



December 3, 2024

All Owners  
CLEARBROOK VILLAGE  
Strata Plan NW 1689

**\*\* PLEASE READ CAREFULLY \*\***

Dear Owner(s):

**RE: ANNUAL GENERAL MEETING**

At the Annual General Meeting, the owners approved a new operating budget for the fiscal year December 1, 2024 to November 30, 2025. There is an increase in the monthly strata fees – schedule attached. Please fill in the adjustment form (attached) and mail/deliver it to our office. Below we have outlined the payment options available. The minutes of the Annual General Meeting are also attached.

**A. STRATA FEE PAYMENT – BY PAD SYSTEM  
(Pre-authorized Withdrawal from your Bank Account)**

If you are already on the PAD System, **YOU DO NOT HAVE TO DO ANYTHING** - your strata fees will continue to be withdrawn automatically. On December 1, 2024 we will withdraw your December Fees.

**B. STRATA FEE PAYMENT – BY POST DATED CHEQUES**

Please forward post-dated cheques to our office, dated for the first day of each successive month starting with December 1<sup>st</sup>, 2024. The amount of your new strata fee is found in the attached schedule.

Also, please forward one (1) cheque for the four months shortfall amount. Your cheques should be made payable to **'Strata Plan NW 1689'** and mailed to our office at 2670 Minter Street, Abbotsford, BC V2T 3K2. **Please ensure that your suite number is clearly marked somewhere on your cheques.**

**WWW.PACIFICQUORUM.COM**

□ VANCOUVER (HEAD OFFICE)  
1777 West 75 Avenue  
Vancouver, BC V6P 6P2  
604-685-3828  
[vancouver@pacificquorum.com](mailto:vancouver@pacificquorum.com)

□ SURREY  
201-13734 104 Avenue  
Surrey, BC V3T 1W5  
604-635-0260  
[surrey@pacificquorum.com](mailto:surrey@pacificquorum.com)

□ ABBOTSFORD  
2670 Minter Street  
Abbotsford, BC V2T 3K2  
604-854-1734  
[abbotsford@pacificquorum.com](mailto:abbotsford@pacificquorum.com)

□ WHISTLER  
103-1055 Millar Creek Road  
Whistler, BC V8E 0K7  
604-905-0138  
[whistler@pacificquorum.com](mailto:whistler@pacificquorum.com)

□ SQUAMISH  
101A-38142 Cleveland Avenue  
Squamish, BC V8B 0B1 PO Box 15  
778-770-0380  
[squamish@pacificquorum.com](mailto:squamish@pacificquorum.com)



Should you have any questions or concerns regarding this matter, please contact the undersigned at [drichardson@pacificquorum.com](mailto:drichardson@pacificquorum.com).

Yours truly,

**PACIFIC QUORUM PROPERTIES INC.**  
**Strata Agents for CLEARBROOK VILLAGE – NW 1689**

A handwritten signature in black ink, appearing to read 'DR', located below the company name.

Dan Richardson  
Strata Manager

Enclosed - Pre-Authorized Debit Agreement and Pre-Authorized Adjustment Form



# CLEARBROOK VILLAGE STRATA PLAN NW 1689

ANNUAL GENERAL MEETING MINUTES  
Tuesday, November 12, 2024, 5:30 p.m.

**In The Activity Center**

3030 Trethewey Street & 32550 Maclure Road, Abbotsford, BC

**MANAGEMENT PRESENT:**

**Dan Richardson, Strata Manager**

**Pacific Quorum Properties Inc**

[drichardson@pacificquorum.com](mailto:drichardson@pacificquorum.com) / Direct Line: 604-743-0284

**1. CALL TO ORDER**

The meeting was called to order at 5:50 p.m. by Dan Richardson.

**2. CERTIFY PROXIES**

The Property Manager certified the proxies received.

**3. QUORUM REPORT**

The Property Manager noted that of the 305 units, there were 305 units eligible to vote. As there were 27 Owners present in person and 56 Owner by proxy, a total of 83 strata lots were represented, therefore a quorum was established and the meeting was deemed legal to proceed as mandated in the Strata Property Act. As quorum was not present at 5:30 p.m., the meeting could not be called to order. As such, Bylaw 26 was used to establish quorum, which reads:

**Quorum:**

**26. If a quorum is not present at the start of the meeting the meeting shall wait twenty minutes and those present after twenty minutes shall constitute a quorum.**

Therefore, a quorum was established and the meeting could proceed as called at 5:50 p.m. as per the provisions of Bylaw 26.

**4. ELECT A CHAIRPERSON (If Necessary)**

As per the provisions of Bylaw 27(1), Barjinder Brar, Council President chaired the meeting with assistance from the Strata Manager, Dan Richardson.

**5. PROOF OF NOTICE**

The Property Manager confirmed that the Annual General Meeting Notice was mailed to all Owners on November 23, 2024, thereby meeting the requirements of the *Strata Property Act*.

**6. APPROVAL OF THE AGENDA**

It was:

**MOVED/SECONDED (242/159)**

To approve the Agenda as presented.

**CARRIED UNANIMOUSLY**

**7. ADOPTION OF THE PREVIOUS ANNUAL GENERAL MEETING MINUTES OF NOVEMBER 28, 2023**

There being no errors or omissions,

It was:

[WWW.PACIFICQUORUM.COM](http://WWW.PACIFICQUORUM.COM)

**VANCOUVER (HEAD OFFICE)**

1777 West 75 Avenue  
Vancouver, BC V6P 6P2  
604-685-3828

[vancouver@pacificquorum.com](mailto:vancouver@pacificquorum.com)

**SURREY**

201-13734 104 Avenue  
Surrey, BC V3T 1W5  
604-635-0260

[surrey@pacificquorum.com](mailto:surrey@pacificquorum.com)

**ABBOTSFORD**

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Abbotsford, BC V2T 3K2  
604-854-1734

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**WHISTLER**

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**SQUAMISH**

101A-38142 Cleveland Avenue  
Squamish, BC V8B 0B1 PO Box 15  
778-770-0380

[squamish@pacificquorum.com](mailto:squamish@pacificquorum.com)

**MOVED/SECONDED (242/246)**

To adopt the Minutes of the Annual General Meeting held on November 28, 2023, as circulated.

**CARRIED UNANIMOUSLY**

**8. COUNCIL REPORT**

None to consider.

**9. RATIFY NEW RULES**

None to consider.

**10. REPORT ON INSURANCE COVERAGE**

Property Manager, Dan Richardson, reviewed the Strata Corporation's current insurance coverage with the Owners. It was noted that the policy Schill Insurance Brokers Ltd. provides for a maximum limit of \$94,319,000.00.

It was also noted that the Strata Corporation's earthquake damage deductible was 10% of \$94,319,000.00 being the appraised value of the property. All of the Owners would share in the payment of this deductible, based on unit entitlement (in the range of \$31,000.00 per unit). Through your condominium insurance policy, additional coverage may be obtained to cover your portion of the 10% earthquake damage deductible.

Additional deductible insurance coverage may also be obtained through your condominium insurance policy. An example being, your dishwasher leaks and causes water damage at a total cost of \$150,000.00. The Strata Corporation's insurance policy has a \$100,000.00 water damage deductible that you are responsible for paying.

By obtaining additional coverage through your condominium insurance, you would pay the deductible on your condominium insurance policy, and your insurer in turn would pay the Strata Corporation's deductible of \$100,000.00.

***All Owners are urged to obtain both of the extended insurance coverage through their condominium insurer.***

The Property Manager advised that the Strata Corporation's insurance does not cover betterments in a unit, such as upgrades to tile from carpet or other original "*equipment and finishes.*" Betterment coverage may be obtained through your condominium insurance. The Strata Corporation's insurance will only provide coverage up to the replacement value for the original fixtures installed in each unit.

All Owners were provided with a copy of the insurance cover note in their Notice of this Meeting, and are encouraged to take it to their own insurance company to ensure they are carrying adequate private coverage.

**INSURANCE NOTICE**

**DEDUCTIBLE CHARGE-BACK:**

Please note that, subject to your bylaws, Owners may be responsible for the Strata Corporation's insurance deductible in the event of a claim which emanates from within an Owner's unit. Owners should ensure that coverage for such deductible charge backs are added to their individual homeowner's insurance.

**The current water escape deductible is \$100,000.00.**

*(Please refer to the insurance cover note to review additional important deductible information).*

**OWNER IMPROVEMENTS / BETTERMENTS:**

Please note that any in-unit upgrades and/or betterments completed by the current or any prior Owner will not be covered under the Strata Corporation’s insurance policy. Owners must ensure that any upgrades and/or betterments are covered under their personal homeowner insurance policy.

**Unit 58 left the meeting bringing the total voters present to 82.**

**11. RESOLUTION #1 – MAJORITY VOTE – CONSIDERATION OF THE 2024/2025 OPERATING BUDGET**

**BE IT RESOLVED:**

**That the Owners, Strata Plan NW 1689**, approve by a majority vote, the proposed Operating Budget for the 2024/2025 fiscal year commencing December 1, 2024, and completing November 30, 2025 with the budget surplus/deficit to remain in the Operating Fund.

Following discussions,

It was:

**MOVED/SECONDED (242/108)**

To approve the proposed 2024/2025 Operating Budget, as presented.

**CARRIED**

**81 For**

**0 Opposed**

**1 Abstain**

**NOTE: STRATA FEE PAYMENTS**

**Please note, with the passing of this budget, there is an increase in your strata fees for this fiscal year 2024-2025.**

**Owners paying by pre-authorized withdrawal: Those Owners currently paying strata fees by way of pre-authorized withdrawal will have their fees automatically adjusted December 1, 2024.**

**Owners paying by cheque: Please submit your monthly cheque in the new amount. Strata fees must be made payable to your strata plan & unit number, “NW 1689 – Unit #”, and submitted via mail or in person to the Teamwork Property Management office.**

**If you require any information regarding your account, please contact your Property Accountant, Norma Martens**

**12. NEW BUSINESS**

**a. RESOLUTION #2 – MAJORITY VOTE – CRF EXPENSE - DEPRECIATION REPORT**

**BE IT RESOLVED:**

That the Owners, Strata Plan NW 1689 approve by majority vote a maximum expenditure of Fifteen Thousand Dollars (\$15,000.00) for the purpose of funding a Depreciation Report with such expenditure to be charged against the Contingency Reserve Fund (CRF).

Following discussions,

It was:

**MOVED/SECONDED (242/158)**

To approve the Resolution #2, as presented.

**CARRIED UNANIMOUSLY**

**b. RESOLUTION #3 – 3/4 VOTE – BYLAW ADDITION – SECURITY CAMERAS**

**BE IT RESOLVED:**

That the Owners, Strata Plan NW 1689 approve by ¾ vote the addition of Bylaw 40 as follows:

**SECURITY CAMERAS**

1. Each owner is permitted to install a door bell camera, a front yard camera and backyard camera so long as the cameras are not affixed to Common Property and do not violate the privacy of other Strata Lots by being directed at the yards of other Strata Lots.

Following discussions,

It was:

**MOVED/SECONDED (159/242)**

To approve the Resolution #2, as presented.

**CARRIED UNANIMOUSLY**

**13. ELECTION OF THE 2024/2025 STRATA COUNCIL**

The Property Manager expressed appreciation to the Council Members for their time and effort on behalf of Clearbrook Village. As required by the *Strata Property Act*, the current Council Members must resign; however, they are eligible for re-election. As the current Council's term of office expired at this meeting, the floor was opened for nominations for the 2024/2025 Strata Council, with the following Owners accepting nominations or volunteered:

**Barjinder Brar, Unit 159**

**Jaspreet Pharwaha, Unit 246**

**Barb Arthur, Unit 122 (Representing Clearwater Housing Co-op)**

**Mandeep Singh, Unit 151**

**Kirandeep Dhaliwal – Unit 166.**

**Jagroop Bhatti 281**

**Amandeep Gill – Unit 18**

It was:

**MOVED/SECONDED (242/19)**

To close nominations and elect those nominated.

**CARRIED UNANIMOUSLY**

**14. TERMINATION OF THE MEETING**

There being no further business to discuss, the meeting was terminated at 8:06 p.m.

**NEXT COUNCIL MEETING: JANUARY 14, 2025 AT 5:00PM IN THE ACTIVITY  
CENTER**

**ONLINE ACCESS TO YOUR STRATA CORPORATION - PQ ONLINE:**

- Go to: [www.pacificquorum.com](http://www.pacificquorum.com)
- Click “SIGN UP NOW” under “Connect to Your Property – PQ ONLINE”
- Enter your name, email, property name, and address
- You will be emailed your unique log-in and password to access **PQ ONLINE**
- Once you have logged into **PQ ONLINE** for the first time, go to “MY INFO”

If you have any trouble accessing **PQ ONLINE**, please contact [support@pacificquorum.com](mailto:support@pacificquorum.com)

Submitted by:

**PACIFIC QUORUM PROPERTIES INC**

Dan Richardson, Strata Manager

2670 Minter Street

Abbotsford, BC V2T 3K2

Tel: 604-854-1734 / Fax: 604-854-1754

Email: [drichardson@pacificquorum.com](mailto:drichardson@pacificquorum.com)

Website: [www.pacificquorum.com](http://www.pacificquorum.com)

**24 Hour Maintenance Emergency #: 778-241-7787**

**IMPORTANT INFORMATION** Please have this translated

**RENSEIGNEMENTS IMPORTANTS** Prière de les faire traduire

**INFORMACIÓN IMPORTANTE** Busque alguien que le traduzca

**CHỈ DẪN QUAN TRỌNG** Xin nhờ người dịch hộ

**重要資料 請找人為你翻譯**

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。

**알려드립니다** 이것을 번역해 주십시오

**सबुती माउवारी** बिगुण वरवे विसे बेसं रिग एा वुलंका वरवार्क

*Please Note:* The Real Estate Regulations may require that a vendor provide purchasers with copies of the strata corporation minutes. Please retain these minutes for your records. Replacement copies will be subject to a cost per page and can be received upon a seven (7) day advance order from Pacific Quorum Properties Inc.

## SUMMARY OF COVERAGES



**Date:** November 26, 2024

**This Is To Certify To:** The Owners of Strata Plan NWS1689 - Clearbrook Village , for itself and in its capacity as trustee for the Unit Owners and/or any Administrator or other agent designated in the Condominium By-Laws or under the Strata Property Act and/or the Property Manager and/or the Contract Manager for the Strata Corporation and/or their employees and/or the employees of the Corporation and/or the Board of Directors and/or the individual unit owners as their respective interests may appear.

That the following described policy(ies) or cover note(s) in force at this date have been affected to cover as shown below:

**Name of Insured:** The Owners of Strata Plan NWS1689 - Clearbrook Village  
**Insured Location(s):** 2670 Minter Street, Abbotsford, BC, V2T4N3  
**Policy #:** LPC2100040/ LPC2100041/ LPC2100042/ LPC2100043

**Term:** November 30, 2024 to November 30, 2025  
 12:01 am Standard time at the mailing address of the named insured

**Certificate Effective Date:** November 30, 2024

**Additional Insured:** Pacific Quorum Properties Inc. , as Property Manager and only arising out of the operations of the Named Insured

**Additional Information:** This Summary of Coverages is issued specifically with respect to the following unit: ALL UNITS

**Loss If Any Payable 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 a Special Mortgage Clause attached.

### Property

COVERAGE	DEDUCTIBLE	LIMIT AMOUNT
All Property - All Risk, Stated Amount, Co-insurance, Replacement Cost	\$25,000	\$97,161,200
Water	\$50,000	Included
Sewer Back Up	\$50,000	Included
Flood	\$50,000	Included
Earthquake	10% min. \$100,000	Included
Crime	Nil	\$10,000

## SUMMARY OF COVERAGES

Liability

COVERAGE	DEDUCTIBLE	LIMIT AMOUNT
Commercial General Liability – per occurrence	\$2,500	\$5,000,000
Bodily Injury & Property Damage Liability (Per Occurrence)	\$2,500	\$5,000,000
Products & Completed Operations (Aggregate)	\$2,500	\$5,000,000
Personal Injury Liability (Per Occurrence)	\$2,500	\$5,000,000
Directors & Officers Liability – per occurrence/ aggregate	\$2,500	\$2,000,000
Volunteer Accident	Nil	\$100,000
Pollution Liability	\$2,500	\$1,000,000

Other Coverage

COVERAGE	DEDUCTIBLE	LIMIT AMOUNT
Equipment Breakdown	\$5,000	Included
Legal Expense	Nil	\$200,000 per claim \$1,000,000 aggregate
Glass	\$25 per window	\$10,000 any one loss/per policy term
Excess Additional Living Expenses		\$5,000 per strata unit \$50,000 per occurrence \$250,000 Aggregate

*Subject to Insurer's Policy wordings, deductibles, conditions, and exclusions.*

*Subject to Statutory Conditions of the Province of BC and The Strata Act of British Columbia.*

*Subject to Standard IBC Mortgage Clause.*

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

This certificate is issued as a matter of information only and does not confer any rights on the holder and imposes no liability on the insurer.

For the purposes of the Insurance Companies Act (Canada), this Canadian Policy was issued in the course of Lloyd's Underwriters' insurance business in Canada.



Al Schill, President  
Schill Insurance Brokers Ltd.

**STATEMENT OF CASH BALANCES  
NW 1689 - CLEARBROOK VILLAGE**

**October 2024  
Month #12**

**Operating Funds:**

Cash in bank 89,501.09

**Total Operating Funds 89,501.09**

**Contingency Reserve Funds:**

Savings (CRF) in bank 182,403.99

**Total Contingency Reserve Funds 182,403.99**

**Total Equity Strata Corp 271,905.08**

**Accounts Payable:**

0.00

**Total Accounts Payable: 0.00**

**Accounts Receivable:**

CRF Charge Backs (2730) units 187/303 38,264.82  
 Strata Fees (3110) 9,341.94  
 Interest/Bylaw Fines (3410) 2,380.53  
 Admin Charges (4130) 450.00  
 Legal/Professional Fees (4160) 1,363.82  
 Repairs & Maintenance (4225) 643.13  
 Adjustments 0.00

**Total Accounts Receivable 52,444.24**

**Contingency Reserve Fund as of November 1, 2023 186,399.44**

Monthly Contributions **108,333.33**  
 Interest & term interest 10,016.02  
 Budget Surplus 2022/2023 2,866.70  
 Service Master Inv 80977 & 81410 & 81681 (March'24) -5,185.50  
 True Level Concrete Inv PRJ4154 (March'24) -4,718.01  
 30 Forensic Engineering Inv 0064448 (May 2024) -5,273.73  
 Multi-Flooring Inc Inv 5000 (May'24) -1,929.38  
 Service Master Inv 82726 & 83068 & 83087 & 82798 (May 2024) -62,619.10  
 Levy to CRF (May 2024) May Levy Interest (May/June 2024) 18,144.84  
 Service Master inv 84231 (Jun 2024) -1,160.08  
 Service Master Inv 84024 (Jun'24) -9,327.37  
 Service Master Inv 84563 (July 2024) -4,234.92  
 Service Master Inv 82723 (July 2024) -4,157.76  
 Service Master Inv 84628 (July 2024) -4,254.88  
 Aquasure Plumbing Inv 4731 (Aug 2024) -1,299.38  
 unit 12 levy and interest to crf (Aug 2024) 1,935.29  
 ServMaster Inv 85458 c/b 187 (Oct 2024) -35,630.75  
 ServMaster Inv 85391 c/b 303 (Oct 2024) -2,634.07

**Balance Contingency Reserve Fund as of October 31, 2024 185,270.69**

**Remove double May 2024 Monthly contribution in November 2024 -8,333.33**

**2022/23 AGM:**

Adopted CRF Expenditure for Driver Feedback Signage (up to) 6,000.00

Adopted CRF Expenditure for Legal Action : Topwest Asphalt (up to) 15,000.00

Adopted CRF Expenditure for Drainage Upgrades (up to) -4,847.50

Adopted CRF Contribution for Depreciation Report (up to) -15,000.00

Adopted CRF Contributions for Nov 1 2024 to Oct 31, 2025 100,000.00

**Projected CRF Balance as of Oct 31 2025 275,455.79**

**BUDGET COMPARISON - NW 1689**

**October 2024 (Month #12)**

**PREPARED FOR:**

Clearbrook Village  
32550 MacLure Road  
Abbotsford, BC  
V2T 4N3

**PREPARED BY:**

Pacific Quorum Properties Inc.  
2670 Minter Street  
Abbotsford, BC V2T3K2  
Tel: (604) 854-1734

		<b>YTD Actual</b>	<b>Annual</b>	<b>Adopted</b>
		<b>2023-2024</b>	<b>2023-2024</b>	<b>2024-2025</b>
G L Codes	<b>INCOME</b>			
3110	Strata Fees	991,119.69	995,893.88	1,042,941.88
3113	Suite/Lounge Rental	1,500.00	0	0.00
3125	Interest Income	4,912.59	1,300.00	1,300.00
3130	Parking Fees	269.74	4,000.00	4,000.00
3410	Interest/By-Law Fines/Legal	1,526.48	0	<u>0.00</u>
	<b>TOTAL INCOME</b>	<b>999,328.50</b>	<b>1,001,193.88</b>	<b>1,048,241.88</b>
	<b>GENERAL EXPENSES</b>			
4110	WorkSafe BC	16.13	30.00	30.00
4120	Insurance	317,243.74	302,152.00	300,000.00
4130	Administration	4,147.33	3,800.00	3,800.00
4140	Management	70,061.88	70,061.88	70,061.88
4150	Bank Charges	170.00	350.00	350.00
4160	Legal/Professional Fees	<u>1,427.37</u>	<u>5,000.00</u>	<u>5,000.00</u>
	<b>TOTAL GENERAL EXPENSES</b>	<b>393,066.45</b>	<b>381,393.88</b>	<b>379,241.88</b>
	<b>BUILDING EXPENSES</b>			
4225	Repairs & Maintenance	56,069.10	125,000.00	175,000.00
4226	Pest Control	10,245.90	6,300.00	10,000.00
4230	Landscaping	99,750.00	100,000.00	100,000.00
4245	Hydro - Electricity	4,495.05	4,400.00	5,000.00
4255	Water & Sewer	176,690.45	165,000.00	175,000.00
4260	Refuse Removal	70,207.20	70,000.00	70,000.00
4280	Snow Removal	9,293.34	45,000.00	30,000.00
4380	Bylaw Expenses	<u>0.00</u>	<u>4,100.00</u>	<u>4,000.00</u>
	<b>TOTAL BUILDING EXPENSES</b>	<b>426,751.04</b>	<b>519,800.00</b>	<b>569,000.00</b>
4180	Contingency Reserve Fund	<b>108,333.33</b>	<u>100,000.00</u>	<u>100,000.00</u>
	<b>TOTAL EXPENSES</b>	<b>928,150.82</b>	<b>1,001,193.88</b>	<b>1,048,241.88</b>
	<b>NET INCOME</b>	<b>71,177.68</b>	<b>0.00</b>	<b>0.00</b>

**Double payment in May 2024 fixing November 18 2024**

**Clearbrook Village - NW 1689**  
**For the Fiscal Year November 1, 2024 to October 31, 2025**

Adopted Operating Fund:	<b>\$942,941.88</b>
Adopted Contingency Fund:	<b>\$100,000.00</b>
<b>Adopted Strata Fees Total:</b>	<b>\$1,042,941.88</b>

PLEASE MAKE CHEQUES PAYABLE TO NW 1689 - (Unit #)

Strata Lot	Unit Number	Unit Entitlement	Operating Fund	Contingency Reserve Fund	Adopted Strata Fees	Strata Lot	Unit Number	Unit Entitlement	Operating Fund	Contingency Reserve Fund	Adopted Strata Fees
1	1	1058	244.58	25.94	270.52	51	35	1127	260.53	27.63	288.16
2	2	1126	260.30	27.61	287.91	50	36	1127	260.53	27.63	288.16
3	3	1126	260.30	27.61	287.91	49	37	1101	254.52	26.99	281.51
4	4	1101	254.52	26.99	281.51	48	38	1137	262.84	27.87	290.72
5	5	1101	254.52	26.99	281.51	47	39	1101	254.52	26.99	281.51
6	6	1137	262.84	27.87	290.72	46	40	1101	254.52	26.99	281.51
7	7	1137	262.84	27.87	290.72	45	41	1137	262.84	27.87	290.72
8	8	1126	260.30	27.61	287.91	44	42	1137	262.84	27.87	290.72
9	9	1126	260.30	27.61	287.91	43	43	1126	260.30	27.61	287.91
10	10	1126	260.30	27.61	287.91	42	44	1126	260.30	27.61	287.91
11	11	1126	260.30	27.61	287.91	41	45	1126	260.30	27.61	287.91
12	12	1137	262.84	27.87	290.72	40	46	1126	260.30	27.61	287.91
13	13	1137	262.84	27.87	290.72	39	47	1137	262.84	27.87	290.72
14	14	1101	254.52	26.99	281.51	38	48	1101	254.52	26.99	281.51
15	15	1101	254.52	26.99	281.51	37	49	1126	260.30	27.61	287.91
16	16	1126	260.30	27.61	287.91	36	50	1126	260.30	27.61	287.91
17	17	1126	260.30	27.61	287.91	35	51	1101	254.52	26.99	281.51
18	18	1056	244.12	25.89	270.01	34	52	1056	244.12	25.89	270.01
19	19	1101	254.52	26.99	281.51	33	53	1101	254.52	26.99	281.51
20	20	1101	254.52	26.99	281.51	32	54	1056	244.12	25.89	270.01
21	21	1126	260.30	27.61	287.91	31	55	1137	262.84	27.87	290.72
22	22	1126	260.30	27.61	287.91	30	56	1101	254.52	26.99	281.51
23	23	1101	254.52	26.99	281.51	29	57	1101	254.52	26.99	281.51
24	24	1101	254.52	26.99	281.51	28	58	1137	262.84	27.87	290.72
25	25	1126	260.30	27.61	287.91	59	59	1101	254.52	26.99	281.51
26	26	1126	260.30	27.61	287.91	60	60	1126	260.30	27.61	287.91
27	27	1101	254.52	26.99	281.51	61	61	1126	260.30	27.61	287.91
58	28	1137	262.84	27.87	290.72	62	62	1101	254.52	26.99	281.51
57	29	1127	260.53	27.63	288.16	63	63	1134	262.15	27.80	289.95
56	30	1127	260.53	27.63	288.16	64	64	1126	260.30	27.61	287.91
55	31	1127	260.53	27.63	288.16	65	65	1126	260.30	27.61	287.91
54	32	1127	260.53	27.63	288.16	66	66	1056	244.12	25.89	270.01
53	33	1137	262.84	27.87	290.72	67	67	1137	262.84	27.87	290.72
52	34	1101	254.52	26.99	281.51	68	68	1101	254.52	26.99	281.51
		37966	\$8,776.69	\$930.78	<b>\$9,707.47</b>			37886	\$8,758.20	\$928.82	<b>\$9,687.01</b>

**Clearbrook Village - NW 1689**  
**For the Fiscal Year November 1, 2024 to October 31, 2025**

Adopted Operating Fund: **\$942,941.88**  
 Adopted Contingency Fund: **\$100,000.00**  
**Adopted Strata Fees Total: \$1,042,941.88**

**PLEASE MAKE CHEQUES PAYABLE TO NW 1689 - (Unit #)**

<b>Strata Lot</b>	<b>Unit Number</b>	<b>Unit Entitlement</b>	<i>Operating Fund</i>	<i>Contingency Reserve Fund</i>	<b>Adopted Strata Fees</b>	<b>Strata Lot</b>	<b>Unit Number</b>	<b>Unit Entitlement</b>	<i>Operating Fund</i>	<i>Contingency Reserve Fund</i>	<b>Adopted Strata Fees</b>
69	69	1101	254.52	26.99	281.51	119	103	1056	244.12	25.89	270.01
70	70	1126	260.30	27.61	287.91	118	104	1101	254.52	26.99	281.51
71	71	1126	260.30	27.61	287.91	117	105	1126	260.30	27.61	287.91
72	72	1056	244.12	25.89	270.01	116	106	1126	260.30	27.61	287.91
73	73	1137	262.84	27.87	290.72	115	107	1101	254.52	26.99	281.51
74	74	1101	254.52	26.99	281.51	114	108	1056	244.12	25.89	270.01
75	75	1101	254.52	26.99	281.51	113	109	1126	260.30	27.61	287.91
76	76	1137	262.84	27.87	290.72	112	110	1126	260.30	27.61	287.91
77	77	1137	262.84	27.87	290.72	111	111	1137	262.84	27.87	290.72
78	78	1101	254.52	26.99	281.51	110	112	1101	254.52	26.99	281.51
79	79	1101	254.52	26.99	281.51	109	113	1126	260.30	27.61	287.91
80	80	1137	262.84	27.87	290.72	108	114	1126	260.30	27.61	287.91
141	81	1058	244.58	25.94	270.52	107	115	1101	254.52	26.99	281.51
140	82	1126	260.30	27.61	287.91	106	116	1101	254.52	26.99	281.51
139	83	1126	260.30	27.61	287.91	105	117	1137	262.84	27.87	290.72
138	84	1101	254.52	26.99	281.51	104	118	1126	260.30	27.61	287.91
137	85	1101	254.52	26.99	281.51	103	119	1126	260.30	27.61	287.91
136	86	1137	262.84	27.87	290.72	102	120	1126	260.30	27.61	287.91
135	87	1137	262.84	27.87	290.72	101	121	1126	260.30	27.61	287.91
134	88	1126	260.30	27.61	287.91	100	122	1137	262.84	27.87	290.72
133	89	1126	260.30	27.61	287.91	99	123	1137	262.84	27.87	290.72
132	90	1137	262.84	27.87	290.72	98	124	1126	260.30	27.61	287.91
131	91	1126	260.30	27.61	287.91	97	125	1126	260.30	27.61	287.91
130	92	1126	260.30	27.61	287.91	96	126	1056	244.12	25.89	270.01
129	93	1056	244.12	25.89	270.01	95	127	1137	262.84	27.87	290.72
128	94	1101	254.52	26.99	281.51	94	128	1126	260.30	27.61	287.91
127	95	1126	260.30	27.61	287.91	93	129	1126	260.30	27.61	287.91
126	96	1126	260.30	27.61	287.91	92	130	1126	260.30	27.61	287.91
125	97	1101	254.52	26.99	281.51	91	131	1126	260.30	27.61	287.91
124	98	1137	262.84	27.87	290.72	90	132	1137	262.84	27.87	290.72
123	99	1101	254.52	26.99	281.51	89	133	1101	254.52	26.99	281.51
122	100	1101	254.52	26.99	281.51	88	134	1126	260.30	27.61	287.91
121	101	1126	260.30	27.61	287.91	87	135	1126	260.30	27.61	287.91
120	102	1126	260.30	27.61	287.91	86	136	1101	254.52	26.99	281.51
		37889	\$8,758.89	\$928.89	<b>\$9,687.78</b>			37965	\$8,776.46	\$930.75	<b>\$9,707.21</b>

**Clearbrook Village - NW 1689**  
**For the Fiscal Year November 1, 2024 to October 31, 2025**

Adopted Operating Fund: **\$942,941.88**  
 Adopted Contingency Fund: **\$100,000.00**  
**Adopted Strata Fees Total: \$1,042,941.88**

**PLEASE MAKE CHEQUES PAYABLE TO NW 1689 - (Unit #)**

<b>Strata Lot</b>	<b>Unit Number</b>	<b>Unit Entitlement</b>	<b>Operating Fund</b>	<b>Contingency Reserve Fund</b>	<b>Adopted Strata Fees</b>	<b>Strata Lot</b>	<b>Unit Number</b>	<b>Unit Entitlement</b>	<b>Operating Fund</b>	<b>Contingency Reserve Fund</b>	<b>Adopted Strata Fees</b>
85	137	1101	254.52	26.99	281.51	265	171	1126	260.30	27.61	287.91
84	138	1137	262.84	27.87	290.72	264	172	1101	254.52	26.99	281.51
83	139	1101	254.52	26.99	281.51	263	173	1101	254.52	26.99	281.51
82	140	1101	254.52	26.99	281.51	262	174	1137	262.84	27.87	290.72
81	141	1137	262.84	27.87	290.72	261	175	1137	262.84	27.87	290.72
279	142	1137	262.84	27.87	290.72	260	176	1126	260.30	27.61	287.91
280	143	1126	260.30	27.61	287.91	259	177	1126	260.30	27.61	287.91
281	144	1126	260.30	27.61	287.91	258	178	1126	260.30	27.61	287.91
282	145	1126	260.30	27.61	287.91	257	179	1126	260.30	27.61	287.91
283	146	1126	260.30	27.61	287.91	256	180	1137	262.84	27.87	290.72
284	147	1137	262.84	27.87	290.72	255	181	1056	244.12	25.89	270.01
285	148	1056	244.12	25.89	270.01	254	182	1126	260.30	27.61	287.91
286	149	1126	260.30	27.61	287.91	253	183	1126	260.30	27.61	287.91
287	150	1126	260.30	27.61	287.91	252	184	1126	260.30	27.61	287.91
288	151	1126	260.30	27.61	287.91	251	185	1126	260.30	27.61	287.91
289	152	1126	260.30	27.61	287.91	250	186	1101	254.52	26.99	281.51
290	153	1101	254.52	26.99	281.51	249	187	1137	262.84	27.87	290.72
291	154	1137	262.84	27.87	290.72	248	188	1101	254.52	26.99	281.51
292	155	1126	260.30	27.61	287.91	247	189	1101	254.52	26.99	281.51
293	156	1126	260.30	27.61	287.91	246	190	1137	262.84	27.87	290.72
294	157	1126	260.30	27.61	287.91	245	191	1056	244.12	25.89	270.01
295	158	1126	260.30	27.61	287.91	244	192	1126	260.30	27.61	287.91
296	159	1137	262.84	27.87	290.72	243	193	1126	260.30	27.61	287.91
297	160	1056	244.12	25.89	270.01	242	194	1101	254.52	26.99	281.51
298	161	1125	260.07	27.58	287.65	241	195	1101	254.52	26.99	281.51
299	162	1126	260.30	27.61	287.91	240	196	1137	262.84	27.87	290.72
300	163	1126	260.30	27.61	287.91	239	197	1056	244.12	25.89	270.01
301	164	1126	260.30	27.61	287.91	238	198	1126	260.30	27.61	287.91
302	165	1101	254.52	26.99	281.51	237	199	1126	260.30	27.61	287.91
303	166	1126	260.30	27.61	287.91	236	200	1126	260.30	27.61	287.91
304	167	1126	260.30	27.61	287.91	235	201	1126	260.30	27.61	287.91
305	168	1137	262.84	27.87	290.72	234	202	1101	254.52	26.99	281.51
267	169	1056	244.12	25.89	270.01	278	203	1101	254.52	26.99	281.51
266	170	1126	260.30	27.61	287.91	277	204	1126	260.30	27.61	287.91
		38025	\$8,790.33	\$932.22	<b>\$9,722.55</b>			37915	\$8,764.90	\$929.53	<b>\$9,694.43</b>

**Clearbrook Village - NW 1689**  
**For the Fiscal Year November 1, 2024 to October 31, 2025**

Adopted Operating Fund: **\$942,941.88**  
 Adopted Contingency Fund: **\$100,000.00**  
**Adopted Strata Fees Total: \$1,042,941.88**

**PLEASE MAKE CHEQUES PAYABLE TO NW 1689 - (Unit #)**

Strata Lot	Unit Number	Unit Entitlement	Operating Fund	Contingency Reserve Fund	Adopted Strata Fees	Strata Lot	Unit Number	Unit Entitlement	Operating Fund	Contingency Reserve Fund	Adopted Strata Fees
276	205	1126	260.30	27.61	287.91	187	239	1101	254.52	26.99	281.51
275	206	1101	254.52	26.99	281.51	142	240	1101	254.52	26.99	281.51
274	207	1101	254.52	26.99	281.51	143	241	1101	254.52	26.99	281.51
268	208	1056	244.12	25.89	270.01	144	242	1126	260.30	27.61	287.91
269	209	1126	260.30	27.61	287.91	145	243	1126	260.30	27.61	287.91
270	210	1126	260.30	27.61	287.91	146	244	1101	254.52	26.99	281.51
271	211	1126	260.30	27.61	287.91	147	245	1101	254.52	26.99	281.51
272	212	1126	260.30	27.61	287.91	148	246	1126	260.30	27.61	287.91
273	213	1101	254.52	26.99	281.51	149	247	1126	260.30	27.61	287.91
212	214	1137	262.84	27.87	290.72	150	248	1101	254.52	26.99	281.51
211	215	1126	260.30	27.61	287.91	151	249	1056	244.12	25.89	270.01
210	216	1126	260.30	27.61	287.91	152	250	1126	260.30	27.61	287.91
209	217	1126	260.30	27.61	287.91	153	251	1126	260.30	27.61	287.91
208	218	1126	260.30	27.61	287.91	154	252	1101	254.52	26.99	281.51
207	219	1137	262.84	27.87	290.72	155	253	1101	254.52	26.99	281.51
206	220	1101	254.52	26.99	281.51	156	254	1137	262.84	27.87	290.72
205	221	1126	260.30	27.61	287.91	157	255	1056	244.12	25.89	270.01
204	222	1126	260.30	27.61	287.91	158	256	1126	260.30	27.61	287.91
203	223	1101	254.52	26.99	281.51	159	257	1126	260.30	27.61	287.91
202	224	1101	254.52	26.99	281.51	160	258	1126	260.30	27.61	287.91
201	225	1126	260.30	27.61	287.91	161	259	1126	260.30	27.61	287.91
200	226	1126	260.30	27.61	287.91	162	260	1101	254.52	26.99	281.51
199	227	1101	254.52	26.99	281.51	163	261	1101	254.52	26.99	281.51
198	228	1056	244.12	25.89	270.01	164	262	1126	260.30	27.61	287.91
197	229	1126	260.30	27.61	287.91	165	263	1126	260.30	27.61	287.91
196	230	1126	260.30	27.61	287.91	166	264	1101	254.52	26.99	281.51
195	231	1137	262.84	27.87	290.72	167	265	1137	262.84	27.87	290.72
194	232	1056	244.12	25.89	270.01	168	266	1126	260.30	27.61	287.91
193	233	1101	254.52	26.99	281.51	169	267	1126	260.30	27.61	287.91
192	234	1056	244.12	25.89	270.01	170	268	1126	260.30	27.61	287.91
191	235	1101	254.52	26.99	281.51	171	269	1126	260.30	27.61	287.91
190	236	1101	254.52	26.99	281.51	172	270	1137	262.84	27.87	290.72
189	237	1126	260.30	27.61	287.91	173	271	1101	254.52	26.99	281.51
188	238	1126	260.30	27.61	287.91	174	272	1126	260.30	27.61	287.91
		37787	\$8,735.31	\$926.39	<b>\$9,661.70</b>			37877	\$8,756.12	\$928.60	<b>\$9,684.71</b>

**Clearbrook Village - NW 1689**  
**For the Fiscal Year November 1, 2024 to October 31, 2025**

Adopted Operating Fund:	\$942,941.88
Adopted Contingency Fund:	\$100,000.00
<b>Adopted Strata Fees Total:</b>	<b>\$1,042,941.88</b>

**PLEASE MAKE CHEQUES PAYABLE TO NW 1689 - (Unit #)**

Strata Lot	Unit Number	Unit Entitlement	Operating Fund	Contingency Reserve Fund	Adopted Strata Fees
175	273	1126	260.30	27.61	287.91
176	274	1101	254.52	26.99	281.51
177	275	1056	244.12	25.89	270.01
178	276	1126	260.30	27.61	287.91
179	277	1126	260.30	27.61	287.91
180	278	1126	260.30	27.61	287.91
181	279	1126	260.30	27.61	287.91
182	280	1101	254.52	26.99	281.51
183	281	1101	254.52	26.99	281.51
184	282	1126	260.30	27.61	287.91
185	283	1126	260.30	27.61	287.91
186	284	1101	254.52	26.99	281.51
213	285	1056	244.12	25.89	270.01
214	286	1126	260.30	27.61	287.91
215	287	1126	260.30	27.61	287.91
216	288	1126	260.30	27.61	287.91
217	289	1126	260.30	27.61	287.91
218	290	1101	254.52	26.99	281.51
219	291	1101	254.52	26.99	281.51
220	292	1126	260.30	27.61	287.91
221	293	1126	260.30	27.61	287.91
222	294	1101	254.52	26.99	281.51
223	295	1056	244.12	25.89	270.01
224	296	1126	260.30	27.61	287.91
255	297	1056	244.12	25.89	270.01
226	298	1126	260.30	27.61	287.91
227	299	1126	260.30	27.61	287.91
228	300	1101	254.52	26.99	281.51
229	301	1101	254.52	26.99	281.51
230	302	1101	254.52	26.99	281.51
231	303	1126	260.30	27.61	287.91
232	304	1126	260.30	27.61	287.91
233	305	1101	254.52	26.99	281.51
		36603	\$8,461.60	\$897.36	<b>\$9,358.96</b>
<b>Total Unit Entitlement</b>					<b>339,913</b>

	Operating Fund	CRF	Monthly Strata Fees
<b>Total Monthly Fees</b>	\$ 78,578.49	\$ 8,333.33	\$ 86,911.82
<b>Total Yearly Fees</b>	\$ 942,941.88	\$ 100,000.00	
<b>Total Yearly Strata Fees</b>	<b>\$1,042,941.88</b>		