

**BCS 2176 - THE BENTLEY  
ANNUAL GENERAL MEETING MINUTES  
APRIL 23, 2025**

**LOCATION: AMENITY ROOM AT  
THE BENTLEY 295 GUILDFORD  
WAY, PORT MOODY**

**STRATA COUNCIL 2025/2026**

**PRESIDENT: DOUG B.**

**VICE PRESIDENT: JANICE W.**

**TREASURER: DOUG M.**

**COUNCIL  
GORD M., LILIAN Z., SANDI M.,  
GARY W.**

**STRATA MANAGER**

Don Cook; E-Mail: don@crpm.ca

**CROSSROADS MANAGEMENT  
LTD.**

**#215 – 7455 – 132<sup>nd</sup> STREET**

**SURREY, B.C. V3W 1J8**

Phone: (778) 578-4445

Fax: (778) 578-4447

**EMERGENCY CONTACT**

**24 HOUR SERVICE**

**(778) 578-4445**

**REGISTRATION / CERTIFICATION OF PROXY**

43 owners were present in person at registration and 35 represented by Proxies, for a total of 78 owners represented in person or by Proxy.

The Strata manager explained to the owners that out of the 35 proxy votes received, 35 approved the Majority Vote Resolution A & Council nominees. Proxy votes approving the Majority Vote Budget were 29.

That meant that out of the 43 owners present, there would be only 4 additional approval votes needed to pass the Majority Vote Resolution A and 10 additional approval votes needed to pass the Budget.

**CALL TO ORDER:**

The meeting was called to order at 6:32 p.m.

**ELECT A CHAIR:**

As allowed by *the Strata Property Act of British Columbia*, the Strata Manager may Chair the meeting.

It was **MOVED/SECONDED** to have Mr. Don Cook, the Strata Manager, Chair the meeting. **MOTION CARRIED**

**DETERMINATION OF QUORUM**

The number needed for a quorum is 46, or 1/3 of the total number of owners. As the total number of owners represented in person or by Proxy was 78, quorum was reached.

**PROOF OF NOTICE OF MEETING:**

The Strata Manager stated that the AGM Notice had been mailed to all owners from the Crossroads Management office on April 2, 2025. This mailing complied with the Notice requirements of the Strata Act. The Notice was also posted on the Strata website.

**Approval of last year's Annual General Meeting Minutes**

The strata manager explained that, in accordance with the Strata Act, owners at this meeting must approve the AGM Minutes from April 17, 2024. The strata manager explained the vetting process that took place last year, stating these minutes had already been reviewed by Council prior to distribution.

**A motion was made to Vote on the Approval of the April 17, 2024 AGM minutes and was almost unanimously approved. Carried.**

**REPORT ON INSURANCE:**

The Strata Corporation Insurance Certificate was distributed with the Notice of the AGM. This certificate should be retained as it may be required for renewing/purchasing your condo insurance. (See certificate attached).

**All owners are reminded that they should have their own personal unit insurance. Even if they have stipulated that their tenants have insurance, tenants' insurance will only cover their personal contents.**

**In accordance with the Strata Bylaws, the owner of the strata lot is personally responsible for water damage incidents that originate in their strata lot that affect their unit as well as any other unit.**

**When owners renew their policy, they should show their insurers the Bentley's policy and ensure that their deductible amounts match those of the Strata's policy, particularly the \$50,000 water claim deductible. Owners should also make sure that any upgrades made to their unit are properly insured.**

**Owners should also discuss Earthquake Insurance with their insurance broker to ensure that they are protected against a potential Strata Policy 10% deductible assessment, calculated by unit entitlement for each unit, should the Bentley be damaged or destroyed by an earthquake (see attached table).**

### **Financial Report – Year End February 28<sup>th</sup>, 2025**

The Financial Year Summary is attached.

### **RESOLUTION “A” CAPITAL PROJECTS PREAMBLE**

In preparing the budget for each fiscal year, funds are allocated for Repairs and Maintenance to cover expenses in this category that are expected to occur during the year, and which can be estimated with considerable accuracy. However, there are other large maintenance projects which, although foreseeable, occur less frequently. The exact time when expenditures on these projects will be required is uncertain and they sometimes span several years and require different expenditures from year to year. To avoid large budget variances from year to year, the council asks owners to approve the transfer of funds from the Contingency Reserve Fund into the Capital Projects Fund so that they are available to finance such projects when the need arises.

As necessary capital projects for the next fiscal year or for later years are identified, Council moves the funds needed to carry out these projects from the general Contingency Reserve Fund to specific Capital Projects Funds. At the Annual General Meeting at the beginning of each fiscal year, owners are asked to approve the spending of the amounts in the Capital Projects Funds for the projects identified. This process has the advantage of better controlling contingency fund expenditures and making the ownership aware of the capital projects that are being contemplated.

This year, Resolution "A" is being presented to ask the owners to approve spending of a total of \$105,000 in CRF funds for Capital Projects as listed below:

- \$55,000 for capital projects expected to be undertaken this fiscal year which include replacement of failed windows, required plumbing and mechanical upgrades and replacements, and measures needed to upgrade and enhance the health and appearance of our landscaping and common areas.
- \$50,000 to contribute to the fund for re-carpeting hallways and replacing wallpaper.

### **RESOLUTION “A” - MAJORITY VOTE - CAPITAL SPENDING**

**Whereas** the Strata Corporation proposes to spend or set aside \$105,000 from the Capital Reserve Fund for the above referenced capital projects in 2025/2026,

**Be it therefore resolved**, by a majority vote of the Owners, Strata Plan BCS 2176 (the “Strata Corporation”), at this General Meeting held April 23, 2025, to authorize the spending of \$105,000 from the Contingency Reserve Fund for the above referenced two capital projects. Once projects are completed, any excess funds shall be returned to the Contingency Reserve Fund.

**A motion was made to Vote on the Resolution and was almost unanimously approved. Carried.**

## **PROPOSED BUDGET 2025-2026**

The continued support by the owners for budget funding, as being proposed, sustains the proactive, ongoing maintenance that is being performed so that the replacement timeline for major building restoration projects is pushed out into the future. If the owners continue to support a budget like that proposed at this year's AGM, future levies and major maintenance costs will be minimized.

The Strata Manager noted that approval requires a Majority Vote approval, not a  $\frac{3}{4}$  Vote approval. **It was Motioned / Seconded to move the Budget to Vote. The Vote was taken by a show of Voting cards. The Strata Manager counted the approved Votes and declared that the Budget passed. CARRIED**

**\*\* Please Note \*\* : The Approved Budget included a Strata Fee increase. See the APPROVED OPERATING BUDGET and the STRATA FEE PAYMENT SCHEDULE attached.**

**The approved budget includes a strata fee increase, which is effective March 1st, 2025. For owners that are on pre-authorized debit, Crossroads accounting will process a payment on May 1<sup>st</sup> that will include the fee increase now due for March & April 2025. Crossroads has already processed the fees for these months at last year's amount, as the new fee amount increase was only approved at the AGM held on April 23<sup>rd</sup>, 2025.**

**The May 1<sup>st</sup> processing amount will reflect a retroactive, catch-up payment for the March & April strata fee increases as well as the new, increased approved monthly strata fee for May. This retroactive payment will be for May only. Beginning June and continuing for the remainder of the new budget year, the processed amount will be for the new approved fee only.**

**Owners who pay by cheque will need to provide a cheque for the catch-up payments now due from March & April, as well as provide Crossroads new monthly cheques in the new fee amount.**

**If you are unsure of your fee amounts, please contact the Crossroads accounting office to see how many cheques you have on file and determine the amount you would need to remit to make up the difference now owing.**

## **ELECTION OF COUNCIL**

The Strata Manager then noted that it was the obligation of the Ownership represented in person and by Proxy to elect 3 Council members. It was explained that, in accordance with the Bylaws, Council members are elected to a 2-year term. This year, there are 3 Council members ending their 2-year term and seeking re-election. The other 4 Council members, being elected last year, will continue on Council as ratified by the owners.

The Owners were informed that additional Council nominations to the Strata Council were possible and requested nominations from the owners attending.

**There being no further nominations, it was MOVED AND SECONDED to close nominations. MOTION CARRIED. The 3 Strata Council nominees were announced as Sandi Manning, Lillian Zuccolo & Gary White.**

**The Strata Manager explained that every Council nomination must be Voted upon individually, and receive a Majority Vote Approval from the owners, to be elected to the Strata Council. The Strata Manager identified the 3 nominees and a Vote by a show of Voting cards was held. The 3 nominees were elected to the Strata Council for a 2-year term. MOTION CARRIED**

**The current Council and position designations are as they appear on the first page of these minutes.**

**The owners expressed their appreciation of the Strata Council's involvement and of how much volunteer work they undertake. A loud round of applause was received. The Strata Manager also thanked the Council for their commitment and collaboration with managing Strata Business.**

**New business / General Discussion**

**Topics that were brought forward for consideration to the newly elected Strata Council included:**

- **A discussion regarding the carpet & wallpaper replacement project, including new fitness room flooring and lobby furniture.**
- **A vehicle that parks on the P3 level that is emitting fumes or has some kind of exhaust issue that is creating a lingering haze is in the process of being identified.**
- **Much appreciation was expressed for the dedication and hard work done by Rosa, the caretaker**
- **Individual acknowledgement was given to Gord & Linda for their time and thoughtfulness dedicated to the front area gardening**
- **An owner, prior to the meeting, mentioned to the Strata Manager that other buildings utilize systems that have automatic water shut off mechanisms. These systems are able to automatically isolate and shut off the building water supply in the event of a leak. He was asked to forward this information for Council to review.**

**TERMINATION OF MEETING**

**The meeting was casually terminated at 7:16 PM.**

**Respectfully submitted on behalf of the Strata  
Council Don Cook, Senior Strata Manager, Crossroads Management Ltd.**



**Proposal for The Owners of Strata Plan BCS 2176 O/A The Bentley**

Property Location:	295 Guildford Way, Port Moody BC
Renewal Date:	March 1 <sup>st</sup> , 2025
Description of Strata:	22 Storey High Rise with 137 Units
Additional Insured(s):	Crossroads Property Management Ltd, #215 7455 132nd St, Surrey BC, V3W 1J8

INSURING AGREEMENTS	DEDUCTIBLES	LIMITS (\$)
<b>PROPERTY COVERAGE</b>		
Property, All Risks, Replacement Cost	\$25,000	\$74,714,000
90% Co-Insurance		Included
Stated Amount Co-Insurance <i>(Subject to Statement of Values or Appraisal 2 years or younger)</i>		Included
Underground Services from Structures to Lot Line		Included
Water Damage	\$50,000	Included
Backup of Sewers, Sumps, Septic Tanks or Drains	\$50,000	Included
Earthquake Damage	10%/Min. \$250,000	Included
Flood Damage	\$25,000	Included
Wharves, Docks, Floats and Piers		N/A
Strata Equipment		N/A
<b>BLANKET EXTERIOR GLASS INSURANCE</b>	\$250	Included
<b>EQUIPMENT BREAKDOWN (BOILER &amp; MACHINERY)</b>		
Direct Damage Limit per Accident, Replacement Cost	\$1,000	Included
Business Interruption/Extra Expense		N/A
<b>CRIME</b>		
Coverage I – Employee Dishonesty – Form A – Aggregate		\$1,000,000
Coverage II – Money & Securities – Aggregate		\$10,000
Coverage III, IV and V – Forgery & Alteration, Money Orders & Counterfeit Paper Currency, Credit Card Forgery – Aggregate Limit each	Nil	\$10,000
Social Engineering Fraud		\$5,000
<b>TERRORISM</b>		
Protection for Property Damage due to an Act of Terrorism or Sabotage	\$1,000	\$500,000
<b>COMMERCIAL GENERAL LIABILITY</b>		
Each Occurrence Limit	\$500	\$10,000,000
Coverage A - Bodily Injury & Property Damage Liability - Per Occurrence		\$10,000,000
Products & Completed Operations – Aggregate		\$10,000,000
SEF #6 Non-Owned Automobile – Per Occurrence		\$10,000,000
SEF #94 Legal Liability for Damage to Hired Auto – Per Occurrence		\$50,000
Limited Pollution Liability – Aggregate Limit		\$1,000,000
Employee Benefit Liability – Aggregate Limit		\$1,000,000
<b>EXCESS LIABILITY</b>		\$10,000,000
<b>STRATA DIRECTORS &amp; OFFICERS LIABILITY</b>		
Claims-Made Form	Nil	\$20,000,000
Discrimination Defense– Aggregate \$25,000		\$10,000
<b>EXCESS DIRECTORS &amp; OFFICERS LIABILITY</b>		
<b>UMBRELLA LIABILITY</b>		
		N/A
<b>STRATA VOLUNTEER ACCIDENT INSURANCE</b>		
Principal Sum – 75% of Wage Weekly Accident Indemnity - Max \$1,500 <i>(maximum 52 weeks)</i>	Nil	\$100,000
<b>STRATA LEGAL EXPENSE</b>		
ENHANCED PLUS: Telephone legal advice, civil defense, criminal defense, personal injury, property disputes, defense of disputes with owners, and contract disputes	Nil	\$250,000
Aggregate Limit		\$250,000
<b>CYBER</b>	\$500	\$50,000

# BCS 2176 The Bentley

## Earthquake Insurance Deductible Liability

March 1, 2025 to February 28, 2026

**Insured value: \$74,714,000    Earthquake deductible: \$7,471,400(10%)**

Strata Lot	Unit No.	U/E	Amount	Strata Lot	Unit No.	U/E	Amount	Strata Lot	Unit No.	U/E	Amount	Strata Lot	Unit No.	U/E	Amount
1	101	117	\$61,638	36	606	117	\$61,638	71	1106	117	\$61,638	106	1606	117	\$61,638
2	102	87	\$45,834	37	607	90	\$47,414	72	1107	90	\$47,414	107	1607	90	\$47,414
3	201	99	\$52,155	38	701	102	\$53,736	73	1201	102	\$53,736	108	1701	102	\$53,736
4	202	84	\$44,253	39	702	84	\$44,253	74	1202	84	\$44,253	109	1702	84	\$44,253
5	203	99	\$52,155	40	703	102	\$53,736	75	1203	102	\$53,736	110	1703	102	\$53,736
6	204	89	\$46,887	41	704	89	\$46,887	76	1204	89	\$46,887	111	1704	89	\$46,887
7	205	117	\$61,638	42	705	117	\$61,638	77	1205	117	\$61,638	112	1705	117	\$61,638
8	206	117	\$61,638	43	706	117	\$61,638	78	1206	117	\$61,638	113	1706	117	\$61,638
9	207	90	\$47,414	44	707	90	\$47,414	79	1207	90	\$47,414	114	1707	90	\$47,414
10	301	99	\$52,155	45	801	102	\$53,736	80	1301	102	\$53,736	115	1801	102	\$53,736
11	302	84	\$44,253	46	802	84	\$44,253	81	1302	84	\$44,253	116	1802	84	\$44,253
12	303	99	\$52,155	47	803	102	\$53,736	82	1303	102	\$53,736	117	1803	102	\$53,736
13	304	89	\$46,887	48	804	89	\$46,887	83	1304	89	\$46,887	118	1804	89	\$46,887
14	305	117	\$61,638	49	805	117	\$61,638	84	1305	117	\$61,638	119	1805	117	\$61,638
15	306	117	\$61,638	50	806	117	\$61,638	85	1306	117	\$61,638	120	1806	117	\$61,638
16	307	90	\$47,414	51	807	90	\$47,414	86	1307	90	\$47,414	121	1807	90	\$47,414
17	401	99	\$52,155	52	901	102	\$53,736	87	1401	102	\$53,736	122	1901	102	\$53,736
18	402	84	\$44,253	53	902	84	\$44,253	88	1402	84	\$44,253	123	1902	84	\$44,253
19	403	99	\$52,155	54	903	102	\$53,736	89	1403	102	\$53,736	124	1903	102	\$53,736
20	404	89	\$46,887	55	904	89	\$46,887	90	1404	89	\$46,887	125	1904	89	\$46,887
21	405	117	\$61,638	56	905	117	\$61,638	91	1405	117	\$61,638	126	1905	117	\$61,638
22	406	117	\$61,638	57	906	117	\$61,638	92	1406	117	\$61,638	127	1906	117	\$61,638
23	407	90	\$47,414	58	907	90	\$47,414	93	1407	90	\$47,414	128	1907	90	\$47,414
24	501	99	\$52,155	59	1001	102	\$53,736	94	1501	102	\$53,736	129	2003	144	\$75,862
25	502	84	\$44,253	60	1002	84	\$44,253	95	1502	84	\$44,253	130	2001	145	\$76,389
26	503	99	\$52,155	61	1003	102	\$53,736	96	1503	102	\$53,736	131	2002	173	\$91,140
27	504	89	\$46,887	62	1004	89	\$46,887	97	1504	89	\$46,887	132	2103	144	\$75,862
28	505	117	\$61,638	63	1005	117	\$61,638	98	1505	117	\$61,638	133	2101	144	\$75,862
29	506	117	\$61,638	64	1006	117	\$61,638	99	1506	117	\$61,638	134	2102	173	\$91,140
30	507	90	\$47,414	65	1007	90	\$47,414	100	1507	90	\$47,414	135	2203	144	\$75,862
31	601	102	\$53,736	66	1101	102	\$53,736	101	1601	102	\$53,736	136	2201	144	\$75,862
32	602	84	\$44,253	67	1102	84	\$44,253	102	1602	84	\$44,253	137	2202	173	\$91,140
33	603	102	\$53,736	68	1103	102	\$53,736	103	1603	102	\$53,736	U/E Total: <u>14182</u>			
34	604	89	\$46,887	69	1104	89	\$46,887	104	1604	89	\$46,887				
35	605	117	\$61,638	70	1105	117	\$61,638	105	1605	117	\$61,638	<b>Total Deductible    \$7,471,400</b>			

# BCS 2176 The Bentley

## APPROVED OPERATING BUDGET

for the period from March 1, 2025 to February 28, 2026

### INCOME

Strata Fees	\$	710,000
Interest Income		2,000
Key Income		2,000
Miscellaneous		1,000
Move In/Out Fees		2,000
<b>TOTAL INCOME</b>	<b>\$</b>	<b>717,000</b>

### OPERATING EXPENSES

Repairs and Maintenance	\$	80,000
Landscape Maintenance		24,234
Snow Removal, Salting		12,000
Elevator Maintenance		35,000
Fire Equipment Maintenance		13,000
Cleaning and Janitorial		76,000
Alarm Monitoring		2,000
Electricity		48,000
Garbage and Recycling		34,000
Gas		47,000
Telephone & Internet		2,500
Insurance		165,469
Management Fees		46,797
Miscellaneous		4,000
<b>TOTAL OPERATING EXPENSES</b>	<b>\$</b>	<b>590,000</b>

### CONTINGENCY RESERVE EXPENSES

Non-Segregated Reserves	\$	22,000
Capital Projects		55,000
Recarpeting Reserve Fund		50,000
<b>TOTAL CRF EXPENSES</b>	<b>\$</b>	<b>127,000</b>

<b>TOTAL EXPENSES</b>	<b>\$</b>	<b>717,000</b>
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# BCS 2176 The Bentley

## Approved Strata Fee Schedule

for the period from March 1, 2025 to February 28, 2026

**(2.5% strata fee increase from 2024-25)**

Strata Lot	Unit No.	U/E	Operating Fund	CRF	Monthly Payment	Strata Lot	Unit No.	U/E	Operating Fund	CRF	Monthly Payment
1	101	117	\$400.81	\$87.31	<b>\$488.12</b>	36	606	117	\$400.81	\$87.31	<b>\$488.12</b>
2	102	87	\$298.04	\$64.92	<b>\$362.96</b>	37	607	90	\$308.31	\$67.16	<b>\$375.48</b>
3	201	99	\$339.14	\$73.88	<b>\$413.02</b>	38	701	102	\$349.42	\$76.12	<b>\$425.54</b>
4	202	84	\$287.76	\$62.69	<b>\$350.44</b>	39	702	84	\$287.76	\$62.69	<b>\$350.44</b>
5	203	99	\$339.14	\$73.88	<b>\$413.02</b>	40	703	102	\$349.42	\$76.12	<b>\$425.54</b>
6	204	89	\$304.89	\$66.42	<b>\$371.30</b>	41	704	89	\$304.89	\$66.42	<b>\$371.30</b>
7	205	117	\$400.81	\$87.31	<b>\$488.12</b>	42	705	117	\$400.81	\$87.31	<b>\$488.12</b>
8	206	117	\$400.81	\$87.31	<b>\$488.12</b>	43	706	117	\$400.81	\$87.31	<b>\$488.12</b>
9	207	90	\$308.31	\$67.16	<b>\$375.48</b>	44	707	90	\$308.31	\$67.16	<b>\$375.48</b>
10	301	99	\$339.14	\$73.88	<b>\$413.02</b>	45	801	102	\$349.42	\$76.12	<b>\$425.54</b>
11	302	84	\$287.76	\$62.69	<b>\$350.44</b>	46	802	84	\$287.76	\$62.69	<b>\$350.44</b>
12	303	99	\$339.14	\$73.88	<b>\$413.02</b>	47	803	102	\$349.42	\$76.12	<b>\$425.54</b>
13	304	89	\$304.89	\$66.42	<b>\$371.30</b>	48	804	89	\$304.89	\$66.42	<b>\$371.30</b>
14	305	117	\$400.81	\$87.31	<b>\$488.12</b>	49	805	117	\$400.81	\$87.31	<b>\$488.12</b>
15	306	117	\$400.81	\$87.31	<b>\$488.12</b>	50	806	117	\$400.81	\$87.31	<b>\$488.12</b>
16	307	90	\$308.31	\$67.16	<b>\$375.48</b>	51	807	90	\$308.31	\$67.16	<b>\$375.48</b>
17	401	99	\$339.14	\$73.88	<b>\$413.02</b>	52	901	102	\$349.42	\$76.12	<b>\$425.54</b>
18	402	84	\$287.76	\$62.69	<b>\$350.44</b>	53	902	84	\$287.76	\$62.69	<b>\$350.44</b>
19	403	99	\$339.14	\$73.88	<b>\$413.02</b>	54	903	102	\$349.42	\$76.12	<b>\$425.54</b>
20	404	89	\$304.89	\$66.42	<b>\$371.30</b>	55	904	89	\$304.89	\$66.42	<b>\$371.30</b>
21	405	117	\$400.81	\$87.31	<b>\$488.12</b>	56	905	117	\$400.81	\$87.31	<b>\$488.12</b>
22	406	117	\$400.81	\$87.31	<b>\$488.12</b>	57	906	117	\$400.81	\$87.31	<b>\$488.12</b>
23	407	90	\$308.31	\$67.16	<b>\$375.48</b>	58	907	90	\$308.31	\$67.16	<b>\$375.48</b>
24	501	99	\$339.14	\$73.88	<b>\$413.02</b>	59	1001	102	\$349.42	\$76.12	<b>\$425.54</b>
25	502	84	\$287.76	\$62.69	<b>\$350.44</b>	60	1002	84	\$287.76	\$62.69	<b>\$350.44</b>
26	503	99	\$339.14	\$73.88	<b>\$413.02</b>	61	1003	102	\$349.42	\$76.12	<b>\$425.54</b>
27	504	89	\$304.89	\$66.42	<b>\$371.30</b>	62	1004	89	\$304.89	\$66.42	<b>\$371.30</b>
28	505	117	\$400.81	\$87.31	<b>\$488.12</b>	63	1005	117	\$400.81	\$87.31	<b>\$488.12</b>
29	506	117	\$400.81	\$87.31	<b>\$488.12</b>	64	1006	117	\$400.81	\$87.31	<b>\$488.12</b>
30	507	90	\$308.31	\$67.16	<b>\$375.48</b>	65	1007	90	\$308.31	\$67.16	<b>\$375.48</b>
31	601	102	\$349.42	\$76.12	<b>\$425.54</b>	66	1101	102	\$349.42	\$76.12	<b>\$425.54</b>
32	602	84	\$287.76	\$62.69	<b>\$350.44</b>	67	1102	84	\$287.76	\$62.69	<b>\$350.44</b>
33	603	102	\$349.42	\$76.12	<b>\$425.54</b>	68	1103	102	\$349.42	\$76.12	<b>\$425.54</b>
34	604	89	\$304.89	\$66.42	<b>\$371.30</b>	69	1104	89	\$304.89	\$66.42	<b>\$371.30</b>
35	605	117	\$400.81	\$87.31	<b>\$488.12</b>	70	1105	117	\$400.81	\$87.31	<b>\$488.12</b>

# BCS 2176 The Bentley

## Approved Strata Fee Schedule

for the period from March 1, 2025 to February 28, 2026

**(2.5% strata fee increase from 2024-25)**

Strata Lot	Unit No.	U/E	Operating Fund	CRF	Monthly Payment	Strata Lot	Unit No.	U/E	Operating Fund	CRF	Monthly Payment
71	1106	117	\$400.81	\$87.31	<b>\$488.12</b>	106	1606	117	\$400.81	\$87.31	<b>\$488.12</b>
72	1107	90	\$308.31	\$67.16	<b>\$375.48</b>	107	1607	90	\$308.31	\$67.16	<b>\$375.48</b>
73	1201	102	\$349.42	\$76.12	<b>\$425.54</b>	108	1701	102	\$349.42	\$76.12	<b>\$425.54</b>
74	1202	84	\$287.76	\$62.69	<b>\$350.44</b>	109	1702	84	\$287.76	\$62.69	<b>\$350.44</b>
75	1203	102	\$349.42	\$76.12	<b>\$425.54</b>	110	1703	102	\$349.42	\$76.12	<b>\$425.54</b>
76	1204	89	\$304.89	\$66.42	<b>\$371.30</b>	111	1704	89	\$304.89	\$66.42	<b>\$371.30</b>
77	1205	117	\$400.81	\$87.31	<b>\$488.12</b>	112	1705	117	\$400.81	\$87.31	<b>\$488.12</b>
78	1206	117	\$400.81	\$87.31	<b>\$488.12</b>	113	1706	117	\$400.81	\$87.31	<b>\$488.12</b>
79	1207	90	\$308.31	\$67.16	<b>\$375.48</b>	114	1707	90	\$308.31	\$67.16	<b>\$375.48</b>
80	1301	102	\$349.42	\$76.12	<b>\$425.54</b>	115	1801	102	\$349.42	\$76.12	<b>\$425.54</b>
81	1302	84	\$287.76	\$62.69	<b>\$350.44</b>	116	1802	84	\$287.76	\$62.69	<b>\$350.44</b>
82	1303	102	\$349.42	\$76.12	<b>\$425.54</b>	117	1803	102	\$349.42	\$76.12	<b>\$425.54</b>
83	1304	89	\$304.89	\$66.42	<b>\$371.30</b>	118	1804	89	\$304.89	\$66.42	<b>\$371.30</b>
84	1305	117	\$400.81	\$87.31	<b>\$488.12</b>	119	1805	117	\$400.81	\$87.31	<b>\$488.12</b>
85	1306	117	\$400.81	\$87.31	<b>\$488.12</b>	120	1806	117	\$400.81	\$87.31	<b>\$488.12</b>
86	1307	90	\$308.31	\$67.16	<b>\$375.48</b>	121	1807	90	\$308.31	\$67.16	<b>\$375.48</b>
87	1401	102	\$349.42	\$76.12	<b>\$425.54</b>	122	1901	102	\$349.42	\$76.12	<b>\$425.54</b>
88	1402	84	\$287.76	\$62.69	<b>\$350.44</b>	123	1902	84	\$287.76	\$62.69	<b>\$350.44</b>
89	1403	102	\$349.42	\$76.12	<b>\$425.54</b>	124	1903	102	\$349.42	\$76.12	<b>\$425.54</b>
90	1404	89	\$304.89	\$66.42	<b>\$371.30</b>	125	1904	89	\$304.89	\$66.42	<b>\$371.30</b>
91	1405	117	\$400.81	\$87.31	<b>\$488.12</b>	126	1905	117	\$400.81	\$87.31	<b>\$488.12</b>
92	1406	117	\$400.81	\$87.31	<b>\$488.12</b>	127	1906	117	\$400.81	\$87.31	<b>\$488.12</b>
93	1407	90	\$308.31	\$67.16	<b>\$375.48</b>	128	1907	90	\$308.31	\$67.16	<b>\$375.48</b>
94	1501	102	\$349.42	\$76.12	<b>\$425.54</b>	129	2003	144	\$493.30	\$107.46	<b>\$600.76</b>
95	1502	84	\$287.76	\$62.69	<b>\$350.44</b>	130	2001	145	\$496.73	\$108.21	<b>\$604.93</b>
96	1503	102	\$349.42	\$76.12	<b>\$425.54</b>	131	2002	173	\$592.65	\$129.10	<b>\$721.75</b>
97	1504	89	\$304.89	\$66.42	<b>\$371.30</b>	132	2103	144	\$493.30	\$107.46	<b>\$600.76</b>
98	1505	117	\$400.81	\$87.31	<b>\$488.12</b>	133	2101	144	\$493.30	\$107.46	<b>\$600.76</b>
99	1506	117	\$400.81	\$87.31	<b>\$488.12</b>	134	2102	173	\$592.65	\$129.10	<b>\$721.75</b>
100	1507	90	\$308.31	\$67.16	<b>\$375.48</b>	135	2203	144	\$493.30	\$107.46	<b>\$600.76</b>
101	1601	102	\$349.42	\$76.12	<b>\$425.54</b>	136	2201	144	\$493.30	\$107.46	<b>\$600.76</b>
102	1602	84	\$287.76	\$62.69	<b>\$350.44</b>	137	2202	173	\$592.65	\$129.10	<b>\$721.75</b>
103	1603	102	\$349.42	\$76.12	<b>\$425.54</b>						
104	1604	89	\$304.89	\$66.42	<b>\$371.30</b>						
105	1605	117	\$400.81	\$87.31	<b>\$488.12</b>						
						U/E Total:	<u>14182</u>				
						Monthly Totals:	<u>\$48,583.33</u>	<u>\$10,583.33</u>	<u><b>\$59,166.67</b></u>		
						Yearly Totals:	<u>\$583,000.00</u>	<u>\$127,000.00</u>	<u><b>\$710,000.00</b></u>		