



Sonoma Pines Homeowners Management Ltd.

Annual General Meeting

To be held at Westbank Lions Community Hall

2466 Main Street, West Kelowna, BC

Monday, June 19, 2023 @ 6:30pm

Each owner is encouraged to:

- *please read the attached notice package*
- *if you choose to vote by proxy, complete your proxy form (1 form per home with 2 votes). Please have your proxy holder bring the form to the AGM.*

Proxy form is attached.

*Note: Randy Benson has agreed to act as proxy holder to any shareholder who cannot otherwise find one. If you chose to have Randy Benson act as your proxy holder, please submit the form to the SP Administration office no later than **Thursday, June 15, 2023**, by dropping it off in a sealed envelope in the administration drop box.*

OR

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

1. PURPOSE: The 2023 Annual General Meeting.

QUORUM: 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-half hour from the time appointed for the Annual General Meeting a quorum is not present the meeting stands adjourned to the same day in the next week at the same time and place.

2. VOTING: Each household is entitled to two (2) votes in person OR (two votes on a single proxy form).

3. 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:

4. 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.

5. 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.

6. PROXIES: Please see the attached Proxy Form

**DELIVERY DATE OF AGM PACKAGE: On or before 4:00 PM
Friday, May 26, 2023**

Sonoma Pines Homeowners Management LTD.

ANNUAL GENERAL MEETING

June 19, 2023 @ 6:30pm

DELIVERY DATE: On or before May 26, 2023

Preface:

- A. Certify proxies and corporate representatives and issue 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 10% of the issued shares entitled to be voted at the meeting.

SONOMA PINES HOMEOWNERS MANAGEMENT LIMITED (the "Company")

PROXY

The undersigned, being a shareholder in the Company appoints:

_____ as proxy holder
for the undersigned to attend, act and vote for and on behalf of the shareholder at the Annual General Meeting to be held on June 19, 2023, and at any adjournment of that meeting. (Randy Benson has agreed to act as proxy holder to any shareholder who cannot otherwise find one. If that is the case, please submit this form to the SPHM office no later than Thursday, June 15, 2023)

Each Household has been issued two (2) shares. The Number of shares in respect of which this proxy is given is ____ (if no number is specified, then this proxy is given in respect of both shares registered in the name of the shareholder(s)).

Please check one box:

The proxy holder shall use his/her discretion and vote as they would for their own property, or as I/We have previously instructed them.

The proxy holder shall vote as set out in the attached special instructions and shall use their discretion for motions where the instructions are not applicable.

Date Signed _____

(Month, Day, Year)

Address of Shareholder(s) _____

Signature of Shareholder #1

Signature of Shareholder #2

Name of Shareholder – printed

Name of Shareholder - printed

Note: Shareholders must also sign the Special Instructions if applicable.

SPECIAL INSTRUCTIONS FOR PROXY OF THE FOLLOWING ADDRESS

SPECIAL INSTRUCTIONS TO PROXY HOLDER

1/We _____ of _____
_____ do hereby provide the following special instructions to our Proxy
with reference to the official agenda for the meeting.

The following as special instructions to my Proxy Holder that he/she shall vote as follows for the below noted resolutions regardless of whether they have been amended on not.

As items 5 and 6 are procedural in nature and I/We are in favour of their passage.

7. New Business:

a) Amendment to the Articles of Incorporation - (Number of Board Directors)

Three Quarter Resolution AGM-2023- C – (Amendment of Articles)

VOTE ONE		VOTE TWO	
<input type="checkbox"/> In Favour	<input type="checkbox"/> Opposed	<input type="checkbox"/> In Favour	<input type="checkbox"/> Opposed

b) Three Quarter Resolution AGM-2023- D – (Amendment of Articles)

VOTE ONE		VOTE TWO	
<input type="checkbox"/> In Favour	<input type="checkbox"/> Opposed	<input type="checkbox"/> In Favour	<input type="checkbox"/> Opposed

c) Three Quarter Resolution AGM-2023-E (Lower Fence Replacement)

VOTE ONE		VOTE TWO	
<input type="checkbox"/> In Favour	<input type="checkbox"/> Opposed	<input type="checkbox"/> In Favour	<input type="checkbox"/> Opposed

d) Majority Vote Resolution AGM 2023-F (Dog Park)

VOTE ONE		VOTE TWO	
<input type="checkbox"/> In Favour	<input type="checkbox"/> Opposed	<input type="checkbox"/> In Favour	<input type="checkbox"/> Opposed

8. Review of Financial Statements:

a) Majority Resolution AGM-2023- G-1 (Lower RV Lot Loan Payment)

VOTE ONE		VOTE TWO	
<input type="checkbox"/> In Favour	<input type="checkbox"/> Opposed	<input type="checkbox"/> In Favour	<input type="checkbox"/> Opposed

OR

Majority Resolution AGM-2023- G-2 (Lower RV Lot Loan Payment)

VOTE ONE		VOTE TWO	
<input type="checkbox"/> In Favour	<input type="checkbox"/> Opposed	<input type="checkbox"/> In Favour	<input type="checkbox"/> Opposed

b) Majority Resolution AGM-2023– H (Financial Statements)

VOTE ONE		VOTE TWO	
<input type="checkbox"/> In Favour	<input type="checkbox"/> Opposed	<input type="checkbox"/> In Favour	<input type="checkbox"/> Opposed

c) Majority Resolution AGM-2023– I (Auditor be waived)

VOTE ONE		VOTE TWO	
<input type="checkbox"/> In Favour	<input type="checkbox"/> Opposed	<input type="checkbox"/> In Favour	<input type="checkbox"/> Opposed

9. Approval of 2023/2024 Operating Budget:

a) Three Quarter Resolution AGM-2023–J (\$129,000 Multi-Family CRF transfer)

THIS RESOLUTION IS FOR MULTI-FAMILY HOMEOWNERS ONLY

VOTE ONE		VOTE TWO	
<input type="checkbox"/> In Favour	<input type="checkbox"/> Opposed	<input type="checkbox"/> In Favour	<input type="checkbox"/> Opposed

b) Three Quarter Resolution AGM-2023–K (\$62,500 Common CRF transfer)

VOTE ONE		VOTE TWO	
<input type="checkbox"/> In Favour	<input type="checkbox"/> Opposed	<input type="checkbox"/> In Favour	<input type="checkbox"/> Opposed

c) Majority Vote Resolution AGM 2023-L (Approval of Operating Budget)

VOTE ONE		VOTE TWO	
<input type="checkbox"/> In Favour	<input type="checkbox"/> Opposed	<input type="checkbox"/> In Favour	<input type="checkbox"/> Opposed

For all other motions, resolutions, or amendments I/We hereby grant our Proxy holder to vote those motions, resolutions, or amendments as he/she may so desire.

Signed this _____ of _____, 2023.

Signature

Signature

Print Name

Print Name



Sonoma Pines Homeowners Management Ltd.

Annual General Meeting

To be held at Westbank Lions Community Hall

2466 Main Street, West Kelowna, BC.

Monday, June 19, 2023 @ 6:30PM

AGENDA

1. Certify Proxies and those present in person to 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 AGM-2023 A

Be it moved by a 50% vote of the shareholders of SPHM Ltd. that the Agenda of 2023 Annual General Meeting be approved as presented.

6. Approval of the Minutes from the 2022 Annual General Meeting of April 12, 2022
Majority Vote Resolution AGM-2023– B

Be it moved by a 50% vote of the shareholders of SPHM Ltd. that the minutes of the April 12, 2022, Annual General Meeting be approved as presented.

7. New Business:
a) Amendment to Articles of Incorporation

Preamble: The minutes of the AGM of the Sonoma Pines Homeowners Association dated May 26, 2016, under Common Business #5 states:

“5. Increase number of directors of SPHM Ltd.

IT WAS MOVED AND SECONDED THAT be it resolved by simple majority vote that the number of directors of the Sonoma Pines Homeowners Management Ltd. be increased from three to seven.

Upon vote the motion carried as determined by the chair.”

The articles of incorporation were never amended to reflect this motion. Therefore:

Three Quarter Resolution AGM-2023– C

BE IT RESOLVED by a $\frac{3}{4}$ majority vote of the shareholders of SPHM Ltd. that **Article 11.1.(b)(iv)** "the setting or changing of the number of directors" be removed and that **Article 14.1.(a)** be amended as follows:

the shareholders entitled to vote at the annual general meeting for the election of directors must elect, or in the unanimous resolution appoint, a board of directors consisting of up to seven members.

b) Amendment to Articles of Incorporation

Preamble: The board of directors is putting forth a resolution to change the term of a director from 1 year to 2 years in order to facilitate greater continuity from one board to the next. If this resolution is passed, for the 2023-24 year we will be seeking 4 directors elected for two-year terms, and 3 directors elected for one-year terms. In 2024 and onward, seven directors will be elected for two-year terms. If this resolution is defeated, then we will be electing seven directors for one-year terms.

Three Quarter Resolution AGM-2023– D

BE IT RESOLVED by a $\frac{3}{4}$ majority vote of the shareholders of SPHM Ltd. that **Article 14.1.(b)** be amended as follows:

all the directors hold office for a two-year term and cease to hold office immediately before the election or appointment of directors under paragraph (a) in the year that their term is up but are eligible for re-election or re-appointment. (Special note to amendment: For the 2023-24 year, 4 directors will be elected for two-year terms, and 3 directors elected for one-year terms. In 2024 and onward, all directors will be elected for two-year terms.)

c) Low Fence Replacement

Preamble: Whereas the increasing population adjacent to Sonoma Pines Drive and Boucherie Road poses a potential security risk to Sonoma Pines residents, and whereas the perimeter fencing standard for the community is 6 foot high, black chain link fencing, the Board of SPHM Ltd. recommends replacing approximately 282 feet of 4 foot high chain link fencing currently installed below the lower gate on the East side of Sonoma Pines Drive, with 6 foot high black chain link fencing, and re-purpose the 4 foot high chain link fencing being removed, to construct an off-leash dog park. This is an infrastructure update to match the security standards that have been agreed to in the by-laws.

Three Quarter Vote Resolution AGM 2022– E

BE IT RESOLVED by a $\frac{3}{4}$ majority vote of the shareholders of SPHM Ltd. that approximately 282 feet of 4-foot-high black chain link fence on the East side of Sonoma Pines Drive below the lower gates be replaced by 6-foot-high black chain link fencing for a sum not to exceed \$8000.00 including taxes to be drawn from the Common Contingency Reserve Fund.

d) Dog Park

Preamble: Just as RV parking lots are an asset to the community even though you may not own an RV, Dog Parks are fast becoming major attributes to many small communities, and as such add value to one's home even if you don't currently own a

dog. The opportunity to repurpose 282 feet of 4-foot-high chain link fencing in the construction of a dog park is a great opportunity to save money by not having to purchase the actual fencing. Posts and gates as well as concrete for the posts will still be needed, but the overall cost will be substantially reduced.

Three Quarter Vote Resolution AGM 2022– F

***BE IT RESOLVED** by a $\frac{3}{4}$ majority vote, of the shareholders of SPHM Ltd. that the 4-foot fencing being replaced below the lower gates be repurposed to construct an off-leash dog park, located in the grassy area behind Talavera Place near the perimeter fencing, and that the funds, not to exceed \$7000.00, be sourced from the Common Contingency Reserve Fund.*

8. Review of the Financial Statements

a) Lower RV Lot Loan Repayment

At a January 28, 2021, Special General Meeting the community voted to purchase the lower RV lot from Rykon Developments for \$260,000. The agreement approved borrowing the funds from our CRF and then repaying the CRF over approximately 10 years with the net proceeds from the lower RV Lot, estimated to be approximately \$25,000 per year. Once the loan was repaid the revenue would become part of our annual community income. It was discovered this year that in the first year after the purchase this revenue went to the general account and was not repaid against the loan. There are two possible options to address this:

1) pass over the missed year's payment and add it to the end of the loan period;

OR

2) make up the missed payment by adding it to 2024/2025 budget.

Majority Resolution AGM-2023– G(1)

***BE IT RESOLVED** by a majority vote of the shareholders of SPHM Ltd. that the first year's repayment of the Lower RV Lot loan be passed over and added to the end of the loan period.*

OR

Majority Resolution AGM-2023– G(2)

***BE IT RESOLVED** by a majority vote of the shareholders of SPHM Ltd. that the missed payment be added to 2024/2025 budget.*

b) Majority Resolution AGM-2023– H

***BE IT RESOLVED** by a majority vote of the shareholders of SPHM Ltd. that the 2022/2023 Financial Statements be accepted as presented.*

c) Majority Resolution AGM-2023– I

***BE IT RESOLVED** by a majority vote of the shareholders of SPHM Ltd. that the appointment of an auditor be waived for fiscal year 2023/2024.*

9. Approval of the 2023/2024 Operating Budget

Operating Budget Preamble:

Contingency Reserve Fund

Article of Incorporation 27.5.4 Restrictions on Expenditures

“(a) Expenditures from contingency reserve fund.

The Company must not spend money from the common contingency reserve funds unless the expenditures is:

(i) consistent with the purposes of the fund; and

(ii) first approved by a resolution passed by 3/4 vote at an annual or special general meeting or authorized as an unapproved expenditure as herein provided

The Company must not spend money from the separate Multi Family contingency reserve fund unless the expenditures is:

(i) consistent with the purposes of the fund; and

(ii) first approved by a resolution passed by a 3/4 vote of the Multi Family shareholders at an annual or special general meeting or authorized as an unapproved expenditure as herein provided.”

a) Three Quarter Resolution AGM-2023–J (FOR MULTI-FAMILY HOMEOWNERS ONLY)
BE IT RESOLVED by a $\frac{3}{4}$ majority vote of the Multi-family shareholders of SPHM Ltd. that the aggregate amount of \$129,000 be transferred from the Contingency Reserve Fund to the Exterior Repairs & Maintenance budget as listed in the proposed 2023/2024 budget.

b) Three Quarter Resolution AGM-2023–K
BE IT RESOLVED by a $\frac{3}{4}$ majority vote of the shareholders of SPHM Ltd. that the aggregate amount of \$62,500 be transferred from the Common Contingency Reserve Fund to the Safety & Security, Lot & Land, and Exterior Repairs & Maintenance budgets as listed in the proposed 2023/2024 budget.

c) Majority Vote Resolution AGM 2023-L
BE IT RESOLVED by a majority vote of the shareholders of SPHM Ltd. approve an annual Common Operating Budget in the amount of \$1,554,396, which includes the \$99,707 deficit from 2022/2023, and a Multi-family Operating Budget of \$651,629.

10. Election of Directors

11. Adjournment



Sonoma Pines Homeowners Management Ltd.

Annual General Meeting

To be held at Westbank Lions Community Hall 2466 Main Street, West Kelowna, BC

Tuesday, April 12, 2022 @ 6:30 p.m.

DRAFT MINUTES

In Attendance: Lloyd Searcy, Chair
Gary Sears, Vice-Chair
Murray Reiter, Treasurer
Don Porter
Robert Scruton
Ex-Officio: Bob Bassett
Recorder: Sheila Herchak-Cole

1. Certify Proxies and those present in person to establish a quorum.
There were 512 proxies of which 2 were spoiled, leaving 510 valid proxies.
There were approximately 180 residents are in attendance which gave the meeting the required 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.)
2. Call the meeting to order.
Chair called the meeting to order at 7:12 PM.
3. Confirm that the Chairperson, Vice-Chair, or individual elected from the floor will chair the meeting.
Lloyd Searcy, Chair, acting as Chairperson.
4. Present proof of Meeting Notice

Notice of AGM was issued by email and/or post on or before March 22, 2022.
5. Approval of the Agenda
Majority Vote Resolution AGM-2022 A
Be it moved by a 50% vote of the shareholders of SPHM Ltd. that the Agenda of 2022 Annual General Meeting be approved as presented. Motion carried.

Resident pointed out there were two #11's which was acknowledged as a typo.

Resident requested that there be a motion seeking nominations from the floor for vacant positions on the Board.

The requested motion was declined by the Chair advising the Proxy sent out to homeowners did not have a Ballot for board nominations. Nomination forms had to be provided no later than midnight on March 18/22. Six nominations were received by the deadline date. If there were nominations from the floor, homeowners not present would be not able participate in the vote for board members.

6. Approval of the Minutes from the 2021 Annual General Meeting of April 15, 2021

Majority Vote Resolution AGM-2022– B

Be it moved by a 50% vote of the shareholders of SPHM Ltd. that the minutes of the April 15, 2021, Annual General Meeting be approved as presented. Motion carried.

7. Unfinished Business

General Ratification of all Board business conducted between March 1, 2020, and April 13, 2022

Three Quarter Resolution AGM-2022– C

BE IT RESOLVED by a $\frac{3}{4}$ vote of the shareholders of SPHM Ltd. that the Company does hereby ratify all resolutions or items of business passed at AGMs or SGMs held in the past two years under restricted Proxies due to Covid 19 restrictions. **Motion carried.**

8. Report on Insurance Coverage

Insurance documents provided in AGM package.

9. New Business:

a) Amendment to the Articles of Incorporation

Three Quarter Resolution AGM-2022– D

BE IT RESOLVED by a $\frac{3}{4}$ vote of the shareholders of SPHM Ltd. that the Articles of Incorporation as approved at the January 28, 2021, Special General Meeting be amended as follows:

Article 13.4 Qualifications of Directors

A director must hold a share of the Company as a qualification for his or her office and must also be qualified as required by the Business Corporations Act to become, act, or continue to act as a director. No more than one Shareholder, or Representative of a Corporate Shareholder, per household shall be eligible to act as a Director.

Article 27.1

a) The Class "A" Common Voting Shares shall be issued only to owners of sublease hold interests in the Sonoma Pines real estate development at Vintage Hills and shall be entitled to vote at any Annual or Special General Meeting and shall be the only voting shares of the Company.

Article 27. 2 CLASS "B" COMMON VOTING SHARES

- a) Repealed April 2022
- b) Repealed April 2022
- c) Repealed April 2022
- d) Repealed April 2022

Article 27.5.9.b.

Repair/Maintenance of property - Vents, stairs, balconies, and other things attached to the exterior of a residential home but specifically excluding water faucets or hose bibs; electrical outlets or light fixture: and air conditioning units. **Amended April 2022 Motion carried.**

b) Amendment to Schedule E

Three Quarter Resolution AGM-2022– E

BE IT RESOLVED by a $\frac{3}{4}$ vote of the shareholders of SPHM Ltd. that Bylaw 7 of Schedule E as approved at the January 28, 2021, Special General Meeting be amended as follows:

Bylaw 7

(11) The perimeter fence of the community shall be six-foot, black chain link with privacy slates where appropriate.

The motion was revised as follows:

BE IT RESOLVED by a 3/4 vote of the shareholders of SPHM Ltd. that Bylaw 7 of Schedule E as approved at the January 28, 2021, Special General Meeting be amended as follows:

Bylaw 7

(11) The perimeter fence of the community shall be six-foot, black chain link with privacy slates where appropriate, excluding the golf course perimeter fencing. **Motion carried.**

Three Quarter Resolution AGM-2022– F

BE IT RESOLVED by a 3/4 vote of the shareholders of SPHM Ltd. that Bylaw 11 of Schedule E as approved at the January 28, 2021, Special General Meeting be amended as follows:

Bylaw 11

3) (a) The Company shall establish a Complaints and Discipline Committee to be comprised of One currently sitting Board Member, to act as Chairperson, and at least one volunteer from the Single-family Homeowners and at least one volunteer from the Multi Family Homeowners, to act as members.

(b) Complaints to the Company shall be directed to the Complaints and Discipline Committee for adjudication.

(c) Complaints by owners must be received in writing or by email and must identify the name of the complainant, which owner or address the complaint is against, the date that the offense occurred, and which bylaws or clauses of the sublease have been violated. The name of the complainant shall not be released to the offending party.

4) The Complaints and Discipline Committee shall deliver a Notice of Complaint, via mail or email, notifying the offending owner of the complaint and allowing that owner to make a presentation to the Board regarding the offense within two weeks of the date of the Notice of Violation.

5) In considering any disciplinary action the Complaints and Discipline Committee shall utilize the principle of progressive discipline where owners are provided with a single warning. If the contravention continues the Complaints and Discipline Committee may levy fines in accordance with the section below detailing fines.

6) Notwithstanding sub paragraph (5) above, at its sole discretion, where the Complaints and Discipline Committee considers the offense to be egregious, the Committee may levy the maximum fine allowable upon a first offense.

7) A Notice of Decision from the Committee shall be delivered to the alleged offending party, via mail or email, within two weeks after the date of any hearing, and if no hearing is held, then within four weeks of the date of the original Notice of Complaint.

8) The decision of the Committee regarding any disciplinary action is subject to appeal to the Board of Directors of the Company, upon written request made by the offending party within two weeks of the date of the Committee's Notice of Decision. If no appeal is made to the Board, then the decision of the Committee will be final.

8) Upon receipt of a Notice of Appeal from a decision of the Complaints and Disciplinary Committee, the Board shall offer the Appellant an opportunity to be heard within two weeks of the receipt of the Notice of Appeal.

9) A Final Notice of Decision from the Board shall be delivered to the alleged offending party, via mail or email, within two weeks after the date of any hearing, and if no hearing is held, then within four weeks of the date of the original Notice of Complaint. The decision of the Board regarding the Appeal of any

disciplinary action is final and without the right of further appeal. **Motion carried.**

Three Quarter Resolution AGM-2022– G

BE IT RESOLVED by a 3/4 vote of the shareholders of SPHM Ltd. that Bylaw 20 of Schedule E as approved at the January 28, 2021, Special General Meeting be amended as follows:

Bylaw 20

(6) All homeowners shall provide the Corporation proof of all risk, full replacement insurance coverage on their home upon the placement of a new policy, a change in material coverage or the renewal of an existing policy. Homeowners that rent their property shall be required to provide confirmation from their insurance company that the insurer is aware that the home is rented and has coverage that reflects that use.

Motion carried.

c) Contingency Reserve Fund:

Fence Replacement:

In 2021 the shareholders approved the replacement of large sections of the perimeter wood fence and replaced it with six-foot ornamental fence at the entrance to the community and six-foot chain link fencing with slats at the rear of the homes along Sonoma Pines Drive. In total approximately 2100 feet of fencing was replaced at a cost of approximately \$117,000.

One Hundred Thousand Dollars was approved from the Common Contingency Reserve Fund to be spent on fencing by the shareholders at the 2021. Additionally, Broadstreet contributed slightly more than \$17,000 towards the fencing at the upper gate which was used to replace additional fencing at the lower gate.

After extensive discussions, the Board has agreed that when the wooden perimeter fencing is replaced, it shall be replaced with six-foot chain link fencing with slats where appropriate. That said, there are certain sections of the chain link below Alvarado Trail to Talavera Place and behind Talavera Place and Acacia Lane that are already eight-foot chain link that shall remain.

2022/2023 Replacement Plan - \$12,200

Based upon feedback at the Town Hall meetings in September the Board has determined that replacing the perimeter wood fencing should be the future priority. That said, the Board does not recommend the replacement of any of the perimeter wood fencing in 2022/2023 as many of the posts have been replaced and that fence is considered to be in good condition.

The Board recommends the following replacements or new installations in 2022/2023:

1. Replacement of the approximately 260 lineal feet of four-foot chain link fencing at the lower gate with six-foot chain link fencing at an estimated cost of \$8,200.
2. Installation of approximately 90 feet of new eight-foot chain link fencing at the end of Alvarado Trail where there is an opening in the fencing at an estimated cost of \$4,000.

The cost of the fence replacement would be charged against the Common Contingency Reserve Fund.

Three Quarter Vote Resolution AGM 2022– H

BE IT RESOLVED by a 3/4 vote of the shareholders of SPHM Ltd. authorize the Corporation to expend up to Twelve Thousand Two Hundred (\$12,200) Dollars (plus applicable taxes) on fence replacement from the Common Contingency Reserve Fund. **Motion defeated.**

Traffic Calming Devices:

The Board has received many complaints respecting speeding on Sonoma Pines Drive and believes that the installation of traffic calming devices (NOT speed bumps) will address the issue. The device is made of asphalt and installed across the road. It is approximately seven feet wide and have a gradual rise of approximately 3 inches at its' centre.

While slowing traffic, these permanent devices do not impede the cleaning of the streets in winter months. There is a continued concern of speeding along our primary thoroughfare of Sonoma Pines Drive. Many residents complain of speeders, both residents and outsiders. The Safety and Security Committee have looked at several options with the only viable one being a traffic calmer. In the past, traffic calmers have been voted down by owners and we believe due to the term "speed bump". As most owners do not live on or back onto Sonoma Pines Drive, they are not exposed to the hazard caused by speeders. Installation of the traffic calmer will only go ahead after both upper and lower gates are placed into operation to see where the traffic calmer is best suited.

Three Quarter Vote Resolution AGM 2022-I

BE IT RESOLVED by a 3/4 vote of the shareholders of SPHM Ltd. authorize the Corporation to expend up to Five Thousand (\$5,000.00) Dollars (plus applicable taxes) to have at least one traffic calming device (not speed bumps) installed across Sonoma Pines Drive. **Motion defeated.**

Clubhouse Acoustics Preamble:

Since the first day our Clubhouse opened the largest complaint has been about the acoustics in the Great Room, excessive background noise makes it impossible to carry on a conversation with people at your table. This is multiplied if you happen to wear hearing aids as many of us seniors do. Many of our residents, decline attending any functions due to the excessive noise levels. By installing 24" X 48" Acoustic tiles over 336 sq. ft. of ceiling we will drop the background noise level by approximately 45%. The Board has the full support of the Clubhouse Committee, Social Committee, and anyone that has attended functions in the past. By making these Acoustic improvements it will make the Clubhouse much more enjoyable for anyone attending events in the Great Room.

Three Quarter Vote Resolution AGM 2022-J

BE IT RESOLVED by a 3/4 vote of the shareholders of SPHM Ltd. authorize the Corporation to expend up to Eight Thousand (\$8,000.00) Dollars (plus applicable taxes) to improve acoustics in the Clubhouse. **Motion defeated.**

Rowing Machine Preamble:

We have a great GYM in our Clubhouse that offers most of the same equipment you will find in any monthly membership or pay as you go GYM's in the area. Purchasing a rowing machine will just round out the high level of equipment we offer at no additional charge to our residents. We have a solid group of GYM users many that have asked for a rowing machine.

Three Quarter Vote Resolution AGM 2022-K

BE IT RESOLVED by a 3/4 vote of the shareholders of SPHM Ltd. authorize the Corporation to expend up to One Thousand Eight Hundred (\$1,800.00) Dollars (plus applicable taxes) to purchase a rowing machine for the Clubhouse. **Motion defeated.**

Lower Gate Preamble:

The motors on the lower gates are approximately ten years and open somewhat slower than the upper gate. The controls are analog while the controls on the upper gate are digital. It is proposed that the motors and controls on the lower entrance gates be upgraded to match those on the upper gates. With this change, garage door openers will no longer function to open the lower gates and an RFID sticker will be required to enter and exit.

Three Quarter Vote Resolution AGM 2022-L

BE IT RESOLVED by a 3/4 vote of the shareholders of SPHM Ltd. authorize the Corporation to expend up to Twelve Thousand (\$12,000.00) Dollars (plus applicable taxes) to upgrade the motors and operating controls on the lower entrance gates. **Motion carried.**

10. Review of the financial statements

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

Murray Reiter – There have been some issues with the bookkeeping at Coldwell Banker and unfortunately a variety of coding errors have been made. Murray Reiter is working with Coldwell Banker to remedy the situation.

11. Approval of the 2022/2023 Operating Budget

Operating Budget Preamble:

The proposed budget reflects an increase in landscaping costs. This will result in increases in costs for single family homeowners and multifamily homeowners as well as common landscaping costs.

A five-year contract has been signed with Asahi which will see only a slight increase in years four and five of the contract.

The Board expects modest increases in insurance costs, salaries, and other related expenses.

While adjusting certain other budget lines the Board requests a monthly fee increase of Six (\$6.00) Dollars per home (multifamily and single family) commencing on May 1st, 2022, there will be no retroactive collection of the Six (\$6.00) Dollar increase for the month of April.

Majority Vote Resolution AGM 2022– M

BE IT RESOLVED by a majority vote of the shareholders of SPHM Ltd. approve an annual Common Operating Budget in the amount of \$1,300,883.16 and a Multifamily Operating Budget of \$529,084.16.

Motion carried.

12. Election of Directors

The following owners were nominated and let their names stand as per the Articles of Incorporation:

Danielle Renaud
Mike Trenn
Gary Kitchen
Dawn Spence
Malcolm Metcalfe
Greg Marshall

Those nominated were acclaimed as the new Board of Directors for Sonoma Pines Homeowners Management Ltd.

The Chair recognized the new Board of Directors and thanked the outgoing members for their respective years of service.

13. Adjournment

Meeting adjourned at 8:44 PM April 12, 2022

Note: Related documents are contained in the AGM package for future reference and can be found on the website.

Recorded by Sheila Cole, SPHM Administrator

Date Approved: _____

**SONOMA PINES HOMEOWNERS MANAGEMENT LTD
FINANCIAL STATEMENT AND BUDGET PACKAGE**

COMMON

Balance Sheet

At at March 31, 2023

9	1000-0000 ASSETS		
10			
11	1001-0000 CURRENT ASSETS		
12	1010-1000 Petty Cash		400
13	1020-1000 General Bank Account - BMO (Note 1)		-60,548
14			
15	Contingency Reserve Fund		
16	1035-0003 G.S.T. Input Tax Credit		12,500
17	1035-0005 Lower RV Lot Investment Loan		235,732
18	1035-1000 Contingency Reserve Fund - BMO		458,257
19	1035-1017 Designated Funds - Solana Gate owners fund		12,366
20	1037-1000 GIC Account - Valley First Credit Union		1,423,995
21	1045-0000 Credit Union Rewards & Shares		6
22	Total Contingency Reserve (Note 2)		<u>2,142,856</u>
23			
24	1100-0000 G.S.T. Receivable		-4
25	1105-0000 Fees Receivable		1,676
26	1299-0000 TOTAL CURRENT ASSETS		<u>2,084,380</u>
27	1899-0000 TOTAL ASSETS		<u><u>2,084,380</u></u>
28			
29	2000-0000 LIABILITIES & EQUITY		
30	2001-0000 CURRENT LIABILITES		
31	2005-0000 Accounts Payable (Note 3)		24,910
32	2008-0000 Prepaid Strata Fees		2,254
33	2100-0000 G.S.T. Payable		5,406
34	2199-0000 TOTAL CURRENT LIABILITIES		<u>32,570</u>
35			
36	2200-0000 CONTINGENCY RESERVE		
37	2350-0000 Contingency Reserve Opening Balance		1,956,819
38	2351-0000 Add Contingency Reserve - Interest Earned		28,513

39	2351-0001	Add Contingency Reserve Contributions for the year	187,500
40	2351-0002	Less Contingency Fund Expenditures (Note 4)	<u>-29,976</u>
41	2351-0099	TOTAL CONTINGENCY RESERVE	2,142,856
42			
43	2500-0000	SHAREHOLDERS EQUITY	
44	2600-0000	Retained Earnings	<u>-91,045</u>
45	2699-0000	TOTAL SHAREHOLDERS EQUITY	<u>-91,045</u>
46	2900-0000	TOTAL LIABILITIES & EQUITY	<u><u>2,084,380</u></u>

47
48
49
50
51
52
53
54
55

Note 1: One actual bank account, combined with MF, separated on paper only

Note 2: matches line 41

Note 3: RV Lot Loan payable from 2022-23

RV lot revenue from 2021-22 was not paid against the loan

Note 4: From prior year; crosswalk, fencing, Solana gate...



COMMON

Revenue and Expenses

Apr 1, 2022 - Mar 31, 2023

	2022-23 Actual	2022-23 Budget	Difference	2022-23 Budget
3000-0000 REVENUE				
3011-0000 Monthly Maintenance Fees	1,250,251	1,249,183	1,068	1,249,183
3020-0000 Miscellaneous Income	0	0	0	0
3025-0000 Other Income	160	200	-40	200
3025-0002 Clubhouse Rental Fees	3,513	1,500	2,013	1,500
3040-0000 Parking/Storage Income	55,838	50,000	5,838	50,000
3500-0000 TOTAL REVENUE	1,309,761	1,300,883	8,878	1,300,883
4000-0000 EXPENSES				
4001-0000 TAXES				
4002-0000 Property Tax	2,622	0	-2,622	0
4009-9999 TOTAL TAXES	2,622	0	-2,622	0
4010-0000 UTILITIES				
4011-0500 Water & Sewer	315,807	328,196	12,389	328,196
4013-0000 Garbage	80,469	84,000	3,531	84,000
4014-0000 Electricity	7,218	4,000	-3,218	4,000
4019-9999 TOTAL UTILITIES	403,494	416,196	12,702	416,196
4020-0000 INSURANCE				
4021-0000 Insurance	86,650	92,000	5,350	92,000
4024-9999 TOTAL INSURANCE	86,650	92,000	5,350	92,000
4030-0000 SECURITY/SAFETY				
4031-0005 Security Patrols	387	1,000	613	1,000
4032-0006 Security Alarm Monitoring	0	0	0	0
4033-0010 Upper Gate R&M - new account	3,658	0	-3,658	0
4033-0020 Lower Gate R&M - new account	15,818	0	-15,818	0
4034-0001 Fire Hydrant Testing & Repairs	7,119	5,000	-2,119	5,000

93	4034-0006	Back Flow Valve Testing	1,771	1,500	-271	1,500
94	4034-0007	Gate Maintenance - discontinued	0	2,500	2,500	2,500
95	4034-0008	Miscellaneous	258	1,000	742	1,000
96	4039-9999	TOTAL SECURITY	29,010	11,000	-18,010	11,000
97						
98	4040-0000	ADMINISTRATION				
99	4041-0000	Management Fees - Coldwell Banker	50,400	56,000	5,600	56,000
100	4042-0000	Legal & Accounting	3,773	10,000	6,227	10,000
101	4042-0020	Website & Information Tech	848	4,500	3,652	4,500
102	4043-0000	Bank Charges	180	200	20	200
103	4044-0000	Uncollectable Debt	63	0	-63	0
104	4045-0000	Salaries - office	82,713	82,054	-659	82,054
105	4045-0020	Welcome Committee	0	2,750	2,750	2,750
106	4046-0000	Office Expenses	17,805	6,000	-11,805	6,000
107	4049-0000	Professional Consulting Fees	1,493	5,000	3,507	5,000
108	4049-9999	TOTAL ADMINISTRATION	157,274	166,504	9,230	166,504
109						
110	4050-0000	LAND & LOT				
111	4051-0000	Land & Lot General	12,335	0	-12,335	0
112	4051-0005	Common Area Landscape Maintenance	91,086	90,040	-1,046	90,040
113	4051-0010	Single Family Landscape Maintenance	150,976	151,937	961	151,937
114	4052-0000	Gate Maintenance - discontinued	0	0	0	0
115	4052-0020	New Upper Gates - cost to install	22,746	0	-22,746	0
116	4053-0000	Street Lights	1,295	0	-1,295	0
117	4054-0010	Electric Cart - cost to purchase	9,202	0	-9,202	0
118	4055-0000	Groundskeeping-Miscellaneous	0	0	0	0
119	4055-0002	Tree Maintenance	4,200	10,000	5,800	10,000
120	4056-0000	Irrigation Repairs & Maintenance	19,613	15,000	-4,613	15,000
121	4057-0000	Snow & Ice Maintenance	133,706	45,000	-88,706	45,000
122	4058-0000	Signage	1,475	0	-1,475	0
123	4059-0000	Roads, Walks, Parking Sweeping	5,145	0	-5,145	0
124	4059-0001	Lower Lot Loan Repayment (Note 1)	25,000	25,000	0	25,000
125	4059-0005	Concrete & Asphalt Maintenance	17,436	0	-17,436	0
126	4059-0015	Drain Covers & Catch Basins	48	0	-48	0
127	4059-9999	TOTAL LAND & LOT	494,263	336,977	-157,286	336,977
128						
129	4070-0000	EXTERIOR R & M				
130	4072-0000	Window & Patio Door Repairs	0	0	0	0
131	4072-0001	Door Repairs & Maintenance	0	0	0	0

132	4074-0050	Pest Control	4,187	0	-4,187	0
133	4075-0000	Repairs & Maintenance : General	19,720	69,588	49,869	69,588
134	4076-0000	Eaves & Gutters R & M - Clubhouse	84	0	-84	0
135	4077-0000	Common Fence Repair & Painting	5,809	0	-5,809	0
136	4079-9999	TOTAL EXTERIOR R & M	29,799	69,588	39,789	69,588
137						
138	4080-0000	RECREATION/COMMON				
139	4081-0006	Gym Equip. Repairs & Maintenance	0	0	0	0
140	4082-0000	Clubhouse Maintenance (Note 2)	18,519	19,000	481	19,000
141	4084-9999	TOTAL RECREATION	18,519	19,000	481	19,000
142						
143	4085-0000	MISCELLANEOUS				
144	4086-0000	Miscellaneous	338	2,118	1,780	2,118
145	4089-9999	TOTAL MISCELLANEOUS	338	2,118	1,780	2,118
146						
147	4090-0000	CONTINGENCY RESERVE FUND				
148	4091-0000	Contingency Fee	187,500	187,500	-0	187,500
149	4097-9999	TOTAL CONTINGENCY	187,500	187,500	-0	187,500
150						
151	4098-0000	TOTAL EXPENSES	1,409,469	1,300,883	-108,585	1,300,883
152						
153	6000-0000	NET INCOME (Note 3)	-99,707	-0	-99,707	-0

157 Note 1: \$25,000 expensed and set up as an Account Payable
158 Note 2: also includes gym equipment maint and repairs
159 Note 3: need to make up in 2023-24

163 **MULTI-FAMILY**

164 **Balance Sheet**

165 **As at March 31, 2023**

166
167
168 **1000-0000 ASSETS**

169
170 **1001-0000 CURRENT ASSETS**

171	1020-1000	General Bank Account - Bank of Montreal (Note 1)	233,311
172			
173		Contingency Reserve	
174	1035-1000	Contingency Reserve Fund - BMO	984,309
175	1037-1000	GIC Account - Valley First Credit Union	759,144
176		Total Contingency Reserve - matches line 192	<u>1,743,453</u>
177			
178	1105-0000	Fees Receivable	<u>486</u>
179	1299-0000	TOTAL CURRENT ASSETS	<u>1,977,251</u>
180	1899-0000	TOTAL ASSETS	<u><u>1,977,251</u></u>
181			
182		2000-0000 LIABILITIES & EQUITY	
183		2001-0000 CURRENT LIABILITES	
184	2005-0000	Accounts Payable	-25
185	2005-0007	Maintenance Reserve - Multi-Family (Note 2)	90,000
186	2008-0000	Prepaid Strata Fees	<u>710</u>
187	2199-0000	TOTAL CURRENT LIABILITIES	<u>90,685</u>
188			
189		2200-0000 CONTINGENCY RESERVE	
190	2350-0000	Contingency Reserve Opening Balance	1,623,521
191	2351-0001	Add - Contingency Reserve YTD Contributions	<u>119,932</u>
192	2351-0099	TOTAL CONTINGENCY RESERVE	<u>1,743,453</u>
193			
194		2500-0000 SHAREHOLDERS EQUITY	
195	2600-0000	Retained Earnings	<u>143,112</u>
196	2699-0000	TOTAL SHAREHOLDERS EQUITY	<u>143,112</u>
197	2900-0000	TOTAL LIABILITIES & EQUITY	<u><u>1,977,251</u></u>

198
199
200
201
202
203
204

Note 1: a shared account at BMO with Common; separated on paper only

Note 2: A carry-over from 2 years ago; can be expensed against in the current year.

205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239

MULTI-FAMILY
Revenue and Expenses
Apr 1 2022 - Mar 31 2023

	2022-23 Actual	2022-23 Budget	Difference	2022-23 Budget
3000-0000 REVENUE				
3011-0000 Monthly Maintenance Fees	528,206	529,084	-878	529,084
3500-0000 TOTAL REVENUE	528,206	529,084	-878	529,084
4000-0000 EXPENSES				
4050-0000 LAND & LOT				
4051-0015 MF Area Landscape Maintenance	256,158	243,951	-12,207	243,951
4055-0000 Groundskeeping-Miscellaneous	0	5,000	5,000	5,000
4056-0000 Irrigation Repairs & Maintenance	6,738	20,000	13,262	20,000
4059-9999 TOTAL LAND & LOT	262,895	268,951	6,056	268,951
4070-0000 EXTERIOR R & M				
4072-0000 Window & Patio Door Repairs	11,971	0	-11,971	0
4072-0004 Wood Accent, Pergolas & Fascia	243	0	-243	0
4073-0000 Roofing Repairs	10,392	0	-10,392	0
4075-0000 Repairs & Maintenance : General	22,623	140,202	117,579	140,202
4076-0000 Eaves & Gutters R & M	26,908	0	-26,908	0
4079-9999 TOTAL EXTERIOR R & M	72,137	140,202	68,065	140,202
4090-0000 CONTINGENCY RESERVE FUND				
4091-0000 Contingency Fee	119,932	119,932	0	119,932
4097-9999 TOTAL CONTINGENCY	119,932	119,932	0	119,932
4098-0000 TOTAL EXPENSES	454,964	529,085	74,121	529,085
6000-0000 NET INCOME	73,242	-0	73,242	-0

COMMON

2023 - 24 BUDGET

6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47

	2022-23 ANNUAL BUDGET	INCREASE / DECREASE	2023 - 24 BUDGET		2024 - 25 BUDGET	
			Operating	from CRF	Operating	CRF
REVENUE						
Monthly Fees - Common expenses	1,249,183	167,013 13.4%	1,265,229			
Landscape Fees - Single Family - see line 59			150,967			
Other Income - from CRF re Lower Gates	200		JB 12,000			
Clubhouse Rental Fees	1,500	500	JB 2,000			
RV Parking/Storage Income	50,000	11,700	JB 61,700			
From CRF				62,500		
TOTAL REVENUE	1,300,883	253,513 19.5%	1,491,896	62,500		
EXPENSES		191,013 14.7%				
TAXES						
Property Tax	0	2,806	JB 2,806			
TOTAL TAXES	0	2,806	2,806			
UTILITIES						
Water & Sewer (billed 1/4ly)	328,196	3,804	JB 332,000			
Garbage	84,000	0	JB 84,000			
Electricity (Clubhouse, streetlights)	4,000	3,065	JB 7,065			
TOTAL UTILITIES	416,196	6,869	423,065			
INSURANCE						
Insurance	92,000	2,000	JB 94,000			
TOTAL INSURANCE	92,000	2,000	94,000			
SECURITY/SAFETY						
Security Patrols	1,000	0	JB 1,000			
Security Alarm Monitoring	0	500	JB 500			
Speed Reader			4,664			
Fire Hydrant Testing & Repairs	5,000	-5,000	DR JS	10,000		10,000
Back Flow Valve Testing	1,500	-1,500	DR JS	2,000		2,000
4059-0020 PRV Stations Maintenance		0	DR JS	10,000		2,500
4059-0025 Sanitary Mainline Flushing		0	DR JS	2,000		10,000
Gate Maintenance; Telus, etc.	2,500	2,300		4,800		
Miscellaneous	1,000	0	BS 1,000			
TOTAL SECURITY	11,000	24,964	11,964	24,000		
ADMINISTRATION						
Management Fees (Coldwell Banker)	56,000	-5,600	JB 50,400			
Legal & Accounting	10,000	-7,210	2,790			

6
94
95
96
97
98
99
100
101
102
103

Repayment of Lower RV Lot Loan
TOTAL CONTINGENCY

TOTAL EXPENSES

NET INCOME - to offset 2023 deficit

2022-23 ANNUAL BUDGET	
	187,500
	1,300,883
	-0

INCREASE / DECREASE	
	25,000
	37,500
	153,806
	11.8%
	91,306
	7.0%

2023 - 24 BUDGET		
	Operating	from CRF
JB	25,000	
	225,000	0
	1,392,189	62,500
	99,707	

2024 - 25 BUDGET	
Operating	CRF
	58,000

**2022-23
ANNUAL
BUDGET**

INCREASE /
DECREASE

2023 - 24 BUDGET
Operating from CRF

2024 - 25 BUDGET
Operating CRF

6
104
105
106
107
108
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143

MULTI-FAMILY

2023 - 24 BUDGET

REVENUE

Monthly Maintenance Fees	529,084
From CRF	
TOTAL REVENUE - matches line 38	529,084

	-\$6,455
	\$129,000
	\$122,545
	23.2%

	\$522,629	
		\$129,000
	\$522,629	\$129,000

EXPENSES

LAND & LOT

MF Area Landscape Maintenance	243,951
Groundskeeping-Miscellaneous	5,000
Irrigation Repairs & Maintenance	20,000
TOTAL LAND & LOT	268,951

	-\$6,455
	-1.2%

AG MW	\$256,149	
AG MW	\$22,480	
	\$278,629	

	\$256,577	
	\$20,232	\$2,248

EXTERIOR R & M

Window & Patio Door Repairs	0
4072-0001 Garage Door Repairs & Maint	
4072-0003 Painting Walls & Door Trims	
4075-0020 Deck, Balcony, Stair & Railing	
4072-0001 Door repairs & Maint	
4075-0000 Roofing Repairs	
Roof inspections	
Wood Accent, Pergolas & Fascia	0
Repairs & Maintenance : General	140,202
Eaves & Gutters R & M	0
TOTAL EXTERIOR R & M	140,202

	\$12,000
	\$2,000
	\$40,000
	\$24,000
	\$2,000
	\$15,000
	\$5,000
	\$15,000
	-\$100,202
	\$18,000
	\$32,798

DR		\$12,000
DR	\$2,000	
DR		\$40,000
DR		\$24,000
	\$2,000	
DR		\$15,000
DR		\$5,000
DR		\$15,000
DR	\$40,000	
DR		\$18,000
	\$44,000	\$129,000

		\$12,000
	\$2,000	
		\$60,000
		\$30,000
		\$25,000
		\$5,000
		\$15,000
		\$18,000

CONTINGENCY RESERVE FUND

Contingency Fee	119,932
TOTAL CONTINGENCY	119,932

	\$80,068
	\$80,068
	66.8%

	\$200,000	
	\$200,000	

TOTAL EXPENSES	529,085
-----------------------	----------------

	\$122,544
	23.2%

	\$522,629	\$129,000
--	------------------	------------------

		\$167,248
--	--	------------------

NET INCOME	-0
-------------------	-----------

	\$0
--	-----

	\$0	\$0
--	------------	------------

--	--

SONOMA PINES - Homeowner Fees for Fiscal Year 2023/24

Civic #	Civic Address	# Level	First Floor Square Footage as per BC Assessment Updated April 2023	Adjusted Square Footage for 2 Level Homes 1st Floor plus 55%	Roof Adjustment Factor	Adjusted Square Footage for Contribution to the MF CRF Roof Cover 1st floor sqft for 2 Level Homes & 70% of 1st Floor sqft for Up/Down	MF Maintenance	MF CRF Total CRF contributions Less: 35% for Roof Cover	MF CRF Contributions for Roof Cover 35% of CRF Contributions	MF Landscaping & Irrigations	Common Expenses	Common CRF Contributions	TOTAL MF Contributions per Month
				This Sq.Footage is used to calculate Maintenance fees & MF CRF contributions except for "Roof Cover"		This Sq.Footage is to be used to calculate CRF contributions for MF "Roof Cover" which is 35% of total CRF	Distributed across 341 Homes by Ratio of Square Footage	Distributed across 341 Homes by Ratio of Square Footage	Distributed across 341 Homes by Ratio of Square Footage	Equally Divided by 341 Homes	Equally Divided by 495 Homes	Equally Divided by 495 Homes	
3815	Acacia Ln	2 Level	1441	2234	100%	1441	\$13.29	\$39.26	\$19.78	\$68.09	\$179.33	\$33.67	\$353.42
3817	Acacia Ln	2 Level	1441	2234	100%	1441	\$13.29	\$39.26	\$19.78	\$68.09	\$179.33	\$33.67	\$353.42
3819	Acacia Ln	2 Level	1441	2234	100%	1441	\$13.29	\$39.26	\$19.78	\$68.09	\$179.33	\$33.67	\$353.42
3821	Acacia Ln	2 Level	1441	2234	100%	1441	\$13.29	\$39.26	\$19.78	\$68.09	\$179.33	\$33.67	\$353.42
3823	Acacia Ln	2 Level	1441	2234	100%	1441	\$13.29	\$39.26	\$19.78	\$68.09	\$179.33	\$33.67	\$353.42
3825	Acacia Ln	2 Level	1441	2234	100%	1441	\$13.29	\$39.26	\$19.78	\$68.09	\$179.33	\$33.67	\$353.42
3827	Acacia Ln	2 Level	1431	2218	100%	1431	\$13.20	\$38.99	\$19.64	\$68.09	\$179.33	\$33.67	\$352.92
3837	Acacia Ln	1 Level	1482	1482	100%	1482	\$8.82	\$26.05	\$20.34	\$68.09	\$179.33	\$33.67	\$336.30
3839	Acacia Ln	1 Level	1482	1482	100%	1482	\$8.82	\$26.05	\$20.34	\$68.09	\$179.33	\$33.67	\$336.30
2150	Alvarado Tr	2 Level	1185	1837	100%	1185	\$10.93	\$32.29	\$16.26	\$68.09	\$179.33	\$33.67	\$340.57
2152	Alvarado Tr	2 Level	1185	1837	100%	1185	\$10.93	\$32.29	\$16.26	\$68.09	\$179.33	\$33.67	\$340.57
2154	Alvarado Tr	2 Level	1490	2310	100%	1490	\$13.74	\$40.60	\$20.45	\$68.09	\$179.33	\$33.67	\$355.88
2156	Alvarado Tr	2 Level	1490	2310	100%	1490	\$13.74	\$40.60	\$20.45	\$68.09	\$179.33	\$33.67	\$355.88
2157	Alvarado Tr	2 Level	1220	1891	100%	1220	\$11.25	\$33.24	\$16.74	\$68.09	\$179.33	\$33.67	\$342.33
2158	Alvarado Tr	2 Level	1490	2310	100%	1490	\$13.74	\$40.60	\$20.45	\$68.09	\$179.33	\$33.67	\$355.88
2159	Alvarado Tr	2 Level	1220	1891	100%	1220	\$11.25	\$33.24	\$16.74	\$68.09	\$179.33	\$33.67	\$342.33
2160	Alvarado Tr	2 Level	1490	2310	100%	1490	\$13.74	\$40.60	\$20.45	\$68.09	\$179.33	\$33.67	\$355.88
2161	Alvarado Tr	2 Level	1220	1891	100%	1220	\$11.25	\$33.24	\$16.74	\$68.09	\$179.33	\$33.67	\$342.33
2162	Alvarado Tr	2 Level	1490	2310	100%	1490	\$13.74	\$40.60	\$20.45	\$68.09	\$179.33	\$33.67	\$355.88
2163	Alvarado Tr	2 Level	1220	1891	100%	1220	\$11.25	\$33.24	\$16.74	\$68.09	\$179.33	\$33.67	\$342.33
2164	Alvarado Tr	2 Level	1490	2310	100%	1490	\$13.74	\$40.60	\$20.45	\$68.09	\$179.33	\$33.67	\$355.88
2165	Alvarado Tr	2 Level	1220	1891	100%	1220	\$11.25	\$33.24	\$16.74	\$68.09	\$179.33	\$33.67	\$342.33
2166	Alvarado Tr	2 Level	1490	2310	100%	1490	\$13.74	\$40.60	\$20.45	\$68.09	\$179.33	\$33.67	\$355.88
2167	Alvarado Tr	2 Level	1220	1891	100%	1220	\$11.25	\$33.24	\$16.74	\$68.09	\$179.33	\$33.67	\$342.33
2168	Alvarado Tr	2 Level	1490	2310	100%	1490	\$13.74	\$40.60	\$20.45	\$68.09	\$179.33	\$33.67	\$355.88
2169	Alvarado Tr	2 Level	1220	1891	100%	1220	\$11.25	\$33.24	\$16.74	\$68.09	\$179.33	\$33.67	\$342.33
2170	Alvarado Tr	2 Level	1490	2310	100%	1490	\$13.74	\$40.60	\$20.45	\$68.09	\$179.33	\$33.67	\$355.88
2171	Alvarado Tr	2 Level	1220	1891	100%	1220	\$11.25	\$33.24	\$16.74	\$68.09	\$179.33	\$33.67	\$342.33
2172	Alvarado Tr	2 Level	1490	2310	100%	1490	\$13.74	\$40.60	\$20.45	\$68.09	\$179.33	\$33.67	\$355.88
2173	Alvarado Tr	2 Level	1220	1891	100%	1220	\$11.25	\$33.24	\$16.74	\$68.09	\$179.33	\$33.67	\$342.33
2174	Alvarado Tr	2 Level	1490	2310	100%	1490	\$13.74	\$40.60	\$20.45	\$68.09	\$179.33	\$33.67	\$355.88
2175	Alvarado Tr	2 Level	1220	1891	100%	1220	\$11.25	\$33.24	\$16.74	\$68.09	\$179.33	\$33.67	\$342.33
2176	Alvarado Tr	2 Level	1490	2310	100%	1490	\$13.74	\$40.60	\$20.45	\$68.09	\$179.33	\$33.67	\$355.88

Civic #	Civic Address	# Level	First Floor Square Footage as per BC Assessment Updated April 2023	Adjusted Square Footage for 2 Level Homes 1st Floor plus 55%	Roof Adjustment Factor	Adjusted Square Footage for Contribution to the MF CRF Roof Cover 1st floor sqft for 2 Level Homes & 70% of 1st Floor sqft for Up/Down	MF Maintenance	MF CRF Total CRF contributions Less: 35% for Roof Cover	MF CRF Contributions for Roof Cover 35% of CRF Contributions	MF Landscaping & Irrigations	Common Expenses	Common CRF Contributions	TOTAL MF Contributions per Month
2177	Alvarado Tr	2 Level	1220	1891	100%	1220	\$11.25	\$33.24	\$16.74	\$68.09	\$179.33	\$33.67	\$342.33
2178	Alvarado Tr	2 Level	1490	2310	100%	1490	\$13.74	\$40.60	\$20.45	\$68.09	\$179.33	\$33.67	\$355.88
2179	Alvarado Tr	2 Level	1220	1891	100%	1220	\$11.25	\$33.24	\$16.74	\$68.09	\$179.33	\$33.67	\$342.33
2180	Alvarado Tr	2 Level	1490	2310	100%	1490	\$13.74	\$40.60	\$20.45	\$68.09	\$179.33	\$33.67	\$355.88
2181	Alvarado Tr	2 Level	1193	1849	100%	1193	\$11.00	\$32.50	\$16.37	\$68.09	\$179.33	\$33.67	\$340.97
2183	Alvarado Tr	2 Level	1193	1849	100%	1193	\$11.00	\$32.50	\$16.37	\$68.09	\$179.33	\$33.67	\$340.97
2185	Alvarado Tr	2 Level	1193	1849	100%	1193	\$11.00	\$32.50	\$16.37	\$68.09	\$179.33	\$33.67	\$340.97
2186	Alvarado Tr	2 Level	1332	2065	100%	1332	\$12.28	\$36.29	\$18.28	\$68.09	\$179.33	\$33.67	\$347.95
2187	Alvarado Tr	2 Level	1178	1826	100%	1178	\$10.86	\$32.10	\$16.17	\$68.09	\$179.33	\$33.67	\$340.22
2188	Alvarado Tr	2 Level	1186	1838	100%	1186	\$10.94	\$32.31	\$16.28	\$68.09	\$179.33	\$33.67	\$340.62
2189	Alvarado Tr	2 Level	1207	1871	100%	1207	\$11.13	\$32.89	\$16.56	\$68.09	\$179.33	\$33.67	\$341.67
2190	Alvarado Tr	2 Level	1186	1838	100%	1186	\$10.94	\$32.31	\$16.28	\$68.09	\$179.33	\$33.67	\$340.62
2191	Alvarado Tr	2 Level	1178	1826	100%	1178	\$10.86	\$32.10	\$16.17	\$68.09	\$179.33	\$33.67	\$340.22
2192	Alvarado Tr	2 Level	1170	1814	100%	1170	\$10.79	\$31.88	\$16.06	\$68.09	\$179.33	\$33.67	\$339.82
2194	Alvarado Tr	2 Level	1170	1814	100%	1170	\$10.79	\$31.88	\$16.06	\$68.09	\$179.33	\$33.67	\$339.82
2196	Alvarado Tr	2 Level	1186	1838	100%	1186	\$10.94	\$32.31	\$16.28	\$68.09	\$179.33	\$33.67	\$340.62
2198	Alvarado Tr	2 Level	1186	1838	100%	1186	\$10.94	\$32.31	\$16.28	\$68.09	\$179.33	\$33.67	\$340.62
2200	Alvarado Tr	2 Level	1182	1832	100%	1182	\$10.90	\$32.21	\$16.22	\$68.09	\$179.33	\$33.67	\$340.42
2202	Alvarado Tr	2 Level	1182	1832	100%	1182	\$10.90	\$32.21	\$16.22	\$68.09	\$179.33	\$33.67	\$340.42
2081	Candalera Ln	1 Level	1063	1063	70%	744	\$6.32	\$18.69	\$10.21	\$68.09	\$179.33	\$33.67	\$316.31
2083	Candalera Ln	1 Level	1063	1063	70%	744	\$6.32	\$18.69	\$10.21	\$68.09	\$179.33	\$33.67	\$316.31
2085	Candalera Ln	1 Level	1063	1063	70%	744	\$6.32	\$18.69	\$10.21	\$68.09	\$179.33	\$33.67	\$316.31
2086	Candalera Ln	2 Level	1431	2218	100%	1431	\$13.20	\$38.99	\$19.64	\$68.09	\$179.33	\$33.67	\$352.92
2087	Candalera Ln	1 Level	1063	1063	70%	744	\$6.32	\$18.69	\$10.21	\$68.09	\$179.33	\$33.67	\$316.31
2088	Candalera Ln	2 Level	1431	2218	100%	1431	\$13.20	\$38.99	\$19.64	\$68.09	\$179.33	\$33.67	\$352.92
2089	Candalera Ln	1 Level	1061	1061	70%	743	\$6.31	\$18.65	\$10.19	\$68.09	\$179.33	\$33.67	\$316.25
2090	Candalera Ln	1 Level	1376	1376	70%	963	\$8.19	\$24.19	\$13.22	\$68.09	\$179.33	\$33.67	\$326.69
2091	Candalera Ln	1 Level	1061	1061	70%	743	\$6.31	\$18.65	\$10.19	\$68.09	\$179.33	\$33.67	\$316.25
2066	Candalera Pl	2 Level	1924	2982	100%	1924	\$17.74	\$52.42	\$26.40	\$68.09	\$179.33	\$33.67	\$377.66
2068	Candalera Pl	2 Level	1431	2218	100%	1431	\$13.20	\$38.99	\$19.64	\$68.09	\$179.33	\$33.67	\$352.92
2070	Candalera Pl	2 Level	1431	2218	100%	1431	\$13.20	\$38.99	\$19.64	\$68.09	\$179.33	\$33.67	\$352.92
2072	Candalera Pl	2 Level	1431	2218	100%	1431	\$13.20	\$38.99	\$19.64	\$68.09	\$179.33	\$33.67	\$352.92
2074	Candalera Pl	2 Level	1431	2218	100%	1431	\$13.20	\$38.99	\$19.64	\$68.09	\$179.33	\$33.67	\$352.92
2076	Candalera Pl	2 Level	1431	2218	100%	1431	\$13.20	\$38.99	\$19.64	\$68.09	\$179.33	\$33.67	\$352.92
2078	Candalera Pl	2 Level	1431	2218	100%	1431	\$13.20	\$38.99	\$19.64	\$68.09	\$179.33	\$33.67	\$352.92
2079	Candalera Pl	1 Level	1282	1282	100%	1282	\$7.63	\$22.54	\$17.59	\$68.09	\$179.33	\$33.67	\$328.85
2080	Candalera Pl	2 Level	1431	2218	100%	1431	\$13.20	\$38.99	\$19.64	\$68.09	\$179.33	\$33.67	\$352.92
2081	Candalera Pl	1 Level	1437	1437	100%	1437	\$8.55	\$25.26	\$19.72	\$68.09	\$179.33	\$33.67	\$334.62
2082	Candalera Pl	2 Level	1431	2218	100%	1431	\$13.20	\$38.99	\$19.64	\$68.09	\$179.33	\$33.67	\$352.92
2083	Candalera Pl	1 Level	1484	1484	100%	1484	\$8.83	\$26.09	\$20.37	\$68.09	\$179.33	\$33.67	\$336.37
2084	Candalera Pl	2 Level	1185	1837	100%	1185	\$10.93	\$32.29	\$16.26	\$68.09	\$179.33	\$33.67	\$340.57
2085	Candalera Pl	1 Level	1484	1484	100%	1484	\$8.83	\$26.09	\$20.37	\$68.09	\$179.33	\$33.67	\$336.37
2086	Candalera Pl	2 Level	1445	2240	100%	1445	\$13.33	\$39.37	\$19.83	\$68.09	\$179.33	\$33.67	\$353.62
2087	Candalera Pl	1 Level	1482	1482	100%	1482	\$8.82	\$26.05	\$20.34	\$68.09	\$179.33	\$33.67	\$336.30

Civic #	Civic Address	# Level	First Floor Square Footage as per BC Assessment Updated April 2023	Adjusted Square Footage for 2 Level Homes 1st Floor plus 55%	Roof Adjustment Factor	Adjusted Square Footage for Contribution to the MF CRF Roof Cover 1st floor sqft for 2 Level Homes & 70% of 1st Floor sqft for Up/Down	MF Maintenance	MF CRF Total CRF contributions Less: 35% for Roof Cover	MF CRF Contributions for Roof Cover 35% of CRF Contributions	MF Landscaping & Irrigations	Common Expenses	Common CRF Contributions	TOTAL MF Contributions per Month
2088	Candalera Pl	2 Level	1431	2218	100%	1431	\$13.20	\$38.99	\$19.64	\$68.09	\$179.33	\$33.67	\$352.92
2089	Candalera Pl	1 Level	1482	1482	100%	1482	\$8.82	\$26.05	\$20.34	\$68.09	\$179.33	\$33.67	\$336.30
2090	Candalera Pl	2 Level	1431	2218	100%	1431	\$13.20	\$38.99	\$19.64	\$68.09	\$179.33	\$33.67	\$352.92
2091	Candalera Pl	1 Level	1473	1473	100%	1473	\$8.76	\$25.89	\$20.21	\$68.09	\$179.33	\$33.67	\$335.96
2092	Candalera Pl	2 Level	1431	2218	100%	1431	\$13.20	\$38.99	\$19.64	\$68.09	\$179.33	\$33.67	\$352.92
2093	Candalera Pl	1 Level	1473	1473	100%	1473	\$8.76	\$25.89	\$20.21	\$68.09	\$179.33	\$33.67	\$335.96
2094	Candalera Pl	2 Level	1431	2218	100%	1431	\$13.20	\$38.99	\$19.64	\$68.09	\$179.33	\$33.67	\$352.92
2095	Candalera Pl	1 Level	1445	1445	100%	1445	\$8.60	\$25.40	\$19.83	\$68.09	\$179.33	\$33.67	\$334.92
2096	Candalera Pl	2 Level	1440	2232	100%	1440	\$13.28	\$39.23	\$19.76	\$68.09	\$179.33	\$33.67	\$353.37
2097	Candalera Pl	1 Level	1445	1445	100%	1445	\$8.60	\$25.40	\$19.83	\$68.09	\$179.33	\$33.67	\$334.92
2098	Candalera Pl	2 Level	1220	1891	100%	1220	\$11.25	\$33.24	\$16.74	\$68.09	\$179.33	\$33.67	\$342.33
2099	Candalera Pl	1 Level	1445	1445	100%	1445	\$8.60	\$25.40	\$19.83	\$68.09	\$179.33	\$33.67	\$334.92
2100	Candalera Pl	2 Level	1431	2218	100%	1431	\$13.20	\$38.99	\$19.64	\$68.09	\$179.33	\$33.67	\$352.92
2101	Candalera Pl	1 Level	1445	1445	100%	1445	\$8.60	\$25.40	\$19.83	\$68.09	\$179.33	\$33.67	\$334.92
2102	Candalera Pl	2 Level	1431	2218	100%	1431	\$13.20	\$38.99	\$19.64	\$68.09	\$179.33	\$33.67	\$352.92
2103	Candalera Pl	1 Level	1455	1455	100%	1455	\$8.66	\$25.58	\$19.97	\$68.09	\$179.33	\$33.67	\$335.29
2105	Candalera Pl	1 Level	1455	1455	100%	1455	\$8.66	\$25.58	\$19.97	\$68.09	\$179.33	\$33.67	\$335.29
2106	Candalera Pl	1 Level	1063	1063	70%	744	\$6.32	\$18.69	\$10.21	\$68.09	\$179.33	\$33.67	\$316.31
2108	Candalera Pl	1 Level	1063	1063	70%	744	\$6.32	\$18.69	\$10.21	\$68.09	\$179.33	\$33.67	\$316.31
2109	Candalera Pl	1 Level	1204	1204	70%	843	\$7.16	\$21.16	\$11.57	\$68.09	\$179.33	\$33.67	\$320.99
2110	Candalera Pl	1 Level	1061	1061	70%	743	\$6.31	\$18.65	\$10.19	\$68.09	\$179.33	\$33.67	\$316.25
2112	Candalera Pl	1 Level	1061	1061	70%	743	\$6.31	\$18.65	\$10.19	\$68.09	\$179.33	\$33.67	\$316.25
2113	Candalera Pl	1 Level	1204	1204	70%	843	\$7.16	\$21.16	\$11.57	\$68.09	\$179.33	\$33.67	\$320.99
2114	Candalera Pl	1 Level	1061	1061	70%	743	\$6.31	\$18.65	\$10.19	\$68.09	\$179.33	\$33.67	\$316.25
2116	Candalera Pl	1 Level	1061	1061	70%	743	\$6.31	\$18.65	\$10.19	\$68.09	\$179.33	\$33.67	\$316.25
2117	Candalera Pl	1 Level	1067	1067	70%	747	\$6.35	\$18.76	\$10.25	\$68.09	\$179.33	\$33.67	\$316.45
2098	Del Mar Crt	1 Level	1263	1263	70%	884	\$7.51	\$22.20	\$12.13	\$68.09	\$179.33	\$33.67	\$322.94
2100	Del Mar Crt	2 Level	1431	2218	100%	1431	\$13.20	\$38.99	\$19.64	\$68.09	\$179.33	\$33.67	\$352.92
2101	Del Mar Crt	1 Level	1263	1263	70%	884	\$7.51	\$22.20	\$12.13	\$68.09	\$179.33	\$33.67	\$322.94
2102	Del Mar Crt	2 Level	1431	2218	100%	1431	\$13.20	\$38.99	\$19.64	\$68.09	\$179.33	\$33.67	\$352.92
2103	Del Mar Crt	1 Level	1263	1263	70%	884	\$7.51	\$22.20	\$12.13	\$68.09	\$179.33	\$33.67	\$322.94
2104	Del Mar Crt	2 Level	1431	2218	100%	1431	\$13.20	\$38.99	\$19.64	\$68.09	\$179.33	\$33.67	\$352.92
2105	Del Mar Crt	1 Level	1263	1263	70%	884	\$7.51	\$22.20	\$12.13	\$68.09	\$179.33	\$33.67	\$322.94
2106	Del Mar Crt	2 Level	1431	2218	100%	1431	\$13.20	\$38.99	\$19.64	\$68.09	\$179.33	\$33.67	\$352.92
2107	Del Mar Crt	1 Level	1263	1263	70%	884	\$7.51	\$22.20	\$12.13	\$68.09	\$179.33	\$33.67	\$322.94
2108	Del Mar Crt	2 Level	1431	2218	100%	1431	\$13.20	\$38.99	\$19.64	\$68.09	\$179.33	\$33.67	\$352.92
2109	Del Mar Crt	1 Level	1263	1263	70%	884	\$7.51	\$22.20	\$12.13	\$68.09	\$179.33	\$33.67	\$322.94
2110	Del Mar Crt	2 Level	1431	2218	100%	1431	\$13.20	\$38.99	\$19.64	\$68.09	\$179.33	\$33.67	\$352.92
2111	Del Mar Crt	1 Level	1263	1263	70%	884	\$7.51	\$22.20	\$12.13	\$68.09	\$179.33	\$33.67	\$322.94
2112	Del Mar Crt	2 Level	1431	2218	100%	1431	\$13.20	\$38.99	\$19.64	\$68.09	\$179.33	\$33.67	\$352.92
2113	Del Mar Crt	1 Level	1263	1263	70%	884	\$7.51	\$22.20	\$12.13	\$68.09	\$179.33	\$33.67	\$322.94
2114	Del Mar Crt	2 Level	1431	2218	100%	1431	\$13.20	\$38.99	\$19.64	\$68.09	\$179.33	\$33.67	\$352.92
2115	Del Mar Crt	1 Level	1263	1263	70%	884	\$7.51	\$22.20	\$12.13	\$68.09	\$179.33	\$33.67	\$322.94
2116	Del Mar Crt	2 Level	1190	1845	100%	1190	\$10.97	\$32.42	\$16.33	\$68.09	\$179.33	\$33.67	\$340.82

Civic #	Civic Address	# Level	First Floor Square Footage as per BC Assessment Updated April 2023	Adjusted Square Footage for 2 Level Homes 1st Floor plus 55%	Roof Adjustment Factor	Adjusted Square Footage for Contribution to the MF CRF Roof Cover 1st floor sqft for 2 Level Homes & 70% of 1st Floor sqft for Up/Down	MF Maintenance	MF CRF Total CRF contributions Less: 35% for Roof Cover	MF CRF Contributions for Roof Cover 35% of CRF Contributions	MF Landscaping & Irrigations	Common Expenses	Common CRF Contributions	TOTAL MF Contributions per Month
2118	Del Mar Crt	2 Level	1240	1922	100%	1240	\$11.44	\$33.79	\$17.02	\$68.09	\$179.33	\$33.67	\$343.33
2120	Del Mar Crt	2 Level	1449	2246	100%	1449	\$13.36	\$39.48	\$19.89	\$68.09	\$179.33	\$33.67	\$353.82
3790	Del Mar Ln	2 Level	1276	1978	100%	1276	\$11.77	\$34.77	\$17.51	\$68.09	\$179.33	\$33.67	\$345.14
3792	Del Mar Ln	2 Level	1276	1978	100%	1276	\$11.77	\$34.77	\$17.51	\$68.09	\$179.33	\$33.67	\$345.14
3794	Del Mar Ln	2 Level	1276	1978	100%	1276	\$11.77	\$34.77	\$17.51	\$68.09	\$179.33	\$33.67	\$345.14
3795	Del Mar Ln	1 Level	1285	1285	100%	1285	\$7.65	\$22.59	\$17.63	\$68.09	\$179.33	\$33.67	\$328.96
3796	Del Mar Ln	2 Level	1276	1978	100%	1276	\$11.77	\$34.77	\$17.51	\$68.09	\$179.33	\$33.67	\$345.14
3797	Del Mar Ln	1 Level	1285	1285	100%	1285	\$7.65	\$22.59	\$17.63	\$68.09	\$179.33	\$33.67	\$328.96
3798	Del Mar Ln	2 Level	1285	1992	100%	1285	\$11.85	\$35.01	\$17.63	\$68.09	\$179.33	\$33.67	\$345.59
3799	Del Mar Ln	1 Level	1285	1285	100%	1285	\$7.65	\$22.59	\$17.63	\$68.09	\$179.33	\$33.67	\$328.96
3800	Del Mar Ln	2 Level	1285	1992	100%	1285	\$11.85	\$35.01	\$17.63	\$68.09	\$179.33	\$33.67	\$345.59
3801	Del Mar Ln	1 Level	1285	1285	100%	1285	\$7.65	\$22.59	\$17.63	\$68.09	\$179.33	\$33.67	\$328.96
3803	Del Mar Ln	2 Level	1431	2218	100%	1431	\$13.20	\$38.99	\$19.64	\$68.09	\$179.33	\$33.67	\$352.92
3805	Del Mar Ln	2 Level	1431	2218	100%	1431	\$13.20	\$38.99	\$19.64	\$68.09	\$179.33	\$33.67	\$352.92
2121	Madera Crt	2 Level	1242	1925	100%	1242	\$11.45	\$33.84	\$17.04	\$68.09	\$179.33	\$33.67	\$343.43
2123	Madera Crt	2 Level	1242	1925	100%	1242	\$11.45	\$33.84	\$17.04	\$68.09	\$179.33	\$33.67	\$343.43
2125	Madera Crt	2 Level	1242	1925	100%	1242	\$11.45	\$33.84	\$17.04	\$68.09	\$179.33	\$33.67	\$343.43
2127	Madera Crt	2 Level	1242	1925	100%	1242	\$11.45	\$33.84	\$17.04	\$68.09	\$179.33	\$33.67	\$343.43
2129	Madera Crt	2 Level	1242	1925	100%	1242	\$11.45	\$33.84	\$17.04	\$68.09	\$179.33	\$33.67	\$343.43
2131	Madera Crt	2 Level	1242	1925	100%	1242	\$11.45	\$33.84	\$17.04	\$68.09	\$179.33	\$33.67	\$343.43
2133	Madera Crt	2 Level	1242	1925	100%	1242	\$11.45	\$33.84	\$17.04	\$68.09	\$179.33	\$33.67	\$343.43
2135	Madera Crt	2 Level	1242	1925	100%	1242	\$11.45	\$33.84	\$17.04	\$68.09	\$179.33	\$33.67	\$343.43
2139	Madera Crt	2 Level	1242	1925	100%	1242	\$11.45	\$33.84	\$17.04	\$68.09	\$179.33	\$33.67	\$343.43
2141	Madera Crt	2 Level	1242	1925	100%	1242	\$11.45	\$33.84	\$17.04	\$68.09	\$179.33	\$33.67	\$343.43
2143	Madera Crt	2 Level	1242	1925	100%	1242	\$11.45	\$33.84	\$17.04	\$68.09	\$179.33	\$33.67	\$343.43
2145	Madera Crt	2 Level	1242	1925	100%	1242	\$11.45	\$33.84	\$17.04	\$68.09	\$179.33	\$33.67	\$343.43
2147	Madera Crt	2 Level	1242	1925	100%	1242	\$11.45	\$33.84	\$17.04	\$68.09	\$179.33	\$33.67	\$343.43
2149	Madera Crt	2 Level	1242	1925	100%	1242	\$11.45	\$33.84	\$17.04	\$68.09	\$179.33	\$33.67	\$343.43
2151	Madera Crt	2 Level	1242	1925	100%	1242	\$11.45	\$33.84	\$17.04	\$68.09	\$179.33	\$33.67	\$343.43
2153	Madera Crt	2 Level	1242	1925	100%	1242	\$11.45	\$33.84	\$17.04	\$68.09	\$179.33	\$33.67	\$343.43
2155	Madera Crt	2 Level	1242	1925	100%	1242	\$11.45	\$33.84	\$17.04	\$68.09	\$179.33	\$33.67	\$343.43
2157	Madera Crt	2 Level	1242	1925	100%	1242	\$11.45	\$33.84	\$17.04	\$68.09	\$179.33	\$33.67	\$343.43
2159	Madera Crt	2 Level	1242	1925	100%	1242	\$11.45	\$33.84	\$17.04	\$68.09	\$179.33	\$33.67	\$343.43
2161	Madera Crt	2 Level	1242	1925	100%	1242	\$11.45	\$33.84	\$17.04	\$68.09	\$179.33	\$33.67	\$343.43
2165	Madera Crt	1 Level	1376	1376	70%	963	\$8.19	\$24.19	\$13.22	\$68.09	\$179.33	\$33.67	\$326.69
2167	Madera Crt	1 Level	1331	1331	70%	932	\$7.92	\$23.40	\$12.79	\$68.09	\$179.33	\$33.67	\$325.19
2169	Madera Crt	1 Level	1376	1376	70%	963	\$8.19	\$24.19	\$13.22	\$68.09	\$179.33	\$33.67	\$326.69
2171	Madera Crt	1 Level	1376	1376	70%	963	\$8.19	\$24.19	\$13.22	\$68.09	\$179.33	\$33.67	\$326.69
2173	Madera Crt	1 Level	1376	1376	70%	963	\$8.19	\$24.19	\$13.22	\$68.09	\$179.33	\$33.67	\$326.69
2175	Madera Crt	1 Level	1376	1376	70%	963	\$8.19	\$24.19	\$13.22	\$68.09	\$179.33	\$33.67	\$326.69
2177	Madera Crt	1 Level	1376	1376	70%	963	\$8.19	\$24.19	\$13.22	\$68.09	\$179.33	\$33.67	\$326.69
2179	Madera Crt	1 Level	1339	1339	70%	937	\$7.97	\$23.54	\$12.86	\$68.09	\$179.33	\$33.67	\$325.46
2181	Madera Crt	1 Level	1376	1376	70%	963	\$8.19	\$24.19	\$13.22	\$68.09	\$179.33	\$33.67	\$326.69
2183	Madera Crt	1 Level	1332	1332	70%	932	\$7.92	\$23.41	\$12.80	\$68.09	\$179.33	\$33.67	\$325.23

Civic #	Civic Address	# Level	First Floor Square Footage as per BC Assessment Updated April 2023	Adjusted Square Footage for 2 Level Homes 1st Floor plus 55%	Roof Adjustment Factor	Adjusted Square Footage for Contribution to the MF CRF Roof Cover 1st floor sqft for 2 Level Homes & 70% of 1st Floor sqft for Up/Down	MF Maintenance	MF CRF Total CRF contributions Less: 35% for Roof Cover	MF CRF Contributions for Roof Cover 35% of CRF Contributions	MF Landscaping & Irrigations	Common Expenses	Common CRF Contributions	TOTAL MF Contributions per Month
2130	Serrento Ln	1 Level	1059	1059	70%	741	\$6.30	\$18.62	\$10.17	\$68.09	\$179.33	\$33.67	\$316.18
2132	Serrento Ln	1 Level	1280	1280	70%	896	\$7.62	\$22.50	\$12.30	\$68.09	\$179.33	\$33.67	\$323.50
2134	Serrento Ln	1 Level	1280	1280	70%	896	\$7.62	\$22.50	\$12.30	\$68.09	\$179.33	\$33.67	\$323.50
2138	Serrento Ln	1 Level	1170	1170	100%	1170	\$6.96	\$20.57	\$16.06	\$68.09	\$179.33	\$33.67	\$324.68
2140	Serrento Ln	1 Level	1170	1170	100%	1170	\$6.96	\$20.57	\$16.06	\$68.09	\$179.33	\$33.67	\$324.68
2142	Serrento Ln	2 Level	1186	1838	100%	1186	\$10.94	\$32.31	\$16.28	\$68.09	\$179.33	\$33.67	\$340.62
2144	Serrento Ln	2 Level	1186	1838	100%	1186	\$10.94	\$32.31	\$16.28	\$68.09	\$179.33	\$33.67	\$340.62
2146	Serrento Ln	2 Level	1186	1838	100%	1186	\$10.94	\$32.31	\$16.28	\$68.09	\$179.33	\$33.67	\$340.62
2147	Serrento Ln	1 Level	1190	1190	100%	1190	\$7.08	\$20.92	\$16.33	\$68.09	\$179.33	\$33.67	\$325.42
2148	Serrento Ln	2 Level	1186	1838	100%	1186	\$10.94	\$32.31	\$16.28	\$68.09	\$179.33	\$33.67	\$340.62
2149	Serrento Ln	1 Level	1183	1183	100%	1183	\$7.04	\$20.80	\$16.23	\$68.09	\$179.33	\$33.67	\$325.16
2150	Serrento Ln	2 Level	1186	1838	100%	1186	\$10.94	\$32.31	\$16.28	\$68.09	\$179.33	\$33.67	\$340.62
2151	Serrento Ln	2 Level	1186	1838	100%	1186	\$10.94	\$32.31	\$16.28	\$68.09	\$179.33	\$33.67	\$340.62
2152	Serrento Ln	2 Level	1186	1838	100%	1186	\$10.94	\$32.31	\$16.28	\$68.09	\$179.33	\$33.67	\$340.62
2153	Serrento Ln	2 Level	1186	1838	100%	1186	\$10.94	\$32.31	\$16.28	\$68.09	\$179.33	\$33.67	\$340.62
2154	Serrento Ln	2 Level	1186	1838	100%	1186	\$10.94	\$32.31	\$16.28	\$68.09	\$179.33	\$33.67	\$340.62
2155	Serrento Ln	2 Level	1186	1838	100%	1186	\$10.94	\$32.31	\$16.28	\$68.09	\$179.33	\$33.67	\$340.62
2156	Serrento Ln	2 Level	1174	1820	100%	1174	\$10.83	\$31.99	\$16.11	\$68.09	\$179.33	\$33.67	\$340.02
2157	Serrento Ln	2 Level	1186	1838	100%	1186	\$10.94	\$32.31	\$16.28	\$68.09	\$179.33	\$33.67	\$340.62
2158	Serrento Ln	2 Level	1210	1876	100%	1210	\$11.16	\$32.97	\$16.61	\$68.09	\$179.33	\$33.67	\$341.82
2159	Serrento Ln	2 Level	1193	1849	100%	1193	\$11.00	\$32.50	\$16.37	\$68.09	\$179.33	\$33.67	\$340.97
2160	Serrento Ln	2 Level	1186	1838	100%	1186	\$10.94	\$32.31	\$16.28	\$68.09	\$179.33	\$33.67	\$340.62
2161	Serrento Ln	2 Level	1193	1849	100%	1193	\$11.00	\$32.50	\$16.37	\$68.09	\$179.33	\$33.67	\$340.97
2162	Serrento Ln	2 Level	1186	1838	100%	1186	\$10.94	\$32.31	\$16.28	\$68.09	\$179.33	\$33.67	\$340.62
2163	Serrento Ln	2 Level	1179	1827	100%	1179	\$10.87	\$32.12	\$16.18	\$68.09	\$179.33	\$33.67	\$340.27
2164	Serrento Ln	2 Level	1186	1838	100%	1186	\$10.94	\$32.31	\$16.28	\$68.09	\$179.33	\$33.67	\$340.62
2165	Serrento Ln	2 Level	1186	1838	100%	1186	\$10.94	\$32.31	\$16.28	\$68.09	\$179.33	\$33.67	\$340.62
2166	Serrento Ln	2 Level	1170	1814	100%	1170	\$10.79	\$31.88	\$16.06	\$68.09	\$179.33	\$33.67	\$339.82
2168	Serrento Ln	2 Level	1186	1838	100%	1186	\$10.94	\$32.31	\$16.28	\$68.09	\$179.33	\$33.67	\$340.62
3800	Siringo Ln	2 Level	1462	2266	100%	1462	\$13.48	\$39.83	\$20.06	\$68.09	\$179.33	\$33.67	\$354.47
3802	Siringo Ln	2 Level	1462	2266	100%	1462	\$13.48	\$39.83	\$20.06	\$68.09	\$179.33	\$33.67	\$354.47
3804	Siringo Ln	2 Level	1467	2274	100%	1467	\$13.53	\$39.97	\$20.13	\$68.09	\$179.33	\$33.67	\$354.72
3806	Siringo Ln	2 Level	1467	2274	100%	1467	\$13.53	\$39.97	\$20.13	\$68.09	\$179.33	\$33.67	\$354.72
3808	Siringo Ln	2 Level	1462	2266	100%	1462	\$13.48	\$39.83	\$20.06	\$68.09	\$179.33	\$33.67	\$354.47
3810	Siringo Ln	2 Level	1462	2266	100%	1462	\$13.48	\$39.83	\$20.06	\$68.09	\$179.33	\$33.67	\$354.47
3812	Siringo Ln	2 Level	1458	2260	100%	1458	\$13.45	\$39.73	\$20.01	\$68.09	\$179.33	\$33.67	\$354.27
3814	Siringo Ln	2 Level	1458	2260	100%	1458	\$13.45	\$39.73	\$20.01	\$68.09	\$179.33	\$33.67	\$354.27
3816	Siringo Ln	2 Level	1464	2269	100%	1464	\$13.50	\$39.89	\$20.09	\$68.09	\$179.33	\$33.67	\$354.57
3818	Siringo Ln	2 Level	1467	2274	100%	1467	\$13.53	\$39.97	\$20.13	\$68.09	\$179.33	\$33.67	\$354.72
3822	Siringo Ln	2 Level	1490	2310	100%	1490	\$13.74	\$40.60	\$20.45	\$68.09	\$179.33	\$33.67	\$355.88
3824	Siringo Ln	2 Level	1490	2310	100%	1490	\$13.74	\$40.60	\$20.45	\$68.09	\$179.33	\$33.67	\$355.88
3826	Siringo Ln	2 Level	1461	2265	100%	1461	\$13.47	\$39.81	\$20.05	\$68.09	\$179.33	\$33.67	\$354.42
3828	Siringo Ln	2 Level	1459	2261	100%	1459	\$13.45	\$39.75	\$20.02	\$68.09	\$179.33	\$33.67	\$354.32
3830	Siringo Ln	2 Level	1224	1897	100%	1224	\$11.29	\$33.35	\$16.80	\$68.09	\$179.33	\$33.67	\$342.53

Civic #	Civic Address	# Level	First Floor Square Footage as per BC Assessment Updated April 2023	Adjusted Square Footage for 2 Level Homes 1st Floor plus 55%	Roof Adjustment Factor	Adjusted Square Footage for Contribution to the MF CRF Roof Cover 1st floor sqft for 2 Level Homes & 70% of 1st Floor sqft for Up/Down	MF Maintenance	MF CRF Total CRF contributions Less: 35% for Roof Cover	MF CRF Contributions for Roof Cover 35% of CRF Contributions	MF Landscaping & Irrigations	Common Expenses	Common CRF Contributions	TOTAL MF Contributions per Month
3832	Siringo Ln	2 Level	1224	1897	100%	1224	\$11.29	\$33.35	\$16.80	\$68.09	\$179.33	\$33.67	\$342.53
3834	Siringo Ln	2 Level	1431	2218	100%	1431	\$13.20	\$38.99	\$19.64	\$68.09	\$179.33	\$33.67	\$352.92
3836	Siringo Ln	2 Level	1431	2218	100%	1431	\$13.20	\$38.99	\$19.64	\$68.09	\$179.33	\$33.67	\$352.92
3840	Siringo Ln	2 Level	1439	2230	100%	1439	\$13.27	\$39.21	\$19.75	\$68.09	\$179.33	\$33.67	\$353.32
3842	Siringo Ln	2 Level	1211	1877	100%	1211	\$11.17	\$33.00	\$16.62	\$68.09	\$179.33	\$33.67	\$341.87
3844	Siringo Ln	2 Level	1431	2218	100%	1431	\$13.20	\$38.99	\$19.64	\$68.09	\$179.33	\$33.67	\$352.92
3846	Siringo Ln	2 Level	1431	2218	100%	1431	\$13.20	\$38.99	\$19.64	\$68.09	\$179.33	\$33.67	\$352.92
3848	Siringo Ln	2 Level	1412	2189	100%	1412	\$13.02	\$38.47	\$19.38	\$68.09	\$179.33	\$33.67	\$351.96
3850	Siringo Ln	2 Level	1410	2186	100%	1410	\$13.00	\$38.42	\$19.35	\$68.09	\$179.33	\$33.67	\$351.86
3852	Siringo Ln	2 Level	1411	2187	100%	1411	\$13.01	\$38.44	\$19.36	\$68.09	\$179.33	\$33.67	\$351.91
3854	Siringo Ln	2 Level	1431	2218	100%	1431	\$13.20	\$38.99	\$19.64	\$68.09	\$179.33	\$33.67	\$352.92
3856	Siringo Ln	2 Level	1440	2232	100%	1440	\$13.28	\$39.23	\$19.76	\$68.09	\$179.33	\$33.67	\$353.37
3858	Siringo Ln	2 Level	1211	1877	100%	1211	\$11.17	\$33.00	\$16.62	\$68.09	\$179.33	\$33.67	\$341.87
3801	Sonoma Pines Dr	2 Level	1436	2226	100%	1436	\$13.24	\$39.13	\$19.71	\$68.09	\$179.33	\$33.67	\$353.17
3803	Sonoma Pines Dr	2 Level	1304	2021	100%	1304	\$12.03	\$35.53	\$17.90	\$68.09	\$179.33	\$33.67	\$346.54
3805	Sonoma Pines Dr	2 Level	1437	2227	100%	1437	\$13.25	\$39.15	\$19.72	\$68.09	\$179.33	\$33.67	\$353.22
3807	Sonoma Pines Dr	2 Level	1440	2232	100%	1440	\$13.28	\$39.23	\$19.76	\$68.09	\$179.33	\$33.67	\$353.37
3809	Sonoma Pines Dr	2 Level	1300	2015	100%	1300	\$11.99	\$35.42	\$17.84	\$68.09	\$179.33	\$33.67	\$346.34
3811	Sonoma Pines Dr	2 Level	1437	2227	100%	1437	\$13.25	\$39.15	\$19.72	\$68.09	\$179.33	\$33.67	\$353.22
3813	Sonoma Pines Dr	1 Level	1148	1148	100%	1148	\$6.83	\$20.18	\$15.75	\$68.09	\$179.33	\$33.67	\$323.86
3815	Sonoma Pines Dr	1 Level	1147	1147	100%	1147	\$6.82	\$20.16	\$15.74	\$68.09	\$179.33	\$33.67	\$323.82
3817	Sonoma Pines Dr	1 Level	1147	1147	100%	1147	\$6.82	\$20.16	\$15.74	\$68.09	\$179.33	\$33.67	\$323.82
3819	Sonoma Pines Dr	1 Level	1040	1040	100%	1040	\$6.19	\$18.28	\$14.27	\$68.09	\$179.33	\$33.67	\$319.83
3821	Sonoma Pines Dr	1 Level	1146	1146	100%	1146	\$6.82	\$20.14	\$15.73	\$68.09	\$179.33	\$33.67	\$323.78
3827	Sonoma Pines Dr	1 Level	1146	1146	100%	1146	\$6.82	\$20.14	\$15.73	\$68.09	\$179.33	\$33.67	\$323.78
3829	Sonoma Pines Dr	1 Level	1146	1146	100%	1146	\$6.82	\$20.14	\$15.73	\$68.09	\$179.33	\$33.67	\$323.78
3831	Sonoma Pines Dr	1 Level	1146	1146	100%	1146	\$6.82	\$20.14	\$15.73	\$68.09	\$179.33	\$33.67	\$323.78
3833	Sonoma Pines Dr	1 Level	1146	1146	100%	1146	\$6.82	\$20.14	\$15.73	\$68.09	\$179.33	\$33.67	\$323.78
3835	Sonoma Pines Dr	1 Level	1145	1145	100%	1145	\$6.81	\$20.13	\$15.71	\$68.09	\$179.33	\$33.67	\$323.75
3837	Sonoma Pines Dr	1 Level	1145	1145	100%	1145	\$6.81	\$20.13	\$15.71	\$68.09	\$179.33	\$33.67	\$323.75
3839	Sonoma Pines Dr	1 Level	1147	1147	100%	1147	\$6.82	\$20.16	\$15.74	\$68.09	\$179.33	\$33.67	\$323.82
3841	Sonoma Pines Dr	1 Level	1043	1043	100%	1043	\$6.21	\$18.33	\$14.31	\$68.09	\$179.33	\$33.67	\$319.95
3843	Sonoma Pines Dr	1 Level	1144	1144	100%	1144	\$6.81	\$20.11	\$15.70	\$68.09	\$179.33	\$33.67	\$323.71
3845	Sonoma Pines Dr	1 Level	1145	1145	100%	1145	\$6.81	\$20.13	\$15.71	\$68.09	\$179.33	\$33.67	\$323.75
3847	Sonoma Pines Dr	1 Level	1044	1044	100%	1044	\$6.21	\$18.35	\$14.33	\$68.09	\$179.33	\$33.67	\$319.98
3849	Sonoma Pines Dr	1 Level	1145	1145	100%	1145	\$6.81	\$20.13	\$15.71	\$68.09	\$179.33	\$33.67	\$323.75
3851	Sonoma Pines Dr	1 Level	1145	1145	100%	1145	\$6.81	\$20.13	\$15.71	\$68.09	\$179.33	\$33.67	\$323.75
3853	Sonoma Pines Dr	1 Level	1145	1145	100%	1145	\$6.81	\$20.13	\$15.71	\$68.09	\$179.33	\$33.67	\$323.75
3855	Sonoma Pines Dr	1 Level	1142	1142	100%	1142	\$6.79	\$20.07	\$15.67	\$68.09	\$179.33	\$33.67	\$323.63
3857	Sonoma Pines Dr	1 Level	1045	1045	100%	1045	\$6.22	\$18.37	\$14.34	\$68.09	\$179.33	\$33.67	\$320.02
3859	Sonoma Pines Dr	1 Level	1045	1045	100%	1045	\$6.22	\$18.37	\$14.34	\$68.09	\$179.33	\$33.67	\$320.02
3861	Sonoma Pines Dr	1 Level	1150	1150	100%	1150	\$6.84	\$20.21	\$15.78	\$68.09	\$179.33	\$33.67	\$323.93
3863	Sonoma Pines Dr	2 Level	1436	2226	100%	1436	\$13.24	\$39.13	\$19.71	\$68.09	\$179.33	\$33.67	\$353.17
3865	Sonoma Pines Dr	2 Level	1297	2010	100%	1297	\$11.96	\$35.34	\$17.80	\$68.09	\$179.33	\$33.67	\$346.19

Civic #	Civic Address	# Level	First Floor Square Footage as per BC Assessment Updated April 2023	Adjusted Square Footage for 2 Level Homes 1st Floor plus 55%	Roof Adjustment Factor	Adjusted Square Footage for Contribution to the MF CRF Roof Cover 1st floor sqft for 2 Level Homes & 70% of 1st Floor sqft for Up/Down	MF Maintenance	MF CRF Total CRF contributions Less: 35% for Roof Cover	MF CRF Contributions for Roof Cover 35% of CRF Contributions	MF Landscaping & Irrigations	Common Expenses	Common CRF Contributions	TOTAL MF Contributions per Month
3867	Sonoma Pines Dr	2 Level	1436	2226	100%	1436	\$13.24	\$39.13	\$19.71	\$68.09	\$179.33	\$33.67	\$353.17
3869	Sonoma Pines Dr	1 Level	1147	1147	100%	1147	\$6.82	\$20.16	\$15.74	\$68.09	\$179.33	\$33.67	\$323.82
3871	Sonoma Pines Dr	1 Level	1044	1044	100%	1044	\$6.21	\$18.35	\$14.33	\$68.09	\$179.33	\$33.67	\$319.98
3873	Sonoma Pines Dr	1 Level	1147	1147	100%	1147	\$6.82	\$20.16	\$15.74	\$68.09	\$179.33	\$33.67	\$323.82
3875	Sonoma Pines Dr	2 Level	1436	2226	100%	1436	\$13.24	\$39.13	\$19.71	\$68.09	\$179.33	\$33.67	\$353.17
3877	Sonoma Pines Dr	2 Level	1436	2226	100%	1436	\$13.24	\$39.13	\$19.71	\$68.09	\$179.33	\$33.67	\$353.17
3879	Sonoma Pines Dr	2 Level	1436	2226	100%	1436	\$13.24	\$39.13	\$19.71	\$68.09	\$179.33	\$33.67	\$353.17
3881	Sonoma Pines Dr	2 Level	1436	2226	100%	1436	\$13.24	\$39.13	\$19.71	\$68.09	\$179.33	\$33.67	\$353.17
3883	Sonoma Pines Dr	2 Level	1436	2226	100%	1436	\$13.24	\$39.13	\$19.71	\$68.09	\$179.33	\$33.67	\$353.17
3885	Sonoma Pines Dr	2 Level	1313	2035	100%	1313	\$12.11	\$35.77	\$18.02	\$68.09	\$179.33	\$33.67	\$346.99
3887	Sonoma Pines Dr	2 Level	1436	2226	100%	1436	\$13.24	\$39.13	\$19.71	\$68.09	\$179.33	\$33.67	\$353.17
3889	Sonoma Pines Dr	2 Level	1434	2223	100%	1434	\$13.22	\$39.07	\$19.68	\$68.09	\$179.33	\$33.67	\$353.07
3891	Sonoma Pines Dr	2 Level	1313	2035	100%	1313	\$12.11	\$35.77	\$18.02	\$68.09	\$179.33	\$33.67	\$346.99
3893	Sonoma Pines Dr	2 Level	1434	2223	100%	1434	\$13.22	\$39.07	\$19.68	\$68.09	\$179.33	\$33.67	\$353.07
3895	Sonoma Pines Dr	2 Level	1434	2223	100%	1434	\$13.22	\$39.07	\$19.68	\$68.09	\$179.33	\$33.67	\$353.07
3897	Sonoma Pines Dr	2 Level	1313	2035	100%	1313	\$12.11	\$35.77	\$18.02	\$68.09	\$179.33	\$33.67	\$346.99
3899	Sonoma Pines Dr	2 Level	1434	2223	100%	1434	\$13.22	\$39.07	\$19.68	\$68.09	\$179.33	\$33.67	\$353.07
3901	Sonoma Pines Dr	2 Level	1434	2223	100%	1434	\$13.22	\$39.07	\$19.68	\$68.09	\$179.33	\$33.67	\$353.07
3903	Sonoma Pines Dr	2 Level	1313	2035	100%	1313	\$12.11	\$35.77	\$18.02	\$68.09	\$179.33	\$33.67	\$346.99
3905	Sonoma Pines Dr	2 Level	1434	2223	100%	1434	\$13.22	\$39.07	\$19.68	\$68.09	\$179.33	\$33.67	\$353.07
3907	Sonoma Pines Dr	2 Level	1434	2223	100%	1434	\$13.22	\$39.07	\$19.68	\$68.09	\$179.33	\$33.67	\$353.07
3909	Sonoma Pines Dr	2 Level	1434	2223	100%	1434	\$13.22	\$39.07	\$19.68	\$68.09	\$179.33	\$33.67	\$353.07
3911	Sonoma Pines Dr	2 Level	1434	2223	100%	1434	\$13.22	\$39.07	\$19.68	\$68.09	\$179.33	\$33.67	\$353.07
3913	Sonoma Pines Dr	2 Level	1434	2223	100%	1434	\$13.22	\$39.07	\$19.68	\$68.09	\$179.33	\$33.67	\$353.07
3915	Sonoma Pines Dr	2 Level	1434	2223	100%	1434	\$13.22	\$39.07	\$19.68	\$68.09	\$179.33	\$33.67	\$353.07
3917	Sonoma Pines Dr	2 Level	1434	2223	100%	1434	\$13.22	\$39.07	\$19.68	\$68.09	\$179.33	\$33.67	\$353.07
3970	Sonoma Pines Dr	2 Level	1200	1860	100%	1200	\$11.07	\$32.70	\$16.47	\$68.09	\$179.33	\$33.67	\$341.32
3972	Sonoma Pines Dr	2 Level	1200	1860	100%	1200	\$11.07	\$32.70	\$16.47	\$68.09	\$179.33	\$33.67	\$341.32
3974	Sonoma Pines Dr	2 Level	1200	1860	100%	1200	\$11.07	\$32.70	\$16.47	\$68.09	\$179.33	\$33.67	\$341.32
3976	Sonoma Pines Dr	2 Level	1217	1886	100%	1217	\$11.22	\$33.16	\$16.70	\$68.09	\$179.33	\$33.67	\$342.18
3978	Sonoma Pines Dr	2 Level	1200	1860	100%	1200	\$11.07	\$32.70	\$16.47	\$68.09	\$179.33	\$33.67	\$341.32
3980	Sonoma Pines Dr	2 Level	1217	1886	100%	1217	\$11.22	\$33.16	\$16.70	\$68.09	\$179.33	\$33.67	\$342.18
2105	Talavera Pl	2 Level	1364	2114	100%	1364	\$12.58	\$37.16	\$18.72	\$68.09	\$179.33	\$33.67	\$349.55
2109	Talavera Pl	2 Level	1242	1925	100%	1242	\$11.45	\$33.84	\$17.04	\$68.09	\$179.33	\$33.67	\$343.43
2111	Talavera Pl	2 Level	1242	1925	100%	1242	\$11.45	\$33.84	\$17.04	\$68.09	\$179.33	\$33.67	\$343.43
2113	Talavera Pl	2 Level	1242	1925	100%	1242	\$11.45	\$33.84	\$17.04	\$68.09	\$179.33	\$33.67	\$343.43
2115	Talavera Pl	2 Level	1242	1925	100%	1242	\$11.45	\$33.84	\$17.04	\$68.09	\$179.33	\$33.67	\$343.43
2119	Talavera Pl	2 Level	1434	2223	100%	1434	\$13.22	\$39.07	\$19.68	\$68.09	\$179.33	\$33.67	\$353.07
2121	Talavera Pl	2 Level	1391	2156	100%	1391	\$12.83	\$37.90	\$19.09	\$68.09	\$179.33	\$33.67	\$350.91
2123	Talavera Pl	2 Level	1434	2223	100%	1434	\$13.22	\$39.07	\$19.68	\$68.09	\$179.33	\$33.67	\$353.07
2125	Talavera Pl	2 Level	1391	2156	100%	1391	\$12.83	\$37.90	\$19.09	\$68.09	\$179.33	\$33.67	\$350.91
2127	Talavera Pl	2 Level	1434	2223	100%	1434	\$13.22	\$39.07	\$19.68	\$68.09	\$179.33	\$33.67	\$353.07
2129	Talavera Pl	2 Level	1391	2156	100%	1391	\$12.83	\$37.90	\$19.09	\$68.09	\$179.33	\$33.67	\$350.91
2131	Talavera Pl	2 Level	1391	2156	100%	1391	\$12.83	\$37.90	\$19.09	\$68.09	\$179.33	\$33.67	\$350.91

Civic #	Civic Address	# Level	First Floor Square Footage as per BC Assessment Updated April 2023	Adjusted Square Footage for 2 Level Homes 1st Floor plus 55%	Roof Adjustment Factor	Adjusted Square Footage for Contribution to the MF CRF Roof Cover 1st floor sqft for 2 Level Homes & 70% of 1st Floor sqft for Up/Down	MF Maintenance	MF CRF Total CRF contributions Less: 35% for Roof Cover	MF CRF Contributions for Roof Cover 35% of CRF Contributions	MF Landscaping & Irrigations	Common Expenses	Common CRF Contributions	TOTAL MF Contributions per Month
2133	Talavera Pl	2 Level	1411	2187	100%	1411	\$13.01	\$38.44	\$19.36	\$68.09	\$179.33	\$33.67	\$351.91
2135	Talavera Pl	2 Level	1377	2134	100%	1377	\$12.70	\$37.52	\$18.90	\$68.09	\$179.33	\$33.67	\$350.21
2137	Talavera Pl	2 Level	1413	2190	100%	1413	\$13.03	\$38.50	\$19.39	\$68.09	\$179.33	\$33.67	\$352.01
2139	Talavera Pl	2 Level	1411	2187	100%	1411	\$13.01	\$38.44	\$19.36	\$68.09	\$179.33	\$33.67	\$351.91
2141	Talavera Pl	2 Level	1369	2122	100%	1369	\$12.62	\$37.30	\$18.79	\$68.09	\$179.33	\$33.67	\$349.80
2143	Talavera Pl	2 Level	1396	2164	100%	1396	\$12.87	\$38.04	\$19.16	\$68.09	\$179.33	\$33.67	\$351.16
2145	Talavera Pl	2 Level	1350	2093	100%	1350	\$12.45	\$36.78	\$18.53	\$68.09	\$179.33	\$33.67	\$348.85
2147	Talavera Pl	2 Level	1216	1885	100%	1216	\$11.21	\$33.13	\$16.69	\$68.09	\$179.33	\$33.67	\$342.13
2149	Talavera Pl	2 Level	1216	1885	100%	1216	\$11.21	\$33.13	\$16.69	\$68.09	\$179.33	\$33.67	\$342.13
2150	Talavera Pl	1 Level	1263	1263	70%	884	\$7.51	\$22.20	\$12.13	\$68.09	\$179.33	\$33.67	\$322.94
2151	Talavera Pl	2 Level	1190	1845	100%	1190	\$10.97	\$32.42	\$16.33	\$68.09	\$179.33	\$33.67	\$340.82
2152	Talavera Pl	1 Level	1263	1263	70%	884	\$7.51	\$22.20	\$12.13	\$68.09	\$179.33	\$33.67	\$322.94
2153	Talavera Pl	2 Level	1190	1845	100%	1190	\$10.97	\$32.42	\$16.33	\$68.09	\$179.33	\$33.67	\$340.82
2154	Talavera Pl	1 Level	1263	1263	70%	884	\$7.51	\$22.20	\$12.13	\$68.09	\$179.33	\$33.67	\$322.94
2155	Talavera Pl	2 Level	1382	2142	100%	1382	\$12.74	\$37.65	\$18.97	\$68.09	\$179.33	\$33.67	\$350.46
2156	Talavera Pl	1 Level	1263	1263	70%	884	\$7.51	\$22.20	\$12.13	\$68.09	\$179.33	\$33.67	\$322.94
2157	Talavera Pl	2 Level	1382	2142	100%	1382	\$12.74	\$37.65	\$18.97	\$68.09	\$179.33	\$33.67	\$350.46
2158	Talavera Pl	1 Level	1263	1263	70%	884	\$7.51	\$22.20	\$12.13	\$68.09	\$179.33	\$33.67	\$322.94
2159	Talavera Pl	2 Level	1382	2142	100%	1382	\$12.74	\$37.65	\$18.97	\$68.09	\$179.33	\$33.67	\$350.46
2160	Talavera Pl	1 Level	1263	1263	70%	884	\$7.51	\$22.20	\$12.13	\$68.09	\$179.33	\$33.67	\$322.94
2161	Talavera Pl	2 Level	1382	2142	100%	1382	\$12.74	\$37.65	\$18.97	\$68.09	\$179.33	\$33.67	\$350.46
2162	Talavera Pl	1 Level	1263	1263	70%	884	\$7.51	\$22.20	\$12.13	\$68.09	\$179.33	\$33.67	\$322.94
2163	Talavera Pl	2 Level	1190	1845	100%	1190	\$10.97	\$32.42	\$16.33	\$68.09	\$179.33	\$33.67	\$340.82
2164	Talavera Pl	1 Level	1263	1263	70%	884	\$7.51	\$22.20	\$12.13	\$68.09	\$179.33	\$33.67	\$322.94
2165	Talavera Pl	2 Level	1190	1845	100%	1190	\$10.97	\$32.42	\$16.33	\$68.09	\$179.33	\$33.67	\$340.82
2166	Talavera Pl	1 Level	1263	1263	70%	884	\$7.51	\$22.20	\$12.13	\$68.09	\$179.33	\$33.67	\$322.94
2167	Talavera Pl	2 Level	1202	1863	100%	1202	\$11.08	\$32.75	\$16.50	\$68.09	\$179.33	\$33.67	\$341.42
2168	Talavera Pl	1 Level	1263	1263	70%	884	\$7.51	\$22.20	\$12.13	\$68.09	\$179.33	\$33.67	\$322.94
2169	Talavera Pl	2 Level	1210	1876	100%	1210	\$11.16	\$32.97	\$16.61	\$68.09	\$179.33	\$33.67	\$341.82
2171	Talavera Pl	2 Level	1192	1848	100%	1192	\$10.99	\$32.48	\$16.36	\$68.09	\$179.33	\$33.67	\$340.92
2173	Talavera Pl	2 Level	1192	1848	100%	1192	\$10.99	\$32.48	\$16.36	\$68.09	\$179.33	\$33.67	\$340.92
2175	Talavera Pl	2 Level	1441	2234	100%	1441	\$13.29	\$39.26	\$19.78	\$68.09	\$179.33	\$33.67	\$353.42
2177	Talavera Pl	2 Level	1431	2218	100%	1431	\$13.20	\$38.99	\$19.64	\$68.09	\$179.33	\$33.67	\$352.92
2105	Verona Ln	1 Level	1463	1463	100%	1463	\$8.70	\$25.72	\$20.08	\$68.09	\$179.33	\$33.67	\$335.59
2107	Verona Ln	1 Level	1335	1335	100%	1335	\$7.94	\$23.47	\$18.32	\$68.09	\$179.33	\$33.67	\$330.82
2108	Verona Ln	1 Level	1376	1376	70%	963	\$8.19	\$24.19	\$13.22	\$68.09	\$179.33	\$33.67	\$326.69
2109	Verona Ln	1 Level	1495	1495	100%	1495	\$8.89	\$26.28	\$20.52	\$68.09	\$179.33	\$33.67	\$336.78
2110	Verona Ln	1 Level	1376	1376	70%	963	\$8.19	\$24.19	\$13.22	\$68.09	\$179.33	\$33.67	\$326.69
2112	Verona Ln	1 Level	1376	1376	70%	963	\$8.19	\$24.19	\$13.22	\$68.09	\$179.33	\$33.67	\$326.69
2114	Verona Ln	1 Level	1376	1376	70%	963	\$8.19	\$24.19	\$13.22	\$68.09	\$179.33	\$33.67	\$326.69
2116	Verona Ln	1 Level	1376	1376	70%	963	\$8.19	\$24.19	\$13.22	\$68.09	\$179.33	\$33.67	\$326.69

Civic #	Civic Address	# Level	First Floor Square Footage as per BC Assessment Updated April 2023	Adjusted Square Footage for 2 Level Homes 1st Floor plus 55%	Roof Adjustment Factor	Adjusted Square Footage for Contribution to the MF CRF Roof Cover 1st floor sqft for 2 Level Homes & 70% of 1st Floor sqft for Up/Down	MF Maintenance	MF CRF Total CRF contributions Less: 35% for Roof Cover	MF CRF Contributions for Roof Cover 35% of CRF Contributions	MF Landscaping & Irrigations	Common Expenses	Common CRF Contributions	TOTAL MF Contributions per Month
2118	Verona Ln	1 Level	1376	1376	70%	963	\$8.19	\$24.19	\$13.22	\$68.09	\$179.33	\$33.67	\$326.69
2120	Verona Ln	1 Level	1376	1376	70%	963	\$8.19	\$24.19	\$13.22	\$68.09	\$179.33	\$33.67	\$326.69
2122	Verona Ln	1 Level	1376	1376	70%	963	\$8.19	\$24.19	\$13.22	\$68.09	\$179.33	\$33.67	\$326.69

SONOMA PINES - Single-Family Fees Schedule for 2023/24

Common Expenses	Common CRF Divided by 495	Single Family Landscape divided by 154	TOTAL
\$1,065,230	\$200,000	\$150,967	
Contribution per month	\$179.33	\$33.67	\$81.69
			\$294.69