KORECKI
REAL ESTATE SERVICES INC.

Annual General Meeting Notice
The Metropolitan – NWS3355
6:00 PM, August 05, 2025
Location: Lobby @ 5885 Olive Avenue, Burnaby, BC

July 16, 2025

NOTICE OF ANNUAL GENERAL MEETING

MEETING FORMAT:	In-Person
REGISTRATION LINK:	N/A
MEETING LOCATION:	Lobby @ 5885 Olive Avenue, Burnaby, BC
MEETING PASSWORD:	N/A
MEETING DATE:	August 5, 2025
REGISTRATION START:	5:45 p.m.
MEETING START:	6:00 p.m.

Please be advised that the Annual General Meeting for your Strata Corporation will be held on the above specified date/time. Please arrive at the start of the registration to facilitate a timely meeting start.

If the meeting format is "Zoom Webinars" you are required to register for the meeting no later than three (3) business days prior to the meeting. To register for the meeting use the "Registration Link" listed above. You will receive a secure meeting link to the email address provided two (2) business days prior to the meeting. You will use this link to log into the meeting.

If the meeting format is listed as "Zoom" no further action is required at this time. Please use the meeting location link on the day of the meeting to log into the meeting.

Your Strata Corporation bylaws may contain provisions restricting owners from voting if they are in arrears of strata fees or special levies. If you are uncertain of your account status, please contact our office. Cash or cheques will not be accepted at the meeting.

Owners may be represented by proxies. A blank proxy form can be located on page three (3) of this notice. A spouse who is not registered on title must have a proxy authorization to vote at the meeting.

PLEASE BRING THIS NOTICE TO THE MEETING
SEE AGENDA ON REVERSE SIDE

605 - 1166 ALBERNI ST, VANCOUVER B.C. V6E 3Z3
TEL: (604) 233 - 7772 EMAIL: INFO@KORECKI.CA
WWW.KORECKI.CA

KORECKI
REAL ESTATE SERVICES INC.

Annual General Meeting Notice
The Metropolitan – NWS3355
6:00 PM, August 05, 2025
Location: Lobby @ 5885 Olive Avenue, Burnaby, BC

(1) Registration
(2) Quorum Report
(3) Call to Order
(4) Election of Chair
(5) Proof of Notice of Meeting
(6) Approval of Agenda
(7) Approval of General Meeting Minutes
    a. Annual General Meeting Minutes
(8) Council Reports
    a. Presidents Report – None
(9) Insurance Report
(10) Financial Statement
    a. Year End Financial Statement Review
    b. Approval of Operating Budget
    c. Strata Fee Schedule
    d. Regulation 6.6
(11) Resolutions
    a. None
(12) New Business
(13) Election of Council
(14) Termination of Meeting

FirstService
RESIDENTIAL

IMPORTANT INFORMATION Please have this translated	重要資料 請找人爲你翻譯
RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire	これはたいせつなお知らせです。 どなたかに日本語に訳してもらってください
INFORMACIÓN IMPORTANTE Busque alguien que le traduzca	알려드립니다 이것을 번역해 주십시오
CHỈ DẪN QUAN TRỌNG *Xin nhờ người dịch hộ*	ਜ਼ਰੂਰੀ ਜਾਣਕਾਰੀ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲਥਾ ਕਰਵਾਓ

MEMORANDUM

TO: The Owners, Strata Plan NW3355 **DATE:** July 31, 2024

FROM: Deb Lanzo, Strata Manager

RE: **ANNUAL GENERAL MEETING MINUTES**

Attached are the minutes of the Annual General Meeting held on Thursday, July 4, 2024. Please read and retain them for future reference.

STRATA FEES:

Please be advised that strata fees have changed. The retroactive catch up/down fee and the new strata fees per the attached fee schedule.

Please review payment options.

V3355 NW3355 - The Metropolitan
Approved Annual Budget
May 01, 2024 to Apr 30, 2025

Account	Description	Approved 2024/2025 Budget $
	OPERATING FUND	
	ASSESSMENTS	
40000	Operating Fund Contribution	654,303
40030	Contingency Fund Contribution	171,000
	TOTAL ASSESSMENTS	**825,303**
	OTHER REVENUE	
44130	Interest Income	4,200
44670	Parking Income	6,000
44745	Storage Income	300
44955	Rent - Strata Suite	8,400
	TOTAL OTHER REVENUE	**18,900**
	TOTAL REVENUE	**844,203**
	EXPENSES	
	INSURANCE & TAXES	
53000	Insurance	211,196
	TOTAL INSURANCE & TAXES	**211,196**
	PROFESSIONAL FEES	
55065	Accounting / Audit / Tax Filing	315
55235	Legal Fees	500
55570	Management Fees	39,008
	TOTAL PROFESSIONAL FEES	**39,823**
	SALARIES & BENEFITS	
57000	Caretaker Wages & Benefits	63,284

V3355 NW3355 - The Metropolitan
Approved Annual Budget
May 01, 2024 to Apr 30, 2025

Account	Description	Approved 2024/2025 Budget $
	TOTAL SALARIES & BENEFITS	**63,284**
	UTILITIES	
59000	Electricity	45,000
59300	Gas	70,000
59660	Telephone, Cellular, Cable, Internet	3,400
59705	Garbage Removal	6,900
59800	Water Sewer	900
	TOTAL UTILITIES	**126,200**
	BUILDING & GROUNDS	
60005	Easement	2,000
63200	Building Services Miscellaneous	13,400
63450	Window Cleaning	10,000
	TOTAL BUILDING & GROUNDS	**25,400**
	MAINTENANCE & REPAIRS	
64115	Repair Maintenance	100,000
64920	Grounds RM	36,400
65915	Elevator RM	33,300
66095	Mechanical RM	10,000
66530	Janitorial Services And Supplies	15,600
	TOTAL MAINTENANCE & REPAIRS	**195,300**
	SECURITY & MONITORING	
68530	Fire Equipment RM	5,000
	TOTAL SECURITY & MONITORING	**5,000**
	RECREATION CENTER	
73800	Recreation Facilities / Amenities / Gym	7,000

Account	Description	Approved 2024/2025 Budget $
	TOTAL REC CENTER OPERATIONS	**7,000**
	OTHER EXPENSES	
76000	Contingency	171,000
	TOTAL OTHER EXPENSE	**171,000**
	TOTAL OPERATING EXPENSES	**844,203**
	NET OPERATING INCOME/(LOSS)	**0**
	OPENING BALANCE	
30400	Operating Fund - Opening Balance	96,840
	ENDING OPERATING FUND BALANCE	**96,840**

NW 3355 - Metroplitian
Approved Strata Fee Schedule
May 01, 2024 to Apr 30, 2025

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution $	CRF Monthly Contribution $	Total Monthly Strata Fees $	OLD Monthly Strata Fees $	Fee Adjustment May01-Sep30/24 $
1	#101 - 5885 OLIVE AVE	1091	412.22	107.73	519.95	509.69	41.04
2	#102 - 5885 OLIVE AVE	1051	397.10	103.78	500.88	491.01	39.48
3	#103 - 5885 OLIVE AVE	1011	381.99	99.83	481.82	472.32	38.00
4	#201 - 5885 OLIVE AVE	1097	414.48	108.32	522.80	512.50	41.20
5	#202 - 5885 OLIVE AVE	1097	414.48	108.32	522.80	512.50	41.20
6	#203 - 5885 OLIVE AVE	1142	431.48	112.77	544.25	533.52	42.92
7	#306 - 5885 OLIVE AVE	1098	414.86	108.42	523.28	512.96	41.28
8	#301 - 5885 OLIVE AVE	1101	415.99	108.72	524.71	514.37	41.36
9	#302 - 5885 OLIVE AVE	1140	430.73	112.57	543.30	532.59	42.84
10	#303 - 5885 OLIVE AVE	1076	406.55	106.25	512.80	502.69	40.44
11	#304 - 5885 OLIVE AVE	1076	406.55	106.25	512.80	502.69	40.44
12	#305 - 5885 OLIVE AVE	1000	377.83	98.75	476.58	467.18	37.60
13	#406 - 5885 OLIVE AVE	1098	414.86	108.42	523.28	512.96	41.28
14	#401 - 5885 OLIVE AVE	1097	414.48	108.32	522.80	512.50	41.20
15	#402 - 5885 OLIVE AVE	1142	431.48	112.77	544.25	533.52	42.92
16	#403 - 5885 OLIVE AVE	1074	405.79	106.05	511.84	501.75	40.36
17	#404 - 5885 OLIVE AVE	1076	406.55	106.25	512.80	502.69	40.44
18	#405 - 5885 OLIVE AVE	1000	377.83	98.75	476.58	467.18	37.60
19	#506 - 5885 OLIVE AVE	1098	414.86	108.42	523.28	512.96	41.28
20	#501 - 5885 OLIVE AVE	1099	415.24	108.52	523.76	513.43	41.32
21	#502 - 5885 OLIVE AVE	1142	431.48	112.77	544.25	533.52	42.92
22	#503 - 5885 OLIVE AVE	1076	406.55	106.25	512.80	502.69	40.44
23	#504 - 5885 OLIVE AVE	1075	406.17	106.15	512.32	502.22	40.40
24	#505 - 5885 OLIVE AVE	999	377.45	98.65	476.10	466.71	37.56
25	#606 - 5885 OLIVE AVE	1099	415.24	108.52	523.76	513.43	41.32
26	#601 - 5885 OLIVE AVE	1099	415.24	108.52	523.76	513.43	41.32
27	#602 - 5885 OLIVE AVE	1142	431.48	112.77	544.25	533.52	42.92
28	#603 - 5885 OLIVE AVE	1076	406.55	106.25	512.80	502.69	40.44
29	#604 - 5885 OLIVE AVE	1075	406.17	106.15	512.32	502.22	40.40
30	#605 - 5885 OLIVE AVE	1000	377.83	98.75	476.58	467.18	37.60
31	#706 - 5885 OLIVE AVE	1098	414.86	108.42	523.28	512.96	41.28
32	#701 - 5885 OLIVE AVE	1098	414.86	108.42	523.28	512.96	41.28
33	#702 - 5885 OLIVE AVE	1142	431.48	112.77	544.25	533.52	42.92
34	#703 - 5885 OLIVE AVE	1076	406.55	106.25	512.80	502.69	40.44
35	#704 - 5885 OLIVE AVE	1075	406.17	106.15	512.32	502.22	40.40
36	#705 - 5885 OLIVE AVE	999	377.45	98.65	476.10	466.71	37.56
37	#806 - 5885 OLIVE AVE	1096	414.11	108.22	522.33	512.03	41.20
38	#801 - 5885 OLIVE AVE	1096	414.11	108.22	522.33	512.03	41.20
39	#802 - 5885 OLIVE AVE	1146	433.00	113.16	546.16	535.39	43.08
40	#803 - 5885 OLIVE AVE	1074	405.79	106.05	511.84	501.75	40.36
41	#804 - 5885 OLIVE AVE	1073	405.42	105.95	511.37	501.29	40.32
42	#805 - 5885 OLIVE AVE	1003	378.97	99.04	478.01	468.58	37.72
43	#906 - 5885 OLIVE AVE	1096	414.11	108.22	522.33	512.03	41.20
44	#901 - 5885 OLIVE AVE	1096	414.11	108.22	522.33	512.03	41.20
45	#902 - 5885 OLIVE AVE	1146	433.00	113.16	546.16	535.39	43.08
46	#903 - 5885 OLIVE AVE	1074	405.79	106.05	511.84	501.75	40.36
47	#904 - 5885 OLIVE AVE	1073	405.42	105.95	511.37	501.29	40.32
48	#905 - 5885 OLIVE AVE	1003	378.97	99.04	478.01	468.58	37.72
49	#1006 - 5885 OLIVE AVE	1094	413.34	108.03	521.37	511.10	41.08
50	#1001 - 5885 OLIVE AVE	1094	413.34	108.03	521.37	511.10	41.08

*The retroactive fee adjustment is calculated as the difference between the new strata fees and old strata fees, multiplied by the number of months subsequent to the year end in which the old strata fees were assessed.

NW 3365 - Metroplitian
Approved Strata Fee Schedule
May 01, 2024 to Apr 30, 2025

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution $	CRF Monthly Contribution $	Total Monthly Strata Fees $	OLD Monthly Strata Fees $	Fee Adjustment May01-Sep30/24 $
51	#1002 - 5885 OLIVE AVE	1150	434.50	113.56	**548.06**	537.26	43.20
52	#1003 - 5885 OLIVE AVE	1072	405.04	105.85	**510.89**	500.82	40.28
53	#1004 - 5885 OLIVE AVE	1072	405.04	105.85	**510.89**	500.82	40.28
54	#1005 - 5885 OLIVE AVE	1007	380.47	99.44	**479.91**	470.45	37.84
55	#1106 - 5885 OLIVE AVE	1094	413.34	108.03	**521.37**	511.10	41.08
56	#1101 - 5885 OLIVE AVE	1094	413.34	108.03	**521.37**	511.10	41.08
57	#1102 - 5885 OLIVE AVE	1150	434.50	113.56	**548.06**	537.26	43.20
58	#1103 - 5885 OLIVE AVE	1072	405.04	105.85	**510.89**	500.82	40.28
59	#1104 - 5885 OLIVE AVE	1072	405.04	105.85	**510.89**	500.82	40.28
60	#1105 - 5885 OLIVE AVE	1007	380.47	99.44	**479.91**	470.45	37.84
61	#1206 - 5885 OLIVE AVE	1094	413.34	108.03	**521.37**	511.10	41.08
62	#1201 - 5885 OLIVE AVE	1094	413.34	108.03	**521.37**	511.10	41.08
63	#1202 - 5885 OLIVE AVE	1150	434.50	113.56	**548.06**	537.26	43.20
64	#1203 - 5885 OLIVE AVE	1072	405.04	105.85	**510.89**	500.82	40.28
65	#1204 - 5885 OLIVE AVE	1072	405.04	105.85	**510.89**	500.82	40.28
66	#1205 - 5885 OLIVE AVE	1007	380.47	99.44	**479.91**	470.45	37.84
67	#1406 - 5885 OLIVE AVE	1094	413.34	108.03	**521.37**	511.10	41.08
68	#1401 - 5885 OLIVE AVE	1094	413.34	108.03	**521.37**	511.10	41.08
69	#1402 - 5885 OLIVE AVE	1150	434.50	113.56	**548.06**	537.26	43.20
70	#1403 - 5885 OLIVE AVE	1073	405.42	105.95	**511.37**	501.29	40.32
71	#1404 - 5885 OLIVE AVE	1073	405.42	105.95	**511.37**	501.29	40.32
72	#1405 - 5885 OLIVE AVE	1007	380.47	99.44	**479.91**	470.45	37.84
73	#1506 - 5885 OLIVE AVE	1094	413.34	108.03	**521.37**	511.10	41.08
74	#1501 - 5885 OLIVE AVE	1094	413.34	108.03	**521.37**	511.10	41.08
75	#1502 - 5885 OLIVE AVE	1150	434.50	113.56	**548.06**	537.26	43.20
76	#1503 - 5885 OLIVE AVE	1073	405.42	105.95	**511.37**	501.29	40.32
77	#1504 - 5885 OLIVE AVE	1073	405.42	105.95	**511.37**	501.29	40.32
78	#1505 - 5885 OLIVE AVE	1007	380.47	99.44	**479.91**	470.45	37.84
79	#1606 - 5885 OLIVE AVE	1094	413.34	108.03	**521.37**	511.10	41.08
80	#1601 - 5885 OLIVE AVE	1094	413.34	108.03	**521.37**	511.10	41.08
81	#1602 - 5885 OLIVE AVE	1149	434.13	113.46	**547.59**	536.79	43.20
82	#1603 - 5885 OLIVE AVE	1073	405.42	105.95	**511.37**	501.29	40.32
83	#1604 - 5885 OLIVE AVE	1073	405.42	105.95	**511.37**	501.29	40.32
84	#1605 - 5885 OLIVE AVE	1007	380.47	99.44	**479.91**	470.45	37.84
85	#1706 - 5885 OLIVE AVE	1094	413.34	108.03	**521.37**	511.10	41.08
86	#1701 - 5885 OLIVE AVE	1094	413.34	108.03	**521.37**	511.10	41.08
87	#1702 - 5885 OLIVE AVE	1149	434.13	113.46	**547.59**	536.79	43.20
88	#1703 - 5885 OLIVE AVE	1073	405.42	105.95	**511.37**	501.29	40.32
89	#1704 - 5885 OLIVE AVE	1073	405.42	105.95	**511.37**	501.29	40.32
90	#1705 - 5885 OLIVE AVE	1007	380.47	99.44	**479.91**	470.45	37.84
91	#1806 - 5885 OLIVE AVE	1095	413.72	108.13	**521.85**	511.56	41.16
92	#1801 - 5885 OLIVE AVE	1095	413.72	108.13	**521.85**	511.56	41.16
93	#1802 - 5885 OLIVE AVE	1149	434.13	113.46	**547.59**	536.79	43.20
94	#1803 - 5885 OLIVE AVE	1072	405.04	105.85	**510.89**	500.82	40.28
95	#1804 - 5885 OLIVE AVE	1074	405.79	106.05	**511.84**	501.75	40.36
96	#1805 - 5885 OLIVE AVE	1007	380.47	99.44	**479.91**	470.45	37.84
97	#1906 - 5885 OLIVE AVE	1096	414.11	108.22	**522.33**	512.03	41.20
98	#1901 - 5885 OLIVE AVE	1096	414.11	108.22	**522.33**	512.03	41.20
99	#1902 - 5885 OLIVE AVE	1149	434.13	113.46	**547.59**	536.79	43.20
100	#1903 - 5885 OLIVE AVE	1071	404.65	105.76	**510.41**	500.35	40.24

*The retroactive fee adjustment is calculated as the difference between the new strata fees and old strata fees, multiplied by the number of months subsequent to the year end in which the old strata fees were assessed.

NW 3355 - Metroplitian
Approved Strata Fee Schedule
May 01, 2024 to Apr 30, 2025

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution $	CRF Monthly Contribution $	Total Monthly Strata Fees $	OLD Monthly Strata Fees $	Fee Adjustment May01-Sep30/24 $
101	#1904 - 5885 OLIVE AVE	1073	405.42	105.95	511.37	501.29	40.32
102	#1905 - 5885 OLIVE AVE	1007	380.47	99.44	479.91	470.45	37.84
103	#2006 - 5885 OLIVE AVE	1096	414.11	108.22	522.33	512.03	41.20
104	#2001 - 5885 OLIVE AVE	1096	414.11	108.22	522.33	512.03	41.20
105	#2002 - 5885 OLIVE AVE	1149	434.13	113.46	547.59	536.79	43.20
106	#2003 - 5885 OLIVE AVE	1071	404.65	105.76	510.41	500.35	40.24
107	#2004 - 5885 OLIVE AVE	1073	405.42	105.95	511.37	501.29	40.32
108	#2005 - 5885 OLIVE AVE	1007	380.47	99.44	479.91	470.45	37.84
109	#2106 - 5885 OLIVE AVE	1096	414.11	108.22	522.33	512.03	41.20
110	#2101 - 5885 OLIVE AVE	1096	414.11	108.22	522.33	512.03	41.20
111	#2102 - 5885 OLIVE AVE	1149	434.13	113.46	547.59	536.79	43.20
112	#2103 - 5885 OLIVE AVE	1071	404.65	105.76	510.41	500.35	40.24
113	#2104 - 5885 OLIVE AVE	1074	405.79	106.05	511.84	501.75	40.36
114	#2105 - 5885 OLIVE AVE	1007	380.47	99.44	479.91	470.45	37.84
115	#2206 - 5885 OLIVE AVE	1096	414.11	108.22	522.33	512.03	41.20
116	#2201 - 5885 OLIVE AVE	1096	414.11	108.22	522.33	512.03	41.20
117	#2202 - 5885 OLIVE AVE	1149	434.13	113.46	547.59	536.79	43.20
118	#2203 - 5885 OLIVE AVE	1071	404.65	105.76	510.41	500.35	40.24
119	#2204 - 5885 OLIVE AVE	1074	405.79	106.05	511.84	501.75	40.36
120	#2205 - 5885 OLIVE AVE	1007	380.47	99.44	479.91	470.45	37.84
121	#2306 - 5885 OLIVE AVE	1096	414.11	108.22	522.33	512.03	41.20
122	#2301 - 5885 OLIVE AVE	1096	414.11	108.22	522.33	512.03	41.20
123	#2302 - 5885 OLIVE AVE	1149	434.13	113.46	547.59	536.79	43.20
124	#2303 - 5885 OLIVE AVE	1072	405.04	105.85	510.89	500.82	40.28
125	#2304 - 5885 OLIVE AVE	1074	405.79	106.05	511.84	501.75	40.36
126	#2305 - 5885 OLIVE AVE	1005	379.72	99.24	478.96	469.52	37.76
127	PH #6 - 5885 OLIVE AVE	1347	508.94	133.01	641.95	629.29	50.64
128	#2401 - 5885 OLIVE AVE	1347	508.94	133.01	641.95	629.29	50.64
129	PH #2 - 5885 OLIVE AVE	1371	518.01	135.38	653.39	640.50	51.56
130	#2403 - 5885 OLIVE AVE	1291	487.78	127.48	615.26	603.13	48.52
131	PH #4 - 5885 OLIVE AVE	1290	487.40	127.38	614.78	602.66	48.48
132	PH #5 - 5885 OLIVE AVE	1371	518.01	135.38	653.39	640.50	51.56
	Total:	**144,311**	**54,525.24**	**14,249.99**	**68,775.23**	**67,419.41**	**5,423.28**
	Total Annual Fee (X 12 months) =		**654,302.88**	**170,999.88**	**825,302.76**	**809,032.92**	

The retroactive fee adjustment is calculated as the difference between the new strata fees and old strata fees, multiplied by the number of months subsequent to the year end in which the old strata fees were assessed.

V3355 NW3355 - The Metropolitan
Contingency Reserve Fund - Projected
May 01, 2024 to Apr 30, 2025

Account	Description	
35354	Opening Balance of Contingency Reserve Fund (CRF)	497,210.00
48000	Contingency Reserve Fund Contributions	171,000.00
49345	Interest	29,379.00
33500	CRF expenditure - Resolution for Depreciation Report	(15,000.00)
36404	CRF - Resolution for Window Trial Project Cancellation	83,000.00
	Probable Balance of Contingency Reserve Fund at the end of the fiscal year	765,589.00

Contingency

BFL CANADA Risk and Insurance Services Inc.
1177 West Hastings Street, Suite 200
Vancouver, British Columbia, V6E 2K3
Tel.. 604-669-9600
Fax: 604-683-9316
Toll Free: 1-866-669-9602

BFL CANADA

Strata PROTECT

SUMMARY OF COVERAGES

Named Insured	The Owners, Strata Plan NW3355, acting on their own behalf or as a Strata Corporation &/or as Trustees or Agents on behalf of all Registered Unit Owners
Project Name	THE METROPOLITAN
Property Manager	Korecki Real Estate Services Inc.
Policy Period	April 30, 2025 to April 30, 2026
Policy Number	BFL04NW3355
Insured Location(s)	5885 Olive Avenue, Burnaby, BC V5H 4N8

INSURING AGREEMENT

PROPERTY (Appraisal Date: April 30, 2025)	DEDUCTIBLE	LIMIT
All Property, Stated Amount Co-Insurance, Replacement Cost,		$80,256,000
Blanket By-Laws.		Included
Property Extensions	$2,500	$25,000
Lock & Key		$50,000
Additional Living Expenses - Per Unit		$1,000,000
Additional Living Expenses - Annual Aggregate		Up to $5,000,000
Excess Property Extensions - Annually Aggregated		
- Excludes all damage arising from the peril of Earthquake		
All Risks	$25,000	
Sewer Backup	$50,000	
Water Damage	$50,000	
Earthquake (Annual Aggregate)	10% (minimum $250,000)	100% of the Policy Limit
Flood (Annual Aggregate)	$25,000	100% of the Policy Limit
Business Interruption (Gross Rentals), 100% Co-Insurance, Indemnity Period (Months) : 18	24 Hour Waiting Period	$6,300

CRIME	DEDUCTIBLE	LIMIT
Employee Dishonesty - Including Property Manager and Elected Officer Theft	Nil	$1,000,000
Broad Form Money and Securities	Nil	$10,000

COMMERCIAL GENERAL LIABILITY	DEDUCTIBLE	LIMIT
Bodily Injury & Property Damage	$1,000	$30,000,000
Non-Owned Automobile	$1,000	$30,000,000
Infectious Agent or Communicable Disease Exclusion – With Limited Exceptions		
Total Pollution Exclusion		

CONDOMINIUM DIRECTORS & OFFICERS LIABILITY	DEDUCTIBLE	LIMIT
Claims Made Form - Including Property Manager	Nil	$20,000,000
Privacy Event Expenses	Nil	Not Applicable
Cyber Liability	Nil	Not Applicable

BLANKET GLASS - Includes Lobby Glass	DEDUCTIBLE	LIMIT
Residential	$250	Blanket
Commercial	$500	
Canopy	$1,000	

E. & O.E.

BFL CANADA

BFL CANADA Risk and Insurance Services Inc.
1177 West Hastings Street, Suite 200
Vancouver, British Columbia, V6E 2K3

Tel: 604-669-9600
Fax: 604-683-9316
Toll Free: 1-866-669-9602

INSURING AGREEMENT

EQUIPMENT BREAKDOWN	DEDUCTIBLE	LIMIT
Standard Comprehensive Form including Production Machines and Electronic Equipment	$2,500	$80,256,000
- Deductible Waiver Endorsement with respect to losses exceeding $25,000		
Extra Expense – 100% available in first month	24 Hour Waiting Period	$1,000,000
- Additional Living Expenses Endorsement - Per Unit		$25,000
- Additional Living Expenses Endorsement - Annual Aggregate		$1,000,000
Loss of Profits – Rents, Indemnity Period (Months): 18	24 Hour Waiting Period	$6,300

POLLUTION LIABILITY	DEDUCTIBLE	LIMIT
Each Event	$25,000	$1,000,000 Shared
Aggregate Policy Limit		$20,000,000 Shared

VOLUNTEER ACCIDENT	DEDUCTIBLE	LIMIT
Maximum Limit of Loss	See Policy Wordings	$1,000,000

LEGAL EXPENSES	DEDUCTIBLE	LIMIT
Each Event	Nil	$1,000,000
Annual Aggregate		$5,000,000

TERRORISM	DEDUCTIBLE	LIMIT
Per Occurrence.	$1,000	$350,000
Annual Aggregate		$350,000

CYBER, DATA & PRIVACY	DEDUCTIBLE	LIMIT
Cyberboxx	$5,000	
Annual Policy Aggregate		$100,000
Hackbuster's Incident response services		Included
Coverage A - Privacy Breach Liability		$100,000
Coverage B - Privacy Breach Expense		$50,000
Coverage C - Cyber Extortion & Recovery		$50,000
Coverage D - Social Engineering		$25,000
Coverage E - Breach by suppliers		$50,000

Loss Payable
All Registered Unit Owners &/or other Mortgagees as their interest may appear and as shown in the Land Registration District Office applicable to the said Property.

This record sheet is intended for reference only. Please refer to your polic(ies) for complete details.

STRATA PLAN NWS3355
THE METROPOLITAN
2025/2026 - 12 MONTH BUDGET
MAY 1, 2025 - APRIL 30, 2026

		2024/2025 BUDGETED	2024/2025 ACTUAL	2025/2026 PROPOSED 0.0%
REVENUE				
6710-1000	Strata Fees	$825,303.00	$825,302.76	$825,303.00
6725-1000	Locker Fees	$300.00	$470.00	$300.00
6730-1000	Fines & Penalties	$0.00	$574.25	$0.00
6740-1000	Parking Revenue	$6,000.00	$7,757.00	$6,000.00
6755-1000	Strata Suite Rental	$8,400.00	$7,700.00	$8,400.00
6760-1000	Interest	$4,200.00	$2,538.76	$2,000.00
6770-1000	Move In/Out	$0.00	$1,050.00	$0.00
6775-1000	Key Fobs	$0.00	$1,530.00	$0.00
	TOTAL REVENUE	**$844,203.00**	**$846,922.77**	**$842,003.00**
GENERAL EXPENSES				
7050-1000	Management Fees	$39,008.00	$34,051.49	$40,568.00
7100-1000	Insurance	$211,196.00	$212,036.00	$161,339.00
7400-1000	Admin Fees	$0.00	$1,292.63	$1,500.00
7420-1000	Miscellaneous Expense	$13,400.00	$6,789.59	$10,000.00
7610-1000	Legal & Audit Fees	$815.00	$488.25	$900.00
	TOTAL GENERAL EXPENSES	**$264,419.00**	**$254,657.96**	**$214,307.00**
RECREATION FACILITY				
7815-1000	Pool & Rec. Fac. Supplies	$7,000.00	$14,287.14	$15,000.00
	TOTAL RECREATION FACILITY	**$7,000.00**	**$14,287.14**	**$15,000.00**
BUILDING & GROUND EXPENSES				
8010-1000	Gas	$70,000.00	$65,446.00	$7,000.00
8020-1000	Electricity	$45,000.00	$40,733.63	$45,000.00
8030-1000	Water / Sewer	$900.00	$764.70	$900.00
8060-1000	Elevator	$33,300.00	$35,233.99	$37,500.00
8100-1000	Landscaping	$36,400.00	$20,858.25	$40,000.00
8135-1000	Fire Protection	$5,000.00	$9,888.59	$10,000.00
8170-1000	Janitorial	$15,600.00	$23,227.97	$24,000.00
8180-1000	Building Manager	$63,284.00	$50,541.32	$63,284.00
8190-1000	Garbage & Recycling	$6,900.00	$5,359.47	$6,900.00
8240-1000	Repairs & Maintenance	$102,000.00	$117,707.72	$156,712.00
8255-1000	Mechanical/HVAC Maintenance	$10,000.00	$26,347.78	$27,000.00
8300-1000	Window Cleaning	$10,000.00	$0.00	$10,000.00
8350-1000	Depreciation Report	$0.00	$0.00	$10,000.00
8460-1000	Telephone	$3,400.00	$2,668.36	$3,400.00
	TOTAL BUILDING & GROUND EXP.	**$401,784.00**	**$398,777.78**	**$441,696.00**
	TOTAL EXPENSES	**$673,203.00**	**$667,722.88**	**$671,003.00**
RESERVE FUNDS CONTRIBUTION				
9002-1000	Contingency Reserve Fund	$171,000.00	$171,000.00	$171,000.00
	TOTAL RESERVE FUNDS CONT.	**$171,000.00**	**$171,000.00**	**$171,000.00**

?

15K?
or
25?

STRATA PLAN NWS3355
THE METROPOLITAN
2025/2026 - 12 MONTH BUDGET
MAY 1, 2025 - APRIL 30, 2026

		2024/2025 BUDGETED	2024/2025 ACTUAL	2025/2026 PROPOSED
				0.0%
	SURPLUS / (DEFICIT)	$0.00	$8,199.89	$0.00

Version #3.0
annalyn - 2025/07/03 10:43

STRATA PLAN NWS3355
THE METROPOLITAN
STRATA FEE SCHEDULE
MAY 1, 2025 - APRIL 30, 2026

UNIT	SL	U.E.	PRIOR YR. MONTHLY STRATA FEES	CURRENT YR. OPERATING FUND CONTRIBUTION	CURRENT YR. CRF FUND CONTRIBUTION	CURRENT YR. MONTHLY STRATA FEE
101	1	1091	$519.95	$412.21	$107.73	$519.95
102	2	1051	$500.88	$397.10	$103.78	$500.88
103	3	1011	$481.82	$381.99	$99.83	$481.82
201	4	1097	$522.80	$414.48	$108.32	$522.80
202	5	1097	$522.80	$414.48	$108.32	$522.80
203	6	1142	$544.25	$431.48	$112.77	$544.25
306	7	1098	$523.28	$414.86	$108.42	$523.28
301	8	1101	$524.71	$415.99	$108.72	$524.71
302	9	1140	$543.30	$430.73	$112.57	$543.30
303	10	1076	$512.80	$406.55	$106.25	$512.80
304	11	1076	$512.80	$406.55	$106.25	$512.80
305	12	1000	$476.58	$377.83	$98.75	$476.58
406	13	1098	$523.28	$414.86	$108.42	$523.28
401	14	1097	$522.80	$414.48	$108.32	$522.80
402	15	1142	$544.25	$431.48	$112.77	$544.25
403	16	1074	$511.84	$405.79	$106.05	$511.84
404	17	1076	$512.80	$406.55	$106.25	$512.80
405	18	1000	$476.58	$377.83	$98.75	$476.58
506	19	1098	$523.28	$414.86	$108.42	$523.28
501	20	1099	$523.76	$415.24	$108.52	$523.76
502	21	1142	$544.25	$431.48	$112.77	$544.25
503	22	1076	$512.80	$406.55	$106.25	$512.80
504	23	1075	$512.32	$406.17	$106.15	$512.32
505	24	999	$476.10	$377.45	$98.65	$476.10
606	25	1099	$523.76	$415.24	$108.52	$523.76
601	26	1099	$523.76	$415.24	$108.52	$523.76
602	27	1142	$544.25	$431.48	$112.77	$544.25
603	28	1076	$512.80	$406.55	$106.25	$512.80
604	29	1075	$512.32	$406.17	$106.15	$512.32
605	30	1000	$476.58	$377.83	$98.75	$476.58
706	31	1098	$523.28	$414.86	$108.42	$523.28
701	32	1098	$523.28	$414.86	$108.42	$523.28
702	33	1142	$544.25	$431.48	$112.77	$544.25
703	34	1076	$512.80	$406.55	$106.25	$512.80
704	35	1075	$512.32	$406.17	$106.15	$512.32
705	36	999	$476.10	$377.45	$98.65	$476.10
806	37	1096	$522.33	$414.10	$108.22	$522.33
801	38	1096	$522.33	$414.10	$108.22	$522.33
802	39	1146	$546.16	$432.99	$113.16	$546.16
803	40	1074	$511.84	$405.79	$106.05	$511.84
804	41	1073	$511.37	$405.41	$105.95	$511.37
805	42	1003	$478.01	$378.97	$99.04	$478.01
906	43	1096	$522.33	$414.10	$108.22	$522.33
901	44	1096	$522.33	$414.10	$108.22	$522.33
902	45	1146	$546.16	$432.99	$113.16	$546.16
903	46	1074	$511.84	$405.79	$106.05	$511.84
904	47	1073	$511.37	$405.41	$105.95	$511.37
905	48	1003	$478.01	$378.97	$99.04	$478.01
1006	49	1094	$521.37	$413.35	$108.03	$521.37

STRATA PLAN NWS3355
THE METROPOLITAN
STRATA FEE SCHEDULE
MAY 1, 2025 - APRIL 30, 2026

UNIT	SL	U.E.	PRIOR YR. MONTHLY STRATA FEES	CURRENT YR. OPERATING FUND CONTRIBUTION	CURRENT YR. CRF FUND CONTRIBUTION	CURRENT YR. MONTHLY STRATA FEE
1001	50	1094	$521.37	$413.35	$108.03	$521.37
1002	51	1150	$548.06	$434.51	$113.56	$548.06
1003	52	1072	$510.89	$405.04	$105.85	$510.89
1004	53	1072	$510.89	$405.04	$105.85	$510.89
1005	54	1007	$479.91	$380.48	$99.44	$479.91
1106	55	1094	$521.37	$413.35	$108.03	$521.37
1101	56	1094	$521.37	$413.35	$108.03	$521.37
1102	57	1150	$548.06	$434.51	$113.56	$548.06
1103	58	1072	$510.89	$405.04	$105.85	$510.89
1104	59	1072	$510.89	$405.04	$105.85	$510.89
1105	60	1007	$479.91	$380.48	$99.44	$479.91
1206	61	1094	$521.37	$413.35	$108.03	$521.37
1201	62	1094	$521.37	$413.35	$108.03	$521.37
1202	63	1150	$548.06	$434.51	$113.56	$548.06
1203	64	1072	$510.89	$405.04	$105.85	$510.89
1204	65	1072	$510.89	$405.04	$105.85	$510.89
1205	66	1007	$479.91	$380.48	$99.44	$479.91
1406	67	1094	$521.37	$413.35	$108.03	$521.37
1401	68	1094	$521.37	$413.35	$108.03	$521.37
1402	69	1150	$548.06	$434.51	$113.56	$548.06
1403	70	1073	$511.37	$405.41	$105.95	$511.37
1404	71	1073	$511.37	$405.41	$105.95	$511.37
1405	72	1007	$479.91	$380.48	$99.44	$479.91
1506	73	1094	$521.37	$413.35	$108.03	$521.37
1501	74	1094	$521.37	$413.35	$108.03	$521.37
1502	75	1150	$548.06	$434.51	$113.56	$548.06
1503	76	1073	$511.37	$405.41	$105.95	$511.37
1504	77	1073	$511.37	$405.41	$105.95	$511.37
1505	78	1007	$479.91	$380.48	$99.44	$479.91
1606	79	1094	$521.37	$413.35	$108.03	$521.37
1601	80	1094	$521.37	$413.35	$108.03	$521.37
1602	81	1149	$547.59	$434.13	$113.46	$547.59
1603	82	1073	$511.37	$405.41	$105.95	$511.37
1604	83	1073	$511.37	$405.41	$105.95	$511.37
1605	84	1007	$479.91	$380.48	$99.44	$479.91
1706	85	1094	$521.37	$413.35	$108.03	$521.37
1701	86	1094	$521.37	$413.35	$108.03	$521.37
1702	87	1149	$547.59	$434.13	$113.46	$547.59
1703	88	1073	$511.37	$405.41	$105.95	$511.37
1704	89	1073	$511.37	$405.41	$105.95	$511.37
1705	90	1007	$479.91	$380.48	$99.44	$479.91
1806	91	1095	$521.85	$413.73	$108.13	$521.85
1801	92	1095	$521.85	$413.73	$108.13	$521.85
1802	93	1149	$547.59	$434.13	$113.46	$547.59
1803	94	1072	$510.89	$405.04	$105.85	$510.89
1804	95	1074	$511.84	$405.79	$106.05	$511.84
1805	96	1007	$479.91	$380.48	$99.44	$479.91
1906	97	1096	$522.33	$414.10	$108.22	$522.33
1901	98	1096	$522.33	$414.10	$108.22	$522.33

STRATA PLAN NWS3355
THE METROPOLITAN
STRATA FEE SCHEDULE
MAY 1, 2025 - APRIL 30, 2026

UNIT	SL	U.E.	PRIOR YR. MONTHLY STRATA FEES	CURRENT YR. OPERATING FUND CONTRIBUTION	CURRENT YR. CRF FUND CONTRIBUTION	CURRENT YR. MONTHLY STRATA FEE
1902	99	1149	$547.59	$434.13	$113.46	$547.59
1903	100	1071	$510.41	$404.66	$105.76	$510.41
1904	101	1073	$511.37	$405.41	$105.95	$511.37
1905	102	1007	$479.91	$380.48	$99.44	$479.91
2006	103	1096	$522.33	$414.10	$108.22	$522.33
2001	104	1096	$522.33	$414.10	$108.22	$522.33
2002	105	1149	$547.59	$434.13	$113.46	$547.59
2003	106	1071	$510.41	$404.66	$105.76	$510.41
2004	107	1073	$511.37	$405.41	$105.95	$511.37
2005	108	1007	$479.91	$380.48	$99.44	$479.91
2106	109	1096	$522.33	$414.10	$108.22	$522.33
2101	110	1096	$522.33	$414.10	$108.22	$522.33
2102	111	1149	$547.59	$434.13	$113.46	$547.59
2103	112	1071	$510.41	$404.66	$105.76	$510.41
2104	113	1074	$511.84	$405.79	$106.05	$511.84
2105	114	1007	$479.91	$380.48	$99.44	$479.91
2206	115	1096	$522.33	$414.10	$108.22	$522.33
2201	116	1096	$522.33	$414.10	$108.22	$522.33
2202	117	1149	$547.59	$434.13	$113.46	$547.59
2203	118	1071	$510.41	$404.66	$105.76	$510.41
2204	119	1074	$511.84	$405.79	$106.05	$511.84
2205	120	1007	$479.91	$380.48	$99.44	$479.91
2306	121	1096	$522.33	$414.10	$108.22	$522.33
2301	122	1096	$522.33	$414.10	$108.22	$522.33
2302	123	1149	$547.59	$434.13	$113.46	$547.59
2303	124	1072	$510.89	$405.04	$105.85	$510.89
2304	125	1074	$511.84	$405.79	$106.05	$511.84
2305	126	1005	$478.96	$379.72	$99.24	$478.96
PH 6	127	1347	$641.95	$508.94	$133.01	$641.95
2401	128	1347	$641.95	$508.94	$133.01	$641.95
PH 2	129	1371	$653.39	$518.01	$135.38	$653.39
2403	130	1291	$615.26	$487.78	$127.48	$615.26
PH 4	131	1290	$614.78	$487.40	$127.38	$614.78
PH 5	132	1371	$653.39	$518.01	$135.38	$653.39
TOTAL		144311	$68,775.25	$54,525.25	$14,250.00	$68,775.25
ANNUAL TOTAL		x12	$825,303.00	$654,303.00	$171,000.00	$825,303.00

Version #3.0
annalyn - 2025/07/03 10:43

STRATA PLAN NWS3355
THE METROPOLITAN
2025/2026 REGULATION 6.6
MAY 1, 2025 - APRIL 30, 2026

OPERATING FUND

Opening Balance	$105,741.66	
Revenue		
Strata Fees	$825,303.00	*GL: 6710-1000 to 6710-1000*
Other Estimated	$16,700.00	*GL: 6715-1000 to 6785-1000*
Total Revenue	**$842,003.00**	
Expenses		
Estimated Budgetary Expenses	$671,003.00	GL: 7050-1000 to 8987-1000
Contingency Reserve Fund	$171,000.00	GL: 9002-1000
Total Expenses	**$842,003.00**	
Estimated Closing Balance	$105,741.66	

CONTINGENCY RESERVE FUND

OPENING BALANCE	**$757,745.38**	
Revenue		
Operating Budget Contributions	$171,000.00	*GL: 9002-1000*
Total Revenue	**$171,000.00**	
Expenses		
Total Expenses	**$0.00**	
Estimated Closing Balance	**$928,745.38**	

Pursuant to the Strata Property Regulation 6.6 and Section 103 of the Strata Property Act of British Columbia, this information is provided in support of the annual budget for. Pursuant to Regulation 6.7 the financial statements are enclosed with this notice.

Version #3.0
annalyn - 2025/07/03 10:43