

STRATA PLAN BCS2237 - GALLERIA II**TIME & LOCATION:**

7:00 p.m.
In the lobby of the building
5689 Kings Road, Vancouver, BC

**STRATA COUNCIL
2023/24****President**

David Huang

Vice President

Jimmy Lu

Treasurer

Clark Zheng

Secretary

Cynthia Liu

At Large

Carol Wang

Lily Zhang

STRATA MANAGER

Simon Wang

METROWEST BUILDING SERVICES

315 – 515 W Pender Street
VANCOUVER, B.C. V6B 6H5
Phone: 604.681.2296
Fax: 604.681.2297
email: info@metrowestbs.com

PRESENT:

Eighteen (18) strata lots represented, of which six (6) strata lots were presented in person and twelve (12) strata lots were presented by proxy; or six (6) from the Apartment Type and twelve (12) from the Townhouse Type.

Metrowest Building Services Ltd was represented by Simon Wang.

(1) CALL TO ORDER

The Council President David Huang called the meeting to order at 7:15 p.m.

The attendants decided not to distribute or use the voting cards at the meeting. Instead, voting will be by showing hands.

(2) CALLING THE ROLL & CERTIFICATION OF PROXIES

Subject to the Bylaws, a quorum for a general meeting is eligible voters holding 1/3 of the Strata Corporation's votes, present in person or by proxy. As the Strata Corporation currently consists of forty seven (47) eligible voters, sixteen (16) represents quorum in this instance.

At the commencement of the meeting there were six (6) eligible voters in person and twelve (12) by proxy for a total of eighteen (18) votes represented. The quorum requirements had been achieved and the meeting was thus

proceeded with the business at hand.

(3) PROOF OF NOTICE OF MEETING

The *Strata Property Act* requires that the owners receive the AGM notice fourteen (14) days prior to the Meeting.

It was noted that the Notice of Meeting was complied with the notice requirements of the *Strata Property Act* and that the most recently approved financial statements had been received. It was moved, seconded, and carried that proper notice of meeting had been provided in accordance with the requirements of the *Strata Property Act*. **CARRIED**

(4) ADOPTION OF THE AGENDA

It was moved, seconded, and carried to adopt the Annual General Meeting agenda as presented. **CARRIED**

(5) ADOPTION OF THE PREVIOUS MINUTES

It was moved and seconded to adopt the Minutes of the Annual General Meeting held on April 26, 2023 as distributed.

(6) COUNCIL PRESIDENT'S REPORT

Council President David Huang provided a brief report on behalf of the Council. Mr. Huang reviewed the major events that took place at Galleria II over the past fiscal year and expressed gratitude towards the owners for their support in the strata's operation. However, Mr. Huang also emphasized the increased occurrence of water damage incidents due to the owner's responsibility, such as overflows from toilets and bathtubs, as well as leaking hot water tanks.

(7) INSURANCE REPORT

At this point in the meeting, the Strata Manager took the opportunity to advise those in attendance of the following information regarding strata lot ownership and other matters concerning the Strata Corporation.

Strata Corporation Insurance

Please refer to the Insurance Summary included with your Notice of Meeting, which outlines the insured perils, the limits of coverage and the applicable deductibles. **Please note the water damage deductible for Galleria II is \$25,000 and the insurance deductible 15%.** Thus, a homeowner insurance for each strata lot is strongly recommended.

Section 149 of the *Strata Property Act* requires the Strata Corporation to have adequate full replacement value insurance for the common property, common assets, buildings shown on the Strata Plan and fixtures built or installed on a strata lot. Your Strata Corporation's insurance policy is currently held with Schill Insurance Brokers and is insured for a value of **\$12,984,000** based on information received from the Appraisal.

The Strata Manager reminded all Owners to obtain their own insurance coverage for **strata insurance deductible, personal property contents** as well as **third-party liability coverage**. Individual homeowner or Tenant insurance coverage is strongly recommended. Owners should also obtain additional coverage if they make any major improvements within their strata lots, such as upgrading of appliances, fixtures, floor coverings, hardwood floors, etc. (subject to approval as outlined in the Strata Corporation Bylaws). **Displacement coverage** would also assist Owners or Tenants who would have to move out of their suites during a major loss, and **loss of rental coverage** is recommended for those individuals who rent out their units for investment purposes.

Owners should be sure that their Tenants clearly understand that in the event of a fire, flood or some other incident, if a resident's possessions are damaged, that a tenant must make a claim for compensation to his/her own insurance. Personal belongings are NOT covered by the strata insurance policy.

The latest legal opinion put more responsibility to the owner in event of the loss below the strata insurance deductible. The strata Manager will forward such a legal opinion to the owners via the strata council members.

Strata Corporation Insurance Coverage

The Strata Corporation's policy typically "insures against all risks of direct physical loss or damage to the property insured", subject to exclusions and applicable deductible.

Insured property is the building as it was delivered by the developer at the time of completion of construction. Insured property includes the fixed structure, permanently installed original fittings and fixtures, mechanical equipment and machinery, fire suppression systems and common assets.

The Strata Corporation's policy notably does NOT provide coverage for loss or damage to:

- Strata lot Owner's and/or Tenant's personal property,
- Strata lot Owner's betterments and/or improvements to strata lot,
- Strata lot Owner's and/or Tenant's additional living expenses,
- Strata lot Owner's rental income loss.

Strata Lot Owner and/or Tenant Insurance Coverage Recommendation

It is recommended that all strata lot Owners and/or Tenants acquire the applicable coverage:

- Personal property, such as furniture, clothing and similar personal property in the strata lot or designated storage space in the building, subject to a deductible.
- Strata lot betterments and/or improvements completed at a strata lot Owner's expense, such as upgraded flooring, millwork, fixtures, etc.
- Additional living expenses incurred by a resident as a result of the insured premises being uninhabitable as a direct result of an insured loss or damage.
- Loss of rental income incurred by a strata lot Owner as a result of the insured premises being uninhabitable by the tenant as a result of an insured loss or damage.

- Strata Corporation's deductible chargeback (e.g. water, fire) incurred in the event of a claim that originated from within an Owner's strata lot.

****Example****

In a rental situation there are three separate parties therefore there should be three separate insurance policies (Strata Corporation Policy, Owner's Policy and Tenant's Policy).

(8) CONSIDERATION OF RESOLUTIONS

8.a MAJORITY VOTE RESOLUTION "A" – DEPRECIATION REPORT

The Strata Manager explained to the owners the statutory requirements for the Depreciation Report. Both majority vote Resolutions "A" and 3/4 Vote Resolution "B" were related to the Depreciation Report and were presented for the owners' consideration. If Resolution "A" was carried, the owners would not consider Resolution "B". Otherwise, Resolution "B" would be considered.

It was then moved and seconded to put Resolution "A" – Depreciation Report on the floor for consideration, reading as follows:

"WHEREAS The Owners, Strata Plan BCS 2237, wish to obtain a Depreciation Report as required under Section 94 of the *Strata Property Act*;

BE IT RESOLVED by a majority vote resolution of The Owners, Strata Plan BCS 2237, in person or by proxy at this General Meeting that a sum of money not exceeding \$8,000.00 be spent for the purpose of obtaining a Depreciation Report, such expenditure to be charged against the Contingency Reserve Fund."

As there were no more questions, a vote was called to approve Resolution "A" – Depreciation Report as presented by showing hands.

NONE (0) IN FAVOR, EIGHTEEN (18) OPPOSED, NONE (0) ABSTAINED **DEFEATED**

8.b 3/4 VOTE RESOLUTION "B" – WAIVER OF DEPRECIATION REPORT

It was then moved and seconded to put Resolution "B" – Waiver of Depreciation Report on the floor for consideration, reading as follows:

"WHEREAS The Owners, Strata Plan BCS 2237, wish eventually to obtain a Depreciation Report as required under Section 94 of the *Strata Property Act* and feel it would be most beneficial to defer commencement of the Depreciation Report for the time being;

BE IT RESOLVED by a 3/4 vote resolution of The Owners, Strata Plan BCS 2237, in person or by proxy at this General Meeting that in accordance with Section 94(3) (a) of the *Strata Property Act* the requirement to obtain a Depreciation Report is hereby waived until the next Annual General Meeting."

After discussion, as there were no more questions, a vote was called to approve 3/4 Vote Resolution "B" – Depreciation Report as presented by showing hands.

EIGHTEEN (18) IN FAVOR, NONE (0) OPPOSED, NONE (0) ABSTAINED **CARRIED**

8.c 3/4 VOTE RESOLUTION "C" – TRANSFER THE SURPLUS FROM TYPE ACCOUNTS TO JOINT ACCOUNT

It was moved and seconded to put Resolution "C" – Transfer the Surplus From Type Accounts To Joint Account on the floor for consideration, reading as follows:

"WHEREAS Pursuant to Section 92 of the Strata Property Act, to meet its expenses the strata corporation must establish, and the owners must contribute, by means of strata fees, to

- (a) An operating fund for common expenses that
 - (i) usually occur either once a year or more often than once a year; or
 - (ii) are necessary to obtain a depreciation report under section 94, and

WHEREAS Pursuant to Section 105 of the Strata Property Act,

- (1) contributions to the operating fund that are not required to meet operating expenses accruing during the fiscal year to which the budget relates must be dealt with in one or more of the following ways unless the strata corporation determines otherwise by a resolution passed by a 3/4 vote at an annual or special general meeting:

- (c) used to reduce the total contribution to the next fiscal year's operating fund.
- (2) If operating expenses exceed the total contribution to the operating fund, the deficit must be eliminated during the next fiscal year.

WHEREAS There are surpluses respectively in the accounts of the Apartment Type and the Townhouse Type Operating Accounts, while there is a deficit in the Joint Operating Account;

WHEREAS The Owners of Strata Plan BCS2237 wish to use the said surpluses to offset part of the deficits occurring in the joint operating account to avoid the strata fees substantial increase;

BE IT RESOLVED by a 3/4 vote resolution of The Owners, Strata Plan BCS 2237, in person or by proxy at this General Meeting that the total amounts of \$15,000 be transferred to the joint operating account respectively in the entitlement ratio of 45.53% (\$6,829.94) from the Apartment Type and 54.47% (\$8,170.06) from the Townhouse Type. End of the Resolution”

After discussion, as there were no more questions, a vote was called to approve Resolution “C” – Transfer the Surplus From Type Accounts To Joint Account as presented by showing hands.

EIGHTEEN (18) IN FAVOR, NONE (0) OPPOSED, NONE (0) ABSTAINED CARRIED

8.d MAJORITY VOTE RESOLUTION “D” – INSTALLATION OF EV CHARGER

It was moved and seconded to put Resolution “D” – Installation of EV Charger on the floor for consideration, reading as follows:

“**WHEREAS** Pursuant to Section 3 of the Strata Property Act, the strata corporation is responsible for managing and maintaining the common property and common assets of the strata corporation for the benefit of the owners;

WHEREAS Pursuant to Section 71 of the Strata Property Act, the strata corporation must not make a significant change in the use or appearance of common property or land that is a common asset unless

- (b) the change is approved by a resolution passed at an annual or special general meeting
 - (i) by a majority vote, in the case of a change that is related to the installation of EV charging infrastructure or the management of electricity used by EV charging infrastructure, or
 - (ii) by a 3/4 vote, in the case of any other change.

WHEREAS The strata corporation would like to install an EV Charging Station in a parking stall around the electric room;

WHEREAS The Owners, Strata Plan BCS 2237 wish to install an EV recharging station;

BE IT RESOLVED by a ¾ vote of the Owners, Strata Plan BCS 2237 that the funds not to exceed \$10,000 be spent in installing the EV Charger and such funds be allocated from the Contingency Reserve Fund. End of the Resolution”

After lengthy discussion, it was moved and second to amend the Resolution “D” – Install EV Charger as follows:

“**BE IT RESOLVED** by a ¾ vote of the Owners, Strata Plan BCS 2237 that the funds not to exceed \$5,000 be spent in installing EV Charging Station in a parking stall around the electric room and such funds be allocated from the Contingency Reserve Fund. End of the Resolution”

After discussion, as there were no more questions, a vote was called to approve Resolution “D” – Installation of EV Charger as amendment mentioned above by showing hands.

FIFTEEN (15) IN FAVOR, THREE (3) OPPOSED, NONE (0) ABSTAINED CARRIED

As there were no more questions, a vote was called to approve Resolution “D” – Installation of EV Charger as amended by showing hands.

FIFTEEN (15) IN FAVOR, THREE (3) OPPOSED, NONE (0) ABSTAINED CARRIED

(9) CONSIDERATION OF 2024/25 BUDGETS

9.a Budget for the Joint Use

It was moved and seconded to put the proposed budget for the joint use on the floor for consideration.

The Strata Manager briefly outlined how the proposed operating budget for the joint use was determined.

After discussion, as there were no more questions, a vote was called to approve the Budget for the Joint Use as presented by showing hands.

EIGHTEEN (18) IN FAVOR, NONE (0) OPPOSED, NONE (0) ABSTAINED

CARRIED

9.b Budget for the Apartment Use

It was moved and seconded to put the proposed budget for the Apartment use on the floor for consideration.

The Strata Manager briefly outlined how the proposed operating budget for the joint use was determined.

After discussion, as there were no more questions, a vote was called to approve the Budget for the Joint Use as presented by showing hands.

EIGHTEEN (18) IN FAVOR, NONE (0) OPPOSED, NONE (0) ABSTAINED

CARRIED

9.c Budget for the Townhouse Use

It was moved and seconded to put the proposed budget for the Townhouse use on the floor for consideration.

The Strata Manager briefly outlined how the proposed operating budget for the joint use was determined.

After discussion, as there were no more questions, a vote was called to approve the Budget for the Joint Use as presented by showing hands.

EIGHTEEN (18) IN FAVOR, NONE (0) OPPOSED, NONE (0) ABSTAINED

CARRIED

The newly approved budgets and fee schedule were attached to these minutes, which took effect on March 1, 2024. Those strata lots in PAD (Pre-Authorized Debit) plan, or known as monthly automatic withdrawal plan, should not do anything as Metrowest will withdraw the strata fees and the March and April retroactive amounts on May 1, 2024. However, those paying their strata fees in cheques must forward their March and April retroactive amounts to Metrowest as soon as possible.

(10) ELECTION OF THE 2024/25 STRATA COUNCIL

Pursuant to the strata Bylaws, a maximum of seven Strata Council members can be elected. Given the foregoing, the Strata Manager opened the floor for nominations or volunteers for the Council positions. The following owners volunteered or were nominated and agreed to stand for office:

David Huang – Strata Lot 33

Jian Ming (Jimmy) Lu - Strata Lot 40

Xiang (Alan) Dong – Strata Lot 6

Ying Fang (Cynthia) Liu – Strata Lot 15

Xiang Chun (Clark) Zheng - Strata Lot 16

Li (Lily) Zhang – Strata Lot 44

The Strata Manager called for additional nominations or volunteers from the floor. As none was received, the above-noted owners were collectively elected to be the 2024/25 Strata Council by majority vote of showing hands.

Council held its meeting following the Annual General Meeting.

(12) TERMINATION

There being no further business, the meeting was terminated at 9:02 p.m.

Submitted by:



Simon Wang

the Strata Manager

Metrowest Building Services Ltd.



Strata Plan BCS 2237 - Galleria II
Joint Use Budget
For the Period from March 1, 2024 to February 28, 2025

		Actual 2023-03-01 to 2024-02-29	Approved Budget 2023-2024	Approved Budget 2024-2025
REVENUE				
42000	Strata Fees	117,820.24	117,820	143,430
42300	CRF contribution	4,999.22	5,000	15,800
42451	Miscellaneous Revenue	617.66	0	0
41350	FOB Fee	1,225.00	0	0
	TOTAL REVENUE	124,662.12	122,820	159,230
EXPENSE				
57550	Statutory Review of Trust Account	420.00	420	420
56500	Administration	1,854.41	500	1,800
56700	Bank Charges	301.42	200	200
56850	Insurance & Appraisal	33,271.00	32,536	36,445
56950	Accounting & Legal	262.50	500	500
57250	Management Fees	13,194.12	13,195	13,590
57450	Supplies & Misc. Expenses	0.00	1,900	500
57750	Electricity	11,854.84	12,000	12,000
57820	Water & Sewer	29,137.91	26,000	30,000
57850	Telephone	403.20	500	500
58350	Fire Prevention	1,065.00	8,000	5,000
58150	Alarm Monitoring	812.72	800	850
58400	Waste Management-Garbage	18,441.90	17,000	19,902
58600	Janitor/Cleaning & Supplies	8,618.06	4,256	8,852
58650	Landscaping Expenses	7,350.00	6,900	7,980
58800	Mechanical & Plumbing	0.00	5,000	5,000
59150	Repair & Maintenance	11,525.94	6,949	8,000
59400	Snow Removal	340.00	2,000	2,000
	Dryer Vent Cleaning	937.65	0	1,000
59500	Pressure Washing	3,449.25	2,000	3,227
	TOTAL EXPENSES	143,239.92	140,236	157,346
Current CRF Contribution				
59850	CRF Contribution	4,999.22	5,000	15,800
	Total Current CRF Contribution	4,999.22	5,000	15,800
	TOTAL EXPENSE + CRF CONTRIBUTION	148,239.14	145,236	173,146
	CURRENT YEAR SURPLUS/(DEFICIT)	-23,577.02	-22,416	-13,916
	Operating Surplus (Deficit) Balance Forward	22,893.62	11,416	-683
	Transferred from Type to Joint Accounts		11,000	15,000
	ENDING OP SURPLUS/(DEFICIT)	-683.40	0	400



Strata Plan BCS 2237 - Galleria II
Apartment Type Budget
For the Period from March 1, 2024 to February 28, 2025

	Actual 2023-03-01 to 2024-02-29	Approved Budget 2023-2024	Approved Budget 2024-2025
REVENUE			
Strata Fees	28,315.56	28,315	28,315
Move in & Out Fees	200.00	0	0
Total Revenue	<u>28,515.56</u>	<u>28,315</u>	<u>28,315</u>
TOTAL REVENUE	<u>28,515.56</u>	<u>28,315</u>	<u>28,315</u>
EXPENSE			
Gas	13,052.82	9,200	9,200
Carpet Cleaning	1,420.40	1,276	1,276
Janitor/Cleaning & Supplies	0.00	4,256	4,256
Elevator Maintenance/ Licence	5,117.16	4,100	4,100
Mechanical & Plumbing	0.00	3,000	3,000
Repair & Maintenance	693.00	2,000	2,000
TOTAL EXPENSES	<u>20,283.38</u>	<u>23,832</u>	<u>23,832</u>
CURRENT YEAR SURPLUS/(DEFICIT)	<u>8,232.18</u>	<u>4,483</u>	<u>4,483</u>
Operating Surplus (Deficit) Balance Forward	28,778.30	22,668	37,010
Transferred to Joint Account		-5,009	-6,830
ENDING OP SURPLUS/(DEFICIT)	<u>37,010.48</u>	<u>27,151</u>	<u>41,494</u>



**Strata Plan BCS 2237 - Galleria II
Townhouse Type Budget
For the Period from March 1, 2024 to February 28, 2025**

	Actual 2023-03-01 to 2024-02-29	Approved Budget 2023-2024	Approved Budget 2024-2025
REVENUE			
Strata Fees	5,989.95	5,990	5,990
TOTAL REVENUE	5,989.95	5,990	5,990
EXPENSE			
General & Administrative Expenses			
Repairs & Maintenance	0.00	1,000	1,000
Pressure Washing	0.00	0	0
Total General & Admin. Expenses	0.00	1,000	1,000
TOTAL EXPENSE	0.00	1,000	1,000
CURRENT YEAR SURPLUS/(DEFICIT)	5,989.95	4,990	4,990
Operating Surplus (Deficit) Balance Forward	1,189.82	1,241	7,180
Transferred to Joint Accounts		-5,991	-8,170
ENDING OP SURPLUS/(DEFICIT)	7,179.77	240	4,000



Strata Plan BCS 2237 - Galleria II
 Strata Fees Schedule
 For the Period from March 1, 2024 to February 28, 2025

Strata Lot #	Unit #	Unit entitlement	2023-2024 Strata Fees	2024-2025 Strata Fees				Monthly Total	Increased Monthly by \$	Retroactive for Mar & Apr	Total on May 1, 2024
				Joint Use	Apartment	Townhouse	CRF Portion				
1	101A	72	341.97	265.12	114.95		29.21	409.27	67.30	134.60	543.87
2	102A	53	251.73	195.16	84.61		21.50	301.27	49.54	99.08	400.35
3	103A	55	261.23	202.52	87.81		22.31	312.64	51.41	102.82	415.46
4	104A	68	322.97	250.39	108.56		27.58	386.53	63.56	127.12	513.66
5	105A	72	341.97	265.12	114.95		29.21	409.27	67.30	134.60	543.87
6	201A	72	341.97	265.12	114.95		29.21	409.27	67.30	134.60	543.87
7	202A	75	356.22	276.17	119.74		30.42	426.32	70.11	140.21	566.54
8	203A	55	261.23	202.52	87.81		22.31	312.64	51.41	102.82	415.46
9	201A	69	327.72	254.07	110.16		27.99	392.22	64.50	128.99	521.21
10	205A	71	337.22	261.44	113.35		28.80	403.59	66.37	132.73	536.32
11	206A	46	218.48	169.38	73.44		18.66	261.48	43.00	86.00	347.47
12	301A	71	337.22	261.44	113.35		28.80	403.59	66.37	132.73	536.32
13	302A	74	351.47	272.48	118.14		30.02	420.64	69.17	138.34	558.98
14	303A	55	261.23	202.52	87.81		22.31	312.64	51.41	102.82	415.46
15	304A	68	322.97	250.39	108.56		27.58	386.53	63.56	127.12	513.66
16	305A	71	337.22	261.44	113.35		28.80	403.59	66.37	132.73	536.32
17	306A	46	218.48	169.38	73.44		18.66	261.48	43.00	86.00	347.47
18	401A	71	337.22	261.44	113.35		28.80	403.59	66.37	132.73	536.32
19	402A	74	351.47	272.48	118.14		30.02	420.64	69.17	138.34	558.98
20	403A	55	261.23	202.52	87.81		22.31	312.64	51.41	102.82	415.46
21	404A	68	322.97	250.39	108.56		27.58	386.53	63.56	127.12	513.66
22	405A	71	337.22	261.44	113.35		28.80	403.59	66.37	132.73	536.32
23	406A	46	218.48	169.38	73.44		18.66	261.48	43.00	86.00	347.47
24	101T	52	178.64	191.48		14.68	21.09	227.25	48.61	97.21	324.46
25	102T	51	175.21	187.79		14.40	20.69	222.88	47.67	95.34	318.22
26	103T	51	175.21	187.79		14.40	20.69	222.88	47.67	95.34	318.22
27	104T	51	175.21	187.79		14.40	20.69	222.88	47.67	95.34	318.22
28	105T	51	175.21	187.79		14.40	20.69	222.88	47.67	95.34	318.22
29	106T	52	178.64	191.48		14.68	21.09	227.25	48.61	97.21	324.46
30	107T	52	178.64	191.48		14.68	21.09	227.25	48.61	97.21	324.46
31	108T	50	171.77	184.11		14.12	20.28	218.51	46.74	93.47	311.98
32	109T	50	171.77	184.11		14.12	20.28	218.51	46.74	93.47	311.98
33	110T	50	171.77	184.11		14.12	20.28	218.51	46.74	93.47	311.98
34	111T	50	171.77	184.11		14.12	20.28	218.51	46.74	93.47	311.98
35	112T	52	178.64	191.48		14.68	21.09	227.25	48.61	97.21	324.46
36	201T	97	333.24	357.18		27.39	39.35	423.91	90.67	181.34	605.25
37	202T	96	329.80	353.49		27.10	38.94	419.54	89.74	179.47	599.01
38	203T	96	329.80	353.49		27.10	38.94	419.54	89.74	179.47	599.01
39	204T	96	329.80	353.49		27.10	38.94	419.54	89.74	179.47	599.01
40	205T	96	329.80	353.49		27.10	38.94	419.54	89.74	179.47	599.01
41	206T	97	333.24	357.18		27.39	39.35	423.91	90.67	181.34	605.25
42	207T	97	333.24	357.18		27.39	39.35	423.91	90.67	181.34	605.25



Strata Plan BCS 2237 - Galleria II
 Strata Fees Schedule
 For the Period from March 1, 2024 to February 28, 2025

Strata Lot #	Unit #	Unit entitlement	2023-2024 Strata Fees	2024-2025 Strata Fees				Monthly Total	Increased Monthly by \$	Retroactive for Mar & Apr	Total on May 1, 2024
				Joint Use	Apartment	Townhouse	CRF Portion				
43	208T	96	329.80	353.49		27.10	38.94	419.54	89.74	179.47	599.01
44	209T	96	329.80	353.49		27.10	38.94	419.54	89.74	179.47	599.01
45	210T	96	329.80	353.49		27.10	38.94	419.54	89.74	179.47	599.01
46	211T	96	329.80	353.49		27.10	38.94	419.54	89.74	179.47	599.01
47	212T	97	333.24	357.18		27.39	39.35	423.91	90.67	181.34	605.25
Monthly			13,093.75	11,952.50	2,359.58	499.17	1,316.67	16,127.92			
Annual			157,125.00	143,430.00	28,315.00	5,990.00	15,800.00	193,535.00			
Total Entitlement		3,246									
Apartment Entitlements		1,478	45.53%								
Townhouse Entitlements		1,768	54.47%								