyd Thompson to read a report on his behalf. He advised that they were still of the opinion that Facilitech's contract should be cancelled and encouraged the owners to mandate the new Council to monitor Facilitech carefully.

- 8. Property Manager's Report** - Bob Adams reported on the challenges and accomplishments at The Electra over the past year.
- a) The access fob system for the elevators is now complete and has added considerably to the security of the building.
 - b) The DDC control system which is a Direct Digital Computer System to control the air conditioning, water pumps etc was also upgraded.
 - c) There have been some problems with Steam consumption and this will be rectified by a survey to be completed by an engineering company who will determine why the Building is having problems. The high usage appears to have emanated from a faulty heat exchanger that will be replaced.
 - d) The elevator situation is a case of the elevators reaching an age where more problems may be encountered in the upcoming year and the elevators will be assessed by an independent consultant.
 - e) The envelope study has been completed and we are awaiting a final copy of the report, which is expected within the next month.
 - f) A new floor was installed in the Fitness room and some equipment updated.
 - g) The Building was re-keyed including the stairwells and this project has added to the security of the Building.

It was moved by SL77 to accept the Report, seconded by SL157, the vote was called with **96 in favour, 0 opposed, 0 abstentions, motion carried.**

- 9. Facilitech Contract** - There was a discussion regarding the cancellation of Facilitech's contract. A show of hands was called to decide whether to raise this issue at this time. Based on the show of hands, a vote was not called for.
- 10. Approval of Minutes** - On a motion by SL132 to accept the previous Annual General Meeting minutes dated May 3, 2006, seconded by SL92, the vote was called with **95 in favour, 1 opposed, 0 abstentions, motion carried.**
- 11. Approve by Majority Vote the 2006/2007 Financial Statements** – On a motion by SL60 to approve the 2006/2007 financial statements, seconded by SL43, the vote was called with **90 in favour, 6 opposed, 0 abstentions, motion carried.**
- 12. Approve by Majority Vote the 2007/2008 Budget** - On a motion by SL60 to approve the 2007/2008 budget, seconded by SL43. The vote was called with **78 in favour, 13 opposed, 5 abstentions, motion carried.**

13. Resolutions

- a) **Approve by $\frac{3}{4}$ Vote Resolution #1R** – It was moved by SL218 to assess the Residential Owners by way of unit entitlement an amount of \$92,500.45 to fund the 2006/2007 operating deficit, seconded by SL166. The vote was called with **84 in favour, 10 opposed, 2 abstentions, motion carried.**
- b) **Approve by $\frac{3}{4}$ Vote Resolution #2R** – It was moved by SL60 to assess the Residential Owners by way of unit entitlement an amount of \$50,000.00 to fund the ongoing repairs to in-suite air conditioning units, seconded by SL157. The vote was called with **92 in favour, 4 opposed, 0 abstentions, motion carried.**
- c) **Approve by $\frac{3}{4}$ Vote Resolution #3R** – It was moved by SL43 to transfer \$85,000.00 from the Contingency Reserve Fund to pay off the mortgage on the caretaker's suite, seconded by SL166. The vote was called with **43 in favour, 51 opposed, 2 abstentions, motion defeated.**

14. Ratify by Majority Vote the Residential Rules and Signage Policy for The Electra – It was moved by SL224 to approve the current Residential Rules and Signage Policy for the Electra, seconded by SL92. The vote was called with **96 in favour, 0 opposed, 0 abstentions, motion carried.**

15. Nominations for and Election of the 2007/2008 Residential Executive - As more than seven owners were brought forward for nomination to the Residential Executive, owners were asked to vote to elect seven Residential Executive members and two Strata Council members in accordance with the Strata Corporation's Bylaws. It was moved by Howard Burton and seconded by Evan Sahmet that the seven owners with the most votes will form the Residential Executive. The vote was called with **96 in favour, 0 opposed, 0 abstentions, motion carried.**

The votes for the Residential Executive nominees were tallied and the following owners were nominated and elected as the new Residential Executive for the year 2007/2008:

Vince White	Gordon Forest	Tony Fung	Ray Cousineau
Colin McBride	Richard Williams	Howard Burton	

The votes for the Strata Council nominees were tallied and the following owners were elected to the Strata Council for the year 2007/2008:

Evan Sahmet
Howard Burton

16. Adjournment – It was moved by SL218, seconded by SL166 to adjourn the meeting. The vote was called with **96 in favour, 0 opposed, 0 abstentions, motion carried.** The meeting was adjourned at 10:45 p.m.

BUCHANAN & Co. *
CHARTERED ACCOUNTANTS

15252 Thrift Avenue
White Rock, British Columbia
V4B 2L2

Telephone: (604)536-0447
Facsimile: (604)536-0449
E-mail: sjb@buchananco.ca
Website: www.buchananco.ca

NOTICE TO READER

On the basis of information provided by management, we have compiled the balance sheet of Strata Plan LMS1866R (The Electra – Residential) as at January 31, 2008 and the statements of changes in net assets and revenues and expenditures for the year then ended. We have not performed an audit or review engagement in respect of these financial statements and, accordingly, we express no assurance thereon. Readers are cautioned that these statements may not be appropriate for their purposes.

White Rock, Canada
February 25, 2008

Buchanan & Co.,
Chartered Accountants

Balance Sheet (Accrual)
The Electra - Residential - (1866r)
January 2008

Current Assets	
Bank - RBC	11,061.17
Bank-SpecialLevy	1,488.34
Petty Cash	650.00
Due From (To) CRF Assets	-24,964.98
Accounts receivable - owners	23,784.33
Allowance for doubtful accounts	-9,584.79
Accounts Receivable - Other	13,512.47
Due From (To) Related Strata	77,938.26
Prepays - insurance	23,524.52
Total Current Assets	<u>117,409.32</u>
Contingency Reserve Assets	
Bank - CRF	34,155.31
Investment - CRF	116,149.97
Due From (To) Operating Account	42,464.97
Total CRF Assets	<u>192,770.25</u>
Capital Assets	
Building - caretaker suite	103,848.55
Total Capital Assets	<u>103,848.55</u>
Total Assets	<u><u>414,028.12</u></u>
Current Liabilities	
Accounts Payable - trade	83,139.45
Accrued wages and benefits	8,551.49
Other Accrued Liabilities	12,248.00
Deposits received	1,633.00
Due to CRF re: Loan for Insurance	17,499.99
Total Current Liabilities	<u>123,071.93</u>
Long Term Liabilities	
Bank Loan - mortgage for caretaker suite	84,886.90
Total Long Term Liabilities	<u>84,886.90</u>
Equity	
Strata Contingency Reserve Fund	192,770.25
Special Projects	-16,625.39
Special Levy	50,680.45
Operating fund - balance beginning	-31,871.39
Current year surplus (shortage)	-7,846.28
Caretaker Suite	18,961.65
Total Equity	<u>206,069.29</u>
Total Liabilities and Equity	<u><u>414,028.12</u></u>

Budget Comparison (Accrual) The Electra - Residential - (1866r) January 2008

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
Revenue									
Strata Fee Assessment	54,940.19	54,940.00	0.19	0.00	549,399.24	549,400.00	-0.76	0.00	659,280.00
Miscellaneous Revenue									
Recovered Expenses	0.00	0.00	0.00	0	220.00	0.00	220.00	0	0.00
Access Card Sales	380.00	200.00	180.00	90.00	4,745.00	2,000.00	2,745.00	137.25	2,400.00
Rental Income - guest suites	4,210.00	2,500.00	1,710.00	68.40	40,105.00	25,000.00	15,105.00	60.42	30,000.00
Rental Income - boardroom	1,000.00	500.00	500.00	100.00	13,080.00	5,000.00	8,080.00	161.60	6,000.00
Rental Income - BC Hydro	752.00	759.50	-7.50	-0.99	7,523.51	7,595.00	-71.49	-0.94	9,114.00
Rental Income - social room	14.00	0.00	14.00	0	985.00	0.00	985.00	0	0.00
Rental Income - caretaker suite	200.00	1,000.00	-800.00	-80.00	1,145.00	10,000.00	-8,855.00	-88.55	12,000.00
Rental Income - storage	510.00	583.33	-73.33	-12.57	1,630.00	5,833.30	-4,203.30	-72.06	7,000.00
Rental Income - bike room	0.00	83.33	-83.33	-100.00	0.00	833.30	-833.30	-100.00	1,000.00
Interest Income	108.36	40.00	68.36	170.90	653.87	400.00	253.87	63.47	480.00
Miscellaneous sales	0.00	100.00	-100.00	-100.00	130.00	1,000.00	-870.00	-87.00	1,200.00
Move-in Fee	0.00	200.00	-200.00	-100.00	500.00	2,000.00	-1,500.00	-75.00	2,400.00
Legal Fee Charge Back	575.00	0.00	575.00	0	46.41	0.00	46.41	0	0.00
Internet Commission	0.00	0.00	0.00	0	977.72	0.00	977.72	0	0.00
Late Payment Levy	0.00	50.00	-50.00	-100.00	265.22	500.00	-234.78	-46.95	600.00
Total Miscellaneous Revenue	7,749.36	6,016.16	1,733.20	28.81	72,006.73	60,161.60	11,845.13	19.69	72,194.00
Total Revenue	62,689.55	60,956.16	1,733.39	2.84	621,405.97	609,561.60	11,844.37	1.94	731,474.00
Expenses									
Miscellaneous Income Expense									
Access Cards - purchases	0.00	0.00	0.00	0	1,015.13	0.00	-1,015.13	0	0.00
Guest Suites Expense	239.17	1,183.33	944.16	79.79	7,868.78	11,833.30	3,964.52	33.50	14,200.00
Caretaker Suite Expense	1,257.47	516.67	-740.80	-143.3	13,399.51	5,166.70	-8,232.81	-159.3	6,200.00
Laundry Machine Expense	902.92	0.00	-902.92	0	2,217.22	0.00	-2,217.22	0	0.00
Total Miscellaneous Income Expense	2,399.56	1,700.00	-699.56	-41.15	24,500.64	17,000.00	-7,500.64	-44.12	20,400.00
Administration and General									
Wages & Benefits	7,421.72	4,079.67	-3,342.05	-81.92	46,663.72	40,796.70	-5,867.02	-14.38	48,956.00
Printing & Stationary	-783.02	300.00	1,083.02	361.01	1,550.69	3,000.00	1,449.31	48.31	3,600.00
Miscellaneous Expense	601.02	504.67	-96.35	-19.09	6,245.79	5,046.70	-1,199.09	-23.76	6,056.00
Postage & Courier	-1,200.00	200.00	1,400.00	700.00	18.25	2,000.00	1,981.75	99.09	2,400.00
Telephone	174.08	207.08	33.00	15.94	2,847.64	2,070.80	-776.84	-37.51	2,485.00
Legal & Audit	0.00	1,091.67	1,091.67	100.00	3,570.98	10,916.70	7,345.72	67.29	13,100.00
Computer Expense	95.20	0.00	-95.20	0	296.34	0.00	-296.34	0	0.00
Bank Charges	55.82	100.00	44.18	44.18	569.15	1,000.00	430.85	43.09	1,200.00
Property Management Fees	3,213.79	3,275.00	61.21	1.87	32,413.39	32,750.00	336.61	1.03	39,300.00
Security Service	5,941.35	2,661.75	-3,279.60	-123.2	34,855.20	26,617.50	-8,237.70	-30.95	31,941.00
Employee Relations	0.00	12.33	-12.33	100.00	1,000.00	123.30	-876.70	-711.0	148.00
Total Administration & General Expenses	15,519.96	12,432.17	-3,087.79	-24.84	130,031.15	124,321.70	-5,709.45	-4.59	149,186.00
Utility Expense									
Electricity	5,817.71	5,000.00	-817.71	-16.35	53,170.63	50,000.00	-3,170.63	-6.34	60,000.00
Gas	24.34	62.50	38.16	61.06	277.34	625.00	347.66	55.63	750.00
Water & Sewer	7,517.39	2,789.50	-4,727.89	-169.4	34,028.55	27,895.00	-6,133.55	-21.99	33,474.00
Steam	17,989.87	11,337.08	-6,652.79	-58.68	106,045.93	113,370.80	7,324.87	6.46	136,045.00
Total Utility Expenses	31,349.31	19,189.08	-12,160.23	-63.37	193,522.45	191,890.80	-1,631.65	-0.85	230,269.00
Property Operation & Maintenance									
Waste Removal	1,000.00	1,375.00	375.00	27.27	13,651.00	13,750.00	99.00	0.72	16,500.00
Contract Cleaning	4,825.50	5,241.67	416.17	7.94	51,808.69	52,416.70	608.01	1.16	62,900.00
Building General Repairs	1,614.64	1,631.17	16.53	1.01	3,175.21	16,311.70	13,136.49	80.53	19,574.00
Furniture & Equipment	0.00	339.42	339.42	100.00	0.00	3,394.20	3,394.20	100.00	4,073.00
Electrical & Mechanical	216.00	426.58	210.58	49.36	8,591.35	4,265.80	-4,325.55	-101.4	5,119.00
Floor Covering	2,803.70	208.33	-2,595.37	-1,245.	2,803.70	2,083.30	-720.40	-34.58	2,500.00
HVAC Repairs	106.05	825.00	718.95	87.15	22,686.28	8,250.00	-14,436.28	-174.9	9,900.00
Heating & Plumbing	0.00	2,267.75	2,267.75	100.00	10,721.71	22,677.50	11,955.79	52.72	27,213.00
Life Safety	613.19	692.92	79.73	11.51	11,402.78	6,929.20	-4,473.58	-64.56	8,315.00
Signs	0.00	50.00	50.00	100.00	0.00	500.00	500.00	100.00	600.00
Landscaping	61.13	1,208.33	1,147.20	94.94	16,431.80	12,083.30	-4,348.50	-35.99	14,500.00
Elevators	0.00	2,755.17	2,755.17	100.00	16,696.92	27,551.70	10,854.78	39.40	33,062.00
Maintenance Supplies	74.20	509.17	434.97	85.43	10,067.15	5,091.70	-4,975.45	-97.72	6,110.00
Light Bulbs	451.80	300.00	-151.80	-50.60	5,911.51	3,000.00	-2,911.51	-97.05	3,600.00
Intercom - enterphone	1,350.05	79.58	-1,270.47	-1,596.	3,322.73	795.80	-2,526.93	-317.5	955.00
Recreation Facilities	0.00	183.33	183.33	100.00	849.71	1,833.30	983.59	53.65	2,200.00
Total Property Operation & Maintenance	13,116.26	18,093.42	4,977.16	27.51	178,120.54	180,934.20	2,813.66	1.56	217,121.00
Insurance coverage	3,381.00	4,000.00	619.00	15.48	33,773.45	40,000.00	6,226.55	15.57	48,000.00

Budget Comparison (Accrual)
The Electra - Residential - (1866r)
January 2008

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
Claims not Covered	0.00	0.00	0.00	0	13,890.52	0.00	-13,890.52	0	0.00
Contingency Reserve Fund	5,541.35	5,541.50	0.15	0.00	55,413.50	55,415.00	1.50	0.00	66,498.00
Total Expenses	71,307.44	60,956.17	-10,351.27	-16.98	629,252.25	609,561.70	-19,690.55	-3.23	731,474.00
Operating Surplus / (Deficit)	-8,617.89	-0.01	-8,617.88	86,178,	-7,846.28	-0.10	-7,846.18	7,846,1	0.00

Strata Plan LMS1866

ELECTRA

Residential Section Only

Notes on the 2008-2009 Electra Residential budget

When Residential Council was considering the 2008-2009 budgets it looked at previous budgets, which have recently included both an increase in fees and a series of special assessments, which were generally due in two lump sum payments.

Council determined that:

- insufficient funds were being collected to maintain the building;
- maintaining the building year-by-year will result in long-term savings;
- having owners share in a reasonable cost for ongoing maintenance in their month-to-month strata fees is preferable to imposing an assessment, which is due almost immediately.

Why not levy a special assessment to increase costs?

Council believes special levies are intended to provide for unexpected expenditures. The Electra, however, has a long-term plan to maintain the integrity of the building. Council does not see any sharp reduction in fees over the next few years because among the possible expenses in the years ahead are:

- **ongoing building expenses** such as the preservation of the historic BC Binning **tiles, concrete** repairs and **window** maintenance and replacement;
- elevator repairs/replacement (as **the elevators** become more difficult to service, they may at some point require replacement or major refurbishment);
- hallway carpets, painting and furniture (depending on wear and tear, owners will have to decide when to replace the **hallway and common area carpets and furniture** and whether to do this as in a single year or to spread the work over a number of years).

Some factors which have increased Residential costs since the 2007-2008 budget:

- the **salary of the building manager** is now paid for entirely by residential owners (rather than split 40/60 with commercial);
- the cost of **security guards** is now paid for entirely by residential owners (rather than split 40/60 with commercial);
- cost of **cleaning**, which is now completely separate, required both Commercial and Residential to purchase some equipment, which was no longer, shared;
- repairs to the **tiles on the roof** have cost residential owners approximately \$33,000 and has been taken from the CRF;
- repairs to the **building's concrete** is expected to cost residential owners approximately \$30,000 and will be taken from the CRF;

- cost to **test the windows**, which is budgeted at \$9,600 for residential owners, will be taken from the CRF;
- the cost of paying \$11,180 per year on **the mortgage on the former caretakers suite** (note: last year, owners voted against paying this off in a lump sum from the CRF. When the motion was defeated, the mortgage payments continued at \$430 every two weeks, with no budget item for payment).

Some factors which had a positive impact on this year's budget:

- A refund of **\$37,401.24 from Central Steam Heat** for an overcharge from the previous year;
- A payment of **\$1000 per month for rental of the Electra boardroom**.

Council has proposed two budgets for 2008-2009

The only difference in the two budgets is how much is spent on security:

- the more costly budget maintains security in the building at its 2007-2008 level of 72 hours per week;
- the less costly budget reduces security in the building by 32 hours per week to a total of 40 hours per week.

The difference in the two budgets is 4.1% (that is, a 26.62% increase in fees for security at the current level or, a 22.52% increase in fees when security is reduced by 8 hours per week).

Both budgets include an increase of \$43,502 per year in the CRF (from \$66,498 to \$110,000 per year).

Some factors which could have an impact on the 2008-2009 budget:

1. We have not included in the budget any fees received from AEBC (on this evening's AGM agenda there are agreements worth several thousand dollars in leasing arrangement in this fiscal year to be voted on). If Mr. Lum's plans proceed as scheduled, he could be back during the year at an SGM [paid for at his expense] to seek approval for additional financial agreements with residential owners.
2. Although residential owners have received \$1000 a month income for rental of the Electra Boardroom over the past year, we have not included this revenue in the budget as we are uncertain that this lease will continue.
3. Steam Costs. There is some uncertainty over the ongoing cost of steam. The Commercial Section has installed a separate meter. This means that the steam bill will no longer be split based on unit entitlement. Therefore our exact portion of the bill is an unknown factor at this time. An increase in gas could also result in higher costs.
4. Electricity. We have increased the Electrical costs to reflect a 14% increase proposed by BC Hydro over the next two years.

HIGH SECURITY

	<u>CODE</u>	<u>Proposed 2008/2009 RESIDENTIAL</u>	<u>Budget 2007/2008 RESIDENTIAL</u>	<u>Projection 2008/2009 RESIDENTIAL</u> To Jan 2008
<u>ADMINISTRATIVE & GENERAL</u>				
BUILDING MANAGER	601650			
- BUILDING MANAGER		45,000	22,714	
- CASUAL LABOUR		12,000	19,224	
- CPP & EI		1,750	2,129	
- HEALTH & DENTAL BENEFITS		3,500	1,775	
- PARKING		2,304	1,377	
- WCB		495	495	
- MISCELLANEOUS BENEFITS/VACATION RELIEF		4,200	1,242	
SUBTOTAL		69,249	48,956	46,664
PRINTING & STATIONERY	649011			
- MONTHLY STATIONERY FOR RECEIVABLES & MINUTES				
- MAILOUT ANNUAL GENERAL MEETINGS				
- NOTICES, NEWSLETTERS, OFFICE SUPPLIES, ETC.		2,500	3,600	1,551
MISCELLANEOUS	659011			
- SPECIAL MEETING		0	1,200	
- CONDO HOME OWNERS' ASSOCIATION		525	200	
- INTERNET HOSTING		264	156	
- HONORARIUM PAYMENT FOR STRATA COUNCIL		4,800	4,500	
SUBTOTAL		5,589	6,056	6,246
POSTAGE	731011			
- MONTHLY POSTAGE FOR RECEIVABLES & MINUTES				
- MAILOUT ANNUAL GENERAL MEETINGS				
- NOTICES, ETC.				
SUBTOTAL		1,500	2,400	18
TELEPHONE	735011			
- 2 PAGERS shared		48	284	
- BUILDING MGR. CELL shared		2,400	1,420	
- OFFICE TELEPHONE & FAX shared		1,320	781	
- LOBBY PHONE		0	0	
SUBTOTAL		3,768	2,485	2,848
LEGAL & AUDIT	739011			
- AUDIT			4,500	
- LEGAL			5,000	
- CONTINGENCY			3,600	
SUBTOTAL		8,000	13,100	3,571
COMPUTER	742011			
- CONTINGENCY		0	0	296
SUBTOTAL		0	0	296
BANK CHARGES	755011			
- PREAUTHORIZED PAYMENTS		800	800	
- ALL OTHER TRANSACTIONS		400	400	
SUBTOTAL		1,200	1,200	569
SECURITY	773011			
- SECURITY		60,000	31,941	34,855
SUBTOTAL		60,000	31,941	34,855
EMPLOYEE RELATIONS	783011			
- STAFF MEETING		1,500	148	1,000
SUBTOTAL		1,500	148	1,000
MANAGEMENT FEES	765011			
- MANAGEMENT FEES		39,300	39,300	32,413
SUBTOTAL		39,300	39,300	32,413
TOTAL ADMINISTRATIVE & GENERAL		192,606	149,186	130,031

BUDGET 1

**STRATA PLAN LMS1866 RESIDENTIAL - THE ELECTRA
2008/2009 BUDGET COMMENTARY**

HIGH SECURITY

	<u>CODE</u>	<u>Proposed 2008/2009 RESIDENTIAL</u>	<u>Budget 2007/2008 RESIDENTIAL</u>	<u>Projection 2008/2009 RESIDENTIAL</u>
To Jan 2008				
<u>UTILITY COSTS</u>				
ELECTRICITY	843011			
- COMMON AREA		64,200	60,000	53,171
SUBTOTAL		64,200	60,000	53,171
GAS	844011			
- COMMON AREA TWO FIRE PLACES & BARBEQUE		750	750	277
SUBTOTAL		750	750	277
WATER	847011			
- WATER			21,000	
- SEWER			12,000	
- BACKFLOW DEVICE ADMIN FEE			24	
- ANNUAL FIRELINE CHARGE			450	
SUBTOTAL		34,000	33,474	34,029
STEAM	849011			
- ALL COMMON AREA (shared)		136,000	136,045	106,046
SUBTOTAL		136,000	136,045	106,046
TOTAL UTILITY COSTS		234,950	230,269	193,522
<u>PROPERTY OPERATION & MAINTENANCE</u>				
WASTE REMOVAL	850011			
- BULK DISPOSAL			1,200	
- SMITHRITE (SHARED)			13,000	
- CITY OF VANCOUVER RECYCLE (SHARED)			1,700	
- URBAN IMPACT RECYCLING CARDBOARD PICKUP (SHARED)			600	
SUBTOTAL		17,500	16,500	13,651
CONTRACT CLEANING	850111			
- JANITORIAL		55,900	54,000	
- FLOORS		4,170	0	
- PACIFIC PEST CONTROL (shard)		923	900	
- CARPET CLEANING		3,600	0	
- WINDOW CLEANING (shared)		7,098	8,000	
SUBTOTAL		71,691	62,900	51,809
BUILDING	851011			
- CONTINGENCY FOR GENERAL UPKEEP		1,200	10,000	
- CONTINGENCY FOR DOORS & WINDOWS		1,200	2,400	
- CONTINGENCY FOR LOCKS & KEYS		1,200	2,400	
- CONTINGENCY FOR ROOF REPAIRS (SHARED)		887	3,887	
- CITY OF VANCOUVER PROPERTY TAX SL 448/449		0	0	
- APPRAISAL		0	887	
SUBTOTAL		4,487	19,574	3,175
FURNITURE & EQUIPMENT	853011			
- 2 WAY RADIO LICENCE (SHARED)		0	73	
- CONTINGENCY		1,000	4,000	
SUBTOTAL		1,000	4,073	0
ELECTRICAL & MECHANICAL	855011			
- ANNUAL GENERATORS TESTING (SHARED)			710	
- VAULT CLEANING			2,375	
- CONTINGENCY FOR OTHER REPAIRS (SHARED)			2,034	
SUBTOTAL		10,000	5,119	8,591
CEILINGS	857011			
- CONTINGENCY FOR REPAIRS		0	0	0
SUBTOTAL		0	0	0

STRATA PLAN LMS1866 RESIDENTIAL - THE ELECTRA
2008/2009 BUDGET COMMENTARY

HIGH SECURITY

	CODE	Proposed 2008/2009 RESIDENTIAL	Budget 2007/2008 RESIDENTIAL	Projection 2008/2009 RESIDENTIAL To Jan 2008
FLOOR COVERING	857011			
- CONTINGENCY FOR REPAIRS		2,500	2,500	2,804
SUBTOTAL		2,500	2,500	2,804
AIR CONDITIONING/HVAC	861011			
- INSPECTION OF TOWER		1,364	2,800	
- UNSCHEDULED REPAIRS GENERAL (861-012)		20,000	4,700	
- FILTER CHANGE IN UNITS (861-013)		1,500	2,400	
- UNSCHEDULED REPAIRS IN UNITS (861-013)		60,000		
SUBTOTAL		82,864	9,900	22,686
PLUMBING & HEATING	863011			
- REPAIRS & MAINTENANCE		20,000	25,000	
- WATER TREATMENT CHEMICALS & FILTERS		2,000	2,000	
- MIN OF MUNICIPAL AFFAIRS - BOILER/CHILLER PERMITS (SHARED)		213	213	
- CONTINGENCY		0	0	
SUBTOTAL		22,213	27,213	10,722
LIFE SAFETY	864011			
- FIRE/SPRINKLER MONITORING (SHARED)		419	1,200	
- MAIN PANEL MONITORING TELUS (SHARED)		426	1,200	
- ANNUAL FIRE ALARM & SPRINKLER CERTIFICATION & REPAIRS (SHARED)		8,000	5,915	
SUBTOTAL		8,845	8,315	11,403
SIGNS	865011			
- REPLACING & NEW SIGNS		600	600	0
LANDSCAPING	867011			
- EXTERIOR MTC SRVC (SHARED)		7,200	7,100	
Misc		1,000	0	
- UPGRADE		3,500	5,600	
- LANDSCAPE SPRINKLERS IRRIGATION SYSTEM (SHARED)		414	1,800	
- CONTINGENCY FOR SPRINKLER SYSTEM REPAIRS (SHARED)		355		
SUBTOTAL		12,469	14,500	16,432
ELEVATOR	871011			
- SERVICE CONTRACT		30,733	30,773	
- PERMIT		880	880	
- TELUS (SHARED)		355	355	
- ELEVATOR MONITORING (SHARED)		154	154	
- REPAIRS & MAINTENANCE		900	900	
SUBTOTAL		33,022	33,062	16,697
SNOW REMOVAL	873011			
- CLEAR SIDEWALKS		0	0	0
MAINTENANCE SUPPLIES	875011			
- WASHROOM & CLEANING SUPPLIES		3,500	2,400	
- OTHER SUPPLIES		600	3,000	
- SHOP SUPPLIES		710	710	
SUBTOTAL		4,810	6,110	10,067
LIGHT BULBS	878011			
- LIGHT BULBS		2,500	3,600	5,912
ENTRY PHONE	879011			
- TELUS (SHARED)		355	355	
- REPAIRS		600	600	
SUBTOTAL		955	955	3,323

BUDGET 1

**STRATA PLAN LMS1866 RESIDENTIAL - THE ELECTRA
2008/2009 BUDGET COMMENTARY**

HIGH SECURITY

	CODE	Proposed 2008/2009 RESIDENTIAL	Budget 2007/2008 RESIDENTIAL	Projection 2008/2009 RESIDENTIAL To Jan 2008
RECREATION AREA	881011			
- FITNESS EQUIPMENT		0	1,200	
- UPKEEP		1,200	1,000	850
SUBTOTAL		1,200	2,200	850
TOTAL MAINTENANCE & REPAIRS		276,656	217,121	178,121
<u>OTHER</u>				
INSURANCE	901011			
- ANNUAL COVERAGE		43,000	48,000	33,773
- CLAIMS NOT COVERED (SHARED)	903011	0	0	13,891
- CLAIMS NOT COVERED - GLASS		5,000	0	0
TOTAL INSURANCE		48,000	48,000	47,664
RESERVE FUND	947011			
- 12.5% OF THE OPERATING BUDGET		110,000	66,498	55,414
- 7% OF THE OPERATING BUDGET				
TOTAL RESERVE		110,000	66,498	55,414
PREVIOUS DEFICIT RECOVERY	945011	0	0	(7,846)
MISCELLANEOUS EXPENSES				
- FOB PURCHASE	580012	0	0	1,015
LAUNDRY EXPENSES				2,217
- RENTAL SUITES EXPENSES	582012			
CREDIT CARD MACHINE / COMMISSION		600	600	
HOUSEKEEPING		4,800	5,500	
GUEST SUPPLIES		600	600	7,869
SHAW CABLE		900	900	
HYDRO		720	720	
TELUS		1,080	1,080	
REPAIRS & MAINTENANCE		4,800	4,800	
TOTL RENTAL SUITES EXPENSES		13,500	14,200	7,869
- CARETAKER SUITE EXPENSES	582017			
MORTGAGE SUITE		11,180	0	
PROPERTY TAX		1,400	1,400	
HYDRO		1,200	0	
REPAIR & MAINTENANCE		1,200	1,200	
STRATA FEES		3,600	3,600	
TOTAL CARETAKER SUITE EXPENSES		18,580	6,200	13,400
TOTAL MISCELLANEOUS EXPENSES		32,080	20,400	24,501
TOTAL EXPENSES		894,292	731,474	621,406

**STRATA PLAN LMS1866 RESIDENTIAL - THE ELECTRA
2008/2009 BUDGET COMMENTARY**

HIGH SECURITY

	CODE	Proposed 2008/2009 RESIDENTIAL	Budget 2007/2008 RESIDENTIAL	Projection 2008/2009 RESIDENTIAL To Jan 2008
MISCELLANEOUS INCOME				
- ENTRY CARDS	480012	1,200	2,400	4,745
- RENTAL INCOME SUITES	482012	30,000	30,000	40,105
- SOCIAL ROOM		500	0	985
- BOARD ROOM RENTAL	482013	0	6,000	13,080
- BC HYDRO M/C-WAVE \$1294.00/MONTH (SHARED)	482014	9,114	9,114	7,524
- CARETAKER SUITE RENTAL	482017	12,000	12,000	1,145
- INTEREST	486011	480	480	654
- BIKE ROOM		0	1,000	0
- MISCELLANEOUS INCOME	488011	1,200	1,200	130
- STORAGE		2,000	7,000	1,630
- MOVE IN FEE	488012	2,400	2,400	500
- FINES & PENALTIES	488013	0	0	0
- INTERNET COMMISSION	488020	500	0	978
- LATÉ PAYMENT LEVY	494011	120	600	265
- LEGAL FEE CHARGE BACK/RECOVERED EXPENSE				266
TOTAL MISCELLANEOUS INCOME		59,514	72,194	72,007
TOTAL STRATA FEE ASSESSMENT		834,778	659,280	549,399

variance	\$	175,498.00	
percentage		26.62%	
total expenses excluding misc. revenues	\$	784,292.00	\$ 644,576.00
NET EXPENSE BEFORE DEFICIT RECOVERY		834,778	659,280

**STRATA PLAN LMS 1866
ELECTRA - RESIDENTIAL**

**BUDGET 1
PROPOSED MONTHLY STRATA FEE SCHEDULE
APRIL 1ST, 2008 - MARCH 31ST, 2009**

S.L.	UNIT	UNIT ENTITLEMENT	PREVIOUS	PREVIOUS	PREVIOUS	PROPOSED	PROPOSED	PROPOSED	INCREASE/ DECREASE	INCREASE/ DECREASE
			MONTHLY OPERATING FUND	MONTHLY CONTINGENCY RESERVE FUND	2007/2008 MONTHLY STRATA FEE	MONTHLY OPERATING FUND	MONTHLY CONTINGENCY RESERVE FUND	2008/2009 MONTHLY STRATA FEE	\$	%
1	304	585	208.15	23.35	231.50	254.50	38.63	293.13	61.63	26.6%
2	305	306	108.89	12.20	121.09	133.12	20.20	153.32	32.23	26.6%
3	306	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
4	307	751	267.22	29.98	297.20	326.72	49.59	376.31	79.11	26.6%
5	308	570	202.82	22.75	225.57	247.98	37.64	285.62	60.05	26.6%
6	309	460	163.69	18.35	182.04	200.12	30.37	230.49	48.45	26.6%
7	310	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
8	311	584	207.80	23.31	231.11	254.07	38.56	292.63	61.52	26.6%
9	312	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
10	313	460	163.69	18.35	182.04	200.12	30.37	230.49	48.45	26.6%
11	314	570	202.82	22.75	225.57	247.98	37.64	285.62	60.05	26.6%
12	301	570	202.82	22.75	225.57	247.98	37.64	285.62	60.05	26.6%
13	302	460	163.69	18.35	182.04	200.12	30.37	230.49	48.45	26.6%
14	303	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
15	404	585	208.15	23.35	231.50	254.50	38.63	293.13	61.63	26.6%
16	405	306	108.89	12.20	121.09	133.12	20.20	153.32	32.23	26.6%
17	406	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
18	407	751	267.22	29.98	297.20	326.72	49.59	376.31	79.11	26.6%
19	408	570	202.82	22.75	225.57	247.98	37.64	285.62	60.05	26.6%
20	409	460	163.69	18.35	182.04	200.12	30.37	230.49	48.45	26.6%
21	410	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
22	411	584	207.80	23.31	231.11	254.07	38.56	292.63	61.52	26.6%
23	412	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
24	413	460	163.69	18.35	182.04	200.12	30.37	230.49	48.45	26.6%
25	414	570	202.82	22.75	225.57	247.98	37.64	285.62	60.05	26.6%
26	401	570	202.82	22.75	225.57	247.98	37.64	285.62	60.05	26.6%
27	402	460	163.69	18.35	182.04	200.12	30.37	230.49	48.45	26.6%
28	403	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
29	504	585	208.15	23.35	231.50	254.50	38.63	293.13	61.63	26.6%
30	505	306	108.89	12.20	121.09	133.12	20.20	153.32	32.23	26.6%
31	506	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
32	507	751	267.22	29.98	297.20	326.72	49.59	376.31	79.11	26.6%
33	508	570	202.82	22.75	225.57	247.98	37.64	285.62	60.05	26.6%
34	509	460	163.69	18.35	182.04	200.12	30.37	230.49	48.45	26.6%
35	510	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
36	511	584	207.80	23.31	231.11	254.07	38.56	292.63	61.52	26.6%
37	512	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%

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BUDGET 1

**PROPOSED MONTHLY STRATA FEE SCHEDULE
APRIL 1ST, 2008 - MARCH 31ST, 2009**

S.L.	UNIT	UNIT ENTITLEMENT	PREVIOUS MONTHLY OPERATING FUND	PREVIOUS MONTHLY CONTINGENCY RESERVE FUND	PREVIOUS 2007/2008 MONTHLY STRATA FEE	PROPOSED MONTHLY OPERATING FUND	PROPOSED MONTHLY CONTINGENCY RESERVE FUND	PROPOSED 2008/2009 MONTHLY STRATA FEE	INCREASE/	INCREASE/
									DECREASE	DECREASE
									\$	%
38	513	460	163.69	18.35	182.04	200.12	30.37	230.49	48.45	26.6%
39	514	570	202.82	22.75	225.57	247.98	37.64	285.62	60.05	26.6%
40	501	570	202.82	22.75	225.57	247.98	37.64	285.62	60.05	26.6%
41	502	460	163.69	18.35	182.04	200.12	30.37	230.49	48.45	26.6%
42	503	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
43	604	585	208.15	23.35	231.50	254.50	38.63	293.13	61.63	26.6%
44	605	306	108.89	12.20	121.09	133.12	20.20	153.32	32.23	26.6%
45	606	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
46	607	751	267.22	29.98	297.20	326.72	49.59	376.31	79.11	26.6%
47	608	570	202.82	22.75	225.57	247.98	37.64	285.62	60.05	26.6%
48	609	460	163.69	18.35	182.04	200.12	30.37	230.49	48.45	26.6%
49	610	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
50	611	584	207.80	23.31	231.11	254.07	38.56	292.63	61.52	26.6%
51	612	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
52	613	460	163.69	18.35	182.04	200.12	30.37	230.49	48.45	26.6%
53	614	570	202.82	22.75	225.57	247.98	37.64	285.62	60.05	26.6%
54	601	570	202.82	22.75	225.57	247.98	37.64	285.62	60.05	26.6%
55	602	460	163.69	18.35	182.04	200.12	30.37	230.49	48.45	26.6%
56	603	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
57	704	585	208.15	23.35	231.50	254.50	38.63	293.13	61.63	26.6%
58	705	306	108.89	12.20	121.09	133.12	20.20	153.32	32.23	26.6%
59	706	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
60	707	751	267.22	29.98	297.20	326.72	49.59	376.31	79.11	26.6%
61	708	570	202.82	22.75	225.57	247.98	37.64	285.62	60.05	26.6%
62	709	460	163.69	18.35	182.04	200.12	30.37	230.49	48.45	26.6%
63	710	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
64	711	584	207.80	23.31	231.11	254.07	38.56	292.63	61.52	26.6%
65	712	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
66	713	460	163.69	18.35	182.04	200.12	30.37	230.49	48.45	26.6%
67	714	570	202.82	22.75	225.57	247.98	37.64	285.62	60.05	26.6%
68	701	570	202.82	22.75	225.57	247.98	37.64	285.62	60.05	26.6%
69	702	460	163.69	18.35	182.04	200.12	30.37	230.49	48.45	26.6%
70	703	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
71	804	585	208.15	23.35	231.50	254.50	38.63	293.13	61.63	26.6%
72	805	306	108.89	12.20	121.09	133.12	20.20	153.32	32.23	26.6%
73	806	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
74	807	751	267.22	29.98	297.20	326.72	49.59	376.31	79.11	26.6%

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**BUDGET 1
PROPOSED MONTHLY STRATA FEE SCHEDULE
APRIL 1ST, 2008 - MARCH 31ST, 2009**

S.L.	UNIT	UNIT ENTITLEMENT	PREVIOUS	PREVIOUS	PREVIOUS	PROPOSED	PROPOSED	PROPOSED	INCREASE/ DECREASE	INCREASE/ DECREASE
			MONTHLY OPERATING FUND	MONTHLY CONTINGENCY RESERVE FUND	2007/2008 MONTHLY STRATA FEE	MONTHLY OPERATING FUND	MONTHLY CONTINGENCY RESERVE FUND	2008/2009 MONTHLY STRATA FEE		
									\$	%
75	808	570	202.82	22.75	225.57	247.98	37.64	285.62	60.05	26.6%
76	809	460	163.69	18.35	182.04	200.12	30.37	230.49	48.45	26.6%
77	810	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
78	811	584	207.80	23.31	231.11	254.07	38.56	292.63	61.52	26.6%
79	812	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
80	813	460	163.69	18.35	182.04	200.12	30.37	230.49	48.45	26.6%
81	814	570	202.82	22.75	225.57	247.98	37.64	285.62	60.05	26.6%
82	801	570	202.82	22.75	225.57	247.98	37.64	285.62	60.05	26.6%
83	802	460	163.69	18.35	182.04	200.12	30.37	230.49	48.45	26.6%
84	803	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
85	904	585	208.15	23.35	231.50	254.50	38.63	293.13	61.63	26.6%
86	905	306	108.89	12.20	121.09	133.12	20.20	153.32	32.23	26.6%
87	906	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
88	907	751	267.22	29.98	297.20	326.72	49.59	376.31	79.11	26.6%
89	908	570	202.82	22.75	225.57	247.98	37.64	285.62	60.05	26.6%
90	909	460	163.69	18.35	182.04	200.12	30.37	230.49	48.45	26.6%
91	910	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
92	911	584	207.80	23.31	231.11	254.07	38.56	292.63	61.52	26.6%
93	912	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
94	913	460	163.69	18.35	182.04	200.12	30.37	230.49	48.45	26.6%
95	914	570	202.82	22.75	225.57	247.98	37.64	285.62	60.05	26.6%
96	901	570	202.82	22.75	225.57	247.98	37.64	285.62	60.05	26.6%
97	902	460	163.69	18.35	182.04	200.12	30.37	230.49	48.45	26.6%
98	903	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
99	1004	585	208.15	23.35	231.50	254.50	38.63	293.13	61.63	26.6%
100	1005	306	108.89	12.20	121.09	133.12	20.20	153.32	32.23	26.6%
101	1006	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
102	1007	751	267.22	29.98	297.20	326.72	49.59	376.31	79.11	26.6%
103	1008	570	202.82	22.75	225.57	247.98	37.64	285.62	60.05	26.6%
104	1009	460	163.69	18.35	182.04	200.12	30.37	230.49	48.45	26.6%
105	1010	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
106	1011	584	207.80	23.31	231.11	254.07	38.56	292.63	61.52	26.6%
107	1012	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
108	1013	460	163.69	18.35	182.04	200.12	30.37	230.49	48.45	26.6%
109	1014	570	202.82	22.75	225.57	247.98	37.64	285.62	60.05	26.6%
110	1001	570	202.82	22.75	225.57	247.98	37.64	285.62	60.05	26.6%
111	1002	460	163.69	18.35	182.04	200.12	30.37	230.49	48.45	26.6%

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BUDGET 1

**PROPOSED MONTHLY STRATA FEE SCHEDULE
APRIL 1ST, 2008 - MARCH 31ST, 2009**

S.L.	UNIT	UNIT ENTITLEMENT	PREVIOUS	PREVIOUS	PREVIOUS	PROPOSED	PROPOSED	PROPOSED	INCREASE/ DECREASE	INCREASE/ DECREASE
			MONTHLY OPERATING FUND	MONTHLY CONTINGENCY RESERVE FUND	2007/2008 MONTHLY STRATA FEE	MONTHLY OPERATING FUND	MONTHLY CONTINGENCY RESERVE FUND	2008/2009 MONTHLY STRATA FEE		
									\$	%
112	1003	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
113	1104	585	208.15	23.35	231.50	254.50	38.63	293.13	61.63	26.6%
114	1105	306	108.89	12.20	121.09	133.12	20.20	153.32	32.23	26.6%
115	1106	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
116	1107	751	267.22	29.98	297.20	326.72	49.59	376.31	79.11	26.6%
117	1108	570	202.82	22.75	225.57	247.98	37.64	285.62	60.05	26.6%
118	1109	460	163.69	18.35	182.04	200.12	30.37	230.49	48.45	26.6%
119	1110	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
120	1111	584	207.80	23.31	231.11	254.07	38.56	292.63	61.52	26.6%
121	1112	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
122	1113	460	163.69	18.35	182.04	200.12	30.37	230.49	48.45	26.6%
123	1114	570	202.82	22.75	225.57	247.98	37.64	285.62	60.05	26.6%
124	1101	570	202.82	22.75	225.57	247.98	37.64	285.62	60.05	26.6%
125	1102	460	163.69	18.35	182.04	200.12	30.37	230.49	48.45	26.6%
126	1103	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
127	1204	585	208.15	23.35	231.50	254.50	38.63	293.13	61.63	26.6%
128	1205	306	108.89	12.20	121.09	133.12	20.20	153.32	32.23	26.6%
129	1206	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
130	1207	751	267.22	29.98	297.20	326.72	49.59	376.31	79.11	26.6%
131	1208	570	202.82	22.75	225.57	247.98	37.64	285.62	60.05	26.6%
132	1209	460	163.69	18.35	182.04	200.12	30.37	230.49	48.45	26.6%
133	1210	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
134	1211	584	207.80	23.31	231.11	254.07	38.56	292.63	61.52	26.6%
135	1212	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
136	1213	460	163.69	18.35	182.04	200.12	30.37	230.49	48.45	26.6%
137	1214	570	202.82	22.75	225.57	247.98	37.64	285.62	60.05	26.6%
138	1201	570	202.82	22.75	225.57	247.98	37.64	285.62	60.05	26.6%
139	1202	460	163.69	18.35	182.04	200.12	30.37	230.49	48.45	26.6%
140	1203	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
141	1303	585	208.15	23.35	231.50	254.50	38.63	293.13	61.63	26.6%
142	1304	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
143	1305	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
144	1306	751	267.22	29.98	297.20	326.72	49.59	376.31	79.11	26.6%
145	1307	570	202.82	22.75	225.57	247.98	37.64	285.62	60.05	26.6%
146	1308	460	163.69	18.35	182.04	200.12	30.37	230.49	48.45	26.6%
147	1309	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
148	1310	584	207.80	23.31	231.11	254.07	38.56	292.63	61.52	26.6%

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**BUDGET 1
PROPOSED MONTHLY STRATA FEE SCHEDULE
APRIL 1ST, 2008 - MARCH 31ST, 2009**

S.L.	UNIT	UNIT ENTITLEMENT	PREVIOUS	PREVIOUS	PREVIOUS	PROPOSED	PROPOSED	PROPOSED	INCREASE/ DECREASE	INCREASE/ DECREASE
			MONTHLY OPERATING FUND	MONTHLY CONTINGENCY RESERVE FUND	2007/2008 MONTHLY STRATA FEE	MONTHLY OPERATING FUND	MONTHLY CONTINGENCY RESERVE FUND	2008/2009 MONTHLY STRATA FEE	\$	%
149	1311	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
150	1312	460	163.69	18.35	182.04	200.12	30.37	230.49	48.45	26.6%
151	1313	570	202.82	22.75	225.57	247.98	37.64	285.62	60.05	26.6%
152	1301	751	267.22	29.98	297.20	326.72	49.59	376.31	79.11	26.6%
153	1302	612	217.76	24.43	242.19	266.25	40.41	306.66	64.47	26.6%
154	1403	585	208.15	23.35	231.50	254.50	38.63	293.13	61.63	26.6%
155	1404	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
156	1405	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
157	1406	751	267.22	29.98	297.20	326.72	49.59	376.31	79.11	26.6%
158	1407	570	202.82	22.75	225.57	247.98	37.64	285.62	60.05	26.6%
159	1408	460	163.69	18.35	182.04	200.12	30.37	230.49	48.45	26.6%
160	1409	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
161	1410	584	207.80	23.31	231.11	254.07	38.56	292.63	61.52	26.6%
162	1411	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
163	1412	460	163.69	18.35	182.04	200.12	30.37	230.49	48.45	26.6%
164	1413	570	202.82	22.75	225.57	247.98	37.64	285.62	60.05	26.6%
165	1401	751	267.22	29.98	297.20	326.72	49.59	376.31	79.11	26.6%
166	1402	612	217.76	24.43	242.19	266.25	40.41	306.66	64.47	26.6%
167	1503	585	208.15	23.35	231.50	254.50	38.63	293.13	61.63	26.6%
168	1504	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
169	1505	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
170	1506	751	267.22	29.98	297.20	326.72	49.59	376.31	79.11	26.6%
171	1507	570	202.82	22.75	225.57	247.98	37.64	285.62	60.05	26.6%
172	1508	460	163.69	18.35	182.04	200.12	30.37	230.49	48.45	26.6%
173	1509	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
174	1510	584	207.80	23.31	231.11	254.07	38.56	292.63	61.52	26.6%
175	1511	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
176	1512	460	163.69	18.35	182.04	200.12	30.37	230.49	48.45	26.6%
177	1513	570	202.82	22.75	225.57	247.98	37.64	285.62	60.05	26.6%
178	1501	751	267.22	29.98	297.20	326.72	49.59	376.31	79.11	26.6%
179	1502	612	217.76	24.43	242.19	266.25	40.41	306.66	64.47	26.6%
180	1603	585	208.15	23.35	231.50	254.50	38.63	293.13	61.63	26.6%
181	1604	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
182	1605	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
183	1606	751	267.22	29.98	297.20	326.72	49.59	376.31	79.11	26.6%
184	1607	570	202.82	22.75	225.57	247.98	37.64	285.62	60.05	26.6%
185	1608	460	163.69	18.35	182.04	200.12	30.37	230.49	48.45	26.6%

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**PROPOSED MONTHLY STRATA FEE SCHEDULE
APRIL 1ST, 2008 - MARCH 31ST, 2009**

S.L.	UNIT	UNIT ENTITLEMENT	PREVIOUS	PREVIOUS	PREVIOUS	PROPOSED	PROPOSED	PROPOSED	INCREASE/ DECREASE	INCREASE/ DECREASE
			MONTHLY OPERATING FUND	MONTHLY CONTINGENCY RESERVE FUND	2007/2008 MONTHLY STRATA FEE	MONTHLY OPERATING FUND	MONTHLY CONTINGENCY RESERVE FUND	2008/2009 MONTHLY STRATA FEE	\$	%
186	1609	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
187	1610	584	207.80	23.31	231.11	254.07	38.56	292.63	61.52	26.6%
188	1611	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
189	1612	460	163.69	18.35	182.04	200.12	30.37	230.49	48.45	26.6%
190	1613	570	202.82	22.75	225.57	247.98	37.64	285.62	60.05	26.6%
191	1601	751	267.22	29.98	297.20	326.72	49.59	376.31	79.11	26.6%
192	1602	612	217.76	24.43	242.19	266.25	40.41	306.66	64.47	26.6%
193	1703	585	208.15	23.35	231.50	254.50	38.63	293.13	61.63	26.6%
194	1704	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
195	1705	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
196	1706	751	267.22	29.98	297.20	326.72	49.59	376.31	79.11	26.6%
197	1707	916	325.94	36.55	362.49	398.50	60.48	458.98	96.49	26.6%
198	1708	612	217.76	24.43	242.19	266.25	40.41	306.66	64.47	26.6%
199	1709	584	207.80	23.31	231.11	254.07	38.56	292.63	61.52	26.6%
200	1710	612	217.76	24.43	242.19	266.25	40.41	306.66	64.47	26.6%
201	1711	916	325.94	36.55	362.49	398.50	60.48	458.98	96.49	26.6%
202	1701	751	267.22	29.98	297.20	326.72	49.59	376.31	79.11	26.6%
203	1702	613	218.12	24.47	242.59	266.68	40.47	307.15	64.56	26.6%
204	1803	585	208.15	23.35	231.50	254.50	38.63	293.13	61.63	26.6%
205	1804	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
206	1805	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
207	1806	751	267.22	29.98	297.20	326.72	49.59	376.31	79.11	26.6%
208	1807	916	325.94	36.55	362.49	398.50	60.48	458.98	96.49	26.6%
209	1808	612	217.76	24.43	242.19	266.25	40.41	306.66	64.47	26.6%
210	1809	584	207.80	23.31	231.11	254.07	38.56	292.63	61.52	26.6%
211	1810	612	217.76	24.43	242.19	266.25	40.41	306.66	64.47	26.6%
212	1811	916	325.94	36.55	362.49	398.50	60.48	458.98	96.49	26.6%
213	1801	751	267.22	29.98	297.20	326.72	49.59	376.31	79.11	26.6%
214	1802	613	218.12	24.47	242.59	266.68	40.47	307.15	64.56	26.6%
215	1903	585	208.15	23.35	231.50	254.50	38.63	293.13	61.63	26.6%
216	1904	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
217	1905	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
218	1906	751	267.22	29.98	297.20	326.72	49.59	376.31	79.11	26.6%
219	1907	916	325.94	36.55	362.49	398.50	60.48	458.98	96.49	26.6%
220	1908	612	217.76	24.43	242.19	266.25	40.41	306.66	64.47	26.6%
221	1909	584	207.80	23.31	231.11	254.07	38.56	292.63	61.52	26.6%
222	1910	612	217.76	24.43	242.19	266.25	40.41	306.66	64.47	26.6%

**STRATA PLAN LMS 1866
ELECTRA - RESIDENTIAL**

BUDGET 1

**PROPOSED MONTHLY STRATA FEE SCHEDULE
APRIL 1ST, 2008 - MARCH 31ST, 2009**

S.L.	UNIT	UNIT ENTITLEMENT	PREVIOUS	PREVIOUS	PREVIOUS	PROPOSED	PROPOSED	PROPOSED	INCREASE/ DECREASE	INCREASE/ DECREASE
			MONTHLY OPERATING FUND	MONTHLY CONTINGENCY RESERVE FUND	2007/2008 MONTHLY STRATA FEE.	MONTHLY OPERATING FUND	MONTHLY CONTINGENCY RESERVE FUND	2008/2009 MONTHLY STRATA FEE		
223	1911	916	325.94	36.55	362.49	398.50	60.48	458.98	96.49	26.6%
224	1901	751	267.22	29.98	297.20	326.72	49.59	376.31	79.11	26.6%
225	1902	613	218.12	24.47	242.59	266.68	40.47	307.15	64.56	26.6%
226	2003	585	208.15	23.35	231.50	254.50	38.63	293.13	61.63	26.6%
227	2004	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
228	2005	459	163.31	18.33	181.64	199.69	30.31	230.00	48.36	26.6%
229	2006	751	267.22	29.98	297.20	326.72	49.59	376.31	79.11	26.6%
230	2007	916	325.94	36.55	362.49	398.50	60.48	458.98	96.49	26.6%
231	2008	612	217.76	24.43	242.19	266.25	40.41	306.66	64.47	26.6%
232	2009	584	207.80	23.31	231.11	254.07	38.56	292.63	61.52	26.6%
233	2010	612	217.76	24.43	242.19	266.25	40.41	306.66	64.47	26.6%
234	2011	916	325.94	36.55	362.49	398.50	60.48	458.98	96.49	26.6%
235	2001	751	267.22	29.98	297.20	326.72	49.59	376.31	79.11	26.6%
236	2002	613	218.12	24.47	242.59	266.68	40.47	307.15	64.56	26.6%
237	2102	1199	426.64	47.85	474.49	521.62	79.17	600.79	126.30	26.6%
238	2103	1677	596.71	66.94	663.65	729.58	110.73	840.31	176.66	26.6%
239	2104	1496	532.30	59.71	592.01	650.83	98.78	749.61	157.60	26.6%
240	2105	1199	426.64	47.85	474.49	521.62	79.17	600.79	126.30	26.6%
241	2106	1677	596.71	66.94	663.65	729.58	110.73	840.31	176.66	26.6%
242	2101	1500	533.73	59.87	593.60	652.57	99.04	751.61	158.01	26.6%
243		815	290.00	32.52	322.52	354.56	53.81	408.37	85.85	26.6%
TOTAL	RESIDENTIAL	138831	49398.79	5541.40	54940.19	60398.22	9167.05	69565.27	14625.08	26.6%
TOTAL		138831	49398.79	5541.40	54940.19	60398.22	9167.05	69565.27	14625.08	26.6%

	UNIT ENTITLEMENT	PREVIOUS ANNUAL OPERATING FUND	PREVIOUS ANNUAL CONTINGENCY RESERVE FUND	PREVIOUS 2007/2008 ANNUAL STRATA FEE	PROPOSED ANNUAL OPERATING FUND	PROPOSED ANNUAL CONTINGENCY RESERVE FUND	PROPOSED 2008/2009 ANNUAL STRATA FEE	PREVIOUS 2007/2008 MONTHLY STRATA FEE	PROPOSED 2008/2009 MONTHLY STRATA FEE
RESIDENTIAL S.L 1-243	138831	592,782	66,498	659,280	724,778	110,000	834,778	54,940	69,565
TOTAL	138831	592,782	66,498	659,280	724,778	110,000	834,778	54,940	69,565

BUDGET 2

STRATA PLAN LMS1866 RESIDENTIAL - THE ELECTRA
2008/2009 BUDGET COMMENTARY

LOW SECURITY 40 HOURS

	<u>CODE</u>	<u>Proposed 2008/2009 RESIDENTIAL</u>	<u>Budget 2007/2008 RESIDENTIAL</u>	<u>Projection 2008/2009 RESIDENTIAL</u> To Jan 2008
<u>ADMINISTRATIVE & GENERAL</u>				
BUILDING MANAGER	601650			
- BUILDING MANAGER		45,000	22,714	
- CASUAL LABOUR		12,000	19,224	
- CPP & EI		1,750	2,129	
- HEALTH & DENTAL BENEFITS		3,500	1,775	
- PARKING		2,304	1,377	
- WCB		495	495	
- MISCELLANEOUS BENEFITS/VACATION RELIEF		4,200	1,242	
SUBTOTAL		69,249	48,956	46,664
PRINTING & STATIONERY	649011			
- MONTHLY STATIONERY FOR RECEIVABLES & MINUTES				
- MAILOUT ANNUAL GENERAL MEETINGS				
- NOTICES, NEWSLETTERS, OFFICE SUPPLIES, ETC.				
SUBTOTAL		2,500	3,600	1,551
MISCELLANEOUS	659011			
- SPECIAL MEETING		0	1,200	
- CONDO HOME OWNERS' ASSOCIATION		525	200	
- INTERNET HOSTING		264	156	
- HONORARIUM PAYMENT FOR STRATA COUNCIL		4,800	4,500	
SUBTOTAL		5,589	6,056	6,246
POSTAGE	731011			
- MONTHLY POSTAGE FOR RECEIVABLES & MINUTES				
- MAILOUT ANNUAL GENERAL MEETINGS				
- NOTICES, ETC.				
SUBTOTAL		1,500	2,400	18
TELEPHONE	735011			
- 2 PAGERS shared		48	284	
- BUILDING MGR. CELL shared		2,400	1,420	
- OFFICE TELEPHONE & FAX shared		1,320	781	
- LOBBY PHONE		0	0	
SUBTOTAL		3,768	2,485	2,848
LEGAL & AUDIT	739011			
- AUDIT			4,500	
- LEGAL			5,000	
- CONTINGENCY			3,600	
SUBTOTAL		8,000	13,100	3,571
COMPUTER	742011			
- CONTINGENCY		0	0	296
SUBTOTAL		0	0	296
BANK CHARGES	755011			
- PREAUTHORIZED PAYMENTS		800	800	
- ALL OTHER TRANSACTIONS		400	400	
SUBTOTAL		1,200	1,200	569
SECURITY	773011			
- SECURITY		33,000	31,941	34,855
SUBTOTAL		33,000	31,941	34,855
EMPLOYEE RELATIONS	783011			
- STAFF MEETING		1,500	148	1,000
SUBTOTAL		1,500	148	1,000
MANAGEMENT FEES	765011			
- MANAGEMENT FEES		39,300	39,300	32,413
SUBTOTAL		39,300	39,300	32,413
TOTAL ADMINISTRATIVE & GENERAL		165,606	149,186	128,480

BUDGET 2

STRATA PLAN LMS1866 RESIDENTIAL - THE ELECTRA
2008/2009 BUDGET COMMENTARY

LOW SECURITY 40 HOURS

	CODE	Proposed 2008/2009 RESIDENTIAL	Budget 2007/2008 RESIDENTIAL	Projection 2008/2009 RESIDENTIAL
To Jan 2008				
<u>UTILITY COSTS</u>				
ELECTRICITY	843011			
- COMMON AREA		64,200	60,000	53,171
SUBTOTAL		64,200	60,000	53,171
GAS	844011			
- COMMON AREA TWO FIRE PLACES & BARBEQUE		750	750	277
SUBTOTAL		750	750	277
WATER	847011			
- WATER			21,000	
- SEWER			12,000	
- BACKFLOW DEVICE ADMIN FEE			24	
- ANNUAL FIRELINE CHARGE			450	
SUBTOTAL		34,000	33,474	34,029
STEAM	849011			
- ALL COMMON AREA (shared)		136,000	136,045	106,046
SUBTOTAL		136,000	136,045	106,046
TOTAL UTILITY COSTS		234,950	230,269	193,522
<u>PROPERTY OPERATION & MAINTENANCE</u>				
WASTE REMOVAL	850011			
- BULK DISPOSAL			1,200	
- SMITHRITE (SHARED)			13,000	
- CITY OF VANCOUVER RECYCLE (SHARED)			1,700	
- URBAN IMPACT RECYCLING CARDBOARD PICKUP (SHARED)			600	
SUBTOTAL		17,500	16,500	13,651
CONTRACT CLEANING	850111			
- JANITORIAL		55,900	54,000	
- FLOORS		4,170	0	
- PACIFIC PEST CONTROL (shard)		923	900	
- CARPET CLEANING		3,600	0	
- WINDOW CLEANING (shared)		7,098	8,000	
SUBTOTAL		71,691	62,900	51,809
BUILDING	851011			
- CONTINGENCY FOR GENERAL UPKEEP		1,200	10,000	
- CONTINGENCY FOR DOORS & WINDOWS		1,200	2,400	
- CONTINGENCY FOR LOCKS & KEYS		1,200	2,400	
- CONTINGENCY FOR ROOF REPAIRS (SHARED)		887	3,887	
- CITY OF VANCOUVER PROPERTY TAX SL 448/449		0	0	
- APPRAISAL		0	887	
SUBTOTAL		4,487	19,574	3,175
FURNITURE & EQUIPMENT	853011			
- 2 WAY RADIO LICENCE (SHARED)		0	73	
- CONTINGENCY		1,000	4,000	
SUBTOTAL		1,000	4,073	0
ELECTRICAL & MECHANICAL	855011			
- ANNUAL GENERATORS TESTING (SHARED)			710	
- VAULT CLEANING			2,375	
- CONTINGENCY FOR OTHER REPAIRS (SHARED)			2,034	
SUBTOTAL		10,000	5,119	8,591
CEILINGS	857011			
- CONTINGENCY FOR REPAIRS		0	0	0
SUBTOTAL		0	0	0

BUDGET 2

**STRATA PLAN LMS1866 RESIDENTIAL - THE ELECTRA
2008/2009 BUDGET COMMENTARY**

LOW SECURITY 40 HOURS

	CODE	Proposed 2008/2009 RESIDENTIAL	Budget 2007/2008 RESIDENTIAL	Projection 2008/2009 RESIDENTIAL To Jan 2008
FLOOR COVERING	857011			
- CONTINGENCY FOR REPAIRS		2,500	2,500	2,804
SUBTOTAL		2,500	2,500	2,804
AIR CONDITIONING/HVAC	861011			
- INSPECTION OF TOWER		1,364	2,800	
- UNSCHEDULED REPAIRS GENERAL (861-012)		20,000	4,700	
- FILTER CHANGE IN UNITS (861-013)		1,500	2,400	
- UNSCHEDULED REPAIRS IN UNITS (861-013)		60,000		
SUBTOTAL		82,864	9,900	22,686
PLUMBING & HEATING	863011			
- REPAIRS & MAINTENANCE		20,000	25,000	
- WATER TREATMENT CHEMICALS & FILTERS		2,000	2,000	
- MIN OF MUNICIPAL AFFAIRS - BOILER/CHILLER PERMITS (SHARED)		213	213	
- CONTINGENCY		0	0	
SUBTOTAL		22,213	27,213	10,722
LIFE SAFETY	864011			
- FIRE/SPRINKLER MONITORING (SHARED)		419	1,200	
- MAIN PANEL MONITORING TELUS (SHARED)		426	1,200	
- ANNUAL FIRE ALARM & SPRINKLER CERTIFICATION & REPAIRS (SHARED)		8,000	5,915	
SUBTOTAL		8,845	8,315	11,403
SIGNS	865011			
- REPLACING & NEW SIGNS		600	600	0
LANDSCAPING	867011			
- EXTERIOR MTC SRVC (SHARED)		7,200	7,100	
Misc		1,000	0	
- UPGRADE		3,500	5,600	
- LANDSCAPE SPRINKLERS IRRIGATION SYSTEM (SHARED)		414	1,800	
- CONTINGENCY FOR SPRINKLER SYSTEM REPAIRS (SHARED)		355		
SUBTOTAL		12,469	14,500	16,432
ELEVATOR	871011			
- SERVICE CONTRACT		30,733	30,773	
- PERMIT		880	880	
- TELUS (SHARED)		355	355	
- ELEVATOR MONITORING (SHARED)		154	154	
- REPAIRS & MAINTENANCE		900	900	
SUBTOTAL		33,022	33,062	16,697
SNOW REMOVAL	873011			
- CLEAR SIDEWALKS		0	0	0
MAINTENANCE SUPPLIES	875011			
- WASHROOM & CLEANING SUPPLIES		3,500	2,400	
- OTHER SUPPLIES		600	3,000	
- SHOP SUPPLIES		710	710	
SUBTOTAL		4,810	6,110	10,067
LIGHT BULBS	878011			
- LIGHT BULBS		2,500	3,600	5,912
ENTRY PHONE	879011			
- TELUS (SHARED)		355	355	
- REPAIRS		600	600	
SUBTOTAL		955	955	3,323

**STRATA PLAN LMS1866 RESIDENTIAL - THE ELECTRA
2008/2009 BUDGET COMMENTARY**

LOW SECURITY 40 HOURS

	<u>CODE</u>	<u>Proposed 2008/2009 RESIDENTIAL</u>	<u>Budget 2007/2008 RESIDENTIAL</u>	<u>Projection 2008/2009 RESIDENTIAL To Jan 2008</u>
RECREATION AREA	881011			
- FITNESS EQUIPMENT		0	1,200	
- UPKEEP		1,200	1,000	850
SUBTOTAL		1,200	2,200	850
TOTAL MAINTENANCE & REPAIRS		276,656	217,121	178,121
OTHER				
INSURANCE	901011			
- ANNUAL COVERAGE		43,000	48,000	33,773
- CLAIMS NOT COVERED (SHARED)	903011	0	0	13,891
- CLAIMS NOT COVERED - GLASS		5,000	0	0
TOTAL INSURANCE		48,000	48,000	47,664
RESERVE FUND	947011			
- 12.5% OF THE OPERATING BUDGET		110,000	66,498	55,414
- 7% OF THE OPERATING BUDGET				
TOTAL RESERVE		110,000	66,498	55,414
PREVIOUS DEFICIT RECOVERY	945011	0	0	(7,846)
MISCELLANEOUS EXPENSES				
- FOB PURCHASE	580012	0	0	1,015
LAUNDRY EXPENSES				2,217
- RENTAL SUITES EXPENSES	582012			
CREDIT CARD MACHINE / COMMISSION		600	600	
HOUSEKEEPING		4,800	5,500	
GUEST SUPPLIES		600	600	7,869
SHAW CABLE		900	900	
HYDRO		720	720	
TELUS		1,080	1,080	
REPAIRS & MAINTENANCE		4,800	4,800	
TOTL RENTAL SUITES EXPENSES		13,500	14,200	7,869
- CARETAKER SUITE EXPENSES	582017			
MORTGAGE SUITE		11,180	0	
PROPERTY TAX		1,400	1,400	
HYDRO		1,200	0	
REPAIR & MAINTENANCE		1,200	1,200	
STRATA FEES		3,600	3,600	
TOTAL CARETAKER SUITE EXPENSES		18,580	6,200	13,400
TOTAL MISCELLANEOUS EXPENSES		32,080	20,400	24,501
TOTAL EXPENSES		867,292	731,474	619,855

**STRATA PLAN LMS1866 RESIDENTIAL - THE ELECTRA
2008/2009 BUDGET COMMENTARY**

LOW SECURITY 40 HOURS

	<u>CODE</u>	<u>Proposed 2008/2009 RESIDENTIAL</u>	<u>Budget 2007/2008 RESIDENTIAL</u>	<u>Projection 2008/2009 RESIDENTIAL To Jan 2008</u>
MISCELLANEOUS INCOME				
- ENTRY CARDS	480012	1,200	2,400	4,745
- RENTAL INCOME SUITES	482012	30,000	30,000	40,105
- SOCIAL ROOM		500	0	985
- BOARD ROOM RENTAL	482013	0	6,000	13,080
- BC HYDRO M/C-WAVE \$1284.00/MONTH (SHARED)	482014	9,114	9,114	7,524
- CARETAKER SUITE RENTAL	482017	12,000	12,000	1,145
- INTEREST	486011	480	480	654
- BIKE ROOM		0	1,000	0
- MISCELLANEOUS INCOME	488011	1,200	1,200	130
- STORAGE		2,000	7,000	1,630
- MOVE IN FEE	488012	2,400	2,400	500
- FINES & PENALTIES	488013	0	0	0
- INTERNET COMMISSION	488020	500	0	978
- LATE PAYMENT LEVY	494011	120	600	265
- LEGAL FEE CHARGE BACK/RECOVERED EXPENSE				266
TOTAL MISCELLANEOUS INCOME		59,514	72,194	72,007
TOTAL STRATA FEE ASSESSMENT		807,778	659,280	549,399

variance	\$	148,498.00	
percentage		22.52%	
total expenses excluding misc. revenues	\$	757,292.00	\$ 644,576.00
NET EXPENSE BEFORE DEFICIT RECOVERY		807,778	659,280

**STRATA PLAN LMS 1866
ELECTRA - RESIDENTIAL**

BUDGET 2

**PROPOSED MONTHLY STRATA FEE SCHEDULE
APRIL 1ST, 2008 - MARCH 31ST, 2009**

S.L.	UNIT	UNIT ENTITLEMENT	PREVIOUS	PREVIOUS	PREVIOUS	PROPOSED	PROPOSED	PROPOSED	INCREASE/ DECREASE	INCREASE/ DECREASE	
			MONTHLY OPERATING FUND	MONTHLY CONTINGENCY RESERVE FUND	2007/2008 MONTHLY STRATA FEE	MONTHLY OPERATING FUND	MONTHLY CONTINGENCY RESERVE FUND	2008/2009 MONTHLY STRATA FEE			
										\$	%
1	304	585	208.15	23.35	231.50	245.02	38.63	283.65	52.15	22.5%	
2	305	306	108.89	12.20	121.09	128.17	20.20	148.37	27.28	22.5%	
3	306	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%	
4	307	751	267.22	29.98	297.20	314.55	49.59	364.14	66.94	22.5%	
5	308	570	202.82	22.75	225.57	238.74	37.64	276.38	50.81	22.5%	
6	309	460	163.69	18.35	182.04	192.67	30.37	223.04	41.00	22.5%	
7	310	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%	
8	311	584	207.80	23.31	231.11	244.60	38.56	283.16	52.05	22.5%	
9	312	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%	
10	313	460	163.69	18.35	182.04	192.67	30.37	223.04	41.00	22.5%	
11	314	570	202.82	22.75	225.57	238.74	37.64	276.38	50.81	22.5%	
12	301	570	202.82	22.75	225.57	238.74	37.64	276.38	50.81	22.5%	
13	302	460	163.69	18.35	182.04	192.67	30.37	223.04	41.00	22.5%	
14	303	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%	
15	404	585	208.15	23.35	231.50	245.02	38.63	283.65	52.15	22.5%	
16	405	306	108.89	12.20	121.09	128.17	20.20	148.37	27.28	22.5%	
17	406	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%	
18	407	751	267.22	29.98	297.20	314.55	49.59	364.14	66.94	22.5%	
19	408	570	202.82	22.75	225.57	238.74	37.64	276.38	50.81	22.5%	
20	409	460	163.69	18.35	182.04	192.67	30.37	223.04	41.00	22.5%	
21	410	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%	
22	411	584	207.80	23.31	231.11	244.60	38.56	283.16	52.05	22.5%	
23	412	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%	
24	413	460	163.69	18.35	182.04	192.67	30.37	223.04	41.00	22.5%	
25	414	570	202.82	22.75	225.57	238.74	37.64	276.38	50.81	22.5%	
26	401	570	202.82	22.75	225.57	238.74	37.64	276.38	50.81	22.5%	
27	402	460	163.69	18.35	182.04	192.67	30.37	223.04	41.00	22.5%	
28	403	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%	
29	504	585	208.15	23.35	231.50	245.02	38.63	283.65	52.15	22.5%	
30	505	306	108.89	12.20	121.09	128.17	20.20	148.37	27.28	22.5%	
31	506	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%	
32	507	751	267.22	29.98	297.20	314.55	49.59	364.14	66.94	22.5%	
33	508	570	202.82	22.75	225.57	238.74	37.64	276.38	50.81	22.5%	
34	509	460	163.69	18.35	182.04	192.67	30.37	223.04	41.00	22.5%	
35	510	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%	
36	511	584	207.80	23.31	231.11	244.60	38.56	283.16	52.05	22.5%	
37	512	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%	

**STRATA PLAN LMS 1866
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BUDGET 2

**PROPOSED MONTHLY STRATA FEE SCHEDULE
APRIL 1ST, 2008 - MARCH 31ST, 2009**

S.L.	UNIT	UNIT ENTITLEMENT	PREVIOUS MONTHLY OPERATING FUND	PREVIOUS MONTHLY CONTINGENCY RESERVE FUND	PREVIOUS 2007/2008 MONTHLY STRATA FEE	PROPOSED MONTHLY OPERATING FUND	PROPOSED MONTHLY CONTINGENCY RESERVE FUND	PROPOSED 2008/2009 MONTHLY STRATA FEE	INCREASE/ DECREASE	INCREASE/ DECREASE
									\$	%
38	513	460	163.69	18.35	182.04	192.67	30.37	223.04	41.00	22.5%
39	514	570	202.82	22.75	225.57	238.74	37.64	276.38	50.81	22.5%
40	501	570	202.82	22.75	225.57	238.74	37.64	276.38	50.81	22.5%
41	502	460	163.69	18.35	182.04	192.67	30.37	223.04	41.00	22.5%
42	503	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%
43	604	585	208.15	23.35	231.50	245.02	38.63	283.65	52.15	22.5%
44	605	306	108.89	12.20	121.09	128.17	20.20	148.37	27.28	22.5%
45	606	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%
46	607	751	267.22	29.98	297.20	314.55	49.59	364.14	66.94	22.5%
47	608	570	202.82	22.75	225.57	238.74	37.64	276.38	50.81	22.5%
48	609	460	163.69	18.35	182.04	192.67	30.37	223.04	41.00	22.5%
49	610	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%
50	611	584	207.80	23.31	231.11	244.60	38.56	283.16	52.05	22.5%
51	612	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%
52	613	460	163.69	18.35	182.04	192.67	30.37	223.04	41.00	22.5%
53	614	570	202.82	22.75	225.57	238.74	37.64	276.38	50.81	22.5%
54	601	570	202.82	22.75	225.57	238.74	37.64	276.38	50.81	22.5%
55	602	460	163.69	18.35	182.04	192.67	30.37	223.04	41.00	22.5%
56	603	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%
57	704	585	208.15	23.35	231.50	245.02	38.63	283.65	52.15	22.5%
58	705	306	108.89	12.20	121.09	128.17	20.20	148.37	27.28	22.5%
59	706	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%
60	707	751	267.22	29.98	297.20	314.55	49.59	364.14	66.94	22.5%
61	708	570	202.82	22.75	225.57	238.74	37.64	276.38	50.81	22.5%
62	709	460	163.69	18.35	182.04	192.67	30.37	223.04	41.00	22.5%
63	710	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%
64	711	584	207.80	23.31	231.11	244.60	38.56	283.16	52.05	22.5%
65	712	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%
66	713	460	163.69	18.35	182.04	192.67	30.37	223.04	41.00	22.5%
67	714	570	202.82	22.75	225.57	238.74	37.64	276.38	50.81	22.5%
68	701	570	202.82	22.75	225.57	238.74	37.64	276.38	50.81	22.5%
69	702	460	163.69	18.35	182.04	192.67	30.37	223.04	41.00	22.5%
70	703	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%
71	804	585	208.15	23.35	231.50	245.02	38.63	283.65	52.15	22.5%
72	805	306	108.89	12.20	121.09	128.17	20.20	148.37	27.28	22.5%
73	806	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%
74	807	751	267.22	29.98	297.20	314.55	49.59	364.14	66.94	22.5%

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BUDGET 2

**PROPOSED MONTHLY STRATA FEE SCHEDULE
APRIL 1ST, 2008 - MARCH 31ST, 2009**

S.L.	UNIT	UNIT ENTITLEMENT	PREVIOUS	PREVIOUS	PREVIOUS	PROPOSED	PROPOSED	PROPOSED	INCREASE/ DECREASE	INCREASE/ DECREASE	
			MONTHLY OPERATING FUND	MONTHLY CONTINGENCY RESERVE FUND	2007/2008 MONTHLY STRATA FEE	MONTHLY OPERATING FUND	MONTHLY CONTINGENCY RESERVE FUND	2008/2009 MONTHLY STRATA FEE			
										\$	%
75	808	570	202.82	22.75	225.57	238.74	37.64	276.38	50.81	22.5%	
76	809	460	163.69	18.35	182.04	192.67	30.37	223.04	41.00	22.5%	
77	810	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%	
78	811	584	207.80	23.31	231.11	244.60	38.56	283.16	52.05	22.5%	
79	812	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%	
80	813	460	163.69	18.35	182.04	192.67	30.37	223.04	41.00	22.5%	
81	814	570	202.82	22.75	225.57	238.74	37.64	276.38	50.81	22.5%	
82	801	570	202.82	22.75	225.57	238.74	37.64	276.38	50.81	22.5%	
83	802	460	163.69	18.35	182.04	192.67	30.37	223.04	41.00	22.5%	
84	803	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%	
85	904	585	208.15	23.35	231.50	245.02	38.63	283.65	52.15	22.5%	
86	905	306	108.89	12.20	121.09	128.17	20.20	148.37	27.28	22.5%	
87	906	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%	
88	907	751	267.22	29.98	297.20	314.55	49.59	364.14	66.94	22.5%	
89	908	570	202.82	22.75	225.57	238.74	37.64	276.38	50.81	22.5%	
90	909	460	163.69	18.35	182.04	192.67	30.37	223.04	41.00	22.5%	
91	910	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%	
92	911	584	207.80	23.31	231.11	244.60	38.56	283.16	52.05	22.5%	
93	912	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%	
94	913	460	163.69	18.35	182.04	192.67	30.37	223.04	41.00	22.5%	
95	914	570	202.82	22.75	225.57	238.74	37.64	276.38	50.81	22.5%	
96	901	570	202.82	22.75	225.57	238.74	37.64	276.38	50.81	22.5%	
97	902	460	163.69	18.35	182.04	192.67	30.37	223.04	41.00	22.5%	
98	903	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%	
99	1004	585	208.15	23.35	231.50	245.02	38.63	283.65	52.15	22.5%	
100	1005	306	108.89	12.20	121.09	128.17	20.20	148.37	27.28	22.5%	
101	1006	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%	
102	1007	751	267.22	29.98	297.20	314.55	49.59	364.14	66.94	22.5%	
103	1008	570	202.82	22.75	225.57	238.74	37.64	276.38	50.81	22.5%	
104	1009	460	163.69	18.35	182.04	192.67	30.37	223.04	41.00	22.5%	
105	1010	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%	
106	1011	584	207.80	23.31	231.11	244.60	38.56	283.16	52.05	22.5%	
107	1012	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%	
108	1013	460	163.69	18.35	182.04	192.67	30.37	223.04	41.00	22.5%	
109	1014	570	202.82	22.75	225.57	238.74	37.64	276.38	50.81	22.5%	
110	1001	570	202.82	22.75	225.57	238.74	37.64	276.38	50.81	22.5%	
111	1002	460	163.69	18.35	182.04	192.67	30.37	223.04	41.00	22.5%	

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**PROPOSED MONTHLY STRATA FEE SCHEDULE
APRIL 1ST, 2008 - MARCH 31ST, 2009**

S.L.	UNIT	UNIT ENTITLEMENT	PREVIOUS MONTHLY OPERATING FUND	PREVIOUS MONTHLY CONTINGENCY RESERVE FUND	PREVIOUS 2007/2008 MONTHLY STRATA FEE	PROPOSED MONTHLY OPERATING FUND	PROPOSED MONTHLY CONTINGENCY RESERVE FUND	PROPOSED 2008/2009 MONTHLY STRATA FEE	INCREASE/ DECREASE	INCREASE/ DECREASE
112	1003	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%
113	1104	585	208.15	23.35	231.50	245.02	38.63	283.65	52.15	22.5%
114	1105	306	108.89	12.20	121.09	128.17	20.20	148.37	27.28	22.5%
115	1106	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%
116	1107	751	267.22	29.98	297.20	314.55	49.59	364.14	66.94	22.5%
117	1108	570	202.82	22.75	225.57	238.74	37.64	276.38	50.81	22.5%
118	1109	460	163.69	18.35	182.04	192.67	30.37	223.04	41.00	22.5%
119	1110	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%
120	1111	584	207.80	23.31	231.11	244.60	38.56	283.16	52.05	22.5%
121	1112	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%
122	1113	460	163.69	18.35	182.04	192.67	30.37	223.04	41.00	22.5%
123	1114	570	202.82	22.75	225.57	238.74	37.64	276.38	50.81	22.5%
124	1101	570	202.82	22.75	225.57	238.74	37.64	276.38	50.81	22.5%
125	1102	460	163.69	18.35	182.04	192.67	30.37	223.04	41.00	22.5%
126	1103	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%
127	1204	585	208.15	23.35	231.50	245.02	38.63	283.65	52.15	22.5%
128	1205	306	108.89	12.20	121.09	128.17	20.20	148.37	27.28	22.5%
129	1206	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%
130	1207	751	267.22	29.98	297.20	314.55	49.59	364.14	66.94	22.5%
131	1208	570	202.82	22.75	225.57	238.74	37.64	276.38	50.81	22.5%
132	1209	460	163.69	18.35	182.04	192.67	30.37	223.04	41.00	22.5%
133	1210	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%
134	1211	584	207.80	23.31	231.11	244.60	38.56	283.16	52.05	22.5%
135	1212	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%
136	1213	460	163.69	18.35	182.04	192.67	30.37	223.04	41.00	22.5%
137	1214	570	202.82	22.75	225.57	238.74	37.64	276.38	50.81	22.5%
138	1201	570	202.82	22.75	225.57	238.74	37.64	276.38	50.81	22.5%
139	1202	460	163.69	18.35	182.04	192.67	30.37	223.04	41.00	22.5%
140	1203	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%
141	1303	585	208.15	23.35	231.50	245.02	38.63	283.65	52.15	22.5%
142	1304	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%
143	1305	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%
144	1306	751	267.22	29.98	297.20	314.55	49.59	364.14	66.94	22.5%
145	1307	570	202.82	22.75	225.57	238.74	37.64	276.38	50.81	22.5%
146	1308	460	163.69	18.35	182.04	192.67	30.37	223.04	41.00	22.5%
147	1309	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%
148	1310	584	207.80	23.31	231.11	244.60	38.56	283.16	52.05	22.5%

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**PROPOSED MONTHLY STRATA FEE SCHEDULE
APRIL 1ST, 2008 - MARCH 31ST, 2009**

S.L.	UNIT	UNIT ENTITLEMENT	PREVIOUS	PREVIOUS	PREVIOUS	PROPOSED	PROPOSED	PROPOSED	INCREASE/ DECREASE	INCREASE/ DECREASE
			MONTHLY OPERATING FUND	MONTHLY CONTINGENCY RESERVE FUND	2007/2008 MONTHLY STRATA FEE	MONTHLY OPERATING FUND	MONTHLY CONTINGENCY RESERVE FUND	2008/2009 MONTHLY STRATA FEE		
									\$	%
149	1311	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%
150	1312	460	163.69	18.35	182.04	192.67	30.37	223.04	41.00	22.5%
151	1313	570	202.82	22.75	225.57	238.74	37.64	276.38	50.81	22.5%
152	1301	751	267.22	29.98	297.20	314.55	49.59	364.14	66.94	22.5%
153	1302	612	217.76	24.43	242.19	256.33	40.41	296.74	54.55	22.5%
154	1403	585	208.15	23.35	231.50	245.02	38.63	283.65	52.15	22.5%
155	1404	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%
156	1405	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%
157	1406	751	267.22	29.98	297.20	314.55	49.59	364.14	66.94	22.5%
158	1407	570	202.82	22.75	225.57	238.74	37.64	276.38	50.81	22.5%
159	1408	460	163.69	18.35	182.04	192.67	30.37	223.04	41.00	22.5%
160	1409	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%
161	1410	584	207.80	23.31	231.11	244.60	38.56	283.16	52.05	22.5%
162	1411	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%
163	1412	460	163.69	18.35	182.04	192.67	30.37	223.04	41.00	22.5%
164	1413	570	202.82	22.75	225.57	238.74	37.64	276.38	50.81	22.5%
165	1401	751	267.22	29.98	297.20	314.55	49.59	364.14	66.94	22.5%
166	1402	612	217.76	24.43	242.19	256.33	40.41	296.74	54.55	22.5%
167	1503	585	208.15	23.35	231.50	245.02	38.63	283.65	52.15	22.5%
168	1504	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%
169	1505	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%
170	1506	751	267.22	29.98	297.20	314.55	49.59	364.14	66.94	22.5%
171	1507	570	202.82	22.75	225.57	238.74	37.64	276.38	50.81	22.5%
172	1508	460	163.69	18.35	182.04	192.67	30.37	223.04	41.00	22.5%
173	1509	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%
174	1510	584	207.80	23.31	231.11	244.60	38.56	283.16	52.05	22.5%
175	1511	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%
176	1512	460	163.69	18.35	182.04	192.67	30.37	223.04	41.00	22.5%
177	1513	570	202.82	22.75	225.57	238.74	37.64	276.38	50.81	22.5%
178	1501	751	267.22	29.98	297.20	314.55	49.59	364.14	66.94	22.5%
179	1502	612	217.76	24.43	242.19	256.33	40.41	296.74	54.55	22.5%
180	1603	585	208.15	23.35	231.50	245.02	38.63	283.65	52.15	22.5%
181	1604	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%
182	1605	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%
183	1606	751	267.22	29.98	297.20	314.55	49.59	364.14	66.94	22.5%
184	1607	570	202.82	22.75	225.57	238.74	37.64	276.38	50.81	22.5%
185	1608	460	163.69	18.35	182.04	192.67	30.37	223.04	41.00	22.5%

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**PROPOSED MONTHLY STRATA FEE SCHEDULE
APRIL 1ST, 2008 - MARCH 31ST, 2009**

S.L.	UNIT	UNIT ENTITLEMENT	PREVIOUS	PREVIOUS	PREVIOUS	PROPOSED	PROPOSED	PROPOSED	INCREASE/ DECREASE	INCREASE/ DECREASE
			MONTHLY OPERATING FUND	MONTHLY CONTINGENCY RESERVE FUND	2007/2008 MONTHLY STRATA FEE	MONTHLY OPERATING FUND	MONTHLY CONTINGENCY RESERVE FUND	2008/2009 MONTHLY STRATA FEE		
									\$	%
186	1609	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%
187	1610	584	207.80	23.31	231.11	244.60	38.56	283.16	52.05	22.5%
188	1611	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%
189	1612	460	163.69	18.35	182.04	192.67	30.37	223.04	41.00	22.5%
190	1613	570	202.82	22.75	225.57	238.74	37.64	276.38	50.81	22.5%
191	1601	751	267.22	29.98	297.20	314.55	49.59	364.14	66.94	22.5%
192	1602	612	217.76	24.43	242.19	256.33	40.41	296.74	54.55	22.5%
193	1703	585	208.15	23.35	231.50	245.02	38.63	283.65	52.15	22.5%
194	1704	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%
195	1705	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%
196	1706	751	267.22	29.98	297.20	314.55	49.59	364.14	66.94	22.5%
197	1707	916	325.94	36.55	362.49	383.66	60.48	444.14	81.65	22.5%
198	1708	612	217.76	24.43	242.19	256.33	40.41	296.74	54.55	22.5%
199	1709	584	207.80	23.31	231.11	244.60	38.56	283.16	52.05	22.5%
200	1710	612	217.76	24.43	242.19	256.33	40.41	296.74	54.55	22.5%
201	1711	916	325.94	36.55	362.49	383.66	60.48	444.14	81.65	22.5%
202	1701	751	267.22	29.98	297.20	314.55	49.59	364.14	66.94	22.5%
203	1702	613	218.12	24.47	242.59	256.75	40.47	297.22	54.63	22.5%
204	1803	585	208.15	23.35	231.50	245.02	38.63	283.65	52.15	22.5%
205	1804	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%
206	1805	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%
207	1806	751	267.22	29.98	297.20	314.55	49.59	364.14	66.94	22.5%
208	1807	916	325.94	36.55	362.49	383.66	60.48	444.14	81.65	22.5%
209	1808	612	217.76	24.43	242.19	256.33	40.41	296.74	54.55	22.5%
210	1809	584	207.80	23.31	231.11	244.60	38.56	283.16	52.05	22.5%
211	1810	612	217.76	24.43	242.19	256.33	40.41	296.74	54.55	22.5%
212	1811	916	325.94	36.55	362.49	383.66	60.48	444.14	81.65	22.5%
213	1801	751	267.22	29.98	297.20	314.55	49.59	364.14	66.94	22.5%
214	1802	613	218.12	24.47	242.59	256.75	40.47	297.22	54.63	22.5%
215	1903	585	208.15	23.35	231.50	245.02	38.63	283.65	52.15	22.5%
216	1904	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%
217	1905	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%
218	1906	751	267.22	29.98	297.20	314.55	49.59	364.14	66.94	22.5%
219	1907	916	325.94	36.55	362.49	383.66	60.48	444.14	81.65	22.5%
220	1908	612	217.76	24.43	242.19	256.33	40.41	296.74	54.55	22.5%
221	1909	584	207.80	23.31	231.11	244.60	38.56	283.16	52.05	22.5%
222	1910	612	217.76	24.43	242.19	256.33	40.41	296.74	54.55	22.5%

**STRATA PLAN LMS 1866
ELECTRA - RESIDENTIAL
BUDGET 2**

**PROPOSED MONTHLY STRATA FEE SCHEDULE
APRIL 1ST, 2008 - MARCH 31ST, 2009**

S.L.	UNIT	UNIT ENTITLEMENT	PREVIOUS	PREVIOUS	PREVIOUS	PROPOSED	PROPOSED	PROPOSED	INCREASE/ DECREASE	INCREASE/ DECREASE
			MONTHLY OPERATING FUND	MONTHLY CONTINGENCY RESERVE FUND	2007/2008 MONTHLY STRATA FEE	MONTHLY OPERATING FUND	MONTHLY CONTINGENCY RESERVE FUND	2008/2009 MONTHLY STRATA FEE		
223	1911	916	325.94	36.55	362.49	383.66	60.48	444.14	81.65	22.5%
224	1901	751	267.22	29.98	297.20	314.55	49.59	364.14	66.94	22.5%
225	1902	613	218.12	24.47	242.59	256.75	40.47	297.22	54.63	22.5%
226	2003	585	208.15	23.35	231.50	245.02	38.63	283.65	52.15	22.5%
227	2004	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%
228	2005	459	163.31	18.33	181.64	192.25	30.31	222.56	40.92	22.5%
229	2006	751	267.22	29.98	297.20	314.55	49.59	364.14	66.94	22.5%
230	2007	916	325.94	36.55	362.49	383.66	60.48	444.14	81.65	22.5%
231	2008	612	217.76	24.43	242.19	256.33	40.41	296.74	54.55	22.5%
232	2009	584	207.80	23.31	231.11	244.60	38.56	283.16	52.05	22.5%
233	2010	612	217.76	24.43	242.19	256.33	40.41	296.74	54.55	22.5%
234	2011	916	325.94	36.55	362.49	383.66	60.48	444.14	81.65	22.5%
235	2001	751	267.22	29.98	297.20	314.55	49.59	364.14	66.94	22.5%
236	2002	613	218.12	24.47	242.59	256.75	40.47	297.22	54.63	22.5%
237	2102	1199	426.64	47.85	474.49	502.19	79.17	581.36	106.87	22.5%
238	2103	1677	596.71	66.94	663.65	702.40	110.73	813.13	149.48	22.5%
239	2104	1496	532.30	59.71	592.01	626.59	98.78	725.37	133.36	22.5%
240	2105	1199	426.64	47.85	474.49	502.19	79.17	581.36	106.87	22.5%
241	2106	1677	596.71	66.94	663.65	702.40	110.73	813.13	149.48	22.5%
242	2101	1500	533.73	59.87	593.60	628.26	99.04	727.30	133.70	22.5%
243		815	290.00	32.52	322.52	341.36	53.81	395.17	72.65	22.5%
TOTAL	RESIDENTIAL	138831	49398.79	5541.40	54940.19	58148.37	9167.05	67315.42	12375.23	22.5%
TOTAL		138831	49398.79	5541.40	54940.19	58148.37	9167.05	67315.42	12375.23	22.5%

	UNIT ENTITLEMENT	PREVIOUS ANNUAL OPERATING FUND	PREVIOUS ANNUAL CONTINGENCY RESERVE FUND	PREVIOUS 2007/2008 ANNUAL STRATA FEE	PROPOSED ANNUAL OPERATING FUND	PROPOSED ANNUAL CONTINGENCY RESERVE FUND	PROPOSED 2008/2009 ANNUAL STRATA FEE	PREVIOUS 2007/2008 MONTHLY STRATA FEE	PROPOSED 2008/2009 MONTHLY STRATA FEE
RESIDENTIAL S.L 1-243	138831	592,782	66,498	659,280	697,778	110,000	807,778	54,940	67,315
TOTAL	138831	592,782	66,498	659,280	697,778	110,000	807,778	54,940	67,315

Strata Plan LMS1866
ELECTRA
Residential Section Only
RESOLUTION 1

THE OWNERS, RESIDENTIAL SECTION OF
STRATA PLAN LMS 1866
¾ VOTE RESOLUTION REGARDING
2007/2008 OPERATING DEFICIT/SURPLUS

BE IT RESOLVED AS A RESOLUTION PASSED BY ¾ VOTE THAT:

The Owners of Strata Plan LMS 1866 Residential Section approve the transfer of funds between accounts for the end of the 2007/2008 financial year of the Strata Corporation.

The year end balance in the operating account will be transferred as follows:

- If there is a deficit, monies will be transferred from the Contingency Reserve Fund; and
- If there is a surplus of funds, the monies will be transferred to the Contingency Reserve Fund.

End of Resolution

Note: At the time of printing this notice we are projecting a small surplus or deficit. We do have insurance claims and other items that, when settled, may result in a surplus. You will be advised of this in the monthly Residential Executive minutes.

Strata Plan LMS1866

ELECTRA

Residential Section Only

RESOLUTION 2

THE OWNERS, RESIDENTIAL SECTION OF
STRATA PLAN LMS 1866
¾ VOTE RESOLUTION REGARDING
SPECIAL PROJECT SURPLUS^v

BE IT RESOLVED AS A RESOLUTION PASSED BY ¾ VOTE THAT:

The Owners, Strata Plan LMS 1866, Residential Section, approve the transfer of approximately **\$13,600** from the special project fund surplus back to the Contingency Reserve Fund.

End of Resolution

The following Projects were completed or cancelled.

Digital Cameras	\$16,855.00	Cancelled
Envelope Study	\$12,600.00	Complete
DDC Controls	\$11,250.00	Complete
Accessible Entrance	\$12,000.00	Cancelled
Computer Desk	\$1,500.00	Complete
Fin Lights	\$9,000.00	Complete

\$13,600 is the surplus amount remaining in the Special Project Fund as of February 2008.

The heat pump ongoing maintenance and replacement was over budget by \$29,300 over the last three years. This is no longer a special project and the expense of Heat Pump replacement is now an operating expense of \$60,000.

Strata Plan LMS1866
ELECTRA
Residential Section Only
RESOLUTION 3

THE OWNERS, RESIDENTIAL SECTION OF
STRATA PLAN LMS 1866
¾ VOTE RESOLUTION REGARDING
2008/2009 SPECIAL PROJECTS

BE IT RESOLVED AS A RESOLUTION PASSED BY ¾ VOTE THAT:

The Owners of Strata Plan LMS 1866, Residential Section approve the withdrawal of monies from the Contingency Reserve Fund to cover the funding of Special Projects as follows:

The following information lists Emergency Projects already completed or in progress. Mr. Mark Emanuel of Spratt Emmanuel engineering will be giving a report at the AGM and will answer any questions you may have.

These projects are considered shared projects and as such the cost is split with the Commercial Section based on unit entitlementment which is approx a 60% Residential and 40% Commercial.

a) **Securing of tiles Residential Portion \$33,600**

(Completed)(Total \$56, 000)

This was an emergency repair which was necessitated by tiles breaking away from the building and falling on to the sidewalk.

b) **Sealing of Tiles Residential Portion \$ 4,800**

(In progress) (Total \$8,000)

The tiles, once secured, needed to be sealed to prevent further ingress of water.

c) **Testing of Windows Residential Portion \$9,600**

(In progress) (Total \$ 16,000.00)

During the past few years we have had some suites with water ingress through the windows. It is suspected this is an isolated problem. The testing will determine where the water ingress is coming from and will determine a method of repair. This cost may be reduced.

d) Repairs to Windows Residential Portion \$ 9,600

(Pending Results) (Total \$ 16,000.00)

We are allowing an amount for some repairs to windows at this point we do not have any idea of the repair required. There will have to be some repairs completed once the cause of the water ingress is determined.

e) Concrete Repairs Residential Portion \$30,000

(Not Started as of to-day but contract awarded)(Total \$50,000)

There is a concrete parapet which runs around the tower of the building. This was identified in the maintenance study as being of major concern and was deemed based on the report an emergency repair. We have not completed this project to date.

f) Replacement of Tiles Residential Portion \$4,200.

(Not Started) (Total Project \$7,000)

There is an area on the roof where a batch of tiles fell off this needs to either have new tiles installed or be painted to match or perhaps a door or a grill may be installed to hide the gap. This will have to be determined when the cost of tile replacement is determined.

g) Repair and securing of tiles in lowers areas Residential Portion \$21,000

(Not Started) (Total Project \$35,000)

There are more loose tiles on the lower areas of the building mostly beside the Scotia Bank. These need to be removed and replaced.

h) Future engineering fee Residential Portion \$ 18,000

(Not Started) (Total Project \$ 30,000)

This would be used to determine what a priority is in the engineering report and prepare specs and costing to take back to the owners at the next A.G.M. One example is caulking of the building the report deems that this should be done within the next two or three years.

End of Resolution

Strata Plan LMS1866
ELECTRA
Residential Section Only
Rationale for Occupancy Bylaw

Dear Owner,

In response to numerous requests by both investor and occupant owners in the Electra, the Residential Strata Council formed a committee in November of 2007 to look into addressing the issue of units in the building having occupancies in excess of numbers deemed appropriate or responsible to the building, its tenants and owners.

Problems cited in relation to this issue:

- Excessive noise and traffic to and from certain units
- Inappropriate use of athletic facilities (repeated reports of tenants using shower facilities in the basement without exercising)
- Inappropriate use of hallway space (complaints include tenants using the hallway for phone calls, ironing, and other personal business)
- Substantial increase of garbage and recycling in the building resulting in higher costs incurred by all owners
- Substantial increase and subsequent 'wear and tear' on laundry facilities (complaints include facilities being used after hours as well as washers and dryers being vandalized resulting in costs incurred by all owners)

In response to these concerns, the Residential Strata Council extended by way of circulated council minutes, an invite to investor and residential owners to provide input and/or participate in a committee designed to explore various means of resolving these difficulties.

The committee that was formed approached this undertaking by acknowledging the following:

- The vast majority of investor owners in the Electra act responsibly in terms of the tenancies they approve. They already restrict the number of occupants to their units to an appropriate number, carefully screen their tenants, and maintain a certain degree of awareness with respect to what is going on in their units. Any measures taken by the committee should in no way be an encumbrance to these owners.
- The vast majority of tenants in the building are responsible and contributing members to the Electra Community. They respect and use appropriately the facilities in the building. They respect and care for the well being of their neighbours. Any measures taken by the committee should in no way be an encumbrance to these tenants.

- There are several units in the building whose owners appear to be determined to gain as much revenue as possible from their suites regardless of the impact this may have on the building, its tenants and owners. In these select cases, there appears to be minimal or no screening involved in finding tenants, and little or no effort made to maintain an awareness of what is going on in their suites. In some cases, these owners have made alterations to their units in order to increase the occupancy and revenue. The committee unanimously believes that the majority of investor and tenant owners are concerned that continued or increased use of the building in this manner by this small group of revenue-driven owners will result in a significant decrease in living conditions in the building, its value, and its reputation as a desirable place to live or invest.

In response, the committee considered the following interventions:

- Proposing a bylaw to grandparent in a restriction on rental units in the building.
- Proposing a bylaw to reassign maintenance fees according to the number of occupants in a particular suite instead of the current system that is based on square footage.
- Proposing a bylaw to restrict the number of occupants in a suite according to its size and number of bedrooms.

After lengthy discussion, the committee unanimously agreed that this third option would be the most reasonable and fair response to addressing these issues, and have the least likelihood of representing an encumbrance to responsible tenants and owners.

The committee understands that the proposed bylaw will not address all of the problems related to irresponsible occupancy / ownership in the building. Of particular concern are illegal tenants living in units without the knowledge of the owners. Increased security rules are being considered to address this issue (see New Security Rules for more information.)

In closing, the committee respectfully asks that you carefully consider the attached occupancy bylaw. We hope that you will make every effort to lend your support to this at the upcoming AGM.

We anticipate and welcome a meaningful and respectful dialogue about this motion at that time.

Please do not hesitate to contact us if you have any questions or concerns.

Sincerely,
The Electra Occupancy Bylaw Committee

Strata Plan LMS1866

ELECTRA

Residential Section Only

RESOLUTION 4

THE OWNERS, RESIDENTIAL SECTION OF
STRATA PLAN LMS 1866
¾ VOTE RESOLUTION TO AMEND THE
BYLAWS OF THE STRATA CORPORATION
TO RESTRICT OCCUPANCY ACCORDING TO SIZE
AND NUMBER OF BEDROOMS IN RESIDENTIAL UNITS

BE IT RESOLVED AS A RESOLUTION PASSED BY A ¾ VOTE THAT:

the Owners, Strata Plan LMS 1866, Residential Section, approve to repeal and replace Section 1. f) of the existing Bylaws of the Strata Corporation as follows:

Studio units that are approx. 330 Sq. Ft. in size shall have no more than **2 occupants.**

1 bedroom units that are approx. 496 Sq. Ft. in size shall have no more than **2 occupants.**

1 bedroom units that are approx. 617 Sq. Ft. in size shall have no more than **3 occupants.**

1 bedroom units that are approx. 663 Sq. Ft. in size shall have no more than **3 occupants.**

2 bedroom units that are approx. 631 Sq. Ft. in size shall have no more than **4 occupants.**

2 bedroom units that are approx. 810 Sq. Ft. in size shall have no more than **4 occupants.**

2 bedroom + den units ranging from approx. 960-983 Sq. Ft. in size shall have no more than **4 occupants.**

2 bedroom + den units ranging from approx. 1244-1667 Sq. Ft. in size shall have no more than **5 occupants.**

3 bedroom + solarium that are approximately 1812 Sq. Ft. in size shall have no more than **5 occupants.**

The onus is upon the owner to persuade the Strata Council that the suite is not occupied by more than the allowed number of people. The decision of the Strata Council acting reasonably shall be final and binding upon the owner.

Any owner who violates this Bylaw shall be fined \$200.00 every seven days or part thereof that an owner is in violation. An owner in violation of this Bylaw shall be subject to an immediate injunction application and will be responsible for all reasonable costs incurred by the Strata Corporation for enforcing the Bylaw.

*Children below the age of 12 are not to be counted as an occupant with respect to this bylaw.

End of Resolution.

Strata Plan LMS1866

ELECTRA

Residential Section Only

Rationale for Joint Council Bylaw Change

Residential Council unanimously believes that owners should follow the long-established system whereby owners elect members to both Councils in a single election.

Why?

This motion ensures that the interests of residential owners are appropriately represented at Joint Council.

The Proposed Bylaw

The proposed bylaw clarifies the intent of residential owners that:

- residential owners elect the members of the Residential Council and the Joint Council representatives during a single election
- residential owners elect as few as five Residential Council members, but as many as seven (that is, the residential council can be made up of five, six or seven people)
- at the first Residential Council meeting, Residential Council members vote to elect a President, a Vice-President, a Treasurer and a Secretary
- the Vice-President and Treasurer of the Residential Council are the Joint Council representatives.

By specifying that the Vice-President sits on the Joint Council, a single residential representative cannot be President of both councils.

By specifying that the Treasurer sits on the Joint Council, residential financial accountability is brought to Joint Council.

Strata Plan LMS1866
ELECTRA
Residential Section Only
RESOLUTION 5

THE OWNERS, RESIDENTIAL SECTION OF
STRATA PLAN LMS 1866
¾ VOTE RESOLUTION TO AMEND THE BYLAWS
OF THE STRATA CORPORATION TO CLARIFY JOINT COUNCIL
REPRESENTATION AND REPRESENTATION

BE IT RESOLVED AS A RESOLUTION PASSED BY A ¾ VOTE THAT:

the Owners, Strata Plan LMS 1866, Residential Section, approve to repeal and replace Sections 4., 5., 6., 7. and 8. of the existing Bylaws of the Strata Corporation as follows:

4. Council and Section Executives

- a) At each annual general meeting of the Strata Corporation:
 - i) all of the members of the council shall retire from office and the owners shall duly elect section executives who shall each elect two members to sit on council this shall be the vice president and treasurer. (Residential Only)
 - ii) all of the members of the executives of the separate sections shall retire from office and the separate sections shall elect a new executive.

A retiring member of each of the council and the section executives is eligible for re-election.

- b) The council must have a least 2 and not more than 4 members, and shall include not less than 1 or more than 2 members from each separate section . A quorum of the council shall consist of equal representation from each executive
- c) The executive of the Residential section shall be elected by and from and amongst the owners within that section and shall consist of not less than 5 or more than 7 members.
- d) The executive of the Commercial section shall be elected by and from and amongst the owners within that section and shall consist of not less than 3 or more than 4 members.

5. Vacancies, Quorum, etc.

- a) The Strata Corporation may, by resolution passed by a majority vote at a general meeting, remove a member of the council before expiry of his term of office and appoint another owner in his place, to hold office until the next annual general meeting.
- b) Each separate section may, by resolution passed by a majority vote at a general meeting of such section, remove a member of the section executive before expiry

of his term of office and appoint another owner in his place, to hold office until the next annual general meeting of such section.

- c) A vacancy on a section executive may be filled by the remaining members of the section executive or the member may appoint a non-elected owner to the section executive.
- d) No person may stand for council or section executive or continue to be on council or executive with respect to strata lot if the Strata Corporation has registered a lien against that strata lot under the act. Any person who is three months in arrears on strata fees shall be deemed to have resigned from council and or executive. .
- e) A quorum of the section executive is 2 where the council or executive consists of 4 or less members, 3 where the council consists of 5 or 6 members, and 4 where the council consists of 7 members.
- f) A quorum of the council is 2 where the council or executive consists of 4 or less members, a quorum shall consist of at one member from each separate section.

6. Officers and Meetings

- a) At the first meeting of each of the executives of each separate section held after each annual general meeting of the Strata Corporation, the section executives shall elect from among their members a president and vice- president, who shall hold office until the conclusion of the next annual general meeting or until their successors are elected or appointed.
- b) At the first meeting of each of the executives of each separate section held after each annual general meeting of the Strata Corporation, the section executives shall elect from among their members two members who shall who shall sit on the Strata Council.
The president shall have a casting vote in addition to his original vote.
- c) Where the president of the council or a section executive is absent from any meeting of the council or a section executive, as the case may be, or vacates the chair during the course of a meeting, the vice-president shall act as the president and have all the duties and powers of the president while so acting.
- d) In the absence of both the president and the vice-president, the members present shall from among themselves appoint a president for that meeting, who shall have all the duties and powers of the president while so acting.
- e) At meetings of the council and the section executives all matters shall be determined by simple majority vote.

7. Council and Section Executive Powers

Each of the council and the section executives may, with respect to their separate powers:

- a) meet together for the conduct of business, adjourn and otherwise regulate its meetings as it thinks fit, and it shall meet when any member gives the other members not less than 7 days' notice of a meeting proposed by him, specifying the reason for calling the meeting, unless the other members agree to waive the notice;
- b) employ for and on behalf of the Strata Corporation or the separate sections, as the case may be, agents and employees as it thinks proper for the control, management and administration of the common property or other assets of the

Strata Corporation or the separate sections, and the exercise and performance of the powers and duties of the Strata Corporation or the separate sections, as the case may be; and

- c) subject to any restriction imposed or direction given at a general meeting and subject to the provisions of the *Strata Property Act*, delegate to one or more of its members, or to a member or committee of members of the Strata Corporation, or to its manager, those of its powers and duties it thinks proper, and at any time revoke a delegation.

8. Council and Executive Duties and Liabilities

- a) The executive of each separate section shall keep, in one location, or in the possession of one person and shall make available on request to an owner within the separate section or a person authorized by him:
 - i) a copy of any special or unanimous resolutions passed by the separate section;
 - ii) copies of all the legal agreements to which the separate section is a party, including management contracts, deeds, agreements for sale, leases, licenses, easements or rights-of-way;
 - iii) minutes of all general meetings of the separate section; and
 - iv) minutes of all meetings of the executive of the separate section.
- b) Members of the council and the executive of the separate sections are not personally liable for an act done in good faith in carrying out his duties as a member of the council or executive.

End of Resolution

Strata Plan LMS1866
ELECTRA
Residential Section Only
RESOLUTION 6

THE OWNERS, RESIDENTIAL SECTION OF
STRATA PLAN LMS 1866
¾ VOTE RESOLUTION REGARDING RENTAL
OF UNUSED SPACE IN BICYCLE STORAGE LOCKER

BE IT RESOLVED AS A RESOLUTION PASSED BY ¾ VOTE THAT:

The Owners of Strata Corporation LMS1866 Residential Section approve the rental of the unused portion of the Lower Main Bicycle Storage Space at an annual rate of \$10.00 per square foot for the purpose of storing active electrical equipment.

End of Resolution

Strata Plan LMS1866
ELECTRA
Residential Section Only
RESOLUTION 7

THE OWNERS, RESIDENTIAL SECTION OF
STRATA PLAN LMS 1866
¾ VOTE RESOLUTION REGARDING
RENTAL OF UNUSED ROOF SPACE

BE IT RESOLVED AS A RESOLUTION PASSED BY ¾ VOTE THAT:

The Owners of Strata Corporation LMS1866 Residential Section approve the rental of a portion of unused roof top space at an annual rate of \$1,000.00 for the purpose of setting up wireless equipment. There is also a one-time payment of \$1,000 up front.

End of Resolution

Strata Plan LMS1866
ELECTRA
Residential Section Only
RESOLUTION 8

THE OWNERS, RESIDENTIAL SECTION OF
STRATA PLAN LMS 1866
¾ VOTE RESOLUTION REGARDING
HARNESSING THE DATA CENTRE POWERED HEAT
TO REDUCE THE MONTHLY STEAM COSTS

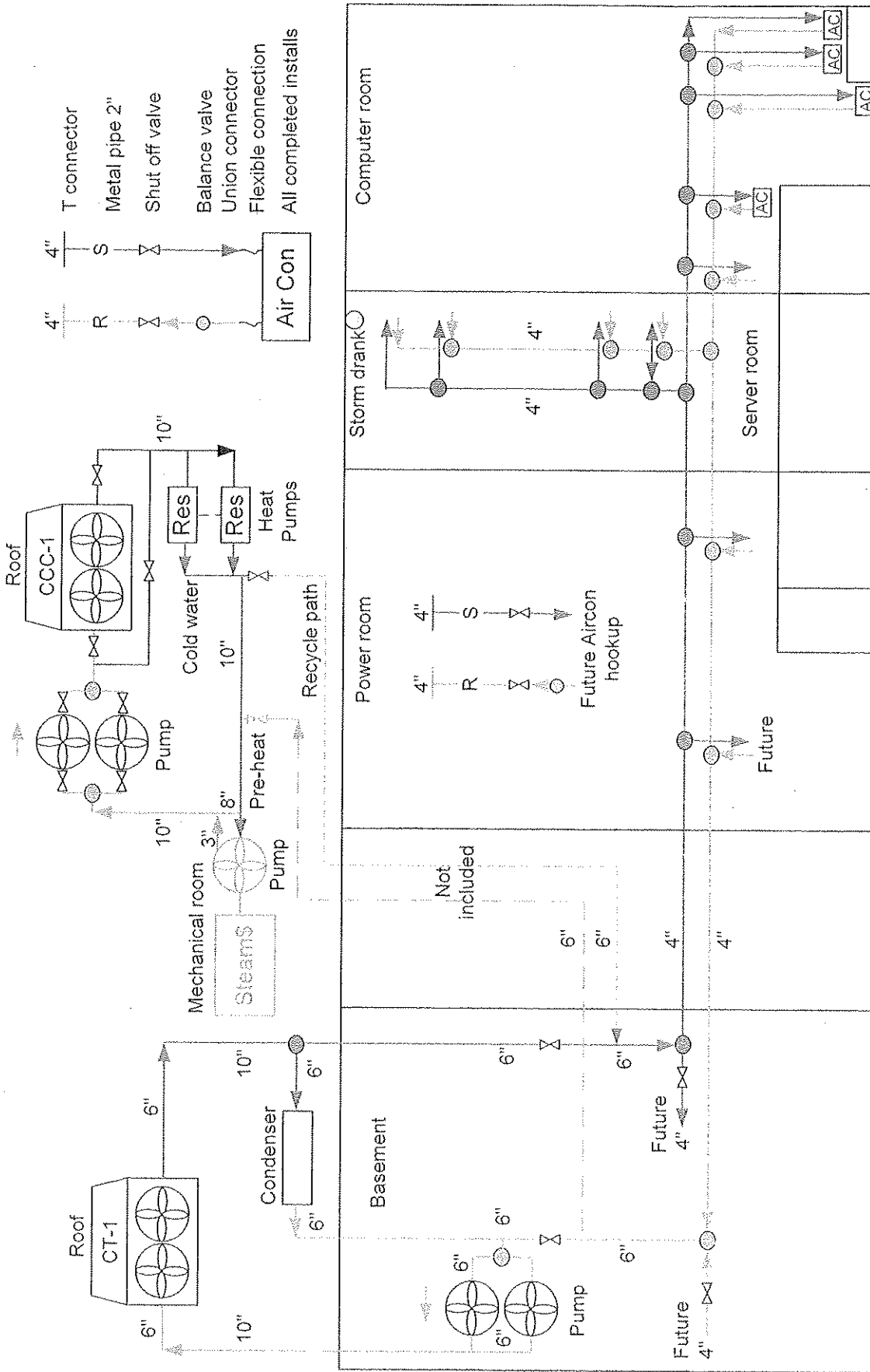
BE IT RESOLVED AS A RESOLUTION PASSED BY ¾ VOTE THAT:

The Owners of Strata Corporation LMS1866 Residential Section approve the use of the data centre created heat to reduce the single most expensive monthly steam bill. The Data Centre Owner agrees to pay for all up front construction costs associated with the discharge of hot water into the residential heating system.

End of Resolution

See attached schematic

This is an energy conservation project that will save the residential section money on the monthly steam costs. While we do not know the exact amount at this time, we do know there will be savings. The onus will be on the Residential Executive to negotiate a fair deal with the Data Centre owner regarding costs and payback. The owner will be at the meeting to answer any questions you may have.



No.	Revision Description	Revision Date	REVISION BY	Scale	Original Planner	Creation Date
1	Cooling Tower Interface	June 18, 2007	EL	Not to scale	TL 778-883-1782	June 18, 2007
2	Heat recycling is the decision of the residential management					
Mech	Mechanical Consultant: Edward Lee, Professional Engineer	Tel: 778-998-8763	Fax: 604-266-8763			

CIRCUIT NO. The Internet Core: Cooling tower hook up plan		Seal:	
ASAC INTERNET CORPORATION 10000 148th Ave NW Suite 100 Bellevue, WA 98007 Tel: 206-835-1100 Fax: 206-835-1101 www.asacinternet.com			
DRAWING NUMBER: CT-1 & CCC-1		1 OF 1	
Note: Release for management approval and construction			

Strata Plan LMS1866
ELECTRA
Residential Section Only

PROPOSED RULES FOR RATIFICATION ON APRIL 15, 2008
Strata Corporation LMS1866
989 Nelson Street, Vancouver, B.C. V6Z 2S1

DEFINITIONS

“Common Property,” when referred to in these Rules, is as defined in the *Strata Property Act* and means so much of the land and buildings comprised in a strata plan that is not comprised in a Strata Lot shown on the strata plan, and includes pipes, wires, cables, chutes, ducts or other facilities for the passage or provision of water, sewage, drainage, gas, oil, electricity, telephone, radio, television services, garbage, heating and cooling systems and other services contained within a floor, wall or ceiling of a building shown on the strata plan, if the centre of the floor, wall or ceiling forms the common boundary of a Strata Lot with another Strata Lot or with Common Property.

“Limited Common Property,” when referred to in these Rules, is as defined in the *Strata Property Act* and means Common Property designated for the exclusive use of the owners of one or more strata lots.

“Management,” when referred to in these Rules, means Strata Council, Management Company and/or Building Manager.

“Owner,” when referred to in these Rules, means Owner of a Strata Lot and includes members of his/her family and any person who is a tenant, licensee (or successor in title to such tenant or licensee), agent, invitee, guest, resident, or any other occupier of a unit.

“Strata lot,” when referred to in these Rules, is as defined in the *Strata Property Act* and means a lot shown as such on a strata plan.

1. COMMON PROPERTY

- 1.1 No material substances or refuse, including cigarettes and matches shall be thrown out or permitted to fall out of any window, door, onto Common Property or out of any Common Property, common facilities or other assets of the Strata Corporation. No mops or dusters of any kind shall be shaken out of the windows or doors of The Electra.
- 1.2 No Owner shall do anything on Common Property likely to damage plants, bushes, trees, or flowers or to prevent their reasonable growth.
- 1.3 No part of the Common Property shall be used for storage or be obstructed.
- 1.4 No postings of any kind are permitted on any Common Property with the exception of the bulletin board in the mailroom.

- 1.5 Cycling, skateboarding, roller blading or commercial shopping carts are not permitted on Common Property. Bicycles are not permitted in or through the main lobby but must be brought through the Lower Main level only.
- 1.6 Smoking is not permitted anywhere in the Electra except individual strata lots.
- 1.7 The cost to repair any damage caused to Common Property or Limited Common Property by an Owner shall be charged to that Owner's Strata Lot. All such charges will be added to that Owner next regular monthly assessment.
- 1.8 Warning letters or fines may be issued to Owners if an offence occurred which is damaging to Common Property.
- 1.9 Food or drink in transit within the Common Property, especially the elevators and Social Club must be in closed leak proof containers.

2. FINES FOR BYLAW & RULE AND REGULATION VIOLATIONS

- 2.1 An infraction or violation of these Rules or of any of the Bylaws on the part of an Owner, his employees, agents, invitees, or tenants, may be corrected, remedied or cured by the Strata Corporation as follows, except where otherwise stated in the Bylaws or Rules:
First Violation: warning letter;
Further Violation: \$50 fine per violation (unless otherwise stated in these Rules).
The fine is levied against the Strata Lot where the violator resides. Any costs or expenses so incurred by the Strata Corporation shall be charged to the Owner. Such fines/charges shall be added to the Owners next monthly assessment.
- 2.2 Violation notices issued by the Strata Corporation to the Owner shall be considered conclusive evidence of such violations.
- 2.3 Fines levied by the Strata Corporation will be added to and become part of the monthly assessment fee of that Owner and shall be come due and payable on the following due date of the Owners monthly assessment fee.

3. EXTERIOR APPEARANCE AND ALTERATIONS

- 3.1 No Owner shall alter the finish or appearance of the floors, walls or ceilings of the Common Property or Limited Common Property.
- 3.2 No Owner shall install any exterior door locks or latch protectors to their Strata Lot door unless it is in the form approved by Management.
- 3.3 No television antenna or similar structure shall be erected on or fastened to any portion of the Common Property or Limited Common Property, without written permission from Council.
- 3.4 No sign, "for sale" signs, billboards, notices or advertising of any kind shall be placed on Common Property other than the designated areas determined by Management. Real estate "for sale" signs are not permitted in the windows of Strata Lots.
- 3.5 No window coverings are permitted other than blinds which are white or off-white.

4. GARBAGE DISPOSAL

- 4.1 Ordinary household refuse and garbage shall be deposited only in the appropriate chute and/or bin(s) provided for that purpose on the Lower Main level of The Electra.
- 4.2 Recyclable materials are to be placed in the appropriate containers and not in the garbage compactor (i.e. newspapers, glass, cans, cardboard boxes, etc.). Cardboard boxes are to be flattened.
- 4.3 Any materials, other than normal household refuse, shall be removed from the Strata Lot and the Strata Corporation by the Owner at his/her own expense.
- 4.4 Garbage must not be left on Common Property or Limited Common Property.

5. GENERAL

- 5.1 Live Christmas trees are not permitted at The Electra, on Common Property or Limited Common Property.
- 5.2 The duplication of any Common Property or Limited Common Property key(s) by Owners is not permitted. Authorization for Common Property or Limited Common Property keys is to be received from the Building Manager or Management only.
- 5.3 Communication between Owners and the Strata Corporation shall be in writing, signed and directed to the Council via Management or by delivery to the Building Manager's office or Strata Corporation mailbox LMS1866.
- 5.4 Any consent, approval or permission given under these Rules by the Strata Corporation must be in writing and shall be revocable at any time.
- 5.5 Should any portion of these Rules be deemed unenforceable by any court of competent jurisdiction, then for the purpose of interpretation and enforcement of the Rules, each subparagraph hereof shall be deemed a separate provision and severable, and the balance of the provisions contained herein shall remain in full force and effect.
- 5.6 No combustible, flammable, perishable or offensive material, (i.e. barbecue fluid, propane and/or gasoline), shall be stored in any Strata Lot or on any Common Property or Limited Common Property.

6. LAUNDRY ROOM

- 6.1 The laundry room is for the use of residents only.
- 6.2 The laundry room may be used only between 8:00 a.m. and 11:00 p.m. daily.
- 6.3 All Owners using laundry facilities shall wipe down washer and dryer, clean dryer filters after use and turn off the lights when leaving the room.
- 6.4 Any problems with the laundry equipment shall be reported promptly to the Building Manager or Management.

7. PARKING

- 7.1 No vehicle shall park in the fire lanes at the front entrance or fire lanes at the rear entrance of The Electra.
- 7.2 Vehicles are allowed to load and unload at designated spots at the front and rear entrances of the building, such stop not being longer than thirty (30) minutes (or as designated), after which they will be towed.

8. SOCIAL CLUB, FITNESS CENTRE, CRAFT ROOM AND TABLE TENNIS ROOM

- 8.1 Owners shall abide by all Rules pertaining to the Social Club, Fitness Centre, Craft Room and Table Tennis Room. Those who are in violation of these Rules will be fined in accordance with Section 2.1 and may lose access to the facilities until the fine is paid.
- 8.2 Use of these areas is restricted to Owners and their guests.
- 8.3 The recreational social club must be booked through the Building Manager for groups of 10 persons or more on a reservation system and at a fee of \$2 per person for any party of 6 or more persons. Any person found not booking the social club for groups of 10 persons or more will be charged \$5 per person plus applicable fines.
- 8.4 All areas should be left clean and tidy after use. The cost of cleaning the area, if required, will be levied to the Owner's Strata lot.
- 8.5 Persons using these facilities do so at their own risk and release and indemnify the Strata Corporation and Management from any and all claims from the use of these facilities.
- 8.6 Social Club hours of operation are from 6:00 a.m. to 11:00 p.m.
- 8.7 All cooking should be completed by 10:00 p.m.
- 8.8 Owner requests to book the Social Club beyond regular hours should be made in writing to the Building Manager.
- 8.9 Social Club hosts are permitted no more than twenty-five (25) guests, except with the written permission of Management.
- 8.10 Social Club guests are the responsibility of the Owner at all times.
- 8.11 Social Club tables and chairs may not be moved or rearranged without permission of the Building Manager.
- 8.12 Food and drink must be consumed on the outdoor patio or table area in Social Club. No food or drink is allowed in carpeted areas or near upholstered furniture.
- 8.13 Social Club tabletops and counters must be wiped down, disposing of any food scraps to avoid attracting pests. Garbage must be taken to garbage compactor on Lower Main level. All utensils must be washed and put away.
- 8.14 Social Club theatre choice of listening and/or viewing materials must be made on a first come, first choice basis with the exception of any special event programs. Times and dates for special events will be posted in advance by Management.
- 8.15 Social Club theatre door should be closed if volume levels disturb patrons in other areas of the facility.

- 8.16 Fitness Centre hours of operation are from 6:00 a.m. to 11:00 p.m. 24-hour access is available upon request to the Building Manager.
- 8.17 Persons under the age of 16 must be accompanied by an adult when using the sauna, or fitness Centre.
- 8.18 No alcohol, glass objects, food or drinks are permitted in the sauna.
- 8.19 Persons with heart trouble or respiratory problems should contact their physician before using the sauna.
- 8.20 No soap products, oils, creams, gels or powders are permitted in sauna area as they create a safety hazard if spilled on the floor.
- 8.21 No water is to be used on the sauna heaters as this may create an electrical hazard.
- 8.22 Showers are not for daily grooming. Shower doors must be closed during use.
- 8.23 Sauna and showers are public areas and proper attire and behaviour is expected at all times.
- 8.24 Noxious or flammable materials are not permitted in the Craft Room because of inadequate ventilation.
- 8.25 The cost of cleaning the area, if required, will be levied to the Owner's Strata lot.
- 8.26 Table Tennis Room hours of operation are from 8 a.m. to 10 p.m. Access must be requested from the Building Manager during office hours.
- 8.27 Persons using the Table Tennis Room shall play only one game when others are waiting, return paddles and balls to their storage after use and limit themselves to a maximum of four persons playing at any time.

9. RENTALS OF STRATA LOTS

- 9.1 Failure to provide the Strata Corporation with a Tenant Undertaking (Form K), as required, prior to a new tenant moving into a Strata Lot, shall result in a fine of \$200 being levied against the Strata Lot of the offending Owner every thirty (30) days until such time as the completed and accurate Form K for that tenant is received by the Building Manager or Management.
- 9.2 Owners are responsible to ensure they provide their tenants with updated copies of Bylaws and Rules.

10. BUILDING MANAGER

- 10.1 The duties of the Building Manager except in cases of emergency, are restricted to Common Property only or as directed by Management.
- 10.2 The Building Manager, for security reasons, may not assist Owners to gain access to their units.
- 10.3 Owners are required to make their own arrangements for receiving personal deliveries. The Building Manager is not responsible for taking receipt of deliveries or allowing delivery personnel into the building.

11. SECURITY PROCEDURES

- 11.1 No Owner shall let other persons, including tradesmen or delivery people, into the building when entering themselves unless that person is known to them.

- 11.2 No Owner is permitted in any part of the Common Property of the Strata Corporation which is restricted such as the roof, boiler room, electrical rooms, mechanical rooms and locked rooms other than their own, except as allowed by Management.
- 11.3 Owners are requested to report any suspicious activity within the complex to the Building Manager or Management writing. Suspected illegal activities should be reported directly to the police.
- 11.4 There shall be no solicitation anywhere in or about the property for any cause, charity, or for any purposes whatsoever, except as required by *The Elections Act* (Canada) and similar provincial legislation.
- 11.5 No Owner may electronically open the front door with the enter phone system for any person they do not know personally or for whom they do not have specific business with.
- 11.6 No Owner shall permit access to the building to any particular person, after notice to that effect has been given by the Strata Corporation.
- 11.7 Any Owner who tampers with building fire security systems, including in-suite smoke alarms, fire alarm speakers and sprinklers, will be prosecuted according to law, fined the sum of \$200 and held liable for any damages and/or expenses to common and private property.
- 11.8 Residents are required to produce proof of residency by showing their magnetic access fob when requested by a uniformed security guard and/or Building Manager.
- 11.9 Access fobs may be obtained from the Building Manager at a cost of \$50 each.

12. GUEST SUITES

- 12.1 All guest suites are to be booked by the Owners with the Building Manager. Owners who are in arrears in their strata fees will not be allowed to book Guest Suites.
- 12.2 Owner's authorization is mandatory to rent the guest suite to any other party.
- 12.3 A deposit to cover one night's stay must be paid by cash, credit or debit card, money order or certified check at the time of reservation.
- 12.4 A guest suite rental agreement must be filled out at the same time.
- 12.5 A credit card must be provided at a time of check-in or balance to be paid in advance in cash.
- 12.6 If a guest suite is cancelled within 48 hrs of the arrival date, no deposit will be refunded.
- 12.7 All guests are responsible for keeping their suite clean during their stay. The maids clean the suites between guests only.
- 12.8 Any charges incurred to the Strata Corporation for damage to a guest suite will be levied to the owner's strata lot.
- 12.9 The rate for the regular guest suites is \$50 per night for single/double occupancy and \$60 per night for triple/quad occupancy. A larger suite is available for \$90 per night single/double occupancy and \$100 per night triple/quad occupancy.
- 12.10 All guest suites are non-smoking.

13. STORAGE

- 13.1 Storage space may be rented at \$0.50 per square foot per month with a minimum charge of \$20.00.
- 13.2 The space is not secured and persons using this facility do so at their own risk and release and indemnify the Strata Corporation and Management from any and all claims from the use of these facilities.

14. SECURITY RULES (New)

- 14.1 FOBs will be issued only to people who produce photo identification and whose name is registered to a particular suite through a Form K, unless they are the listed owner of that suite. The office will make a copy of the photo identification and attach it to the form K. On the form K, the number of the FOB issued will be recorded. The form K must be signed by the owner.
- 14.2 It will become standard operating procedure at the Electra to re-register all the FOBs on one floor each month. Signs will be posted on the respective floor indicating to residents/tenants that they have until the end of the month to have their FOB certified re-programmed. At the end of that month any FOB's issued to that suite that has not been registered will be deleted.
- 14.3 Tenants must have a Form K on file and must present with photo identification when registering for a new FOB. Non-resident owners will be informed by mail that this month their FOBs are being re-programmed. FOBs that are issued to owners are recorded on file. Owners are informed that they are prohibited from passing these along to middle managers or their tenants. Tenants must be issued a FOB by the office only and only when photo identification is presented and a Form K is in place. Owners need to be reminded that they will be fined if the building discovers that someone is living in their suite that does not have a Form K on file. At the end of the month, owners are informed of how many people are registered tenants in their suite.
- 14.4 Security will engage people who are waiting in the lobby or trying to gain access to the building without a FOB.

End of Rules

The following security policy would be implemented:

Security to politely ask:

1. Do you live here? Do you not have a FOB to get to your floor? Why not?
2. Security would offer assistance to people who do not have a FOB to access the building or a specific floor, conditional upon a person producing photo identification. Security accompanies person to the specific suite to confirm that he or she has a key to that unit.
3. Security fills out an "Access Provided" form and forwards it to building manager who cross-references the identification with Form Ks on file for that suite. If no Form K is on file for this person, a letter is sent to the owner of that unit informing them that they have an unregistered tenant in the building and as a result, they are being fined in accordance with the existing bylaw.
4. Security is informed that if this person is again seen on the property, they must notify them that they are trespassing and must leave the premises immediately.

As a result of these measures:

- Over an 18 month period the building will have re-registered all of its FOBs and have on record photo identification for each tenant that corresponds with an existing Form K. Non-registered FOBs will be routinely de-activated month by month as we work our way through the building.
- It will be almost impossible for anyone to continue living in the building and using a FOB unless we have a Form K and photo identification for this person.
- Those who are living in the building without a FOB will become easier to identify through enhanced security procedures, owners will be held responsible for anyone living in their suites illegally. This should result in less loitering in the lobby as tenants wait for their roommates to return.
- At the end of each month, Council would review the occupancy on a particular floor and determine if there are any units that have excessive occupancy, and decide how best to deal with this.
- At any time, Council can determine that a particular floor should be targeted for re-registering if complaints are issued or there is a suspicion that tenants are living on that floor that are not on file as registered occupants.

Strata Corporation LMS 1866
ELECTRA
RULES
LMS 1866 ELECTRA SIGNAGE POLICY

1. GENERAL

1.1. This Policy shall be considered a rule and as such may be amended by Council if required.

2. SCOPE

- 2.1. All commercial signage is prohibited except the signage permitted by this policy.
- 2.2. The strata corporation is authorized to remove, without prior notice, any sign that does not conform to this policy, and make good any damage caused by the installation or removal, at the strata lot owner's sole expense.
- 2.3. Any sign that intrudes upon the common property of the Electra, or intrudes upon the property of another owner, is strictly prohibited.
- 2.4. This policy is subject to all applicable signage bylaws of the city of Vancouver and the guidelines, the applicable policies of its heritage commission and, if electrically powered or operated the applicable portions of the electrical code of British Columbia.
- 2.5. No signage visible to the general public shall be erected or placed on or about the Electra without prior permission from the city of Vancouver, its heritage commission, nor shall it be placed on or about the Electra without the permission of the strata corporation, unless it conforms to this policy.
- 2.6. Where there is a conflict between this policy and the bylaws of the city of Vancouver, the guidelines of its heritage commission or the electrical code of British Columbia, the city bylaws and/or the heritage guidelines, and/or electrical code shall prevail, as appropriate.
- 2.7. All signage applications shall be submitted to next regularly scheduled strata council.
- 2.8. If the next regularly scheduled strata council meeting is more than 30 days from the day when the date of the application, then the president of the strata council shall call a special strata council meeting to deal with the issue.
- 2.9. All commercial signage affixed to any part of the Electra shall be prepared by a contractor for the owner/tenant, unless the owner/tenant is such a contractor. The contractor shall be of the type that prepares such signage in the normal course of its work.

3. OFFICE SIGNAGE

- 3.1. The owner/tenant shall not install any signage within the bounds of their property so as to be visible to any public or common area from the outside of the owner/tenant's property.

- 3.2. The owner/tenant shall not install any signage adjacent to their property, other than that contained within this policy, so as to be visible to any public or common area.
- 3.3. No sign or number shall be affixed to any suite entry door. Any such signage, except as provided in section 3.11, may be summarily removed by the manager, or their designate upon their specific instruction, without prior notice to the owner of the strata property affected and may make good any damage caused by the signage's installation or its removal, with the cost of this action borne at the sole expense of the owner involved.
- 3.4. Signage identifying only the common name of the organization(s) within the owner/tenant's property and the property's assigned suite number(s) shall be placed on the glass panel adjacent to the main entry door of the property. Such signage shall be affixed to the centre glass panel, and panel below centre if required. The lines of such lettering shall be centred and contained within the third frosted glass panel from the floor. Advertising of products or services of the owner/tenant shall be permitted within the same panel to a maximum of three lines, in the same typeface and style as the company name but in lettering exactly 1.5" high as measured at the capital letters of each word, upper case or proper case, each line also centred on the glass panel and the line(s) located and stacked immediately below the organization's name and above the suite number. This signage shall be kept well clear of the office suite number, which shall be rendered in black vinyl optima bold 1.5" high.
- 3.5. Owner/tenants are not permitted to install any real estate signage within, outside or about their property so as to be visible from a public or common area.
- 3.6. Temporary paper-based office signage may be affixed to the glass panel or wall adjacent to the main entry door of the property, however, such a sign must include a remove-by date that is no more than 30 days following the posting of such a sign, and such a sign must be removed on or before that date.
- 3.7. A replacement for an existing temporary sign is not permitted beyond the 30-day period.
- 3.8. A temporary sign may only identify the common name of the organization and its assigned suite number or address, unless application for variance is made by the owner/tenant to the manager.
- 3.9. A temporary sign may not be larger than 8.5" x 11", and may be in either portrait or landscape orientation.
- 3.10. The manager is authorized to remove, without prior notice, any temporary sign that does not conform to this policy, and make good any damage caused by the installation or removal, with the cost of this action borne at the sole expense of the owner involved.
- 3.11. Security alarm signage may be affixed to the Electra only in locations approved by the manager.

4. RETAIL SIGNAGE HORNBY STREET

- 4.1. Neither retail signage nor its supporting materials shall be affixed to the Electra's canopies.

- 4.2. External retail signage along Hornby Street shall be limited to the following:
Externally facing signage may be located on the store side of the storefront glazing but may not exceed the width of the glazing minus 30 centimetres and be no taller than 33% of the height of the glazing.
- 4.3 In no case shall any retail store sign be installed without having obtained the approval of the manager. In order to obtain such an approval, the owner/tenant shall submit the design as prepared by a qualified signage company. The design shall clearly indicate the size, lettering (including logo and/or wordmark as appropriate), colour and method of construction, particularly how the sign will be attached to the building. The manager may reject without prejudice any application that it deems to be not in keeping with the general character of the building and/or adjoining stores.

5. RETAIL SIGNAGE BURRARD STREET

- 5.1 Retail signage on Burrard Street shall be as above with the present Scotia Backlit being grandfathered.

6. WAYMARKING SIGNAGE

- 6.1 Waymarking signs shall be placed by the STRATA COUNCIL to its approved design. No other way marking signs are allowed.

7. REGULATORY

- 7.1 This policy repeals, voids all signage policy of the Electra LMS 1866.
- 7.2. For the purposes of this policy only, it has been determined that, as of the date of this policy, THE ELECTRA is in a CD-1 zone pursuant to CD-1 (322) By-law No. 8289, and is affected by the City of Vancouver's Sign Bylaw, Schedule B (DD), July 1999, and the Vancouver Heritage Commission regulatory authorities. Any changes to these bylaws, or any other bylaw of the City of Vancouver affecting signage, shall initiate a conformance review of this Signage Policy by the STRATA COUNCIL.

8. FINES AND COSTS

- 8.1 Any violation of this policy is subject to fines as outlined in the Strata's Bylaws.

End of Rules

Strata Plan LMS1866



Residential Section Only

Voting for your Residential Strata Council

Immediately following the completion of business related to this year's Annual General Meeting, the 2007 /2008 Residential Strata Council will resign and step away from the table at the front of the conference room. At that time, the Chairperson will call for nominations from owners in attendance.

Residential Strata Council has decided to notify owners in advance of council members who have decided to not accept nomination for re-election to the 2008/2009 Residential Strata Council.

The following Residential Strata Council Members will **NOT** accept Nomination for the 2008/2009 Residential Strata Council

Richard Williams
Vincent White

Our intention here is simply to notify owners in advance of who is available for the new council so that they may be better informed and possibly consider their own involvement in the upcoming council.

All nominations must be made from the floor by owners attending the AGM.

A reminder that Residential Strata Council must have:

no less than 5 members, and no more than 7 members

The AGM will not adjourn until we have at least 5 accepted nominations. If there are only 5, 6 or 7 nominations, these individuals will be automatically acclaimed. If there are more than 7, a vote will take place and 7 people will be elected to Council.

If there is a vote:

- On your ballot, you may vote for up to 7 of the nominated people.
- There is no value placed on the order in which you rank the people for whom you are voting. Each name added to a ballot is counted as a single vote.
- There is no significance attributed to blank spaces left on a ballot. Owners may vote for any number of people up to 7.
- Ballots containing more than 7 names will be considered "spoiled" and none of the names on that ballot will be counted.
- Any additional marks or asterisks placed beside a name will be ignored and the vote simply counted as one.

Please note: Residential Strata Council has unanimously decided that there will NOT be a separate or combined vote for Joint Council*, nor will representatives for Joint Council be determined at the AGM.

As in past years,† representatives to Joint Council will be selected from Residential Strata Council by its elected members at their first meeting. A bylaw introduced at the 2008 AGM is intended to outline this process by automatically assigning to Joint Council the Vice President and Treasurer of Residential Strata Council as elected by its members. This motion is intended to ensure that the interests of residential owners are appropriately represented at Joint Council.

Further information related to this bylaw can be found on pages 47 to 50 of this package.

Strata Plan LMS1866



Residential Section Only

Ballot for Residential Strata Council Election

On the spaces provided, you may vote for up to 7 of the nominated people.

There is no value placed on the order in which you rank the people for whom you are voting. Each name added to a ballot is counted as a single vote.

There is no significance attributed to blank spaces left on a ballot. Owners may vote for any number of people up to 7.

Ballots containing more than 7 names will be considered "spoiled" and none of the names on that ballot will be counted.

Any additional marks or asterisks placed beside a name will be ignored and the vote simply counted as one.

Do Not Fill for info only

1) _____

2) _____

3) _____

4) _____

5) _____

6) _____

7) _____

Please note:

As in past years, representatives to Joint Council will be selected from Residential Strata Council by its elected members at their first meeting. A bylaw introduced at the 2008 AGM is intended to outline this process by automatically assigning to Joint Council the Vice President and Treasurer of Residential Strata Council as elected by its members. This motion is intended to ensure that the interests of residential owners are appropriately represented at Joint Council.

Strata Plan LMS1866
ELECTRA
Strata Property Act
Form A
PROXY APPOINTMENT

RE: STRATA LOT # _____, UNIT # _____ OF STRATA PLAN LMS 1866

I/We, the owner(s) of the strata lot described above, hereby appoint _____ as my/our proxy to vote on my/our behalf at the Annual General Meeting of the Residential Owners of Strata Plan LMS 1866 to be held on Tuesday, April 15, 2008.

Please note that if you mark at proxy's discretion, the holder of the proxy will be able to vote on any amendments on your behalf. If you do not mark at the proxy holder's discretion, your vote will not be able to be counted for any amendments made from the floor.

I/We wish to be recorded as voting on the items of business outlined in the Agenda as follows:

	In Favour	Against	At Proxy's Discretion	Abstain
Agenda Item #10 - Approve by majority vote the minutes of Annual General Meeting dated May 31, 2007.				
Agenda Item #11 - Approve by majority vote the 2007/2008 financial statements.				
Agenda Item #12. a) - Approve by majority vote the 2008/2009 Budget #1 .				
Agenda Item #12. b) - Approve by majority vote the 2008/2009 Budget #2 . (Not applicable if budget #1 has been approved)				
Agenda Item #13. a) - Approve by $\frac{3}{4}$ vote Resolution #1 to transfer the 2007/2008 operating surplus/deficit to/from the CRF.				
Agenda Item #13. b) - Approve by $\frac{3}{4}$ vote Resolution # 2 to return to the CRF, funds that were not spent on previously approved projects.				
Agenda Item #13. c) - Approve by $\frac{3}{4}$ vote Resolution # 3 to withdraw monies from the CRF to cover emergency repairs and special projects.				

	In Favour	Against	At Proxy's Discretion	Abstain
Agenda Item #13. d) – Approve by $\frac{3}{4}$ vote Resolution #4 to amend existing Bylaw to restrict occupancy according to size and number of bedrooms in residential units.				
Agenda Item #13. e) - Approve by $\frac{3}{4}$ vote Resolution #5 to amend existing Bylaw to clarify Joint Council representation and responsibilities.				
Agenda Item #13. f) - Approve by $\frac{3}{4}$ vote Resolution #6 the rental of unused Lower Main Bicycle storage space at an annual rate of \$10.00 per S.F.				
Agenda Item #13. g) - Approve by $\frac{3}{4}$ vote Resolution #7 the rental of a portion of unused rooftop space at an annual rate of \$1,000. to set-up wireless equipment.				
Agenda Item #13. h) - Approve by $\frac{3}{4}$ vote Resolution #8 the harnessing of data centre powered heat to reduce steam costs.				
Agenda Item #14 - Ratify by Majority Vote the Residential Rules and Joint Rules.				
Agenda Item #16 Election of Council Members	Yes	No		
The holder of this proxy is authorized by me/us to vote on nominations from the floor for Residential Executive council members.			If Yes and No columns are left blank, the proxy holder cannot vote for Residential Executive Council members.	

Owner's Signature

Co-Owner's Signature (if applicable)

Print Name

Print Name

DATED THIS _____ DAY OF _____, 2008

