

**Sonoma Pines Homeowners Management Ltd.**  
**ANNUAL GENERAL MEETING** by Restricted proxy  
Sonoma Pines Clubhouse, West Kelowna, BC  
April 15, 2021 @ 11:00 AM

**SONOMA PINES HOMEOWNERS MANAGEMENT LTD**  
**NOTICE of ANNUAL GENERAL MEETING**  
**Sonoma Pines Clubhouse, West Kelowna, B.C.**  
**April 15, 2021 @ 11:00 AM**

An Agenda for this meeting and supporting documents are enclosed herewith.

*Due to the Covid Isolation requirements, this meeting will be conducted by restricted proxy. The designated council members eligible to represent proxies have agreed to convene the meeting to exercise the votes as instructed by owners. Your proxy instructions will be calculated for the designated votes, the results of each recorded vote in the minutes, and all proxies will be retained for a period of 2 years.*

*The Restricted Proxy appoints Lloyd Searcy as their proxy.*

*Informational meetings were held on ZOOM March 17<sup>th</sup> and 18<sup>th</sup> to provide owners with an opportunity to ask questions and provide input.*

Each owner is encouraged to:

- read the attached notice package,
- complete your proxy form (1 form per home with 2 votes) with voting instructions and place the proxies in a sealed envelope and deposit them in the dropbox at the lower level of the clubhouse no later than April, 12, 2021 at 4:00 PM

OR

- scan or take a picture of your proxy and email to sphmboard@gmail.com

**1. PURPOSE:** The Annual General Meeting.

**2. QUORUM:** In order to conduct business at this Annual General Meeting, at least 10% of the persons holding the voting shares must be present in person or by proxy. Since each household is issued 2 voting shares (even if there is only one owner), the actual number of shares issued is 990 and thus the number required for a quorum is 10% of 990 or 99 voting shares. If within one hour from the time appointed for the Annual General Meeting a quorum is not present, then another ½ hour will be allotted for waiting for a quorum to present itself at which time the eligible voters present in person or by proxy constitute a quorum.

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**3. VOTING:** Each household is entitled to two (2) votes (on one proxy form).

**4. MAJORITY VOTE RESOLUTION: "Majority Vote"** means a vote in favour of a resolution by more than  $1/2$  of the votes cast by eligible voters who are present in person or by proxy at the time the vote is taken and who have not abstained from voting:

**5. 2/3 VOTE RESOLUTION: "2/3 vote"** means a vote in favour of a resolution by at least  $2/3$  of the votes cast by eligible voters present in person or by proxy at the time the vote is taken and who have not abstained from voting.

**6.  $3/4$  VOTE RESOLUTION: " $3/4$  vote"** means a vote in favour of a resolution by at least  $3/4$  of the votes cast by eligible voters present in person or by proxy at the time the vote is taken and who have not abstained from voting.

**7. PROXIES:** Please see the attached Restricted Proxy Form

**DELIVERY DATE: On or before 4:00 PM March 25, 2021**

**Sonoma Pines Homeowners Management LTD.**  
**ANNUAL GENERAL MEETING**  
**By Restricted Proxy**  
**Thursday, April 15, 2021**

DELIVERY DATE: On or before March 25, 2021

**Preface:**

- A. Certify proxies and corporate representatives and issue voting cards. As this meeting is by Restricted Proxy, the ballot is included with the AGM Package.  
**NOTE: OWNERS IN ARREARS WILL NOT BE ISSUED VOTING CARDS**
- B. Confirm that under Article 11.3 of the Sonoma Pines Homeowners Management Ltd. Articles of Incorporation a quorum is present:

Subject to the special rights and restrictions attached to the shares of any class or series of shares, the quorum for the transaction of business at a meeting of shareholders is two persons who are, or who represent by proxy, shareholders who, in the aggregate, hold at least 5% of the issued shares entitled to be voted at the meeting.

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## **AGENDA**

1. Certify Restricted Proxies and establish a quorum.
2. Call the meeting to order
3. Confirm that the Chairperson, Vice-Chair or individual elected from the floor will chair the meeting
4. Present proof of Meeting Notice
5. Approval of the Agenda  
**Majority Vote Resolution SGM-2021 A**  
*Be it moved by a 50% vote of the shareholders of SPHM Ltd. that the Agenda of 2021 Annual General Meeting be approved as presented.*
6. Approval of the Minutes from the Special General Meeting of January 28, 2021  
**Majority Vote Resolution SGM-2021– B**  
*Be it moved by a 50% vote of the shareholders of SPHM Ltd. that the minutes of the January 28, 2021 Special General Meeting be approved as presented.*
7. Unfinished Business - none
8. Report on Insurance Coverage
9. New Business:

**Fence Replacement Preamble:**

Due to the high cost of maintenance of the existing fencing, the Board is proposing the replacement of portions of the existing forty-two inch high wood fence at the front entrance and along Mesa Vista Drive with six foot ornamental metal fencing. Some ornamental metal fencing will also be installed adjacent to the entrance.

The Board has spent between \$35,000 and \$40,000 in the past two years on fence painting and repairs and expected to spend another \$17,000 in 2021.

The plan is to replace sections of the fencing over the next four years.

The 2021 program with the following:

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April 15, 2021 @ 11:00 AM

1. Replace the fence from the gates on the south side of the road to the corner of 3689 Sonoma Pines Drive with six foot ornamental metal fencing.
2. Replace the existing fence along the side of 3689 Sonoma Pines Drive to the rear of the home with six foot ornamental metal fencing.
3. Replace the fence behind the homes on Sonoma Pines Drive extending from the rear of 3689 Sonoma Pines Drive to the rear of 3811 Sonoma Pines drive with six foot chain link fencing with black plastic coating.
4. Install new six foot ornamental metal fence behind the Sonoma Pines sign on the north side of the road as you exit the community from the gates to the fence line.
5. Replace the fence on the north side of the entrance from the Sonoma Pines sign to the corner of Mesa Vista Drive, extending to 2392 Mesa Vista Drive with six foot ornamental metal fencing.

The cost of these replacements will be up to One Hundred Thousand Dollars (\$100,000) including taxes and the removal and disposal of the exiting fencing.

**a) Three Quarter Vote Resolution AGM 2021– C**

**BE IT RESOLVED** by a 3/4 vote of the shareholders of SPHM Ltd. authorize the Corporation to expend up to One Hundred Thousand Dollars on fence replacement from the Common Contingency Reserve Fund.

**Traffic Calming Device Preamble:**

The Board has received many complaints respecting speeding on Sonoma Pines Drive and believes that the installation of traffic calming devices (speed bumps) will address the issue. The devices are made of asphalt and are installed on each side of the road. They have a gradual rise and are approximately four feet wide.

While slowing traffic, these permanent devices do not impede the cleaning of the streets in winter months.

**b) Three Quarter Vote Resolution AGM 2021– D**

**BE IT RESOLVED** by a 3/4 vote of the shareholders of SPHM Ltd. authorize the Corporation to expend up to Four Thousand Eight Hundred Dollars (plus applicable taxes) to have four traffic calming devices (speed bumps) installed on Sonoma Pines Drive.

**Office Equipment**

The administrative office requires an additional laptop to improve office efficiency as well as a four-drawer lateral filing cabinet for files.

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**c) Three Quarter Vote Resolution AGM 2021– E**

**BE IT RESOLVED** by a 3/4 vote of the shareholders of SPHM Ltd. authorize the Corporation to expend up to One Thousand Five Hundred Dollars (plus applicable taxes) for a laptop and filing cabinet for the administrative office.

10. Review of the financial statements

Financial statements to the end of January and projections to the end of the fiscal year.

11. Approval of the 2021/2022 Operating Budget

**Operating Budget Preamble:**

The proposed budget reflects a significant increase in garbage disposal costs with the monthly fee per home rising from \$10.50 per month to \$14.50 per month. This will result in an increase of \$24,000 annually for disposal costs but will include the introduction of tots which will allow for the automatic lifting of containers into the disposal truck.

Waste Connections has indicated that their clients will be required to migrate to tots over the next number of years. The Board has negotiated a seven-year contract which includes the tots and a 2% annual escalator clause beginning in 2021 at \$14.00 per month. This contract will allow the Board to stabilize disposal costs over the long term.

The general garbage will have to be placed in bags in the can while the recycling will have to be placed loose in the recycling container to allow easy removal.

While adjusting certain other budget lines the Board requests a monthly fee increase of Four Dollars and Three Cents (\$4.03) per home (multifamily and single family) commencing on May 1<sup>st</sup>, 2021, there will be no retroactive collection of the Four Dollar increase for the month of April.

**a. Majority Vote Resolution AGM 2021– F**

**BE IT RESOLVED** by a majority vote of the shareholders of SPHM Ltd. Approve an annual Operating Budget in the amount of \$1,282,081.39.

12. Election of Directors

13. Adjournment

**Sonoma Pines Homeowners Management Ltd.**  
SPECIAL GENERAL MEETING by Restricted Proxy  
Sonoma Pines Clubhouse, West Kelowna, BC  
January 28, 2021 @ 11:00AM

**MINUTES**

Present: Malcolm Metcalfe, Dave Reid, Lloyd Searcy, Gary Sears,  
Charlie Milazzo, Ex-Officio  
Absent: Terry Cross, Tom McEwan, Murray Reiter,  
Bob Bassett, Ex-Officio

The meeting was conducted by restricted proxy due to COVID-19 health restrictions for public gatherings.

1. **Certify Restricted Proxies and establish a quorum.**

There were 492 plus 9 spoiled restricted proxies issued. On Wednesday January 27, 2021 at 9:00 a.m. SPHM residents Deborah Cook, Susan Hutton and Sheila Cole counted the proxies in the presence of the present SPHM Board members. Also present was Katelyn Peters representing Coldwell Banker Property Management Ltd who certified the results of the vote.

2. **Call the meeting to order.**

Meeting called to Order at 11:05 AM

3. **Confirm that the Chairperson, Vice-Chair or individual elected from the floor will chair the meeting.**

Lloyd Searcy, Vice-Chair, chaired the meeting.

4. **Present proof of Meeting Notice.**

Notice of meeting was issued by email and posted on or before January 7, 2021. The SGM package was sent to residents by email on January 7, 2021

5. **Approval of the Agenda**

The proxies have granted Lloyd Searcy the authority to approve the agenda.  
Motion carried by majority vote.

6. **Approval of the Minutes from the last Special General Meeting**

The proxies have granted Lloyd Searcy the authority to approve the Minutes of the July 31, 2020 Special General Meeting. Motion carried by majority vote.

7. **Unfinished Business**

There was no unfinished business.

8. **New Business:**

**Entrance Gate:**

**Special Resolution SGM 2021– C**

**BE IT RESOLVED** by a 2/3 vote of the shareholders of SPHM Ltd. that due to concerns related to safety and security, the shareholders direct the Corporation to:

1. Install electronic gates at the Carrington Road entrance to Sonoma Pines at an estimated cost of Forty-five Thousand Dollars (\$45,000) plus applicable taxes; and
2. Designate the lower gates as the Main Entrance to Sonoma Pines and;
3. Upgrade the software functionality of the lower gates to the Community with the software and related costs estimated at Seventy-five Hundred Dollars (\$7,500) plus taxes to be funded from the Common Operating Fund; and
4. To revise the allocations, as required, within the Common Operating Fund to fund this installation while staying within the total Operating Budget for Sonoma Pines approved at the Special General Meeting on July 31, 2020; and
5. If necessary, to borrow any shortfall required for this installation from the Multifamily Operating Fund to be repaid from the Common Operating Budget in 2021/2022.

Proxy instructions & votes: 454 Approved, 38 Opposed. 91.1% Carried.

**Lower RV Lot:**

**Three Quarter Vote Special Resolution SGM 2021 – D**

**Be it RESOLVED** by a  $\frac{3}{4}$  vote of the shareholders that the Board be directed to purchase the lower RV lot from the Rykon Group in an amount not to exceed of Two Hundred and Sixty- two Thousand Five Hundred Dollars (\$262,500) including the GST and to undertake site improvements to the lower RV lot to increase the number of rental stalls at an additional cost of Ten Thousand Dollars (\$10,000) with the total cost funded from the Common Contingency Reserve Fund.

Proxy instructions & votes: 436 Approved, 56 Opposed. 88.6% Carried.

**Articles of Incorporation Amendments:**

**a) Three Quarter Vote Special Resolution SGM 2021- E**

**Be it RESOLVED** by a  $\frac{3}{4}$  vote of the shareholders that Articles 1, 10, 11, 12 and 27 of the Articles of Incorporation for Sonoma Pines Homeowners Management Ltd. be revised and amended as attached in Appendix A.

Proxy instructions & votes 446 Approved, 24 Opposed. 94.9% Carried



**b) Three Quarter Vote Special Resolution SGM 2021- F**

**Be it RESOLVED** by a  $\frac{3}{4}$  vote of the shareholders that Schedule E (Bylaws) be revised and amended as attached in Appendix B.

Proxy instructions & votes 443 Approved, 47 Opposed 90.4% Carried

9. **Adjournment:**

Meeting adjourned at 11:12 a.m.

*Recorded by Sheila Cole, SPHM Administrator*

**Date Approved:** \_\_\_\_\_ **Name:** \_\_\_\_\_ **Initials:** \_\_\_\_\_

DRAFT





# Policy certificate

Insurance effected through the Coverholder:

CFC Underwriting Limited  
85 Gracechurch Street  
London EC3V 0AA  
United Kingdom

## IDENTIFICATION OF INSURER / ACTION AGAINST INSURER

This insurance has been effected in accordance with the authorization granted to the Coverholder under the Binding Authority Agreement with the Unique Market Reference stated within this Policy. This Policy comprises a Certificate, the Declarations page, Wording and all other provisions and conditions attached and any endorsements issued.

In any action to enforce the obligations of the underwriting members of the Lloyd's syndicates they can be designated or named as "Lloyd's Underwriters" and such designation will be binding on the members as if they had each been individually named as defendant. Service of such proceedings may validly be made upon the Attorney In Fact in Canada for Lloyd's Underwriters, whose address for such service is 1155 rue Metcalfe, Suite 2220, Montreal, Quebec H3B 2V6.

**PLEASE NOTE – This notice contains important information. PLEASE READ CAREFULLY.**

The liability of an insurer under this contract is several and not joint with other insurers party to this contract. An insurer is liable only for the proportion of liability it has underwritten. An insurer is not jointly liable for the proportion of liability underwritten by any other insurer. Nor is an insurer otherwise responsible for any liability of any other insurer that may underwrite this contract.

The proportion of liability under this contract underwritten by an insurer (or, in the case of a Lloyd's syndicate, the total of the proportions underwritten by all the members of the syndicate taken together) is shown in this Policy.

In the case of a Lloyd's syndicate, each member of the syndicate (rather than the syndicate itself) is an insurer. Each member has underwritten a proportion of the total shown for the syndicate (that total itself being the total of the proportions underwritten by all the members of the syndicate taken together). The liability of each member of the syndicate is several and not joint with other members. A member is liable only for that member's proportion. A member is not jointly liable for any other member's proportion. Nor is any member otherwise responsible for any liability of any other insurer that may underwrite this contract. The business address of each member is Lloyd's, One Lime Street, London EC3M 7HA. The identity of each member of a Lloyd's syndicate and their respective proportion may be obtained by writing to Market Services, Lloyd's, at the above address.

Although reference is made at various points in this clause to "this contract" in the singular, where the circumstances so require this should be read as a reference to contracts in the plural.

## NOTICE

Any notice to the Underwriters may be validly given to: Lloyd Sadd Insurance Brokers Ltd Navacord, Suite 700  
10240- 124 Street  
Edmonton AB  
TSN 3W6  
Canada.

In Witness whereof this Certificate has been signed by:

A handwritten signature in black ink, appearing to read 'AR H...', with a wavy line extending to the right.

Authorized Official

Please examine this document carefully. If it does not meet your needs, please contact your broker immediately. In all communications the policy number appearing overleaf should be quoted.

**THIS POLICY CONTAINS A CLAUSE WHICH MAY LIMIT THE AMOUNT PAYABLE**



## DECLARATIONS

POLICY NUMBER:	DOJ0020842064
UNIQUE MARKET REFERENCES:	B087520C9N5051
UNDERLYING PRIMARY POLICY NUMBER(S):	PDO1000710
THE INSURED:	SONOMA PINES HOMEOWNERS MANAGEMENT LTD AND / OR SONOMA PINES MULTI FAMILY HOMEOWNERS MANAGEMENT LTD
ADDRESS:	3999 Sonoma Pines Drive West Kelowna, BC V4T 2C4 Canada
NAME OF LICENSED CANADIAN INTERMEDIARY:	Lloyd Sadd Insurance Brokers Ltd Navacord
THE UNDERWRITERS:	Underwritten by certain Lloyd's underwriters and other insurers
THE INCEPTION DATE:	00:01 Local Standard Time on 26 Aug 2020
THE EXPIRY DATE:	00:01 Local Standard Time on 26 Aug 2021
TOTAL PAYABLE:	CAD4,235.00
Broken down as follows:	
Premium:	CAD3,850.00
Policy Administration Fee:	CAD385.00
CLAIMS MANAGERS:	CFC Underwriting Limited Please report all new claims to: <a href="mailto:newclaims@cfcunderwriting.com">newclaims@cfcunderwriting.com</a>
WORDING:	XS CA v2.0
ENDORSEMENTS:	SANCTION LIMITATION AND EXCLUSION CLAUSE CANADIAN CHOICE OF LAW AND JURISDICTION CLAUSE PRIOR AND PENDING LITIGATION DATE EXCLUSION CLAUSE WAR AND TERRORISM EXCLUSION CLAUSE

## LIMITS OF LIABILITY

<b>Limit of liability:</b>	CAD5,000,000 in excess of CAD5,000,000
<b>Aggregate limit of liability:</b>	CAD5,000,000 in excess of CAD5,000,000
Which is excess of <b>your</b> underlying <b>policy</b> .	



NON-PROFIT MANAGEMENT AND CORPORATE LIABILITY INSURANCE POLICY

DECLARATIONS

Policy No.: PDO1000710

Prior Policy No.: N/A

- Item 1. Parent Corporation: The Owners, Sonoma Pines Homeowners Management Ltd.
Address: c/o Coldwell Banker Horizon Realty Owners, 110-1641 Commerce Avenue Kelowna, BC V1X 8A9
Item 2. Policy Period: From August 26, 2020 to August 26, 2021 12:01 a.m. standard time at the address stated in Item 1.
Item 3. Limit of Liability: \$5,000,000.00 Aggregate Limit of Liability each Policy Period (including Defence Costs)
Item 4. Additional Coverage Limits of Liability: (A) Excess Directors or Officers Coverage: \$1,000,000.00 Aggregate Limit of Liability each Policy Period (B) Pollution Defence Costs Coverage: \$1,000,000.00 Aggregate Limit of Liability each Policy Period (C) Corporate Brand Protection / Crisis Management Expenses Coverage: \$100,000.00 Aggregate Limit of Liability each Policy Period
Item 5. Deductible: (A) \$0.00 each Claim for all Non-Indemnified Loss (B) \$2,500.00 each Claim for all Indemnified Loss (C) \$2,500.00 each Employment Practices Wrongful Act Claim
Item 6. Discovery Period: (A) Additional Premium: 75% (B) Additional Period: 1 Year
Item 7. Allocation Percentage: 100%
Item 8. Knowledge of Claim: President or Chief Executive Officer
Item 9. Premium: \$5,470.00
Item 10. Endorsements Attached at Issuance: No.01, No.02, No.03, No.04, No.05, No.06, No.07, No.08

These Declarations along with the completed and signed Application and the Policy with endorsements, if any, shall constitute the entire contract between the Insured and Trisura Guarantee Insurance Company.

In witness whereof, the Insurer has caused this Policy to be signed by its authorized officer.

TRISURA GUARANTEE INSURANCE COMPANY

[Handwritten signature]

Authorized Representative

THIS IS A CLAIMS MADE POLICY WITH DEFENCE COSTS INCLUDED IN THE LIMIT OF LIABILITY, EXCEPT WHEN PROHIBITED BY THE LAWS OF THE PROVINCE OF QUEBEC OR AS OTHERWISE PROVIDED HEREIN, PLEASE READ CAREFULLY

**INSURED**

SONOMA PINES HOMEOWNERS MANAGEMENT LTD  
2125 TALAVERA PL  
WESTBANK BC V4T 3H8

Business Insurance Policy No. 4001265894  
Underwritten by Co-operators General Insurance Company  
(Hereinafter called the Insurer)

This Certificate of Insurance summarizes your coverages, and shows your policy's effective and expiry dates.

Any premium reimbursement issued by Co-operators General Insurance Company, during the term of your policy, will be made payable to the payor on file, as per the information provided by the insured.

For more information on your property and liability coverages, refer to the Your Coverages section of this policy. For information on your policy coverages and discounts, refer to cooperators.ca.

**EFFECTIVE DATE**

August 26, 2020 at 12:01 AM

**EXPIRY DATE**

August 26, 2021 at 12:01 AM

All times are local times at the postal address of the Insured.

**Questions?**

SOLVE INS SERVICES INC at 250-861-3777  
201-1502 SUTHERLAND AVE  
KELOWNA, BC V1Y 5Y6

**Insurance is provided for only those locations, operations, coverages and limits specifically indicated herein.**

Declaration of Emergency - Extension of Termination or Expiry Date

**The following forms are applicable to all Property and Loss of Income coverages on this policy:**

- Insuring Agreements and Common Definitions, Exclusions and Conditions Forms (as per Province)
- Amendment to Policy and Statutory Conditions
- Communicable Disease Exclusion

**Operations: Home Owners Associations**

**Location: 3999 SONOMA PINES DRIVE, WESTBANK, BC V4T 3B7**

	CO-INSURANCE	DEDUCTIBLE	LIMIT
<b>Property</b>			
Building - Commercial Broad Form - Replacement Cost Endorsement Broad Form	90%	\$2,500	\$1,500,000
Building # 1: Other - Clubhouse - 2004 - 5899 Square feet			
Equipment #1 - (Associated with building #1) - Commercial Broad Form - Replacement Cost Endorsement Broad Form - Roadways, sidewalks, curbs, underground utilities, fences, retaining walls, light standards etc	90%	\$2,500	\$13,500,000
Equipment Technological Improvements Endorsement			25%, \$50,000 Maximum
Contents #1 - (Associated with Building #1) - Commercial Broad Form - Replacement Cost Endorsement Broad Form Furniture	90%	\$2,500	\$100,000
Earthquake Shock Endorsement		5%	

(continued)

**The policy contains a clause that may limit the amount payable.**

P000006-C000541-37102-VIP /SEL /

Location: 3999 SONOMA PINES DRIVE, WESTBANK, BC V4T 3B7 (continued)

	CO-INSURANCE	DEDUCTIBLE	LIMIT
Flood Endorsement		\$25,000	
Sewer Back-up Endorsement		\$5,000	
Commercial Advantage Endorsement (Please refer to the terms of the endorsement)			
<b>Part I - Aggregate Limit</b>			\$250,000
The Aggregate Limit of Insurance stated is the most the Insurer will pay for any one occurrence for loss involving any one or more of the extensions of coverage in PART I.			
<ul style="list-style-type: none"> <li>- Accounts Receivable</li> <li>- Brands and Labels</li> <li>- Exterior Signs including Street Clocks, Communication Towers, Antennae and Satellite Receivers</li> <li>- Extra Expense</li> <li>- Fine Arts</li> <li>- Fire Department Service Charges</li> <li>- Fire Equipment Recharge</li> <li>- Glass - \$500 Deductible</li> <li>- Master Key - \$500 Deductible</li> <li>- Newly Constructed Buildings at the Insured's Premises - Automatic coverage for 60 days</li> <li>- Professional Fees</li> <li>- Stock Spoilage (Consequential Loss)</li> <li>- Valuable Papers and Records</li> </ul>			
<b>Part II - Coverage Extensions</b>			
The Limit of Insurance for any loss involving any extension in PART II is the limit stated in each extension of coverage.			
- Arson Award			\$10,000
- Building By-Laws - included in Building, Dwelling or Structure limit			
- Building Damage by Theft			\$10,000
- Debris Removal			\$50,000
- Exhibitions			\$25,000
- Growing Plants, Trees, Shrubs or Flowers Outside the Building			\$25,000
- Identity Theft			\$10,000
- Installation			\$30,000
- Land and Water Pollution Clean Up			\$25,000
- Money and Securities			\$5,000
- Moulds, Patterns and Dyes			\$50,000
- Newly Acquired Locations			\$1,500,000
- Peak Season Increase			25% of Stock

(continued)

Location: 3999 SONOMA PINES DRIVE, WESTBANK, BC V4T 3B7 (continued)

	CO-INSURANCE	DEDUCTIBLE	LIMIT
- Personal Property of Officers and Employees			\$25,000
- Property in Transit			\$50,000
- Roadways, Walkways and Parking Lots			\$25,000
- Sales Representative (contents)			\$50,000
- Sidewalk Sales			25% of Stock or maximum \$25,000
- Temporary or Unnamed Locations			\$50,000

**Equipment Breakdown**

Equipment Breakdown Insurance		\$2,500	\$15,100,000
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	CO-INSURANCE	DEDUCTIBLE	LIMIT
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**Crime**

Crime Standard Conditions Form			
Comprehensive Dishonesty, Disappearance and Destruction Form			
Money and Securities - Loss Inside the Premises		\$1,000	\$5,000
Money and Securities - Loss Outside the Premises		\$1,000	\$5,000
Money Orders and Counterfeit Paper Currency		\$1,000	\$5,000
Depositors Forgery		\$1,000	\$5,000
Credit Card, Debit Card or Automated Teller Card Fraud		\$1,000	\$5,000
Professional Fees		\$1,000	\$5,000
Computer Fraud or Funds Transfer Fraud Endorsement		\$1,000	\$5,000

**Liability**

Commercial General Liability Policy - Occurrence Basis			
Bodily Injury and Property Damage Liability			
Each Occurrence Limit			\$20,000,000
Products-Completed Operations Aggregate Limit			\$20,000,000
Each Occurrence Deductible - Property Damage		\$2,500	
Personal and Advertising Injury Liability			\$20,000,000
Medical Expense Limit - Any One Person			\$25,000
Tenants' Legal Liability Limit - Any One Premises			\$2,000,000
Each Occurrence Deductible - Property Damage		\$2,500	
Additional Insured Endorsement - Miscellaneous			
Westbank First Nation			
Limitation of Coverage to Designated Premises Endorsement			
Non-Stacking Of Limits Endorsement			
Non-owned Automobile Liability			\$2,000,000

(continued)

P000006-C000543-5/102-VIP /SEL /

	CO-INSURANCE	DEDUCTIBLE	LIMIT
Contractual Liability Endorsement			
Legal Liability for Damage to Hired Vehicle Endorsement		\$1,000	\$100,000
Excluding Long Term Leased Vehicle Endorsement			

Non-Taxable Premium			\$77,788.00
Taxable Premium			\$0.00
Total Policy Cost			\$77,788.00
Minimum Retained Premium			\$19,447.00

*Robert Wesseling*

Robert Wesseling  
 President and Chief Executive Officer  
 Authorized Signature of Insurer

P000006-C000544-6/102-VIP /SEL/

**Balance Sheet (Accrual)**  
**Sonoma Pines Common [3] - (sonomacm)**  
**February 2021**

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3/09/21  
09:15 AM

Prepared For:  
All Owners

Prepared By:  
Coldwell Banker Property Management  
110 - 1641 Commerce Ave.  
Kelowna, BC V1X 8A9

**ASSETS**

**CURRENT ASSETS**

General Bank Account	91,655.36
Contingency Reserve Fund	148,306.76
Designated Funds - Phase 3 Gate	12,365.83
GIC Account	1,423,994.50
Credit Union Rewards & Shares	5.16
Fees Receivable	535.92
<b>TOTAL CURRENT ASSETS</b>	<u>1,676,863.53</u>
<b>TOTAL ASSETS</b>	1,676,863.53

**LIABILITIES & EQUITY**

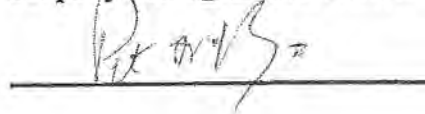
**CONTINGENCY RESERVE**

Contingency Reserve Opening Balance	1,657,250.49
Contingency Reserve - Interest Earned	18,636.78
Contingency Reserve YTD Appropriations	213,541.65
Contingency Fund Expenditures	-304,756.67
<b>TOTAL CONTINGENCY RESERVE</b>	<u>1,584,672.25</u>

**SHAREHOLDERS EQUITY**

Retained Earnings	92,191.28
<b>TOTAL SHAREHOLDERS EQUITY</b>	<u>92,191.28</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	1,676,863.53

Peter McKenzie  
Managing Broker  
Coldwell Banker Horizon Realty  
Property Management Division

  
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**Cash Flow (Accrual)**  
**Sonoma Pines Common [3] - (sonomacm)**  
**February 2021**

	Month to Date	%	Year to Date	%
<b>REVENUE</b>				
Monthly Maintenance Fees	88,447.49	86.21	972,927.01	86.11
Other Income	0.00	0.00	140.00	0.01
Parking Income	2,033.84	1.98	21,964.41	1.94
Rykon Rental Fee	0.00	0.00	1,583.50	0.14
SF Landscape Exp. Recovery	12,112.42	11.81	133,236.62	11.79
<b>TOTAL REVENUE</b>	<b>102,593.75</b>	<b>100.00</b>	<b>1,129,851.54</b>	<b>100.00</b>
<b>EXPENSES</b>				
<b>UTILITIES</b>				
Water & Sewer	0.00	0.00	234,672.93	20.77
Garbage	3,913.88	3.81	55,400.88	4.90
Electricity	0.00	0.00	2,707.38	0.24
<b>TOTAL UTILITIES</b>	<b>3,913.88</b>	<b>3.81</b>	<b>292,780.99</b>	<b>25.91</b>
<b>INSURANCE</b>				
Insurance	6,482.34	6.32	93,523.38	8.28
<b>TOTAL INSURANCE</b>	<b>6,482.34</b>	<b>6.32</b>	<b>93,523.38</b>	<b>8.28</b>
<b>SECURITY/SAFETY</b>				
Security Patrols	0.00	0.00	767.96	0.07
Fire Hydrant Testing & Repairs	0.00	0.00	4,221.00	0.37
Back Flow Valve Testing	0.00	0.00	882.00	0.08
<b>TOTAL SECURITY</b>	<b>0.00</b>	<b>0.00</b>	<b>5,870.96</b>	<b>0.52</b>
<b>ADMINISTRATION</b>				
Management Fees	5,199.62	5.07	79,230.62	7.01
Legal & Accounting	-12,691.49	-12.37	11,972.14	1.06
Website & Information Tech	0.00	0.00	128.83	0.01
Bank Charges	15.00	0.01	165.00	0.01
Salaries	6,747.33	6.58	49,517.19	4.38
Welcome Committee	0.00	0.00	1,981.71	0.18
Office Expenses	3,251.19	3.17	13,073.76	1.16
Misc Admin	0.00	0.00	31.50	0.00
Professional Consulting Fees	0.00	0.00	367.50	0.03
<b>TOTAL ADMINISTRATION</b>	<b>2,521.65</b>	<b>2.46</b>	<b>156,468.25</b>	<b>13.85</b>
<b>LAND &amp; LOT</b>				
Land & Lot General	0.00	0.00	4,701.00	0.42
Lawn Maintenance	0.00	0.00	58.00	0.00
Common Area Landscape Maintenance	0.00	0.00	76,562.88	6.78
Single Family Landscape Maintenance	0.00	0.00	129,199.12	11.44
Gate Maintenance	0.00	0.00	5,174.66	0.46
Dog Stations	0.00	0.00	1,931.00	0.17
Electric Cart	0.00	0.00	8.12	0.00
Groundskeeping-Miscellaneous	0.00	0.00	238.00	0.02
Groundskeeping-Improvements	0.00	0.00	94.38	0.01
Irrigation Repairs & Maintenance	0.00	0.00	10,928.44	0.97
Snow & Ice Maintenance	11,149.69	10.87	32,765.26	2.90
Signage	0.00	0.00	333.55	0.03
Roads, Walks, Parking Sweeping	0.00	0.00	4,840.50	0.43
Drain Covers & Catch Basins	74.64	0.07	74.64	0.01
<b>TOTAL LAND &amp; LOT</b>	<b>11,224.33</b>	<b>10.94</b>	<b>266,907.55</b>	<b>23.62</b>
<b>EXTERIOR R &amp; M</b>				
Pest Control	331.80	0.32	3,948.76	0.35
Repairs & Maintenance : General	472.51	0.46	23,009.07	2.04
Common Fence Repair & Painting	0.00	0.00	-2,598.92	-0.23
<b>TOTAL EXTERIOR R &amp; M</b>	<b>804.31</b>	<b>0.78</b>	<b>24,358.91</b>	<b>2.16</b>
<b>RECREATION/COMMON</b>				
Clubhouse Maintenance	790.43	0.77	8,186.92	0.72
<b>TOTAL RECREATION</b>	<b>790.43</b>	<b>0.77</b>	<b>8,186.92</b>	<b>0.72</b>
<b>MISCELLANEOUS</b>				
Miscellaneous	627.50	0.61	2,745.47	0.24
<b>TOTAL MISCELLANEOUS</b>	<b>627.50</b>	<b>0.61</b>	<b>2,745.47</b>	<b>0.24</b>
<b>CONTINGENCY RESERVE FUND</b>				
Contingency Fee	11,458.34	11.17	213,541.65	18.90
<b>TOTAL CONTINGENCY</b>	<b>11,458.34</b>	<b>11.17</b>	<b>213,541.65</b>	<b>18.90</b>
<b>TOTAL EXPENSES</b>	<b>37,822.78</b>	<b>36.87</b>	<b>1,064,384.08</b>	<b>94.21</b>

**Cash Flow (Accrual)**  
**Sonoma Pines Common [3] - (sonomacm)**  
**February 2021**

	Month to Date	%	Year to Date	%
NET INCOME	64,770.97	63.13	65,467.48	5.79
ADJUSTMENTS				
Fees Receivable	1,320.33		-376.33	
TOTAL ADJUSTMENTS	1,320.33		-376.33	
CASH FLOW	66,091.30		65,091.13	
Beginning Cash	25,564.06			
Ending Balance	91,655.36			

**Balance Sheet (Accrual)**  
**Sonoma Pines Multi-Family [3] - (sonomamf)**  
**February 2021**

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Prepared For:  
All Owners

Prepared By:  
Coldwell Banker Property Management  
110 - 1641 Commerce Ave.  
Kelowna, BC V1X 8A9

**ASSETS**

**CURRENT ASSETS**

General Bank Account	131,907.61
Contingency Reserve Fund	726,799.78
GIC Account	759,143.93
Fees Receivable	-68.60
<b>TOTAL CURRENT ASSETS</b>	<u>1,617,782.72</u>
<b>TOTAL ASSETS</b>	1,617,782.72

**LIABILITIES & EQUITY**

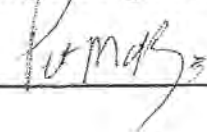
**CONTINGENCY RESERVE**

Contingency Reserve Opening Balance	1,341,387.93
Contingency Reserve - Interest Earned	7,999.42
Contingency Reserve YTD Appropriations	170,012.25
Contingency Fund Expenditures	-33,455.89
<b>TOTAL CONTINGENCY RESERVE</b>	<u>1,485,943.71</u>

**SHAREHOLDERS EQUITY**

Retained Earnings	131,839.01
<b>TOTAL SHAREHOLDERS EQUITY</b>	<u>131,839.01</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	1,617,782.72

Peter McKenzie  
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Property Management Division

  
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**Cash Flow (Accrual)**  
**Sonoma Pines Multi-Family [3] - (sonomamf)**  
**February 2021**

	Month to Date	%	Year to Date	%
<b>REVENUE</b>				
Monthly Maintenance Fees	43,105.86	97.73	821,800.51	98.67
Other Income	0.00	0.00	70.00	0.01
Transfer from Surplus	1,000.00	2.27	11,000.00	1.32
<b>TOTAL REVENUE</b>	<b>44,105.86</b>	<b>100.00</b>	<b>832,870.51</b>	<b>100.00</b>
<b>EXPENSES</b>				
<b>INSURANCE</b>				
Insurance	0.00	0.00	284,973.00	34.22
<b>TOTAL INSURANCE</b>	<b>0.00</b>	<b>0.00</b>	<b>284,973.00</b>	<b>34.22</b>
<b>ADMINISTRATION</b>				
Legal & Accounting	12,691.49	28.78	12,691.49	1.52
Office Expenses	0.00	0.00	46.63	0.01
<b>TOTAL ADMINISTRATION</b>	<b>12,691.49</b>	<b>28.78</b>	<b>12,738.12</b>	<b>1.53</b>
<b>LAND &amp; LOT</b>				
MF Area Landscape Maintenance	0.00	0.00	219,201.12	26.32
Groundskeeping-Improvements	0.00	0.00	241.89	0.03
Irrigation Repairs & Maintenance	0.00	0.00	25,655.59	3.08
<b>TOTAL LAND &amp; LOT</b>	<b>0.00</b>	<b>0.00</b>	<b>245,098.60</b>	<b>29.43</b>
<b>EXTERIOR R &amp; M</b>				
Window & Patio Door Repairs	0.00	0.00	1,250.32	0.15
Walls & Door Trim	0.00	0.00	24.09	0.00
Wood Accent, Pergolas & Fascia	0.00	0.00	108.06	0.01
Roofing Repairs	0.00	0.00	3,337.43	0.40
Deck, Balcony, Stairs & Railing R & M	0.00	0.00	19.03	0.00
General Multi-Family Maintenance Fund	0.00	0.00	12,305.46	1.48
Eaves & Gutters R & M	0.00	0.00	8,098.17	0.97
<b>TOTAL EXTERIOR R &amp; M</b>	<b>0.00</b>	<b>0.00</b>	<b>25,142.56</b>	<b>3.02</b>
<b>CONTINGENCY RESERVE FUND</b>				
Contingency Fee	17,645.75	40.01	170,012.25	20.41
<b>TOTAL CONTINGENCY</b>	<b>17,645.75</b>	<b>40.01</b>	<b>170,012.25</b>	<b>20.41</b>
<b>TOTAL EXPENSES</b>	<b>30,337.24</b>	<b>68.78</b>	<b>737,964.53</b>	<b>88.60</b>
<b>NET INCOME</b>	<b>13,768.62</b>	<b>31.22</b>	<b>94,905.98</b>	<b>11.40</b>
<b>ADJUSTMENTS</b>				
Fees Receivable	-95.25		-178.15	
<b>TOTAL ADJUSTMENTS</b>	<b>-95.25</b>		<b>-178.15</b>	
<b>CASH FLOW</b>	<b>13,673.37</b>		<b>94,727.83</b>	
Beginning Cash	119,234.24			
Ending Balance	131,907.61			

**SONOMA PINES BUDGET PLANNING 2021/2022**

**COMMON**

<b>CODE</b>	<b>Revenues</b>	<b>2018/19 Budget</b>	<b>2018/19 Actual</b>	<b>2019/20 Budget</b>	<b>2019/20 Actual to March 31</b>	<b>2020/21 Budget after Oct 1</b>	<b>2020/21 Actual to Dec 31</b>	<b>2021/22 Budget</b>
3011-0000	Homeowners Fees - Single Family	\$ 981,784.00	\$ 981,996.00	\$ 964,642.00	\$ 964,789.34	\$ 1,061,299.00	\$ 796,032.03	\$ 483,104.16
	Homeowners Fees - Multifamily							\$ 747,772.08
	Non Retroactive Adjustment							\$ (1,994.85)
3014-0000	Fines - Residential	\$ -	\$ 300.00	\$ -	\$ -	\$ -		
3025-0000	Other Income	\$ -	\$ 20.00	\$ 1,000.00	\$ 80.00	\$ 200.00	\$ 140.00	\$ 200.00
3025-0002	Clubhouse Rental Fees	\$ 3,500.00	\$ 1,715.00	\$ 3,000.00	\$ 4,080.00	\$ 3,000.00	\$ -	\$ 3,000.00
3040-0000	Parking Income	\$ 24,000.00	\$ 24,260.00	\$ 25,000.00	\$ 24,109.47	\$ 25,000.00	\$ 17,916.73	\$ 50,000.00
3041-0000	Rykon Rental Fees	\$ 1,900.00	\$ 2,025.00	\$ 2,000.00	\$ 1,900.20	\$ 2,000.00	\$ 1,425.15	\$ -
3050-0000	Advertising News Letter	\$ 1,500.00	\$ 700.00	\$ -	\$ -	\$ -	\$ -	\$ -
3060-0000	SF Landscape Exp Recovery	\$ 140,000.00	\$ 140,005.00	\$ 145,349.00	\$ 145,349.14	\$ 145,349.00	\$ 109,011.78	
3195-0000	Transfer from Surplus	\$ 17,000.00	\$ 17,000.00	\$ 40,000.00	\$ 40,000.00	\$ -		
	<b>Total Revenue</b>	<b>\$ 1,169,684.00</b>	<b>\$ 1,168,021.00</b>	<b>\$ 1,180,991.00</b>	<b>\$ 1,180,308.15</b>	<b>\$ 1,236,848.00</b>	<b>\$ 924,525.69</b>	<b>\$ 1,282,081.39</b>

<b>CODE</b>	<b>Expenses</b>	<b>2018/19 Budget</b>	<b>2018/19 Actual</b>	<b>2019/20 Budget</b>	<b>2019/20 Actual to March 31</b>	<b>2020/21 Budget after Oct 1</b>	<b>2020/21 Actual to Dec 31</b>	<b>2021/22 Budget</b>
COM	<b>Utilities</b>							
4011-0500	Water and Sewer	\$ 318,000.00	\$ 314,921.00	\$ 318,000.00	\$ 314,501.38	\$ 323,196.00	\$ 156,448.62	\$ 323,196.00
4013-0000	Garbage	\$ 57,000.00	\$ 68,010.00	\$ 57,000.00	\$ 59,314.56	\$ 60,000.00	\$ 47,572.92	\$ 84,000.00
4014-0000	Electricity	\$ 7,000.00	\$ 7,621.00	\$ 8,000.00	\$ 3,611.29	\$ 4,000.00	\$ 1,328.98	\$ 4,000.00
	<b>Total Utilities</b>	<b>\$ 382,000.00</b>	<b>\$ 390,552.00</b>	<b>\$ 383,000.00</b>	<b>\$ 377,427.23</b>	<b>\$ 387,196.00</b>	<b>\$ 205,350.52</b>	<b>\$ 411,196.00</b>
COM	<b>Insurance</b>							
4021-0000	Insurance	\$ 25,330.00	\$ 25,328.00	\$ 29,882.00	\$ 29,882.00	\$ 89,767.00	\$ 80,558.70	\$ 84,500.00
	<b>Total Insurance</b>	<b>\$ 25,330.00</b>	<b>\$ 25,328.00</b>	<b>\$ 29,882.00</b>	<b>\$ 29,882.00</b>	<b>\$ 89,767.00</b>	<b>\$ 80,558.70</b>	<b>\$ 84,500.00</b>
COM	<b>Security &amp; Safety</b>							
4031-0005	Security Patrols	\$ 1,200.00	\$ 568.00	\$ 1,200.00	\$ 1,033.06	\$ 1,000.00	\$ 638.97	\$ 1,000.00
4034-0001	Fire Hydrant Testing and Repairs	\$ 5,000.00	\$ 4,741.00	\$ 5,000.00	\$ 4,824.75	\$ 5,000.00	\$ 4,221.00	\$ 5,000.00
4034-0006	Back Flow Valves Annual Test	\$ 1,000.00	\$ 882.00	\$ 1,000.00	\$ 1,834.82	\$ 1,500.00	\$ 882.00	\$ 1,500.00

**SONOMA PINES BUDGET PLANNING 2021/2022**

	<b>Total Security &amp; Safety</b>	\$ 7,200.00	\$ 6,191.00	\$ 7,200.00	\$ 7,692.63	\$ 7,500.00	\$ 5,741.97	\$ 7,500.00																																																																																																																																																																																																																																																			
<table border="0" style="width: 100%;"> <tr> <td></td> <td></td> <td></td> <td></td> <td align="center"><b>2019/20 Actual to</b></td> <td align="center"><b>2020/21 Budget</b></td> <td align="center"><b>2020/21 Actual</b></td> <td></td> <td></td> </tr> <tr> <td><b>CODE</b></td> <td><b>Expenses</b></td> <td><b>2018/19 Budget</b></td> <td><b>2018/19 Actual</b></td> <td><b>2019/20 Budget</b></td> <td><b>March 31</b></td> <td><b>after Oct 1</b></td> <td><b>to Dec 31</b></td> <td><b>2021/22 Budget</b></td> </tr> </table>													<b>2019/20 Actual to</b>	<b>2020/21 Budget</b>	<b>2020/21 Actual</b>			<b>CODE</b>	<b>Expenses</b>	<b>2018/19 Budget</b>	<b>2018/19 Actual</b>	<b>2019/20 Budget</b>	<b>March 31</b>	<b>after Oct 1</b>	<b>to Dec 31</b>	<b>2021/22 Budget</b>																																																																																																																																																																																																																																	
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COM	<b>Administration</b>																																																																																																																																																																																																																																																										
4041-0000	Property Management Fees	\$ 92,000.00	\$ 87,070.00	\$ 92,000.00	\$ 87,921.06	\$ 92,000.00	\$ 66,363.11	\$ 56,000.00																																																																																																																																																																																																																																																			
4042-0000	Legal and Accounting	\$ 21,500.00	\$ 18,594.00	\$ 15,000.00	\$ 25,048.69	\$ 15,000.00	\$ 19,467.21	\$ 10,000.00																																																																																																																																																																																																																																																			
4042-0020	Website and Info Tech	\$ 2,000.00	\$ 1,480.00	\$ 2,000.00	\$ 228.21	\$ 500.00	\$ 128.83	\$ 500.00																																																																																																																																																																																																																																																			
4043-0000	Bank Charges	\$ 500.00	\$ 180.00	\$ 180.00	\$ 180.00	\$ 200.00	\$ 135.00	\$ 200.00																																																																																																																																																																																																																																																			
4045-0000	Salaries	\$ 38,000.00	\$ 43,791.00	\$ 44,000.00	\$ 47,566.91	\$ 48,500.00	\$ 54,012.83	\$72,000.00																																																																																																																																																																																																																																																			
4045-0020	Welcome Committee	\$ 4,500.00	\$ 2,510.00	\$ 3,000.00	\$ 2,135.71	\$ 3,500.00	\$ 1,981.71	\$3,500.00																																																																																																																																																																																																																																																			
4046-0000	Office Expenses	\$ 5,000.00	\$ 5,635.00	\$ 5,000.00	\$ 3,924.17	\$ 5,000.00	\$ 8,655.69	\$5,000.00																																																																																																																																																																																																																																																			
4049-0000	Professional Consulting Fees	\$ 5,000.00	\$ 1,312.00	\$ 5,000.00	\$ 9,486.75	\$ 5,000.00	\$ -	\$5,000.00																																																																																																																																																																																																																																																			
	<b>Total Administration Fees</b>	<b>\$ 168,500.00</b>	<b>\$ 160,572.00</b>	<b>\$ 166,180.00</b>	<b>\$ 176,491.50</b>	<b>\$ 169,700.00</b>	<b>\$ 150,744.38</b>	<b>\$ 152,200.00</b>																																																																																																																																																																																																																																																			
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Lot</b>	<b>\$ 239,100.00</b>	<b>\$ 233,470.00</b>	<b>\$ 248,989.00</b>	<b>\$ 244,763.24</b>	<b>\$ 238,949.00</b>	<b>\$ 221,779.83</b>	<b>\$ 276,449.00</b>	<table border="0" style="width: 100%;"> <tr> <td>COM</td> <td><b>CRF Land &amp; Lot</b></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Traffic Calming Devices</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>\$ 5,000.00</td> </tr> <tr> <td></td> <td>Fence Replacement</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>\$ 100,000.00</td> </tr> <tr> <td></td> <td>Office Equipment</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>\$ 1,500.00</td> </tr> </table>									COM	<b>CRF Land &amp; Lot</b>									Traffic Calming Devices							\$ 5,000.00		Fence Replacement							\$ 100,000.00		Office Equipment							\$ 1,500.00	<table border="0" style="width: 100%;"> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td align="center"><b>2019/20 Actual to</b></td> <td align="center"><b>2020/21 Budget</b></td> <td align="center"><b>2021/22 Actual</b></td> <td></td> </tr> <tr> <td><b>CODE</b></td> <td><b>Expenses</b></td> <td><b>2018/19 Budget</b></td> <td><b>2018/19 Actual</b></td> <td><b>2019/20 Budget</b></td> <td><b>March 31</b></td> <td><b>after Oct 1</b></td> <td><b>to Dec 31</b></td> <td><b>2021/22 Budget</b></td> </tr> </table>														<b>2019/20 Actual to</b>	<b>2020/21 Budget</b>	<b>2021/22 Actual</b>		<b>CODE</b>	<b>Expenses</b>	<b>2018/19 Budget</b>	<b>2018/19 Actual</b>	<b>2019/20 Budget</b>	<b>March 31</b>	<b>after Oct 1</b>	<b>to Dec 31</b>	<b>2021/22 Budget</b>	COMMON	<b>Maintenance Items</b>								4057-0000	Snow & Ice Maintenance	\$ 50,000.00	\$ 39,986.00	\$ 48,000.00	\$ 38,575.63	\$ 45,000.00	\$ 4,137.00	\$ 45,000.00	4075-0000	General Maintenance fund	\$ 42,700.00	\$ 25,049.00	\$ 36,200.00	\$ 39,954.94	\$ 55,200.00	\$ 20,608.04	\$ 73,308.04		Special Maintenance Fund							\$ 11,982.38		<b>Total Maintenance</b>	<b>\$ 92,700.00</b>	<b>\$ 65,035.00</b>	<b>\$ 84,200.00</b>	<b>\$ 78,530.57</b>	<b>\$ 100,200.00</b>	<b>\$ 24,745.04</b>	<b>\$ 130,290.42</b>	<table border="0" style="width: 100%;"> <tr> <td>COM</td> <td><b>CRF Maintenance</b></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Sanitary line flushing</td> <td></td> <td></td> <td></td> <td></td> <td>\$ -</td> <td></td> <td></td> </tr> <tr> <td></td> <td>Drain cover &amp; 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**SONOMA PINES BUDGET PLANNING 2021/2022**

	Fencing repairs & painting					\$ 12,000.00	\$ 7,140.75	\$ 2,500.00
<b>CODE</b>	<b>Expenses</b>	<b>2018/19 Budget</b>	<b>2018/19 Actual</b>	<b>2019/20 Budget</b>	<b>2019/20 Actual to March 31</b>	<b>2020/21 Budget after Oct 1</b>	<b>2020/21 Actual to Dec 31</b>	<b>2021/22 Budget</b>
	<b>Clubhouse Maintenance COM</b>							
4082-0000	General Clubhouse Maintenance	\$ 16,000.00	\$ 13,482.00	\$ 13,274.00	\$ 15,411.02	\$ 17,250.00	\$ 6,799.10	\$ 17,250.00
	<b>Total Clubhouse Maintenance</b>	<b>\$ 16,000.00</b>	<b>\$ 13,482.00</b>	<b>\$ 13,274.00</b>	<b>\$ 15,411.02</b>	<b>\$ 17,250.00</b>	<b>\$ 6,799.10</b>	<b>\$ 17,250.00</b>
COM	<b>CRF Clubhouse</b>							
	Gym Equipment					\$ 2,500.00	\$ -	
	Repairs to floors, walls & ceilings					\$ 15,000.00	\$ 10,729.13	
	Painting					\$ 5,000.00	\$ 5,000.00	
COM	<b>Miscellaneous</b>							
4086-0000	Miscellaneous			\$ 2,466.00	\$ 2,547.49	\$ 2,786.00	\$ 2,117.97	\$ 2,117.97
	<b>Total Miscellaneous</b>			<b>\$ 2,466.00</b>	<b>\$ 2,547.49</b>	<b>\$ 2,786.00</b>	<b>\$ 2,117.97</b>	<b>\$ 2,117.97</b>
<b>CODE</b>	<b>Expenses</b>	<b>2018/19 Budget</b>	<b>2018/19 Actual</b>	<b>2019/20 Budget</b>	<b>2019/20 Actual to March 31</b>	<b>2020/21 Budget after Oct 1</b>	<b>2020/21 Actual to Dec 31</b>	<b>2021/22 Budget</b>
COM	<b>Contingency</b>							
4091-0000	Common Contingency Fee -SF	\$ 223,044.00	\$ 223,044.00	\$ 250,000.00	\$ 249,999.96	\$ 225,000.00	\$ 187,499.97	\$ 62,677.60
	Common Contingency Fee - MF							\$ 137,900.40
	<b>Total Contingency Fee</b>	<b>\$ 223,044.00</b>	<b>\$ 223,044.00</b>	<b>\$ 250,000.00</b>	<b>\$ 249,999.96</b>	<b>\$ 225,000.00</b>	<b>\$ 187,499.97</b>	<b>\$ 200,578.00</b>
	<b>Total Com actual expenses &amp; budgets</b>	<b>\$ 1,153,874.00</b>	<b>\$ 1,117,674.00</b>	<b>\$ 1,185,191.00</b>	<b>\$ 1,182,745.64</b>	<b>\$ 1,238,348.00</b>	<b>\$ 885,337.48</b>	<b>\$ 1,282,081.39</b>



**SONOMA PINES BUDGET PLANNING 2021/2022**

**MULTI-FAMILY**

<b>CODE</b>	<b>Revenues</b>	<b>2018/19 Budget</b>	<b>2018/19 Actual</b>	<b>2019/20 Budget</b>	<b>2019/20 Actual to March 31</b>	<b>2020/21 Budget after Oct 1</b>	<b>2020/21 Actual to Dec 31</b>	<b>2021/22 Budget</b>
3011-0000	Homeowners Fees	\$ 680,083.00	\$ 680,064.00	\$ 766,300.00	\$ 766,296.49	\$ 866,968.68	\$ 735,587.79	518,831.67
3195-0000	Transfer From Surplus	\$ 5,000.00	\$ 5,000.00	\$ 25,000.00	\$ 25,000.00	\$ 12,000.00	\$ 9,000.00	\$ -
	<b>Total Revenues</b>	<b>\$ 685,083.00</b>	<b>\$ 685,064.00</b>	<b>\$ 791,300.00</b>	<b>\$ 791,296.49</b>	<b>\$ 878,968.68</b>	<b>\$ 744,587.79</b>	<b>518,831.67</b>
<b>CODE</b>	<b>Expenses</b>	<b>2018/19 Budget</b>	<b>2018/19 Actual</b>	<b>2019/20 Budget</b>	<b>2019/20 Actual to March 31</b>	<b>2020/21 Budget after Oct 1</b>	<b>2020/21 Actual to Dec 31</b>	<b>2021/22 Budget</b>
MF	<b>Insurance</b>							
4021-0000	Insurance Expense	\$ 160,820.00	\$ 156,135.00	\$ 268,700.00	\$ 268,700.00	\$ 284,973.00	\$ 284,973.00	\$ -
	<b>Total Insurance</b>	<b>\$ 160,820.00</b>	<b>\$ 156,135.00</b>	<b>\$ 268,700.00</b>	<b>\$ 268,700.00</b>	<b>\$ 284,973.00</b>	<b>\$ 284,973.00</b>	<b>0</b>
MF	<b>Land &amp; Lot</b>							
4051-0015	MF Area Landscape Maintenance	\$ 235,500.00	\$ 233,329.00	\$ 246,600.00	\$ 246,601.26	\$ 246,600.00	\$ 219,201.12	\$ 246,600.00
4055-0000	General Grounds & Tree Maintenance	\$ 23,400.00	\$ 17,752.00	\$ 8,000.00	\$ 1,944.77	\$ 5,000.00	\$ 288.52	\$ 5,000.00
4056-0000	Irrigation Repairs & Maintenance	\$ 25,000.00	\$ 24,959.00	\$ 25,000.00	\$ 25,498.04	\$ 20,000.00	\$ 25,655.59	\$ 20,000.00
	<b>Total Land &amp; Lot</b>	<b>\$ 283,900.00</b>	<b>\$ 276,040.00</b>	<b>\$ 279,600.00</b>	<b>\$ 274,044.07</b>	<b>\$ 271,600.00</b>	<b>\$ 245,145.23</b>	<b>\$ 271,600.00</b>
MF	<b>CRF Land &amp; Lot</b>					\$ -		
<b>CODE</b>	<b>Expenses</b>	<b>2018/19 Budget</b>	<b>2018/19 Actual</b>	<b>2019/20 Budget</b>	<b>2019/20 Actual to March 31</b>	<b>2020/21 Budget after Oct 1</b>	<b>2020/21 Actual to Dec 31</b>	<b>2021/22 Budget</b>
MF	<b>Maintenance Items</b>							
4075-0000	General Repairs & Maintenance	\$ 35,300.00	\$ 18,971.00	\$ 26,500.00	\$ 16,018.95	\$ 70,647.20	\$ 26,456.58	\$ 106,854.00
4075-001	Multifamily Equal Maintenance Fund							\$ 20,460.00
	<b>Total Maintenance</b>	<b>\$ 35,300.00</b>	<b>\$ 18,971.00</b>	<b>\$ 26,500.00</b>	<b>\$ 16,018.95</b>	<b>\$ 70,647.20</b>	<b>\$ 26,456.58</b>	<b>\$ 127,314.00</b>
MF	<b>CRF Maintenance</b>							
	Roof inspections					\$ 4,000.00	\$ -	
	House painting					\$ 21,000.00	\$ 16,905.00	
	Wood accents, pergolas & fascia					\$ 12,000.00	\$ -	
	Deck repairs					\$ 10,000.00	\$ 10,000.00	
MF	<b>Contingency</b>							
4091-0000	Multifamily Roof Cover Fund	\$ 218,063.00	\$ 218,063.00	\$ 220,000.00	\$ 219,999.96	\$ 187,657.98	\$ 117,075.00	\$ 119,931.72
	<b>Total Contingency</b>	<b>\$ 218,063.00</b>	<b>\$ 218,063.00</b>	<b>\$ 220,000.00</b>	<b>\$ 219,999.96</b>	<b>\$ 187,657.98</b>	<b>\$ 117,075.00</b>	<b>\$ 119,931.72</b>
	<b>Total MF actual expenses &amp; budgets</b>	<b>\$ 698,083.00</b>	<b>\$ 669,209.00</b>	<b>\$ 794,800.00</b>	<b>\$ 778,762.98</b>	<b>\$ 814,878.18</b>	<b>\$ 673,649.81</b>	<b>\$ 518,845.72</b>

**APRIL 2021 SINGLE FAMILY FEES**

<b>Civic #</b>	<b>Civic Address</b>	<b>Common Expenses</b>	<b>Common CRF</b>	<b>SF Landscaping</b>	<b>Total</b>
2373	Mesa Vista Crt	\$149.04	\$33.70	\$78.68	\$261.42
2374	Mesa Vista Crt	\$149.04	\$33.70	\$78.68	\$261.42
2375	Mesa Vista Crt	\$149.04	\$33.70	\$78.68	\$261.42
2376	Mesa Vista Crt	\$149.04	\$33.70	\$78.68	\$261.42
2377	Mesa Vista Crt	\$149.04	\$33.70	\$78.68	\$261.42
2378	Mesa Vista Crt	\$149.04	\$33.70	\$78.68	\$261.42
2379	Mesa Vista Crt	\$149.04	\$33.70	\$78.68	\$261.42
2380	Mesa Vista Crt	\$149.04	\$33.70	\$78.68	\$261.42
2381	Mesa Vista Crt	\$149.04	\$33.70	\$78.68	\$261.42
2382	Mesa Vista Crt	\$149.04	\$33.70	\$78.68	\$261.42
2383	Mesa Vista Crt	\$149.04	\$33.70	\$78.68	\$261.42
2384	Mesa Vista Crt	\$149.04	\$33.70	\$78.68	\$261.42
2385	Mesa Vista Crt	\$149.04	\$33.70	\$78.68	\$261.42
2386	Mesa Vista Crt	\$149.04	\$33.70	\$78.68	\$261.42
2387	Mesa Vista Crt	\$149.04	\$33.70	\$78.68	\$261.42
2388	Mesa Vista Crt	\$149.04	\$33.70	\$78.68	\$261.42
2389	Mesa Vista Crt	\$149.04	\$33.70	\$78.68	\$261.42
2390	Mesa Vista Crt	\$149.04	\$33.70	\$78.68	\$261.42
2391	Mesa Vista Crt	\$149.04	\$33.70	\$78.68	\$261.42
2392	Mesa Vista Crt	\$149.04	\$33.70	\$78.68	\$261.42
2393	Mesa Vista Crt	\$149.04	\$33.70	\$78.68	\$261.42
2395	Mesa Vista Crt	\$149.04	\$33.70	\$78.68	\$261.42
2397	Mesa Vista Crt	\$149.04	\$33.70	\$78.68	\$261.42
2399	Mesa Vista Crt	\$149.04	\$33.70	\$78.68	\$261.42
2403	Mesa Vista Crt	\$149.04	\$33.70	\$78.68	\$261.42
2405	Mesa Vista Crt	\$149.04	\$33.70	\$78.68	\$261.42
2407	Mesa Vista Crt	\$149.04	\$33.70	\$78.68	\$261.42
2281	Pine Vista Pl	\$149.04	\$33.70	\$78.68	\$261.42
2282	Pine Vista Pl	\$149.04	\$33.70	\$78.68	\$261.42
2283	Pine Vista Pl	\$149.04	\$33.70	\$78.68	\$261.42
2284	Pine Vista Pl	\$149.04	\$33.70	\$78.68	\$261.42
2285	Pine Vista Pl	\$149.04	\$33.70	\$78.68	\$261.42
2286	Pine Vista Pl	\$149.04	\$33.70	\$78.68	\$261.42
2287	Pine Vista Pl	\$149.04	\$33.70	\$78.68	\$261.42
2288	Pine Vista Pl	\$149.04	\$33.70	\$78.68	\$261.42
2289	Pine Vista Pl	\$149.04	\$33.70	\$78.68	\$261.42
2290	Pine Vista Pl	\$149.04	\$33.70	\$78.68	\$261.42
2291	Pine Vista Pl	\$149.04	\$33.70	\$78.68	\$261.42
2292	Pine Vista Pl	\$149.04	\$33.70	\$78.68	\$261.42
2293	Pine Vista Pl	\$149.04	\$33.70	\$78.68	\$261.42
2294	Pine Vista Pl	\$149.04	\$33.70	\$78.68	\$261.42

**APRIL 2021 SINGLE FAMILY FEES**

<b>Civic #</b>	<b>Civic Address</b>	<b>Common Expenses</b>	<b>Common CRF</b>	<b>SF Landscaping</b>	<b>Total</b>
2296	Pine Vista Pl	\$149.04	\$33.70	\$78.68	\$261.42
2297	Pine Vista Pl	\$149.04	\$33.70	\$78.68	\$261.42
2298	Pine Vista Pl	\$149.04	\$33.70	\$78.68	\$261.42
2300	Pine Vista Pl	\$149.04	\$33.70	\$78.68	\$261.42
2301	Pine Vista Pl	\$149.04	\$33.70	\$78.68	\$261.42
2302	Pine Vista Pl	\$149.04	\$33.70	\$78.68	\$261.42
2303	Pine Vista Pl	\$149.04	\$33.70	\$78.68	\$261.42
2304	Pine Vista Pl	\$149.04	\$33.70	\$78.68	\$261.42
2305	Pine Vista Pl	\$149.04	\$33.70	\$78.68	\$261.42
2306	Pine Vista Pl	\$149.04	\$33.70	\$78.68	\$261.42
2307	Pine Vista Pl	\$149.04	\$33.70	\$78.68	\$261.42
2308	Pine Vista Pl	\$149.04	\$33.70	\$78.68	\$261.42
2309	Pine Vista Pl	\$149.04	\$33.70	\$78.68	\$261.42
2310	Pine Vista Pl	\$149.04	\$33.70	\$78.68	\$261.42
2311	Pine Vista Pl	\$149.04	\$33.70	\$78.68	\$261.42
2312	Pine Vista Pl	\$149.04	\$33.70	\$78.68	\$261.42
2313	Pine Vista Pl	\$149.04	\$33.70	\$78.68	\$261.42
2315	Pine Vista Pl	\$149.04	\$33.70	\$78.68	\$261.42
2317	Pine Vista Pl	\$149.04	\$33.70	\$78.68	\$261.42
2319	Pine Vista Pl	\$149.04	\$33.70	\$78.68	\$261.42
4100	Solana Pl	\$149.04	\$33.70	\$78.68	\$261.42
4101	Solana Pl	\$149.04	\$33.70	\$78.68	\$261.42
4102	Solana Pl	\$149.04	\$33.70	\$78.68	\$261.42
4103	Solana Pl	\$149.04	\$33.70	\$78.68	\$261.42
4104	Solana Pl	\$149.04	\$33.70	\$78.68	\$261.42
4105	Solana Pl	\$149.04	\$33.70	\$78.68	\$261.42
4106	Solana Pl	\$149.04	\$33.70	\$78.68	\$261.42
4107	Solana Pl	\$149.04	\$33.70	\$78.68	\$261.42
4108	Solana Pl	\$149.04	\$33.70	\$78.68	\$261.42
4109	Solana Pl	\$149.04	\$33.70	\$78.68	\$261.42
4110	Solana Pl	\$149.04	\$33.70	\$78.68	\$261.42
4111	Solana Pl	\$149.04	\$33.70	\$78.68	\$261.42
4112	Solana Pl	\$149.04	\$33.70	\$78.68	\$261.42
4113	Solana Pl	\$149.04	\$33.70	\$78.68	\$261.42
4114	Solana Pl	\$149.04	\$33.70	\$78.68	\$261.42
4115	Solana Pl	\$149.04	\$33.70	\$78.68	\$261.42
4116	Solana Pl	\$149.04	\$33.70	\$78.68	\$261.42
4117	Solana Pl	\$149.04	\$33.70	\$78.68	\$261.42
4118	Solana Pl	\$149.04	\$33.70	\$78.68	\$261.42
4119	Solana Pl	\$149.04	\$33.70	\$78.68	\$261.42
4120	Solana Pl	\$149.04	\$33.70	\$78.68	\$261.42

**APRIL 2021 SINGLE FAMILY FEES**

<b>Civic #</b>	<b>Civic Address</b>	<b>Common Expenses</b>	<b>Common CRF</b>	<b>SF Landscaping</b>	<b>Total</b>
4122	Solana Pl	\$149.04	\$33.70	\$78.68	\$261.42
4124	Solana Pl	\$149.04	\$33.70	\$78.68	\$261.42
4126	Solana Pl	\$149.04	\$33.70	\$78.68	\$261.42
4128	Solana Pl	\$149.04	\$33.70	\$78.68	\$261.42
4130	Solana Pl	\$149.04	\$33.70	\$78.68	\$261.42
4132	Solana Pl	\$149.04	\$33.70	\$78.68	\$261.42
4134	Solana Pl	\$149.04	\$33.70	\$78.68	\$261.42
4136	Solana Pl	\$149.04	\$33.70	\$78.68	\$261.42
4138	Solana Pl	\$149.04	\$33.70	\$78.68	\$261.42
4139	Solana Pl	\$149.04	\$33.70	\$78.68	\$261.42
4140	Solana Pl	\$149.04	\$33.70	\$78.68	\$261.42
4141	Solana Pl	\$149.04	\$33.70	\$78.68	\$261.42
4142	Solana Pl	\$149.04	\$33.70	\$78.68	\$261.42
4143	Solana Pl	\$149.04	\$33.70	\$78.68	\$261.42
4144	Solana Pl	\$149.04	\$33.70	\$78.68	\$261.42
4145	Solana Pl	\$149.04	\$33.70	\$78.68	\$261.42
4146	Solana Pl	\$149.04	\$33.70	\$78.68	\$261.42
4147	Solana Pl	\$149.04	\$33.70	\$78.68	\$261.42
4148	Solana Pl	\$149.04	\$33.70	\$78.68	\$261.42
3682	Sonoma Pines Dr	\$149.04	\$33.70	\$78.68	\$261.42
3684	Sonoma Pines Dr	\$149.04	\$33.70	\$78.68	\$261.42
3686	Sonoma Pines Dr	\$149.04	\$33.70	\$78.68	\$261.42
3688	Sonoma Pines Dr	\$149.04	\$33.70	\$78.68	\$261.42
3689	Sonoma Pines Dr	\$149.04	\$33.70	\$78.68	\$261.42
3690	Sonoma Pines Dr	\$149.04	\$33.70	\$78.68	\$261.42
3691	Sonoma Pines Dr	\$149.04	\$33.70	\$78.68	\$261.42
3692	Sonoma Pines Dr	\$149.04	\$33.70	\$78.68	\$261.42
3693	Sonoma Pines Dr	\$149.04	\$33.70	\$78.68	\$261.42
3694	Sonoma Pines Dr	\$149.04	\$33.70	\$78.68	\$261.42
3695	Sonoma Pines Dr	\$149.04	\$33.70	\$78.68	\$261.42
3696	Sonoma Pines Dr	\$149.04	\$33.70	\$78.68	\$261.42
3697	Sonoma Pines Dr	\$149.04	\$33.70	\$78.68	\$261.42
3698	Sonoma Pines Dr	\$149.04	\$33.70	\$78.68	\$261.42
3699	Sonoma Pines Dr	\$149.04	\$33.70	\$78.68	\$261.42
3701	Sonoma Pines Dr	\$149.04	\$33.70	\$78.68	\$261.42
3703	Sonoma Pines Dr	\$149.04	\$33.70	\$78.68	\$261.42
3705	Sonoma Pines Dr	\$149.04	\$33.70	\$78.68	\$261.42
3707	Sonoma Pines Dr	\$149.04	\$33.70	\$78.68	\$261.42
2200	Terrero Pl	\$149.04	\$33.70	\$78.68	\$261.42
2201	Terrero Pl	\$149.04	\$33.70	\$78.68	\$261.42
2202	Terrero Pl	\$149.04	\$33.70	\$78.68	\$261.42

**APRIL 2021 SINGLE FAMILY FEES**

<b>Civic #</b>	<b>Civic Address</b>	<b>Common Expenses</b>	<b>Common CRF</b>	<b>SF Landscaping</b>	<b>Total</b>
2203	Terrero Pl	\$149.04	\$33.70	\$78.68	\$261.42
2204	Terrero Pl	\$149.04	\$33.70	\$78.68	\$261.42
2205	Terrero Pl	\$149.04	\$33.70	\$78.68	\$261.42
2206	Terrero Pl	\$149.04	\$33.70	\$78.68	\$261.42
2207	Terrero Pl	\$149.04	\$33.70	\$78.68	\$261.42
2208	Terrero Pl	\$149.04	\$33.70	\$78.68	\$261.42
2209	Terrero Pl	\$149.04	\$33.70	\$78.68	\$261.42
2210	Terrero Pl	\$149.04	\$33.70	\$78.68	\$261.42
2211	Terrero Pl	\$149.04	\$33.70	\$78.68	\$261.42
2213	Terrero Pl	\$149.04	\$33.70	\$78.68	\$261.42
2215	Terrero Pl	\$149.04	\$33.70	\$78.68	\$261.42
2217	Terrero Pl	\$149.04	\$33.70	\$78.68	\$261.42
2219	Terrero Pl	\$149.04	\$33.70	\$78.68	\$261.42
2221	Terrero Pl	\$149.04	\$33.70	\$78.68	\$261.42
2226	Terrero Pl	\$149.04	\$33.70	\$78.68	\$261.42
2228	Terrero Pl	\$149.04	\$33.70	\$78.68	\$261.42
2230	Terrero Pl	\$149.04	\$33.70	\$78.68	\$261.42
2231	Terrero Pl	\$149.04	\$33.70	\$78.68	\$261.42
2232	Terrero Pl	\$149.04	\$33.70	\$78.68	\$261.42
2233	Terrero Pl	\$149.04	\$33.70	\$78.68	\$261.42
2234	Terrero Pl	\$149.04	\$33.70	\$78.68	\$261.42
2235	Terrero Pl	\$149.04	\$33.70	\$78.68	\$261.42
2236	Terrero Pl	\$149.04	\$33.70	\$78.68	\$261.42
2237	Terrero Pl	\$149.04	\$33.70	\$78.68	\$261.42
2238	Terrero Pl	\$149.04	\$33.70	\$78.68	\$261.42
2239	Terrero Pl	\$149.04	\$33.70	\$78.68	\$261.42
2240	Terrero Pl	\$149.04	\$33.70	\$78.68	\$261.42
2241	Terrero Pl	\$149.04	\$33.70	\$78.68	\$261.42
2242	Terrero Pl	\$149.04	\$33.70	\$78.68	\$261.42
2243	Terrero Pl	\$149.04	\$33.70	\$78.68	\$261.42
2244	Terrero Pl	\$149.04	\$33.70	\$78.68	\$261.42

**APRIL 2021 MULTI-FAMILY FEES**

<b>Civic</b>	<b>Address</b>	<b>Monthly Roof Cover Fee</b>	<b>Base Maintenance Fee</b>	<b>MF Landscaping</b>	<b>Common Expenses</b>	<b>Common CRF</b>	<b>MF Maintenance</b>	<b>Total</b>
3815	Acacia Ln	\$33.42	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$317.03
3817	Acacia Ln	\$33.42	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$317.03
3819	Acacia Ln	\$33.42	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$317.03
3821	Acacia Ln	\$33.42	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$317.03
3823	Acacia Ln	\$33.42	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$317.03
3825	Acacia Ln	\$33.42	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$317.03
3827	Acacia Ln	\$33.19	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.80
3837	Acacia Ln	\$34.37	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$307.48
3839	Acacia Ln	\$34.37	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$307.48
2150	Alvarado Tr	\$27.48	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.09
2152	Alvarado Tr	\$27.48	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.09
2154	Alvarado Tr	\$34.56	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$318.17
2156	Alvarado Tr	\$34.56	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$318.17
2157	Alvarado Tr	\$28.30	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.91
2158	Alvarado Tr	\$34.56	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$318.17
2159	Alvarado Tr	\$28.30	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.91
2160	Alvarado Tr	\$34.56	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$318.17
2161	Alvarado Tr	\$28.30	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.91
2162	Alvarado Tr	\$34.56	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$318.17
2163	Alvarado Tr	\$28.30	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.91
2164	Alvarado Tr	\$34.56	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$318.17
2165	Alvarado Tr	\$28.30	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.91
2166	Alvarado Tr	\$34.56	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$318.17
2167	Alvarado Tr	\$28.30	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.91
2168	Alvarado Tr	\$34.56	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$318.17
2169	Alvarado Tr	\$28.30	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.91
2170	Alvarado Tr	\$34.56	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$318.17
2171	Alvarado Tr	\$28.30	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.91
2172	Alvarado Tr	\$34.56	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$318.17
2173	Alvarado Tr	\$28.30	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.91
2174	Alvarado Tr	\$34.56	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$318.17
2175	Alvarado Tr	\$28.30	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.91
2176	Alvarado Tr	\$34.56	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$318.17
2177	Alvarado Tr	\$28.30	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.91
2178	Alvarado Tr	\$34.56	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$318.17
2179	Alvarado Tr	\$28.30	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.91
2180	Alvarado Tr	\$34.56	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$318.17
2181	Alvarado Tr	\$27.67	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.28
2183	Alvarado Tr	\$27.67	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.28
2185	Alvarado Tr	\$27.67	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.28
2186	Alvarado Tr	\$30.89	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$314.50
2187	Alvarado Tr	\$27.32	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$310.93
2188	Alvarado Tr	\$27.51	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.12

**APRIL 2021 MULTI-FAMILY FEES**

Civic	Address	Monthly Roof Cover Fee	Base Maintenance Fee	MF Landscaping	Common Expenses	Common CRF	MF Maintenance	Total
2189	Alvarado Tr	\$27.99	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.60
2190	Alvarado Tr	\$27.51	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.12
2191	Alvarado Tr	\$27.32	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$310.93
2192	Alvarado Tr	\$27.14	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$310.75
2194	Alvarado Tr	\$27.14	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$310.75
2196	Alvarado Tr	\$27.51	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.12
2198	Alvarado Tr	\$27.51	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.12
2200	Alvarado Tr	\$27.41	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.02
2202	Alvarado Tr	\$27.41	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.02
2081	Candalera Ln	\$17.26	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$290.37
2083	Candalera Ln	\$17.26	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$290.37
2085	Candalera Ln	\$17.26	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$290.37
2086	Candalera Ln	\$33.19	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.80
2087	Candalera Ln	\$17.26	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$290.37
2088	Candalera Ln	\$33.19	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.80
2089	Candalera Ln	\$17.23	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$290.34
2090	Candalera Ln	\$22.34	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$295.45
2091	Candalera Ln	\$17.23	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$290.34
2066	Candalera Pl	\$44.62	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$328.23
2068	Candalera Pl	\$33.19	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.80
2070	Candalera Pl	\$33.19	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.80
2072	Candalera Pl	\$33.19	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.80
2074	Candalera Pl	\$33.19	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.80
2076	Candalera Pl	\$33.19	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.80
2078	Candalera Pl	\$33.19	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.80
2079	Candalera Pl	\$29.73	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$302.84
2080	Candalera Pl	\$33.19	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.80
2081	Candalera Pl	\$33.33	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$306.44
2082	Candalera Pl	\$33.19	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.80
2083	Candalera Pl	\$34.42	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$307.53
2084	Candalera Pl	\$28.62	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$312.23
2085	Candalera Pl	\$34.42	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$307.53
2086	Candalera Pl	\$33.19	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.80
2087	Candalera Pl	\$34.37	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$307.48
2088	Candalera Pl	\$33.19	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.80
2089	Candalera Pl	\$34.37	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$307.48
2090	Candalera Pl	\$33.19	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.80
2091	Candalera Pl	\$34.16	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$307.27
2092	Candalera Pl	\$33.19	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.80
2093	Candalera Pl	\$34.16	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$307.27
2094	Candalera Pl	\$33.19	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.80
2095	Candalera Pl	\$33.51	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$306.62
2096	Candalera Pl	\$33.40	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$317.01

**APRIL 2021 MULTI-FAMILY FEES**

Civic	Address	Monthly Roof Cover Fee	Base Maintenance Fee	MF Landscaping	Common Expenses	Common CRF	MF Maintenance	Total
2097	Candalera Pl	\$33.51	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$306.62
2098	Candalera Pl	\$28.30	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.91
2099	Candalera Pl	\$33.51	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$306.62
2100	Candalera Pl	\$33.19	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.80
2101	Candalera Pl	\$33.51	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$306.62
2102	Candalera Pl	\$33.19	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.80
2103	Candalera Pl	\$33.75	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$306.86
2105	Candalera Pl	\$33.75	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$306.86
2106	Candalera Pl	\$17.26	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$290.37
2108	Candalera Pl	\$17.26	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$290.37
2109	Candalera Pl	\$19.55	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$292.66
2110	Candalera Pl	\$17.23	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$290.34
2112	Candalera Pl	\$17.23	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$290.34
2113	Candalera Pl	\$19.55	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$292.66
2114	Candalera Pl	\$17.23	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$290.34
2116	Candalera Pl	\$17.23	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$290.34
2117	Candalera Pl	\$17.32	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$290.43
2098	Del Mar Crt	\$20.51	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$293.62
2100	Del Mar Crt	\$33.19	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.80
2101	Del Mar Crt	\$20.51	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$293.62
2102	Del Mar Crt	\$33.19	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.80
2103	Del Mar Crt	\$20.51	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$293.62
2104	Del Mar Crt	\$33.19	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.80
2105	Del Mar Crt	\$20.51	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$293.62
2106	Del Mar Crt	\$33.19	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.80
2107	Del Mar Crt	\$20.51	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$293.62
2108	Del Mar Crt	\$33.19	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.80
2109	Del Mar Crt	\$20.51	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$293.62
2110	Del Mar Crt	\$33.19	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.80
2111	Del Mar Crt	\$20.51	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$293.62
2112	Del Mar Crt	\$33.19	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.80
2113	Del Mar Crt	\$20.51	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$293.62
2114	Del Mar Crt	\$33.19	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.80
2115	Del Mar Crt	\$20.51	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$293.62
2116	Del Mar Crt	\$27.60	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.21
2118	Del Mar Crt	\$28.76	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$312.37
2120	Del Mar Crt	\$33.61	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$317.22
3790	Del Mar Ln	\$29.59	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$313.20
3792	Del Mar Ln	\$29.59	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$313.20
3794	Del Mar Ln	\$29.59	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$313.20
3795	Del Mar Ln	\$29.80	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$302.91
3796	Del Mar Ln	\$29.59	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$313.20



**APRIL 2021 MULTI-FAMILY FEES**

<b>Civic</b>	<b>Address</b>	<b>Monthly Roof Cover Fee</b>	<b>Base Maintenance Fee</b>	<b>MF Landscaping</b>	<b>Common Expenses</b>	<b>Common CRF</b>	<b>MF Maintenance</b>	<b>Total</b>
3797	Del Mar Ln	\$29.80	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$302.91
3798	Del Mar Ln	\$29.80	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$313.41
3799	Del Mar Ln	\$30.52	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$303.63
3800	Del Mar Ln	\$29.80	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$313.41
3801	Del Mar Ln	\$30.52	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$303.63
3803	Del Mar Ln	\$33.19	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.80
3805	Del Mar Ln	\$33.19	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.80
2121	Madera Crt	\$28.81	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$312.42
2123	Madera Crt	\$28.81	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$312.42
2125	Madera Crt	\$28.81	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$312.42
2127	Madera Crt	\$28.81	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$312.42
2129	Madera Crt	\$28.81	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$312.42
2131	Madera Crt	\$28.81	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$312.42
2133	Madera Crt	\$28.81	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$312.42
2135	Madera Crt	\$28.81	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$312.42
2139	Madera Crt	\$28.81	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$312.42
2141	Madera Crt	\$28.81	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$312.42
2143	Madera Crt	\$28.81	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$312.42
2145	Madera Crt	\$28.81	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$312.42
2147	Madera Crt	\$28.81	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$312.42
2149	Madera Crt	\$28.81	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$312.42
2151	Madera Crt	\$28.81	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$312.42
2153	Madera Crt	\$28.81	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$312.42
2155	Madera Crt	\$28.81	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$312.42
2157	Madera Crt	\$28.81	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$312.42
2159	Madera Crt	\$28.81	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$312.42
2161	Madera Crt	\$28.81	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$312.42
2165	Madera Crt	\$22.34	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$295.45
2167	Madera Crt	\$21.61	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$294.72
2169	Madera Crt	\$22.34	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$295.45
2171	Madera Crt	\$22.34	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$295.45
2173	Madera Crt	\$22.34	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$295.45
2175	Madera Crt	\$22.34	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$295.45
2177	Madera Crt	\$22.34	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$295.45
2179	Madera Crt	\$21.74	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$294.85
2181	Madera Crt	\$22.34	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$295.45
2183	Madera Crt	\$21.63	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$294.74
2130	Serrento Ln	\$17.19	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$290.30
2132	Serrento Ln	\$20.78	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$293.89
2134	Serrento Ln	\$20.78	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$293.89
2138	Serrento Ln	\$27.14	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$300.25
2140	Serrento Ln	\$27.14	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$300.25
2142	Serrento Ln	\$27.51	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.12

**APRIL 2021 MULTI-FAMILY FEES**

Civic	Address	Monthly Roof Cover Fee	Base Maintenance Fee	MF Landscaping	Common Expenses	Common CRF	MF Maintenance	Total
2144	Serrento Ln	\$27.51	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.12
2146	Serrento Ln	\$27.51	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.12
2147	Serrento Ln	\$27.60	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$300.71
2148	Serrento Ln	\$27.51	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.12
2149	Serrento Ln	\$27.44	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$300.55
2150	Serrento Ln	\$27.51	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.12
2151	Serrento Ln	\$27.51	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.12
2152	Serrento Ln	\$27.51	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.12
2153	Serrento Ln	\$27.51	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.12
2154	Serrento Ln	\$27.51	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.12
2155	Serrento Ln	\$27.51	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.12
2156	Serrento Ln	\$27.23	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$310.84
2157	Serrento Ln	\$27.51	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.12
2158	Serrento Ln	\$28.06	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.67
2159	Serrento Ln	\$27.67	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.28
2160	Serrento Ln	\$27.51	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.12
2161	Serrento Ln	\$27.67	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.28
2162	Serrento Ln	\$27.51	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.12
2163	Serrento Ln	\$27.34	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$310.95
2164	Serrento Ln	\$27.51	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.12
2165	Serrento Ln	\$27.51	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.12
2166	Serrento Ln	\$27.14	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$310.75
2168	Serrento Ln	\$27.51	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.12
3800	Siringo Ln	\$33.91	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$317.52
3802	Siringo Ln	\$33.91	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$317.52
3804	Siringo Ln	\$34.02	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$317.63
3806	Siringo Ln	\$34.02	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$317.63
3808	Siringo Ln	\$33.91	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$317.52
3810	Siringo Ln	\$33.91	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$317.52
3812	Siringo Ln	\$33.82	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$317.43
3814	Siringo Ln	\$33.82	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$317.43
3816	Siringo Ln	\$33.95	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$317.56
3818	Siringo Ln	\$34.02	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$317.63
3822	Siringo Ln	\$34.56	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$318.17
3824	Siringo Ln	\$34.56	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$318.17
3826	Siringo Ln	\$33.89	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$317.50
3828	Siringo Ln	\$33.84	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$317.45
3830	Siringo Ln	\$28.39	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$312.00
3832	Siringo Ln	\$28.39	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$312.00
3834	Siringo Ln	\$33.19	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.80
3836	Siringo Ln	\$33.19	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.80
3840	Siringo Ln	\$33.37	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.98
3842	Siringo Ln	\$28.09	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.70

**APRIL 2021 MULTI-FAMILY FEES**

<b>Civic</b>	<b>Address</b>	<b>Monthly Roof Cover Fee</b>	<b>Base Maintenance Fee</b>	<b>MF Landscaping</b>	<b>Common Expenses</b>	<b>Common CRF</b>	<b>MF Maintenance</b>	<b>Total</b>
3844	Siringo Ln	\$33.19	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.80
3846	Siringo Ln	\$33.19	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.80
3848	Siringo Ln	\$32.75	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.36
3850	Siringo Ln	\$32.70	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.31
3852	Siringo Ln	\$32.73	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.34
3854	Siringo Ln	\$33.19	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.80
3856	Siringo Ln	\$33.40	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$317.01
3858	Siringo Ln	\$28.09	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.70
3801	Sonoma Pines Dr	\$33.31	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.92
3803	Sonoma Pines Dr	\$30.24	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$313.85
3805	Sonoma Pines Dr	\$33.33	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.94
3807	Sonoma Pines Dr	\$33.40	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$317.01
3809	Sonoma Pines Dr	\$30.15	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$313.76
3811	Sonoma Pines Dr	\$33.33	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.94
3813	Sonoma Pines Dr	\$26.63	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$299.74
3815	Sonoma Pines Dr	\$26.60	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$299.71
3817	Sonoma Pines Dr	\$26.60	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$299.71
3819	Sonoma Pines Dr	\$24.12	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$297.23
3821	Sonoma Pines Dr	\$26.58	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$299.69
3827	Sonoma Pines Dr	\$26.58	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$299.69
3829	Sonoma Pines Dr	\$26.58	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$299.69
3831	Sonoma Pines Dr	\$26.58	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$299.69
3833	Sonoma Pines Dr	\$26.58	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$299.69
3835	Sonoma Pines Dr	\$26.56	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$299.67
3837	Sonoma Pines Dr	\$26.56	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$299.67
3839	Sonoma Pines Dr	\$26.60	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$299.71
3841	Sonoma Pines Dr	\$24.19	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$297.30
3843	Sonoma Pines Dr	\$26.60	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$299.71
3845	Sonoma Pines Dr	\$26.56	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$299.67
3847	Sonoma Pines Dr	\$24.21	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$297.32
3849	Sonoma Pines Dr	\$26.56	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$299.67
3851	Sonoma Pines Dr	\$26.56	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$299.67
3853	Sonoma Pines Dr	\$26.56	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$299.67
3855	Sonoma Pines Dr	\$26.49	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$299.60
3857	Sonoma Pines Dr	\$24.24	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$297.35
3859	Sonoma Pines Dr	\$24.24	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$297.35
3861	Sonoma Pines Dr	\$26.67	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$299.78
3863	Sonoma Pines Dr	\$33.31	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.92
3865	Sonoma Pines Dr	\$30.08	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$313.69
3867	Sonoma Pines Dr	\$33.31	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.92
3869	Sonoma Pines Dr	\$26.60	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$299.71
3871	Sonoma Pines Dr	\$24.21	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$297.32
3873	Sonoma Pines Dr	\$26.60	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$299.71

**APRIL 2021 MULTI-FAMILY FEES**

<b>Civic</b>	<b>Address</b>	<b>Monthly Roof Cover Fee</b>	<b>Base Maintenance Fee</b>	<b>MF Landscaping</b>	<b>Common Expenses</b>	<b>Common CRF</b>	<b>MF Maintenance</b>	<b>Total</b>
3875	Sonoma Pines Dr	\$33.31	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.92
3877	Sonoma Pines Dr	\$33.31	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.92
3879	Sonoma Pines Dr	\$33.31	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.92
3881	Sonoma Pines Dr	\$33.31	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.92
3883	Sonoma Pines Dr	\$33.31	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.92
3885	Sonoma Pines Dr	\$30.24	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$313.85
3887	Sonoma Pines Dr	\$33.31	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.92
3889	Sonoma Pines Dr	\$33.26	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.87
3891	Sonoma Pines Dr	\$30.45	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$314.06
3893	Sonoma Pines Dr	\$33.26	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.87
3895	Sonoma Pines Dr	\$33.26	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.87
3897	Sonoma Pines Dr	\$30.45	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$314.06
3899	Sonoma Pines Dr	\$33.26	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.87
3901	Sonoma Pines Dr	\$33.26	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.87
3903	Sonoma Pines Dr	\$30.45	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$314.06
3905	Sonoma Pines Dr	\$33.26	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.87
3907	Sonoma Pines Dr	\$33.26	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.87
3909	Sonoma Pines Dr	\$33.26	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.87
3911	Sonoma Pines Dr	\$33.26	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.87
3913	Sonoma Pines Dr	\$33.26	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.87
3915	Sonoma Pines Dr	\$33.26	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.87
3917	Sonoma Pines Dr	\$33.26	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.87
3970	Sonoma Pines Dr	\$27.83	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.44
3972	Sonoma Pines Dr	\$27.83	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.44
3974	Sonoma Pines Dr	\$27.83	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.44
3976	Sonoma Pines Dr	\$28.23	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.84
3978	Sonoma Pines Dr	\$27.83	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.44
3980	Sonoma Pines Dr	\$28.23	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.84
2105	Talavera Pl	\$31.64	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$315.25
2109	Talavera Pl	\$28.81	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$312.42
2111	Talavera Pl	\$28.81	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$312.42
2113	Talavera Pl	\$28.81	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$312.42
2115	Talavera Pl	\$28.81	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$301.92
2119	Talavera Pl	\$33.26	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.87
2121	Talavera Pl	\$32.26	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$315.87
2123	Talavera Pl	\$33.26	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.87
2125	Talavera Pl	\$32.26	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$315.87
2127	Talavera Pl	\$33.26	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.87
2129	Talavera Pl	\$32.26	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$315.87
2131	Talavera Pl	\$32.26	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$315.87
2133	Talavera Pl	\$32.73	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.34
2135	Talavera Pl	\$32.26	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$315.87
2137	Talavera Pl	\$32.77	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.38

**APRIL 2021 MULTI-FAMILY FEES**

<b>Civic</b>	<b>Address</b>	<b>Monthly Roof Cover Fee</b>	<b>Base Maintenance Fee</b>	<b>MF Landscaping</b>	<b>Common Expenses</b>	<b>Common CRF</b>	<b>MF Maintenance</b>	<b>Total</b>
2139	Talavera Pl	\$32.73	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.34
2141	Talavera Pl	\$32.26	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$315.87
2143	Talavera Pl	\$32.38	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$315.99
2145	Talavera Pl	\$32.26	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$315.87
2147	Talavera Pl	\$28.20	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.81
2149	Talavera Pl	\$28.20	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.81
2150	Talavera Pl	\$20.51	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$293.62
2151	Talavera Pl	\$27.60	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.21
2152	Talavera Pl	\$20.51	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$293.62
2153	Talavera Pl	\$27.60	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.21
2154	Talavera Pl	\$20.51	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$293.62
2155	Talavera Pl	\$32.05	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$315.66
2156	Talavera Pl	\$20.51	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$293.62
2157	Talavera Pl	\$32.05	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$315.66
2158	Talavera Pl	\$20.51	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$293.62
2159	Talavera Pl	\$32.05	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$315.66
2160	Talavera Pl	\$20.51	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$293.62
2161	Talavera Pl	\$32.05	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$315.66
2162	Talavera Pl	\$20.51	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$293.62
2163	Talavera Pl	\$27.60	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.21
2164	Talavera Pl	\$20.51	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$293.62
2165	Talavera Pl	\$27.60	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.21
2166	Talavera Pl	\$20.51	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$293.62
2167	Talavera Pl	\$27.88	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.49
2168	Talavera Pl	\$20.51	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$293.62
2169	Talavera Pl	\$28.06	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.67
2171	Talavera Pl	\$27.65	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.26
2173	Talavera Pl	\$27.65	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$311.26
2175	Talavera Pl	\$33.42	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$317.03
2177	Talavera Pl	\$33.19	\$29.50	\$66.37	\$149.04	\$33.70	\$5.00	\$316.80
2105	Verona Ln	\$33.93	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$307.04
2107	Verona Ln	\$30.96	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$304.07
2108	Verona Ln	\$22.34	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$295.45
2109	Verona Ln	\$34.67	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$307.78
2110	Verona Ln	\$22.34	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$295.45
2112	Verona Ln	\$20.51	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$293.62
2114	Verona Ln	\$22.34	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$295.45
2116	Verona Ln	\$22.34	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$295.45
2118	Verona Ln	\$22.34	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$295.45
2120	Verona Ln	\$22.34	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$295.45
2122	Verona Ln	\$22.34	\$19.00	\$66.37	\$149.04	\$33.70	\$5.00	\$295.45



**Sonoma Pines Management Ltd.**  
**2021 ANNUAL REPORT**





## 2021 SPHM Ltd. ANNUAL REPORT

### 2020/2021 Board Members

David Reid, Chair  
Lloyd Searcy, Vice-Chair and Managing Director  
Malcolm Metcalfe, Secretary  
Murray Reiter, Treasurer – February 2, 2021  
Terry Cross, Treasurer – Resigned February 1, 2021  
Tom McEwen  
Gary Sears  
Charlie Milazzo, Ex Officio  
Bob Bassett, Ex Officio

### Preamble

This past fiscal year was a transitional one for the Board and the Corporation completed its transition from operating as a quasi-strata to that of a Corporation which began in June of 2016. In that year Carrington Road Holdings transferred the Headlease to the community and Sonoma Pines Homeowners Management Ltd. assumed control over the property.

While this was a first step in the transition, there remained some confusion over whether the Community was a strata, a homeowners association or a corporation. To clarify responsibilities the Board incorporated the relevant sections of the BC Strata Property Act into the Articles of Incorporation and Schedule E, commonly referred to as the Bylaws.

With the capable assistance of Bob Bassett, a resident and semi-retired lawyer, the Board was able to finally complete this transition while minimizing legal fees.

As a result of these changes, it is now clear that the Corporation is governed by the Articles of Incorporation and not the BC Strata Property Act.

### Insurance



The 2020/2021 fiscal year began with a significant challenge for the Corporation related to insurance, particularly as it affects the multifamily homeowners. The common policy was renewed on April 1<sup>st</sup> through BFL with a premium that represented a 277% increase for multifamily homeowners or an average of \$2,050 per home.

A committee was struck under the leadership of the Board Vice-Chair to explore insurance options for the multifamily homeowners. Although BFL indicated that “nothing could be done until next year”, the Committee discovered that the multifamily sublease contained the same insurance clause as the single-family lease.

Again, with the assistance of Bob Bassett, the Committee sought out the advice of Theresa Arsenault of Pushor Mitchell.

On June 30, 2020. Ms. Arsenault provided the following legal opinion:

*“The Insurance provisions of the single family (article 10) and multifamily (article 11) subleases are identical, in that each requires the Sublessee to take out and keep in force insurance on the Residential Home to its full replacement value. So, you already have under the terms of the subleases the provisions you require to have each homeowner (including the multi-family homeowners) take out their own insurance policy. You simply need to direct them to do that citing the relevant article of the sublease. No resolution is required.*

*The head lease (article 18) requires that the Lessee under the head lease maintain general liability and property insurance on all the property under the head lease.*

*You have passed that obligation on to the sublessees under the terms of the sublease, but you are still ultimately responsible for making sure insurance is in place in compliance with the terms of the head lease. So, if any of the sublessees failed to insure, you would need to do so to be in compliance with the head lease. You have the right to collect the cost of insuring on behalf of a homeowner from the homeowner under section 14.2/15.2 of the sublease*

*SPHM Ltd. should be added as a named insured on the homeowner’s policy as to liability and property damage to be compliant with the terms of the head lease.”*

While this opinion provided an opportunity to avoid the exorbitant rate increases for our multifamily homeowners, it was still necessary to identify companies willing to provide coverage for all types of homes as well as the common property. This was a very difficult task as the Corporation was blocked from receiving quotes from competing companies since the common policy was subscribed, which meant that every major insurer in Canada was already on the policy.

Our Vice-Chair was successful identifying companies to provide coverage for the common assets as well as the multifamily homes.

On August 26<sup>th</sup>, 2021, the common policy with BFL was cancelled and replaced with a policy on the common assets through the Co-operators and by individual homeowner insurance coverage through BCAA, the Co-operators, Westland Insurance and TD Insurance. As a result of the change in coverage the Corporation received a refund of \$466,260.56. Comparing the individual cost of non-strata individual homeowner insurance versus the previous common policy, the average homeowner benefited from an insurance cost reduction of approximately 30%.

## **Litigation on Lot 347**



As part of cancelling the common policy through BFL it was necessary to obtain a waiver of the notice period to cancel the insurance from Westbank First Nation. During discussions with the Westbank First Nation the Board became aware of outstanding litigation that had been filed against the WFN related to Lot 347 (the entrance couplet) some years ago. That legal action, which was recommended by our legal counsel at the time, had been commenced and then generally abandoned when it became clear that we could not win but had not been officially discontinued. The WFN requested that this petition be withdrawn as part of the agreement to waive the notice period.

Although it required a number of months to achieve that goal the petition was finally withdrawn on November 24<sup>th</sup>, 2020. Regrettably, this was a costly venture with legal fees exceeding \$30,000 with no direct benefit to the owners. The legal counsel that guided us through this process was replaced.



As a result of this action, the Articles of Incorporation were amended so that the Board of Directors cannot initiate legal action without a 75% vote of the shareholders of the Corporation.

## Lower RV Lot



For a number of years, the residents of Sonoma Pines utilized two RV lots, the upper lot owned by the Corporation and, the lower lot owner by Carrington Road Holdings. The owners of Carrington Road Holdings advised the Board that if the homeowners were not in a position to purchase the lots that they would be developed with two duplex homes.

The Board recognized that the acquisition of this property was attractive because:

- At a purchase price of \$250,000 it represented an excellent investment opportunity for the Corporation as the revenue from the rental stalls would pay for the purchase over a ten year period with no outlay from the homeowners.
- It gave the Corporation control over the use of the property which was important to the community

On January 28, 2021, the purchase was approved by the shareholders and the Corporation took possession of the land on March 1, 2021. The lot will be operated by the Corporation.

## Upper Gates



Over the years shareholders had expressed concerns about the safety and security with Sonoma Pines. These concerns increased with the development of the property on the north side of Sonoma Pines Drive by Broadstreet Developments. Originally slated to be a development of 57 townhomes, the development plan was changed, over our objections, to include a total of 275 apartments and townhomes.

With increasing concerns related to security with such a large development virtually on the doorstep of our community, the Board proposed the purchase and installation of entrance gates at a January 31, 2021 Special General Meeting. The proposal was approved by the owners with a 83% Vote and the gates will be installed in the Spring of 2021.

## Financial Planning and Budgeting



In 2017 a prior Board of Directors implemented a method of assessment utilizing the unit entitlement system (which assigned fees based on total square footage of the home) for the multifamily homes. While this method was required under the BC Strata Property Act, it did not apply on First Nation Lands. Although a resident member of the committee which reviewed the proposed assessment structure objected that such a system would cause distortion of fees, the Board proceeded with its implementation.

When the new insurance premiums were applied in April of 2020 this distortion became evident with some owners paying significantly more for insurance coverage than the coverage actually cost the Corporation and

others paying significantly less than the coverage actually cost the Corporation. Some owners paid \$500 more than the coverage cost while other owners paid \$400 to \$500 less than the coverage cost the Corporation.

The Board recognized these inequities and developed a revised system for assessing homeowner fees in the multifamily development. The new system was considerably fairer, but some minor inequities still exist within the system.

In conjunction with a revised method of assigning homeowner's fees, the Board recommended (and the shareholders approved) a greater emphasis on funding repairs occurring during the year as Operating expenditures, and a reduced emphasis on contributions to the Contingency Reserve Funds.

This change resulted in increased funding for the Common Maintenance Budget and the Multifamily Maintenance Budget. Although the contributions to the Common Contingency Reserve Fund were reduced from \$250,000 annually to \$225,000 annually and from \$234,000 annually for the Multifamily Contingency Reserve Fund to \$120,000 annually, these contributions still far exceeded any guidelines suggested in the BC Strata Property Act.

The change in contributions into the Common Reserve Fund was supported by the discovery that, contrary to what was shown in the community's Depreciation Report, the natural gas and electrical underground services that had been insured and contributions made for their replacement, were actually owned and also insured by Corix Utilities. At the time of writing the Board was still trying to determine the value of those services but it is clear that going forward the community will be in a position to save thousands of dollars a year, which will go towards the Common CRF.

## Articles of Incorporation and Schedule E



In June of 2016 Carrington Road Holdings assigned the headlease and all its rights and privileges to Sonoma Pines Homeowners Management Limited. While this transfer led the way for the Corporation to move away from the BC Strata Property Act, there were no changes made to the Articles of Incorporation to allow the Corporation more flexibility to function without referring to the BC Strata Property Act.

A Board Committee was struck under the leadership of the Vice-Chair to redraft the Articles of Incorporation and Schedule E, normally referred to as the Bylaws. With the invaluable assistance of Bob Bassett, now an Ex Officio member of the Board, both the Articles and Schedule E were revised and approved by the shareholders.

The revisions of these documents completed the process begun in 2016 and allowed the Corporation to discard references to the BC Strata Property Act and to function solely under the BC Corporations Act.

## Changes in the Relationship with Coldwell Banker



With a change in membership on the Board there was a desire to obtain more control over the day-to-day affairs of the Corporation. Coldwell Banker agreed to revise the current contract to reduce their role in the day-to-day affairs of the Corporation, while still concentrating on the financial affairs of the Corporation.

This method of operation is generally referred to as self-management. What is important to note is that the Board incorporated a clause in the Articles of

Incorporation that requires that a licensed property manager manage the financial affairs of the Corporation including collecting fees, paying bills, providing financial statements, etc.

This requirement in the Articles of Incorporation is important as it protects the shareholders from fraud or embezzlement as the property manager is insured under the BC Real Estate Act.

With an increased daily workload, the Board created the position of Managing Director and appointed Lloyd Searcy, the Board Vice-Chair to that volunteer position. At the same time the Board hired two part time Administrative Assistants to provide support services in the Board Office.

## **Thanks to Departing Board Members**



The Board would like to thank Terry Cross, Tom McEwen and Dave Reid for their contribution to the Board over the past number of years. We wish them well in their future endeavours.

The Board would also like to thank Blake Elsasser, our Community Services Coordinator. Gail McFadden and Sheila Cole, our Administrative Assistants, Vern Saver who does many of the repairs in our community, and the many, many volunteers that help make our community great.

**The goal of the Board is to provide the best community experience we can for our owners within available resources.**