

NOTICE OF THE ANNUAL GENERAL MEETING OF LMS 3187: "the AVE"

To be held on:

THURSDAY, JUNE 26, 2025

LOCATION: AMENITY ROOM

REGISTRATION: 6:00 PM

CALL TO ORDER: 6:30 PM (approximately)

IMPORTANT:

- **IMPORTANT:** If a unit Owner is **NOT** receiving e-mails from Quay Pacific Property Management, the unit Owner should send an e-mail request to Management at: manager.ave@quaypacific.com. Include your **NAME & UNIT NUMBER WITH BUILDING NAME** in the **SUBJECT LINE**.
- If you are not able to attend the meeting, please complete and sign the enclosed Proxy Form and e-mail it to manager.ave@quaypacific.com.
Proxy requested by: 5:00 PM on Wednesday, June 25, 2025

PLEASE READ EVERY PAGE OF THIS NOTICE

June 6, 2025

**Real Estate Management
Sales & Investments**

#206 - 9440 202nd Street
Langley, B.C. V1M 4A6

Tel: 604.371.2208

Fax: 604.371.2207

www.quaypacific.com



To:

The Owners, Strata Plan LMS 3187: "the Ave"
528 Rochester Avenue
Coquitlam, B.C. V3K 7A5

NOTICE OF ANNUAL GENERAL MEETING

We are pleased to attach formal notice of the Annual General Meeting of **the Owners of Strata Plan LMS 3187, "the Ave"** to be held:

Date: **THURSDAY, JUNE 26, 2025**
Time: **Registration: 6:00 pm**
Call to Order: 6:30 pm (approximately)

Location: **Amenity Room, 528 Rochester Avenue**

PLEASE READ THIS PACKAGE IN ITS ENTIRETY AND BRING IT TO THE MEETING

This is an Annual General Meeting to consider the approval of the 2025 – 2026 Proposed Operating Budget, nine additional resolutions, and the Election of a new Strata Council as required by the Strata Property Act (SPA).

Should you be unable to attend the meeting, a proxy form has been included for an alternative representative to attend and vote on your behalf. Please be advised that a proxy holder need not be a registered owner but must be appointed by the registered owner. A spouse not registered on title requires a proxy.

We request that proxies be sent to the management company by no later than Wednesday, June 25, 2025, by 5:00 pm for convenience of certification. Please ensure that if you are giving someone your proxy form, that they will be attending the meeting. Members of Council have also volunteered to act as proxy holders if needed.

We therefore request that you review the attached information, and should you have any questions, please email them to the Strata Manager, by Wednesday, June 25, 2025, so that they can be addressed directly and in advance of the Annual General Meeting.

Quay Pacific Property Management Ltd.

On behalf of The Owners, Strata Plan LMS 3187: "the Ave"

Cyril Woon, Strata Manager

STRATA PLAN LMS 3187: "the AVE"
ANNUAL GENERAL MEETING AGENDA
TO BE HELD ON: THURSDAY, JUNE 26, 2025

Each Owner is encouraged to:

- **Read the attached AGM Notice Package;**
- **Submit any questions by e-mail: manager.ave@quaypacific.com by Wednesday, June 25, 2025;**
- **Attend the in-person meeting**
- **Complete the Proxy Form attached to this AGM Notice if unable to attend the meeting; scan or take a picture of your completed Proxy Form and e-mail it to: manager.ave@quaypacific.com.**
- **SUBMISSION OF PROXY FORM REQUESTED BY: Wednesday, June 25, 2025 at 5:00 pm.**

1. Call to order: 6:30 pm (approximately)
2. Certify proxies (and/or corporate representatives).
3. Determine that there is a quorum.
4. Elect a person to chair the meeting, if necessary.
5. Present to the meeting proof of notice of meeting, or waiver of notice.
6. Approve the Agenda.
7. Approve Minutes from the Annual General Meeting held on **June 24, 2024**.
(please review in advance as the previous minutes have been mailed and will not be read at the meeting.)
8. Council Report (if presented)
9. Consideration of Resolutions (non-budget):
 - Resolution #1 – Majority Vote – 2024-2025 Net Surplus Allocation
 - Resolution #2 – $\frac{3}{4}$ Vote – Bylaw Amendment – Bylaw 41(9)
 - Resolution #3 – $\frac{3}{4}$ Vote – Bylaw Amendment – Rental User fee Bylaw
 - Resolution #4 – $\frac{3}{4}$ Vote – CRF Expenditure – Perimeter Landscaping and Fencing Upgrades
 - Resolution #5 – $\frac{3}{4}$ Vote – CRF Expenditure – Elevator Pad Replacement
 - Resolution #6 – $\frac{3}{4}$ Vote – CRF Expenditure – Elevator Operator Modernization (West Elevator)
 - Resolution #7 – Majority Vote – CRF Expenditure – Update Current Depreciation Report

- Resolution #8 – Majority Vote – CRF Expenditure - Commission Electrical Planning Report
- Resolution #9 – $\frac{3}{4}$ Vote – CRF Expenditure – Creation of EV Ready Plan

- 10.** Ratify Rules (1)
- 11.** Report on insurance coverage in accordance with section 154 of the Act.
- 12.** Presentation and adoption of the Proposed Operating Budget for the fiscal year ending April 30, 2026. [Resolution by Majority Vote]
- 13.** Elect the Strata Council for the 2025 – 2026 fiscal year.
- 14.** General Discussion
- 15.** Terminate the Meeting

ANNUAL GENERAL MEETING – JUNE 26, 2025

RESOLUTION #1: MAJORITY VOTE – 2024 - 2025 NET SURPLUS ALLOCATION

PREAMBLE:

The Strata Corporation ended the 2024 - 2025 fiscal year in a Net Surplus position, totalling \$20,385.67. Please refer to the attached Balance Sheet and Budget Comparison documents.

THEREFORE, BE IT RESOLVED, by a majority vote of the Owners of Strata Plan LMS 3187: "the Ave", present either in person or by Proxy, at the Annual General Meeting held **June 26, 2025**, that approval be given to allocate the 2024 - 2025 Net Surplus to the 2025 - 2026 Operating Budget (for the period of May 01, 2025 – Apr. 30, 2026).

---END OF RESOLUTION---

RESOLUTION #2 – ¾ VOTE – BYLAW AMENDMENT – BYLAW 41(9)

PREAMBLE

Amendment of this bylaw will streamline the process and eliminate redundancy and simplify the process for all parties involved.

THEREFORE, BE IT RESOLVED, by a majority vote of the Owners of Strata Plan LMS 3187: "the Ave", present either in person or by Proxy, at the Annual General Meeting held **June 26, 2025**, that that, pursuant to section 128(1) of the Strata Property Act, Bylaw 41(9) be repealed, with subsequent subsections renumbered accordingly. Bylaw 41(9) currently reads as follows:

- (9) An owner wishing to make a complaint or request must do so in writing to the Property Manager and copy Strata Council and must include their name and unit number. The complaint or request will be considered at Council's next regular meeting and the results of that consideration shall be reported to the owner in writing within 14 days of the meeting.

---END OF RESOLUTION---

RESOLUTION #3 – ¾ VOTE – BYLAW AMENDMENT – RENTAL USER FEE BYLAW

WHEREAS:

- A. The Owners, Strata Plan LMS 3187 (the "**Strata Corporation**") has recognized that there are additional costs associated with the management and administration costs where a strata lot is rented;

- B. The Strata Corporation proposes to amend the bylaws to impose a rental user fee on the owner of any strata lot that is rented, in response to the increased costs incurred by the Strata Corporation as a result of rental units;

BE IT RESOLVED by a $\frac{3}{4}$ vote of the Strata Corporation that, pursuant to section 128(1) of the *Strata Property Act*, that the Strata Corporation's bylaws be amended as follows:

- (a) D
deleting bylaws 38(1) to 38(6), 38(9) to 38(11) inclusive;
- (b) A
adopting the following as bylaw 38(1);
- (1) An owner who rents out their strata lot must pay an annual rental fee of \$500 if their strata lot is rented. The annual rental fee must be paid by the owner to the strata corporation no later than seven (7) days prior to the tenant taking possession of the strata lot, and every year thereafter until the owner takes possession or is no longer the owner of the strata lot.
- (c) Renumbering the remaining provisions of bylaw 38 accordingly.

---END OF RESOLUTION---

RESOLUTION #4 – $\frac{3}{4}$ VOTE – CRF EXPENDITURE – PERIMETER LANDSCAPING AND FENCING UPGRADES

PREAMBLE

Strata has a couple areas of original fencing that is rotted and hazardous as it is a barrier from the underground exhaust system. A smaller portion requires a gate for access as the gardeners cannot access to prune hedges and trees, remaining funds to go towards top dressing and garden improvements.

THEREFORE, BE IT RESOLVED, by a majority vote of the Owners of Strata Plan LMS 3187: "the Ave", present either in person or by Proxy, at the Annual General Meeting held **June 26, 2025**, to approve funding for perimeter landscaping and fencing upgrades at a cost not to exceed \$15,000 from the Contingency Reserve Fund. Any unused funds after the upgrades are complete will remain in the Contingency Reserve Fund.

---END OF RESOLUTION---

RESOLUTION #5 – ¾ VOTE – CRF EXPENDITURE – ELEVATOR PAD REPLACEMENT

PREAMBLE

The original elevator pads are falling apart as well as bulky and difficult for some members to install. The new pads are split panels making them lighter and easier for install and less stress on the eyelets to prevent tearing apart.

THEREFORE, BE IT RESOLVED, by a majority vote of the Owners of Strata Plan LMS 3187: "the Ave", present either in person or by Proxy, at the Annual General Meeting held **June 26, 2025**, to approve funding for elevator pad replacement upgrades at a cost not to exceed \$3,000 from the Contingency Reserve Fund. Any unused funds after the replacement is complete will remain in the Contingency Reserve Fund.

---END OF RESOLUTION---

RESOLUTION #6 – ¾ VOTE – ELEVATOR OPERATOR MODERNIZATION (WEST ELEVATOR)

PREAMBLE

This modernization as it's called is a critical part to the operational longevity of the elevator. Due to the age of the operator as well as wear and tear, council recommends this be done sooner than later to prevent any long term disruptions to service, which could possibly be weeks or months waiting for parts should the elevator require to be shutdown.

THEREFORE, BE IT RESOLVED, by a majority vote of the Owners of Strata Plan LMS 3187: "the Ave", present either in person or by Proxy, at the Annual General Meeting held **June 26, 2025**, to approve funding for elevator operator modernization (west elevator) at a cost not to exceed \$25,000 from the Contingency Reserve Fund. Any unused funds after the modernization is complete will remain in the Contingency Reserve Fund.

---END OF RESOLUTION---

RESOLUTION #7 – MAJORITY VOTE – CRF EXPENDITURE - UPDATE CURRENT DEPRECIATION REPORT

PREAMBLE

Effective July 1, 2024, Strata Corporations may no longer waive the Act requirement to commission depreciation report updates. For the majority of Lower Mainland Strata Corporations, Strata corporations with depreciation reports received prior to December 31, 2020, will have until July 1, 2026 to obtain an update.

THEREFORE, BE IT RESOLVED, by a majority vote of the Owners of Strata Plan LMS 3187: "the Ave", present either in person or by Proxy, at the Annual General Meeting held **June 26, 2025**,

to approve funding for updating the current depreciation report at a cost not to exceed \$6,500 to be paid from the Contingency Reserve Fund. Any unused funds after the update is completed will remain in the Contingency Reserve Fund.

---END OF RESOLUTION---

RESOLUTION #8 – MAJORITY VOTE – CRF EXPENDITURE – COMMISSION ELECTRICAL PLANNING REPORT

PREAMBLE

To plan for increased electrical demand - including electric vehicle (EV) charging and heat pumps - strata corporations with five or more strata lots, are required to obtain an electrical planning report by December 31, 2026 or December 31, 2028 depending on where the strata corporation is located in British Columbia.

THEREFORE, BE IT RESOLVED, by a majority vote of the Owners of Strata Plan LMS 3187: "the Ave", present either in person or by Proxy, at the Annual General Meeting held **June 26, 2025**, to approve funding for commissioning an electrical planning report at a cost not to exceed \$6,000 to be paid from the Contingency Reserve Fund. Any unused funds after the report is complete will remain in the Contingency Reserve Fund.

---END OF RESOLUTION---

RESOLUTION #9 – ¾ VOTE – CRF EXPENDITURE – CREATION OF EV READY PLAN

PREAMBLE

An EV Ready Plan outlines a strategy to provide a minimum of one EV Ready parking space per residential unit in multi-use residential buildings. This ensures that the building is future-proofed to offer all residents easy access to EV charging at their parking space. ~~The plan is a requirement for both residential and commercial structures to include in their codes.~~

EV Ready Plan requirements (Effective October 31, 2023)

THEREFORE, BE IT RESOLVED, by a ¾ vote of the Owners of Strata Plan LMS 3187: "the Ave", present either in person or by Proxy, at the Annual General Meeting held **June 26, 2025**, to approve funding for creation of an EV Ready plan of \$5,000 from the Contingency Reserve Fund. Any unused funds after the plan is created will remain in the Contingency Reserve Fund.

---END OF RESOLUTION---

Rule ratification: According to the Strata Property Act s.125(6), a rule ceases to have effect at the first annual general meeting held after it is made, unless the rule is ratified by a resolution passed by a majority vote.

Council is recommending that the Owners ratify the following rule passed this year:

(28) LIMITED COMMON PROPERTY EV CHARGER USER FEE

Owners may install an electric vehicle (EV) charging station, up to a Level 2 charger, subject to strata approval and compliance with all applicable electrical and safety standards. A user fee of \$50 per month will apply to offset electricity use and maintenance costs. Owners are responsible for all costs associated with installation, operation, and removal of the charging station.

END OF RULE

Insured: The Owners Of Strata Plan LMS3187, The Ave
Quay Pacific Property Management Ltd.
Policy Period: From: October 1, 2024
Location(s): 528 Rochester Avenue, Coquitlam, BC V3K 7A5

Property Policy Number: CMW M2563

To: October 1, 2025

Effective: October 1, 2024

Description Of Coverages

Property of Every Description – Per Occurrence, Form CMWM-APRIL-2023, Appraisal: Oct 1, 2024, Year of Cycle: 3

	Limits Of Liability	Deductibles
Business Interruption	\$36,800,000.	\$10,000.
All Risks (All Other Losses Deductible)	Not Covered	
Earthquake – (Annual Aggregate)	\$36,800,000.	\$10,000.
Flood – Annual Aggregate	\$36,800,000.	\$25,000.
Water Damage		\$25,000.
Sewer Backup		\$25,000.
Exterior Glass Breakage - Wood Frame Construction Portions of Building		\$250.
Exterior Glass Breakage - All Other		\$1,000.
Commercial Glass Breakage and Canopy Glass Breakage		\$1,000.
Master Key Coverage and Lock and Key Coverage		\$2,500.
Illegal Drug Activity		\$50,000.
All Losses arising from Vacant Units		\$25,000.

Equipment Breakdown - By-laws Included

Business Interruption - Loss of Profits (Gross Rentals)	\$36,800,000.	\$1,000.
Included Debris Removal; \$500,000 Water Damage; \$500,000 Ammonia Contamination; \$500,000 Hazardous Substances; \$500,000 Professional Fees; \$100,000 Contingent Business Interruption; \$100,000 Brands And Labels; \$100,000 Fungus Clean Up Or Removal Coverage; \$100,000 Service Interruption; \$250,000 Extra Expense; \$1,000,000 Expediting Expense	Not Covered Included	

General Liability – Bodily Injury, Personal Injury and Property Damage Liability – Each Accident or Occurrence

Products and Completed Operations – Aggregate Limit	\$10,000,000.	*\$1,000.
Non-Owned Automobile	\$10,000,000.	
Advertising Injury Liability	\$10,000,000.	
Medical Payments – Each Person	\$50,000.	
Tenants' Legal Liability – Any One Premises	\$500,000.	\$1,000.
Voluntary Compensation Extension – Strata Volunteers Coverage (Weekly Indemnity of 2/3 of Employee's Weekly Wage, but not exceeding \$500/week & set at \$500/week for Volunteer Workers)	\$50,000.	

Strata Corporation Directors & Officers Liability – Annual Aggregate – Claims Made; Defense Costs Outside limit of liability - No limitation

	\$5,000,000.	Nil
	Included	Nil

Professional Liability Extension for Property Manager per Wrongful Act – Annual Aggregate – Claims Made

Discrimination Defense Costs	Included	
Employment Practices Liability	Included	

Broad Form Money & Securities - Loss Inside & Outside Premises, Depositors Forgery, Fraud, Theft, Robbery or Burglary

Employee Dishonesty, Coverage – Form A – Including Property Manager and Designated Persons	Not Covered	
	Not Covered	

Pollution Liability – Each Pollution Event, Including Bodily Injury or Property Damage and Clean-up Costs

Aggregate (Master) Policy Limit	\$1,000,000.	\$10,000.
	\$5,000,000.	

Terrorism and Sabotage Coverage

	\$500,000.	\$2,500
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Group Accident & Business Travel (Volunteer Accident Coverage)

Principal Sum - \$100,000 Weekly Accident Indemnity - \$500 (maximum 52 weeks)	\$100,000.	7 Day Waiting Period
Accident Expenses - various up to \$15,000. (please see wording) Dental Expenses \$5,000.		

Intellect Privacy & Data Breach

Liability		Nil.
Expense	\$100,000.	
	\$50,000.	

Earthquake Deductible Buy-Down Coverage – Annual Aggregate

	Not Covered	
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Platinum Legal Services Retainer Contract

Per Claim – \$1,500,000 Term Aggregate
Note: The Legal Services Retainer Contract with Clark Wilson LLP is not a contract of insurance but is a Retainer agreement between the Strata Corporation and Clark Wilson LLP for Legal Services as described in the Contract.
Premium is fully earned.

Aggregate Fees Cap per Legal Proceeding
\$1,000,000.

Conditions – Property

- All Risks of direct physical loss or damage to property described at Location(s) of Risk shown above.
- Basis of Loss Settlement – Replacement Cost including by-laws
- Valuation Basis – Stated Amount
- Extended Replacement Cost – Not Covered
- Any Property additions, renovations or installation work will be subject to a limit of 15% of the insured value, with a maximum of \$1,000,000.

Conditions – General Liability

- Property Manager is an Additional Named Insured for their management of the Strata Plan.
- *\$1,000. Bodily Injury Deductible shall be waived on the first bodily injury loss/claim if there is no prior bodily injury loss within 5 years from the effective date of the coverage term

Notable Exclusions & Endorsements

- See Schedule of Forms
- Property Cyber and Data Endorsement / Property & Equipment Breakdown Communicable Disease Exclusion / Virus, Bacteria or Microorganism Exclusion / Declaration of Emergency Endorsement

Quay Pacific Property Management

535 Front Street, New Westminster, BC V3L 1A4
Phone: (604)521-0876 Fax:

Date: May 26, 2025

Balance Sheet

The Ave LMS3187

As of: Apr 30, 2025

Description	Net
ASSETS	
Current Assets	
Bank - TD Operating	\$18,635.94
Total Current Assets:	\$18,635.94
Accounts Receivable - Owners	
A/R - Strata Operating	\$23,238.06
Total Accounts Receivable - Owners:	\$23,238.06
Other Current Assets	
Accounts Receivable - Other	\$972.09
Prepaid Insurance	\$30,259.19
Total Other Current Assets:	\$31,231.28
Contingency Reserve Fund	
Bank - TD Contingency Reserve	\$448,877.47
Loan due to CRF	\$19,365.89
Total Contingency Reserve Fund:	\$468,243.36
TOTAL ASSETS :	\$541,348.64
LIABILITIES	
Current Liabilities	
Due from Operating	\$19,365.89
Accrued Liabilities	\$28,803.41
Total Current Liabilities:	\$48,169.30
Non-Current Liabilities	
Key Deposits Liability	\$450.00
Total Non-Current Liabilities:	\$450.00
TOTAL LIABILITIES:	\$48,619.30
RESERVE EQUITY	
Contingency Reserves Unrestricted	
CRF Balance Forward	\$472,032.32
CRF - Current Contributions	\$67,909.35
Allocations (to) from Restricted	\$(92,000.00)
CRF - Current Interest Earned	\$19,874.73
Total Contingency Reserves Unrestricted:	\$467,816.40
CRF Restricted	
CRF - Restricted Reserve - Entry System Upgrade	\$426.96
Total CRF Restricted:	\$426.96
TOTAL RESERVE EQUITY:	\$468,243.36
OWNER'S EQUITY	
Operating Fund	
Prior Year Surplus/Deficit	\$62,381.26
Prior Year Surplus Carryover	\$(58,405.95)
Prior Year Adjustments	\$125.00
Current Year Surplus/Deficit	\$20,385.67

Description	Net
Total Operating Fund:	\$24,485.98
TOTAL OWNER'S EQUITY:	\$24,485.98
	\$541,348.64

Quay Pacific Property Management

535 Front Street, New Westminster, BC V3L 1A4
Phone: (604)521-0876 Fax:

Date: May 26, 2025

Statement of Income

The Ave LMS3187

From May 01, 2024 to Apr 30, 2025

Account #	Description	April				Year - to - Date				Annual Budget
		Actual	Budget	Variance	% of Actual	Actual	Budget	Variance	% of Actual	
REVENUE										
Revenue										
4100-LMS3187	Strata Fees	\$29,230.01	\$29,230.07	(\$0.06)	100.00 %	\$350,759.85	\$350,760.40	(\$0.55)	100.00 %	\$350,760.40
4211-LMS3187	Guest Suite Rental	\$0.00		\$0.00	0.00 %	\$1,050.00		\$1,050.00	0.00 %	
4217-LMS3187	Amenity Room / Guest Suite Rental	\$0.00	\$208.37	(\$208.37)	0.00 %	\$800.00	\$2,500.00	(\$1,700.00)	32.00 %	\$2,500.00
4221-LMS3187	Bike Room Income	\$0.00		\$0.00	0.00 %	\$20.00		\$20.00	0.00 %	
4310-LMS3187	Bank account interest	\$131.87	\$166.63	(\$34.76)	79.14 %	\$2,307.07	\$2,000.00	\$307.07	115.35 %	\$2,000.00
4380-LMS3187	Parking	\$375.00	\$277.12	\$97.88	135.32 %	\$4,385.00	\$3,325.00	\$1,060.00	131.88 %	\$3,325.00
4381-LMS3187	EV Charging Station Income	\$34.00		\$34.00	0.00 %	\$161.68		\$161.68	0.00 %	
4520-LMS3187	Fines	\$0.00		\$0.00	0.00 %	\$125.00		\$125.00	0.00 %	
4530-LMS3187	Move in / out charges	\$0.00	\$166.63	(\$166.63)	0.00 %	\$1,650.00	\$2,000.00	(\$350.00)	82.50 %	\$2,000.00
4540-LMS3187	Transmitter / Elevator Keys	\$0.00	\$66.63	(\$66.63)	0.00 %	\$700.00	\$800.00	(\$100.00)	87.50 %	\$800.00
4600-LMS3187	Miscellaneous income	\$0.00	\$125.00	(\$125.00)	0.00 %	\$790.01	\$1,500.00	(\$709.99)	52.67 %	\$1,500.00
4900-LMS3187	Surplus Carryover	\$4,867.19	\$4,867.19	\$0.00	100.00 %	\$58,405.95	\$58,405.95	\$0.00	100.00 %	\$58,405.95
Total Revenue:		\$34,638.07	\$35,107.64	(\$469.57)	98.66 %	\$421,154.56	\$421,291.35	(\$136.79)	99.97 %	\$421,291.35
TOTAL REVENUE:		\$34,638.07	\$35,107.64	(\$469.57)	98.66 %	\$421,154.56	\$421,291.35	(\$136.79)	99.97 %	\$421,291.35
OPERATING EXPENSES										
Contract Maintenance										
5100-LMS3187	Elevator Maintenance	\$3,915.45	\$1,083.37	\$2,832.08	361.41 %	\$16,020.60	\$13,000.00	\$3,020.60	123.24 %	\$13,000.00
5115-LMS3187	Mechanical Maintennce (Plumbing)	\$0.00	\$200.00	(\$200.00)	0.00 %	\$4,522.48	\$2,400.00	\$2,122.48	188.44 %	\$2,400.00
5130-LMS3187	Janitorial	\$1,378.13	\$1,416.63	(\$38.50)	97.28 %	\$18,035.95	\$17,000.00	\$1,035.95	106.09 %	\$17,000.00
5140-LMS3187	Landscaping	\$11,228.43	\$1,500.00	\$9,728.43	748.56 %	\$20,320.66	\$18,000.00	\$2,320.66	112.89 %	\$18,000.00
5160-LMS3187	Pest Control	\$116.00	\$133.37	(\$17.37)	86.98 %	\$1,827.00	\$1,600.00	\$227.00	114.19 %	\$1,600.00
Total Contract Maintenance:		\$16,638.01	\$4,333.37	\$12,304.64	383.95 %	\$60,726.69	\$52,000.00	\$8,726.69	116.78 %	\$52,000.00
Repairs & Replacements										
6050-LMS3187	Property Improvements (Amenity Room)	\$0.00	\$83.37	(\$83.37)	0.00 %	\$0.00	\$1,000.00	(\$1,000.00)	0.00 %	\$1,000.00

Quay Pacific Property Management

535 Front Street, New Westminister, BC V3L 1A4
Phone: (604)521-0876 Fax:

Date: May 26, 2025

Statement of Income

The Ave LMS3187

From May 01, 2024 to Apr 30, 2025

Account #	Description	April				Year - to - Date				Annual Budget
		Actual	Budget	Variance	% of Actual	Actual	Budget	Variance	% of Actual	
6090-LMS3187	Dryer/Duct Vent Clean	\$0.00	\$229.13	(\$229.13)	0.00 %	\$0.00	\$2,750.00	(\$2,750.00)	0.00 %	\$2,750.00
6140-LMS3187	Garage Door	\$1,066.80	\$183.37	\$883.43	581.77 %	\$7,059.37	\$2,200.00	\$4,859.37	320.88 %	\$2,200.00
6230-LMS3187	Repairs & Maintenance	\$5,847.45	\$4,583.37	\$1,264.08	127.58 %	\$20,512.10	\$55,000.00	(\$34,487.90)	37.29 %	\$55,000.00
6270-LMS3187	Supplies	\$0.00	\$41.63	(\$41.63)	0.00 %	\$376.03	\$500.00	(\$123.97)	75.21 %	\$500.00
Total Repairs & Replacements:		\$6,914.25	\$5,120.87	\$1,793.38	135.02 %	\$27,947.50	\$61,450.00	(\$33,502.50)	45.48 %	\$61,450.00
Safety & Security										
6530-LMS3187	Enterphone	\$0.00	\$37.50	(\$37.50)	0.00 %	\$439.67	\$450.00	(\$10.33)	97.70 %	\$450.00
6550-LMS3187	Fire Alarm and Elevator Monitoring	\$0.00	\$100.00	(\$100.00)	0.00 %	\$1,071.00	\$1,200.00	(\$129.00)	89.25 %	\$1,200.00
6580-LMS3187	Fire Safety - Non - Scheduled	\$1,522.50	\$583.37	\$939.13	260.98 %	\$9,674.78	\$7,000.00	\$2,674.78	138.21 %	\$7,000.00
Total Safety & Security:		\$1,522.50	\$720.87	\$801.63	211.20 %	\$11,185.45	\$8,650.00	\$2,535.45	129.31 %	\$8,650.00
Utilities										
7100-LMS3187	Electricity	\$2,708.98	\$2,000.00	\$708.98	135.45 %	\$27,561.66	\$24,000.00	\$3,561.66	114.84 %	\$24,000.00
7250-LMS3187	Garbage Removal	\$1,222.35	\$1,041.63	\$180.72	117.35 %	\$12,580.90	\$12,500.00	\$80.90	100.65 %	\$12,500.00
7400-LMS3187	Gas	\$4,262.62	\$4,583.37	(\$320.75)	93.00 %	\$55,732.42	\$55,000.00	\$732.42	101.33 %	\$55,000.00
Total Utilities:		\$8,193.95	\$7,625.00	\$568.95	107.46 %	\$95,874.98	\$91,500.00	\$4,374.98	104.78 %	\$91,500.00
Professional Fees										
9110-LMS3187	Accounting and Audit	\$0.00	\$187.50	(\$187.50)	0.00 %	\$1,522.50	\$2,250.00	(\$727.50)	67.67 %	\$2,250.00
9140-LMS3187	Leasing Fees (Water Treatment)	\$890.40	\$891.63	(\$1.23)	99.86 %	\$10,684.80	\$10,700.00	(\$15.20)	99.86 %	\$10,700.00
9150-LMS3187	Legal	\$100.00	\$41.63	\$58.37	240.21 %	\$802.39	\$500.00	\$302.39	160.48 %	\$500.00
9170-LMS3187	Management Fees	\$3,319.31	\$3,319.37	(\$0.06)	100.00 %	\$39,831.94	\$39,832.00	(\$0.06)	100.00 %	\$39,832.00
9175-LMS3187	Management Fees -Non Scheduled	\$0.00	\$83.37	(\$83.37)	0.00 %	\$0.00	\$1,000.00	(\$1,000.00)	0.00 %	\$1,000.00
Total Professional Fees:		\$4,309.71	\$4,523.50	(\$213.79)	95.27 %	\$52,841.63	\$54,282.00	(\$1,440.37)	97.35 %	\$54,282.00
Administrative Expense										
9240-LMS3187	Council Remuneration	\$1,000.00	\$500.00	\$500.00	200.00 %	\$6,000.00	\$6,000.00	\$0.00	100.00 %	\$6,000.00
9260-LMS3187	Insurance	\$6,051.83	\$6,291.63	(\$239.80)	96.19 %	\$74,014.06	\$75,500.00	(\$1,485.94)	98.03 %	\$75,500.00
9310-LMS3187	Miscellaneous Expense	\$0.09		\$0.09	0.00 %	\$0.09		\$0.09	0.00 %	
9350-LMS3187	Postage/Copies/Office	\$160.25	\$333.37	(\$173.12)	48.07 %	\$4,269.14	\$4,000.00	\$269.14	106.73 %	\$4,000.00

Quay Pacific Property Management

535 Front Street, New Westminister, BC V3L 1A4
Phone: (604)521-0876 Fax:

Date: May 26, 2025

Statement of Income

The Ave LMS3187

From May 01, 2024 to Apr 30, 2025

Account #	Description	----- April -----				----- Year - to- Date -----				Annual Budget
		Actual	Budget	Variance	% of Actual	Actual	Budget	Variance	% of Actual	
Total Administrative Expense:		\$7,212.17	\$7,125.00	\$87.17	101.22 %	\$84,283.29	\$85,500.00	(\$1,216.71)	98.58 %	\$85,500.00
Reserve Funds										
9920-LMS3187	Funding to Contingency Reserve	\$5,659.14	\$5,659.14	\$0.00	100.00 %	\$67,909.35	\$67,909.35	\$0.00	100.00 %	\$67,909.35
Total Reserve Funds:		\$5,659.14	\$5,659.14	\$0.00	100.00 %	\$67,909.35	\$67,909.35	\$0.00	100.00 %	\$67,909.35
TOTAL OPERATING EXPENSES:		\$50,449.73	\$35,107.75	\$15,341.98	143.70 %	\$400,768.89	\$421,291.35	(\$20,522.46)	95.13 %	\$421,291.35
Net Income:		(\$15,811.66)	(\$0.11)	(\$15,811.55)		\$20,385.67	\$0.00	\$20,385.67		\$0.00

MAJORITY VOTE RESOLUTION – OPERATING BUDGET APPROVAL

STRATA PLAN LMS 3187: “THE AVE” ANNUAL GENERAL MEETING – JUNE 26, 2025

Budget Resolution: Majority Vote – Proposed 2025 - 2026 Operating Budget

PREAMBLE:

Per Section 103 of the Strata Property Act, the strata corporation must prepare a budget for the coming fiscal year for approval by a resolution to be passed by a majority vote at each annual general meeting. With the continually rising costs of labour and materials, utilities and on-going maintenance, it is prudent to ensure that sufficient funds are available to pay for the necessary maintenance and repairs required for the common assets of “the Ave”, and to avoid decreasing the annual contribution made to the Contingency Reserve Fund.

The proposed budget for the 2025 – 2026 fiscal year reflects a **4.5% decrease in the overall budget**. Please refer to the following Schedule A: “Proposed Operating Budget” and Schedule B: “Proposed Fee Schedule”.

“THEREFORE, BE IT RESOLVED, by a majority vote of the Owners of Strata Plan LMS 3187: “the Ave”, present either in person or by Proxy, at the Annual General Meeting held **June 26, 2025**, that approval be given to adopt the proposed Budget in the amount of **\$402,434.16** and the Strata Fee Schedule in the amount – **\$369,303.49** for the fiscal year ending **April 30, 2026.**”

---END OF RESOLUTION---

LMS 3187 - The "Ave"
Proposed Operating Budget
For the Year Ending
April 30, 2026

		Approved Budget 4/30/2025	Actual 4/30/2025	Proposed 4/30/2026
GL	REVENUE			
4100	Strata Fees	350,760.40	350,759.85	369,303.49
4211	Gust Suite Rental		1,050.00	
4217	Amenity Room/Guest Suite Rental	2,500.00	800.00	2,500.00
4221	Bike Room Income		20.00	20.00
4310	Bank account interest	2,000.00	2,307.07	2,000.00
4380	Parking	3,325.00	4,385.00	3,325.00
4381	EV Charging Station Income		161.68	600.00
4500	Late payment interest			
4510	NSF Charges			
4520	Fines (By-law/Rules Infraction)		125.00	
4530	Move in / out charges	2,000.00	1,650.00	2,000.00
4540	Transmitter (Fob) / Elevator Keys	800.00	700.00	800.00
4600	Miscellaneous Income	1,500.00	790.01	1,500.00
4900	Surplus Carryover	58,405.95	58,405.95	20,385.67
	TOTAL REVENUE	421,291.35	421,154.56	402,434.16
	CONTRACT MAINTENANCE			
5100	Elevator Maintenance	13,000.00	16,020.60	13,000.00
5115	Mechanical Maintenance (Plumbing)	2,400.00	4,522.48	5,000.00
5130	Janitorial	17,000.00	18,035.95	18,000.00
5140	Landscaping	18,000.00	20,320.66	18,000.00
5160	Pest Control	1,600.00	1,827.00	1,600.00
	REPAIRS AND REPLACEMENTS			
6050	Property Improvements (Amenity room)	1,000.00	-	1,000.00
6080	Locks, keys and doors			
6090	Dryer Vent Cleaning	2,750.00	-	2,750.00
6140	Garage Door	2,200.00	7,059.37	4,000.00
6230	Repairs & Maintenance	55,000.00	20,512.10	25,000.00
6270	Supplies	500.00	376.03	500.00
	SAFETY AND SECURITY			
6530	Enterphone	450.00	439.67	450.00
6550	Fire Alarm and Elevator Monitoring	1,200.00	1,071.00	1,200.00
6580	Fire Safety - Non-Scheduled	7,000.00	9,674.78	7,000.00
	UTILITIES			
7100	Electricity	24,000.00	27,561.66	25,000.00
7250	Garbage Removal	12,500.00	12,580.90	12,500.00
7400	Gas	55,000.00	55,732.42	55,000.00
	PROFESSIONAL FEES			
9110	Accounting & Audit	2,250.00	1,522.50	2,250.00
9140	Leasing Fees (Water treatment)	10,700.00	10,684.80	10,700.00
9150	Legal	500.00	802.39	500.00
9170	Management Fees	39,832.00	39,831.94	41,026.96
9175	Management Fees - non-scheduled	1,000.00	-	1,000.00
	ADMINISTRATIVE EXPENSES			

9210	Bad Debt Expenses		-	
9240	Volunteer/Council Remuneration	6,000.00	6,000.00	8,000.00
9260	Insurance	75,500.00	74,014.06	72,000.00
9310	Miscellaneous Expense		0.09	
9350	Postage/Copies/Office	4,000.00	4,269.14	4,000.00
	TOTAL OPERATING EXPENSES	353,382.00	332,859.54	329,476.96
	RESERVE FUNDS			
9920	Funding to Contingency Reserve	67,909.35	67,909.35	72,957.20
	TOTAL EXPENSES	421,291.35	400,768.89	402,434.16
	Projected Surplus / (Deficit)	-	20,385.67	-

Statement of Retained Earnings

Retained Earnings, end of prior year	May 1, 2024		\$	62,381.26
Surplus Carryover	April 30, 2025		-\$	58,405.95
Current year surplus / deficit	April 30, 2025		\$	20,385.67
Prior Year Surplus / Adjustments	April 30, 2025		\$	125.00
Retained Earnings, end of current year	April 30, 2025		\$	24,485.98
New year surplus / deficit	April 30, 2026		\$	-
Surplus used for budget year	April 30, 2026		-\$	20,385.67
Retained Earnings, end of new year	April 30, 2026	Estimated	\$	4,100.31

Projection for the New Year:

Opening Operating Cash	May 1, 2025		\$	18,635.94
Closing Operating Cash	April 30, 2026	Estimated	\$	24,935.98
Opening CRF Cash	May 1, 2025		\$	448,877.47
Closing CRF Cash	April 30, 2026	Estimated	\$	448,877.47

BUDGET NOTES & DETAILS

LMS 3187: the "AVE"

As per the Strata Property Act, Section 92 (a), to meet all the expenses, our Strata Corporation must establish, and the Owners must contribute, by means of Strata Fees, to an operating fund for common expense that usually occurs once a year or more often than once a year.

REVENUE

4100 STRATA FEES

Strata Fees are the major source of income for the Strata Corporation to operate the common property and facilities of the building. Total fees, combined with other forms of income, must cover all the anticipated operating expenses, capital expenditures and reserve requirements for the fiscal year in order to break even at the end of the year.

➤ *Proposed 5.3% fee increase.*

4217 AMENITY ROOM / GUEST SUITE RENTAL

Income received from the rental of the Amenity Room and Guest Suite.

4310 BANK ACCOUNT INTEREST

Interest earned on funds in the Operating Bank Account during the fiscal year.

4380 PARKING

Income received from the rental of the Strata Corporation's parking stalls.

4381 EV CHARGING STATION INCOME

This is the anticipated Income received from the EV charging station fee.

4520 FINES (BY-LAWS/RULES INFRACTIONS)

Unanticipated sums of income collected throughout the fiscal year from Owners who violated the By-laws and/or Rules for Strata Plan LMS 3187: the "Ave".

4530 MOVE IN / OUT CHARGES

In accordance with the Strata Corporation's By-laws, Owners must pay the Strata Corporation a \$150.00 moving fee on each occasion where there is a change of occupancy. This fee is non-refundable, and is due prior to any scheduled move-in.

4540 TRANSMITTER (FOB) / ELEVATOR KEYS

Monies received through the transaction of keys and FOBs.

4600 MISCELLANEOUS INCOME

Monies received towards any other item not listed in the "Revenue" section for Strata Plan LMS 3187.

4900 SURPLUS CARRY-OVER

Prior years' operating surplus can be used to reduce the total Owners' contribution to the next fiscal year's operating fund.

- 2024 – 2025 Fiscal Year Net Surplus - \$20,385.67 (as at Apr. 30, 2025).

CONTRACT MAINTENANCE

5100 ELEVATOR MAINTENANCE

This category covers the cost of the elevator maintenance agreement and any required repair service calls over the course of the fiscal year.

- *Service Contractor: Richmond Elevator (monthly payments)*
- *Terms: July 01, 2024 – July 01, 2025; \$975.45 * 12 months = \$11,705.40 (annually)*
- *Budget Amount: \$13,000.00*

5110 MECHANICAL MAINTENANCE (PLUMBING)

This amount is allocated for the preventative maintenance agreement and any repairs/maintenance involving the mechanical and plumbing systems for the building.

- *Service Contractor: C & C Mechanical (quarterly payments)*
- *Terms: Dec. 09, 2024 – Dec. 08, 2025; \$459.71 * 4 quarters = \$1838.84 (annually)*
- *Budget Amount: \$5,000.00; includes additional service calls*

5130 JANITORIAL

This budgeted amount covers the janitorial expenses for the cleaning of all common areas.

- *Service Contractor: Executive Building Maintenance (monthly payments)*
- *Terms: On-going; 30-day written notice; \$1,378.13 * 12 months = \$16,537.56 (annually)*
- *Budget Amount: \$18,000.00*

5140 LANDSCAPING

This category covers the cost of the landscaping contract.

- *Service Contractor: Greenleaf Gardening Services (monthly)*
- *Terms: Feb. 15, 2025 – Dec. 15, 2026; \$1,819.12 * 10 months = \$18,191.20 (annually)*
- *Budget Amount: \$18,000.00*

5160 PEST CONTROL

On a contractual basis, the Strata Corporation pays for a monthly pest control service.

- *Service Contractor: Atlas Pest Control*
- *Terms: On-going; 30-day written notice; \$115.50 * 12 months = \$1,386.00 (annually)*
- *Budget Amount: \$1,600.00; includes additional service calls for treatment not included in the service agreement (i.e. wasps' nest, carpenter ants, bed bugs, etc.)*

REPAIRS AND REPLACEMENTS

6050 PROPERTY IMPROVEMENTS (AMENITY ROOM)

Budget amount for any improvements that Council chooses to make for the amenity room or gym.

- *Budget Amount: \$1,000.00*

6090 DRYER VENT CLEANING

This expense covers the building's annual dryer vent system.

- *Service Contractor: Air-Vac Services (annual project)*
- *Terms: annual, as approved; \$2,772.00 (current year's cost)*
- *Budget Amount: \$2,750.00*

6140 GARAGE DOOR

Amount allocated for the maintenance and repairs of the parkade gates.

- *Service Contractor: Capable One Door & Gate (quarterly payments)*
- *Terms: On-going, written termination notice; \$~465 * 4 quarters = \$1860.00 (annually)*
- *Budget Amount: \$4,000.00; includes additional service calls for unanticipated repairs not included in the service agreement and pre-approved minor repairs*

6230 REPAIRS & MAINTENANCE

This amount is allocated to perform regular and preventative maintenance, as well as unanticipated and emergency repairs to Limited Common Property, Common Property and Common Assets.

- *Budget Amount: \$25,000.00*

6270 SUPPLIES

This expense covers miscellaneous supplies for the complex.

- *Budget Amount: \$500.00*

SAFETY AND SECURITY**6530 ENTERPHONE**

Budget amount for the phone line that services the building enter phone.

- *Service Contractor & Terms: Telus (monthly payments)*
- *Budget Amount: \$450.00*

6550 FIRE ALARM AND ELEVATOR MONITORING

Costs associated with the 24-hour monitoring of the buildings' fire alarm protection and elevator system.

- *Service Contractor: Spectrum Security Monitoring (quarterly payments)*
- *Terms: On-going, 30-day termination notice; \$267.75/quarter x 4 = \$1,071.00 (annually)*
- *Budget Amount: \$1,200.00*

6580 FIRE SAFETY – NON-SCHEDULED

This category includes the annual testing of the fire safety equipment, as well as repairs and maintenances to the safety equipment, as needed throughout the fiscal year.

- *Service Contractor: West Coast Fire Protection (annual requirement)*
- *Terms: annual, as approved*
- *Budget Amount - \$7,000.00; includes any deficiency work as a result of the inspections, and any additional service calls for unanticipated repairs throughout the fiscal year*

UTILITIES**7100 ELECTRICITY**

This amount is allocated to cover any common area electrical expenses and is based on invoice history.

- *Service Contractor: BC Hydro (monthly payments)*
- *Budget Amount: \$25,000.00*

7250 GARBAGE REMOVAL

This category covers the contractual cost of the weekly removal of garbage and recycling.

- *Service Contractor: Waste Management (monthly payments)*
- *Terms: On-going; approx.. \$1,223.66 * 12 months = \$14,683.92 (annually)*
- *Budget Amount - \$12,500.00*

7400 GAS

This amount is allocated to cover gas consumption, including in-unit fireplaces and the common asset hot water boiler.

- *Service Contractor: Fortis BC (monthly payments)*
- *Budget Amount: \$55,000.00*

PROFESSIONAL FEES

9110 ACCOUNTING & AUDIT

An amount allocated for the financial review of the trust accounts as per requirements set out in the Real Estate Services Act and filing of the corporate tax return. Both are annual requirements.

- *Budget Amount: \$2,250.00*

9140 LEASING FEES (WATER TREATMENT)

An amount allocated for expenses related to the building's water treatment program.

- *Service Contractor: Clearwater Systems (RCAP Leasing Corp.)*
- *Terms: \$890.40 * 12 months = \$10,684.80 (annually)*
- *Budget Amount: \$10,700.00*

9150 LEGAL

Amount allocated in this fiscal year's Budget to cover any legal expenses, should the need arise, such as bylaw registration, title searches, etc.

- *Budget Amount: \$500.00*

9170 MANAGEMENT FEES

Management fees covers the contractual cost of managing the Strata Corporation's affairs.

- *Management Company: Quay Pacific Property Management Ltd.*
- *Projected Terms: May 01, 2025 – Apr. 30, 2026; \$3,418.91 * 12 months = \$41,026.92 (annually)*
- *Budget Amount: \$41,026.96*

9175 MANAGEMENT FEES – NON-SCHEDULED

This category includes any management services not included in the management contract (i.e., Special General Meetings; Council Meeting overtime).

- *Budget Amount: \$1,000.00*

ADMINISTRATIVE EXPENSES

9240 VOLUNTEER/COUNCIL REMUNERATION

Rather than set aside money for a caretaker, Council has created a pool of money for distribution to volunteers, including but not restricted to Council members, that assist the Strata in its everyday duties.

- *Budget Amount: \$8,000.00*

9260 INSURANCE

The insurance policy will require renewal by Oct. 01, 2025, for the period of Oct. 01, 2025 – Oct. 01, 2026.

- *Service Provider – Acera Canada*
- *Terms: Oct. 01, 2024 – Oct. 01, 2025; Premium - \$72,622.00 (annually)*
- *Budget Amount: \$72,000.00*

9350 POSTAGE/COPIES/OFFICE

This category covers the postage and photocopying costs of notices, meeting notice packages, minutes, financial statements, bylaws/correspondence, etc. as routinely distributed to or requested by Council Members, resident and non-resident owners.

- *Budget Amount: \$4,000.00*

RESERVE FUNDS**9920 CONTINGENCY RESERVE FUND**

As stipulated under Section 92 of the Strata Property Act, common expenses that usually occur less often than once a year or that do not usually occur, must be financed by a withdrawal from the Contingency Reserve Fund. Annual contributions to the C.R.F. must be done in accordance with Section 93 of the Strata Property Act and Section 6.1 of the Strata Property Regulations.

- *Annual Contributions - \$72,957.20 (increase from the previous fiscal year)*

LMS 3187 - The "Ave"
Approved Strata Fee Schedule
For the Year Ending

April 30, 2026

Please be advised that below fees **commence on the first day** of the fiscal year as noted below. On the **adjustment date**, the fee payable includes any retroactive differences. Pre-authorized payments will be adjusted automatically (including any one time adjustment). Owners who pay by cheques are requested to send in post dated cheques for the fee adjustment and regular fees.

FEE COMMENCEMENT DATE:

May 1, 2025

FEE ADJUSTMENT DATE:

August 1, 2025

- Operating Expenses
- CRF
- Total Strata Fees

\$ 296,346.29
72,957.20

\$ 369,303.49

S/L	Unit#	U/E	Operating	CRF	New Monthly Fees	Annual Fees
1	102	607	\$ 199.57	\$ 49.13	\$ 248.70	\$ 2,984.40
2	103	572	\$ 188.06	\$ 46.30	\$ 234.36	\$ 2,812.32
3	104	566	\$ 186.09	\$ 45.81	\$ 231.90	\$ 2,782.82
4	125	570	\$ 187.40	\$ 46.14	\$ 233.54	\$ 2,802.48
5	126	570	\$ 187.40	\$ 46.14	\$ 233.54	\$ 2,802.48
6	127	496	\$ 163.07	\$ 40.15	\$ 203.22	\$ 2,438.65
7	128	772	\$ 253.82	\$ 62.49	\$ 316.30	\$ 3,795.65
8	129	773	\$ 254.15	\$ 62.57	\$ 316.71	\$ 3,800.56
9	130	946	\$ 311.02	\$ 76.57	\$ 387.60	\$ 4,651.14
10	201	384	\$ 126.25	\$ 31.08	\$ 157.33	\$ 1,887.99
11	202	495	\$ 162.75	\$ 40.07	\$ 202.81	\$ 2,433.74
12	203	572	\$ 188.06	\$ 46.30	\$ 234.36	\$ 2,812.32
13	204	572	\$ 188.06	\$ 46.30	\$ 234.36	\$ 2,812.32
14	205	769	\$ 252.83	\$ 62.24	\$ 315.07	\$ 3,780.90
15	206	786	\$ 258.42	\$ 63.62	\$ 322.04	\$ 3,864.48
16	222	515	\$ 169.32	\$ 41.68	\$ 211.01	\$ 2,532.07
17	223	1004	\$ 330.09	\$ 81.27	\$ 411.36	\$ 4,936.31
18	224	1008	\$ 331.41	\$ 81.59	\$ 413.00	\$ 4,955.97
19	225	570	\$ 187.40	\$ 46.14	\$ 233.54	\$ 2,802.48

Previous Fees	3 Months Adjustment	One Time Payment - Due 01/08/25
\$ 236.21	\$ 37.46	\$ 286.16
\$ 222.59	\$ 35.30	\$ 269.66
\$ 220.26	\$ 34.93	\$ 266.83
\$ 221.81	\$ 35.18	\$ 268.72
\$ 221.81	\$ 35.18	\$ 268.72
\$ 193.02	\$ 30.61	\$ 233.83
\$ 300.42	\$ 47.65	\$ 363.95
\$ 300.81	\$ 47.71	\$ 364.42
\$ 368.13	\$ 58.38	\$ 445.98
\$ 149.43	\$ 23.70	\$ 181.03
\$ 192.63	\$ 30.55	\$ 233.36
\$ 222.59	\$ 35.30	\$ 269.66
\$ 222.59	\$ 35.30	\$ 269.66
\$ 299.25	\$ 47.46	\$ 362.54
\$ 305.87	\$ 48.51	\$ 370.55
\$ 200.41	\$ 31.78	\$ 242.79
\$ 390.70	\$ 61.96	\$ 473.32
\$ 392.26	\$ 62.21	\$ 475.21
\$ 221.81	\$ 35.18	\$ 268.72

20	226	570	\$ 187.40	\$ 46.14	\$ 233.54	\$ 2,802.48	\$ 221.81	\$ 35.18	\$ 268.72
21	227	496	\$ 163.07	\$ 40.15	\$ 203.22	\$ 2,438.65	\$ 193.02	\$ 30.61	\$ 233.83
22	228	772	\$ 253.82	\$ 62.49	\$ 316.30	\$ 3,795.65	\$ 300.42	\$ 47.65	\$ 363.95
23	229	773	\$ 254.15	\$ 62.57	\$ 316.71	\$ 3,800.56	\$ 300.81	\$ 47.71	\$ 364.42
24	230	946	\$ 311.02	\$ 76.57	\$ 387.60	\$ 4,651.14	\$ 368.13	\$ 58.38	\$ 445.98
25	301	384	\$ 126.25	\$ 31.08	\$ 157.33	\$ 1,887.99	\$ 149.43	\$ 23.70	\$ 181.03
26	302	496	\$ 163.07	\$ 40.15	\$ 203.22	\$ 2,438.65	\$ 193.02	\$ 30.61	\$ 233.83
27	303	572	\$ 188.06	\$ 46.30	\$ 234.36	\$ 2,812.32	\$ 222.59	\$ 35.30	\$ 269.66
28	304	572	\$ 188.06	\$ 46.30	\$ 234.36	\$ 2,812.32	\$ 222.59	\$ 35.30	\$ 269.66
29	305	773	\$ 254.15	\$ 62.57	\$ 316.71	\$ 3,800.56	\$ 300.81	\$ 47.71	\$ 364.42
30	306	773	\$ 254.15	\$ 62.57	\$ 316.71	\$ 3,800.56	\$ 300.81	\$ 47.71	\$ 364.42
31	308	602	\$ 197.92	\$ 48.73	\$ 246.65	\$ 2,959.82	\$ 234.27	\$ 37.15	\$ 283.81
32	309	756	\$ 248.56	\$ 61.19	\$ 309.75	\$ 3,716.98	\$ 294.20	\$ 46.66	\$ 356.41
33	310	600	\$ 197.27	\$ 48.56	\$ 245.83	\$ 2,949.98	\$ 233.49	\$ 37.03	\$ 282.86
34	311	519	\$ 170.64	\$ 42.01	\$ 212.64	\$ 2,551.74	\$ 201.97	\$ 32.03	\$ 244.68
35	312	565	\$ 185.76	\$ 45.73	\$ 231.49	\$ 2,777.90	\$ 219.87	\$ 34.87	\$ 266.36
36	313	565	\$ 185.76	\$ 45.73	\$ 231.49	\$ 2,777.90	\$ 219.87	\$ 34.87	\$ 266.36
37	314	496	\$ 163.07	\$ 40.15	\$ 203.22	\$ 2,438.65	\$ 193.02	\$ 30.61	\$ 233.83
38	315	568	\$ 186.75	\$ 45.97	\$ 232.72	\$ 2,792.65	\$ 221.04	\$ 35.06	\$ 267.78
39	316	568	\$ 186.75	\$ 45.97	\$ 232.72	\$ 2,792.65	\$ 221.04	\$ 35.06	\$ 267.78
40	317	394	\$ 129.54	\$ 31.89	\$ 161.43	\$ 1,937.16	\$ 153.32	\$ 24.32	\$ 185.75
41	318	918	\$ 301.82	\$ 74.30	\$ 376.12	\$ 4,513.47	\$ 357.24	\$ 56.66	\$ 432.78
42	319	772	\$ 253.82	\$ 62.49	\$ 316.30	\$ 3,795.65	\$ 300.42	\$ 47.65	\$ 363.95
43	320	497	\$ 163.40	\$ 40.23	\$ 203.63	\$ 2,443.57	\$ 193.41	\$ 30.67	\$ 234.30
44	321	573	\$ 188.39	\$ 46.38	\$ 234.77	\$ 2,817.23	\$ 222.98	\$ 35.36	\$ 270.13
45	322	575	\$ 189.05	\$ 46.54	\$ 235.59	\$ 2,827.07	\$ 223.76	\$ 35.49	\$ 271.08
46	323	1003	\$ 329.76	\$ 81.18	\$ 410.95	\$ 4,931.39	\$ 390.31	\$ 61.90	\$ 472.85
47	324	1006	\$ 330.75	\$ 81.43	\$ 412.18	\$ 4,946.14	\$ 391.48	\$ 62.09	\$ 474.27
48	325	570	\$ 187.40	\$ 46.14	\$ 233.54	\$ 2,802.48	\$ 221.81	\$ 35.18	\$ 268.72
49	326	570	\$ 187.40	\$ 46.14	\$ 233.54	\$ 2,802.48	\$ 221.81	\$ 35.18	\$ 268.72
50	327	496	\$ 163.07	\$ 40.15	\$ 203.22	\$ 2,438.65	\$ 193.02	\$ 30.61	\$ 233.83
51	328	772	\$ 253.82	\$ 62.49	\$ 316.30	\$ 3,795.65	\$ 300.42	\$ 47.65	\$ 363.95
52	329	773	\$ 254.15	\$ 62.57	\$ 316.71	\$ 3,800.56	\$ 300.81	\$ 47.71	\$ 364.42
53	330	946	\$ 311.02	\$ 76.57	\$ 387.60	\$ 4,651.14	\$ 368.13	\$ 58.38	\$ 445.98
54	402	502	\$ 165.05	\$ 40.63	\$ 205.68	\$ 2,468.15	\$ 195.35	\$ 30.98	\$ 236.66
55	403	567	\$ 186.42	\$ 45.89	\$ 232.31	\$ 2,787.73	\$ 220.65	\$ 34.99	\$ 267.30

56	404	572	\$ 188.06	\$ 46.30	\$ 234.36	\$ 2,812.32
57	405	773	\$ 254.15	\$ 62.57	\$ 316.71	\$ 3,800.56
58	406	767	\$ 252.17	\$ 62.08	\$ 314.26	\$ 3,771.06
59	407	501	\$ 164.72	\$ 40.55	\$ 205.27	\$ 2,463.24
60	408	603	\$ 198.25	\$ 48.81	\$ 247.06	\$ 2,964.73
61	409	755	\$ 248.23	\$ 61.11	\$ 309.34	\$ 3,712.06
62	410	600	\$ 197.27	\$ 48.56	\$ 245.83	\$ 2,949.98
63	411	516	\$ 169.65	\$ 41.77	\$ 211.42	\$ 2,536.99
64	412	567	\$ 186.42	\$ 45.89	\$ 232.31	\$ 2,787.73
65	413	565	\$ 185.76	\$ 45.73	\$ 231.49	\$ 2,777.90
66	414	496	\$ 163.07	\$ 40.15	\$ 203.22	\$ 2,438.65
67	415	568	\$ 186.75	\$ 45.97	\$ 232.72	\$ 2,792.65
68	416	568	\$ 186.75	\$ 45.97	\$ 232.72	\$ 2,792.65
69	417	394	\$ 129.54	\$ 31.89	\$ 161.43	\$ 1,937.16
70	418	918	\$ 301.82	\$ 74.30	\$ 376.12	\$ 4,513.47
71	419	772	\$ 253.82	\$ 62.49	\$ 316.30	\$ 3,795.65
72	420	497	\$ 163.40	\$ 40.23	\$ 203.63	\$ 2,443.57
73	421	573	\$ 188.39	\$ 46.38	\$ 234.77	\$ 2,817.23
74	422	575	\$ 189.05	\$ 46.54	\$ 235.59	\$ 2,827.07
75	423	1012	\$ 332.72	\$ 81.91	\$ 414.64	\$ 4,975.64
76	424	1012	\$ 332.72	\$ 81.91	\$ 414.64	\$ 4,975.64
77	425	570	\$ 187.40	\$ 46.14	\$ 233.54	\$ 2,802.48
78	426	570	\$ 187.40	\$ 46.14	\$ 233.54	\$ 2,802.48
79	427	496	\$ 163.07	\$ 40.15	\$ 203.22	\$ 2,438.65
80	428	772	\$ 253.82	\$ 62.49	\$ 316.30	\$ 3,795.65
81	429	773	\$ 254.15	\$ 62.57	\$ 316.71	\$ 3,800.56
82	430	946	\$ 311.02	\$ 76.57	\$ 387.60	\$ 4,651.14
83	505	834	\$ 274.20	\$ 67.51	\$ 341.71	\$ 4,100.48
84	506	767	\$ 252.17	\$ 62.08	\$ 314.26	\$ 3,771.06
85	507	497	\$ 163.40	\$ 40.23	\$ 203.63	\$ 2,443.57
86	508	598	\$ 196.61	\$ 48.40	\$ 245.01	\$ 2,940.15
87	509	759	\$ 249.54	\$ 61.43	\$ 310.98	\$ 3,731.73
88	510	598	\$ 196.61	\$ 48.40	\$ 245.01	\$ 2,940.15
89	511	516	\$ 169.65	\$ 41.77	\$ 211.42	\$ 2,536.99
90	512	569	\$ 187.07	\$ 46.06	\$ 233.13	\$ 2,797.57
91	513	567	\$ 186.42	\$ 45.89	\$ 232.31	\$ 2,787.73

\$ 222.59	\$ 35.30	\$ 269.66
\$ 300.81	\$ 47.71	\$ 364.42
\$ 298.48	\$ 47.34	\$ 361.59
\$ 194.96	\$ 30.92	\$ 236.19
\$ 234.66	\$ 37.22	\$ 284.28
\$ 293.81	\$ 46.60	\$ 355.94
\$ 233.49	\$ 37.03	\$ 282.86
\$ 200.80	\$ 31.85	\$ 243.26
\$ 220.65	\$ 34.99	\$ 267.30
\$ 219.87	\$ 34.87	\$ 266.36
\$ 193.02	\$ 30.61	\$ 233.83
\$ 221.04	\$ 35.06	\$ 267.78
\$ 221.04	\$ 35.06	\$ 267.78
\$ 153.32	\$ 24.32	\$ 185.75
\$ 357.24	\$ 56.66	\$ 432.78
\$ 300.42	\$ 47.65	\$ 363.95
\$ 193.41	\$ 30.67	\$ 234.30
\$ 222.98	\$ 35.36	\$ 270.13
\$ 223.76	\$ 35.49	\$ 271.08
\$ 393.82	\$ 62.46	\$ 477.09
\$ 393.82	\$ 62.46	\$ 477.09
\$ 221.81	\$ 35.18	\$ 268.72
\$ 221.81	\$ 35.18	\$ 268.72
\$ 193.02	\$ 30.61	\$ 233.83
\$ 300.42	\$ 47.65	\$ 363.95
\$ 300.81	\$ 47.71	\$ 364.42
\$ 368.13	\$ 58.38	\$ 445.98
\$ 324.55	\$ 51.47	\$ 393.18
\$ 298.48	\$ 47.34	\$ 361.59
\$ 193.41	\$ 30.67	\$ 234.30
\$ 232.71	\$ 36.91	\$ 281.92
\$ 295.36	\$ 46.84	\$ 357.82
\$ 232.71	\$ 36.91	\$ 281.92
\$ 200.80	\$ 31.85	\$ 243.26
\$ 221.42	\$ 35.12	\$ 268.25
\$ 220.65	\$ 34.99	\$ 267.30

92	514	498	\$ 163.73	\$ 40.31	\$ 204.04	\$ 2,448.49
93	515	570	\$ 187.40	\$ 46.14	\$ 233.54	\$ 2,802.48
94	516	570	\$ 187.40	\$ 46.14	\$ 233.54	\$ 2,802.48
95	517	395	\$ 129.87	\$ 31.97	\$ 161.84	\$ 1,942.07
96	518	917	\$ 301.49	\$ 74.22	\$ 375.71	\$ 4,508.56
97	519	771	\$ 253.49	\$ 62.41	\$ 315.89	\$ 3,790.73
98	520	496	\$ 163.07	\$ 40.15	\$ 203.22	\$ 2,438.65
99	521	572	\$ 188.06	\$ 46.30	\$ 234.36	\$ 2,812.32
100	522	574	\$ 188.72	\$ 46.46	\$ 235.18	\$ 2,822.15
101	523	1012	\$ 332.72	\$ 81.91	\$ 414.64	\$ 4,975.64
102	607	491	\$ 161.43	\$ 39.74	\$ 201.17	\$ 2,414.07
103	608	598	\$ 196.61	\$ 48.40	\$ 245.01	\$ 2,940.15
104	609	755	\$ 248.23	\$ 61.11	\$ 309.34	\$ 3,712.06
105	610	598	\$ 196.61	\$ 48.40	\$ 245.01	\$ 2,940.15
106	611	521	\$ 171.29	\$ 42.17	\$ 213.46	\$ 2,561.57
107	612	563	\$ 185.10	\$ 45.57	\$ 230.67	\$ 2,768.07
108	613	567	\$ 186.42	\$ 45.89	\$ 232.31	\$ 2,787.73
109	614	498	\$ 163.73	\$ 40.31	\$ 204.04	\$ 2,448.49
110	615	570	\$ 187.40	\$ 46.14	\$ 233.54	\$ 2,802.48
111	616	570	\$ 187.40	\$ 46.14	\$ 233.54	\$ 2,802.48
112	617	395	\$ 129.87	\$ 31.97	\$ 161.84	\$ 1,942.07
113	618	917	\$ 301.49	\$ 74.22	\$ 375.71	\$ 4,508.56
114	619	771	\$ 253.49	\$ 62.41	\$ 315.89	\$ 3,790.73
115	620	496	\$ 163.07	\$ 40.15	\$ 203.22	\$ 2,438.65
116	621	572	\$ 188.06	\$ 46.30	\$ 234.36	\$ 2,812.32
117	622	573	\$ 188.39	\$ 46.38	\$ 234.77	\$ 2,817.23
		75,113	\$ 24,695.52	\$ 6,079.77	\$ 30,775.29	\$ 369,303.49

\$ 193.80	\$ 30.74	\$ 234.78
\$ 221.81	\$ 35.18	\$ 268.72
\$ 221.81	\$ 35.18	\$ 268.72
\$ 153.71	\$ 24.38	\$ 186.22
\$ 356.85	\$ 56.59	\$ 432.31
\$ 300.03	\$ 47.58	\$ 363.48
\$ 193.02	\$ 30.61	\$ 233.83
\$ 222.59	\$ 35.30	\$ 269.66
\$ 223.37	\$ 35.43	\$ 270.60
\$ 393.82	\$ 62.46	\$ 477.09
\$ 191.07	\$ 30.30	\$ 231.48
\$ 232.71	\$ 36.91	\$ 281.92
\$ 293.81	\$ 46.60	\$ 355.94
\$ 232.71	\$ 36.91	\$ 281.92
\$ 202.75	\$ 32.15	\$ 245.62
\$ 219.09	\$ 34.75	\$ 265.42
\$ 220.65	\$ 34.99	\$ 267.30
\$ 193.80	\$ 30.74	\$ 234.78
\$ 221.81	\$ 35.18	\$ 268.72
\$ 221.81	\$ 35.18	\$ 268.72
\$ 153.71	\$ 24.38	\$ 186.22
\$ 356.85	\$ 56.59	\$ 432.31
\$ 300.03	\$ 47.58	\$ 363.48
\$ 193.02	\$ 30.61	\$ 233.83
\$ 222.59	\$ 35.30	\$ 269.66
\$ 222.98	\$ 35.36	\$ 270.13
\$ 29,230.03	4,635.77	35,411.06

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PROXY FORM
STRATA PLAN LMS 3187: "THE AVE"
ANNUAL GENERAL MEETING – JUNE 26, 2025

Please return the form to Quay Pacific Property Management:

- **By e-mail:** Scan/photograph and email to: manager.ave@quaypacific.com; OR,
- **By mail:** to Quay Pacific Property Management, located at: #206 – 9440 202nd Street, Langley, B.C. V1M 4A6.

We request that proxies be received at the Quay Pacific office by **5:00 PM on Wednesday, June 25, 2025.**

Ballot for a Specific Meeting

I/We, _____(name), the owner(s)/tenant(s)/mortgagee
of

Strata Lot # _____, Unit # _____, appoint _____

to act as my Proxy at the Annual General Meeting to be held on **Thursday, June 26, 2025.**

Signature of Owner: _____

(unsigned proxies are NOT VALID and will NOT be counted)