

MINUTES OF THE ANNUAL GENERAL MEETING
STRATA PLAN BCS 4123 – RED MAPLE PARK
Held: Wednesday, December 10th, 2025 at 6:30pm
Location: Maples Club

INTRODUCTION

It was noted that in addition to the Owners; [REDACTED], Senior Strata Agent from AWM-Alliance Real Estate Group was also in attendance.

CALL TO ORDER

The Annual General Meeting for the Strata Corporation of BCS 4123 was called to order at 6:45pm.

CERTIFICATION OF PROXIES & QUORUM

The Strata Property Act states that in order to conduct business at a General Meeting at least thirty-three percent (33%) or 1/3 of the persons entitled to vote must be present in person or by proxy. In accordance with the Strata Corporation's bylaw 45, at any annual or special general meeting called by the strata corporation, if a quorum is not present at the appointed time or within 15 minutes thereafter, then the eligible voters who are present in person throughout the meeting, by authorized representative or by proxy, shall constitute a quorum. It was noted that there were eight (8) proxies and AWM advised that the final attendance report was **39 Owners (31 in person, 8 by proxy)** of a total of 172 units. As such, the meeting was formally called to order at 6:45pm as quorum was achieved in accordance with the bylaws.

**** At this time, nine (9) more strata lot owners signed in, seven (7) in person and two (2) by proxy bringing the total number of strata lots represented at the meeting to forty-eight (48) ****

PROOF OF NOTICE

The Proof of Notice requirements of meeting, dated November 21st, 2025 was acknowledged as being in compliance with the Strata Property Act. There were no returns in advance of the meeting.

APPROVAL OF THE AGENDA

It was **MOVED** [REDACTED], **SECONDED** [REDACTED] and **CARRIED** to approve the agenda as presented (*unanimous*).

APPROVAL OF THE PREVIOUS MINUTES

It was **MOVED** [REDACTED] and **SECONDED** [REDACTED] to accept the Annual General Meeting minutes from the meeting dated December 2nd, 2024, as circulated, which **CARRIED** (*unanimous*).

INSURANCE COVERAGE

Enclosed with the Notice of Annual General Meeting is a copy of the Summary of Coverages for the Strata Corporation insurance, placed via BFL Canada Insurance. AWM Alliance also attached summary information regarding Insurance and Strata Corporations that owners should review. Both the Summary of Coverage and Insurance and Strata Corporations information can be found online on the Owner's login section of the www.awmalliance.com website, under the Resource Center Tab.

Owners are strongly encouraged to obtain personal insurance coverage as an Owner may be responsible for payment of a strata corporation insurance deductible in the event a loss occurs from an owner's area of responsibility, as outlined in the corporation's Bylaws.

APPROVAL OF 2025/2026 OPERATING BUDGET

AWM highlighted that there was 3.0% FEE INCREASE being proposed.

It was **MOVED** [REDACTED] and **SECONDED** [REDACTED] to open the floor for discussion on the proposed budget as presented.

After a lengthy discussion, a vote was taken to consider the proposed budget as presented, which **CARRIED** (*unanimous*).

All Owners are advised that there is a 3.0% FEE INCREASE to the monthly maintenance fees. Please refer to the approved maintenance fee schedule for the 2025/2026 strata fiscal year, appended to these minutes.

¾ VOTE RESOLUTION #1 – BYLAW ADOPTION – NO SMOKING

It was **MOVED** [REDACTED] and **SECONDED** [REDACTED] to approve the following resolution.

PREAMBLE to approve a bylaw which would prohibit smoking anywhere on common property, limited common property or within suites.

WHEREAS pursuant to s. 128 of the *Strata Property Act*, S.B.C. 1998, c. 43 (the “Act”) a strata corporation may amend its bylaws;

AND WHEREAS section 119(2) of the Act states that the bylaws of a strata corporation may provide for the control, management, maintenance, use and enjoyment of its strata lots, common property and common assets and for the administration of the strata corporation;

BE IT RESOLVED by a ¾ vote resolution of THE OWNERS, STRATA PLAN BCS 4123 (the “Strata Corporation”) that the bylaws of the Strata Corporation be amended by adding the following as Bylaw 58:

No Smoking

58 (1) An owner, tenant, occupant must not smoke or permit smoking of any kind anywhere within the strata plan, including within a strata lot, on any common property, limited common property or land that is a common asset, or within 6 meters of any common area building door, open window or air intake. For the purpose of this bylaw, “smoke” or “smoking” means using, inhaling, exhaling, burning or carrying of a lighted cigarette, joint, e-cigarette, vapor pen or similar vaporizing device, cigar, pipe, hookah, bong or other smoking equipment that burns or vaporizes tobacco, nicotine, or marijuana/cannabis including oils, resins or other derivatives;

Following a lengthy discussion, a vote was called to approve the resolution as presented, which was **DEFEATED** (*14 in favour, 28 opposed, 6 abstained*)

**** At this time, six (6) strata lot owners left the meeting, bringing the total number of strata lots represented at the meeting to forty-two (42) ****

¾ VOTE RESOLUTION #2 – BYLAW ADOPTION – OWNER-INSTALLED SECURITY CAMERAS

It was **MOVED** [REDACTED] and **SECONDED** [REDACTED] to approve the following resolution.

WHEREAS pursuant to s. 128 of the *Strata Property Act*, S.B.C. 1998, c. 43 (the “Act”) a strata corporation may amend its bylaws;

AND WHEREAS section 119(2) of the Act states that the bylaws of a strata corporation may provide for the control, management, maintenance, use and enjoyment of its strata lots, common property and common assets and for the administration of the strata corporation;

BE IT RESOLVED by a ¾ vote resolution of THE OWNERS, STRATA PLAN BCS 4123 (the “Strata Corporation”) that the bylaws of the Strata Corporation be amended by adding the following as Bylaw 60:

Owner-Installed Security Cameras

- 60**
- (1) An owner, tenant or occupant must not install any security camera on common property, including limited common property, with the exception of a doorbell-style security camera, which may be installed at the owner’s unit entrance in accordance with subsection (2) of this bylaw.
 - (2) An owner may apply for the written approval of the strata council to install a doorbell-style security camera for the safety and security of the owner’s strata lot, subject to the following requirements:
 - (a) The camera must be positioned such that:
 - i. it only captures the owner’s strata lot entryway, and/or any limited common property to which the owner has exclusive use;
 - ii. it does not capture the interior of another strata lot, the limited common property of another strata lot, or any common property except as specifically provided in subsection (i) above;
 - (b) With respect to the type of camera and installation:
 - i. the application for council approval of the camera must include the type and proposed location of the camera, and the proposed installation method;
 - ii. the installation method must not penetrate or otherwise damage the unit door or the building envelope;
 - iii. the camera must be a battery-powered device that operates independently of the building's electrical system;
 - iv. the camera and any related equipment must be as discreet as reasonably possible, such that it does not substantially change the overall appearance of the common property building exterior;
 - v. the owner must ensure that the camera does not capture or record audio;
 - vi. the camera must be set to doorbell-activated and/or motion-activated only, and must not be continuously recording;

- vii. the camera and installation thereof complies with any guidelines of the strata council concerning doorbell cameras, as may be amended from time to time.
- (c) Despite any other bylaw, owners are responsible for the repair, maintenance and replacement of their doorbell cameras.
 - (d) The strata council will maintain a list of the strata lots with doorbell cameras, which will be available to any owner or tenant upon request.
 - (e) Upon request from the strata corporation, the owner must provide the strata corporation with copies of any recordings which are taken by the owner's camera(s) of any individuals on the common property, in accordance with the *Personal Information Protection Act* (PIPA) and the strata corporation's privacy policy.
 - (f) If the strata corporation is the subject of a complaint under PIPA as a direct or indirect result of an owner-installed security camera, the strata corporation may, at the sole discretion of the strata council, require the owner to remove the camera from the common property or limited common property at the owner's expense. Should the owner fail to remove the camera in accordance with this bylaw, the strata corporation may proceed to remove the camera and charge the related costs to the owner.

Following a lengthy discussion, a vote was called to approve the resolution as presented, which **CARRIED** (40 in favour, 2 abstained)

****At this time three (3) owners left the meeting, bringing the total number of strata lots represented to thirty-nine (39)****

¾ VOTE RESOLUTION #3 – AUTHORIZATION OF CRF WITHDRAWAL – BALCONY FASCIA ROT REPAIRS/PAINTING

It was **MOVED** [REDACTED] and **SECONDED** [REDACTED] to approve the following resolution.

The purpose of the ¾ vote resolution is to authorize a withdrawal up to \$150,000.00 from the Contingency Reserve Fund for the purpose of replacing rotten wood and repainting the balcony fascias.

WHEREAS the Owners may make expenditures from the Contingency Reserve Fund for expenses that occur less often than once a year, if first approved by a ¾ vote at a General Meeting, in accordance with Sections 92 and 96 of the Strata Property Act.

BE IT RESOLVED As a ¾ vote of the Owners, Strata Plan BCS 4123, authorize an expenditure of up to \$150,000.00 from the Contingency Reserve Fund for the purpose of replacing rotten wood and repainting the balcony fascias.

Following a brief discussion, a vote was called to approve the resolution as presented, which **CARRIED** (*unanimous*)

¾ VOTE RESOLUTION #4 – AUTHORIZATION OF CRF WITHDRAWAL – ROOF ASSESSMENT & REPAIRS

It was **MOVED** [REDACTED] and **SECONDED** [REDACTED] to approve the following resolution.

The purpose of the ¾ vote resolution is to authorize a withdrawal up to \$70,000.00 from the Contingency Reserve Fund for the purpose of obtaining a roof assessment & performing repairs.

WHEREAS the Owners may make expenditures from the Contingency Reserve Fund for expenses that occur less often than once a year, if first approved by a ¾ vote at a General Meeting, in accordance with Sections 92 and 96 of the Strata Property Act.

BE IT RESOLVED As a ¾ vote of the Owners, Strata Plan BCS 4123, authorize an expenditure of up to \$70,000.00 from the Contingency Reserve Fund for the purpose of obtaining a roof assessment & performing repairs.

Following a brief discussion, a vote was called to approve the resolution as presented, which **CARRIED** (*unanimous*)

¾ VOTE RESOLUTION #5 – AUTHORIZATION OF CRF WITHDRAWAL – ANNUAL FIRE INSPECTION & HYDRANT DEFICIENCY REPAIRS

The purpose of the ¾ vote resolution is to authorize a withdrawal up to \$16,000.00 from the Contingency Reserve Fund for the purpose of Wet Sprinkler System Water Gauge Sprinklers.

WHEREAS the Owners may make expenditures from the Contingency Reserve Fund for expenses that occur less often than once a year, if first approved by a ¾ vote at a General Meeting, in accordance with Sections 92 and 96 of the Strata Property Act.

BE IT RESOLVED As a ¾ vote of the Owners, Strata Plan BCS 4123, authorize an expenditure of up to \$16,000.00 from the Contingency Reserve Fund for the purpose of Wet Sprinkler System Water Gauge Sprinklers.

As there was no **MOTION** or **SECOND** to open the floor for discussion on this resolution, the resolution fell to the floor and there was no vote.

¾ VOTE RESOLUTION #6 – AUTHORIZATION OF CRF WITHDRAWAL – PRIOR YEAR DEFICIT RECOVERY

It was **MOVED** [REDACTED] and **SECONDED** [REDACTED] to approve the following resolution.

PREAMBLE The Strata Corporation currently has an accumulated deficit of \$22,577.17, as a result of the 2024/2025 fiscal year end deficit (-\$19,131.37), prior year-end adjustments (-\$5,757.10) & positive retained earnings (+\$2,311.30).

WHEREAS pursuant to s. 96 of the *Strata Property Act*, S.B.C. 1998, c. 43, a strata corporation must not spend money from the contingency reserve fund unless the expenditure is consistent with the purposes of the CRF, as set out in the Act, and first approved by a resolution passed by a 3/4 vote at an annual or special general meeting;

BE IT RESOLVED by 3/4 Vote Resolution of the Owners, Strata Plan BCS 4123, pursuant to s. 96 of the Act, that the Strata Corporation approve the expenditure of \$22,577.17 from the contingency reserve fund for the purpose of covering the prior year deficit(s).

Following a brief discussion, a vote was called to approve the resolution as presented, which **CARRIED** (*unanimous*)

¾ VOTE RESOLUTION #7 – SPECIAL LEVY – REPLENISH CRF (FUTURE FENCE REPLACEMENT PROJECT)

It was **MOVED** [REDACTED] and **SECONDED** [REDACTED] to approve the following resolution.

WHEREAS pursuant to s. 108 of the *Strata Property Act*, S.B.C. 1998, c. 43 a Strata Corporation may raise money from the owners by means of a special levy if the levy is approved by a resolution passed by a 3/4 vote at an annual or special general meeting;

THEREFORE BE IT RESOLVED by a 3/4 vote of THE OWNERS, STRATA PLAN BCS 4123 (the “Strata Corporation”) that the Strata Corporation levy on the strata lots comprising the Strata Corporation, in proportion to the unit entitlement of each strata lot and in the amounts shown opposite each strata lot in the Special Levy Fee Schedule attached to and forming part of this resolution, up to \$150,000.00 to pay the costs required to replenish to Contingency Reserve Fund.

For convenience only, the levy may shall be due and payable by the Owner(s) of record at the time and becomes payable on the date the 3/4 Vote Resolution is passed.

In accordance with the Strata’s bylaws, a fine of \$200 may be assessed for each month that the Unit Levy Amount remains outstanding and the same will be added to the total due from the strata lot. Interest may further be charged at a rate of 10% per annum compounded annually.

In the event that a strata lot is sold or there are changes to title, prior to all the installments being paid, the outstanding balance of the Special Levy must be paid in full before a “Form F – Certificate of Full Payment” can be issued pursuant to Section 115 of the Strata Property Act.

Following a brief discussion, a vote was called to approve the resolution as presented, which **CARRIED** (*32 in favour, 7 opposed*)

NEW BUSINESS – (to be discussed by Council at their first meeting together following the AGM):

None

ELECTION OF STRATA COUNCIL FOR THE 2025/2026 FISCAL YEAR

It was noted there is a minimum of 3 and a maximum of 7 members that could be elected to the Strata Council. The following incumbent Council members were volunteered for the Strata Council for the upcoming fiscal year:

[REDACTED] – [REDACTED]
[REDACTED] – [REDACTED]
[REDACTED] – [REDACTED]
[REDACTED] – [REDACTED]
[REDACTED] – [REDACTED]
[REDACTED] – [REDACTED]
[REDACTED] – [REDACTED]
[REDACTED] – [REDACTED]

It was noted that two strata lot owners volunteered to be scrutineers for the council election vote count.

It was noted that following a secret ballot vote, the following volunteers had received more than the majority vote required and therefore have been elected to the Council for the 2025/2026 fiscal year.

[REDACTED] – [REDACTED]
[REDACTED] – [REDACTED]
[REDACTED] – [REDACTED]
[REDACTED] – [REDACTED]
[REDACTED] – [REDACTED]
[REDACTED] – [REDACTED]
[REDACTED] – [REDACTED]

A **MOTION** [REDACTED] was then made to destroy the council election ballots.

It was then **MOVED** [REDACTED], **SECONDED** [REDACTED] and **CARRIED** to elect the above noted Owners to strata council for the 2025/2026 strata fiscal year (*unanimous*).

Any information pertaining to Red Maple Park can be accessed through AWM-Alliance’s website at www.awmalliance.com under the tab “Strata Owner’s Login” located just below the website banner. Instruction on how to access are available on the AWM main website under the STRATA tab. All Owners and tenants are encouraged to register. All Owners registered with an email address will receive regular email notices from the Strata Council via AWM Alliance.

TERMINATION

There being no further business, a **MOTION** [REDACTED] was made and the meeting was terminated at 9:38 PM.

The minutes were respectfully taken by:

[REDACTED], Senior Strata Agent
AWM-Alliance Real Estate Group
Suite #210 – 9525 201 St., Langley, BC V1M 4A5
Email: Kyle@awmalliance.com / www.awmalliance.com
Direct: 604-638-7381



Red Maple Park BCS4123
Approved 2025-2026 Budget
 September 1, 2025 - August 31, 2026

	2024-2025 Actual to August 31, 2025	2024-2025 Approved Budget	2025-2026 Approved Budget (3% Fee Increase)
<i>Fiscal Year-End: August 31, 2024</i>			
Bylaw Fine Income	\$8,300.00	\$0.00	\$0.00
Maintenance Fees	\$677,486.76	\$677,492.86	\$697,817.65
Interests Earned	\$1,493.70	\$0.00	\$0.00
Other Income	\$545.00	\$0.00	\$0.00
Total Income:	\$687,825.46	\$677,492.86	\$697,817.65
Administration	\$10,911.63	\$6,000.00	\$8,000.00
Property Management Fees	\$65,016.00	\$65,016.00	\$67,183.20
Total Administration:	\$75,927.63	\$71,016.00	\$75,183.20
Maintenance & Repair	\$43,621.77	\$25,000.00	\$35,000.00
Ground Mtc/Landscaping	\$71,274.00	\$73,000.00	\$70,000.00
Clubhouse Contribution	\$131,614.44	\$131,614.48	\$140,000.00
Soil Installation	\$976.50	\$2,500.00	\$1,000.00
Exterior Window Cleaning	\$5,712.00	\$9,000.00	\$6,000.00
Gutter Cleaning	\$10,248.00	\$9,000.00	\$10,000.00
Exterior Dryer Vent Cleaning	\$4,312.50	\$4,200.00	\$4,500.00
Annual Fire Inspection & Repairs	\$14,474.13	\$15,000.00	\$15,000.00
Irrigation Maintenance	\$2,788.86	\$2,000.00	\$3,000.00
Pest Control	\$8,767.05	\$6,000.00	\$6,000.00
Snow Removal/Salting	\$14,818.65	\$15,000.00	\$15,000.00
Total Maintenance/Supplies:	\$308,607.90	\$292,314.48	\$305,500.00
Electricity	\$2,619.11	\$3,000.00	\$3,000.00
Total Utilities:	\$2,619.11	\$3,000.00	\$3,000.00
Legal Expense	\$5,514.35	\$2,500.00	\$5,000.00
Insurance	\$169,625.44	\$164,000.00	\$127,000.00
Total Other Expenses:	\$175,139.79	\$166,500.00	\$132,000.00
Contingency Reserve Contribution	\$144,662.40	\$144,662.38	\$182,134.45
Total Reserve Contribution:	\$144,662.40	\$144,662.38	\$182,134.45
Total Expenses	\$706,956.83	\$677,492.86	\$697,817.65
Net Income:	-\$19,131.37	\$0.00	\$0.00

Red Maple Park BCS4123
Approved Strata Fee Schedule
September 1, 2025 - August 31, 2026

Unit	Strata Lot	U.E.	Approved 2024-2025 Maintenance Fee	Operating Contribution	Contingency Contribution	Approved 2025-2026 Maintenance Fee	Sep-Dec'25 Adjustments	Jan 01, 2026 One-Time Fee Withdrawal
1	7	146	\$416.75	\$317.21	\$112.04	\$429.25	\$50.00	\$479.25
2	8	111	\$316.84	\$241.17	\$85.18	\$326.35	\$38.04	\$364.39
3	9	112	\$319.69	\$243.34	\$85.95	\$329.29	\$38.40	\$367.69
4	10	111	\$316.84	\$241.17	\$85.18	\$326.35	\$38.04	\$364.39
5	11	113	\$322.55	\$245.51	\$86.71	\$332.22	\$38.68	\$370.90
6	12	113	\$322.55	\$245.51	\$86.71	\$332.22	\$38.68	\$370.90
7	13	111	\$316.84	\$241.17	\$85.18	\$326.35	\$38.04	\$364.39
8	14	111	\$316.84	\$241.17	\$85.18	\$326.35	\$38.04	\$364.39
9	15	146	\$416.75	\$317.21	\$112.04	\$429.25	\$50.00	\$479.25
10	16	146	\$416.75	\$317.21	\$112.04	\$429.25	\$50.00	\$479.25
11	17	110	\$313.98	\$239.00	\$84.41	\$323.41	\$37.72	\$361.13
12	18	115	\$328.26	\$249.86	\$88.25	\$338.11	\$39.40	\$377.51
13	19	116	\$331.11	\$252.03	\$89.02	\$341.05	\$39.76	\$380.81
14	20	111	\$316.84	\$241.17	\$85.18	\$326.35	\$38.04	\$364.39
15	21	112	\$319.69	\$243.34	\$85.95	\$329.29	\$38.40	\$367.69
16	22	146	\$416.75	\$317.21	\$112.04	\$429.25	\$50.00	\$479.25
17	23	110	\$313.98	\$239.00	\$84.41	\$323.41	\$37.72	\$361.13
18	24	115	\$328.26	\$249.86	\$88.25	\$338.11	\$39.40	\$377.51
19	25	116	\$331.11	\$252.03	\$89.02	\$341.05	\$39.76	\$380.81
20	26	111	\$316.84	\$241.17	\$85.18	\$326.35	\$38.04	\$364.39
21	27	112	\$319.69	\$243.34	\$85.95	\$329.29	\$38.40	\$367.69
22	28	146	\$416.75	\$317.21	\$112.04	\$429.25	\$50.00	\$479.25
23	29	111	\$316.84	\$241.17	\$85.18	\$326.35	\$38.04	\$364.39
24	30	111	\$316.84	\$241.17	\$85.18	\$326.35	\$38.04	\$364.39
25	31	111	\$316.84	\$241.17	\$85.18	\$326.35	\$38.04	\$364.39
26	32	111	\$316.84	\$241.17	\$85.18	\$326.35	\$38.04	\$364.39
27	33	113	\$322.55	\$245.51	\$86.71	\$332.22	\$38.68	\$370.90
28	34	113	\$322.55	\$245.51	\$86.71	\$332.22	\$38.68	\$370.90
29	35	112	\$319.69	\$243.34	\$85.95	\$329.29	\$38.40	\$367.69
30	36	112	\$319.69	\$243.34	\$85.95	\$329.29	\$38.40	\$367.69
31	37	112	\$319.69	\$243.34	\$85.95	\$329.29	\$38.40	\$367.69
32	38	112	\$319.69	\$243.34	\$85.95	\$329.29	\$38.40	\$367.69
33	39	113	\$322.55	\$245.51	\$86.71	\$332.22	\$38.68	\$370.90
34	168	112	\$319.69	\$243.34	\$85.95	\$329.29	\$38.40	\$367.69
35	169	111	\$316.84	\$241.17	\$85.18	\$326.35	\$38.04	\$364.39
36	170	111	\$316.84	\$241.17	\$85.18	\$326.35	\$38.04	\$364.39
37	171	111	\$316.84	\$241.17	\$85.18	\$326.35	\$38.04	\$364.39
38	172	110	\$313.98	\$239.00	\$84.41	\$323.41	\$37.72	\$361.13
39	173	146	\$416.75	\$317.21	\$112.04	\$429.25	\$50.00	\$479.25
40	46	112	\$319.69	\$243.34	\$85.95	\$329.29	\$38.40	\$367.69
41	47	111	\$316.84	\$241.17	\$85.18	\$326.35	\$38.04	\$364.39
42	48	116	\$331.11	\$252.03	\$89.02	\$341.05	\$39.76	\$380.81
43	49	116	\$331.11	\$252.03	\$89.02	\$341.05	\$39.76	\$380.81
44	50	112	\$319.69	\$243.34	\$85.95	\$329.29	\$38.40	\$367.69
45	51	112	\$319.69	\$243.34	\$85.95	\$329.29	\$38.40	\$367.69
46	67	111	\$316.84	\$241.17	\$85.18	\$326.35	\$38.04	\$364.39
47	68	115	\$328.26	\$249.86	\$88.25	\$338.11	\$39.40	\$377.51
48	69	116	\$331.11	\$252.03	\$89.02	\$341.05	\$39.76	\$380.81
49	70	111	\$316.84	\$241.17	\$85.18	\$326.35	\$38.04	\$364.39
50	71	112	\$319.69	\$243.34	\$85.95	\$329.29	\$38.40	\$367.69

Unit	Strata Lot	U.E.	Approved 2024-2025 Maintenance Fee	Operating Contribution	Contingency Contribution	Approved 2025-2026 Maintenance Fee	Sep-Dec'25 Adjustments	Jan 01, 2026 One-Time Fee Withdrawal
51	72	112	\$319.69	\$243.34	\$85.95	\$329.29	\$38.40	\$367.69
52	73	111	\$316.84	\$241.17	\$85.18	\$326.35	\$38.04	\$364.39
53	74	115	\$328.26	\$249.86	\$88.25	\$338.11	\$39.40	\$377.51
54	75	116	\$331.11	\$252.03	\$89.02	\$341.05	\$39.76	\$380.81
55	76	111	\$316.84	\$241.17	\$85.18	\$326.35	\$38.04	\$364.39
56	77	112	\$319.69	\$243.34	\$85.95	\$329.29	\$38.40	\$367.69
57	40	112	\$319.69	\$243.34	\$85.95	\$329.29	\$38.40	\$367.69
58	41	111	\$316.84	\$241.17	\$85.18	\$326.35	\$38.04	\$364.39
59	42	116	\$331.11	\$252.03	\$89.02	\$341.05	\$39.76	\$380.81
60	43	115	\$328.26	\$249.86	\$88.25	\$338.11	\$39.40	\$377.51
61	44	111	\$316.84	\$241.17	\$85.18	\$326.35	\$38.04	\$364.39
62	45	112	\$319.69	\$243.34	\$85.95	\$329.29	\$38.40	\$367.69
63	52	112	\$319.69	\$243.34	\$85.95	\$329.29	\$38.40	\$367.69
64	53	111	\$316.84	\$241.17	\$85.18	\$326.35	\$38.04	\$364.39
65	54	116	\$331.11	\$252.03	\$89.02	\$341.05	\$39.76	\$380.81
66	55	115	\$328.26	\$249.86	\$88.25	\$338.11	\$39.40	\$377.51
67	56	112	\$319.69	\$243.34	\$85.95	\$329.29	\$38.40	\$367.69
68	57	111	\$316.84	\$241.17	\$85.18	\$326.35	\$38.04	\$364.39
69	58	111	\$316.84	\$241.17	\$85.18	\$326.35	\$38.04	\$364.39
70	59	116	\$331.11	\$252.03	\$89.02	\$341.05	\$39.76	\$380.81
71	60	115	\$328.26	\$249.86	\$88.25	\$338.11	\$39.40	\$377.51
72	61	112	\$319.69	\$243.34	\$85.95	\$329.29	\$38.40	\$367.69
73	62	112	\$319.69	\$243.34	\$85.95	\$329.29	\$38.40	\$367.69
74	63	111	\$316.84	\$241.17	\$85.18	\$326.35	\$38.04	\$364.39
75	64	116	\$331.11	\$252.03	\$89.02	\$341.05	\$39.76	\$380.81
76	65	115	\$328.26	\$249.86	\$88.25	\$338.11	\$39.40	\$377.51
77	66	112	\$319.69	\$243.34	\$85.95	\$329.29	\$38.40	\$367.69
78	78	112	\$319.69	\$243.34	\$85.95	\$329.29	\$38.40	\$367.69
79	79	111	\$316.84	\$241.17	\$85.18	\$326.35	\$38.04	\$364.39
80	80	115	\$328.26	\$249.86	\$88.25	\$338.11	\$39.40	\$377.51
81	81	116	\$331.11	\$252.03	\$89.02	\$341.05	\$39.76	\$380.81
82	82	111	\$316.84	\$241.17	\$85.18	\$326.35	\$38.04	\$364.39
83	83	112	\$319.69	\$243.34	\$85.95	\$329.29	\$38.40	\$367.69
84	95	112	\$319.69	\$243.34	\$85.95	\$329.29	\$38.40	\$367.69
85	94	111	\$316.84	\$241.17	\$85.18	\$326.35	\$38.04	\$364.39
86	93	116	\$331.11	\$252.03	\$89.02	\$341.05	\$39.76	\$380.81
87	92	115	\$328.26	\$249.86	\$88.25	\$338.11	\$39.40	\$377.51
88	91	111	\$316.84	\$241.17	\$85.18	\$326.35	\$38.04	\$364.39
89	90	112	\$319.69	\$243.34	\$85.95	\$329.29	\$38.40	\$367.69
90	89	112	\$319.69	\$243.34	\$85.95	\$329.29	\$38.40	\$367.69
91	88	111	\$316.84	\$241.17	\$85.18	\$326.35	\$38.04	\$364.39
92	87	116	\$331.11	\$252.03	\$89.02	\$341.05	\$39.76	\$380.81
93	86	115	\$328.26	\$249.86	\$88.25	\$338.11	\$39.40	\$377.51
94	85	111	\$316.84	\$241.17	\$85.18	\$326.35	\$38.04	\$364.39
95	84	112	\$319.69	\$243.34	\$85.95	\$329.29	\$38.40	\$367.69
96	167	112	\$319.69	\$243.34	\$85.95	\$329.29	\$38.40	\$367.69
97	166	111	\$316.84	\$241.17	\$85.18	\$326.35	\$38.04	\$364.39
98	165	115	\$328.26	\$249.86	\$88.25	\$338.11	\$39.40	\$377.51
99	164	116	\$331.11	\$252.03	\$89.02	\$341.05	\$39.76	\$380.81
100	163	111	\$316.84	\$241.17	\$85.18	\$326.35	\$38.04	\$364.39
101	162	112	\$319.69	\$243.34	\$85.95	\$329.29	\$38.40	\$367.69
102	161	112	\$319.69	\$243.34	\$85.95	\$329.29	\$38.40	\$367.69
103	160	111	\$316.84	\$241.17	\$85.18	\$326.35	\$38.04	\$364.39
104	159	115	\$328.26	\$249.86	\$88.25	\$338.11	\$39.40	\$377.51

Unit	Strata Lot	U.E.	Approved 2024-2025 Maintenance Fee	Operating Contribution	Contingency Contribution	Approved 2025-2026 Maintenance Fee	Sep-Dec'25 Adjustments	Jan 01, 2026 One-Time Fee Withdrawal
105	158	116	\$331.11	\$252.03	\$89.02	\$341.05	\$39.76	\$380.81
106	157	111	\$316.84	\$241.17	\$85.18	\$326.35	\$38.04	\$364.39
107	156	112	\$319.69	\$243.34	\$85.95	\$329.29	\$38.40	\$367.69
108	107	112	\$319.69	\$243.34	\$85.95	\$329.29	\$38.40	\$367.69
109	106	111	\$316.84	\$241.17	\$85.18	\$326.35	\$38.04	\$364.39
110	105	115	\$328.26	\$249.86	\$88.25	\$338.11	\$39.40	\$377.51
111	104	116	\$331.11	\$252.03	\$89.02	\$341.05	\$39.76	\$380.81
112	103	111	\$316.84	\$241.17	\$85.18	\$326.35	\$38.04	\$364.39
113	102	112	\$319.69	\$243.34	\$85.95	\$329.29	\$38.40	\$367.69
114	101	112	\$319.69	\$243.34	\$85.95	\$329.29	\$38.40	\$367.69
115	100	111	\$316.84	\$241.17	\$85.18	\$326.35	\$38.04	\$364.39
116	99	115	\$328.26	\$249.86	\$88.25	\$338.11	\$39.40	\$377.51
117	98	116	\$331.11	\$252.03	\$89.02	\$341.05	\$39.76	\$380.81
118	97	111	\$316.84	\$241.17	\$85.18	\$326.35	\$38.04	\$364.39
119	96	112	\$319.69	\$243.34	\$85.95	\$329.29	\$38.40	\$367.69
120	108	112	\$319.69	\$243.34	\$85.95	\$329.29	\$38.40	\$367.69
121	109	112	\$319.69	\$243.34	\$85.95	\$329.29	\$38.40	\$367.69
122	110	116	\$331.11	\$252.03	\$89.02	\$341.05	\$39.76	\$380.81
123	111	116	\$331.11	\$252.03	\$89.02	\$341.05	\$39.76	\$380.81
124	112	112	\$319.69	\$243.34	\$85.95	\$329.29	\$38.40	\$367.69
125	113	112	\$319.69	\$243.34	\$85.95	\$329.29	\$38.40	\$367.69
126	114	112	\$319.69	\$243.34	\$85.95	\$329.29	\$38.40	\$367.69
127	115	112	\$319.69	\$243.34	\$85.95	\$329.29	\$38.40	\$367.69
128	116	116	\$331.11	\$252.03	\$89.02	\$341.05	\$39.76	\$380.81
129	117	116	\$331.11	\$252.03	\$89.02	\$341.05	\$39.76	\$380.81
130	118	112	\$319.69	\$243.34	\$85.95	\$329.29	\$38.40	\$367.69
131	119	112	\$319.69	\$243.34	\$85.95	\$329.29	\$38.40	\$367.69
132	120	116	\$331.11	\$252.03	\$89.02	\$341.05	\$39.76	\$380.81
133	121	115	\$328.26	\$249.86	\$88.25	\$338.11	\$39.40	\$377.51
134	122	112	\$319.69	\$243.34	\$85.95	\$329.29	\$38.40	\$367.69
135	123	112	\$319.69	\$243.34	\$85.95	\$329.29	\$38.40	\$367.69
136	124	116	\$331.11	\$252.03	\$89.02	\$341.05	\$39.76	\$380.81
137	125	115	\$328.26	\$249.86	\$88.25	\$338.11	\$39.40	\$377.51
138	126	112	\$319.69	\$243.34	\$85.95	\$329.29	\$38.40	\$367.69
139	127	112	\$319.69	\$243.34	\$85.95	\$329.29	\$38.40	\$367.69
140	128	116	\$331.11	\$252.03	\$89.02	\$341.05	\$39.76	\$380.81
141	129	115	\$328.26	\$249.86	\$88.25	\$338.11	\$39.40	\$377.51
142	130	110	\$313.98	\$239.00	\$84.41	\$323.41	\$37.72	\$361.13
143	131	146	\$416.75	\$317.21	\$112.04	\$429.25	\$50.00	\$479.25
144	155	112	\$319.69	\$243.34	\$85.95	\$329.29	\$38.40	\$367.69
145	154	111	\$316.84	\$241.17	\$85.18	\$326.35	\$38.04	\$364.39
146	153	116	\$331.11	\$252.03	\$89.02	\$341.05	\$39.76	\$380.81
147	152	116	\$331.11	\$252.03	\$89.02	\$341.05	\$39.76	\$380.81
148	151	111	\$316.84	\$241.17	\$85.18	\$326.35	\$38.04	\$364.39
149	150	112	\$319.69	\$243.34	\$85.95	\$329.29	\$38.40	\$367.69
150	149	112	\$319.69	\$243.34	\$85.95	\$329.29	\$38.40	\$367.69
151	148	112	\$319.69	\$243.34	\$85.95	\$329.29	\$38.40	\$367.69
152	147	116	\$331.11	\$252.03	\$89.02	\$341.05	\$39.76	\$380.81
153	146	116	\$331.11	\$252.03	\$89.02	\$341.05	\$39.76	\$380.81
154	145	112	\$319.69	\$243.34	\$85.95	\$329.29	\$38.40	\$367.69
155	144	112	\$319.69	\$243.34	\$85.95	\$329.29	\$38.40	\$367.69
156	132	146	\$416.75	\$317.21	\$112.04	\$429.25	\$50.00	\$479.25
157	133	110	\$313.98	\$239.00	\$84.41	\$323.41	\$37.72	\$361.13
158	134	111	\$316.84	\$241.17	\$85.18	\$326.35	\$38.04	\$364.39

Unit	Strata Lot	U.E.	Approved 2024-2025 Maintenance Fee	Operating Contribution	Contingency Contribution	Approved 2025-2026 Maintenance Fee	Sep-Dec'25 Adjustments	Jan 01, 2026 One-Time Fee Withdrawal
159	135	111	\$316.84	\$241.17	\$85.18	\$326.35	\$38.04	\$364.39
160	136	111	\$316.84	\$241.17	\$85.18	\$326.35	\$38.04	\$364.39
161	137	112	\$319.69	\$243.34	\$85.95	\$329.29	\$38.40	\$367.69
162	138	113	\$322.55	\$245.51	\$86.71	\$332.22	\$38.68	\$370.90
163	139	111	\$316.84	\$241.17	\$85.18	\$326.35	\$38.04	\$364.39
164	140	111	\$316.84	\$241.17	\$85.18	\$326.35	\$38.04	\$364.39
165	141	111	\$316.84	\$241.17	\$85.18	\$326.35	\$38.04	\$364.39
166	142	111	\$316.84	\$241.17	\$85.18	\$326.35	\$38.04	\$364.39
167	143	113	\$322.55	\$245.51	\$86.71	\$332.22	\$38.68	\$370.90
168	2	114	\$325.40	\$247.69	\$87.48	\$335.17	\$39.08	\$374.25
169	3	113	\$322.55	\$245.51	\$86.71	\$332.22	\$38.68	\$370.90
170	4	113	\$322.55	\$245.51	\$86.71	\$332.22	\$38.68	\$370.90
171	5	112	\$319.69	\$243.34	\$85.95	\$329.29	\$38.40	\$367.69
172	6	146	\$416.75	\$317.21	\$112.04	\$429.25	\$50.00	\$479.25
173	1	89	\$254.04	\$193.37	\$68.30	\$261.67	\$30.52	\$292.19
Total Monthly		19,779	\$56,457.74	\$42,973.60	\$15,177.87	\$58,151.47		
Total Annual			\$677,492.86	\$515,683.20	\$182,134.45	\$697,817.65		

Red Maple Park BCS4123
2025 Approved Special Levy Fee Schedule
One-Time CRF Contribution

Unit	Strata Lot	U.E.	Special Levy One-Time CRF Contribution
1	7	146	\$1,107.24
2	8	111	\$841.80
3	9	112	\$849.39
4	10	111	\$841.80
5	11	113	\$856.97
6	12	113	\$856.97
7	13	111	\$841.80
8	14	111	\$841.80
9	15	146	\$1,107.24
10	16	146	\$1,107.24
11	17	110	\$834.23
12	18	115	\$872.13
13	19	116	\$879.72
14	20	111	\$841.80
15	21	112	\$849.39
16	22	146	\$1,107.24
17	23	110	\$834.23
18	24	115	\$872.13
19	25	116	\$879.72
20	26	111	\$841.80
21	27	112	\$849.39
22	28	146	\$1,107.24
23	29	111	\$841.80
24	30	111	\$841.80
25	31	111	\$841.80
26	32	111	\$841.80
27	33	113	\$856.97
28	34	113	\$856.97
29	35	112	\$849.39
30	36	112	\$849.39
31	37	112	\$849.39
32	38	112	\$849.39
33	39	113	\$856.97
34	168	112	\$849.39
35	169	111	\$841.80
36	170	111	\$841.80
37	171	111	\$841.80
38	172	110	\$834.23
39	173	146	\$1,107.24
40	46	112	\$849.39
41	47	111	\$841.80

Unit	Strata Lot	U.E.	Special Levy One-Time CRF Contribution
42	48	116	\$879.72
43	49	116	\$879.72
44	50	112	\$849.39
45	51	112	\$849.39
46	67	111	\$841.80
47	68	115	\$872.13
48	69	116	\$879.72
49	70	111	\$841.80
50	71	112	\$849.39
51	72	112	\$849.39
52	73	111	\$841.80
53	74	115	\$872.13
54	75	116	\$879.72
55	76	111	\$841.80
56	77	112	\$849.39
57	40	112	\$849.39
58	41	111	\$841.80
59	42	116	\$879.72
60	43	115	\$872.13
61	44	111	\$841.80
62	45	112	\$849.39
63	52	112	\$849.39
64	53	111	\$841.80
65	54	116	\$879.72
66	55	115	\$872.13
67	56	112	\$849.39
68	57	111	\$841.80
69	58	111	\$841.80
70	59	116	\$879.72
71	60	115	\$872.13
72	61	112	\$849.39
73	62	112	\$849.39
74	63	111	\$841.80
75	64	116	\$879.72
76	65	115	\$872.13
77	66	112	\$849.39
78	78	112	\$849.39
79	79	111	\$841.80
80	80	115	\$872.13
81	81	116	\$879.72
82	82	111	\$841.80
83	83	112	\$849.39
84	95	112	\$849.39
85	94	111	\$841.80
86	93	116	\$879.72

Unit	Strata Lot	U.E.	Special Levy One-Time CRF Contribution
87	92	115	\$872.13
88	91	111	\$841.80
89	90	112	\$849.39
90	89	112	\$849.39
91	88	111	\$841.80
92	87	116	\$879.72
93	86	115	\$872.13
94	85	111	\$841.80
95	84	112	\$849.39
96	167	112	\$849.39
97	166	111	\$841.80
98	165	115	\$872.13
99	164	116	\$879.72
100	163	111	\$841.80
101	162	112	\$849.39
102	161	112	\$849.39
103	160	111	\$841.80
104	159	115	\$872.13
105	158	116	\$879.72
106	157	111	\$841.80
107	156	112	\$849.39
108	107	112	\$849.39
109	106	111	\$841.80
110	105	115	\$872.13
111	104	116	\$879.72
112	103	111	\$841.80
113	102	112	\$849.39
114	101	112	\$849.39
115	100	111	\$841.80
116	99	115	\$872.13
117	98	116	\$879.72
118	97	111	\$841.80
119	96	112	\$849.39
120	108	112	\$849.39
121	109	112	\$849.39
122	110	116	\$879.72
123	111	116	\$879.72
124	112	112	\$849.39
125	113	112	\$849.39
126	114	112	\$849.39
127	115	112	\$849.39
128	116	116	\$879.72
129	117	116	\$879.72
130	118	112	\$849.39
131	119	112	\$849.39

Unit	Strata Lot	U.E.	Special Levy One-Time CRF Contribution
132	120	116	\$879.72
133	121	115	\$872.13
134	122	112	\$849.39
135	123	112	\$849.39
136	124	116	\$879.72
137	125	115	\$872.13
138	126	112	\$849.39
139	127	112	\$849.39
140	128	116	\$879.72
141	129	115	\$872.13
142	130	110	\$834.23
143	131	146	\$1,107.24
144	155	112	\$849.39
145	154	111	\$841.80
146	153	116	\$879.72
147	152	116	\$879.72
148	151	111	\$841.80
149	150	112	\$849.39
150	149	112	\$849.39
151	148	112	\$849.39
152	147	116	\$879.72
153	146	116	\$879.72
154	145	112	\$849.39
155	144	112	\$849.39
156	132	146	\$1,107.24
157	133	110	\$834.23
158	134	111	\$841.80
159	135	111	\$841.80
160	136	111	\$841.80
161	137	112	\$849.39
162	138	113	\$856.97
163	139	111	\$841.80
164	140	111	\$841.80
165	141	111	\$841.80
166	142	111	\$841.80
167	143	113	\$856.97
168	2	114	\$864.56
169	3	113	\$856.97
170	4	113	\$856.97
171	5	112	\$849.39
172	6	146	\$1,107.24
173	1	89	\$674.96
Special Levy Total		19,779	\$150,000.00