

Date Delivered August 21, 2026 04:27PM
Strata Manager PACIFIC QUORUM (OKANAGAN) PROPERTIES INC.
eStrataHub Order Number 807697
Folio Reference Lot 99 WRB
Requestor Company HOMELIFE SALMON ARM REALTY
Requested By Robert McKibbon
Property Name WILD ROSE BAY
Strata Plan # KAS1797
Strata Lot # 99
Civic Address Lot 99; 6421 Eagle Bay Road, Eagle Bay, BC

Documents and Files in this Container for Order 807697(Folio:Lot 99 WRB)

Form B - Information Certificate

eSH807697-01-Form B - Information Certificate_03-K1797 BYL 200813 RULES.WEB.PDF
eSH807697-02-Form B - Information Certificate_K1797 AA 99 200616 PARKING AREA.pdf
eSH807697-03-Form B - Information Certificate_KAS1797-APPROVED-STRATA-FEES-260802.pdf
eSH807697-04-Form B - Information Certificate_KAS1797-APPROVED-BUDGET-260802.pdf
eSH807697-05-Form B - Information Certificate_KAS1797 - Wild Rose Bay Properties DR 2026.pdf
eSH807697-06-Form B - Information Certificate_KAS1797-INSURANCE SUMMARY-251231-261231.pdf
eSH807697-12-Form B - Information Certificate_K1797 SL99 AUG 19.26 Form B signed.pdf

Bylaws

eSH807697-07-Bylaws_K1797 BYL 230811 CB821026.pdf
eSH807697-08-Bylaws_K1797 BYL 220808 R-R CB136378.web.pdf

Financial Statements (most recent)

eSH807697-09-Financial Statements (most recent)_KAS1797-FIN-BASIC-260531.pdf

Annual General Meeting Minutes

eSH807697-10-Annual General Meeting Minutes_K1797 MIN 240804 AGM.web.pdf
eSH807697-11-Annual General Meeting Minutes_KAS1797-AGM MINUTES-250803.pdf

Rules

Insurance

KAS 1797 WILD ROSE BAY
6421 Eagle Bay Rd, Eagle Bay BC
RULES FOR OWNERS/VISITORS

1. **Pets:** All pets must be on a leash and owners are to pick up after their pets.
2. **Garbage:** Household waste (kitchen, bathroom etc) should be disposed of in the large garbage bins provided. ALL other garbage needs to be taken to the local Landfill (e.g. old or broken furniture, equipment, large appliances, TV's, wood, metal, etc.) or the local Recycle Depot (e.g. Styrofoam, cardboard including boxes, small electrical appliances, tools etc.).
3. **Storage Area:** All items in the Storage area must be tagged with Lot # and vehicles/trailers, etc. are to be insured and licensed. Untagged items can be removed by the Strata Corporation at the owner's expense.
4. **Water Shut-Off:** Owners with vacant lots or those Owners that have RV's situated on the Lot are responsible to ensure that the water is turned off at the curb stop while the Lot is not in use, to ensure the safety of their property, especially during the winter season.
5. **Building / Construction:** Owners must complete an "Application to Alter" application and submit to Strata Council prior to commencing any alteration within the Strata Lot or adjacent Common Property. Effective March 4, 2019, CSRD building permits and subsequent inspections are required. Structures on the property must be built to building codes and CSRD bylaws
 - a. If the request is for a relatively minor change Council may consider the matter without further documentation being required.
 - b. If the modification is of a major nature Council may request further documentation.
 - c. Upon review Council to ensure application is compliant with the Strata Bylaws. If so, Council will grant "Preliminary Approval" to facilitate your building permit application process through CSRD.
 - d. The owner should not commence any contractual work until council has received a copy of the issued building permit and the application has been granted Final Approval by Council.
 - e. Upon Council receiving a copy of final inspection or occupancy permit the "Application to Alter" will be considered completed.
6. **Marina Rules:**
 - a. The Strata Corporation requires the boat registration form to be completed and returned to Pacific Quorum Okanagan Properties Inc. prior to boat slip usage.
 - b. No boats or personal water craft shall pass under the pier/gangway at any time.
 - c. Boats or personal water craft are not permitted to be tied to the pier/gangway or pilings.
 - d. No bicycles or skateboards permitted in the marina.
 - e. No glassware or bottles on the marina.
 - f. To prevent accidents resulting from slips and falls, no running on the marina concrete or wooden decking.
 - g. The boat moorage and boat launch facilities are for the use of strata lot owners, residents and guests. The Strata Council may from time to time create and implement reasonable "Marina Rules" for boats, personal watercraft, and designated swimming areas, and shall display same on Common property in a conspicuous place. All users of the marina shall comply with the posted "Marina Rules." Boat moorage is for boats registered to Strata lot

owners and residents, and proof of registered ownership must be provided upon request of the Strata Council. Owners with guests making temporary use of boat moorage and launch facilities must have permission from the slip user, and notify Strata of boat type and slip number being used.

- h. All boats moored at the marina are moored at the owner's risk, and the Strata Corporation shall not be responsible for any loss sustained to and by any boat. If a boat breaks loose from moorage and the owner cannot be found quickly, the Strata Council has the right to have a contractor remove the boat from the water and take it to a storage compound at the owner's expense.
- i. Boats and personal water craft moored within the marina shall not exceed an overall length of 24 feet in length and a maximum beam of 8'6". Such length shall be determined by the manufacturer's specifications for the make/model of the boat and shall not include the detachable swim platform if the boat is equipped with one.
- j. Each boat owner is responsible for safe mooring of the owner's boat and for acquiring proper lines. Moorage lines shall be a minimum of 3/8 inch power braided nylon in good condition with shock absorbing bow and stern lines.
- k. All boats and personal water craft approaching, leaving or otherwise using the docking areas shall do so in a cautious manner, in order to avoid damage to other craft and docks. The area within 50 meters of the marina (including the breakwater sections to the shore) is designated a NO WAKE ZONE and the speed limit within the NO WAKE ZONE is 5 km/hr. No boat or personal water craft shall enter the designated swimming area.
- l. No owners are permitted to make alterations to any part of the Marina at any time, without prior written permission of the Strata Council.
- m. Any use of the boat moorage and/or boat launch or associated facilities are at the sole risk of the user, who assumes all risks including but not limited to; death, injury, damage to persons, damage to or loss of personal property; and indemnifies the Strata Corporation, its members, agents and employees for all liability as a condition of use. Parents or guardians are exclusively responsible to accompany and supervise their children within those facilities, and to ensure that their children do not enter without their permission or without such supervision as the Parent or Guardian deems appropriate, and complies with the bylaws.
- n. Without limiting the foregoing, the Strata Corporation is not liable for any accident, injury or death whatsoever resulting from the use of the boat moorage or launch facilities, by owners, tenants, co-occupants, family members, guests, employees, agents, contractors or invitees.
- o. It is the responsibility of each user of the boat moorage and launch facilities to ensure that they are safe to use, to periodically inspect their boat and slip, to report any injury, accident, maintenance or safety issue immediately to a representative of the Strata Corporation, and to provide a further full written summary within 24 hours if any injury or damage to property was observed.
- p. Running, jumping off or fishing from the gangway/walkway is not permitted.



June 16, 2020

Darren & Fiona McLellan
PO Box 75
Kingman, AB T0B 2M0
E-mail: dfm24@ymail.com

Re: Strata Plan KAS 1797, Strata Lot 99

Permission to alter strata lot, common property or limited common property and responsibility for expenses

The strata council of Strata Plan KAS 1797 directed Pacific Quorum (Okanagan) Properties Inc. to forward this letter.

Council has considered your request for permission to make an alteration. Council hereby approves your request for the following alterations to your strata lot, common property, or limited common property (hereafter the "Alteration" collectively being part, some or all of the alterations):

- 1) Improve Parking Area

Please note: Any retaining wall over 4' in height require a building permit to be issued by CSRD. No excavated material is to be placed on common property, that being between the front parcel line and the roadway. See attached the "Additional building Requirements"

Be aware that the strata corporation shall not obtain and maintain insurance for the Alteration pursuant to Section 149 of the Act. You are therefore strongly advised to obtain and maintain insurance for your strata lot, the Alteration and any upgrades or betterments to the strata lot.

While making the Alteration you must ensure that the work is performed in a good and workmanlike fashion and in accordance with all applicable laws, statutes and bylaws. If required by the local municipality, a valid building permit must be obtained prior to the commencement of work. The Alteration must comply with the existing bylaws of the strata corporation. You are responsible to review the bylaws to ensure that any limitations or specifications for the Alteration comply with the bylaws.

After making the Alteration you must correct any deficiencies to the work in a timely fashion and to the satisfaction of the strata council. Should you fail to correct a deficiency, the strata corporation may perform the work and collect the costs of same from the owner of the strata lot, including costs as between a solicitor and his or her own client.

WWW.PACIFICQUORUM.COM

☐ KELOWNA (REGIONAL OFFICE) 1979 Bredin Road Kelowna, BC V1Y 8T2 Phone: 250-868-3383 Fax: 250-861-4586 kelowna@pacificquorum.com	☐ PENTICTON 1521 Main Street Penticton, BC V2A 5G7 Phone: 250-492-7300 Fax: 1-877-862-5700 penticton@pacificquorum.com	☐ SALMON ARM 105A - 650 Trans Canada Highway NE Salmon Arm, BC V1E 2S6 Phone: 250-832-0169 Fax: 1-877-862-5700 salmonarm@pacificquorum.com	☐ SICAMOUS 1210 Young Crescent Sicamous, BC V0E 2V1 Phone: 250-836-3840 Fax: 1-877-862-5700 sicamous@pacificquorum.com
☐ VANCOUVER (HEAD OFFICE) vancouver@pacificquorum.com	☐ SURREY surrey@pacificquorum.com	☐ WHISTLER whistler@pacificquorum.com	☐ SQUAMISH squamish@pacificquorum.com

After making the Alteration, any further changes or replacements to the Alteration require new approval of the strata corporation, in writing, before the commencement of the change or replacement.

By making the Alteration you thereby agree to the conditions of the strata corporation's approval set out in this letter. You, and any subsequent owner of the strata lot, shall be bound by these conditions. You, and any subsequent owner, shall disclose this agreement to any subsequent owner of the strata lot.

Should you have any questions or concerns with respect to this matter, please do not hesitate to contact the undersigned at 250-832-0169, or jpiekarczyk@pacificquorum.com.

Yours truly,

PACIFIC QUORUM (OKANAGAN) PROPERTIES INC.

As Agents for KAS 1797 – *Wild Rose Bay*

A handwritten signature in black ink, appearing to read 'Jenn Piekarczyk', with a stylized flourish at the end.

Jenn Piekarczyk,
Property Manager

Additional Building Requirements at Wild Rose Bay Properties- 2013

Follow guidelines outlined in Schedule A

Common property is not to be altered in any way, without written approval from the Strata Council. Common property includes the paved roadway, the land between the pavement and the property line and other common property shown on the strata plan. Driveways must be contoured to facilitate the runoff to drain into the ditch and not onto the roadway. Filling in of ditches must not occur without the installation of a proper catch basin to gather the runoff. Strata council must be contacted prior to paving any driveways located on common property due to drainage issues in the strata.

All building materials, supplies, excavation material etc. are to be contained with the lot owner's property.

Surplus excavation material must be removed from Wild Rose Bay Properties.

Disposal of construction waste is the responsibility of the owner/builder. All waste is to be removed at the owner/builder's expense. Construction waste is not allowed to be disposed in the garbage bins. Owners must provide suitable on site containment for the collection of construction waste.

Owners/builders are to provide sanitary facilities for their trades. Use of Strata facilities is not permitted.

Mess and debris created and left on roadway must be cleaned up each day. Waiting for the rain to do the cleanup is unacceptable.

Strata Council 2013

Application for Request to Alter Strata Lot or Common Property

Residents wishing to make changes to their unit must first forward a written request to the Strata Council. If the request is for a relatively minor change Council may consider the matter without further documentation being required. If the modification is of a major nature Council may request further documentation. The resident should not commit to any contractual work or obtain any permits until the application has been approved by Council.

Name: Darren McLellan Date: May 20/20
Strata Plan: KAS1797 Building Address: 6421 Eagle Bay Road Unit #: 99
Telephone: (day): 780-902-2407 (eve): 780-902-2407 (cell): Same (fax): NA

Description of alteration (attach diagrams, dimensions, quotes if appropriate):

Remove Bark and gravel AT Right hand side of Wooden stairs.
Cut Back Top of Parking area 8' to Accomodate Vehicle and/or Boat.
Replace gravel and Reinstall Bark Mulch, any Material Removed
will Be used to Level The Parking Area on The Westside +
Lower section of Lot. Currently when Parking a vehicle in This
area it is somewhat of a steep Angle This Modification will Level
The Area for a more stable Parking stall (see Attached Pictures for
area That will Be Lengthened) Allen Blocks will Be used to separate
gravel area from Bark Mulch around The Perimeter of Parking area

Does your personal homeowner's insurance policy include coverage for this work? yes

Is the work being carried out by professionals? NA Are they covered by WCB? NA Insurance? NA
(Copies of the contractor's WCB and insurance will be required by Council.)

Homeowner's Responsibilities:

1. I agree to accept responsibility for any and all costs associated with the alteration, including its initial construction, and its future maintenance.
2. I agree to maintain insurance coverage for this alteration as appropriate.
3. I agree to comply with all national, provincial and local building codes that may be applicable.
4. I agree to accept all liabilities and costs associated with this alteration.
5. I agree to pay for the ongoing repair and maintenance and upkeep of this alteration.
6. I agree to ensure that, when completed, this alteration must be included in the purchase agreement on the sale of the property so as to ensure the new owner will agree to the ongoing maintenance and upkeep of the alteration.
7. I agree that if the completed alteration is not of an acceptable standard as determined by a competent authority chosen by the Strata Council, I/we will return the property to the original state at my expense.
8. If any landscaping has been disturbed during the alteration I agree to ensure the landscaping is returned to its original condition, as far as possible.

I agree to accept the terms, conditions and obligations as above.

Signed: [Signature] Date: May 20/20

A copy of this completed form must be on file with Pacific Quorum (Okanagan) Properties Inc.

FOR COUNCIL USE

Rec'd Date: _____

Reviewed Date: _____

Approval Date: _____

Council signature: _____

Council signature: _____

"Wild Rose Bay"
The Owners, Strata Plan KAS 1797
Approved Schedule of Unit Entitlements and Strata Fees
July 1, 2026 to June 30, 2027

Strata Lot	Unit Entitlement	%* of Total Unit Entitlement	Contingency Component	Operating Component	2025/2026 Strata Fee	2026/2027 Strata Fee	21.40% Change
1	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
2	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
3	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
4	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
5	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
6	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
7	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
8	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
9	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
10	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
11	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
12	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
13	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
14	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
15	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
16	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
17	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
18	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
19	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
20	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
21	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
22	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
23	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
24	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
25	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
26	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
27	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
28	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
29	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
30	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
31	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
32	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
33	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
34	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
35	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
36	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
37	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
38	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
39	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
40	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
41	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
42	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
43	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
44	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
45	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64

"Wild Rose Bay"
The Owners, Strata Plan KAS 1797
Approved Schedule of Unit Entitlements and Strata Fees
July 1, 2026 to June 30, 2027

Strata Lot	Unit Entitlement	%* of Total Unit Entitlement	Contingency Component	Operating Component	2025/2026 Strata Fee	2026/2027 Strata Fee	21.40% Change
48	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
49	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
50	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
51	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
52	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
53	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
54	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
55	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
56	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
57	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
58	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
59	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
60	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
61	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
62	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
63	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
64	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
65	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
66	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
67	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
68	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
69	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
70	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
71	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
72	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
73	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
74	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
75	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
76	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
77	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
78	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
79	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
80	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
81	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
82	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
83	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
84	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
85	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
86	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
87	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
88	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
89	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
90	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
91	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
92	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64

"Wild Rose Bay"
The Owners, Strata Plan KAS 1797
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July 1, 2026 to June 30, 2027

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93	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
94	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
95	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
96	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
97	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
98	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
99	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
100	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
101	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
102	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
103	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
104	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
105	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
106	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
107	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
108	1	0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64
106	106	100.000%	\$12,114.74	\$20,745.26	\$27,068.16	\$32,860.00	\$5,791.84
Average:		0.943%	\$114.29	\$195.71	\$255.36	\$310.00	\$54.64

[†] Types: N/A

* expression of percentage is for information purposes only and has no legal effect.



"Wild Rose Bay"
The Owners, Strata Plan KAS 1797
Approved Operating Budget from July 1, 2026 to June 30, 2027

		2025/2026 BUDGET	2025/2026 ACTUAL 11 Months	2026/2027 APPROVED	21.40% Variance
REVENUE					
STRATA FEES		324,817.92	297,764.22	394,322.93	69,505.01
OTHER REVENUE					
Fines/Liens		-	(1.65)	-	-
Key Revenue		-	-	-	-
Interest		1,993.20	4,958.66	2,000.00	6.80
Utilities		-	-	-	-
Trsf from Operating Surplus		-	-	-	-
Total Other Revenue		1,993.20	4,957.01	2,000.00	6.80
TOTAL REVENUE		326,811.12	302,721.23	396,322.93	69,511.81
Type	EXPENSES				
	Repairs & Maintenance				
	Dock Maintenance	9,750.00	3,375.40	9,900.00	150.00
	Grounds - Upgrades / Repairs	4,000.00	5,292.21	5,500.00	1,500.00
	Grounds & Landscaping	20,000.00	15,560.03	22,000.00	2,000.00
	Fire Committee	4,000.00	340.03	4,000.00	-
	Resident Manager	20,000.00	20,982.78	24,000.00	4,000.00
	Snow Removal	5,000.00	2,299.50	5,000.00	-
	Roadways	1,200.00	-	-	(1,200.00)
	Trees Maintenance	-	-	3,000.00	3,000.00
	Total Repairs & Maintenance	63,950.00	47,849.95	73,400.00	9,450.00
	Utilities				
	Garbage	8,500.00	6,957.50	8,500.00	-
	Sewer & Water Repairs	8,000.00	3,544.46	5,000.00	(3,000.00)
	Sewer & Water	80,000.00	88,503.32	83,000.00	3,000.00
	Electricity	5,000.00	4,105.34	5,000.00	-
	Internet / Website Services	600.00	112.05	600.00	-
	Total Utilities	102,100.00	103,222.67	102,100.00	-
	Administration				
	Postage & Copies	300.00	347.73	500.00	200.00
	Professional Services	1,200.00	347.48	1,000.00	(200.00)
	Administration/Meetings	700.00	630.00	850.00	150.00
	Bank Charges	1,500.00	-	300.00	(1,200.00)
	Licenses & Permits	1,000.00	476.00	1,100.00	100.00
	Insurance	46,000.00	35,261.62	42,000.00	(4,000.00)
	Property Tax	25.00	1,804.07	2,000.00	1,975.00
	Management Services	23,136.12	21,208.11	24,292.93	1,156.81
	Dock Lease Renewal	3,400.00	3,339.00	3,400.00	-
	Miscellaneous Expenses	1,500.00	(25.21)	-	(1,500.00)
	Total Administration	78,761.12	63,388.80	75,442.93	(3,318.19)
	Expense Sub-Total	244,811.12	214,461.42	250,942.93	6,131.81
	Contingency Trsf	82,000.00	75,166.63	145,380.00	63,380.00
	Total Expenses	326,811.12	289,628.05	396,322.93	69,511.81

NET SURPLUS/(DEFICIT)	-	13,093.18		-	-

* expression of percentage is for information purposes only and has no legal effect.



KAS1797 - Wild Rose Bay Properties

6421 Eagle Bay Road, Eagle Bay, BC

Depreciation Report Update

CRF Budget Commencing July 1, 2026



Report Prepared June 11, 2026

Prepared in accordance with *ICBI Generally Accepted Reserve Study Standards and Financial Reporting & Assurance Canada*

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Reserve Fund Analysis - RFA Pro Copyright*

KAS1797 - Wild Rose Bay Properties



DreamHomeGroup.ca

9-3151 Lakeshore Road #199, Kelowna, B.C. V1W 3S9

Phone: 250-860-4400

Email: dreamhomecanada@gmail.com

June 11, 2026

Attn: Owners and Strata Council
c/o Abhishek Chauhan Pacific Quorum (Okanagan)

Re: Depreciation Report
KAS1797 - Wild Rose Bay Properties
6421 Eagle Bay Road, Eagle Bay, BC

Pursuant to your request and our subsequent agreement, we have prepared the enclosed report. We have completed a Depreciation Report and assisted the strata council to develop and finalize a reserve management plan or long term capital budget for KAS1797 - Wild Rose Bay Properties.

Our firm has conducted an on-site inspection to complete a physical inventory and life cycle analysis of the reserve components. Using the information gathered on-site together with a financial analysis and review of information supplied by management and or council, we have calculated reserve fund expenditures. Next we projected reserve funding plans for a 30 year time horizon. This report documents the key factors and assumptions to enable the financial analysis and projections that are key inputs for any reserve management plan.

The scope of this engagement includes only a visual assessment of the physical conditions of the building and property as of April 2, 2022. As such the scope is less than an independent engineering study that may include destructive or sample testing.

There are many options to ensure funds are available when required which can include regular contributions, special assessments, borrowing, or any combination. KAS1797 - Wild Rose Bay Properties is empowered to pre-collect only those funds which can reasonably be determined as being "needed" in the "future". The planning horizon has been defined by the *Act* as 30 years however, should the owners of KAS1797 - Wild Rose Bay Properties adopt a Reserve Management Policy otherwise, they are well within their rights.

Transparency of Future Funding of the Reserve Account is of the utmost importance to current owners and prospective purchasers, as well as other stakeholders. It is for this reason, the Cash Flow Method has been used to determine reserve contributions as specified by the *BC Strata Property Act*, and that funds collected are required as determined by an appropriate analysis.

This report includes confidential information and is only intended for use by the above named party. The report provider shall not be responsible for subsequent events after the date of report issuance. DreamHomeGroup.ca appreciates the opportunity to complete this engagement and if you have any questions, or require any further information, please do not hesitate to contact the planner.

Respectfully Submitted,

Brian A. Hill B.Comm., CRP, DRP, DAR

KAS1797 - Wild Rose Bay Properties

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KAS1797 - Wild Rose Bay Properties

1.0 EXECUTIVE SUMMARY

1.1 Purpose of the Reserve Fund Study/Depreciation Report

The purpose of this report is to create a long range capital budget for the repair, maintenance and replacement of the common Real Property and Personal Property of the corporation. The objective is to provide a transparent reporting of the anticipated cost of funding the reserve account. Readers of this report include current owners, prospective purchasers, insurance companies, lenders and other stake holders.

The reader is advised to fully read Section 1 of this report including all financial exhibits. The balance of the report, including the appendix, provides further explanation of the process scope and analysis used in the preparation of the report and detailed descriptions of the Component Inventory and Life Span Analysis.

This report has been completed for KAS1797 - Wild Rose Bay Properties. This report is to be used as a capital budgeting tool. The reserve funding plans presented in this report are intended to assist council in determining, each year, an appropriate and adequate amount for the owners to *Transfer to Contingency Reserve Account*. This amount becomes a line item in the annual budget to be approved, by vote of the owners, at the *Annual General Meeting* (AGM).

Strata corporations rely on the financial resources of the collective ownership. The objective of the reserve professional is to provide the council, and ultimately the unit owners, with funding options to meet their objectives of creating a reserve fund plan which:

- Minimizes required contributions to the reserve fund.
- Provides adequate funds solely for the purpose of major repairs & replacements of common assets.
- Is stable and equitable meeting the needs of current and future owners.
- Anticipates future system deterioration and failures through pro-active planning.
- Provides an acceptable level of exposure to unplanned special assessments resulting from premature failures of component items.
- Meets owners expectations with respect to management style, property maintenance and appearance.

Council must be very cognizant of the restricted purpose of the Reserve Fund account and the authority of the corporation to pre-collect funds for future expenditures. The corporation is only empowered to collect funds which are "needed" and nothing more. This is best determined through a long term cash flow analysis.

The Depreciation Report is intended to be used as a guide as to estimated timing and cost of replacing common components however, the decision on proceeding with any replacement, repair, maintenance or upgrade is at the discretion of council and the owners.

1.2 Reserve Fund Study Methodology

This reserve fund study included both a physical and financial analysis of the common assets of KAS1797 - Wild Rose Bay Properties. The physical analysis included identification of the reserve inventory items or components, a visual assessment of their condition and a life span review to determine remaining useful lives. This inventory of reserve items can be found in Appendix B, the Detailed Component Inventory and Life Span Analysis.

The financial analysis started with a historical analysis of the reserve fund including, how funds had been collected and how expenditures were funded. Next, current cost estimates were calculated for all reserve components together with future major repair and or replacement costs. A 30 Year Schedule of Annual Expenditures can be found in Section 1.7, *Financial Exhibits*.

The cash flow method shall be used for all budgetary reserve study calculations where more than one component exists. The cash flow method calculates funding based on the aggregation of all components projected future expenditures. The cash flow method does not contemplate any specific funding goal. Component method full

KAS1797 - Wild Rose Bay Properties

funding or 100% funding goals are inappropriate for budgeting purposes and have not been implemented in this report.

Appendix A includes a *Glossary of Terms* used throughout this report. Appendix B includes the *Detailed Component Inventory and Life Span Analysis*.

1.3 History of Funding Recent Major Expenditures

Future major expenditures will be included in the reserve funding plan and will be funded from the reserve account and/or by way of special assessment as indicated in the Proposed Funding Plan A. Please refer to the *Expenditures* schedule as well as the *Cash Flow - Annual - Plan A* schedule in Section 1.6 immediately following this Executive Summary.

1.4 Future Funding

This report represents an update of the previous report. Council has received and reviewed this Depreciation Report prepared by Brian A. Hill operating as DreamHomeGroup.ca Real Property Solutions who personally inspected the property on April 2, 2022. The quantity and condition of all common components was assessed and this Depreciation Report was prepared providing the CRF budget with an Analysis Date or starting date of **July 1, 2026**. The report proposes three funding plans that will ensure, in accordance with the regulations, that the reserve fund will be adequate for the major repair and replacement of the common elements of the corporation over the 30 year planning horizon.

1.5 Summary of Future Funding of the Reserve Fund

The cash flow schedule for each funding plan indicates year by year the Beginning Balance, Contribution to the account, Interest Earned, less Expenditures and an Ending Balance.

The funding plan goal is to maintain a stable, inflation adjusted, contribution over time which, if possible, avoids the need of special assessments at the lowest possible level of contribution. The following table summarizes Plan A over the next three years.

The funding plan should be reviewed by council each year when preparing the annual budget. The Depreciation Report should be updated every five years as required by the Act. It is important to note that the report is only a guide, and is based on assumptions and information available at the time it is prepared. It is educated guesses on amounts and dates for the work that will need to be done in the future. These projections may end up being inaccurate, depending on what happens in the future. For instance:

- poor maintenance decisions can result in your strata having to replace components earlier than expected emergency repairs or replacements
- some expenditures can be postponed by the board, within reason.

The proposed funding plan ensures that the reserve fund will be adequate for the major repair and replacement of the common elements and assets of the corporation. Readers are cautioned that substantial changes may be made to any special assessment projected to occur more than 20 years from now.

Calculations and projections are based upon the following financial assumptions:

Assumed Annual Interest Rate Earned on Reserve Fund	1.50%
Assumed Annual Inflation Rate on Reserve Items	4.00%

The tables below provide an indication of how much the contributions to the reserve fund account would increase or decrease on an annual basis and broken down to average increase/decrease per unit, per month.

KAS1797 - Wild Rose Bay Properties

The estimated expenditures from the reserve fund for the next thirty (30) years are set out in the **Cash Flow Chart - Plan A** and **Schedule of Annual Expenditures**.

See Financial Exhibits in Section 1.7 below.

Plan A: Summary of Proposed Funding Plan

Three Year Projection	July 1, 2026	Year 2	Year 3
Reserve Fund Beginning/Opening Balance	\$522,500	\$593,596	\$711,349
Annual Contribution to Reserve Fund Total	\$144,000	\$151,200	\$158,760
Annual Contribution Per Unit Average	\$1,358		
Monthly Contribution to Reserve Fund Total	\$12,000		
Monthly Contribution Per Unit Average	\$113.21		
Annual % Increase in Contribution	5.00%	5.00%	5.00%
Current Contribution Per Unit Per Month Average	\$64.47		
Proposed Increase in Per Unit Per Month Average	\$48.74		

Number of Units: 106

Current Annual Budget: \$326,811

A review of the 30 year cash flow funding projections for all 3 funding models for KAS1797 - Wild Rose Bay Properties shows that critical years occur in **2038, 2039, 2044** and **2052**.

For the purposes of this report the allowance for Water System Upgrades is \$0. Council continues to investigate alternative solutions and until such time as specific costs and requirements have been determined it is assumed any costs might be funded by special assessment or revisited in future updates of this report. See Item 41

Plan A: Proposed Funding Plan

At the present time the average contribution per unit, per month is \$64.47. Based on the proposed funding plan, the average increase in contribution per unit, per month will be \$48.74. This contribution will increase by 5.00% per year in year 2 and year 3 and each year thereafter to keep pace with inflation. There are no special assessments expected within the planning horizon. The minimum reserve fund balance during the projected period is \$231,683 in year 2044. The final balance at the end of the planning horizon is \$1,946,177 in year 2055.

Plan B

At the present time the average contribution per unit, per month is \$64.47. Based on this funding plan, the average increase in contribution per unit, per month will be \$94.34. This contribution will increase by 5.00% per year in year 2 and year 3 and each year thereafter to keep pace with inflation. There is one special assessment

KAS1797 - Wild Rose Bay Properties

expected in the amount of \$700,000 or \$6,422 per unit on average in 2044. The final balance at the end of the planning horizon is \$876,863 in year 2055.

Plan C

At the present time the average contribution per unit, per month is \$64.47. Based on this funding plan, there would be no increase in the first year and annual increases of 6.00% per year in year 2 and year 3 and each year thereafter to keep pace with inflation. There are two special assessments expected in the amount of \$700,000 or \$6,422 per unit on average in 2038, and \$1,300,000 or \$12,264 per unit on average in 2044. The final balance at the end of the planning horizon is \$640,140 in year 2055.

1.6 Funding Plan Comparison

The variance of the contribution per unit per month is relatively small as demonstrated in the chart below. The proposed Funding Plan A represents a reasonable level of risk and provides adequate funding while maintaining affordability for the owners.

Proposed Plan A v. Alternative Funding Plans	Plan A	Plan B	Plan C
Annual Contribution to Reserve Fund Total	\$144,000	\$120,000	\$82,000
Monthly Contribution Per Unit Average	\$113.21	\$94.34	\$64.47
Proposed Increase in Per Unit Per Month Average	\$113.21	\$29.87	\$0
Proposed Increase Per Annum	5.00%	5.00%	6.00%
Final Reserve Fund Balance 2055	\$1,946,177	\$876,863	\$640,140
Special Assessment 2039	\$0	\$0	\$700,000
Special Assessment 2044	\$0	\$700,000	\$1,300,000

Number of Units: 106

Current Annual Budget: \$326,811

1.7 Financial Exhibits: (presented on the following pages)

1.7.1 Items Parameters Category Chart

1.7.2 Schedule of Annual Expenditures - Lists planned expenditures year by year over the 30 year period covered by the reserve study

1.7.3 Cash Flow Chart - Plan A

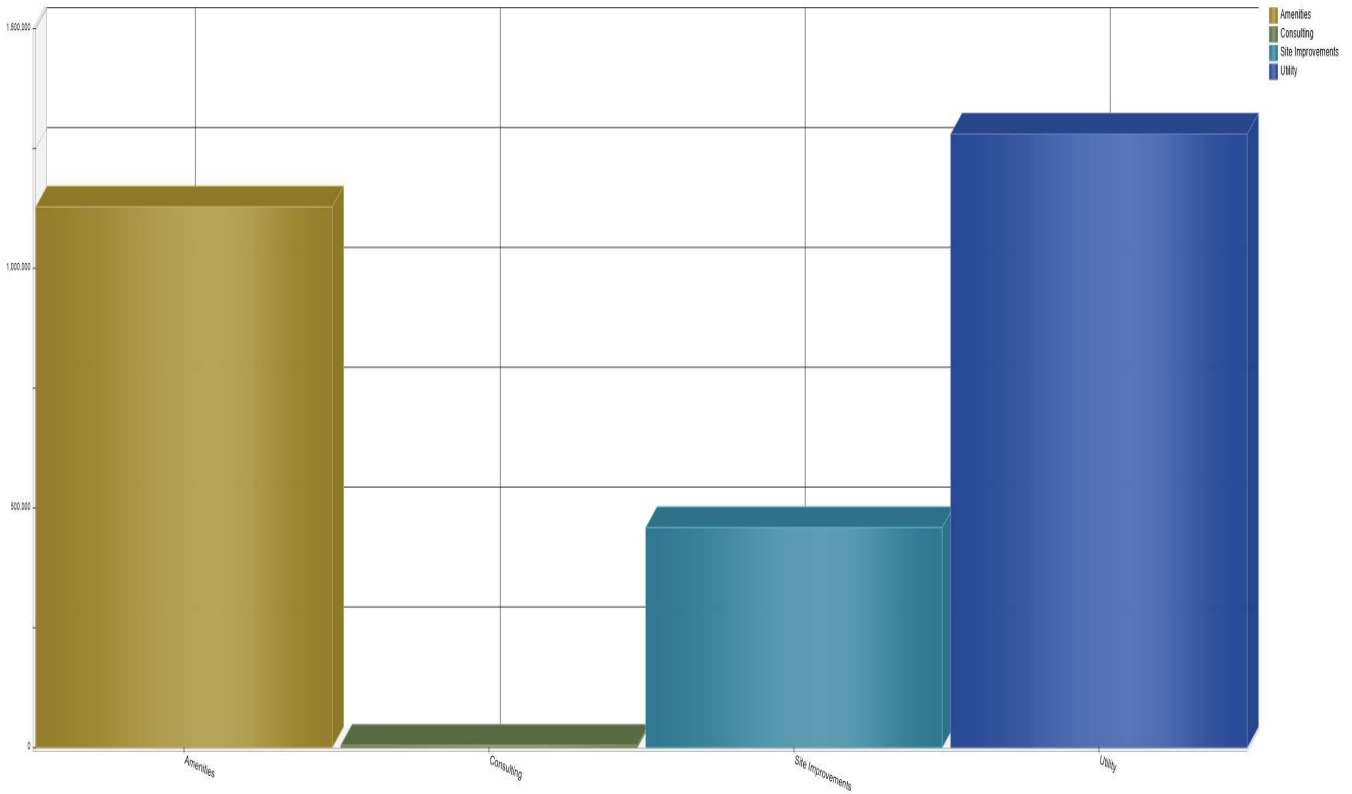
1.7.4 Cash Flow - 30 year projected cash flow of the three funding plans Plan A, Plan B & Plan C.

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:5.00% Calc:Future

Item Parameter - Category - Chart



KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Expenditures

Date	Reserve Item	Code	Service Date	Estimated Life	Expenditure
Year : 2026-27					
07/01/2026	Strata Common Property - Dangerous Trees	910-000-0070	07/01/2024	2:00	\$ 5,000.00
07/01/2026	Utility - Chlorine Pumps	910-000-0013	07/01/2015	11:00	10,000.00
07/01/2026	Utility - Effluent Irrigation - Vegetation Contr	910-000-0037	07/01/2022	4:00	2,500.00
07/01/2026	Utility - Effluent Irrigation Flow Meter	910-000-0039	07/01/2023	3:00	1,000.00
07/01/2026	Utility - Emergency Generator Maintenance	910-000-0055	07/01/2024	2:00	2,011.92
07/01/2026	Utility - RBC Bearing Service	910-000-0046	07/01/2024	2:00	2,200.00
07/01/2026	Utility - Sewage Collection Lines & Seals	920-001-0054	07/01/2021	5:00	25,000.00
07/01/2026	Utility - Water & Sewer Services Contingenc	910-000-0073	07/01/2024	2:00	6,000.00
07/01/2026	Utility - Water Storage Tanks - Isolation Valv	920-002-0072	07/01/1998	28:00	2,000.00
07/01/2026	Utility - Water System - Magnetic Flow Met	910-000-0042	07/01/1996	30:00	15,000.00
07/01/2026	Utility - Water System - Pumps	920-002-0023	07/01/1996	30:00	10,000.00
					<hr/>
					80,711.92
Year : 2027-28					
07/01/2027	Utility - Emergency Generator Maintenance	910-000-0056	07/01/2025	2:00	\$ 1,493.96
07/01/2027	Utility - Lagoon Aeration System	920-002-0058	07/01/2021	6:00	5,200.00
07/01/2027	Utility - PRV Inspection & Maintenance	910-000-0059	07/01/2025	2:00	6,240.00
07/01/2027	Utility - Water Storage Tank External Coatin	910-000-0045	07/01/1998	29:00	26,000.00
07/01/2027	Utility - Water Tank Vegetation Control	910-000-0062	07/01/2025	2:00	1,560.00
04/01/2028	Utility - Chlorine Injection Quill Maintenanc	910-000-0067	04/01/2026	2:00	2,463.41
					<hr/>
					42,957.37
Year : 2028-29					
07/01/2028	Effluent Pond Liner 20 Yr Inspection	910-000-0069		20:00	\$ 21,632.00
07/01/2028	Pavement - Re-surfacing	920-001-0009	07/01/1996	32:00	59,758.40
07/01/2028	Strata Common Property - Dangerous Trees	910-000-0070	07/01/2026	2:00	5,408.00
07/01/2028	Utility - Chlorine Inj/Elec Control Building	920-002-0064	07/01/1998	30:00	10,816.00
07/01/2028	Utility - Effluent Irrigation - Vegetation Contr	910-000-0037	07/01/2026	2:00	2,704.00
07/01/2028	Utility - Emergency Generator Maintenance	910-000-0055	07/01/2026	2:00	2,176.09
07/01/2028	Utility - RBC Bearing Service	910-000-0046	07/01/2026	2:00	2,379.52
07/01/2028	Utility - Water & Sewer Services Contingenc	910-000-0073	07/01/2026	2:00	6,489.60
07/01/2028	Utility - Water Tank Controls	910-000-0071	07/01/1998	30:00	32,448.00
					<hr/>
					143,811.61
Year : 2029-30					
07/01/2029	Marina - 5 Year Inspection & Maintenance	910-000-0008	07/01/2024	5:00	\$ 108,549.38
07/01/2029	Pavement - Re-surfacing	920-002-0009	07/01/1996	33:00	74,698.00
07/01/2029	Utility - Effluent Lift Pumps A & B	920-001-0050	07/01/2025	4:00	15,185.66
07/01/2029	Utility - Effluent Irrigation Flow Meter	910-000-0039	07/01/2026	3:00	1,124.86
07/01/2029	Utility - Emergency Generator Maintenance	910-000-0056	07/01/2027	2:00	1,615.87

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Expenditures

Date	Reserve Item	Code	Service Date	Estimated Life	Expenditure
07/01/2029	Utility - PRV Inspection & Maintenance	910-000-0059	07/01/2027	2:00	\$ 6,749.18
07/01/2029	Utility - Water Tank Vegetation Control	910-000-0062	07/01/2027	2:00	1,687.30
04/01/2030	Depreciation Report Update	910-000-0001	04/01/2025	5:00	5,792.22
04/01/2030	Utility - Chlorine Injection Quill Maintenanc	910-000-0067	04/01/2028	2:00	2,664.42
					<hr/>
					218,066.89

Year : 2030-31

07/01/2030	Pavement - Re-surfacing	920-003-0009	07/01/1998	32:00	\$ 198,875.96
07/01/2030	Pavement - Repair	910-000-0010	07/01/2025	5:00	7,019.15
07/01/2030	Playground Structure	910-000-0031	07/01/2019	11:00	5,849.29
07/01/2030	Strata Common Property - Dangerous Trees	910-000-0070	07/01/2028	2:00	5,849.29
07/01/2030	Utility - Control Systems / SKADA Upgrade	910-000-0014	07/01/2012	18:00	11,698.59
07/01/2030	Utility - Effluent Pond Fence	910-000-0006	07/01/2025	5:00	4,679.43
07/01/2030	Utility - Effluent Irrigation - Vegetation Contr	910-000-0037	07/01/2028	2:00	2,924.65
07/01/2030	Utility - Emergency Generator Maintenance	910-000-0055	07/01/2028	2:00	2,353.66
07/01/2030	Utility - RBC Bearing Service	910-000-0046	07/01/2028	2:00	2,573.69
07/01/2030	Utility - Sewage Collection Lines & Seals	920-002-0054	07/01/2025	5:00	29,246.46
07/01/2030	Utility - Water & Sewer Services Contingenc	910-000-0073	07/01/2028	2:00	7,019.15
07/01/2030	Utility - Water System - Pump Electrical Con	920-001-0044	07/01/2020	10:00	17,547.88
07/01/2030	Utility - Water System - Pump Electrical Con	920-002-0044	07/01/2020	10:00	17,547.88
07/01/2030	Utility - Water Tank Cleaning	910-000-0061	07/01/2025	5:00	17,547.88
06/01/2031	Utility - Effluent Irrigation System Maintena	910-000-0068	06/01/2026	5:00	6,063.41
					<hr/>
					336,796.37

Year : 2031-32

07/01/2031	Pavement - Re-surfacing	920-004-0009	07/01/1998	33:00	\$ 144,781.70
07/01/2031	Pavement - Re-surfacing	920-005-0009	07/01/1998	33:00	20,166.02
07/01/2031	Telecom Building	910-000-0063	07/01/1998	33:00	12,166.53
07/01/2031	Utility - Chlorine Injection Quill Replacemen	910-000-0066	07/01/2024	7:00	6,083.26
07/01/2031	Utility - Emergency Generator Maintenance	910-000-0056	07/01/2029	2:00	1,747.72
07/01/2031	Utility - Lagoon Aeration System	920-001-0058	07/01/2025	6:00	6,083.26
07/01/2031	Utility - PRV Inspection & Maintenance	910-000-0059	07/01/2029	2:00	7,299.92
07/01/2031	Utility - Sewage Collection Lines & Seals	920-001-0054	07/01/2026	5:00	30,416.32
07/01/2031	Utility - Water System - Pumps	920-001-0023	07/01/2021	10:00	12,166.53
07/01/2031	Utility - Water Tank Vegetation Control	910-000-0062	07/01/2029	2:00	1,824.98
04/01/2032	Utility - Chlorine Injection Quill Maintenanc	910-000-0067	04/01/2030	2:00	2,881.84
					<hr/>
					245,618.08

Year : 2032-33

07/01/2032	Storage Building - Repairs & Maintenance	920-002-0005	07/01/2002	30:00	\$ 5,000.00
07/01/2032	Strata Common Property - Dangerous Trees	910-000-0070	07/01/2030	2:00	6,326.60
07/01/2032	Utility - Effluent Irrigation - Vegetation Contr	910-000-0037	07/01/2030	2:00	3,163.30

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Expenditures

Date	Reserve Item	Code	Service Date	Estimated Life	Expenditure
07/01/2032	Utility - Effluent Irrigation Flow Meter	910-000-0039	07/01/2029	3:00	\$ 1,265.32
07/01/2032	Utility - Emergency Generator Maintenance	910-000-0055	07/01/2030	2:00	2,545.72
07/01/2032	Utility - RBC Bearing Service	910-000-0046	07/01/2030	2:00	2,783.70
07/01/2032	Utility - Water & Sewer Services Contingenc	910-000-0073	07/01/2030	2:00	7,591.91
07/01/2032	Utility - WWTP Plant Air Exchange Fan	910-000-0052	07/01/2022	10:00	1,265.32
					<hr/>
					29,941.87

Year : 2033-34

07/01/2033	Utility - Emergency Generator 10 yr Insp. Sc	910-000-0057	07/01/2023	10:00	\$ 6,579.66
07/01/2033	Utility - Emergency Generator Maintenance	910-000-0056	07/01/2031	2:00	1,890.34
07/01/2033	Utility - Lagoon Aeration System	920-002-0058	07/01/2027	6:00	6,579.66
07/01/2033	Utility - PRV Inspection & Maintenance	910-000-0059	07/01/2031	2:00	7,895.59
07/01/2033	Utility - Sludge Recirc & Skimmer Pumps	910-000-0020	07/01/2018	15:00	6,579.66
07/01/2033	Utility - Water Tank Vegetation Control	910-000-0062	07/01/2031	2:00	1,973.90
04/01/2034	Utility - Chlorine Injection Quill Maintenanc	910-000-0067	04/01/2032	2:00	3,117.00
					<hr/>
					34,615.81

Year : 2034-35

07/01/2034	Marina - 5 Year Inspection & Maintenance	910-000-0008	07/01/2029	5:00	\$ 132,066.91
07/01/2034	Strata Common Property - Dangerous Trees	910-000-0070	07/01/2032	2:00	6,842.85
07/01/2034	Utility - Chlorine Injection Lines	910-000-0065	07/01/2024	10:00	4,105.71
07/01/2034	Utility - Effluent Irrigation - Vegetation Contr	910-000-0037	07/01/2032	2:00	3,421.42
07/01/2034	Utility - Emergency Generator Maintenance	910-000-0055	07/01/2032	2:00	2,753.45
07/01/2034	Utility - RBC Bearing Service	910-000-0046	07/01/2032	2:00	3,010.85
07/01/2034	Utility - Water & Sewer Services Contingenc	910-000-0073	07/01/2032	2:00	8,211.41
04/01/2035	Depreciation Report Update	910-000-0001	04/01/2030	5:00	7,047.12
					<hr/>
					167,459.72

Year : 2035-36

07/01/2035	Pavement - Repair	910-000-0010	07/01/2030	5:00	\$ 8,539.87
07/01/2035	Utility - Effluent Lift Pumps A & B	920-002-0050	07/01/2025	10:00	19,214.71
07/01/2035	Utility - Effluent Pond Fence	910-000-0006	07/01/2030	5:00	5,693.25
07/01/2035	Utility - Effluent Irrigation Flow Meter	910-000-0039	07/01/2032	3:00	1,423.31
07/01/2035	Utility - Emergency Generator Maintenance	910-000-0056	07/01/2033	2:00	2,044.59
07/01/2035	Utility - PRV Inspection & Maintenance	910-000-0059	07/01/2033	2:00	8,539.87
07/01/2035	Utility - Sewage Collection Lines & Seals	920-002-0054	07/01/2030	5:00	35,582.80
07/01/2035	Utility - Water System Upgrades	920-001-0041	07/01/2025	10:00	0.00
07/01/2035	Utility - Water Tank Cleaning	910-000-0061	07/01/2030	5:00	21,349.68
07/01/2035	Utility - Water Tank Vegetation Control	910-000-0062	07/01/2033	2:00	2,134.97
04/01/2036	Utility - Chlorine Injection Quill Maintenanc	910-000-0067	04/01/2034	2:00	3,371.34
06/01/2036	Utility - Effluent Irrigation System Maintena	910-000-0068	06/01/2031	5:00	7,377.07

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Expenditures

Date	Reserve Item	Code	Service Date	Estimated Life	Expenditure
					115,271.46
Year : 2036-37					
07/01/2036	Strata Common Property - Dangerous Trees	910-000-0070	07/01/2034	2:00	\$ 7,401.22
07/01/2036	Utility - Chlorine Pumps	910-000-0013	07/01/2026	10:00	14,802.44
07/01/2036	Utility - Effluent Sewage Lagoon Skimmer	910-000-0040	07/01/2016	20:00	2,960.49
07/01/2036	Utility - Effluent Irrigation - Vegetation Contr	910-000-0037	07/01/2034	2:00	3,700.61
07/01/2036	Utility - Emergency Generator Maintenance	910-000-0055	07/01/2034	2:00	2,978.13
07/01/2036	Utility - RBC Bearing Service	910-000-0046	07/01/2034	2:00	3,256.54
07/01/2036	Utility - Sewage Collection Lines & Seals	920-001-0054	07/01/2031	5:00	37,006.11
07/01/2036	Utility - Water & Sewer Services Contingenc	910-000-0073	07/01/2034	2:00	8,881.47
07/01/2036	Utility - Water System - Metering Chamber	910-000-0043	07/01/1996	40:00	37,006.11
07/01/2036	Utility - Water System - Pumps	920-002-0023	07/01/2026	10:00	14,802.44
					132,795.56
Year : 2037-38					
07/01/2037	Utility - Emergency Generator Maintenance	910-000-0056	07/01/2035	2:00	\$ 2,211.43
07/01/2037	Utility - Lagoon Aeration System	920-001-0058	07/01/2031	6:00	7,697.27
07/01/2037	Utility - PRV Inspection & Maintenance	910-000-0059	07/01/2035	2:00	9,236.72
07/01/2037	Utility - Water Tank Vegetation Control	910-000-0062	07/01/2035	2:00	2,309.18
04/01/2038	Utility - Chlorine Injection Quill Maintenan	910-000-0067	04/01/2036	2:00	3,646.44
					25,101.04
Year : 2038-39					
07/01/2038	Strata Common Property - Dangerous Trees	910-000-0070	07/01/2036	2:00	\$ 8,005.16
07/01/2038	Utility - Chlorine Injection Quill Replacemen	910-000-0066	07/01/2031	7:00	8,005.16
07/01/2038	Utility - Effluent Pond Liner	910-000-0016	07/01/2008	30:00	448,289.02
07/01/2038	Utility - Effluent Irrigation - Vegetation Contr	910-000-0037	07/01/2036	2:00	4,002.58
07/01/2038	Utility - Effluent Irrigation Flow Meter	910-000-0039	07/01/2035	3:00	1,601.03
07/01/2038	Utility - Emergency Generator Maintenance	910-000-0055	07/01/2036	2:00	3,221.15
07/01/2038	Utility - RBC Bearing Service	910-000-0046	07/01/2036	2:00	3,522.27
07/01/2038	Utility - Water & Sewer Services Contingenc	910-000-0073	07/01/2036	2:00	9,606.19
07/01/2038	Utility - Water Storage TanKs - Isolation Valv	920-001-0072	07/01/1998	40:00	32,020.64
					518,273.20
Year : 2039-40					
07/01/2039	Marina - 5 Year Inspection & Maintenance	910-000-0008	07/01/2034	5:00	\$ 160,679.59
07/01/2039	Marina - Decking Replacement	910-000-0032	07/01/2014	25:00	499,522.05
07/01/2039	Utility - Effluent Lift Pumps A & B	920-001-0050	07/01/2029	10:00	22,478.49
07/01/2039	Utility - Emergency Generator Maintenance	910-000-0056	07/01/2037	2:00	2,391.88
07/01/2039	Utility - Lagoon Aeration System	920-002-0058	07/01/2033	6:00	8,325.37

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Expenditures

Date	Reserve Item	Code	Service Date	Estimated Life	Expenditure
07/01/2039	Utility - PRV Inspection & Maintenance	910-000-0059	07/01/2037	2:00	\$ 9,990.44
07/01/2039	Utility - Water Tank Vegetation Control	910-000-0062	07/01/2037	2:00	2,497.61
04/01/2040	Depreciation Report Update	910-000-0001	04/01/2035	5:00	8,573.90
04/01/2040	Utility - Chlorine Injection Quill Maintenanc	910-000-0067	04/01/2038	2:00	3,943.99
					<hr/> 718,403.32

Year : 2040-41

07/01/2040	Pavement - Repair	910-000-0010	07/01/2035	5:00	\$ 10,390.06
07/01/2040	Playground Structure	910-000-0031	07/01/2030	10:00	8,658.38
07/01/2040	Strata Common Property - Dangerous Trees	910-000-0070	07/01/2038	2:00	8,658.38
07/01/2040	Utility - Effluent Pond Fence	910-000-0006	07/01/2035	5:00	6,926.71
07/01/2040	Utility - Effluent Irrigation - Vegetation Contr	910-000-0037	07/01/2038	2:00	4,329.19
07/01/2040	Utility - Emergency Generator Maintenance	910-000-0055	07/01/2038	2:00	3,483.99
07/01/2040	Utility - RBC Bearing Service	910-000-0046	07/01/2038	2:00	3,809.69
07/01/2040	Utility - Sewage Collection Lines & Seals	920-002-0054	07/01/2035	5:00	43,291.91
07/01/2040	Utility - Water & Sewer Services Contingenc	910-000-0073	07/01/2038	2:00	10,390.06
07/01/2040	Utility - Water System - Pump Electrical Con	920-001-0044	07/01/2030	10:00	25,975.15
07/01/2040	Utility - Water System - Pump Electrical Con	920-002-0044	07/01/2030	10:00	25,975.15
07/01/2040	Utility - Water Tank Cleaning	910-000-0061	07/01/2035	5:00	25,975.15
06/01/2041	Utility - Effluent Irrigation System Maintena	910-000-0068	06/01/2036	5:00	8,975.33
					<hr/> 186,839.15

Year : 2041-42

07/01/2041	Utility - Effluent Irrigation Flow Meter	910-000-0039	07/01/2038	3:00	\$ 1,800.94
07/01/2041	Utility - Emergency Generator Maintenance	910-000-0056	07/01/2039	2:00	2,587.06
07/01/2041	Utility - PRV Inspection & Maintenance	910-000-0059	07/01/2039	2:00	10,805.66
07/01/2041	Utility - Sewage Collection Lines & Seals	920-001-0054	07/01/2036	5:00	45,023.59
07/01/2041	Utility - Water System - Pumps	920-001-0023	07/01/2031	10:00	18,009.44
07/01/2041	Utility - Water Tank Vegetation Control	910-000-0062	07/01/2039	2:00	2,701.42
04/01/2042	Utility - Chlorine Injection Quill Maintenanc	910-000-0067	04/01/2040	2:00	4,265.82
					<hr/> 85,193.93

Year : 2042-43

07/01/2042	Strata Common Property - Dangerous Trees	910-000-0070	07/01/2040	2:00	\$ 9,364.91
07/01/2042	Utility - Effluent Magnetic Flow Meter	910-000-0051	07/01/2022	20:00	14,983.85
07/01/2042	Utility - Effluent Irrigation - Vegetation Contr	910-000-0037	07/01/2040	2:00	4,682.45
07/01/2042	Utility - Emergency Generator Maintenance	910-000-0055	07/01/2040	2:00	3,768.29
07/01/2042	Utility - RBC Bearing Service	910-000-0046	07/01/2040	2:00	4,120.56
07/01/2042	Utility - Water & Sewer Services Contingenc	910-000-0073	07/01/2040	2:00	11,237.89
07/01/2042	Utility - WWTP Plant Air Exchange Fan	910-000-0052	07/01/2032	10:00	1,872.98

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Expenditures

Date	Reserve Item	Code	Service Date	Estimated Life	Expenditure
					50,030.93
Year : 2043-44					
07/01/2043	Utility - Emergency Generator 10 yr Insp. Sc	910-000-0057	07/01/2033	10:00	\$ 9,739.50
07/01/2043	Utility - Emergency Generator Maintenance	910-000-0056	07/01/2041	2:00	2,798.16
07/01/2043	Utility - Lagoon Aeration System	920-001-0058	07/01/2037	6:00	9,739.50
07/01/2043	Utility - PRV Inspection & Maintenance	910-000-0059	07/01/2041	2:00	11,687.40
07/01/2043	Utility - Water Tank Vegetation Control	910-000-0062	07/01/2041	2:00	2,921.85
04/01/2044	Utility - Chlorine Injection Quill Maintenanc	910-000-0067	04/01/2042	2:00	4,613.92
					41,500.33
Year : 2044-45					
07/01/2044	Foot Bridge	910-000-0030	07/01/2019	25:00	\$ 3,646.47
07/01/2044	Marina - 30 Year Major Overhaul	910-000-0035	07/01/2014	30:00	1,472,247.97
07/01/2044	Marina - 5 Year Inspection & Maintenance	910-000-0008	07/01/2039	5:00	195,491.29
07/01/2044	Strata Common Property - Dangerous Trees	910-000-0070	07/01/2042	2:00	10,129.08
07/01/2044	Utility - Chlorine Injection Lines	910-000-0065	07/01/2034	10:00	6,077.45
07/01/2044	Utility - Effluent Irrigation - Vegetation Contr	910-000-0037	07/01/2042	2:00	5,064.54
07/01/2044	Utility - Effluent Irrigation Flow Meter	910-000-0039	07/01/2041	3:00	2,025.82
07/01/2044	Utility - Emergency Generator Maintenance	910-000-0055	07/01/2042	2:00	4,075.78
07/01/2044	Utility - RBC Bearing Service	910-000-0046	07/01/2042	2:00	4,456.80
07/01/2044	Utility - RBC Drive Motor	910-000-0047	07/01/2024	20:00	5,064.54
07/01/2044	Utility - Water & Sewer Services Contingenc	910-000-0073	07/01/2042	2:00	12,154.90
04/01/2045	Depreciation Report Update	910-000-0001	04/01/2040	5:00	10,431.46
					1,730,866.10
Year : 2045-46					
07/01/2045	Pavement - Repair	910-000-0010	07/01/2040	5:00	\$ 12,641.10
07/01/2045	Utility - Chlorine Injection Quill Replacemen	910-000-0066	07/01/2038	7:00	10,534.25
07/01/2045	Utility - Effluent Lift Pumps A & B	920-002-0050	07/01/2035	10:00	28,442.46
07/01/2045	Utility - Effluent Pond Fence	910-000-0006	07/01/2040	5:00	8,427.40
07/01/2045	Utility - Emergency Generator Maintenance	910-000-0056	07/01/2043	2:00	3,026.49
07/01/2045	Utility - Lagoon Aeration System	920-002-0058	07/01/2039	6:00	10,534.25
07/01/2045	Utility - PRV Inspection & Maintenance	910-000-0059	07/01/2043	2:00	12,641.10
07/01/2045	Utility - Sewage Collection Lines & Seals	920-002-0054	07/01/2040	5:00	52,671.23
07/01/2045	Utility - Water System Upgrades	920-002-0041	07/01/2025	20:00	0.00
07/01/2045	Utility - Water Tank Cleaning	910-000-0061	07/01/2040	5:00	31,602.74
07/01/2045	Utility - Water Tank Vegetation Control	910-000-0062	07/01/2043	2:00	3,160.27
04/01/2046	Utility - Chlorine Injection Quill Maintenanc	910-000-0067	04/01/2044	2:00	4,990.41
06/01/2046	Utility - Effluent Irrigation System Maintena	910-000-0068	06/01/2041	5:00	10,919.87

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Expenditures

Date	Reserve Item	Code	Service Date	Estimated Life	Expenditure
					189,591.57
Year : 2046-47					
07/01/2046	Strata Common Property - Dangerous Trees	910-000-0070	07/01/2044	2:00	\$ 10,955.62
07/01/2046	Utility - Chlorine Pumps	910-000-0013	07/01/2036	10:00	21,911.23
07/01/2046	Utility - Effluent Irrigation - Vegetation Contr	910-000-0037	07/01/2044	2:00	5,477.81
07/01/2046	Utility - Emergency Generator Maintenance	910-000-0055	07/01/2044	2:00	4,408.36
07/01/2046	Utility - RBC Bearing Service	910-000-0046	07/01/2044	2:00	4,820.47
07/01/2046	Utility - Sewage Collection Lines & Seals	920-001-0054	07/01/2041	5:00	54,778.08
07/01/2046	Utility - Water & Sewer Services Contingenc	910-000-0073	07/01/2044	2:00	13,146.74
07/01/2046	Utility - Water System - Magnetic Flow Met	910-000-0042	07/01/2026	20:00	32,866.85
07/01/2046	Utility - Water System - Pumps	920-002-0023	07/01/2036	10:00	21,911.23
					170,276.39
Year : 2047-48					
07/01/2047	Utility - Effluent Irrigation Flow Meter	910-000-0039	07/01/2044	3:00	\$ 2,278.77
07/01/2047	Utility - Emergency Generator Maintenance	910-000-0056	07/01/2045	2:00	3,273.45
07/01/2047	Utility - PRV Inspection & Maintenance	910-000-0059	07/01/2045	2:00	13,672.61
07/01/2047	Utility - Water Storage Tank External Coatin	910-000-0045	07/01/2027	20:00	56,969.20
07/01/2047	Utility - Water Tank Vegetation Control	910-000-0062	07/01/2045	2:00	3,418.15
04/01/2048	Utility - Chlorine Injection Quill Maintenanc	910-000-0067	04/01/2046	2:00	5,397.63
					85,009.81
Year : 2048-49					
07/01/2048	Strata Common Property - Dangerous Trees	910-000-0070	07/01/2046	2:00	\$ 11,849.59
07/01/2048	Utility - Effluent Irrigation - Vegetation Contr	910-000-0037	07/01/2046	2:00	5,924.80
07/01/2048	Utility - Emergency Generator Maintenance	910-000-0055	07/01/2046	2:00	4,768.09
07/01/2048	Utility - RBC Bearing Service	910-000-0046	07/01/2046	2:00	5,213.82
07/01/2048	Utility - Sludge Recirc & Skimmer Pumps	910-000-0020	07/01/2033	15:00	11,849.59
07/01/2048	Utility - Water & Sewer Services Contingenc	910-000-0073	07/01/2046	2:00	14,219.51
07/01/2048	Utility - Water System Tank	910-000-0029	07/01/1998	50:00	118,495.94
07/01/2048	Utility - Water Tank Controls	910-000-0071	07/01/2028	20:00	71,097.56
					243,418.90
Year : 2049-50					
07/01/2049	Marina - 5 Year Inspection & Maintenance	910-000-0008	07/01/2044	5:00	\$ 237,845.05
07/01/2049	Utility - Effluent Lift Pumps A & B	920-001-0050	07/01/2039	10:00	33,273.66
07/01/2049	Utility - Emergency Generator Maintenance	910-000-0056	07/01/2047	2:00	3,540.56
07/01/2049	Utility - Lagoon Aeration System	920-001-0058	07/01/2043	6:00	12,323.58
07/01/2049	Utility - PRV Inspection & Maintenance	910-000-0059	07/01/2047	2:00	14,788.29
07/01/2049	Utility - Water Tank Vegetation Control	910-000-0062	07/01/2047	2:00	3,697.07

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Expenditures

Date	Reserve Item	Code	Service Date	Estimated Life	Expenditure
04/01/2050	Depreciation Report Update	910-000-0001	04/01/2045	5:00	\$ 12,691.47
04/01/2050	Utility - Chlorine Injection Quill Maintenanc	910-000-0067	04/01/2048	2:00	5,838.07
					<hr/> 323,997.75

Year : 2050-51

07/01/2050	Pavement - Repair	910-000-0010	07/01/2045	5:00	\$ 15,379.82
07/01/2050	Playground Structure	910-000-0031	07/01/2040	10:00	12,816.52
07/01/2050	Strata Common Property - Dangerous Trees	910-000-0070	07/01/2048	2:00	12,816.52
07/01/2050	Utility - Effluent Pond Fence	910-000-0006	07/01/2045	5:00	10,253.22
07/01/2050	Utility - Effluent Irrigation - Vegetation Contr	910-000-0037	07/01/2048	2:00	6,408.26
07/01/2050	Utility - Effluent Irrigation Flow Meter	910-000-0039	07/01/2047	3:00	2,563.30
07/01/2050	Utility - Emergency Generator Maintenance	910-000-0055	07/01/2048	2:00	5,157.16
07/01/2050	Utility - RBC Bearing Service	910-000-0046	07/01/2048	2:00	5,639.27
07/01/2050	Utility - Sewage Collection Lines & Seals	920-002-0054	07/01/2045	5:00	64,082.60
07/01/2050	Utility - Water & Sewer Services Contingenc	910-000-0073	07/01/2048	2:00	15,379.82
07/01/2050	Utility - Water System - Pump Electrical Con	920-001-0044	07/01/2040	10:00	38,449.56
07/01/2050	Utility - Water System - Pump Electrical Con	920-002-0044	07/01/2040	10:00	38,449.56
07/01/2050	Utility - Water Tank Cleaning	910-000-0061	07/01/2045	5:00	38,449.56
06/01/2051	Utility - Effluent Irrigation System Maintena	910-000-0068	06/01/2046	5:00	13,285.69
					<hr/> 279,130.86

Year : 2051-52

07/01/2051	Utility - Emergency Generator Maintenance	910-000-0056	07/01/2049	2:00	\$ 3,829.47
07/01/2051	Utility - Lagoon Aeration System	920-002-0058	07/01/2045	6:00	13,329.18
07/01/2051	Utility - PRV Inspection & Maintenance	910-000-0059	07/01/2049	2:00	15,995.02
07/01/2051	Utility - Sewage Collection Lines & Seals	920-001-0054	07/01/2046	5:00	66,645.91
07/01/2051	Utility - Water System - Pumps	920-001-0023	07/01/2041	10:00	26,658.36
07/01/2051	Utility - Water Tank Vegetation Control	910-000-0062	07/01/2049	2:00	3,998.75
04/01/2052	Utility - Chlorine Injection Quill Maintenanc	910-000-0067	04/01/2050	2:00	6,314.46
06/01/2052	RBC Building	910-000-0003		30:00	138,171.15
06/01/2052	Utility - RBC Building	910-000-0018	06/01/2022	30:00	193,439.61
					<hr/> 468,381.91

Year : 2052-53

07/01/2052	Storage Building - Repairs & Maintenance	920-001-0005	07/01/2002	50:00	\$ 10,000.00
07/01/2052	Strata Common Property - Dangerous Trees	910-000-0070	07/01/2050	2:00	13,862.35
07/01/2052	Utility - Chlorine Inj/Elec Control Building	920-001-0064	07/01/1998	54:00	83,174.09
07/01/2052	Utility - Chlorine Injection Quill Replacemen	910-000-0066	07/01/2045	7:00	13,862.35
07/01/2052	Utility - Effluent Irrigation - Vegetation Contr	910-000-0037	07/01/2050	2:00	6,931.17
07/01/2052	Utility - Emergency Generator Maintenance	910-000-0055	07/01/2050	2:00	5,577.99
07/01/2052	Utility - RBC Assembly	910-000-0033	07/01/2022	30:00	998,089.12
07/01/2052	Utility - RBC Bearing Service	910-000-0046	07/01/2050	2:00	6,099.43

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Expenditures

Date	Reserve Item	Code	Service Date	Estimated Life	Expenditure
07/01/2052	Utility - Water & Sewer Services Contingenc	910-000-0073	07/01/2050	2:00	\$ 16,634.82
07/01/2052	Utility - WWTP Plant Air Exchange Fan	910-000-0052	07/01/2042	10:00	2,772.47
					<hr/> 1,157,003.79

Year : 2053-54

07/01/2053	Utility - Effluent Irrigation Flow Meter	910-000-0039	07/01/2050	3:00	\$ 2,883.37
07/01/2053	Utility - Emergency Generator 10 yr Insp. Sc	910-000-0057	07/01/2043	10:00	14,416.84
07/01/2053	Utility - Emergency Generator Maintenance	910-000-0056	07/01/2051	2:00	4,141.96
07/01/2053	Utility - PRV Inspection & Maintenance	910-000-0059	07/01/2051	2:00	17,300.21
07/01/2053	Utility - Water Tank Vegetation Control	910-000-0062	07/01/2051	2:00	4,325.05
04/01/2054	Utility - Chlorine Injection Quill Maintenanc	910-000-0067	04/01/2052	2:00	6,829.72
					<hr/> 49,897.15

Year : 2054-55

07/01/2054	Marina - 5 Year Inspection & Maintenance	910-000-0008	07/01/2049	5:00	\$ 289,374.87
07/01/2054	Strata Common Property - Dangerous Trees	910-000-0070	07/01/2052	2:00	14,993.52
07/01/2054	Utility - Chlorine Injection Lines	910-000-0065	07/01/2044	10:00	8,996.11
07/01/2054	Utility - Effluent Irrigation - Vegetation Contr	910-000-0037	07/01/2052	2:00	7,496.76
07/01/2054	Utility - Emergency Generator Maintenance	910-000-0055	07/01/2052	2:00	6,033.15
07/01/2054	Utility - RBC Bearing Service	910-000-0046	07/01/2052	2:00	6,597.15
07/01/2054	Utility - Water & Sewer Services Contingenc	910-000-0073	07/01/2052	2:00	17,992.22
04/01/2055	Depreciation Report Update	910-000-0001	04/01/2050	5:00	15,441.11
					<hr/> 366,924.89

Year : 2055-56

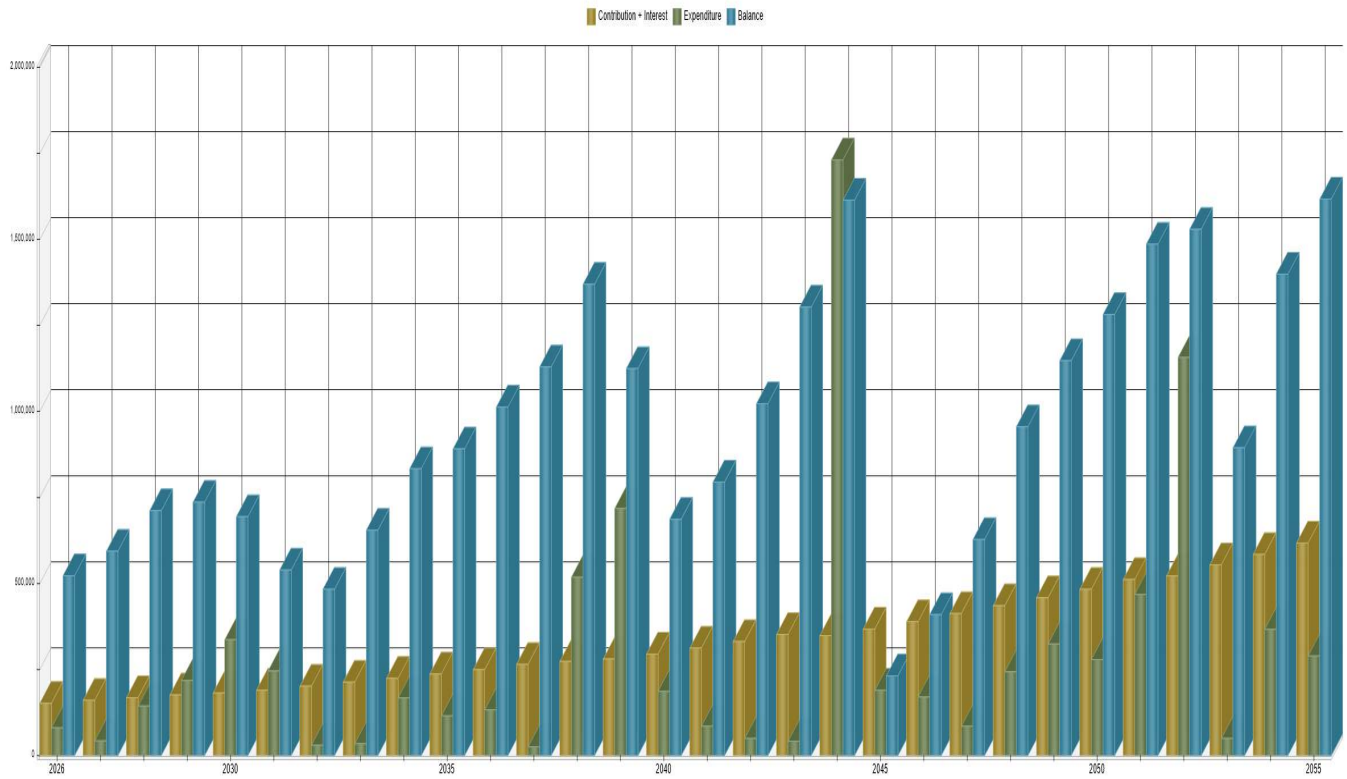
07/01/2055	Pavement - Repair	910-000-0010	07/01/2050	5:00	\$ 18,711.91
07/01/2055	Utility - Effluent Lift Pumps A & B	920-002-0050	07/01/2045	10:00	42,101.79
07/01/2055	Utility - Effluent Pond Fence	910-000-0006	07/01/2050	5:00	12,474.61
07/01/2055	Utility - Effluent Chlorine Injection System	910-000-0038	07/01/2025	30:00	7,796.63
07/01/2055	Utility - Emergency Generator Maintenance	910-000-0056	07/01/2053	2:00	4,479.94
07/01/2055	Utility - Lagoon Aeration System	920-001-0058	07/01/2049	6:00	15,593.26
07/01/2055	Utility - PRV Inspection & Maintenance	910-000-0059	07/01/2053	2:00	18,711.91
07/01/2055	Utility - Sewage Collection Lines & Seals	920-002-0054	07/01/2050	5:00	77,966.29
07/01/2055	Utility - Water Tank Cleaning	910-000-0061	07/01/2050	5:00	46,779.77
07/01/2055	Utility - Water Tank Vegetation Control	910-000-0062	07/01/2053	2:00	4,677.98
04/01/2056	Utility - Chlorine Injection Quill Maintenanc	910-000-0067	04/01/2054	2:00	7,387.03
06/01/2056	Utility - Effluent Irrigation System Maintena	910-000-0015	06/01/2026	30:00	16,164.07
06/01/2056	Utility - Effluent Irrigation System Maintena	910-000-0068	06/01/2051	5:00	16,164.07
					<hr/> 289,009.26

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:5.00% Calc:Future

Cash Flow - Chart - Plan A



KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:5.00% Calc:Future

Cash Flow - Annual - Plan A

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
07/26 - 06/27	\$ 522,500.00	\$ 144,000.00	\$ 7,808.47	\$ 80,711.92	\$ 593,596.55
07/27 - 06/28	593,596.55	151,200.00	9,510.75	42,957.37	711,349.93
07/28 - 06/29	711,349.93	158,760.00	9,858.92	143,811.61	736,157.24
07/29 - 06/30	736,157.24	166,698.00	9,314.84	218,066.89	694,103.19
07/30 - 06/31	694,103.19	175,032.96	7,012.48	336,796.37	539,352.26
07/31 - 06/32	539,352.26	183,784.56	6,009.21	245,618.08	483,527.95
07/32 - 06/33	483,527.95	192,973.80	8,323.40	29,941.87	654,883.28
07/33 - 06/34	654,883.28	202,622.52	10,951.88	34,615.81	833,841.87
07/34 - 06/35	833,841.87	212,753.64	11,853.46	167,459.72	890,989.25
07/35 - 06/36	890,989.25	223,391.28	13,612.33	115,271.46	1,012,721.40
	522,500.00	1,811,216.76	94,255.74	1,415,251.10	1,012,721.40

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
07/36 - 06/37	\$ 1,012,721.40	\$ 234,560.88	\$ 15,141.11	\$ 132,795.56	\$ 1,129,627.83
07/37 - 06/38	1,129,627.83	246,288.96	18,594.83	25,101.04	1,369,410.58
07/38 - 06/39	1,369,410.58	258,603.36	15,131.67	518,273.20	1,124,872.41
07/39 - 06/40	1,124,872.41	271,533.48	8,781.79	718,403.32	686,784.36
07/40 - 06/41	686,784.36	285,110.16	9,941.35	186,839.15	794,996.72
07/41 - 06/42	794,996.72	299,365.68	13,078.05	85,193.93	1,022,246.52
07/42 - 06/43	1,022,246.52	314,334.00	17,083.50	50,030.93	1,303,633.09
07/43 - 06/44	1,303,633.09	330,050.76	21,627.61	41,500.33	1,613,811.13
07/44 - 06/45	1,613,811.13	346,553.28	2,184.73	1,730,866.10	231,683.04
07/45 - 06/46	231,683.04	363,880.92	3,704.79	189,591.57	409,677.18
	1,012,721.40	2,950,281.48	125,269.43	3,678,595.13	409,677.18

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
07/46 - 06/47	\$ 409,677.18	\$ 382,074.96	\$ 6,601.88	\$ 170,276.39	\$ 628,077.63
07/47 - 06/48	628,077.63	401,178.72	11,339.44	85,009.81	955,585.98
07/48 - 06/49	955,585.98	421,237.68	14,083.70	243,418.90	1,147,488.46
07/49 - 06/50	1,147,488.46	442,299.60	16,184.96	323,997.75	1,281,975.27
07/50 - 06/51	1,281,975.27	464,414.64	19,005.79	279,130.86	1,486,264.84
07/51 - 06/52	1,486,264.84	487,635.36	24,006.56	468,381.91	1,529,524.85
07/52 - 06/53	1,529,524.85	512,017.08	10,216.56	1,157,003.79	894,754.70
07/53 - 06/54	894,754.70	537,617.88	16,919.33	49,897.15	1,399,394.76
07/54 - 06/55	1,399,394.76	564,498.72	20,253.99	366,924.89	1,617,222.58
07/55 - 06/56	1,617,222.58	592,723.68	25,240.26	289,009.26	1,946,177.26
	409,677.18	4,805,698.32	163,852.47	3,433,050.71	1,946,177.26

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:5.00% Calc:Future

Cash Flow - Annual - Plan B

Period	Beginning Balan	Contribution	Special Assess.	Interest Earned	Expenditures	Ending Balance
07/26 - 06/27	\$ 522,500.00	\$ 120,000.00	\$ 0.00	\$ 7,627.68	\$ 80,711.92	\$ 569,415.76
07/27 - 06/28	569,415.76	126,000.00	0.00	8,955.71	42,957.37	661,414.10
07/28 - 06/29	661,414.10	132,300.00	0.00	8,905.38	143,811.61	658,807.87
07/29 - 06/30	658,807.87	138,915.00	0.00	7,937.32	218,066.89	587,593.30
07/30 - 06/31	587,593.30	145,860.72	0.00	5,184.06	336,796.37	401,841.71
07/31 - 06/32	401,841.71	153,153.72	0.00	3,701.57	245,618.08	313,078.92
07/32 - 06/33	313,078.92	160,811.40	0.00	5,506.75	29,941.87	449,455.20
07/33 - 06/34	449,455.20	168,852.00	0.00	7,594.80	34,615.81	591,286.19
07/34 - 06/35	591,286.19	177,294.60	0.00	7,922.89	167,459.72	609,043.96
07/35 - 06/36	609,043.96	186,159.36	0.00	9,073.46	115,271.46	689,005.32
	522,500.00	1,509,346.80	0.00	72,409.62	1,415,251.10	689,005.32

Period	Beginning Balan	Contribution	Special Assess.	Interest Earned	Expenditures	Ending Balance
07/36 - 06/37	\$ 689,005.32	\$ 195,467.28	\$ 0.00	\$ 9,957.37	\$ 132,795.56	\$ 761,634.41
07/37 - 06/38	761,634.41	205,240.68	0.00	12,727.62	25,101.04	954,501.67
07/38 - 06/39	954,501.67	215,502.72	0.00	8,540.39	518,273.20	660,271.58
07/39 - 06/40	660,271.58	226,277.88	0.00	1,445.19	718,403.32	169,591.33
07/40 - 06/41	169,591.33	237,591.72	0.00	1,771.95	186,839.15	222,115.85
07/41 - 06/42	222,115.85	249,471.36	0.00	4,049.65	85,193.93	390,442.93
07/42 - 06/43	390,442.93	261,944.88	0.00	7,146.38	50,030.93	609,503.26
07/43 - 06/44	609,503.26	275,042.16	0.00	10,729.40	41,500.33	853,774.49
07/44 - 06/45	853,774.49	288,794.28	700,000.00	802.54	1,730,866.10	112,505.21
07/45 - 06/46	112,505.21	303,234.00	0.00	1,477.31	189,591.57	227,624.95
	689,005.32	2,458,566.96	700,000.00	58,647.80	3,678,595.13	227,624.95

Period	Beginning Balan	Contribution	Special Assess.	Interest Earned	Expenditures	Ending Balance
07/46 - 06/47	\$ 227,624.95	\$ 318,395.76	\$ 0.00	\$ 3,372.55	\$ 170,276.39	\$ 379,116.87
07/47 - 06/48	379,116.87	334,315.56	0.00	7,075.55	85,009.81	635,498.17
07/48 - 06/49	635,498.17	351,031.32	0.00	8,720.37	243,418.90	751,830.96
07/49 - 06/50	751,830.96	368,582.88	0.00	9,653.83	323,997.75	806,069.92
07/50 - 06/51	806,069.92	387,012.00	0.00	11,234.84	279,130.86	925,185.90
07/51 - 06/52	925,185.90	406,362.60	0.00	14,920.04	468,381.91	878,086.63
07/52 - 06/53	878,086.63	426,680.76	0.00	782.38	1,157,003.79	148,545.98
07/53 - 06/54	148,545.98	448,014.84	0.00	4,973.94	49,897.15	551,637.61
07/54 - 06/55	551,637.61	470,415.60	0.00	6,741.10	366,924.89	661,869.42
07/55 - 06/56	661,869.42	493,936.44	0.00	10,066.85	289,009.26	876,863.45
	227,624.95	4,004,747.76	0.00	77,541.45	3,433,050.71	876,863.45

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Cash Flow - Annual - Plan C

Period	Beginning Balan	Contribution	Special Assess.	Interest Earned	Expenditures	Ending Balance
07/26 - 06/27	\$ 522,500.00	\$ 82,000.08	\$ 0.00	\$ 7,341.43	\$ 80,711.92	\$ 531,129.59
07/27 - 06/28	531,129.59	86,920.08	0.00	8,083.08	42,957.37	583,175.38
07/28 - 06/29	583,175.38	92,135.28	0.00	7,421.15	143,811.61	538,920.20
07/29 - 06/30	538,920.20	97,663.44	0.00	5,815.81	218,066.89	424,332.56
07/30 - 06/31	424,332.56	103,523.28	0.00	2,399.33	336,796.37	193,458.80
07/31 - 06/32	193,458.80	109,734.72	0.00	337.13	245,618.08	57,912.57
07/32 - 06/33	57,912.57	116,318.76	0.00	1,317.66	29,941.87	145,607.12
07/33 - 06/34	145,607.12	123,297.84	0.00	2,662.46	34,615.81	236,951.61
07/34 - 06/35	236,951.61	130,695.72	0.00	2,220.15	167,459.72	202,407.76
07/35 - 06/36	202,407.76	138,537.48	0.00	2,573.10	115,271.46	228,246.88
	522,500.00	1,080,826.68	0.00	40,171.30	1,415,251.10	228,246.88

Period	Beginning Balan	Contribution	Special Assess.	Interest Earned	Expenditures	Ending Balance
07/36 - 06/37	\$ 228,246.88	\$ 146,849.76	\$ 0.00	\$ 2,632.02	\$ 132,795.56	\$ 244,933.10
07/37 - 06/38	244,933.10	155,660.76	0.00	4,550.12	25,101.04	380,042.94
07/38 - 06/39	380,042.94	165,000.36	0.00	192.69	518,273.20	26,962.79
07/39 - 06/40	26,962.79	174,900.36	700,000.00	1,600.44	718,403.32	185,060.27
07/40 - 06/41	185,060.27	185,394.36	0.00	1,612.39	186,839.15	185,227.87
07/41 - 06/42	185,227.87	196,518.00	0.00	3,093.61	85,193.93	299,645.55
07/42 - 06/43	299,645.55	208,309.08	0.00	5,370.99	50,030.93	463,294.69
07/43 - 06/44	463,294.69	220,807.68	0.00	8,112.55	41,500.33	650,714.59
07/44 - 06/45	650,714.59	234,056.16	1,300,000.00	5,474.96	1,730,866.10	459,379.61
07/45 - 06/46	459,379.61	248,099.52	0.00	6,271.63	189,591.57	524,159.19
	228,246.88	1,935,596.04	2,000,000.00	38,911.40	3,678,595.13	524,159.19

Period	Beginning Balan	Contribution	Special Assess.	Interest Earned	Expenditures	Ending Balance
07/46 - 06/47	\$ 524,159.19	\$ 262,985.52	\$ 0.00	\$ 7,433.87	\$ 170,276.39	\$ 624,302.19
07/47 - 06/48	624,302.19	278,764.68	0.00	10,360.27	85,009.81	828,417.33
07/48 - 06/49	828,417.33	295,490.52	0.00	11,215.74	243,418.90	891,704.69
07/49 - 06/50	891,704.69	313,219.92	0.00	11,349.36	323,997.75	892,276.22
07/50 - 06/51	892,276.22	332,013.12	0.00	12,122.54	279,130.86	957,281.02
07/51 - 06/52	957,281.02	351,933.96	0.00	14,994.77	468,381.91	855,827.84
07/52 - 06/53	855,827.84	373,050.00	0.00	469.01	1,157,003.79	72,343.06
07/53 - 06/54	72,343.06	395,433.00	0.00	3,426.91	49,897.15	421,305.82
07/54 - 06/55	421,305.82	419,159.04	0.00	4,386.52	366,924.89	477,926.49
07/55 - 06/56	477,926.49	444,308.64	0.00	6,914.79	289,009.26	640,140.66
	524,159.19	3,466,358.40	0.00	82,673.78	3,433,050.71	640,140.66

KAS1797 - Wild Rose Bay Properties

2.0 INTRODUCTION

2.1 Overview of the Reserve Study Process

A Reserve Study is referred to as a Depreciation Report in B.C. and the terms will be used interchangeably throughout the report. The reserve study process starts with a background review of pertinent technical, financial, and legal records related to the property as well as communication with the strata council to develop a sound understanding of the financial position and maintenance history for the property.

The development of a Reserve Management Plan involves performing procedures to identify, quantify and evaluate condition of components for the purpose of making financial projections for budgeting purposes. The Reserve Management Plan is considered an in-house document to be utilized by the owners and their council or directors. A Reserve Study or Depreciation Report is a derivative of the Reserve Management Plan and includes all the information required by the *Act* however, in some cases may be a summarized version of the internal Reserve Management Plan.

The Reserve Management Plan production process includes 2 major assessments:

- Physical Assessment: Site Inspection and Technical Inventory
- Financial Assessment: Financial Analysis and Depreciation Report

Throughout the reserve planning process the strata council works together with the depreciation report provider to select and make decisions as to what assets are included in the study; what financial assumptions will be used in the financial analysis and finally to determine which funding plan will be most likely be accepted and adopted by the owners.

The Reserve Management Plan (RMP) is a financial planning tool that establishes a reserve fund schedule to be used as an input to the reserve fund of the property. The Reserve Management Plan should be a practical guide to assist the strata council to plan budgets, maintenance programs and major repairs and replacements of assets.

The challenge faced by the council is to reach a balance between maintaining the condition and value of the property, and maintaining affordability. The most effective way of maintaining this balance is through long range planning and frequent updates of the financial analysis. In B.C. an update to the reserve study is required every 3 years for strata corporations with more than 5 units. It is recommended that KAS1797 - Wild Rose Bay Properties consider adopting this reserve fund study update frequency.

2.2 Appropriate Analysis - Cash Flow v. Full Funding

There is no provision in the *Condominium/Strata Act* for the reserve planner to render an opinion with respect to the adequacy of the reserve fund. Unfortunately, many reserve planners advise that a goal of Full Funding is required and measured through Component Funding Model and measured as percent funded. This theoretical funding model attempts to match the funding level to the amount of asset depreciation at a point in time. A rating of anything less than 100% funded would therefore be considered "deficient" or "under-funded", even though the Proposed Fund Plan may in fact be adequate, or provide sufficient funds when required.

The International Capital Budgeting Institute (ICBI) Principles states that the Component Funding Method should never be used for calculating reserve funding for budgetary purposes, as it requires assumption that can be used to manipulate the funding plan whether purposely or inadvertently. It also requires re-assessing those assumptions annually.

The Component Funding Method should be used only where required for regulatory reporting purposes, and should not replace the cash flow method used for budgetary reporting. There are no Provincial regulations requiring a rating of the Reserve Fund Balance measured as a percent funded.

KAS1797 - Wild Rose Bay Properties

The purpose of the Reserve Study/Depreciation Report is to provide transparency to the future cost of ownership. Great care must be taken to ensure that pre-collected funds are required. The most effective way to identify the amount of funds required and when they will be required in the future and the most transparent and easily understood method of conducting this analysis is through the Cash Flow Method.

2.3 Ideal Funding Plan

An ideal funding plan is one where fairness is pursued with each owner contributing in each year their fair share towards future reserve fund expenditures. This implies that reserve fund contributions should be calculated so that annual increases equal the assumed rate of inflation, except where expenditures deviate from the plan, or new expenditures come into the plan as the planning horizon window moves forward. In this case the revised contribution level calculated in the next update would be implemented in one step in the next fiscal year. This approach may involve a greater than inflation increase every three years at the time of the updates. Care should be taken to balance a reasonable amount of deferral of increased contributions so that a large increase is not implemented without due notice, but also so that excessive deferral to future owners does not occur.

Strata corporations rely on the financial resources of the collective ownership. The objective of the reserve professional is to provide the council, and ultimately the unit owners with funding options to meet their objectives of creating a reserve fund plan which:

- Minimizes required contributions to the reserve fund.
- Provides funds for replacements and refurbishments as required.
- Is stable and equitable meeting the needs of current and future owners.
- Anticipates future system deterioration and failures through pro-active planning.
- Provides an acceptable level of exposure to unplanned special assessments resulting from premature failures of component items.
- Meets owners expectations with respect to management style, property maintenance and appearance



KAS1797 - Wild Rose Bay Properties

2.4 Critical Year Analysis

The critical years should be identified. A critical year is a year in which large expenditures occur depleting large portions of the accumulated balance which may result in a special assessment. This includes roof replacements, building envelope renewals or major interior renovations etc. A review of the cash flow tables and expenditure schedule identifies the critical years as indicated in the Executive Summary.

At times a planned Special Assessment may be an option in order to partially fund a major replacement or renewal which would be considered beneficial to the owners at the time. Perhaps fairness dictates, in that case, that a Special Assessment would allow the ongoing monthly contributions to be minimized without unfairly distributing the financial burden to future owners.

2.5 Funding Plan Options

An ideal funding plan is one where fairness is pursued with each owner contributing in each year their fair share towards future reserve fund expenditures.

There are four reserve funding principles that should guide the directors/council when considering funding plan options:

- Sufficient funds when required
- Stable contribution rate over the planning horizon
- Evenly distributed contributions among current and future owners
- Fiscally responsible

This implies that reserve fund contributions should be calculated so that annual increases equal the assumed rate of inflation, except where expenditures deviate from the plan, or new expenditures come into the plan as the planning horizon window moves forward. In this case the revised contribution level calculated in the next update would be implemented in one step in the next fiscal year. This approach may involve a greater than inflation increase every three years at the time of the updates.

Care should be taken to balance a reasonable amount of deferral of increased contributions so that a large increase is not implemented without due notice, but also so that excessive deferral to future owners does not occur.

Attached are the basic financial exhibits and disclosures required for a Level II Reserve Study or Depreciation Report for KAS1797 - Wild Rose Bay Properties. The basic financial exhibits comprising this reserve study report and the statement of current status include the component list as of July 1, 2026, statement of cash flows for the 30-year period commencing July 1, 2026, expenditure schedule and related disclosures which provide important information regarding the basic financial exhibits.

KAS1797 - Wild Rose Bay Properties

3.0 PHYSICAL ANALYSIS

3.1 Overview of Systems and Components

Definition of Systems and Components

Common building and property assets that are included in the scope of reserve fund studies are commonly grouped into primary systems with many components. A component in this context includes the common assets that are the responsibility of the strata corporation to repair and maintain.

Included Systems and Components

The following table outlines the major systems and components that have met criteria for inclusion in this reserve study. Four major systems are included. The strata council determined that all of these items had the general characteristics for component inclusion as per ICBI standards:

Physical property that is the maintenance responsibility of the strata corporation

Limited useful life

Material in cost, either individually or as a group

Repair or replacement expenditures represent a significant, non-annual, maintenance expenditure

Any additional items required by local codes or statutes

Major System (If applicable)	Component Description (Common Buildings Only)
Building Exterior	Cladding, Doors, Skylights, Painting, Sealant, Soffits, Windows
Building Systems	Water Supply, Sewer, Security, Lighting, Conveyance
Roof and Drainage	Roofing, Venting, Flashing, Gutters & Downspouts
Site Improvements	Fencing, Landscape Features, Paved Surfaces

Excluded Systems and Components

The following table outlines the major components that have been excluded from the reserve fund study as per strata council's direction. If the item does appear it was at the request of council and there may simply be an allowance provided for partial replacements or repairs. Refer the the Detailed Component Inventory in Appendix B of this report.

Major System/Component Item	Reason Excluded
Building Structure	Lifetime Component
Driveway & Parking Pads (Concrete)	Lifetime Component - Allowance
Hard Landscape-Paths, Patios & Sidewalks	Lifetime Component - Allowance
Utilities - Water, Sewer, Cable, Electrical	Lifetime Component - Allowance
Irrigation Lines and Sprinklers	Included in Operating Budget
Soft Landscape - Plant Replacement	Included in Operating Budget

KAS1797 - Wild Rose Bay Properties

3.2 Property Description

The property was inspected on April 2, 2022. For the purposes of this report the initial date of the project has been estimated at 1996. This bare land strata property is located at 6421 Eagle Bay Road in the City of Eagle Bay, province of BC.

Building Plans

Plans were used for quantifying building components and other improvements as well as on site measurements. The buildings and site improvements were viewed in person. Various construction details, facilities, equipment installations and improvements have been noted for consideration in the cost estimates herein.

Property Data and Basic Construction

The property was constructed in accordance with applicable building codes, fire codes, city by-laws, and construction practices in existence at that time. The quality of construction, materials and workmanship is considered to be good.

The strata is responsible for the common areas including roadways, underground services, site landscaping, as well as common amenities.

The following data and information have been compiled from the available plans, and the inspection of the buildings and improvements. The data have been calculated using dimensions taken from the plans.

The subject is a Bare Land strata complex including 106 units, marina, water supply system and waste water treatment.

Site Improvements

Soft landscaping	Grass, trees & shrubs
Hard landscaping	Concrete walks at common buildings and fencing.
Roadways and parking	Paved
Site Services	Hydro, water treatment, sewage treatment and storm sewer.

Amenities Marina, boat launch, bathroom, foot bridge and playground

3.3 Life Span Review

Each reserve component has been analyzed in terms of life cycle condition and expected remaining useful life. The life span analysis considers the following factors: original material, workmanship, exposure to weather conditions, possible functional obsolescence, regular maintenance, preventive maintenance, and observed condition. The observed condition for each reserve component is a key factor that is used to estimate the effective age of the component. Using industry standards, statistical records and professional expertise the expected life span of the component is determined next. The life span review culminates with repair or replacement analyses and recommendations.

The repair and replacement recommendations trigger reserve fund expenditures over the life span of the

KAS1797 - Wild Rose Bay Properties

components to maintain the building and site improvements in good condition. It should be noted that the lifespan of a reserve component is subject to change due to numerous factors. The actual date of repair or replacement can only be viewed as an approximation.

3.4 Reserve Component Inventory

The report on the following page includes a summary list of the components included within the reserve study for KAS1797 - Wild Rose Bay Properties. The components have been grouped by major systems as identified in Table 1 on the previous page.

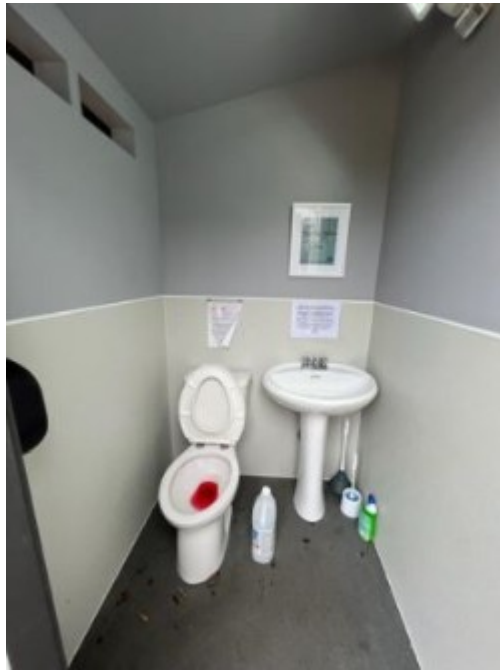
Appendix B includes the Detailed Component Inventory and Lifecycle Analysis with narratives and photographs.

The estimated (Est), adjusted (Adj) and remaining (Rem) lives for each component are shown on the summary list as well as the current and future cost estimates. A full discussion of the cost estimates are included in the financial analysis and projections section of the report.

3.5 Photos of Property



KAS1797 - Wild Rose Bay Properties



KAS1797 - Wild Rose Bay Properties



KAS1797 - Wild Rose Bay Properties

4.0 FINANCIAL ANALYSIS

4.1 Statement of Current Status

A reserve fund analysis was performed for KAS1797 - Wild Rose Bay Properties ("property") located at 6421 Eagle Bay Road, Eagle Bay, BC. The property has 106 units. The reserve study analysis was conducted for the fiscal year starting July 1, 2026, and ending June 30, 2027. The cash flow and expenditure projections are provided for a 30 year period however due to the ever changing economic environment we recommend the financial analysis portion of this report be updated annually for best results. The current requirements of the strata act requires an update every five years.

In reviewing and analyzing the reserve fund operation of KAS1797 - Wild Rose Bay Properties, we have examined the financial statements provided and prepared our report based on an analysis date of July 1, 2026.

Estimated Reserve Fund Balance July 1, 2026 \$522,500

Calculations and projections are based upon the following financial assumptions:

Average Rate of Interest Earned on Investments	1.50%
Inflation Rate on Reserve Items	4.00%

4.2 Reserve Fund Historical Analysis

Based on a review of available documents and conversations with KAS1797 - Wild Rose Bay Properties council members, we have prepared a summary of reserve fund balances, transactions and pertinent expenditures on the reserve components for KAS1797 - Wild Rose Bay Properties.

4.3 Reserve Fund Financial Assumptions and Methods

Component repair/replacement costs

Estimated current costs for the recommended reserve fund projects (repair, renewal or replacement) were calculated based on estimated quantities and costs. The quantities were estimated based on the site visit, available drawings, or archived data available on various governmental websites. The cost basis for each component has been selected using a variety of reliable sources in order to determine a realistic estimate of current costs. These cost sources include:

- Actual costs most recently paid by KAS1797 - Wild Rose Bay Properties
- Online construction cost estimating services such as "RS Means" and "Marshall & Swift"
- Our local knowledge, expertise and past experience

Financial assumptions are required prior to estimating future costs and completing financial projections.

Inflation Rate Assumption for Replacement Cost Projections

For the purpose of long-term depreciation and reserve fund planning, an annual inflation rate of 2.75% has been applied to projected replacement costs. This rate is not intended to reflect general consumer price inflation, but rather the anticipated long-term trend in construction and building replacement costs.

It is recognized that the Bank of Canada's target inflation rate of approximately 2% relates to the Consumer Price Index (CPI), which does not accurately capture cost movements in the construction sector. Historical data

KAS1797 - Wild Rose Bay Properties

published by Statistics Canada, including the Building Construction Price Index (BCPI) and related construction cost indices, demonstrate that construction costs have exhibited greater volatility and have, over time, generally increased at rates exceeding CPI. These indices reflect fluctuations in labour, materials, equipment, regulatory requirements, and market conditions, all of which materially impact replacement costs.

Accordingly, an inflation range of 2.5% to 3.0% is considered reasonable and supportable for long-term forecasting in British Columbia. The selected rate of 2.75% represents a mid-range assumption within this band and is intended to provide a balanced and prudent estimate of future costs over a 30-year planning horizon. Actual future cost escalation may vary, and no warranty or guarantee is made as to the accuracy of projected inflation rates.

Investment Rate Assumption

An assumed investment rate has also been used for all year to year reserve fund balances. The investment rate should be weighted more heavily towards recent and short-term economic conditions in order to achieve realistic financial projection results. Higher yielding investment vehicles should be considered once the short and long term reserve fund requirements have been forecast. Section 6.11 of the B.C. Strata Property regulation outlines the types of investment vehicles that are permitted for reserve funds. The strata corporation has selected an investment rate assumption of 1.50%.

Future Costs Estimation

Section 1.0 Executive Summary includes a 30 year Schedule of Expenditures. Using the results of the life span review, the replacement date is utilized together with the assumed inflation rate to calculate future reserve fund expenditure costs. The Schedule of Expenditures includes the expenditure for each year of the forecast period by major system and components.

Cash Flow Funding Method

The cash flow funding method has been used for all reserve study calculations. The cash flow method aggregates the cost of projected future expenditures for all components, then calculates a revenue "cash flow" to provide sufficient funding to pay for the projected expenditures. The cash flow method does not contemplate a funding goal, but is simply a method of calculating funding.

Optimizing the Financial Analysis

The preliminary financial analysis will show three funding scenarios.

1. First Possible Scenario: More reserve contributions than necessary are being projected.
2. Second Possible Scenario: Insufficient reserve contributions have been projected.
3. Third Possible Scenario: Sufficient reserve contributions fair to current and future owners which may or may not include planned special assessments or loans.

Subsequent to the preliminary financial analysis the contribution rate to the reserve fund can be adjusted evenly over the analysis period. This enables the selection of a contribution rate that matches the funding goals and financial ability of the strata council.

4.4 Reserve Fund Cash Flow Funding Models

Cash flow funding models are essentially funding strategies or goals for the reserve fund. They outline possible ways to fund the reserve for the anticipated expenditures that have been forecast. The varying parameters in each funding model is the amount of the annual contribution to the reserve fund or the rate of change in the contribution or the need for a special assessment if required. Three 30 year cash flow funding models have been evaluated for KAS1797 - Wild Rose Bay Properties. The following definitions do not necessarily describe the funding plans presented however provide some guidance with respect to strategies which might be adopted by

KAS1797 - Wild Rose Bay Properties

council.

Status Quo Funding Model

It is often found that the current level of funding is inadequate and often an initial reserve study or depreciation report will provide a projection of the status quo to demonstrate that in fact the current level of funding is inadequate and will result in special assessments.

Baseline Funding Model

A Baseline Funding Model maintains a reserve cash balance above zero during all years within the 30 year cash flow projection. The fund balance does not fall below \$0 or is never fully depleted. This model provides a bare minimum contribution and does not provide any contingency for unforeseen or premature replacements or repairs.

Threshold Funding Model

This funding model keeps the reserve fund balance above a specified dollar amount. Depending on the threshold amount and the property profile, this funding model may require special assessments during the funding period under study. An example of a threshold funding model might involve selecting an amount which is approximately 25% of the annual budget and increased over time to keep pace with inflation. The Strata Property Act requires the CRF balance to be equal to or greater than the annual budget so as not to impose statutory funding of 10% of the annual budget.

Planned Special Assessment Funding Model

At the point when a building reaches 40 to 50 years a major renovation will likely provide significant benefits to the owners at the time. It may therefore be reasonable to plan for a special assessment of a portion of those improvements. A special assessment planned for the distant future may or may not even occur depending on many factors.

Analysis

To assist the council with the selection of a funding model, the critical years should be identified. A critical year is a year in which large expenditures occur depleting large portions of the accumulated reserve fund balance. This often includes roof replacement and building exterior renewals.

A reserve fund cannot be under-funded or "deficient", since there is always recourse to the unit owners to raise the funds necessary to complete the repairs and replacements that the strata corporation is responsible for; the question is how the funds will be raised. It is ultimately the strata corporation that is responsible for adopting a contingency reserve fund plan which best meets the needs of the current and future owners, ensuring that the contingency fund maintains a positive annual cash balance and does not reach an unacceptable low level.

Sufficient funds are ideally accumulated through regular contributions however at times special assessments may be required and even preferred by the owners. As such, the above funding models provide alternative levels of regular contributions with varying levels of special assessment requirements or rate of change in the amount of the annual contribution.

4.5 Financial Exhibits

A summary of reserve items and a detailed expense summary for the next 30 years as well as the cash flow projection for Plan A, Plan B and Plan C is provided in Section 1.0 Executive Summary. For detail in each reserve item see the Item Parameters Detail Report in the Appendix B.

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5.0 CONCLUSIONS AND RECOMMENDATIONS

Conclusions

The owners are free to adopt whichever funding model meets their goals. Potential purchasers and lenders are likely to review the report and may consider future special assessments a detriment however, if those planned special assessments are in the distant future, it should be considered that they may not be as significant or could be avoided if expenditures do not occur as planned or other cost savings are implemented. A planned special assessment can help to reduce the monthly contributions and allow the owners to save through other methods. The funding models and component life expectancy should be reviewed annually and a new Depreciation Report should be completed within five years as required by the Strata Property Act of B.C.

Recommendations

The reserve fund planners recommendations are set out below to assist the corporation to achieve and maintain an adequate reserve fund. In our opinion, given the current reserve fund balance, the recommended annual contributions along with earned investment income will adequately fund immediate and future reserve fund expenditures.

1. KAS1797 - Wild Rose Bay Properties should continue to prepare and implement a long term reserve fund strategy. Review the expenditure schedule and address planned expenditures as stated in this report. Conduct regular inspections and log condition reports of all component items listed in the inventory.
2. Major repairs and replacements should be recorded, tracked and funded from the reserve fund account. Tracking these expenditures as they occur will assist the planner in providing an accurate and meaningful plan by which KAS1797 - Wild Rose Bay Properties can operate effectively.
3. The reserve fund should be fully invested in guaranteed securities, yielding at least 1.50% per annum. Investments may have to be laddered to attain this level over the long term however with attention to cash flow requirements as indicated should be attainable
4. KAS1797 - Wild Rose Bay Properties should make such expenditures, as necessary to maintain the property in optimum condition.
5. The reserve fund should be reviewed by council every year to ensure that the underlying assumptions are still valid and that the estimates remain current.
6. The Strata Act requires the corporation to update the Depreciation Report every five years.

While a competent reserve study will by its very nature show projected assessments across future years, the Depreciation Report is designed to project assessments for the upcoming year only based on a variety of budget assumptions which include the assumptions about future year assessments. It is not however, appropriate for users of the study to follow those assessments in subsequent years without satisfying themselves that all the other budget assumptions (inflation rate, investment rate, fund balances, construction costs and remaining life estimates) which impact those assessment projections are still valid. In most cases, there will in fact be changes in one or more of those factors that will result in the need to make new financial forecasts annually. A shorter period between updates will provide for a more accurate funding plan. Annual updates can be provided at a minimal cost and without a site visit.

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Updates

As there are numerous factors that can affect the longevity and performance of a component, it is difficult to accurately predict the anticipated expenditures over the 30-year period. In some cases, components could require replacement earlier or later than what is noted in this document. It is therefore essential that the owners and the council of KAS1797 - Wild Rose Bay Properties understand that the Depreciation Report should be used to establish fees and expenditures for the first two or three years (note that the legislation requires that the plan be updated at a period not to exceed five years).

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6.0 Strata Property Amendment Act 2009

* Section numbers correspond to the Strata Property Act

Contributions to Contingency Reserve Fund

6.1 For the purposes of section 93 of the Act, the amount of the annual contribution to the contingency reserve fund for a fiscal year, other than the fiscal year following the first annual general meeting, must be determined as follows:

(a) if the amount of money in the contingency reserve fund at the end of any fiscal year after the first annual general meeting is less than 25% of the total amount budgeted for the contribution to the operating fund for the fiscal year that has just ended, the annual contribution to the contingency reserve fund for the current fiscal year must be at least the lesser of

(i) 10% of the total amount budgeted for the contribution to the operating fund for the current fiscal year, and

(ii) the amount required to bring the contingency reserve fund to at least 25% of the total amount budgeted for the contribution to the operating fund for the current fiscal year;

(b) if the amount of money in the contingency reserve fund at the end of any fiscal year after the first annual general meeting is equal to or greater than 25% of the total amount budgeted for the contribution to the operating fund for the fiscal year that has just ended, additional contributions to the contingency reserve fund may be made as part of the annual budget approval process after consideration of the depreciation report, if any, obtained under section 94 of the Act.

[en. B.C. Reg. 238/2011, Sch. 1, s. 2.]

Depreciation Report

6.2 (1) For the purposes of section 94 of the Act, a depreciation report must include all of the following:

(a) a physical component inventory and evaluation that complies with subsection (2);

(b) a summary of repairs and maintenance work for common expenses respecting the items listed in subsection (2) (b) that usually occur less often than once a year or that do not usually occur;

(c) a financial forecasting section that complies with subsection (3);

(d) the name of the person from whom the depreciation report was obtained and a description of

(i) that person's qualifications,

(ii) the error and omission insurance, if any, carried by that person, and

(iii) the relationship between that person and the strata corporation;

(e) the date of the report;

(f) any other information or analysis that the strata corporation or the person providing the depreciation report considers appropriate.

(2) For the purposes of subsection (1) (a) and (b) of this section, the physical component inventory and evaluation must

(a) be based on an on-site visual inspection of the site and, where practicable, of the items listed

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in paragraph (b) conducted by the person preparing the depreciation report,

(b) include a description and estimated service life over 30 years of those items that comprise the common property, the common assets and those parts of a strata lot or limited common property, or both, that the strata corporation is responsible to maintain or repair under the Act, the strata corporation's bylaws or an agreement with an owner, including, but not limited to, the following items:

- (i) the building's structure;
 - (ii) the building's exterior, including roofs, roof decks, doors, windows and skylights;
 - (iii) the building's systems, including the electrical, heating, plumbing, fire protection and security systems;
 - (iv) common amenities and facilities;
 - (v) parking facilities and roadways;
 - (vi) utilities, including water and sewage;
 - (vii) landscaping, including paths, sidewalks, fencing and irrigation;
 - (viii) interior finishes, including floor covering and furnishings;
 - (ix) green building components;
 - (x) balconies and patios, and
- (c) identify common property and limited common property that the strata lot owner, and not the strata corporation, is responsible to maintain and repair.

(3) For the purposes of subsection (1) (c), the financial forecasting section must include

- (a) the anticipated maintenance, repair and replacement costs for common expenses that usually occur less often than once a year or that do not usually occur, projected over 30 years, beginning with the current or previous fiscal year of the strata corporation, of the items listed in subsection (2) (b),
- (b) a description of the factors and assumptions, including interest rates and rates of inflation, used to calculate the costs referred to in paragraph (a),
- (c) a description of how the contingency reserve fund is currently being funded,
- (d) the current balance of the contingency reserve fund minus any expenditures that have been approved but not yet taken from the fund, and
- (e) at least 3 cash-flow funding models for the contingency reserve fund relating to the maintenance, repair and replacement over 30 years, beginning with the current or previous fiscal year of the strata corporation, of the items listed in subsection (2) (b).

(4) For the purposes of subsection (3) (e), the cash-flow funding models may include any one or more of the following:

- (a) balances of, contributions to and withdrawals from the contingency reserve fund;
- (b) special levies;
- (c) borrowings.

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(5) If a strata corporation contributes to the contingency reserve fund based on a depreciation report, the contributions in respect of an item become part of the contingency reserve fund and may be spent for any purpose permitted under section 96 of the Act.

(6) For the purposes of section 94 (1) of the Act, "**qualified person**" means any person who has the knowledge and expertise to understand the individual components, scope and complexity of the strata corporation's common property, common assets and those parts of a strata lot or limited common property, or both, that the strata corporation is responsible to maintain or repair under the Act, the strata corporation's bylaws or an agreement with an owner and to prepare a depreciation report that complies with subsections (1) to (4).

(6.1) The date prescribed for the purposes of section 94 (2) (a) (ii) of the Act with respect to a strata corporation that is formed after December 14, 2011, is the date that is 6 months after

(a) the date of the strata corporation's second annual general meeting, or

(b) if the second annual general meeting of the strata corporation has been waived under section 41 of the Act, the last date by which the strata corporation would otherwise have been required to hold that meeting.

(6.2) For certainty, a meeting held under section 230 of the Act must not be considered a second annual general meeting for the purposes of subsection (6.1) of this section.

(7) The following periods are prescribed:

(a) for the purposes of section 94 (2) (b) of the Act, 3 years;

(b) for the purposes of section 94 (2) (c) of the Act, 18 months;

(c) for the purposes of section 94 (3) (a) of the Act, the one year period immediately preceding the date on or before which the depreciation report is required to be obtained.

(8) A strata corporation is prescribed for the purposes of section 94 (3) (b) of the Act if and for so long as there are fewer than 5 strata lots in the strata plan.

[en. B.C. Reg. 238/2011, Sch. 1, s. 2; am. B.C. Reg. 89/2013, s. (c).]

Management of Contingency Reserve Fund

6.3 (1) For the purposes of section 95 (4) of the Act, the strata corporation may only lend money in the contingency reserve fund to the operating fund if both of the following conditions are met:

(a) the loan is to be repaid by the end of that fiscal year of the strata corporation;

(b) the loan is for the purpose of covering temporary shortages in the operating fund resulting from expenses becoming payable before the budgeted monthly contributions to the operating fund to cover these expenses have been collected.

(2) The strata corporation must inform owners as soon as feasible of the amount and purpose of any loan made under this section.

Permitted investments for money held in contingency reserve fund and collected on special levies

6.11 In addition to an investment permitted under the Act, for the purposes of section 95 (2) (a) or 108 (4) (b)

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- (i) of the Act, as applicable, a strata corporation may invest money held in the contingency reserve fund or money collected on a special levy in one or more of the following investments:
- (a) a savings account or chequing account with a financial institution outside of British Columbia insured by the Canada Deposit Insurance Corporation;
 - (b) a term deposit or a guaranteed investment certificate, if the deposit or certificate
 - (i) is insured by the Canada Deposit Insurance Corporation or the Credit Union Deposit Insurance Corporation of British Columbia, and
 - (ii) has a predetermined rate or predetermined rates of interest;
 - (c) a treasury bill issued by the government of Canada;
 - (d) any bond, debenture or other evidence of indebtedness issued or guaranteed by the government of Canada or a province, or issued by a corporation incorporated under the laws of Canada or a province, if, at the time of purchase,
 - (i) the bond, debenture or other evidence of indebtedness has a remaining term to maturity of 5 years or less,
 - (ii) the interest and principal of the bond, debenture or other evidence of indebtedness are payable in Canadian dollars, and
 - (iii) the bond, debenture or other evidence of indebtedness has a rating of A or higher from DBRS Limited;
 - (e) a fixed income exchange-traded fund traded on an exchange in Canada, if, at the time of purchase,
 - (i) the fund's portfolio does not contain securities other than bonds, debentures and other evidence of indebtedness,
 - (ii) the holdings in the fund portfolio are denominated in Canadian dollars,
 - (iii) the average remaining term to maturity of the holdings in the fund's portfolio is 5 years or less, and
 - (iv) 98% or more of the value of the holdings in the fund's portfolio have a rating of BBB or higher as reported by the issuer of that fund.

[en. B.C. Reg. 68/2014, s.1.]

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7.0 Preparer's Qualifications and Insurance

Membership:

Canadian National Association of Real Estate Appraisers (CNAREA)

-Professional Designation, DAR (Designated Appraiser Residential)

-Professional Designation, DRP (Designated Reserve Planner)

International Capital Budgeting Institute

Real Estate Institute of Canada

Education:

B.Comm.(Finance), the University of Saskatchewan, 1986

Canadian Securities Course, CSC, Canadian Securities Institute, 1983

CRA - Canadian Residential Appraiser. UBC Sauder, 1995

DAR - Designated Appraiser Residential - 2012

CRP - Certified Reserve Planner Program - Real Estate Institute of Canada - 2025

DRP - Designated Reserve Planner - 2012

Past Professional Experience:

Investment advisor/sales - Investors Group -1985 - 1986

Appraiser - CMHC - 1986

Appraiser – The Appraisal Group – 1986-1990

President - Associated Appraisal Co. 1990-2001

Currently:

President – DreamHomeGroup.ca Real Property Solutions

President - Associated Reserve Planners of Canada Inc. 2013-Present

Exclusive Reseller - Reserve Fund Analysis software RFA Pro 2012-Present

Instructor - DRP program Canadian National Association of Real Estate Appraisers 2012 - 2015

Standards Committee Member - International Capital Budgeting institute 2015 – Present

Board Member – International Capital Budgeting Institute

Insurance:

Brian A. Hill operating as DreamHomeGroup.ca Real Property Solutions carries \$1,000,000 Insurance.

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8.0 Certification and Statement of Limiting Conditions

Certification

CERTIFICATION: The planner, RFA Pro - DreamHomeGroup.ca RPS, certifies and agrees that:

1. The planner has no present or contemplated future interest in the subject property of this report and that neither the employment to prepare the report nor the compensation for it is contingent upon the outcome of the report and analysis of the reserve fund.
2. The planner has no personal interest in, or bias with, respect to the subject matter of the report or in the owners of the subject property. The opinion(s) or estimate(s) in the report is not based in whole or in part upon the race, color, or national origin of the prospective owners or occupants of the real property, or upon the race, color, or national origin of the present or future owners or occupants of the properties in the vicinity of the subject property.
3. The planner has personally viewed the subject common improvements. To the best of the planner's knowledge and belief, all related statements and information in this report are true and correct, and the planner has not knowingly withheld and significant information.
4. All contingent and limiting conditions are contained herein (imposed by the terms of the assignment or by the undersigned, affecting the analysis, opinions, and conclusions contained in the report).
5. All conclusions and opinions concerning the real property that are set forth in this appraisal report were prepared by the planner whose signature appears on the report, unless otherwise indicated. No change of any item in the report shall be made by anyone other than the planner, and the planner shall have no responsibility for any unauthorized change.



Date: June 11, 2026

Planner:

Brian A. Hill B.Comm., DAR, DRP

Member of Associated Reserve Planners of Canada Inc.

KAS1797 - Wild Rose Bay Properties

Statement of Limiting Conditions

This consultation report has been prepared for the exclusive and sole use and benefit of KAS1797 - Wild Rose Bay Properties (hereinafter referred to as the client). Any use of the report by anyone other than the client or for any purpose or function other than the original intent, invalidates the findings and voids all results and/or conclusions.

Reserve fund estimates are subjective, and they are based on an understanding of the life cycle of building components and our experience gained from observing buildings as they age and their components deteriorate. The client should understand and be cognizant that reserve fund budgeting and projections are not exact sciences. They are, at best, prudent provisions for all possible contingencies, if and as when they arise. Reserve fund requirements are subject to change and must be reviewed and modified over time, not less than every three years. It is important to note that the timing of such expenditures, a distance in the future, might likely not occur as indicated in the report and depend upon a contingency reserve for the eventual repair or replacement.

1. Any sketch in the report may show approximate dimensions and is to assist the reader in visualizing the real property. The appraiser has made no survey of the real property.
2. The planner is not required to give testimony in court with reference to the real property in question, unless arrangements have been previously made therefore.
3. If indicated in this report, any distribution of the valuation in the report, between land and improvements applies only under the existing program of utilization. If included in this report any separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.
4. The planner assumes that there are no hidden or unapparent conditions of the real property, subsoil, or structures, which would render it more or less valuable. The planner assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.
5. Information, estimates, and opinions furnished to the planner, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished the appraiser can be assumed by the planner.
6. Disclosure of the contents of the depreciation report / reserve study is governed by the bylaws and regulations of the professional organizations with which the planner is affiliated.
7. Neither all, nor any part of, the content of the report, or copy thereof (including conclusions as to the property value, the identity of the planner, professional designations, reference to any professional organizations, or the firm with which the planner is connected), shall be used for any purposes by anyone but the client specified in the report without the previous expressed written consent of the planner; nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the expressed written consent and approval of the planner.

All analysis, opinions, and conclusions were developed, and this consultation report has been prepared in conformity with the ARPC Generally Accepted Reserve Study Principles and Standards

The statement of facts in this consultation appraisal report are true and correct.

The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are the appraiser's personal, impartial, and unbiased professional analysis, opinions, conclusions, and recommendations.

Unless otherwise specified in this consultation report, the planner has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.

Unless otherwise specified in this report, the planner has performed no services, as an appraiser, engineers, building inspector, or in any other capacity, regarding the property that is the subject of this report within a three year period immediately preceding acceptance of this assignment.

The appraiser has no bias with respect to the property that is the subject of this consultation report or to the parties involved with this assignment.

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The planner's engagement in this consulting assignment was not contingent upon developing or reporting predetermined results.

The planner's compensation for completing this consultation assignment is not contingent upon the development or reporting of predetermined values, estimates or direction of these that favors the case of the client, the amount of the estimates, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this consulting assignment.

As specified in this consulting report, the planner has or has not made a personal viewing of the property that is the subject of this appraisal report.

Unless otherwise stated in this consultation report, no other person provided significant professional assistance to the person who has signed this report.

During the viewing of the subject property included in this consultation report, the existence of potentially hazardous materials used in the site preparation, construction, and or maintenance of the improvements, or the existence of toxic waste which may or may not be present, was not observed by the planner. However, the planner is not qualified in any way through education or experience, to detect such substances, the presence of which could affect the value of the subject property. The client is urged to retain the services of an expert in this field if such a determination is desired.

Special Limitations

It is assumed that the utilization of the subject land and any improvements thereon, are within the boundaries of the subject property lines of the described property and that there is no encroachment or trespass, unless otherwise stated in the report.

It is assumed that all required licenses, consents, or any required legislative or administrative authority from any local, State/Provincial, Federal, or private entity or organization, have been acquired and or renewed for any use which the value estimate in the report is based.

No investigation has been undertaken with the local zoning office, the fire department, the building inspectors, the health department, or any other municipal or government regulatory agencies. It is assumed that the subject property is in full compliance with all applicable current government codes, regulations, bylaws, and legislation. If the subject property does not comply, in any respect, the data, analyses, and conclusions stated in this report may require adjustment. The determination of such compliance is beyond the scope of this report and would require further investigations by appropriate qualified experts.

This report is based upon the assumption that the existing service providers for natural gas, electrical power, cable television, and telephone are responsible for the maintenance, repair, and replacement of their respective infrastructures on the condominium/strata property.

It is assumed that any lease encumbrances pertaining to the subject property, are legally binding contracts between the lessee and the lessor and that all information transmitted to the planner concerning these lease contracts is accurate and correct.

Although this consultation report may contain information concerning the physical improvements including their adequacy, and or condition, it should be understood that this information is only for use as a general guide in the capital planning requirements of the subject property and is not to be construed as a complete or detailed physical report. The observed condition of the roof, exterior walls, foundation, interior walls, floors, heating system, plumbing, insulation, electrical system, and any other of the mechanical system or physical component of the improvements, is based solely on a viewing level consistent with normal reserve planning procedures and practice only. The planner is not a building inspector or engineer unless otherwise stated. The improvements were not checked for current building code violations unless otherwise noted in the report. If such an inspection is required,

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the client is advised to retain the services of an expert in this field. Any architectural, structural, mechanical, electrical, or other plans and specifications of the subject improvements, that were considered by the planner in the assignment, are assumed to be correct. In addition, all improvements are assumed to have been constructed and finished in accordance with such plans and specifications, unless otherwise noted. No legal surveys, soil, air, or water quality tests, building code reviews, technical audits, condition surveys, engineering investigations, environmental investigations, detailed quantity surveys have been made and therefore no responsibility is assumed for these matters.

No responsibility is assumed for any inherent, latent, or hidden defects, damages, or conditions of the property. The subject valuation analysis assumes that the structural components within the improvements will last the physical life of the improvements unless otherwise specified in this report. The replacement of such components was not accounted for in the valuation analysis.

The planner reserves the right, at his or her sole discretion, at any time, to alter statements, analysis, conclusions, or any estimates contained in this report if the planner becomes aware of facts pertinent to the planning process which were unknown to the planner at the time this report was prepared.

The reserve fund estimates contained in this report should be reviewed on a regular basis, particularly in the context of repairs and problem investigations including but not limited to, water damage, building envelope failures, structural problems, cracks in the walls and foundations, post tension construction concerns, waterproofing membranes, and environmental issues.

Reserve fund estimates are subjective and are based on the planner's understanding of the life cycle of building components and personal experience. The level of maintenance for any component addressed in this report may alter the estimated remaining life of that component. A detailed review should be made prior to considering any major repair or replacement. The client must understand and accept that reserve fund budgeting and projections are not exact sciences. They are, at best, prudent provisions for all possible contingencies if, as, and when they might arise. Industry costs of labor and materials are dependent upon competition, supply, and demand cycles. The cost projections stated in this report are approximate, using the most accurate costs ascertained at the time any particular component is to be actually replaced. The client should adopt a long term policy regarding reserve fund allocations.

If within the condominium/strata property, certain components require replacement within the parameters of the reserve study, it is assumed that all such components will be replaced or repaired with components that are similar in design, quality, and with appropriate workmanship and materials.

Any architectural, structural, mechanical, electrical, or other plans and specifications of the subject improvements, that were considered by the planner in the valuation assignment, are assumed to be correct. In addition, all improvements are assumed to have been constructed and finished in accordance with such plans and specifications, unless otherwise no

I declare that I am a licensed member in good standing of the Canadian National Association of Real Estate Appraisers (Member # 1186) and hold the professional designations of Designated Appraiser Residential (DAR) and Designated Reserve Planner (DRP). The Canadian National Association of Real Estate Appraisers is a professional association, requiring that designated members adhere to a continuing education program. I am presently in compliance with that program and have completed all present requirements and regulations.

General Conditions and Assumptions

Reserve fund estimates are subjective, and they are based on an understanding of the life cycle of building components and our experience gained from observing buildings as they age and their components deteriorate. It must be appreciated that reserve fund budgeting and projections are not exact sciences. They are, at best, prudent provisions for all possible contingencies, if, as and when they arise. Reserve fund requirements are subject to change and must be reviewed and modified over time, not less than every three years. It is important

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to note that the timing of such expenditures a distance in the future will likely not occur as indicated in the report but rather a contingency reserve for the eventual repair or replacement.

The legal and survey descriptions of the property as stated herein are those which are recorded by the Registrar of the requisite Land Titles Office and are assumed to be correct.

The architectural, structural, mechanical, electrical and other plans and specifications of the building or buildings and improvements were not provided for this study. Furthermore, all buildings and improvements are deemed to have been constructed and finished in accordance with such plans and specifications, unless otherwise noted.

Sketches, drawings, diagrams, photographs, if any, presented in this report are included for the sole purpose of illustration. No legal survey, soil tests, engineering investigations, detailed quantity survey compilations, nor exhaustive physical examinations have been made. Accordingly, no responsibility is assumed concerning these matters or other technical and engineering techniques, which would be required to discover any inherent or hidden condition of the property.

In order to arrive at supportable replacement cost estimates, it was found necessary to utilize both documented and other cost data. A concerted effort has been put forth to verify the accuracy of the information contained herein. Accordingly, the information is believed to be reliable and correct, and it has been gathered to standard professional procedures, but no guarantee as to the accuracy of the data is implied.

The distribution of cost and other estimates in this report apply only under the programme of utilization as identified in this report. The estimates herein must not be used in conjunction with any other appraisal or reserve study/depreciation report and may be invalid if so used.

The client to whom this report is addressed may use it in deliberations affecting the subject property only, and in so doing, the report must not be abstracted; it must be used in its entirety.

Possession of this report or any copy thereof does not carry with it the right of publication nor may it be used for any purpose by anyone but the applicant without the written consent of the author, and in any event, only with the proper qualifications or under the copyright conditions found in this report.

The agreed compensation for services rendered in preparing this report does not include fees for consultations and/or arbitrations, if any. Should personal appearances be required in connection with this report, additional fees will have to be negotiated. Unless otherwise noted, all estimates are expressed in Canadian currency.



Date: June 11, 2026

Planner:

Brian A. Hill

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APPENDIX A - Glossary of Terms

CASH FLOW METHOD: A method of developing a Reserve Funding Plan where contributions to the Reserve fund are designed to offset the variable annual expenditures from the Reserve fund. Different Reserve Funding Plans are tested against the anticipated schedule of Reserve expenses until the desired Funding Goal is achieved.

COMPONENT: The individual line items in the Reserve Study, developed or updated in the Physical Analysis. These elements form the building blocks for the Reserve Study. Components typically are: 1) Condominium/Strata Corporation responsibility, 2) with limited Useful Life expectancies, 3) non-annual maintenance or renewal expenditures 4) above a minimum threshold cost, and 5) as required by local codes.

COMPONENT INVENTORY: The task of selecting and quantifying Reserve Components. This task can be accomplished through on-site visual observations, review of association design and organizational documents, a review of established association precedents, and discussion with appropriate association representative(s) of the association or cooperative.

CONDITION ASSESSMENT: The task of evaluating the current condition of the component based on observed or reported characteristics.

CURRENT REPLACEMENT COST: See "Replacement Cost."

DEPRECIATION REPORT: A budget planning tool which identifies the current status of the Reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures. The Reserve Study consists of two parts: the Physical Analysis and the Financial Analysis. In other parts of Canada these reports are referred to as a Reserve Fund Study.

EFFECTIVE AGE: The difference between Useful Life and Remaining Useful Life. Not always equivalent to chronological age, since some components age irregularly. Used primarily in computations.

FINANCIAL ANALYSIS: The portion of a Reserve Study where current status of the Reserves (measured as a projected cash balance) and a recommended Reserve contribution rate (Reserve Funding Plan) are derived, and the projected Reserve income and expense over time is presented. The Financial Analysis is one of the two parts of a Reserve Study.

FUNDING GOALS: Independent of methodology utilized, the following represent the basic categories of Funding Plan goals:

Baseline Funding: Establishing a Reserve funding goal of keeping the Reserve cash balance above zero.

Full Funding: Setting a Reserve funding goal of attaining and maintaining Reserves at or near 100% funded. This theoretical funding model attempts to match the funding level to the amount of asset depreciation at a point in time.

Statutory Funding: Establishing a Reserve funding goal of setting aside the specific minimum amount of Reserves required by local statutes.

Threshold Funding: Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or Percent Funded amount. Depending on the threshold, this may be more or less conservative than "Full Funding."

FUNDING PLAN: A Strata Corporation's plan to provide income to a Reserve fund to offset anticipated expenditures from that fund.

FUNDING PRINCIPLES:

- Sufficient Funds When Required
- Stable Inflation Matched Contribution Rate over the Years
- Evenly Distributed Contributions over the Years

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- Fiscally Responsible

HOME OWNERS ASSOCIATION (HOA): Home Owners Associations in BC are not bound to the *BC Strata Property Act* and while similar in many ways are regulated by the *Societies Act*.

LIFE AND VALUATION ESTIMATES: The task of estimating Useful Life, Remaining Useful Life, and Repair or Replacement Costs for the Reserve components.

PHYSICAL ANALYSIS: The portion of the Reserve Study where the Component Inventory, Condition Assessment, and Life and Valuation Estimate tasks are performed. This represents one of the two parts of the Reserve Study.

METHODOLOGY - A statement which addresses the procedures and methods used to prepare a *Reserve Study*.

REMAINING USEFUL LIFE (RUL): Also referred to as "Remaining Life" (RL). The estimated time, in years, that a reserve component can be expected to continue to serve its intended function. Projects anticipated to occur in the initial year have "zero" Remaining Useful Life.

REPLACEMENT COST: The cost of replacing, repairing, or restoring a Reserve Component to its original functional condition. The Current Replacement Cost would be the cost to replace, repair, or restore the component during that particular year.

RESERVE BALANCE: Actual or projected funds as of a particular point in time that the strata corporation has identified for use to defray the future repair or replacement of those major components which the strata corporation is obligated to maintain. Also known as Contingency Reserves, Reserves, Reserve Accounts, Cash Reserves. Please note that the reserve balance used in this study is based upon information provided and not audited.

RESERVE STUDY PROVIDER: An individual firm that prepares Reserve Studies or Depreciation Reports.

RESERVE FUND STUDY: A budget planning tool which identifies the current status of the Reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures. The Reserve Study consists of two parts: the Physical Analysis and the Financial Analysis. In BC these reports are referred to as a Depreciation Report.

SPECIAL ASSESSMENT: An assessment levied on the members of a Strata Corporation in addition to regular assessments. Special Assessments are often regulated by governing documents or local statutes.

STRATA CORPORATION: In B.C., a strata corporation is established when the strata plan is deposited in a land title office and the owners of the strata lots in the strata plan are members of the strata corporation under the name "The Owners, Strata Plan [the registration number of the strata plan]". Per Part 2 Section 3 of the *B.C. 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.

USEFUL LIFE (UL): Total Useful Life or Depreciable Life. The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed in its present application or installation.

Terms are derived from the standards set forth by the Associated Reserve Planners of Canada (ARPC) and the International Capital Budgeting Institute (ICBI), 2015

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APPENDIX B - Detailed Component Inventory and Life Span Analysis

Item Parameters - Full Detail - This report is organized in alphabetical order of the component item name and corresponds with the same name in the Expenditures Description schedule found in Section 1.0 EXECUTIVE SUMMARY.

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Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Item Parameters - Full Detail

Depreciation Report Update

Item Number	1
Type	Common Area
Category	Consulting
Measurement Basis	Allow.
Estimated Useful Life	5 Years
Basis Cost	\$ 5,000.00
Tracking	Logistical
Method	Fixed



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0001	04/01/2025	04/01/2030	3:09	5:00	1	5,000.00	5,792.22
						5,000.00	5,792.22

Comments

A Reserve Fund Study Update is required by the B.C. Strata Property Act every five years. The update fee is estimated at **\$5,000** plus GST and inflation.



Depreciation Reports & Insurance Replacement Cost Appraisals

Brian A. Hill B.Comm., DAR, DRP, CRP
250-860-4400
dreamhomecanada@gmail.com

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Item Parameters - Full Detail

Effluent Pond Liner 20 Yr Inspection

Item Number	69
Type	Common Area
Category	Utility
Measurement Basis	Allow.
Estimated Useful Life	20 Years
Basis Cost	\$ 20,000.00
Tracking	Logistical
Method	One Time



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0069		07/01/2028	2:00	20:00	1	20,000.00	21,632.00
						20,000.00	21,632.00

Comments

Reserve Description:

This item is a 20-year inspection and condition testing of the liner material, which would be completed in 2028 to confirm the integrity of the liner and the remaining life of the liner, as the useful life of the liner can range from 20 – 40 years and in some cases as long as 50 years.

The Strata would contract Layfield Group to send technicians to come to the strata. The site visit would need to be coordinated with the Water Contractor. Layfield would remove two sample areas (one above the water level and one below the water level). The lagoon water level would need to be lowered to allow technicians to gather a sample of the liner that is typically below the water level. Both sample areas would then be patched by Layfield technicians.

The samples would be sent to a lab to predict the remaining estimated useful life of the liner system which can range from 20 – 40 years and in a few cases as much as 50 years. We have used 30 years for the DR.

It is anticipated that the Strata would use this information in the 2030 DR update accordingly.

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Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Item Parameters - Full Detail

Foot Bridge

Item Number	30
Type	Common Area
Category	Site Improvements
Measurement Basis	Allow.
Estimated Useful Life	25 Years
Basis Cost	\$ 1,800.00
Tracking	Logistical
Method	Fixed



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0030	07/01/2019	07/01/2044	18:00	25:00	1	1,800.00	3,646.47
						1,800.00	3,646.47

Comments

Reserve Description:

This component includes a cedar foot bridge crossing the creek.

Financial Analysis:

Foot Bridge was constructed in 2019 by SL owners / volunteers. Materials (\$1,200) was paid from by the Strata (100% cedar).

Foot Bridge was re-stained in 2024 (5 years after construction) Volunteer labour for stain application. Stain purchased by Strata (\$100) – not significant.

Potential Deterioration:

Some staining and repairs are likely to be required over time. Useful life of the foot bridge expected to be 25 years.

Condition Analysis:

The foot bridge is overall in good condition.

Deficiency Analysis:

A reserve has been provided for some refurbishments to the bridge as required.

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Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Item Parameters - Full Detail

Marina - 30 Year Major Overhaul

Item Number	35
Type	Common Area
Category	Amenities
Measurement Basis	Allow.
Estimated Useful Life	30 Years
Basis Cost	\$ 726,743.00
Tracking	Logistical
Method	Fixed



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0035	07/01/2014	07/01/2044	18:00	30:00	1	726,743.00	1,472,247.97
						726,743.00	1,472,247.97

Comments

Reserve Description:

This component includes concrete floating breakwater, aluminum access gangway and transition ramp, aluminum framed dock floats, treated wood decking and side dock planks, plastic floats, steel pile "pin" anchors with "seaflex" connections to the breakwater and dock floats and electrical servicing.

The WRB Marina was originally installed in 2014 at a cost of \$ 3.5 MM. The below is an estimated cost in 2025 dollars to replace the Seaflex Mooring system which is comprised of a series of 63 Seaflex Hawsers attached via rope to driven anchors in the lake bed. The Seaflex system is designed such that it can withstand the seasonal lake level fluctuation of up to 12' while continuing to hold the Marina in position.

The Seaflex system and components are estimated to have an up to 30 year service life. There were inspections and re-tensioning of the Seaflex system and Marina re-alignment undertaken in 2024. The costs below are derived from the 2024 parts and service quotes and expanded out to estimate a full system replacement in 2044 (in 2025 CAD).

Financial Analysis: Estimated 12/01/2025 converted USD to CAD at 1.38

Seaflex x 2 Hauser 10@\$3,392 = \$33,920 Replacement with new - 2025 Prices
Seaflex x 4 Hauser 18@\$5,720 = \$102,960 Replacement with new - 2025 Prices
Seaflex x 6 Hauser 36@\$8,855 = \$318,780 Replacement with new - 2025 Prices
Shimble 126@\$310 = \$39,060 Need 3 per rope - Currently 1 per rope
Rope Freight 9@\$897 = \$8,073 9@220 meters per spool
Rope 9@\$3,766 = \$33,894 220 meter - 9 spools in original order
Attenuator Rods 36@\$521 = \$18,756 Have 4 - Should replace all at overhaul
Seaflex Tensioner 1@\$12,600 = \$12,600 Per project
Barge Mob/Demob 1@\$2,200 = \$2,200
Barge Day Rate 5@\$9,500 = \$47,500 Split attenuators/replace broken rods

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Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

4 Man Dive Crew 14@\$7,000 = \$98,000 Est. 4-5 Rope/Seaflex units per day
Dive Crew Mob/Demob 1@\$1,000 = \$1,000 4 man crew from Kelowna
Surveyor 1@\$5,000 = \$5,000 Required
Environmental Approv. 1@\$5,000 = \$5,000 Actual 2024

Total Cost \$726,743

NOTE : We have spare rope and shimbles, enough to replace a minimum of 6 lines. In addition WRB has one full set of four (4) rods that connect the breakwater sections in the event we have more rod failures in the future. However, we do not have spare Seaflex material in the event of an emergency / catastrophic failure. Recommended that the Strata purchases a Seaflex 6 Hauser (\$8855 – 2025 price) to have as a spare part. This should be purchased in 2027 / 2028.

Potential Deterioration:

The life of the system is estimated at 20-40 years. For the purposes of this report a 30 year life has been selected.

Condition Analysis:

Facility was installed in 2014 and is being inspected every 5 years with an expected major overhaul in 2044.

Deficiency Analysis:

A reserve has been provided for the major overhaul of the marina.

Contacts

Seaflex, Shimble / Parts and Ropes - Seaflex
Attenuator Rods -Portland Bolt Oregon
Mountain Marine - Contractor to re-align Marina
Dock and Dive - 10 Year Marina Insurance Survey
Marina Pin Survey- Browne Johnson Land Surveyors
Environmental - Triton Environmental Consultants
Dive Crew - Inland Diving
Barge
Torque Wrench Service / Re-calibrate

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Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Item Parameters - Full Detail

Marina - 5 Year Inspection & Maintenance

Item Number	8
Type	Common Area
Category	Amenities
Measurement Basis	Allow.
Estimated Useful Life	5 Years
Basis Cost	\$ 96,500.00
Tracking	Logistical
Method	Fixed



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0008	07/01/2024	07/01/2029	3:00	5:00	1	96,500.00	108,549.38
						96,500.00	108,549.38

Comments

Reserve Description:

This component includes concrete floating breakwater, aluminum access gangways and transition ramp, aluminum framed dock floats, treated wood decking and side dock planks, plastic floats, steel pile "pin" anchors with "seaflex" connections to the breakwater and dock floats and electrical servicing.

At five year intervals the Seaflex system needs to be inspected for wear and re-tensioned as over time the ropes stretch, anchors shift, Seaflex wear etc. The Seaflex system was last re-tensioned during the Marina dock re-alignment completed in 2024 and is due again in 2029 and every five years thereafter.

It is important the Seaflex tension be properly maintained to keep the Marina securely aligned. This requires divers to complete measurement of the Seaflex Hawsers as a starting point. This information is then shared with the Seaflex system engineer in Sweden who calculates the current Hawser stretch and may make recommendations to re-tension certain ropes. The re-tensioning process is interactive with the Seaflex Engineer, where ropes are pulled, Hawsers re-measured, until all Seaflex Hawsers are properly tensioned. General system inspection is carried out at the same time, any worn items may need to be replaced with those costs over and above the inspection costs noted below.

NOTE : the Strata Insurance provider is requesting an inspection every 10 years to confirm the marina is in good working order. The 5 year inspection and maintenance procedure will satisfy this insurance requirement.

Financial Analysis: Estimated 12/01/2025 converted USD to CAD at 1.38

In 2021 all rubbers were replaced on the Seaflex breakwater system and tensioning completed. In 2024 Sea Flex representatives completed a complete 5 year inspection which exceeds simply replacing the rubbers. It is recommended this inspection be completed every

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Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

5 years.

Details of the Five Year Inspection

Seaflex System Pre-tensioning Inspection 1 units@\$40,000 = \$40,000 Pre-inspection measurements of the Seaflex Hawsers - Divers

Surface Rope Tensioning after Inspection 10 units@\$1,650 = \$16,500
10 Days Surface Rope Pulling - Mountain Marine

Divers to confirm Seaflex tension accuracy 1 unit@\$40,000 = \$40,000
Divers to assist and check measurements - Live

Total Cost = \$96,500

Annual Inspection and Maintenance-Not included in Funding Plan (Annual Budget Item)

Re-torque Attenuator Rods	1@\$10,000 = \$10,000
Hydraulic Torque Wrench Service	1@\$750 = \$750
General Maintenance Allowance	1@5,000 = \$5,000
	Total Cost = \$15,750

Condition Analysis:

All components in good condition and functioning as intended. Inspection completed in 2024.

Deficiency Analysis:

A reserve has been provided for the five year inspection however the annual inspection is assumed to be funded from the annual operating budget.

Contacts

Seaflex, Shimble / Parts and Ropes - Seaflex
Attenuator Rods -Portland Bolt Oregon
Mountain Marine - Contractor to re-align Marina
Dock and Dive - 10 Year Marina Insurance Survey
Marina Pin Survey- Browne Johnson Land Surveyors
Environmental - Triton Environmental Consultants
Dive Crew - Inland Diving
Barge
Torque Wrench Service / Re-calibrate

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Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Item Parameters - Full Detail

Marina - Decking Replacement

Item Number	32
Type	Common Area
Category	Amenities
Measurement Basis	Allow.
Estimated Useful Life	25 Years
Basis Cost	\$ 300,000.00
Tracking	Logistical
Method	Fixed



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0032	07/01/2014	07/01/2039	13:00	25:00	1	300,000.00	499,522.05
						300,000.00	499,522.05

Comments

Reserve Description:

This component includes the marine treated wood decking on the marina docks.

Financial Analysis:

The marina was constructed in 2014 by Blue Water Systems and all decking was installed at that time. In 2024 Sea Flex was retained regarding maintenance of the anchoring system.

Potential Deterioration:

Life span of these components is estimated at 25 years.

Condition Analysis:

The equipment is fully operational and there are no indications of a premature failure.

Deficiency Analysis:

A reserve has been provided for the repair and replacement of these items as they are required.

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Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Item Parameters - Full Detail

Pavement - Re-surfacing

Item Number	9
Type	Common Area
Category	Site Improvements
Measurement Basis	sq. ft.
Estimated Useful Life	40 Years
Basis Cost	\$ 4.25
Tracking	Logistical
Method	Adjusted



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-005-0009	07/01/1998	07/01/2031	5:00	33:00	3,900	16,575.00	20,166.02
920-004-0009	07/01/1998	07/01/2031	5:00	33:00	28,000	119,000.00	144,781.70
920-002-0009	07/01/1996	07/01/2029	3:00	33:00	15,625	66,406.25	74,698.00
920-001-0009	07/01/1996	07/01/2028	2:00	32:00	13,000	55,250.00	59,758.40
920-003-0009	07/01/1998	07/01/2030	4:00	32:00	40,000	170,000.00	198,875.96
						427,231.25	498,280.08

Comments

Reserve Description:

The Strata Caretaker, as requested by the Depreciation Report Update volunteers, met with Kenny Hess from Power Paving on Friday April 24, 2026 in order to determine the remaining useful life of the Strata Road System Pavement. It is fully anticipated that the Strata would enter into a competitive bidding process for the completion of the resurfacing project of this magnitude (approximately 100,000 sq. ft.), however for the purpose of the 2026 Depreciation Report Update, Power Paving was the only contractor who provided cost and useful life input. The cost of the raw materials for pavement resurfacing is largely dependent on the price of Oil. In the Spring of 2026, the costs for pavement resurfacing are in the \$4.00 - \$4.50 per Sq. ft. The estimates below are based on a cost of \$4.25 per Sq. Ft. It should be noted that if resurfacing is delayed beyond the useful life of the existing pavement, you're no longer "resurfacing" as intended, but attempting to repair a structure that is already failing. That changes both performance and costs dramatically.

Some of the issues with delayed resurfacing (well beyond the pavement's useful life) include;

- Structural failure carries through the new surface,
- rapid deterioration of the new overlay,
- moisture intrusion and base damage

Delaying pavement roadway resurfacing often seems like a savings, but it usually backfires. A relatively low-cost overlay can turn into:

- full-depth reclamation
- base reconstruction

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- or in extreme cases, complete road rebuilding

The time estimates provided by Power Paving are only estimates at this time, however given the pavement was originally installed in 1996 / 30 years ago, the estimated resurfacing schedule provided by Power Paving seems reasonable. Kenny Hess with Power Paving was able to provide his expert opinion on the current condition of the pavement, and he suggested that we complete the resurfacing over the upcoming 5 years, as shown below.

Section A – 13,000 Sq. Ft. - This is a section of the roadway past the marina area towards Lot 24. This section requires resurfacing in the next 12-24 months.

2026 Estimate - \$55,250 Due – 2028

Section B – 15,625 Sq. Ft. - This is a section of the lower road from the marina area towards Lot 1. This section requires resurfacing in the next 24 – 36 months.

2026 Estimate - \$66,400 Due – 2029

Section C – 40,000 Sq. Ft. - This is a section of main road from the main entrance down to the bottom of the hill. This section requires resurfacing in the next 48 months.

2026 Estimate - \$170,000 Due - 2030

Section D – 28,000 Sq. Ft. - This is a section of upper road from the secondary entrance to the main road that services the upper Strata Lots. This section requires resurfacing in the next 60 months.

2026 Estimate - \$119,000 Due - 2031

Section E – 3,900 Sq. Ft. - This is the Marina Parking / Boat Launch. This section was patched in 2024 and would need to be assessed when Section D is being resurfaced. For planning purposes, we will assume that this section will need to be resurfaced in the next 60 months along with Section D.

2026 Estimate - \$16,575 Due – 2031

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Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Item Parameters - Full Detail

Pavement - Repair

Item Number	10
Type	Common Area
Category	Site Improvements
Measurement Basis	Allow.
Estimated Useful Life	5 Years
Basis Cost	\$ 6,000.00
Tracking	Logistical
Method	Fixed



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0010	07/01/2025	07/01/2030	4:00	5:00	1	6,000.00	7,019.15
						6,000.00	7,019.15

Comments

Reserve Description:

This component includes crack filling and pothole repairs of the paved roadways and parking surfaces.

Financial Analysis:

An ongoing practice of crack filling/sealing and pot hole repair every three years is recommended. In 2011 repairs were completed on the curved section at the bottom of the hill. In 2014 there were 11 spillways installed as well as concrete curbing installed and crack filling. Additional crack filling and repairs in 2015 & 2017. Some repaving and repairs were completed in 2025.

Potential Deterioration:

Over time, sunlight oxidizes the oils in asphalt, causing the asphalt to become brittle and develop cracks. Cracks in asphalt roadways provide a place for moisture to reach the pavement base and will ultimately lead to more extensive deterioration. Crack sealing is a maintenance method to repair construction joints, and longitudinal cracks in the roadway. Crack sealing is necessary to prevent water from entering the base of the roadway, which could require major reconstruction.

The Crack Sealing Process includes the following steps:

The cracks in the roadway may be cut out to a specified depth.

The workers will clean and dry the open roadway cracks with high-pressure air and heat.

A hot-pour crack sealant will be applied.

Sand will be placed over the sealant to reduce stickiness.

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Asphalt like most other materials exposed to the elements will begin to lose flexibility and, suffer from substrate erosion or be poorly applied. The result is that the surface sinks or cracks and allows water to penetrate. The result is that the product is now vulnerable to the damaging effects of freezing. Cracks will become larger and sections of asphalt will begin to de-laminate from the underlying base course or substrate. Winter snow removal will further damage the surface.

Condition Analysis:

Over the years cracks have been filled preventing excessive damage. There were no areas of sinking or heaving noted.

Deficiency Analysis:

A reserve will be provided to repair speed bumps, cracks and potholes etc every five years.

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Item Parameters - Full Detail

Playground Structure

Item Number	31
Type	Common Area
Category	Amenities
Measurement Basis	Allow.
Estimated Useful Life	10 Years
Basis Cost	\$ 5,000.00
Tracking	Logistical
Method	Adjusted



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0031	07/01/2019	07/01/2030	4:00	11:00	1	5,000.00	5,849.29
						5,000.00	5,849.29

Comments

Reserve Description:

This component includes the playground on the property.

Financial Analysis:

The playground structure has been maintained by the Strata (annual budget). Given its age, it is still in good condition.

Potential Deterioration:

Life span of these components is dependant on the use.

Condition Analysis:

There are wood components that have a life span and are expected to need replacement in 2030.

Deficiency Analysis:

\$5000 in 2027 for repairs / maintenance / staining seems reasonable.

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Item Parameters - Full Detail

RBC Building

Item Number	3
Type	Common Area
Category	Utility
Measurement Basis	Allow.
Estimated Useful Life	30 Years
Basis Cost	\$ 50,000.00
Tracking	Logistical
Method	One Time



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0003		06/01/2052	25:11	30:00	1	50,000.00	138,171.15
						50,000.00	138,171.15

Comments

Reserve Description:

WRB is treating Sewage (RBC) and Fresh Water (Chlorine Injection) in what may appear to be one building however, they are two separate buildings. The RBC building was replaced with a new Metal Prefab Building in 2022 and has a 30 year useful life and is expected to be replaced in 2052, as the roof needs to be removed so that the old RBC unit can be removed and the new RBC unit installed.

Financial Analysis:

This reserve is to provide for the replacement of the building components not covered under other components. Treatment building is a wood structure.

Building 15' wide x 30' long x 4' eave height

Building to be installed on a concrete curb

Site is Wild Rose Bay BC

Insulation values: R12 / R20 in walls & roof

Interior needs to be tough against corrosion (sewer gas / high humidity) – Potential barrier series or powder coating required

No flammable products can be used. Likely need to use Roxul insulation

Budget for the project is ~\$40,000.

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Potential Deterioration:

The highly corrosive environment may result in premature failures of doors, HVAC and lighting. The RBC building is a metal structure and would need to be replaced in approximately 30 years.

Financial Analysis:

In 2013 new fiberglass decking and aluminum fabricated stairs and railings were installed.

Condition Analysis:

The treatment building requires repairs internally as the division wall is rotten.

Deficiency Analysis:

A reserve has been provided for the replacement of the metal structure in 2052.

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Item Parameters - Full Detail

Storage Building - Repairs & Maintenance

Item Number	5
Type	Common Area
Category	Site Improvements
Measurement Basis	Allow.
Estimated Useful Life	50 Years
Basis Cost	\$ 5,000.00
Tracking	Logistical
Method	Adjusted



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-002-0005	07/01/2002	07/01/2032	6:00	30:00	1	5,000.00	5,000.00
920-001-0005	07/01/2002	07/01/2052	26:00	50:00	2	10,000.00	10,000.00
						15,000.00	15,000.00

Comments

Reserve Description:

The storage building measures 16' x 25' offering storage of equipment and tools utilized to maintain the property.

Financial Analysis:

Building components are primarily original.

Potential Deterioration:

The storage building will require repairs periodically such as replacement of shingles, painting of cladding.

Condition Analysis:

The storage building is in very good condition. Concrete foundation and floor, Hardie Board siding, and metal roof.

Deficiency Analysis:

An allowance has been provided for a new roof in 2052 and repairs/maintenance and painting in 2032.

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Item Parameters - Full Detail

Strata Common Property - Dangerous Trees

Item Number 70
Type Common Area
Category Site Improvements
Measurement Basis Allow.
Estimated Useful Life 2 Years
Basis Cost \$ 5,000.00
Tracking Logistical
Method Fixed



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0070	07/01/2024	07/01/2026	0:00	2:00	1	5,000.00	5,000.00
						5,000.00	5,000.00

Comments

Reserve Description:

The Strata is surrounded by dense forest. The Strata has employed contractors to remove dangerous trees on the property from time to time.

Cost \$2,500

Frequency - every three years

Last completed - 2023 - due in 2026.

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Item Parameters - Full Detail

Telecom Building

Item Number	63
Type	Common Area
Category	Utility
Measurement Basis	Allow.
Estimated Useful Life	30 Years
Basis Cost	\$ 10,000.00
Tracking	Logistical
Method	Adjusted



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0063	07/01/1998	07/01/2031	5:00	33:00	1	10,000.00	12,166.53
						10,000.00	12,166.53

Comments

Reserve Description:

The telecom building is currently in use by telephone (land lines) and internet (fiber optic) service providers.

Condition:

The telecom building is showing signs of wood rot in the bottom sections of the walls. These repairs should be completed in the next few years. \$10,000 in 2031.

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Item Parameters - Full Detail

Utility - Chlorine Inj/Elec Control Building

Item Number	64
Type	Common Area
Category	Utility
Measurement Basis	Allow.
Estimated Useful Life	50 Years
Basis Cost	\$ 10,000.00
Tracking	Logistical
Method	Adjusted



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0064	07/01/1998	07/01/2052	26:00	54:00	3	30,000.00	83,174.09
920-002-0064	07/01/1998	07/01/2028	2:00	30:00	1	10,000.00	10,816.00
						40,000.00	93,990.09

Comments

Reserve Description:

WRB is treating Sewage (RBC) and Fresh Water (Chlorine Injection) in what may appear to be one building however, they are two separate buildings. The RBC building was replaced with a new Metal Prefab Building in 2022 and has a 30 year useful life and is expected to be replaced in 2052, as the roof needs to be removed so that the old RBC unit can be removed and the new RBC unit installed.

Financial Analysis:

This building is original to the strata (30 years) and is wood construction with a flat roof.

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Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future



Potential Deterioration:

The two entry doors (entry door into the Chlorine Injection section of this building and the entry door in the electrical control) Both entry doors show signs of wood rot and should be replaced in the upcoming years. Also the common wall / dividing wall between the RBC Building and the Chlorine Injection / Electrical Control Building is also showing signs of wood rot and in need for repairs.

Financial Analysis:

In 2013 new fiberglass decking and aluminum fabricated stairs and railings were installed.

Condition Analysis:

Repairs – 2028/2029 \$10,000 - Replace doors and division wall.

Building Useful Life – 26 years remains (replace in 2052) Cost - \$30,000 (2026 dollars)

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Item Parameters - Full Detail

Utility - Chlorine Injection Lines

Item Number	65
Type	Common Area
Category	Utility
Measurement Basis	Allow.
Estimated Useful Life	10 Years
Basis Cost	\$ 3,000.00
Tracking	Logistical
Method	Fixed



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0065	07/01/2024	07/01/2034	8:00	10:00	1	3,000.00	4,105.71
						3,000.00	4,105.71

Comments

Reserve Description:

This component includes the two prominent Gala hypochlorite pumps that inject a chlorine solution into the water supply lines on their way to the concrete reservoir. An auto analyzer is integral to the pump. The Chlorine Injection Pumps / Monitoring has 3 components that have a useful life and require replacement.

- A - Chlorine Pumps
- B - Chlorine Injection Lines
- C - Chlorine Injection Quill

Financial Analysis:

Injection lines were installed new in 2024.

Potential Deterioration:

Life span of these components are estimated at:

- Pumps 10 years
- Line 10-15 years
- Quill 5-7 years

Components are beyond expected life span and spares should be purchased to keep on hand.

Condition Analysis:

The equipment is fully operational and there are no indications of a premature failure.

Deficiency Analysis:

A reserve has been provided for the repair and replacement of these items as they are required.

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Item Parameters - Full Detail

Utility - Chlorine Injection Quill Maintenance

Item Number	67
Type	Common Area
Category	Utility
Measurement Basis	Allow.
Estimated Useful Life	2 Years
Basis Cost	\$ 2,300.00
Tracking	Logistical
Method	Fixed



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0067	04/01/2026	04/01/2028	1:09	2:00	1	2,300.00	2,463.41
						2,300.00	2,463.41

Comments

Reserve Description:

This component includes the two prominent Gala hypochlorite pumps that inject a chlorine solution into the water supply lines on their way to the concrete reservoir. An auto analyzer is integral to the pump. The Chlorine Injection Pumps / Monitoring has 3 components that have a useful life and require replacement.

Chlorine is injected into the water system through an injection quill located in the Chlorine Injection Vault.

- A - Chlorine Pumps
- B - Chlorine Injection Lines
- C - Chlorine Injection Quill

Financial Analysis:

Service was completed in spring 2026 and due again in 2028.

Potential Deterioration:

Life span of these components are estimated at:

- Pumps 10 years
- Line 10-15 years
- Quill 5-7 years

Components are beyond expected life span and spares should be purchased to keep on hand.

Condition Analysis:

The equipment is fully operational and there are no indications of a premature failure.

Deficiency Analysis:

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

A reserve has been provided for the repair and replacement of these items as they are required.

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Item Parameters - Full Detail

Utility - Chlorine Injection Quill Replacement

Item Number	66
Type	Common Area
Category	Utility
Measurement Basis	Allow.
Estimated Useful Life	7 Years
Basis Cost	\$ 5,000.00
Tracking	Logistical
Method	Fixed



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0066	07/01/2024	07/01/2031	5:00	7:00	1	5,000.00	6,083.26
						5,000.00	6,083.26

Comments

Reserve Description:

This component includes the two prominent Gala hypochlorite pumps that inject a chlorine solution into the water supply lines on their way to the concrete reservoir. An auto analyzer is integral to the pump. The Chlorine Injection Pumps / Monitoring has 3 components that have a useful life and require replacement.

Chlorine is injected into the water system through an injection quill located in the Chlorine Injection Vault.

- A - Chlorine Pumps
- B - Chlorine Injection Lines
- C - Chlorine Injection Quill

Financial Analysis:

A new Chlorine Injection Quill was installed in 2024.

Potential Deterioration:

Life span of these components are estimated at:

- Pumps 10 years
- Line 10-15 years
- Quill 5-7 years

Components are beyond expected life span and spares should be purchased to keep on hand.

Condition Analysis:

The equipment is fully operational and there are no indications of a premature failure.

Deficiency Analysis:

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Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

A reserve has been provided for the repair and replacement of these items as they are required.

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Item Parameters - Full Detail

Utility - Chlorine Pumps

Item Number	13
Type	Common Area
Category	Utility
Measurement Basis	Allow.
Estimated Useful Life	10 Years
Basis Cost	\$ 5,000.00
Tracking	Logistical
Method	Adjusted



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0013	07/01/2015	07/01/2026	0:00	11:00	2	10,000.00	10,000.00
						10,000.00	10,000.00

Comments

Reserve Description:

This component includes the two prominent Gala hypochlorite pumps that inject a chlorine solution into the water supply lines on their way to the concrete reservoir. An auto analyzer is integral to the pump. The Chlorine Injection Pumps / Monitoring has 3 components that have a useful life and require replacement.

- A - Chlorine Pumps
- B - Chlorine Injection Lines
- C - Chlorine Injection Quill

Financial Analysis:

There are two pumps.

Potential Deterioration:

Life span of these components are estimated at:

- Pumps 10 years
- Line 10-15 years
- Quill 5-7 years

Components are beyond expected life span and spares should be purchased to keep on hand.

Condition Analysis:

The equipment is fully operational and there are no indications of a premature failure.

Deficiency Analysis:

A reserve has been provided for the repair and replacement of these items as they are required. An allowance has been provided for the purchase of a replacement pump in 2026.

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Item Parameters - Full Detail

Utility - Control Systems / SKADA Upgrade

Item Number	14
Type	Common Area
Category	Utility
Measurement Basis	Allow.
Estimated Useful Life	30 Years
Basis Cost	\$ 10,000.00
Tracking	Logistical
Method	Adjusted



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0014	07/01/2012	07/01/2030	4:00	18:00	1	10,000.00	11,698.59
						10,000.00	11,698.59

Comments

Reserve Description:

This component includes a single AB MicroLogix 1400 PLC device able to control functions need at the treatment plant including various sensors and controllers.

A SKADA System should be added to the control system to enable remote operation of the Utility System(s). A few Strata owners have some expertise in this area and we believe the SKADA System can be added at a reduced cost.

Cost - \$10,000

2028

Useful Life 30 years.

Financial Analysis:

Control systems were upgraded in 2012. As for the control boxes themselves, this is not the type of equipment that requires replacement at fixed intervals but on an "as needed basis". For the purpose of the DR update, we can simply have the SKADA upgrade included. The plan would be to reassess the Control System in 2030 / 2031 when the D.R. update is due again.

The alarm system we currently have is simply a band aid solution until a point in time where we can have full remote operation and alarms (SKADA System) in place.

Potential Deterioration:

Life span of these components is estimated at 30 years.

Condition Analysis:

We fully anticipate that a SKADA system will provide some cost savings to the Strata as the Water & Sewage Contractor will be able to operate the systems remotely and save the time to drive to /from the Strata for simple operational changes or in the event of an alarm.

Deficiency Analysis:

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

A reserve has been provided for the repair and replacement of these items as they are required.

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Item Parameters - Full Detail

Utility - Effluent Irrigation System Maintenance

Item Number	15
Type	Common Area
Category	Utility
Measurement Basis	Allow.
Estimated Useful Life	30 Years
Basis Cost	\$ 5,000.00
Tracking	Logistical
Method	Fixed



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0015	06/01/2026	06/01/2056	29:11	30:00	1	5,000.00	16,164.07
						5,000.00	16,164.07

Comments

Reserve Description:

This component includes the effluent irrigation system is located on land owned by four individual families (who are currently also strata lot owners at WRB). The strata has secured use of this adjacent land for effluent irrigation by registered easement. The spray pipe works is located on the adjacent parcel. The equipment consists of a Goulds 15 HP submersible irrigation pump (Model SL-150L15), frame and winch to lower/raise the pump, controls, standard grade plastic pipe and residential irrigation heads.

The Irrigation system includes plastic lines and 122 Irrigation Nozzles located on land owned by 4 individual families (who are currently also strata lot owners at WRB). The spray irrigation heads are not overly expensive and they are replaced on an as needed basis with costs coded to the annual budget.

Financial Analysis:

The pump, motor and control box were replaced in 2002 and the pump again in 2022.

System Pressure Test (as required by IH)

Frequency - 5 years

Cost - \$3,000

Pressure test will be performed in 2026

Repairs are required to the current effluent irrigation pump. The pump is not currently properly supported in the lagoon and if the pump support is not repaired, the lagoon liner could be damaged leading to a costly liner repair.

Effluent Irrigation Pump Support Repair - \$5000

Frequency - 30 years

Will be repaired in 2026

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Potential Deterioration:

Life span of these components is estimated at 20 years.

Condition Analysis:

The lagoon pump is lying on the liner and is no longer in the pipe and needs to be raised off the liner system. This matter should be revisited to fix deficiencies.

Deficiency Analysis:

The reserve is primarily for the replacement of the pump and controls.

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Item Parameters - Full Detail

Utility - Effluent Irrigation System Maintenance

Item Number	68
Type	Common Area
Category	Utility
Measurement Basis	Allow.
Estimated Useful Life	5 Years
Basis Cost	\$ 5,000.00
Tracking	Logistical
Method	Fixed



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0068	06/01/2026	06/01/2031	4:11	5:00	1	5,000.00	6,063.41
						5,000.00	6,063.41

Comments

Reserve Description:

This component includes the effluent irrigation system is located on land owned by four individual families (who are currently also strata lot owners at WRB). The strata has secured use of this adjacent land for effluent irrigation by registered easement. The spray pipe works is located on the adjacent parcel. The equipment consists of a Goulds 15 HP submersible irrigation pump (Model SL-150L15), frame and winch to lower/raise the pump, controls, standard grade plastic pipe and residential irrigation heads.

The Irrigation system includes plastic lines and 122 Irrigation Nozzles located on land owned by 4 individual families (who are currently also strata lot owners at WRB). The spray irrigation heads are not overly expensive and they are replaced on an as needed basis with costs coded to the annual budget.

Financial Analysis:

The pump, motor and control box were replaced in 2002 and the pump again in 2022.

System Pressure Test (as required by IH)

Frequency - 5 years

Cost - \$3,000

Pressure test will be performed in 2026

Repairs are required to the current effluent irrigation pump. The pump is not currently properly supported in the lagoon and if the pump support is not repaired, the lagoon liner could be damaged leading to a costly liner repair.

Effluent Irrigation Pump Support Repair - \$5000

Frequency - 30 years

Will be repaired in 2026

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Potential Deterioration:

Life span of these components is estimated at 20 years.

Condition Analysis:

The lagoon pump is lying on the liner and is no longer in the pipe and needs to be raised off the liner system. This matter should be revisited to fix deficiencies.

Deficiency Analysis:

The reserve is primarily for the replacement of the pump and controls.

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Item Parameters - Full Detail

Utility - Effluent Lift Pumps A & B

Item Number	50
Type	Common Area
Category	Utility
Measurement Basis	Allow.
Estimated Useful Life	10 Years
Basis Cost	\$ 13,500.00
Tracking	Logistical
Method	Adjusted



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-002-0050	07/01/2025	07/01/2035	9:00	10:00	1	13,500.00	19,214.71
920-001-0050	07/01/2025	07/01/2029	3:00	4:00	1	13,500.00	15,185.66
						27,000.00	34,400.37

Comments

Reserve Description:

The effluent lift pumps move the effluent through a sewage pipe system from the WWTP to the Sewage Lagoon located across Eagle Bay Road on Lot 1 (boat trailer storage area).

The pumps work on a demand basis (float activated) alternating between Pump A & Pump B for each duty cycle. A new Stainless Steel piping manifold was installed in 2025.

Financial Analysis:

Pump A was replaced in 2025. Pump B is performing at 75% rated capacity and will most likely require replacement in 3 years (2029). The Strata currently has a NEW Spare effluent lift pump on site.

Pump \$8,000
CK valve \$2,700
Install \$2,500

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Item Parameters - Full Detail

Utility - Effluent Magnetic Flow Meter

Item Number	51
Type	Common Area
Category	Utility
Measurement Basis	Allow.
Estimated Useful Life	20 Years
Basis Cost	\$ 8,000.00
Tracking	Logistical
Method	Fixed



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0051	07/01/2022	07/01/2042	16:00	20:00	1	8,000.00	14,983.85
						8,000.00	14,983.85

Comments

Reserve Description:

The flow meter is a Siemens 5000 Series Magnetic Flow Meter which was installed new in 2025. This is the identical make, model, and size used for the Fresh Water System Flow Meter. The flow meter measures both volume and flow and is required as per MOE (BC Ministry of Environment) regulatory requirements.

Financial Analysis:

Today's replacement cost is estimated at \$8,000 and useful life is estimated at 20 years and was replaced in 2022.

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Item Parameters - Full Detail

Utility - Effluent Pond Fence

Item Number	6
Type	Common Area
Category	Site Improvements
Measurement Basis	Allow.
Estimated Useful Life	5 Years
Basis Cost	\$ 4,000.00
Tracking	Logistical
Method	Fixed



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0006	07/01/2025	07/01/2030	4:00	5:00	1	4,000.00	4,679.43
						4,000.00	4,679.43

Comments

Reserve Description:

This component includes the perimeter woven wire fencing surrounding the effluent pond. The fencing is attached to wooden poles. The fencing prevents wildlife intrusion.

Financial Analysis:

Expenditures on this component have been minimal.

Potential Deterioration:

Wooden poles will eventually deteriorate over time and fencing may become damaged due to impact or vandalism.

Condition Analysis:

Fencing is in overall in good condition.

Deficiency Analysis:

A reserve has been provided for periodic Fence Post Replacement & Fence Repairs every 5 years.

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Item Parameters - Full Detail

Utility - Effluent Pond Liner

Item Number	16
Type	Common Area
Category	Utility
Measurement Basis	Allow.
Estimated Useful Life	30 Years
Basis Cost	\$ 280,000.00
Tracking	Logistical
Method	Fixed



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0016	07/01/2008	07/01/2038	12:00	30:00	1	280,000.00	448,289.02
						280,000.00	448,289.02

Comments

Reserve Description:

This component includes the High Density Polyethylene 60 mil smooth geomembrane liner.

Financial Analysis:

A new liner was installed in 2008.

Potential Deterioration:

Mid-life there may be significant solids build up on the surface of the liner which may affect the operation of SWWS. This may result in the need to drain the pond and removal of the solids. Life span of the liner is estimated at 30 years. A new liner could be installed on top of the existing liner to reduce costs.

Condition Analysis:

The liner is fully operational and there are no indications of a premature failure.

Deficiency Analysis:

A reserve has been provided for the replacement of the liner in 2032. A quote was provided by Layfield Canda LTD. in the amount of \$141,730. This has been increased to \$190,000 to allow for items not covered in the quote and considerations for weather delays. An additional \$90,000 has been allocated to cover the costs of Dredge and Dewatering of the lagoon.

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Item Parameters - Full Detail

Utility - Effluent Sewage Lagoon Skimmer

Item Number	40
Type	Common Area
Category	Utility
Measurement Basis	Allow.
Estimated Useful Life	20 Years
Basis Cost	\$ 2,000.00
Tracking	Logistical
Method	Fixed



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0040	07/01/2016	07/01/2036	10:00	20:00	1	2,000.00	2,960.49
						2,000.00	2,960.49

Comments

Reserve Description:

The Sewage Lagoon "Aeration System" which was installed in the summer of 2025 (new). The purpose of the Aeration System is to assist in the control of Duck Weed in the sewage lagoon.

In addition, the Strata is currently undertaking a process to design and build a "skimmer system" to remove duck weed from the lagoon. The Skimmer System will include a tank with a screen and some piping. The cost will be less than \$500 as it is being undertaken by Strata Owners (volunteers) and the Strata Caretaker. It is expected to be operational in the Spring of 2026.

The Skimmer System also includes a Gasoline Powered 2" Water Thrash Pump. This pump was purchased by the Strata several years ago but was not included in the past D.R.s. The pump serves dual purposes and is currently used for the "Ground Water Syphon" system which removes ground water which accumulates under the Effluent Sewage Lagoon Liner from time to time during spring run off or during period of extended heavy rainfall.

Financial Analysis:

The cost of a replacement pump is \$1500 in 2026. The current pump is approximately 10 years old. Expected life of a new pump is 20 years (based on limited use by the strata - currently 20 - 50 hours per year).

The Strata Caretaker has constructed a small wooden enclosure with Metal roof to house the pump and associated pump connection points for both the skimmer system and the ground water syphon systems. The costs of the enclosure in 2026 will be \$500 and the expected life of the enclosure is 30 years.

Potential Deterioration:

A reserve every 20 years has been provided.

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Condition Analysis:

The equipment is newer fully operational.

Deficiency Analysis:

The reserve is primarily for the replacement of this system as required.

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Item Parameters - Full Detail

Utility - Effluent Chlorine Injection System

Item Number	38
Type	Common Area
Category	Utility
Measurement Basis	Allow.
Estimated Useful Life	30 Years
Basis Cost	\$ 2,500.00
Tracking	Logistical
Method	Fixed



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0038	07/01/2025	07/01/2055	29:00	30:00	1	2,500.00	7,796.63
						2,500.00	7,796.63

Comments

Reserve Description:

The system is to be installed in the current year as required by the MOE. The Chlorine Injection System includes a Pump which is the same Type, Brand, and Model as those used for the fresh / potable drinking water system for the Strata. The cost is the same as the other Chlorine injection pumps at WRB; however, the life expectancy may be longer as the effluent chlorine injection system only operates 20 - 40 days annually.

The Effluent Chlorine Injection Pump is housed in a plastic shed type of enclosure located near the Effluent Irrigation Pump. The shed was purchased from Costco for approximately \$500 5ft W X 2ft D X 6 ft H and is anticipated to have a 30 year life.

Financial Analysis:

The system is NEW for 2025, as required by the MOE.

Potential Deterioration:

Life span of these components is estimated at 30 years.

Condition Analysis:

The equipment is newer fully operational.

Deficiency Analysis:

The reserve is primarily for the replacement of this system as required.

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Item Parameters - Full Detail

Utility - Effluent Irrigation - Vegetation Control

Item Number	37
Type	Common Area
Category	Utility
Measurement Basis	Allow.
Estimated Useful Life	2 Years
Basis Cost	\$ 2,500.00
Tracking	Logistical
Method	Adjusted



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0037	07/01/2022	07/01/2026	0:00	4:00	1	2,500.00	2,500.00
						2,500.00	2,500.00

Comments

Reserve Description:



There is a requirement for Vegetation Control in and around the spray as per the design requirements of the Effluent Irrigation System and MOE regulations. This Vegetation Control had largely been overlooked by the Strata until 2022 at which time and extensive Vegetation Control process was undertaken which was completed by "slashing" and clearing trees and underbrush that had grown in the areas of the spray heads thereby negatively affecting the effectiveness of the Effluent Irrigation Process.

Financial Analysis:

The cost to complete the Vegetation Control in 2022 was \$6,000.00. The Strata Caretaker suggested that the Vegetation Control process should be completed on a more regular basis.

Potential Deterioration:

To prevent over-growth it is recommended the vegetation control occur every two years.

Condition Analysis:

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

The equipment is fully operational and there are no indications of a premature failure.

Deficiency Analysis:

A reserve has been provided every two years.

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Item Parameters - Full Detail

Utility - Effluent Irrigation Flow Meter

Item Number	39
Type	Common Area
Category	Utility
Measurement Basis	Allow.
Estimated Useful Life	3 Years
Basis Cost	\$ 1,000.00
Tracking	Logistical
Method	Fixed



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0039	07/01/2023	07/01/2026	0:00	3:00	1	1,000.00	1,000.00
						1,000.00	1,000.00

Comments

Reserve Description:

This system was NEW for 2023, as required by the MOE. The Flow Meter cost was \$1,000. Expected life is 3 years.

Financial Analysis:

The system is NEW for 2023, as required by the MOE.

Potential Deterioration:

Life span of these components is estimated at 3 years.

Condition Analysis:

The equipment is newer fully operational.

Deficiency Analysis:

The reserve is primarily for the replacement of this system as required.

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Item Parameters - Full Detail

Utility - Emergency Generator

Item Number	36
Type	Common Area
Category	Utility
Measurement Basis	Allow.
Estimated Useful Life	35 Years
Basis Cost	\$ 42,000.00
Tracking	Logistical
Method	Fixed



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0036	07/01/2023	07/01/2058	32:00	35:00	1	42,000.00	147,338.47
						42,000.00	147,338.47

Comments

Reserve Description:

WRB added an Emergency Generator (Genset) in the late spring of 2023. The Emergency Generator is located near the Water Treatment / Sewage Treatment Building. The purpose of the Emergency Generator is to provide power to the Sewage Plant in the event of power outage from BC Hydro.

RD048 - 48KW Single Phase - 120/240 VAC Genset - C/W Subbase Fuel tank:
\$38,000 CAD - installation additional cost

It was determined that when we have a power outage at WRB, the sewage holding tanks located in the Sewage Treatment Building can fill up quickly and if we have a large number of residents at WRB using the sewage system, there is a chance of the tanks overflowing and having raw sewage enter Shuswap Lake. The Strata would be liable if the tanks overflowed and raw sewage flowed into Shuswap Lake. In order to reduce the Strata's potential liability of such an event taking place, the Strata installed an Emergency Generator to provide power to the Sewage Plant during a power outage. The Generator installation included an automatic transfer switch system to sense the power outage and switch from BC Hydro to the Generator, and vice versa, as required.

Financial Analysis:

The generator was installed in July 2023. Annual maintenance of the generator is allocated Utility - Emergency Generator Maintenance item.

Parts, Labor, Travel Limited Warranty Extension from CITY ELECTRIC SUPPLY CO. for automatic standby generator. Generac Power Systems brands are designed to provide a reliable solution to the inconvenience and safety concerns associated with unexpected power outages. The Limited Warranty Extension has been registered as follows:

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Name: NAM CHUCK
ADDRESS: 6421 EAGLE BAY ROAD
EAGLE BAY, BC V0E 1T0
AUTH. CODE: 0040947510

MAINTENANCE CONTRACT: TOTAL POWER, Kamloops

Potential Deterioration:

The life expectancy of the Emergency Generator is 35 years, and for the purposes of the Depreciation Report, we will assume the start date (start of life) of the Emergency Generator was July 01, 2023.

Condition Analysis:

The equipment is fully operational and there are no indications of a premature failure.

Deficiency Analysis:

A reserve has been provided for the repair and replacement of these items as they are required.

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Item Parameters - Full Detail

Utility - Emergency Generator 10 yr Insp. Sch. C

Item Number	57
Type	Common Area
Category	Utility
Measurement Basis	Allow.
Estimated Useful Life	10 Years
Basis Cost	\$ 5,000.00
Tracking	Logistical
Method	Fixed



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0057	07/01/2023	07/01/2033	7:00	10:00	1	5,000.00	6,579.66
						5,000.00	6,579.66

Comments

Reserve Description:

This item is to cover the cost of a specific maintenance function (Schedule C Maintenance).

WRB added an Emergency Generator (Genset) in the late spring of 2023. The Emergency Generator is located near the Water Treatment / Sewage Treatment Building. The purpose of the Emergency Generator is to provide power to the Sewage Plant in the event of power outage from BC Hydro.

RD048 - 48kW Single Phase - 120/240 VAC Genset - C/W Subbase Fuel tank:
\$38,000 CAD - installation additional cost

It was determined that when we have a power outage at WRB, the sewage holding tanks located in the Sewage Treatment Building can fill up quickly and if we have a large number of residents at WRB using the sewage system, there is a chance of the tanks overflowing and having raw sewage enter Shuswap Lake. The Strata would be liable if the tanks overflowed and raw sewage flowed into Shuswap Lake. In order to reduce the Strata's potential liability of such an event taking place, the Strata installed an Emergency Generator to provide power to the Sewage Plant during a power outage. The Generator installation included an automatic transfer switch system to sense the power outage and switch from BC Hydro to the Generator, and vice versa, as required.

Financial Analysis:

Annual Inspection includes 1 hour load test & oil change and 1 hour load test only ever second year. An additional 10 year inspection and maintenance by Total Power estimated cost at \$5,000.

Potential Deterioration:

The life expectancy of the Emergency Generator is 35 years, and for the purposes of the Depreciation Report, we will assume the start date (start of life) of the Emergency

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Generator was July 01, 2023.

Condition Analysis:

The equipment is fully operational and there are no indications of a premature failure.

Deficiency Analysis:

A reserve has been provided for the repair and replacement of these items as they are required.

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Item Parameters - Full Detail

Utility - Emergency Generator Maintenance Sch. A

Item Number	56
Type	Common Area
Category	Utility
Measurement Basis	Allow.
Estimated Useful Life	2 Years
Basis Cost	\$ 1,436.50
Tracking	Logistical
Method	Fixed



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0056	07/01/2025	07/01/2027	1:00	2:00	1	1,436.50	1,493.96
						1,436.50	1,493.96

Comments

Reserve Description:

This item is to cover the cost of a specific maintenance function (Schedule A Maintenance).

WRB added an Emergency Generator (Genset) in the late spring of 2023. The Emergency Generator is located near the Water Treatment / Sewage Treatment Building. The purpose of the Emergency Generator is to provide power to the Sewage Plant in the event of power outage from BC Hydro.

RD048 - 48kW Single Phase - 120/240 VAC Genset - C/W Subbase Fuel tank:
\$38,000 CAD - installation additional cost

It was determined that when we have a power outage at WRB, the sewage holding tanks located in the Sewage Treatment Building can fill up quickly and if we have a large number of residents at WRB using the sewage system, there is a chance of the tanks overflowing and having raw sewage enter Shuswap Lake. The Strata would be liable if the tanks overflowed and raw sewage flowed into Shuswap Lake. In order to reduce the Strata's potential liability of such an event taking place, the Strata installed an Emergency Generator to provide power to the Sewage Plant during a power outage. The Generator installation included an automatic transfer switch system to sense the power outage and switch from BC Hydro to the Generator, and vice versa, as required.

Warranty Extension has been registered as follows:

Name: NAM CHUCK
ADDRESS: 6421 EAGLE BAY ROAD
EAGLE BAY, BC V0E 1T0
AUTH. CODE: 0040947510

MAINTENANCE CONTRACT: TOTAL POWER, Kamloops

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

The 10-year warranty is only valid if you follow the required maintenance schedule and keep proof. Generac explicitly states this as a condition of coverage. Schedule A = \$1,500, Schedule B = \$2,500, Schedule C = \$5,000 @ 1,000 hours or 10 years recommended. Page 37 of the manual FYI to date hours the generator has operated and if calculated over 10 years would be 504 hours. 30 months/126 hours to date = 4.2 hours per month x 10 years = 504 hours less than 100 hours but fluids will still need to be changed.

Financial Analysis:

Annual Inspection includes 1 hour load test & oil change and 1 hour load test only ever second year.

Potential Deterioration:

The life expectancy of the Emergency Generator is 35 years, and for the purposes of the Depreciation Report, we will assume the start date (start of life) of the Emergency Generator was July 01, 2023.

Condition Analysis:

The equipment is fully operational and there are no indications of a premature failure.

Deficiency Analysis:

A reserve has been provided for the repair and replacement of these items as they are required.

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Item Parameters - Full Detail

Utility - Emergency Generator Maintenance Sch. B

Item Number	55
Type	Common Area
Category	Utility
Measurement Basis	Allow.
Estimated Useful Life	2 Years
Basis Cost	\$ 2,011.92
Tracking	Logistical
Method	Fixed



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0055	07/01/2024	07/01/2026	0:00	2:00	1	2,011.92	2,011.92
						2,011.92	2,011.92

Comments

Reserve Description:

This item is to cover the cost of a specific maintenance function (Schedule B Maintenance).

WRB added an Emergency Generator (Genset) in the late spring of 2023. The Emergency Generator is located near the Water Treatment / Sewage Treatment Building. The purpose of the Emergency Generator is to provide power to the Sewage Plant in the event of power outage from BC Hydro.

RD048 - 48kW Single Phase - 120/240 VAC Genset - C/W Subbase Fuel tank:
\$38,000 CAD - installation additional cost

It was determined that when we have a power outage at WRB, the sewage holding tanks located in the Sewage Treatment Building can fill up quickly and if we have a large number of residents at WRB using the sewage system, there is a chance of the tanks overflowing and having raw sewage enter Shuswap Lake. The Strata would be liable if the tanks overflowed and raw sewage flowed into Shuswap Lake. In order to reduce the Strata's potential liability of such an event taking place, the Strata installed an Emergency Generator to provide power to the Sewage Plant during a power outage. The Generator installation included an automatic transfer switch system to sense the power outage and switch from BC Hydro to the Generator, and vice versa, as required.

Warranty Extension has been registered as follows:

Name: NAM CHUCK
ADDRESS: 6421 EAGLE BAY ROAD
EAGLE BAY, BC V0E 1T0
AUTH. CODE: 0040947510

MAINTENANCE CONTRACT: TOTAL POWER, Kamloops

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

The 10-year warranty is only valid if you follow the required maintenance schedule and keep proof. Generac explicitly states this as a condition of coverage. Schedule A = \$1,500, Schedule B = \$2,500, Schedule C = \$5,000 @ 1,000 hours or 10 years recommended. Page 37 of the manual FYI to date hours the generator has operated and if calculated over 10 years would be 504 hours. 30 months/126 hours to date = 4.2 hours per month x 10 years = 504 hours less than 100 hours but fluids will still need to be changed.

Financial Analysis:

Annual Inspection includes 1 hour load test & oil change and 1 hour load test only ever second year.

Potential Deterioration:

The life expectancy of the Emergency Generator is 35 years, and for the purposes of the Depreciation Report, we will assume the start date (start of life) of the Emergency Generator was July 01, 2023.

Condition Analysis:

The equipment is fully operational and there are no indications of a premature failure.

Deficiency Analysis:

A reserve has been provided for the repair and replacement of these items as they are required.

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Item Parameters - Full Detail

Utility - Lagoon Aeration System

Item Number	58
Type	Common Area
Category	Utility
Measurement Basis	Allow.
Estimated Useful Life	6 Years
Basis Cost	\$ 5,000.00
Tracking	Logistical
Method	Fixed



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-002-0058	07/01/2021	07/01/2027	1:00	6:00	1	5,000.00	5,200.00
920-001-0058	07/01/2025	07/01/2031	5:00	6:00	1	5,000.00	6,083.26
						10,000.00	11,283.26

Comments

Reserve Description:

WRB Lagoon Aeration System
Purchased July 2024
Cost \$6693.40 (see attached invoice)
Installed August 2025
Useful Life 5-7 years

Picture of the Lagoon was taken after the 3 units were installed in August 2025. Notice the 3 rings of clear water, the Aeration Units are installed in these areas.

This was phase one of a two phase system. This system needs to be duplicated going from 3 heads currently operational to 6 aeration heads. These should be installed in 2027.

Maintenance:

Can-Air diffusers require minimal maintenance. For optimal performance, Pond Pro recommends diffusers to be rebuilt every 5-7 years.

How to tell if your diffuser needs a rebuild?

- It has been over 5 years since it was installed.
- Large bubbles are produced by the diffuser.
- The diffuser appears weaker in performance.

Contacts: Pond Pro, Camrose AB. sales@pondpro.ca 1-855-414-7663

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Item Parameters - Full Detail

Utility - PRV Inspection & Maintenance

Item Number	59
Type	Common Area
Category	Utility
Measurement Basis	Allow.
Estimated Useful Life	2 Years
Basis Cost	\$ 6,000.00
Tracking	Logistical
Method	Fixed



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0059	07/01/2025	07/01/2027	1:00	2:00	1	6,000.00	6,240.00
						6,000.00	6,240.00

Comments

Reserve Description:

This item includes the inspection and maintenance of the Pressure Reducing Valves (PRV) which is to be conducted every two years.

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Item Parameters - Full Detail

Utility - RBC Assembly

Item Number	33
Type	Common Area
Category	Utility
Measurement Basis	Allow.
Estimated Useful Life	30 Years
Basis Cost	\$ 360,000.00
Tracking	Logistical
Method	Fixed



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0033	07/01/2022	07/01/2052	26:00	30:00	1	360,000.00	998,089.12
						360,000.00	998,089.12

Comments

Reserve Description:

This component includes the refurbishment of the Rotating Biological Contact Filter (RBC). The RBC is the main component of the waste water treatment system. The original unit was removed and lightly refurbished and considered a functional spare to be installed in the event of a catastrophic failure.

Financial Analysis:

The refurbished RBC assembly is not considered a full replacement and does not negate the CRF "half-life" permit requirement.

Potential Deterioration:

The metal shaft supporting the RBC will inevitably fail. The stress on the RBC is a function of the amount of solids in the treatment plant which is determined by the occupancy of the development. WRB is seasonally occupied and while the normal life span is expected to be 20 years this may be extended somewhat.

Condition Analysis:

The RBC assembly was replaced in 2022 which included the RBC Drum, Gear Drive Box, Drive Motor, Main Bearings and Drive Shaft.

Deficiency Analysis:

A reserve has been provided for the repair and replacement of these items as they are required.

For reference 2022 dollars:

- 1 - BC16RBC Module including rotor and biozone \$318,955
- 2 - R16 rotor only, no biozone \$273,955

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Item Parameters - Full Detail

Utility - RBC Bearing Service

Item Number	46
Type	Common Area
Category	Utility
Measurement Basis	Allow.
Estimated Useful Life	2 Years
Basis Cost	\$ 2,200.00
Tracking	Logistical
Method	Fixed



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0046	07/01/2024	07/01/2026	0:00	2:00	1	2,200.00	2,200.00
						2,200.00	2,200.00

Comments

Reserve Description:

A new RBC Gear Drive Box was installed in 2022 in conjunction with the installation of the new RBC Drum Assembly.



Financial Analysis:

The Strata adheres to a strict preventative maintenance program for the RBC Gear Drive Box. We currently have a service contract with Gordon Russel to provide Inspection, Oil

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

changes, Oil Analysis, on a regular basis. Service Frequency - 2 years.

8023 Webster Road

Delta, BC V4G 1E4

Phone: (604) 940-1627 Fax: (604) 940-1046

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Item Parameters - Full Detail

Utility - RBC Building

Item Number	18
Type	Common Area
Category	Utility
Measurement Basis	Allow.
Estimated Useful Life	30 Years
Basis Cost	\$ 70,000.00
Tracking	Logistical
Method	Fixed



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0018	06/01/2022	06/01/2052	25:11	30:00	1	70,000.00	193,439.61
						70,000.00	193,439.61

Comments

Reserve Description:

The Strata removed the original RBC Building in 2022 in conjunction with the installation of a new RBC Assembly. The new building is a metal building which houses the RBC Drum and Tanks (WWTP).

The Chlorine Injection and RBC Control Section of the building remain wood frame with a flat roof design from the original installation.

Financial Analysis:

Today's cost is estimated at \$70,000 and useful life is estimated at 30 years.

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Item Parameters - Full Detail

Utility - RBC Drive Motor

Item Number	47
Type	Common Area
Category	Utility
Measurement Basis	Allow.
Estimated Useful Life	20 Years
Basis Cost	\$ 2,500.00
Tracking	Logistical
Method	Fixed



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0047	07/01/2024	07/01/2044	18:00	20:00	1	2,500.00	5,064.54
						2,500.00	5,064.54

Comments

Reserve Description:

A new RBC Drive Motor was installed in Q1 2024. WRB also has a NEW Spare drive motor on-site. In addition, WRB also has an older Spare Drive motor (non-refurbished) on site.

Mac Custom Motor 1.5 HP 1800 56HV TEFC VERT Gear Reducer MTR XP

Financial Analysis:

Today's cost is estimated at \$2,500 and useful life is estimated at 20 years.

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Item Parameters - Full Detail

Utility - Sewage Collection Lines & Seals

Item Number	54
Type	Common Area
Category	Utility
Measurement Basis	Allow.
Estimated Useful Life	5 Years
Basis Cost	\$ 25,000.00
Tracking	Logistical
Method	Adjusted



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0054	07/01/2021	07/01/2026	0:00	5:00	1	25,000.00	25,000.00
920-002-0054	07/01/2025	07/01/2030	4:00	5:00	1	25,000.00	29,246.46
						50,000.00	54,246.46

Comments

Reserve Description:

The Strata identified excess sewage to the WWTP and subsequently the Sewage Lagoon during low season (when Strata population is very low). The Strata was able to confirm that the excess sewage was associated with ground water infiltration as the sewage flow was highest during spring runoff and during periods of extensive rainfall.

A sewage collection line and man-cover inspection was completed in 2025 and water ingress was confirmed on approximately 40% of the system. As ground water enters the sewage system, the ground water creates a number of issues for the Strata sewage system including; dilution of the RBC Tanks, reduction of the RBC efficiency, additional strain on the effluent lift pumps, reduction of the sewage lagoon efficiency, high water levels in the sewage lagoon, additional strain on the sewage spray irrigation system.

Financial Analysis:

The work was successfully completed in April 2026. The Strata has realized an immediate 30% reduction in power consumption.

The Strata should anticipate that given the age of our sewage collection system that this inspection and maintenance procedure should be undertaken regular basis moving forward. The plan would be to complete 50% of the system every 5 years (so each line section would be inspected and serviced every 10 years).

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Item Parameters - Full Detail

Utility - Sludge Recirc & Skimmer Pumps

Item Number	20
Type	Common Area
Category	Utility
Measurement Basis	Allow.
Estimated Useful Life	15 Years
Basis Cost	\$ 5,000.00
Tracking	Logistical
Method	Fixed



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0020	07/01/2018	07/01/2033	7:00	15:00	1	5,000.00	6,579.66
						5,000.00	6,579.66

Comments

Reserve Description:

This component includes two chamber sludge pumps. The skimmer pumps are used to shift the floating scum from the top of the final clarifier into the primary clarifier for recirculation. Both are submersible pumps.

Financial Analysis:

The pumps were last replaced in 2006.

Potential Deterioration:

Life span of these components is estimated at 15 years.

Condition Analysis:

The equipment is fully operational and there are no indications of a premature failure.

Deficiency Analysis:

A reserve has been provided for the repair and replacement of these items as they are required.

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Item Parameters - Full Detail

Utility - Water & Sewer Services Contingency

Item Number	73
Type	Common Area
Category	Utility
Measurement Basis	Allow.
Estimated Useful Life	2 Years
Basis Cost	\$ 6,000.00
Tracking	Logistical
Method	Fixed



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0073	07/01/2024	07/01/2026	0:00	2:00	1	6,000.00	6,000.00
						6,000.00	6,000.00

Comments

Reserve Description:

This item includes the inspection and maintenance of various Underground and Surface components including; water, sewer, storm sewer, hydro, and telephone within the Strata Property Boundaries. This reserve is intended to off set the costs of unexpected repairs and replacement of the infrastructure given its service life to date.

Potential Deterioration:

This infrastructure is currently 30+ years old and in the recent 10 years the Strata is incurred unexpected failures of various items in this infrastructure. The main water and sewage systems are expected to last the life span of the development with occasional unexpected repairs as required. Piping can settle causing breakage at weak points such as joints. Sewers are susceptible to tree root invasions as well as settlement causing build up in the lines resulting in back ups. Curb stops can malfunction and require replacement.

Condition Analysis:

The infrastructure is currently fully operational with ongoing maintenance and repairs.

Deficiency Analysis:

A reserve has been provided for unexpected repairs and replacement of items on an as-needed basis. The frequency and cost of these repairs may be adjusted in updates of this report.

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Item Parameters - Full Detail

Utility - Water Storage Tank External Coating

Item Number	45
Type	Common Area
Category	Utility
Measurement Basis	Allow.
Estimated Useful Life	20 Years
Basis Cost	\$ 25,000.00
Tracking	Logistical
Method	Adjusted



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0045	07/01/1998	07/01/2027	1:00	29:00	1	25,000.00	26,000.00
						25,000.00	26,000.00

Comments

Reserve Description:

Concrete water storage tank exterior coatings protect against UV rays, freeze / thaw cycles, and non-treated water infiltration / ingress which would contain non treated organics; extending the useful life of the tank. Key options include durable polyurea, water-based paints, and protective epoxies, applied to prevent cracking and corrosion from environmental exposure.

Potential Deterioration:

The concrete water storage tank at WRB has never had an exterior coating installed. The tank is showing signs of deterioration and the application of an exterior cleaning should be completed conjunction with the exterior coating application. The tank exterior surface should first be cleaned and surface vegetation removed, and cracks and concrete deterioration repaired, as required.

IUM recommends an Elastomeric Acrylic Waterporoof for top surface, white, durable and impervious to rain water migration. Side walls have very little exposure and should be kept clean.

Deficiency Analysis:

Complete in 2027

Cost - \$25,000 (2026 estimate for Elastomeric Acrylic Waterporoof coating & cleaning & exterior repairs)

Service Frequency – 20 years.

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Item Parameters - Full Detail

Utility - Water Storage Tanks - Isolation Valves

Item Number	72
Type	Common Area
Category	Utility
Measurement Basis	Allow.
Estimated Useful Life	40 Years
Basis Cost	\$ 2,000.00
Tracking	Logistical
Method	Adjusted



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0072	07/01/1998	07/01/2038	12:00	40:00	10	20,000.00	32,020.64
920-002-0072	07/01/1998	07/01/2026	0:00	28:00	1	2,000.00	2,000.00
						22,000.00	34,020.64

Comments

Reserve Description:



Isolation valves (gate valves) are installed 3 ft below grade adjacent to the Storage Tank. The valves are used to turn off the flow of water from the tanks to the gravity feed water distribution system to the Strata Lots.

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Cost - \$20,000 (2026 estimate Parts & Labor)

Useful life – 40 years (currently 30 years old)

In addition, the Isolation Valve system includes a water storage tank discharge valve thereby providing a means of turning off the flow of water to the gravity feed system and also proving a means to lower the tank level or empty the storage tank completely for interior maintenance and cleaning procedures.

When the Storage Tank was last cleaned and inspected in 2010, it was identified that the discharge pipe requires an extension to effectively divert the discharge water away from the Sewage Lagoon. This is required prior to any discharge of the storage tank in the future in order that the integrity of the sewage lagoon and liner is not compromised. It is anticipated that the discharge line can be extended to the NE away from the Sewage Lagoon.

Reservoir Discharge Line Extension – One time cost - \$2,000 (strata caretaker & volunteers). This line extension MUST be completed PRIOR to draining the water tank for the interior cleaning and inspection procedure required in 2026.

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Item Parameters - Full Detail

Utility - Water System - Magnetic Flow Meter

Item Number	42
Type	Common Area
Category	Utility
Measurement Basis	Allow.
Estimated Useful Life	20 Years
Basis Cost	\$ 15,000.00
Tracking	Logistical
Method	Adjusted



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0042	07/01/1996	07/01/2026	0:00	30:00	1	15,000.00	15,000.00
						15,000.00	15,000.00

Comments

Reserve Description:

The meter currently installed for this application is not currently functioning; however, the meter is an IH (BC Interior Health) requirement as per an audit completed by IH in the past months.

Financial Analysis:

WRB anticipates the new meter will be purchased and installed in 2026. A Siemens 5000 Series Magnetic Flow Meter which is identical to the make and model of the effluent system flow meter.

Potential Deterioration:

Life span of these components is estimated at 20 years.

Condition Analysis:

The equipment is expected to be replaced in 2026.

Deficiency Analysis:

A reserve has been provided for the repair and replacement of these items as they are required.

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Item Parameters - Full Detail

Utility - Water System - Metering Chamber Piping

Item Number	43
Type	Common Area
Category	Utility
Measurement Basis	Allow.
Estimated Useful Life	40 Years
Basis Cost	\$ 25,000.00
Tracking	Logistical
Method	Fixed



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0043	07/01/1996	07/01/2036	10:00	40:00	1	25,000.00	37,006.11
						25,000.00	37,006.11

Comments

Reserve Description:

The Water Piping System is 30 years old and at some point will need to be replaced.

Financial Analysis:

Anticipate upgrades required in 10+- years.

Potential Deterioration:

Life span of these components is estimated at 40 years.

Condition Analysis:

The equipment is expected to be replaced in 2036.

Deficiency Analysis:

A reserve has been provided for the repair and replacement of these items as they are required.

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Item Parameters - Full Detail

Utility - Water System - Pump Electrical Controls

Item Number	44
Type	Common Area
Category	Utility
Measurement Basis	Allow.
Estimated Useful Life	10 Years
Basis Cost	\$ 15,000.00
Tracking	Logistical
Method	Fixed



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-002-0044	07/01/2020	07/01/2030	4:00	10:00	1	15,000.00	17,547.88
920-001-0044	07/01/2020	07/01/2030	4:00	10:00	1	15,000.00	17,547.88
						30,000.00	35,095.76

Comments

Reserve Description:

Water Pump A & B control boxes complete with "soft start" has experienced extensive corrosion issues in the past. In 2024 a new Waste Water Treatment building was installed and the Water Pump Controls were isolated / moved from a highly corrosive environment, as such the corrosion issues appears to have lessened since then.

Financial Analysis:

The Controls are approximately 5 years old at this time. We should plan to replace them in the upcoming 10 years.

Potential Deterioration:

Life span of these components is estimated at 10 years.

Condition Analysis:

The equipment is expected to be replaced in 2030.

Deficiency Analysis:

A reserve has been provided for the repair and replacement of these items as they are required.

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Item Parameters - Full Detail

Utility - Water System - Pumps

Item Number	23
Type	Common Area
Category	Utility
Measurement Basis	Allow.
Estimated Useful Life	10 Years
Basis Cost	\$ 10,000.00
Tracking	Logistical
Method	Adjusted



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0023	07/01/2021	07/01/2031	5:00	10:00	1	10,000.00	12,166.53
920-002-0023	07/01/1996	07/01/2026	0:00	30:00	1	10,000.00	10,000.00
						20,000.00	22,166.53

Comments

Reserve Description:

WRB has 2 (two) Water Pumps located in a wet well near the boat launch / water treatment building / Waste Water Treatment Building near the lake shore.

Financial Analysis:

Pump A was replaced in 2021. Pump B has performance issues (poor megger readings) and is close to the end of its useful life – 30 years old currently. In spite of having a spare water pump on site, we should plan to purchase an additional water pump in the few years once the current spare is installed to replace pump B

Potential Deterioration:

Pump A was replaced in 2021. Pump B has performance issues (poor megger readings) and is close to the end of its useful life – 30 years old currently.

Condition Analysis:

Pump B electrical wires are breaking down and premature failure is likely.

Deficiency Analysis:

A reserve has been provided for the repair and replacement of these items as they are required.

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Item Parameters - Full Detail

Utility - Water System Tank

Item Number	29
Type	Common Area
Category	Utility
Measurement Basis	Allow.
Estimated Useful Life	50 Years
Basis Cost	\$ 50,000.00
Tracking	Logistical
Method	Fixed



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0029	07/01/1998	07/01/2048	22:00	50:00	1	50,000.00	118,495.94
						50,000.00	118,495.94

Comments

Reserve Description:

This component includes the 68,630 gallon reservoir.

Financial Analysis:

All equipment has been included under other components. The reservoir is original.

Potential Deterioration:

The reservoir is expected to last the life of the development however some repairs or refurbishment is likely.

Condition Analysis:

Level indicators internally not working. Need to remove vegetation every two years. Some internal corrosion internally that need to be fixed. There may be a communication line failure yet to be determined. Recommended to seal to extend the life of the concrete and prevent organic matter infiltration.

Deficiency Analysis:

An allowance has been provided for some repairs or refurbishments as may be required.

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Item Parameters - Full Detail

Utility - Water System Upgrades

Item Number	41
Type	Common Area
Category	Utility
Measurement Basis	Allow.
Estimated Useful Life	30 Years
Basis Cost	\$ 0.00
Tracking	Logistical
Method	Adjusted



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0041	07/01/2025	07/01/2035	9:00	10:00	1	0.00	0.00
920-002-0041	07/01/2025	07/01/2045	19:00	20:00	1	0.00	0.00

Comments

Reserve Description:

TRUE Engineering was engaged by Wildrose Bay Strata KAS 1797 to prepare a concept level, preliminary water system improvement plan to support compliance with Interior Health Authority (IHA) surface water treatment objectives. The initial plan is organized into two components:

Part 1: Water Intake Rebuild and Potential Wet Well / Pump Station Upgrades

This component addresses the source water supply and intake location. Upgrades are required because the existing intake does not meet the British Columbia Design Guidelines for Drinking Water Systems due to contamination risk, insufficient depth, suboptimal water quality conditions, and potential impacts from runoff or shoreline disturbances.

The concept level, preliminary scope includes potentially replacing and/or adding existing intake equipment such as, adding a pump house, replacing or modifying the existing wet well, and installing a new intake main with appropriate screens and pumps.

Funding Window: 2033–2038

*Initial Estimated Costs (2025 dollars):

Water Intake Rebuild: \$670,000 + taxes

Wet Well / Pump Station Rebuild: \$683,000 + taxes

Part 2: Water Treatment for Regulatory Compliance

The current system relies solely on chlorine disinfection, which by itself does not fully meet the requirements of the BC Surface Water Treatment Objectives.

To achieve compliance with the minimum water quality regulations, a multi-barrier water

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

treatment system is required. The concept level, preliminary scope includes chlorine disinfection, UV disinfection for 3-log pathogen reduction, and a two-stage cartridge filtration. Funding Window: 2042–2047 *Initial Estimated Costs (2025 dollars): Water Treatment System: \$867,000 + taxes * All estimates provided are pre-feasibility in nature, order of magnitude only and should not be interpreted as accurate forecasts. Estimates provided by True Engineering.

These works represent a significant upgrade to an existing system and not maintaining an existing system and are driven by regulatory compliance. The strata is in discussions with "Interior Health" and there are indications that these costs may be significantly lower. As a result the allowance for these upgrades are shown as special assessments in the Cash Flow schedules.

For the purposes of this report the allowance is \$0. Council continues to investigate alternative solutions and until such time as specific costs and requirements have been determined it is assumed any costs might be funded by special assessment or revisited in future updates of this report.

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Item Parameters - Full Detail

Utility - Water Tank Cleaning

Item Number	61
Type	Common Area
Category	Utility
Measurement Basis	Allow.
Estimated Useful Life	5 Years
Basis Cost	\$ 15,000.00
Tracking	Logistical
Method	Fixed



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0061	07/01/2025	07/01/2030	4:00	5:00	1	15,000.00	17,547.88
						15,000.00	17,547.88

Comments

Reserve Description:

As per IH requirements, the Water Storage Tank Internals should be inspected and cleaned every 5 years. The last storage tank cleaning and inspection was completed in January 2010 at which time the contractor identified required repairs which should be completed during the next scheduled cleaning and inspection.

The cleaning and inspection was due in 2015 and is currently 11 years overdue.

The Strata should plan to have this completed as soon as possible including the required repairs.

Cost - \$13,000 (2026 estimate for inspection and cleaning & repairs)

Service Frequency – 5 years.

The cleaning and repairs will be completed in 2026.

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Item Parameters - Full Detail

Utility - Water Tank Controls

Item Number	71
Type	Common Area
Category	Utility
Measurement Basis	Allow.
Estimated Useful Life	20 Years
Basis Cost	\$ 10,000.00
Tracking	Logistical
Method	Adjusted



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0071	07/01/1998	07/01/2028	2:00	30:00	3	30,000.00	32,448.00
						30,000.00	32,448.00

Comments

Reserve Description:

The Water Storage Tank is fitted with (3) three controllers to provide the operator with tank level indication and control. The controllers are HIGH-HIGH, HIGH and LOW. At this time, all (3) three controllers are not functioning properly.

We are currently using wired floats that have been altered after a wire failure 10+ ago that has reduced operational functions. System upgrades are required to include transducer system to accurately measure reservoir level as a % as opposed to full or not full as we are right now. This will provide the ability to trend the level data and estimate levels and gauge consumption patterns. Radio communication is a typical path for reservoir level but no line of site is available.

Further exploration of ideas could be discussed, a new conduit protected wire might be the best path forward but that is expected to be expensive. No current low or high reservoir level floats available to sound an alarm

Cost to Replace Controllers (3 units) - \$30,000 (2026 estimate)

Useful Life – 20 years

Complete this work in 2028

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Item Parameters - Full Detail

Utility - Water Tank Vegetation Control

Item Number 62
Type Common Area
Category Utility
Measurement Basis Allow.
Estimated Useful Life 2 Years
Basis Cost \$ 1,500.00
Tracking Logistical
Method Fixed



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0062	07/01/2025	07/01/2027	1:00	2:00	1	1,500.00	1,560.00
						1,500.00	1,560.00

Comments

Reserve Description:

This item includes the water tank vegetation control which is to be conducted every two years.

KAS1797 - Wild Rose Bay Properties

Analysis Date - July 1, 2026

Inflation:4.00% Investment:1.50% Contribution Factor:6.00% Calc:Future

Item Parameters - Full Detail

Utility - WWTP Plant Air Exchange Fan

Item Number	52
Type	Common Area
Category	Utility
Measurement Basis	Allow.
Estimated Useful Life	10 Years
Basis Cost	\$ 1,000.00
Tracking	Logistical
Method	Fixed



Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0052	07/01/2022	07/01/2032	6:00	10:00	1	1,000.00	1,265.32
						1,000.00	1,265.32

Comments

Reserve Description:

This fan was installed in 2022 when the new RBC was put into service. The Air Exchange Fan operates automatically 20 minutes per day.

ACME Engineering and Manufacturing Corporation
P.O. Box 978, Muskogee, OK 74402

One unit - Model PDU135RF - Direct Drive Centrifugal Upblast Roof Exhauster
Heavy gauge aluminum housing
Integral drain hole
Galvanized bird screen
Backward inclined non-overloading aluminum wheel
NEMA 7 (GRP B,C,D), 9 (GRP E,F,G) Explosion Proof
Disconnect switch not mounted not wired
2 Year Fan/Motor Warranty
Options:
Wall Adapter
AW21 x 21

Financial Analysis:

Today's replacement cost is estimated at \$1,000 and useful life is estimated at 20 years.

In order to mitigate some odour complaints from residents that live in close proximity to the waste water plant it has been suggested by IUM to explore an air scrubber system to mitigate odours that are generated by the plant that are dispersed by the ventilation system. Cost is estimated at \$10,000 and useful life is 20 years.

THIS POLICY CONTAINS A CLAUSE WHICH MAY LIMIT THE AMOUNT PAYABLE

Policy No. CKAS1797

Summary of Coverage

Named Insured: The Owners of Strata Plan KAS 1797 Wild Rose Bay
 Additional Insured(s): Pacific Quorum (Okanagan) Properties Inc.
 Mailing Address: c/o Pacific Quorum (Okanagan) Properties Inc., 1979 Bredin Road, Kelowna, BC V1Y 8T2
 Location Address(es): 6421 Eagle Bay Road, Eagle Bay, BC V0E 1T0
 Policy Period: **December 31, 2025 to December 31, 2026** 12:01 a.m. Standard Time
 Loss Payable to: The Insured or Order in Accordance with the Strata Property Act

Insuring Agreements	Deductibles	Amount of Insurance
PROPERTY COVERAGES		
All Property, All Risk	\$10,000	\$6,123,300
Stated Amount Co Insurance, Replacement Cost	Included	Included
Excess Unit Owner Displacement Coverage - Aggregate Limit		\$1,000,000
A. Additional Living Expense Limit per Unit - \$50,000		Included
Uninsured Unit Owner Retention - \$10,000		
B. Contingent Mass Evacuation Limit per Unit - \$5,000		Included
Water Damage	\$25,000	Included
Back up of Sewers, Sumps, Septic Tanks or Drains	\$25,000	Included
Earthquake Damage	10%	Included
Minimum Deductible:	\$150,000	
Aggregate Limit		\$6,123,300
Flood Damage	\$50,000	Included
Aggregate Limit		\$6,123,300
Key and Lock Replacement	Nil	\$50,000
PIERS, WHARVES AND DOCKS		
90% Co-Insurance Clause		
All Risks; Excluding Freezing, Thawing or Ice – Replacement Cost	\$25,000	\$4,726,120
Earthquake Damage	10% Minimum \$75,000	Included
Flood and Water Damage	\$75,000	Included
Wind Damage	\$75,000	Included
Debris Removal Clause & Cancellation Clause		Included
MARINA OPERATOR'S LEGAL LIABILITY		
Any one accident or occurrence, inclusive of legal fees, costs, expenses	\$1,000	\$2,000,000
Covered Operations: "C" Mooring at Slips, Spaces or Buoys for sole owners of strata		Included
Debris Removal Clause & Cancellation Clause		Included
COMMERCIAL GENERAL LIABILITY		
Products-completed operations Aggregate limit (Applies to products-completed operations only)	\$1,000	\$5,000,000
Each Occurrence Limit	\$1,000	\$5,000,000
Personal Injury	\$1,000	\$5,000,000
Tenants' legal liability limit - Any one premise	\$1,000	\$250,000
Medical expense limit - Any one person		\$2,500
Combined Deductible (Bodily Injury and Property Damage) per occurrence	\$1,000	Included
Non-Owned Automobile Liability	\$1,000	\$5,000,000

Insuring Agreements	Deductibles	Amount of Insurance
CONDO DIRECTORS & OFFICERS LIABILITY		
Primary Policy	Nil	\$2,000,000
VOLUNTEER ACCIDENT INSURANCE COVERAGE		
Personal Accident Limit - Maximum Benefit - Lesser of \$350,000 or 5x Annual Salary		\$350,000
Weekly Accident Indemnity - Lesser of \$750 or 75% of Gross Weekly Earnings (52 weeks)	8 day Waiting Period	
Accident Expenses - various up to \$15,000 (see policy wording) Dental Expense - \$5,000		
Program Aggregate Limit		\$10,000,000
COMPREHENSIVE DISHONESTY, DISAPPEARANCE AND DESTRUCTION		
Employee Dishonesty	\$100	\$30,000
Broad Form Money & Securities	\$100	\$30,000
EQUIPMENT BREAKDOWN	\$2,500	\$6,123,300

This is a generalized summary of coverage for quick reference. In all cases the terms and conditions of the policy in effect are the determining documents.

December 18, 2025 - E&OE



1. Contact

Document Fees: \$31.27

**PACIFIC QUORUM (OKANAGAN) PROPERTIES INC.
1979 BREDIN ROAD
KELOWNA BC V1Y 8T2
250.868.3383**

2. Identification of Attached Strata Property Act Form or Other Supporting Document

Application Type

LTO Document Reference

Form-I Amendment to Bylaws

3. Description of Land

PID/Plan Number

Legal Description

KAS1797

THE OWNERS, STRATA PLAN KAS1797

Electronic Signature

Your electronic signature is a representation that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) and that the supporting document is in your possession.

**Bethan Alexandra
Blackwell 69SVBF**

**Digitally signed by
Bethan Alexandra
Blackwell 69SVBF
Date: 2023-08-11
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Strata Property Act
Form I
AMENDMENTS TO BYLAWS
(Section 128)

The Owners, Strata Plan **KAS 1797** certify that the following or attached amendments to the bylaws of the Strata Corporation were approved by a resolution passed in accordance with section 128 of the *Strata Property Act* at a general meeting held on *August 6, 2023*.

RESOLUTION:

BE IT RESOLVED:

That the Owners, Strata Plan KAS 1797, **Repeal and Replace Section 31 – Short Term/Vacation Accommodations & Licenses To Occupy:**

Bylaw currently reads as follows:

Rental Restriction

31 (1) The rental of Strata Lots within Strata Corporation KAS 1797 is prohibited subject only to the provisions of Sections 142, 143 and 144 of the Strata Property Act. Short-term vacation or recreational leases or rentals are deemed commercial activities and are strictly prohibited.

(2) An application made by an owner requesting permission to rent or lease a Strata lot under the provisions of Section 142 of the Act must be in writing, and may only relate to a member of the owner's family, where "family" and "family member" are defined in the Act Regulations:

(a) A "family" or "family member" is:

(i) a spouse of the owner

(ii) a parent or child of the owner, or

(iii) a parent or child of the spouse of the owner.

(b) A "spouse of the owner" is defined as an individual who has lived and co-habited with the owner, for a period of at least two years at the relevant time, in a marriage-like relationship, including a marriage-like relationship between persons of the same gender.

(3) An application made by an owner requesting permission to rent or lease a Strata Lot under the provisions of Section 144 of the Act must be in writing, must state the reasons for the request, must provide proof that the Strata Lot is listed for sale at a reasonable price, and must state whether the owner wishes a hearing.

(a) If an owner wishes a hearing, the Strata Council must hear the owner or the owner's agent within 3 weeks after the date the application is given to the Strata Council.

(b) An application is automatically approved if the Strata Council does not give its decision in writing to the owner within one week after the hearing or, if no hearing is requested, within 2 weeks after the application is given to the Strata Council.

(4) Where an owner is given approval to rent or lease a Strata Lot under this bylaw, prior to renting the Strata Lot the owner must furnish the tenant with a copy of the bylaws and rules, and a Strata Property Act Form K (Notice of Tenant's Responsibilities)

(5) Where an owner is given approval to rent or lease a Strata Lot under this bylaw, a completed Form K must be furnished to the Strata Council within 2 weeks of occupancy by the tenant, in accordance with Bylaw 4(3)

(6) The Strata Corporation shall maintain a list of Strata Lots rented or leased under this bylaw, and shall maintain a registry of all Form K's.

(7) Enforcement of sub-section (1) shall be by way of a fine of five hundred dollars (\$500.00), applied as frequently as dictated under Bylaw 24.

(8) An owner is subject to compliance with the bylaws and conformance with the conditions below, and may permit a person or persons to occupy the Strata Lot, (during such absence) in the capacity of caretaker, providing that

- (a) written application is made to the Council, and approval of Council granted, in advance of occupancy;
- (b) written notification be provided to the Council, specifying arrival and departure dates of the occupant;
- (c) a Strata Property Act Form K (Notice of Tenant's Responsibilities), signed by the occupant, is submitted to Council within two (2) weeks of occupancy'
- (d) a local emergency contact telephone number, and a forwarding address for the owner, are provided to Council;
- (e) no rent monies are paid; and
- (f) occupancy by the caretaker does not exceed one hundred and twenty (120) days in any twelve (12) month period.

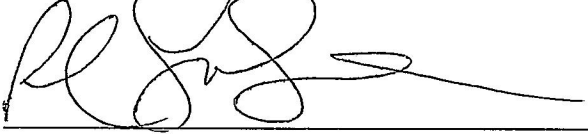
Replace with the Following:

Short Term/Vacation Accommodations & Licenses to Occupy

- 31 (1) An owner, tenant, occupant, or visitor shall not use or permit a strata lot to be used for any purpose other than as a single-family residence.
- (2) An owner, tenant or occupant must not use a strata lot or permit a strata lot to be used for commercial purposes or activities, including, but not limited to, the following:
- (a) vacation, travel or temporary accommodations;
 - (b) short-term rentals of less than 30 days;
 - (c) hotel or hotel-like accommodation;
 - (d) a boarding or lodging house;
 - (e) renting to non-family roommates;
 - (f) bed and breakfast;
 - (g) Airbnb, Homeaway, VRBO, Highstreet Accommodations or any other vacation, travel, short-term or temporary accommodation arrangements;
 - (h) executive home rental arrangements;
 - (i) any licensing agreements for short term or long-term accommodations; and/or
 - (j) house swaps.
- (3) For the purposes of subsection (2), an owner, tenant, occupant, or visitor is strictly prohibited from advertising or listing the availability of a strata lot on any vacation, travel, temporary or short-term accommodation websites of any type or in any print media for any of the uses set out Bylaw 31.
- (4) For the purpose of this Bylaw, short term rentals, vacation rentals, travel accommodation, short-term license agreements, temporary accommodations or other short-term accommodation referred to in Bylaw 31 is defined as any lease, tenancy short-term license agreement, temporary accommodation license to occupy or other short-term accommodation that is for a period of less than thirty (30) days.
- (5) Prior to renting the Strata Lot, the owner must furnish the tenant with a copy of the bylaws and rules, and a Strata Property Act Form K (Notice of Tenant's Responsibilities). If a landlord fails to comply with this subsection, the tenant is still bound by the bylaws and rules as per the Strata Act.
- (6) A completed Form K must be furnished to the Strata Council within 2 weeks of occupancy by the tenant, in accordance with Bylaw 4(3).
- (7) The Strata Corporation shall maintain a list of Strata Lots rented or leased under this bylaw and shall maintain a registry of all Form K's.
- (8) Enforcement of sub-sections (1) and (2) shall be by way of a fine of five hundred dollars (\$500.00), applied as frequently as dictated under Bylaw 24.



Signature of Council Member



Signature of Council Member

* Section 128 (2) of the Act provides that an Amendment to Bylaws must be filed in the land title office.

1. Contact

Document Fees: \$30.53

**PACIFIC QUORUM (OKANAGAN) PROPERTIES INC.
1979 BREDIN ROAD
KELOWNA BC V1Y 8T2
250.868.3383**

2. Identification of Attached Strata Property Act Form or Other Supporting Document

Application Type

LTO Document Reference

Form-I Amendment to Bylaws

3. Description of Land

PID/Plan Number

Legal Description

KAS1797

THE OWNERS, STRATA PLAN KAS1797

Electronic Signature

Your electronic signature is a representation that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) and that the supporting document is in your possession.

**Bethan Alexandra
Blackwell 69SVBF**

**Digitally signed by
Bethan Alexandra
Blackwell 69SVBF
Date: 2022-08-05
20:14:21 -07:00**

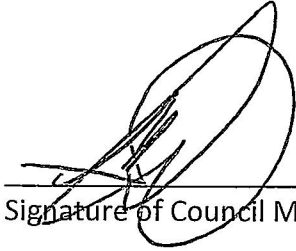
Strata Property Act
Form I
AMENDMENTS TO BYLAWS
(Section 128)

The Owners, Strata Plan **KAS 1797** certify that the following or attached amendments to the bylaws of the Strata Corporation were approved by a resolution passed in accordance with section 128 of the *Strata Property Act* at a general meeting held on *July 31, 2022*.

RESOLUTION:

BE IT RESOLVED:

That The Owners, Strata Plan KAS 1797, that all previously registered bylaws and Schedule A – Schedule Restrictions be repealed and replaced with the attached bylaws and the Schedule A – Schedule Restrictions for the sake of clarity, these bylaws completely replace all of Part 5 of the Condominium Act and the Schedule of Standard Bylaws as contemplated by section 120 of the Strata Property Act. Please see attached Bylaws.



Signature of Council Member



Signature of Council Member

* Section 128 (2) of the Act provides that an Amendment to Bylaws must be filed in the land title office.

WILD ROSE BAY
THE OWNERS, STRATA PLAN KAS 1797

BYLAWS

PROPOSED CONSOLIDATED

BYLAWS &

BUILDING RESTRICTIONS

“WILD ROSE BAY”

THE OWNERS, STRATA PLAN KAS 1797

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Division 1 – Duties of Owners, Tenants, Occupants and Visitors

Payment of strata fees

- 1 (1) Monies received by the Strata Corporation from an owner or on behalf of an owner shall be applied against the account relating to that owner's strata lot in the following order of priority:
 - (a) The oldest charge on the owner's strata lot
 - (b) The next oldest charge based on chronological order of original entry of those charges
- (2) An owner must pay strata fees on or before the first day of the month to which the strata fees relate, and must ensure that payments provided are in negotiable form with sufficient funds allocated to honour the payment. Cash payments are not accepted and receipts are not provided.
- (3) If an owner fails to pay strata fees or a special levy when due, the Strata Corporation may charge interest at the rate of 10% per annum compounded annually, and/or may assess a fine of up to \$200.00 for every 7 days strata fees remain unpaid. Fines assessed and such a fine may be assessed separately for each month's unpaid strata fees and unpaid special levies in accordance with the process set out in the Strata Property Act.
- (4) If any payment to the Strata Corporation by cheque or pre-authorized direct funds transfer is returned by an owner's bank due to insufficient funds, that owner may be fined up to \$200.00 for failing to honour a payment.
- (5) Strata fee payments must take the form of one of the following options:
 - (a) Prepaid in advance for the year;
 - (b) Paid by a series of post-dated cheques; or
 - (c) Paid by ongoing pre-authorization for automatic direct electronic funds transfer (DEFT).
- (6) At the end of a three (3) month period of non-payment, a Form G lien may be placed on the title of the Strata Lot involved, at the owner's expense, for the total amount of monies due.
- (7) The Strata Council may, at its discretion, commence legal action and proceed under the Small Claims Act against an owner or other person to collect money owing to the Strata Corporation. The amount owing will be deemed to include all costs that may be incurred in connection with such action.
- (8) When strata fees are changed at the Annual General Meeting, the change applies retroactively to those months of the fiscal year that have already passed or commenced between the end of the previous fiscal year, and the convening of the Annual General Meeting. For the purpose of determining whether or not an owner is in arrears of strata fee payments, any portion of the presently payable strata fees which represent an increase shall be due and payable upon approval of the budget, but not be considered overdue until the first day of the calendar month which follows the distribution of the minutes of the Annual General Meeting.
- (9) Within three weeks of distribution of the minutes of an Annual General Meeting, each owner must provide the Strata Council with post-dated cheques in the amount of their monthly assessed strata fees for the 12 months following the AGM, not including any months for which strata fees have already been paid. The post-dated cheques must refer to the strata lot number to which they apply. Upon request, following the sale of a strata lot, the Strata Corporation will return to the vendor any cheques that have not been deposited which are dated subsequent to the closing date. Within 7 days of the closing date, a purchaser must provide the Strata Corporation with post-dated cheques for the balance of the months of the fiscal year for which strata fees have not been paid. Nothing in this subsection shall be construed as modifying subsection (1) or the date that strata fees are due or payable.
- (10) An owner who provides pre-payment of the year's strata fees or provides authorization as required to maintain automated preauthorized direct funds transfer of their strata fees is not required to comply with subsection (9).

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Repair and maintenance of property by owner

- 2 (1) An owner must repair and maintain the owner's Strata Lot (except for repair and maintenance that is the responsibility of the Strata Corporation under these bylaws) and is specifically responsible for the following:
- (a) to maintain the landscaping on the Strata Lot in good condition, and keep the same well groomed and free of weeds:
 - (b) to repair and maintain every building and structure located on the Strata Lot, including windows and doors.

Use of property

- 3 (1) An owner, tenant, occupant or visitor must not use a strata lot, the common property or common assets in a way that
- (a) causes a nuisance or hazard to another person,
 - (b) causes unreasonable noise, particularly between the hours of 11:00 pm and 7:00 am,
 - (c) unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets or another strata lot,
 - (d) is illegal,
 - (e) is contrary to a purpose for which the strata lot or common property is intended as shown expressly or by necessary implication on or by the strata plan,
 - (f) tends to increase the risk of fire or the rate of fire insurance premiums or any other insurance premiums.
- (2) An owner, tenant, occupant or visitor must not cause damage, other than reasonable wear and tear, to the common property, common assets.
- (3) An owner shall not construct any building on the Strata Lot that does not conform to the provisions of any Statutory Building Scheme affecting the Strata Lot and registered in the Kamloops Land Title Office pursuant to Section 216 of the Land Title Act.
- (4) An owner must promptly carry out all work that may be ordered by any competent public or legal authority in respect of the Strata Lot and any building or structure thereon, and pay all rates, taxes, charges, out goings and assessments that may be payable in respect of the Strata Lot and all buildings and structures located thereon.
- (5) All off road vehicles (ORV) operating on private property (Strata Common Property) must be registered, licensed and carry a minimum of \$1,000,000 Third-Party Liability insurance, covering operation on private property. All ORV or vehicles are prohibited from operating in the sewer field area. All forms of conveyance are subjected to a speed of 15 KM per hour on all Common Property.

Inform Strata Corporation

- 4 (1) Within 2 weeks of becoming an owner, an owner must inform the strata corporation of the owner's name, telephone number, strata lot number, email address and mailing address outside the strata plan, if any.
- (2) On request by the strata corporation, a tenant must inform the strata corporation of his or her name, telephone number and email address.
- (3) An owner must provide the Strata Council with a copy of a Strata Property Act Form K (Notice of Tenant's Responsibilities), signed by the tenant, within two (2) weeks of renting a Strata Lot.

Obtain approval before altering a strata lot

- 5 (1) An owner must obtain the written approval of the strata council, by submitting a form available from a Strata Council member, before making an alteration to a strata lot that involves any of the following:

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- (a) the structure of a building;
 - (b) the exterior of a building including, without limitation:
 - (i) alterations to the roof, exterior walls, gutters, and down-pipes;
 - (ii) the installation of a satellite television receiving device which, if approved, must conform with Section 21 of the Statutory Building Scheme;
 - (iii) the installation of permanent exterior shutters, awnings, or blinds;
 - (iv) the placement, attachment or plugging in of any object, appliance, or article of furniture, not intended or suitable for outside use, on a patio or balcony;
 - (c) chimneys, stairs, balconies or other things attached to the exterior of a building;
 - (d) doors, windows or skylights on the exterior of a building, or that front on the common property;
 - (e) fences, railings, trellises or similar structures that enclose a patio, balcony or yard;
 - (f) grounds, including, without limitation:
 - (i) the removal, destruction of original trees;
 - (ii) the placement, installation or construction of any building addition, structure, storage shed, retaining wall, patio, stairs or equipment.
 - (g) those parts of the strata lot which the strata corporation must insure under section 149 of the Act.
- (2) The strata corporation must not unreasonably withhold its approval under subsection (1), but may require as a condition of its approval that the owner agree, in writing, to take responsibility for any expenses relating to the alteration.
 - (3) Any alteration or addition made by an owner without such approval may be restored or removed by the Council or its duly appointed representative, and any cost incurred by the Strata Corporation as a result thereof shall forthwith be paid by such owner to the Strata Corporation. Failure to pay such costs to the Strata Corporation in a timely manner shall be cause for the imposition of fines, to the limits set out in Bylaws 23 & 24.

Obtain approval before altering common property

- 6 (1) An owner must obtain the written approval of the strata corporation before making an alteration to common property, including limited common property, or common assets.
- (2) The strata corporation may require as a condition of its approval that the owner agree, in writing, to take responsibility for any expenses relating to the alteration.

Permit entry to strata lot

- 7 (1) An owner, tenant, occupant or visitor must allow a person authorized by the strata corporation to enter the strata lot
 - (a) in an emergency, without notice, to ensure safety or prevent significant loss or damage, and
 - (b) at a reasonable time, on 48 hours' written notice,
 - (i) to inspect, repair or maintain common property, common assets and any portions of a strata lot that are the responsibility of the strata corporation to repair and maintain under these bylaws or insure under section 149 of the Act, or
 - (ii) the ensure compliance with the Act and bylaws.
- (2) The notice referred to in subsection (1) (b) must include the date and approximate time of entry, and the reason for entry.

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Division 2 – Powers and Duties of Strata Corporation

Repair and maintenance of property by Strata Corporation

8 The strata corporation must repair and maintain all of the following:

- (a) Common assets of the strata corporation; and
- (b) Common property

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Division 3 – Council

Council size

- 9 The council must have at least 3 and not more than 7 members.

Council members' terms

- 10 (1) The term of office of a council member ends at the end of the annual general meeting at which a replacement is elected.
- (2) A person whose term as council member is ending is eligible for re-election.
- (3) The spouse of an owner, as defined in the Strata Property Act Regulations, is eligible to serve on Council.
- (4) An owner or spouse may not be elected to Council, or continue to stand on Council, if the Strata Corporation is entitled to register a lien against the owner's Strata Lot under Section 116(1) of the Act.

Removing council member

- 11 (1) The Strata Corporation may, by a resolution passed by a majority vote at an annual or special general meeting, remove one or more Council members.
- (2) After removing a council member, the strata corporation must hold an election at the same annual or special general meeting to replace the council member for the remainder of the term.

Replacing council member

- 12 (1) If a council member resigns or is unwilling or unable to act for a period of 2 or more months, the remaining members of the council may appoint a replacement council member for the remainder of the term.
- (2) A replacement council member may be appointed from any person eligible to sit on the council.
- (3) The council may appoint a council member under this section even if the absence of the member being replaced leaves the council without a quorum.
- (4) If all the members of the council resign or are unwilling or unable to act for a period of 2 or more months, persons holding at least 25% of the strata corporation's votes may hold a special general meeting to elect a new council by complying with the provisions of the Act, the regulations and the bylaws respecting the calling and holding of meetings.

Officers

- 13 (1) At the first meeting of the council held after each annual general meeting of the strata corporation, the council must elect, from among its members, a president, a vice president, a secretary and/or a treasurer.
- (2) A person may hold more than one office at a time, other than the offices of president and vice president.
- (3) The vice president has the powers and duties of the president
- (a) while the president is absent or is unwilling or unable to act, or
- (b) for the remainder of the president's term if the president ceases to hold office.
- (4) If an officer other than the president is unwilling or unable to act for a period of 2 or more months, the council members may appoint a replacement officer from among themselves for the remainder of the term.

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Calling council meetings

- 14 (1) Any council member may call a council meeting by giving the other council members at least one week's notice of the meeting, specifying the reason for calling the meeting.
- (2) The notice does not have to be in writing.
- (3) A council meeting may be held on less than one week's notice if a quorum of Council members consent in advance of the meeting.

Requisition of council hearing

- 15 (1) By application in writing, stating the reason for the request, an owner or tenant may request a hearing at a Council meeting.
- (2) If a hearing is requested under subsection (1), the Council must hold a meeting to hear the applicant within 4 weeks of the request.
- (3) If the purpose of the hearing is to seek a decision of the Council, the Council must give the applicant a written decision within one week of the hearing.

Quorum of council

- 16 (1) A quorum of the council is
- (a) 2, if the council consists of 3 or 4 members,
- (c) 3, if the council consists of 5 or 6 members, and
- (d) 4, if the council consists of 7 members.
- (2) Council members must be present in person at the council meeting to be counted in establishing quorum.

Council meetings

- 17 (1) At the option of the council, council meetings may be held by electronic means, so long as all council members and other participants can communicate with each other.
- (2) If a council meeting is held by electronic means, council members are deemed to be present in person.
- (3) Owners may attend council meetings as observers, upon written request.
- (4) Despite subsection (3), no observers may attend those portions of council meetings that deal with any of the following:
- (a) bylaw contravention hearings under section 135 of the Act;
- (b) rental restriction bylaw exemption hearings under section 144 of the Act;
- (c) any other matters if the presence of observers would, in the council's opinion, unreasonably interfere with an individual's privacy.

Voting at council meetings

- 18 (1) At council meetings, decisions must be made by a majority of council members present in person at the meeting.
- (2) Unless there are only 2 strata lots in the strata plan, if there is a tie vote at a council meeting, the president may break the tie by casting a second, deciding vote.
- (3) The results of all votes at a council meeting must be recorded in the council meeting minutes.

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Council to inform owners of minutes

- 19 The Council must distribute Council meeting minutes to each owner who has requested, in writing, to be included on the distribution list. Such minutes must be distributed within 2 weeks following a Council meeting, whether or not the minutes have been approved, and the expense shall be the responsibility of the Strata Corporation.

Delegation of council's powers and duties

- 20 (1) Subject to subsections (2) to (4), the council may delegate some or all of its powers and duties to one or more council members or persons who are not members of the council, and may revoke the delegation.
- (2) The council may delegate its spending powers or duties, but only by a resolution that
- (a) delegates the authority to make an expenditure of a specific amount for a specific purpose, or
 - (b) delegates the general authority to make expenditures in accordance with subsection (3).
- (3) A delegation of a general authority to make expenditures must
- (a) set a maximum amount that may be spent, and
 - (b) indicate the purposes for which, or the conditions under which, the money may be spent.
- (4) The council may not delegate its powers to determine, based on the facts of a particular case,
- (a) whether a person has contravened a bylaw or rule,
 - (b) whether a person should be fined, and the amount of the fine, or
 - (c) whether a person should be denied access to a recreational facility.

Spending restrictions

- 21 (1) A person may not spend the strata corporation's money unless the person has been delegated the power to do so in accordance with these bylaws.
- (2) Despite subsection (1), a council member may spend the strata corporation's money to repair or replace common property or common assets if the repair or replacement is immediately required to ensure safety or prevent significant loss or damage.
- (3) The Council may not authorize non-budgeted expenditures from the operating fund which, in total with all other non-budgeted expenses during a fiscal year, exceeds two thousand dollars (\$2,000).

Limitation on liability of council member

- 22 (1) A council member who acts honestly and in good faith is not personally liable because of anything done or omitted in the exercise or intended exercise of any power or the performance or intended performance of any duty of the council.
- (2) Subsection (1) does not affect a council member's liability, as an owner, for a judgment against the strata corporation.
- (3) The Strata Corporation must obtain and maintain errors and omissions insurance for the Strata Council, in an amount not less than \$2,000,000.

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KW098475	2004 07 21	KX105922	2005 08 04	LB112399	2007 09 18	LB0233729	2008 08 26
LB333748	2009 08 25	LB478412	2011 08 12	CA4112586	2014 12 01	CA4728218	2015 10 07
CA5633527	2016 11 17	CA5972172	2017 05 03	CA7683246	2019 08 14	CA9298506	2021 08 24

Division 4 – Enforcement of Bylaws and Rules

Maximum fine

- 23 (1) The strata corporation may fine an owner or tenant a maximum of
- (a) \$200 for each contravention of a bylaw, and
 - (b) \$50 for each contravention of a rule.
- (2) The Strata Council must not
- (a) impose a fine against a person, or
 - (b) require a person to pay the costs of remedying a contravention, for a contravention of a bylaw or rule unless the Strata Corporation has
 - (c) received a complaint,
 - (d) given the owner or tenant the particulars of the complaint, in writing, and a reasonable opportunity to answer the complaint, including a hearing if requested, and
 - (e) if the person is a tenant, given notice of the complaint to the person's landlord and to the owner.
- (3) A hearing pursuant to a request by an owner and pursuant to sub paragraph 23 (2) (d) must be held within 4 weeks from the date of request. Council must give a written decision within 1 week of the hearing.

Continuing contravention

- 24 If an activity or lack of activity that constitutes a contravention of a bylaw or rule continues for longer than seven (7) days, a fine may be imposed for the initial contravention and for each subsequent seven (7) day period during which the contravention of the bylaw or rule continues.

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Division 5 – Annual and Special General Meetings

Person to chair meeting

- 25 (1) Annual and special general meetings must be chaired by the president of the council.
- (2) If the president of the council is unwilling or unable to act, the meeting must be chaired by the vice president of the council.
- (3) If neither the president nor the vice president of the council chairs the meeting, a chair must be elected by the eligible voters present in person or by proxy from among those persons who are present at the meeting.

Participation by other than eligible voters

- 26 (1) Tenants and occupants may attend annual and special general meetings, whether or not they are eligible to vote.
- (2) Persons who are not eligible to vote, including tenants and occupants, may participate in the discussion at the meeting, but only if permitted to do so by the chair of the meeting.
- (3) Persons who are not eligible to vote, including tenants and occupants, must leave the meeting if requested to do so by a resolution passed by a majority vote at the meeting.

Voting

- 27 (1) At an annual or special general meeting, voting cards must be issued to eligible voters.
- (2) At an annual or special general meeting a vote is decided on a show of voting cards, unless an eligible voter requests a precise count.
- (3) If a precise count is requested, the chair must decide whether it will be by show of voting cards or by roll call, secret ballot or some other method.
- (4) The outcome of each vote, including the number of votes for and against the resolution if a precise count is requested, must be announced by the chair and recorded in the minutes of the meeting.
- (5) If there is a tie vote at an annual or special general meeting, the president, or, if the president is absent or unable or unwilling to vote, the vice president may break the tie by casting a second, deciding vote.
- (6) Despite anything in this section, an election of council or any other vote must be held by secret ballot, if the secret ballot is requested by an eligible voter.
- (7) A vote for a Strata Lot may not be exercised, except on matters requiring a unanimous resolution, if the Strata Corporation is entitled to file a lien against that Strata Lot under Section 116 (1) of the Act.
- (8) Quorum Requirements:
- (a) Business must not be conducted at an Annual or Special general meeting unless a quorum is present.
 - (b) A quorum for an Annual or Special general meeting constitutes a minimum number of eligible voters holding 1/3 of the strata corporation's votes, present in person or by proxy.
 - (c) Despite subsection (b) preceding, if within ½ hour from the time appointed for an Annual or Special general meeting a quorum as enumerated by subsection (b) preceding is not present, the eligible voters present in person or by proxy constitute a quorum.
- (9) Electronic Attendance at General Meetings

KR80145	2001 08 31	KR80146	2001 08 31	KT097208	2002 09 04	KV086969	2003 07 25
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- (a) Any person entitled to attend an Annual or Special General Meeting may attend by telephone or any other electronic method which permits all persons participating in the meeting to communicate with each other during the meeting. Any person attending pursuant to this bylaw is responsible for arranging a means of attendance which complies with this bylaw, including arranging the necessary equipment and connections. The Strata Corporation is not responsible for any failure to connect or loss of connection whether or not a representative of the Strata Corporation facilitated electronic attendance, and no such connection problems shall affect the validity of the meeting or the business conducted.
- (b) A person attending any portion of an Annual or Special General Meeting electronically pursuant to bylaw 27 (8) is deemed to be present in person for the entire duration of the meeting.

Order of business

28 The order of business at annual and special general meetings is as follows:

- (a) certify proxies and corporate representatives and issue voting cards;
- (b) determine that there is a quorum;
- (c) elect a person to chair the meeting, if necessary;
- (d) present to the meeting proof of notice of meeting or waiver of notice;
- (e) approve the agenda;
- (f) approve minutes from the last annual or special general meeting;
- (g) deal with unfinished business;
- (h) receive reports of council activities and decisions since the previous annual general meeting, including reports of committees, if the meeting is an annual general meeting;
- (i) ratify any new rules made by the strata corporation under section 125 of the Act;
- (j) report on insurance coverage in accordance with section 154 of the Act, if the meeting is an annual general meeting;
- (k) approve financial statements and approve the budget for the coming year in accordance with section 103 of the Act, if the meeting is an annual general meeting;
- (l) deal with new business, including any matters about which notice has been given under section 45 of the Act;
- (m) elect a council, if the meeting is an annual general meeting;
- (n) terminate the meeting.

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Division 6 – Voluntary Dispute Resolution

Voluntary dispute resolution

- 29 (1) A dispute among owners, tenants, the strata corporation or any combination of them may be referred to a dispute resolution committee by a party to the dispute if
- (a) all the parties to the dispute consent, and
 - (b) the dispute involves the Act, the regulations, the bylaws or the rules.
- (2) A dispute resolution committee consists of
- (a) one owner or tenant of the strata corporation nominated by each of the disputing parties and one owner or tenant chosen to chair the committee by the persons nominated by the disputing parties, or.
 - (b) any number of persons consented to, or chosen by a method that is consented to, by all the disputing parties.
- (3) The dispute resolution committee must attempt to help the disputing parties to voluntarily end the dispute.

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LB333748	2009 08 25	LB478412	2011 08 12	CA4112586	2014 12 01	CA4728218	2015 10 07
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Division 7 – Insurance

Insurance

- 30 An owner must take out and maintain at all times insurance for the buildings, structures and other insurable improvements on the Strata Lot to their replacement value against fire and against other perils as are usually the subject of insurance in respect of similar properties. In the event of damage occurring to such buildings, structures and improvements by reason of fire or other perils insured against, an owner shall cause the proceeds of such insurance to be applied to the repair, replacement and reconstruction of the damaged buildings, structures and improvements and shall cause the necessary work to be carried out expeditiously.

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Division 8 – General Bylaws

Rental Restriction

- 31 (1) The rental of Strata Lots within Strata Corporation KAS 1797 is prohibited subject only to the provisions of Sections 142, 143 and 144 of the Strata Property Act. Short-term vacation or recreational leases or rentals are deemed commercial activities, and are strictly prohibited.
- (2) An application made by an owner requesting permission to rent or lease a Strata lot under the provisions of Section 142 of the Act must be in writing, and may only relate to a member of the owner's family, where "family" and "family member" are defined in the Act Regulations:
- (a) A "family" or "family member" is:
 - (i) a spouse of the owner
 - (ii) a parent or child of the owner, or
 - (iii) a parent or child of the spouse of the owner.
 - (b) A "spouse of the owner" is defined as an individual who has lived and co-habited with the owner, for a period of at least two years at the relevant time, in a marriage-like relationship, including a marriage-like relationship between persons of the same gender.
- (3) An application made by an owner requesting permission to rent or lease a Strata Lot under the provisions of Section 144 of the Act must be in writing, must state the reasons for the request, must provide proof that the Strata Lot is listed for sale at a reasonable price, and must state whether the owner wishes a hearing.
- (a) If an owner wishes a hearing, the Strata Council must hear the owner or the owner's agent within 3 weeks after the date the application is given to the Strata Council.
 - (b) An application is automatically approved if the Strata Council does not give its decision in writing to the owner within one week after the hearing or, if no hearing is requested, within 2 weeks after the application is given to the Strata Council.
- (4) Where an owner is given approval to rent or lease a Strata Lot under this bylaw, prior to renting the Strata Lot the owner must furnish the tenant with a copy of the bylaws and rules, and a Strata Property Act Form K (Notice of Tenant's Responsibilities)
- (5) Where an owner is given approval to rent or lease a Strata Lot under this bylaw, a completed Form K must be furnished to the Strata Council within 2 weeks of occupancy by the tenant, in accordance with Bylaw 4(3)
- (6) The Strata Corporation shall maintain a list of Strata Lots rented or leased under this bylaw, and shall maintain a registry of all Form K's.
- (7) Enforcement of sub-section (1) shall be by way of a fine of five hundred dollars (\$500.00), applied as frequently as dictated under Bylaw 24.
- (8) An owner is subject to compliance with the bylaws and conformance with the conditions below, and may permit a person or persons to occupy the Strata Lot, (during such absence) in the capacity of caretaker, providing that
- (a) written application is made to the Council, and approval of Council granted, in advance of occupancy;
 - (b) written notification be provided to the Council, specifying arrival and departure dates of the occupant;
 - (c) a Strata Property Act Form K (Notice of Tenant's Responsibilities), signed by the occupant, is submitted to Council within two (2) weeks of occupancy'

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- (d) a local emergency contact telephone number, and a forwarding address for the owner, are provided to Council;
- (e) no rent monies are paid; and
- (f) occupancy by the caretaker does not exceed one hundred and twenty (120) days in any twelve (12) month period.

Pets – Subject to Amendment of Building Scheme Section 22

- 32** (1) An owner, tenant, occupant or visitor must ensure that all animals are leased or otherwise secured when on common property, or when on, but outside the buildings of, a Strata Lot
- (2) Pet owners must promptly clean up after their animals.
- (3) An owner, tenant or occupant must not keep any pets on a Strata lot other than one or more of the following:
- (a) a reasonable number of fish or other small aquarium animals;
 - (b) a reasonable number of small caged mammals;
 - (c) up to 2 caged birds;
 - (d) two dogs;
 - (e) two cats.
- (4) As an exception to sub-section (3)(d), a visitor may bring a dog on a Strata Lot, providing that
- (a) the animal does not occupy the Strata Lot for a period in excess of twenty-one (21) days in the aggregate in any calendar year, and
 - (b) the visitor is in attendance while the animal is on the Strata Lot.

Cleanliness & house-keeping – Subject to Amendment of Building Scheme Section 19

- 33** (1) An owner, tenant, visitor or occupant shall not:
- (a) keep or accumulate, or permit to be kept or accumulated, any debris, scrap metal, car parts, refuse, or waste material upon a Strata Lot, or garage thereof;
 - (b) install tinfoil, cardboard, plastic, or flags in place of window coverings, in such a way as to be visible from the outside of a Strata lot;
 - (c) deposit household refuse and garbage in other than proper containers as directed by the Council and the owner shall place such containers for collection or refuse as directed by the Council from time to time. Any materials other than ordinary household refuse and garbage shall be removed from the common property or the owner's Strata Lot at the expense of or by the individual owner;
 - (d) allow a Strata Lot to become untidy. The Council shall be at liberty to remove any rubbish or clean up an owner's Strata Lot to its satisfaction, and charge the expense to the owner.

Signs – Subject to Amendment of Building Scheme Section 14

- 34** (1) Subject to subsection (2), except for signage that is allowable under the Election Act, written approval of the Strata Council is required before a sign, notice, placard or advertising of any nature is placed on common property or anywhere on a Strata Lot that is visible from the exterior of the strata lot.
- (2) Owners may place a For Sale sign on a strata lot providing that the sign is no larger than 36" x 24"

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Books of account

- 35 The Strata Council must ensure that the Strata Corporation books of account are turned over to a professional accountant on an annual basis, for the preparation of "notice to reader" financial statements and an income tax return. This must be initiated within two months following the fiscal year end.

Christmas decorations

- 36 Strata Lot Christmas lights and decorations must not be installed prior to November 1, and must be removed by March 31.

Marina

- 37 (1) The boat moorage and boat launch facilities are for the use of strata lot owners. Boat moorage is for boats registered solely and exclusively to Strata Lot owners only, and proof of registered ownership must be provided upon request of the Strata Council.
- (2) All boats moored at the marina are moored at the owner's risk, and the Strata Corporation shall not be responsible for any loss sustained to and by any boat. If a boat breaks loose from moorage, and the owner cannot be found quickly, the Strata Council has the right to have a contractor remove the boat from the water and take it to a storage compound at the owner's expense.
- (3) Each boat owner is responsible for safe mooring of the owner's boat and for acquiring proper lines. Moorage lines shall be a minimum of 3/8 inch power braided nylon in good condition with shock absorbing bow and stern lines. If the boat owner is not sure about the proper securing procedure, the Strata Council should be consulted before the boat is placed in the water.
- (4) All boats approaching, leaving or otherwise using the docking areas shall do so in a cautious manner, in order to avoid damage to other craft and docks.
- (5) The Strata Council shall maintain a registry of assigned boat moorage, and a dated waiting list.
- (6) A person who has been assigned a boat slip within the marina shall not install, use or remove a boat lift within the assigned boat slip unless the person:
- (a) first obtains the approval of the strata council; and
 - (b) enters into an agreement with the strata corporation on terms and conditions approved by the strata council from time to time governing the installation, use removal and ownership of the boat lift.
- (7) Notwithstanding Rule 6 (i)., if an owner of a strata lot owns a boat which was previously moored at KAS 1797 and which exceeds the maximum length for boats stated in Rule 6 (i). prior to the approval of that bylaw (an 'Oversized Boat'); then that owner may apply to use their assigned boat slip in the marina for the moorage of that Oversized Boat for as long as they own both a strata lot and that specific Oversized Boat, provided that the owner strictly complies with the following conditions:
- (a) Before using a boat slip for moorage of the Oversized Boat, the owner of the strata lot must apply for and obtain the written permission of the Strata Council. Permission may be refused if the Strata Council considers approval to be contrary to the best interests of the Strata Corporation based on reasonable concerns. Permission may optionally be granted on further conditions specified by the Strata Council intended to address those concerns.
 - (b) The application must be received no later than 30 days after registration of this bylaw, unless the Strata Council provides a specific extension of time in writing
 - (c) The application must include the name and strata lot of the applicant, and include satisfactory documentation establishing proof of registration and ownership of the Oversized Boat as well as the date of acquisition, the make, model, and serial number of the Oversized Boat, total length as outfitted, and a current photograph of the Oversized Boat.

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- (d) On request the applicant must provide the Strata Council such additional information as is reasonably requested relating to the Oversized Boat.
 - (e) On request the applicant must demonstrate their ability to safely manoeuvre and moor the Oversized Boat within their currently assigned boat slip.
 - (f) Permission of the Strata Council may be suspended or revoked if at any time the Strata Council is satisfied that the Oversized Boat is not capable of being manoeuvred or moored safely by the applicant, or that bylaw infractions by the applicant in relation to boat moorage warrant a suspension or revocation of permission.
- (8) No rights pursuant to this bylaw shall accrue to subsequent owners of the Oversized Boat or to subsequent owners of the strata lot, even if the Oversized Boat is sold to a purchaser of a strata lot. For the sake of enhanced clarity: The rights granted pursuant to this bylaw do not extend to any replacement of the Oversized Boat, regardless of the circumstances under which the Oversized Boat is replaced.

Notice of Watering Restrictions

- 38 Property owners and residents are hereby given notice that effective May 1, 2004, the use of water for sprinkling or other non-essential purpose is prohibited, except between 7:00pm and 9:00am each day as follows:

- ODD NUMBERED RESIDENCES TO SPRINKLE ON ODD NUMBERED DAYS
- EVEN NUMBERED RESIDENCES TO SPRINKLE ON EVEN NUMBERED DAYS

AND

All property owners may sprinkle for a maximum of one (1) hour between the hours of 7:00pm and 9:00am subject to this restriction.

Property owners with automated sprinkling systems may sprinkle for a maximum of one (1) hour between the hours of 12:00 midnight and 5:00am on any day of the week.

Wild Rose Bay Strata Corporation appreciates owner and resident cooperation in assisting with water conservancy.

Fireworks

- 39 All fireworks are banned at Wild Rose Bay Strata Plan KAS 1797 both on private lots and Common Property.

Privacy Guidelines

- 40 The purpose of this bylaw is to enable the Strata Corporation to comply with its statutory obligations under the Personal Information Protection Act with respect to "personal information", defined under that legislation.
- (1) The Strata Corporation will collect, retain, use and/or disclose personal information as required or permitted by the Strata Property Act, the Personal Information Protection Act, any other legislative provision, or these bylaws, in order to fulfil its legal obligations in the best interests of all of the owners including, but not limited to the follow purposes:
- (a) to identify and communicate with each strata lot owner and/or tenant;
 - (b) to process payments, and collect amounts owing to the Strata Corporation;
 - (c) to respond to emergencies;
 - (d) to ensure the orderly management of the Strata Corporation;
 - (e) to comply with legal requirements and statutory duties; and
 - (f) to enforce the bylaws and rules of the Strata Corporation, and the provisions of the Strata Property Act which the Strata Corporation is obliged to enforce

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KW098475	2004 07 21	KX105922	2005 08 04	LB112399	2007 09 18	LB0233729	2008 08 26
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- (2) Optionally, the Strata Corporation may collect, retain, use and/or disclose other personal information from the owners with the explicit or implied consent of each owner, in which case the Strata Corporation must disclose the purpose of the collection, retention, use or disclosure, and must not use or disclose the personal information for any other purpose.
- (3) If an individual provides reasonable notice to the Strata Corporation that the individual withdraws consent to the collection, retention, use or disclosure of the individual's personal information, the Strata Corporation must inform the individual of the likely consequences to the individual, if any, of withdrawing consent, and must securely dispose of the personal information collected by consent, unless continued retention is authorized by law, or would breach an obligation of the Strata Corporation. Consent may only be withdrawn for information collected pursuant to paragraph (3).
- (4) The Strata Corporation must make every reasonable effort to ensure the accuracy and completeness of any personal information it collects that is likely to be used by the Strata Corporation to make a decision that directly affects the individual the information is about or to be disclosed to another party.
- (5) Within two weeks of receiving written request, the Strata Corporation must provide an individual with an opportunity to review their personal information as retained by the Strata Corporation, except that documents and records which contain the personal information of multiple individuals must be redacted unless the consent of the other individuals was obtained for disclosure. Copies of documents and records may be obtained by any owner or tenant pursuant to section 36 of the Strata Property Act.
- (6) Within 30 days of receiving a written direction from the individual to correct their personal information, the Strata Corporation must correct the information in accordance with the direction if that request is reasonable, and must provide the corrected information to any party to whom the information being corrected was disclosed, within one year prior to the date of the correction. Whether the Strata Corporation makes or declines to make a requested correction, the Strata Corporation must keep a record of the request and whether or not the correction was made to the record in question.
- (7) The Strata Corporation must protect personal information by making reasonable security arrangements against such risks as unauthorized access, collection, use, disclosure, copying, modification or disposal.
- (8) The Strata Corporation must securely dispose of the personal information collected within one year after the requirement or authorization for retention lapses, except that minutes and other official records of the Strata Corporation which are kept pursuant to section 35 of the Strata Property Act may be retained indefinitely.
- (9) Where the Strata Corporation retains another organization such as a strata management company, to do work for it that involves personal information, the Strata Corporation will ensure that there is an agreement in place that commits the organization providing services to adhere to the Strata Corporation's privacy policy.
- (10) Any concerns with respect to privacy issues may be directed to the Strata Council, and any individual not satisfied with the Strata Corporation's privacy policy, or the implementation thereof may contact the Office of the Information and Privacy Commissioner for British Columbia.

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Schedule A – Schedule of Restrictions

The following Restrictions will direct Purchasers, Designers and Builders toward appropriate building forms and details. The purpose of these restrictions is to create guidelines to establish a high-quality design within the community.

Definitions:

- 1 (a) *Developer* shall mean WILD ROSE BAY JOINT VENTURE or any person or corporation from time to time designated by the Joint Venture as its agent;
- (b) *Building* shall mean and include all buildings and structures of any type or kind located above or below ground level;
- (c) *Building Plans* shall mean complete plans and specifications of any proposed Building and any proposed addition or extension to any Building showing, inter alia, site, plan showing building locations, elevations of the buildings to be constructed, building cross-sections and floor plans including all dimensions, type and quality of building materials (including roofing), exterior finish materials and colour scheme and type of driveways;
- (d) *Building Scheme* shall mean the Declaration of Building Scheme to which this Schedule of Restrictions is attached.
- (e) *Lot* shall mean any strata lot created from the lands described in paragraph 1 of the Declaration of Building Scheme to which this Schedule of Restriction is attached and against which this Building Scheme is registered in the Land Titles Office;
- (f) *Owner* shall have the meaning attached to it in the Land Title Act and in addition shall include any person with equitable interest in any Lot.
- (g) *Common Property* shall have the meaning attached to it in the Strata Property Act and for further clarity, includes the paved roadway and the land between the pavement and the property line.

Approvals

- 2 Whenever an approval is required pursuant to these restrictions, such approval shall be obtained from the Developer until a Strata Council is elected and thereafter such approval shall be obtained from the Strata Council or from a Committee or other person from or corporation appointed by the Strata Council for such purpose.

Plan Approval

- 3 Any owner planning to build or make exterior alterations shall submit two (2) sets of Building Plans for approval not less than (2) weeks prior to commencement of construction. The Building Plans shall be approved or rejected based on the adherence of the Building Plans to these restrictions. One set of plans shall be kept on file. Approval will not be unreasonably withheld. Construction, including excavations, shall not commence until the Owner receives approval in writing.

Approval of Building Plans only granted on condition that building construction commences within six (6) months of approval and will be withdrawn if building construction does not commence within six (6) months of approval. All applications for plan approvals are treated as new applications.

Specifications

- 4 All buildings must be contained in the building envelope established by reference to the zoning and building bylaws of the Columbia Shuswap Regional District or within any more restrictive building envelope required by the Developer or the Strata Council as the case may be for the purpose of minimizing interference with the privacy and viewshed of any lot and must be built in accordance with the British Columbia Building Code.

KR80145	2001 08 31	KR80146	2001 08 31	KT097208	2002 09 04	KV086969	2003 07 25
KW098476	2004 07 21	KX105922	2005 08 04	LB112399	2007 09 18	LB0233729	2008 08 26
LB333748	2009 08 25	LB478412	2011 08 12	CA4112586	2014 12 01	CA4728218	2015 10 07
CA5633527	2016 11 17	CA5972172	2017 05 03	CA7683246	2019 08 14	CA9298506	2021 08 24

Environmental Requirements

- 5 Owners should be aware of the importance of the property east of the boat launch as a natural fish habitat. Signage will be posted asking residents to minimize usage of this area.

House Type

- 6 There shall not be erected or maintained on any Lot any building or structure other than a detached singly family dwelling house ("Residence") together with an attached garage (no carports allowed). Mobile homes, modular homes and manufactured homes assembled off-site shall not be permitted as residences on any Lot. Until a Residence is constructed on any Lot, one recreational vehicle having a current motor vehicle license will be permitted to be parked on any Lot provided no structures, fixtures or skirting of a permanent nature can be installed or built onto or around the recreational vehicle.

Sizes

- 7 Residences shall have no less than eight hundred (800) square feet of floor space on the main floor (excluding garages and decks). Variance may be made if decks and garage make visual appearance larger.

Construction of Residence

- 8 All residences and/or buildings constructed on the said lots must have exterior finishes as follows:
- (a) Exterior Materials:
 - (i) Any combination of the following – brick, finished wood siding, Hardy plank, Can XL siding, rock, log and cultured stone products.
 - (ii) Acrylic Stucco may be used below the main floor and as an architectural accent
 - (b) Roof
Cedar shakes, cedar shingles, tiles, terra cotta, asphalt shingles or colored metal (no flat roofs permitted).
 - (c) Setbacks
All setbacks will adhere to the current applicable building line setback as required by any provincial or municipal authority.
 - (d) Chimneys:
Exposed concrete block is not permitted, all chimneys must be faced with brick, stone, siding or stucco. All roof vents should be located wherever possible on the roof surfaces sloping towards the rear yard.
 - (e) Corner Lots:
Corner Lots require special attention to ensure that the exterior treatment is carried around to both streetscapes the house will face. All corner lots are to have two principal facings.
 - (f) Height:
Any lot on the lower side of a Common Access Roadway with lots on the upper side of same Roadway will be allowed to build a structure no higher than 4.572 metres above the centre line of the Roadway. The measurement will be taken from the highest point of the Structure at right angles to the Centre Line of the Roadway. All plans are subject to Building Committee Approval.
 - (g) Similar Designs:
Similar designs shall be separated by at least three lots. This includes reverse plans. The same applies to across the street separation.
 - (h) Exposed Concrete:

KR80145	2001 08 31	KR80146	2001 08 31	KT097208	2002 09 04	KV086969	2003 07 25
KW098475	2004 07 21	KX105922	2005 08 04	LB112399	2007 09 18	LB0233729	2008 08 26
LB333748	2009 08 25	LB478412	2011 08 12	CA4112586	2014 12 01	CA4728218	2015 10 07
CA5633527	2016 11 17	CA5972172	2017 05 03	CA7683246	2019 08 14	CA9298506	2021 08 24

Exposed concrete foundation shall not exceed 1 metre in height. Exposed concrete foundation in excess of 1 meter in height shall be architecturally treated or faced with stone, brick siding or stucco.

(i) Retaining Walls:

Retaining walls shall be no greater than 4' in height. However, where grade changes exceed 4', two or more walls may be utilized provided the distance is approved by the developer.

(j) Fencing:

Fencing is not allowed unless approved for special circumstances.

(k) Construction Materials and Waste:

All building materials, supplies, excavation material, etc. must be contained within the Strata Lot property lines during construction, with suitable on-site containment for the collection of construction waste and must be removed from the Strata at the owner's expense. Construction waste must not be disposed of within the Strata including in Strata garbage bins. Debris must be cleaned from the roadway and other Strata property daily. Sanitary facilities for trades must be provided on-site; use of Strata facilities is not permitted.

Other Buildings

- 9 All lots may be permitted to have a small storage shed. The storage shed must be used for storage purposes ONLY, no plumbing, be non-habitable and must meet the following guidelines:

(i) *Maximum size* – 3m * 3m

(ii) *Wall height* – 2m

(iii) *Roof* – The maximum height of the shed is 10 feet with a minimum roof pitch of 4/12. Finish – see Schedule A – Section 8b

(iv) *Location* – To be approved by the building committee. See xiii

(v) *Exterior Finish* – see Schedule A – Section 8a. Suggest a painted Ranch Board Siding that either matches the exterior finish of the existing building or can be easily changed to match the exterior finish of the future cottage.

(vi) *Approval* – Application to be made to the Building Committee along with a detailed sketch of the location on Plot Plan Consideration of neighbors to be taken into account.

(vii) *Completion* – 2 months

(viii) *Power* – one light and one 110-volt power outlet with a BC Hydro approval permit is permitted. Underground installation is obligatory.

Completion

- 10 The exterior of the building must be completed within twelve (12) months from the date of commencement of construction. There shall be no time limit with respect to the commencement of construction.

Installation of Landscaping

- 11 A Lot may be maintained in its original natural state provided all unsightly debris, weeds and excessive undergrowth is removed and the Lot kept in a neat and tidy condition at all times. If a Lot is to be otherwise landscaped, it must be substantially completed within one (1) year of commencement of such landscaping.

KR80145	2001 08 31	KR80146	2001 08 31	KT097208	2002 09 04	KV086969	2003 07 25
KW098475	2004 07 21	KX105922	2005 08 04	LB112399	2007 09 16	LB0233729	2008 08 26
LB333748	2009 08 25	LB478412	2011 08 12	CA4112586	2014 12 01	CA4728218	2015 10 07
CA5633527	2016 11 17	CA5972172	2017 05 03	CA7683246	2019 08 14	CA9298506	2021 08 24

No Excavation

- 12 No excavation, removal or addition of soil, sand or gravel on any Lot shall be allowed except at the time of commencement of construction and during the construction process for normal clearing, leveling, excavation or landscaping in connection with construction. Approval for excavation, removal or addition must be obtained in writing. The disposition of all superfluous excavated soil, sand and gravel shall be determined by Strata Council at time of Approval. A site may be provided for the storage or use of excavated soil, sand or gravel by the Strata Corporation.

Surface Runoff

- 13 A drainage system approved as provided herein or in accordance with the building by-laws of Columbia Shuswap Regional District must be installed. Driveways must be designed or contoured so as to facilitate driveway runoff to flow into the immediate neighbouring flowing ditch(es). Filling in of ditches must not occur without the installation of a proper catch basin to gather the runoff.

Signs

- 14 Except for street addresses, name plates for the Owner's name and home business or profession name plates, no billboards, placards, or signs of any kind of a permanent nature shall be maintained on any lot without approval.

Professional and Home-Based Businesses

- 15 No business or commercial activity shall be permitted to be conducted on any Lot other than a lawful professional practice or a home-based business provided it is contained within the residence without any store front or commercial facing on the exterior of the building.

Parking of Commercial Vehicles and Equipment

- 16 No person shall park, allow or suffer to be parked on any lot or within the subdivision area any logging truck, bulldozer or any other machinery or equipment or vehicles over one (1) ton except equipment used in the actual construction on the said Lot during the period of construction.

Parking of Recreational Vehicles

- 17 No recreational vehicle shall be parked on any subdivision street or within the front building setbacks established by these restrictions once a Residence has been constructed on the said Lot on a permanent or semi-permanent basis.

Repair of Vehicles

- 18 No person shall overhaul, repair or do body work of any kind whatsoever on any vehicles on any lot.

Storage of Refuse and Vehicles

- 19 No person shall store, keep or permit to be stored or kept on any Lot any junk, waste, refuse, wrecked motor vehicles, salvage materials or other goods that may be or may be seen to be a nuisance, visual or otherwise.

Storage of Boat Trailers

- 20 An owner, tenant or occupant may store a boat or boat trailer on a strata lot only if the owner complies with the following:
- (a) the boat is covered with a factory fitted tarp;
 - (b) the boat trailer and all other vehicles are parked on the driveway of the strata lot; and
 - (c) no vehicle, including a boat trailer, may be parked on the paved roadway or any part of a strata lot other than the strata lot's garage or driveway
 - (d) this parking may only take place between Easter and Thanksgiving weekends.

KR80145	2001 08 31	KR80146	2001 08 31	KT097208	2002 09 04	KV086969	2003 07 25
KW098475	2004 07 21	KX105922	2005 08 04	LB112399	2007 09 18	LB0233729	2008 08 26
LB333748	2009 08 25	LB478412	2011 08 12	CA4112586	2014 12 01	CA4728218	2015 10 07
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Antennae

- 21 All television satellite receiving devices must be less than 100cm in diameter and placed within the building envelope.

Animals

- 22 No poultry, fowl, swine, sheep, cows or other livestock shall be kept on any Lot. Domestic pets such as cats and dogs shall be allowed but dogs shall be leashed and strictly controlled.

Nuisance

- 23 No Lot owner or occupier shall create, allow or permit any nuisance, loud noise, excessive smoke or pollution of any kind on, or to emit from the Lot.

Burning Restrictions

- 24 There shall be no burning of refuse other than the controlled burning of leaves in accordance with the by-laws of the Columbia Shuswap Regional District.

No Subdivision

- 25 No Lot shall be subdivided without written approval.

Compliance with Department of Health

- 26 No septic tank or drain field shall be constructed on any Lot without a permit from the Department of Health. Construction and installation must comply with, be inspected by and be approved by a Public or Medical Health Officer.

Retention of Trees

- 27 No live Original Trees shall be cut down or removed except as may be required for construction of buildings, roads, pathways, driveways or as deemed hazardous by a certified arborist and approved by Council. Additional view enhancement strategies of Original Trees must be approved by Council.

Restriction on Trees and Tree Heights

- 28 No Lot owner shall permit nor allow any tree ("Tree") other than the original trees which were left growing on any Lot by the Developer prior to subdivision ("Original Trees") in excess of seven (7) meters in height to remain or grow on any Lot in such manner that it impairs or impedes the view of Shuswap Lake of any other Lot owner. For the purpose of the paragraph, the height of a tree shall be measured from the ground level taken at the base of the tree and where the ground level is sloped then taken from the most elevated side of the trunk.

Topping of Trees

- 29 Any Lot owner whose view of Shuswap Lake is impaired or impeded by a Tree or Trees, other than Original Trees, exceeding the seven (7) meters in height may be notice to the Lot owner require that same be topped to seven (7) meters or less in height.

Arbitration

- 30 If within a reasonable time from a demand for topping of any tree(s) such tree(s) is not topped as hereinbefore required then the party demanding the remedy of topping may give notice to the Lot Owner requiring arbitration of the issue. The arbitration shall be conducted by a single arbitrator if one can be agreed upon between the parties within thirty (30) days and otherwise by two arbitrators, one to be appointed by each side within a further thirty (30). The two arbitrators so chosen shall have the power to appoint an umpire pursuant to the provision of the Commercial Arbitration act and the decision of the arbitrators shall be final and binding upon the parties.

KR80145	2001 08 31	KR80146	2001 08 31	KT097208	2002 09 04	KV086969	2003 07 25
KW098475	2004 07 21	KX105922	2005 08 04	LB112399	2007 09 18	LB0233729	2008 08 26
LB333748	2009 08 25	LB478412	2011 08 12	CA4112586	2014 12 01	CA4728218	2015 10 07
CA5633527	2016 11 17	CA5972172	2017 05 03	CA7683246	2019 08 14	CA9298506	2021 08 24

Arbitrators To Consider

- 31 The arbitrators shall determine whether or not a tree or trees complained about in fact impairs or impedes the view of Shuswap Lake of the landowner and may consider in reaching their decision all factors including, without limiting, the generality of the foregoing the presence or absence of dwellings on the lands and the effectiveness or ineffectiveness of removing or topping the tree(s) by reason of terrain or the existence of other tree(s) or structures that would continue to impair or impede the view.

Decision of Arbitrators

- 32 The Arbitrators may order that any tree(s) that impairs or impedes the view of Shuswap Lake shall be either topped or removed in its entirety and any such award shall be carried out by the Owner of the Lot within a time to be set by the Arbitrator. Where the arbitrators determine that the tree(s) complained about do not impair or impede the view, they may also order that no further applications for arbitration may be made in respect of the lot in question by the complainant in question for such period of time as the Arbitrators may in their sole discretion deem appropriate.

Cost of Arbitration

- 33 The arbitrators shall determine and award the costs of arbitration as they see fit.

Enforcement of Agreement

- 34 The restrictions set forth in any part of this Agreement shall be enforceable by the Developer, the Strata Corporation or by any Lot Owner.

Limits and Liabilities

- 35 (a) The provisions hereof shall be in addition to, but not in substitution for, any generally applicable laws, ordinances, rules, regulations or orders of governmental authorities applicable to the Lots.
- (b) If any provision or provisions herein contained shall be found by any Court of competent jurisdiction to be illegal, invalid or for any reasons unenforceable or void then such provision or provisions shall be deleted here from and the provisions so deleted were never herein contained.
- (c) No person who is or has been an Owner of any Lots is liable for a breach of any of the provisions hereof if such breach arises after such person has ceased to be an Owner of such Lot in connection with which the breach has occurred.
- (d) The provisions hereof have been instituted for the general benefit of all Owners of all the Lots from time to time and which Owner in agreeing to buy any of the Lots acknowledges such general benefit and the personal benefit attaching to the Lot or Lots purchased.
- (e) Neither the Developer or Wild Rose Bay Properties Ltd., nor any of their respective agents, servants and employees, shall be liable for any or all loss, costs, liabilities, claims, damages or injury to any person arising out of:
- (i) Any decision made or failed to be made with reference to the provisions herewith;
 - (ii) A failure to enforce any of the provisions herein contained;

And whether caused by the negligence or willful act of the Developer or Wild Rose Bay Properties Ltd. Affiliate, or any of their respective agents, servants or employees or otherwise (herein collectively called the "Liabilities"). Each of the Owners of the Lots from time to time hereby releases the Developer and Wild Rose Bay Properties Ltd., its Affiliates, and each of their respective agents, servants and employees, in respect of the Liabilities.

- (f) No condoning, excusing or waiver by any person of any default, breach or non-observance by any other person at any time in respect of any provision herein contained shall operate as a waiver in respect of any continuing or subsequent default, breach or non-observance, or so as to defeat or affect in any way the rights of any person in respect of such continuing default, breach or non-observance, and no waiver shall be inferred or implied by anything done or omitted to be done by the person having such rights.

KR80145	2001 08 31	KR80146	2001 08 31	KT097208	2002 09 04	KV086969	2003 07 25
KW098475	2004 07 21	KX105922	2005 08 04	LB112399	2007 09 18	LB0233729	2008 08 26
LB333748	2009 08 25	LB478412	2011 08 12	CA4112586	2014 12 01	CA4728218	2015 10 07
CA5633527	2016 11 17	CA5972172	2017 05 03	CA7683246	2019 08 14	CA9298506	2021 08 24

- (g) Any and all reasonable legal fees and disbursements incurred for the enforcement of, or the restraint of the violation of, this Building Scheme or any provision of the Building Scheme shall, upon demand, be paid and reimbursed by the Owner or Owners of the Lot or Lots in respect of which such legal fees and disbursements for the enforcement of, or the restraint of the violation of, this Building Scheme were incurred.
- (h) This Building Scheme constitutes a charge on the Lots which shall run with the bind all of the Lots and every part thereof, and render the Owner, each purchaser, lessee, sub lessee and occupant of any Lot or any part thereof, and each successor in title, future purchaser, lessee, sub lessee and occupant of any Lot or any part thereof subject to the restrictions herein set out and confer on them benefits herein set out.
- (i) This Building Scheme and all the restrictions set out in this Schedule shall be effective from and after the date of execution of this Building Scheme by Wild Rose Bay Properties Ltd.

KR80145	2001 08 31	KR80146	2001 08 31	KT097208	2002 09 04	KV086969	2003 07 25
KW098475	2004 07 21	KX105922	2005 08 04	LB112399	2007 09 18	LB0233729	2008 08 26
LB333748	2009 08 25	LB478412	2011 08 12	CA4112586	2014 12 01	CA4728218	2015 10 07
CA5633527	2016 11 17	CA5972172	2017 05 03	CA7683246	2019 08 14	CA9298506	2021 08 24



FINANCIAL STATEMENT SUMMARY REPORT

KAS 1797 — WILD ROSE BAY

Year End: June

For the Period Ending: May 31, 2026

Contingency Account Balance	\$363,584
Contingency Account Investments	\$133,293
Special Levy Account Balance	\$4,469
Operating Account Balance	\$133,293
Total Strata Fee/Levy Arrears	\$3,350

Monthly Revenue	\$27,101
Monthly Expenses	\$32,927

Year to Date Revenue	\$302,721
Year to Date Expenses	\$289,628
Under/(Over) Budget	\$13,093

Reviewed by Property Manager

A handwritten signature in blue ink, appearing to be 'B. Mc...', is written over a light blue horizontal line.

Prepared by Accounts Department: Jun 22, 2026

Wild Rose Bay - KAS 1797

Balance Sheet

05/31/2026

Assets

Operating

Cash Assets

1011.00 - Operating Bank (BMO) 10,332.09

1251.00 - Shares 53.11

TOTAL Cash Assets 10,385.20

Receivables & Prepaids

Owner Receivables 3,350.33

1201.00 - Account Receivable - Other 0.50

1420.00 - Prepaid Insurance 27,291.32

TOTAL Receivables & Prepaids 30,642.15

1050.00 - Maximizer Bank (SASCU) 5,838.91

TOTAL Operating 46,866.26

Contingency Reserve Funds

1021.00 - Contingency Bank (BMO) 363,584.26

1304.00 - CRF - SASCU - #5 Dec 2023 5,292.98

1305.00 - CRF - SASCU - #3 Security deposit Apr 2023 128,000.00

TOTAL Contingency Reserve Funds 496,877.24

Special Levy Funds

1030.00 - Special Levy - Marina Upgrades and repairs 4,469.42

TOTAL Special Levy Funds 4,469.42

Total Assets

548,212.92

Liabilities

Prepaid Owners Receivable 4,109.91

2005.00 - Loan from Contingency 45,879.90

2010.00 - Key & Card Deposits 175.00

2004.00 - Fire Committee 1,500.00

Total Liabilities

51,664.81

Net Worth

Operating

3000.00 - Retained Earnings (18,898.38)

Wild Rose Bay - KAS 1797

Balance Sheet

05/31/2026

3001.00 - Retained Earnings Adjustments	5,516.65
Net Income	13,093.18
TOTAL Operating	(288.55)
Contingency Reserve Funds	
Contingency Fund	
3010.00 - Contingency Fund - Start	356,651.03
3020.00 - Contingency Fund - Current Appropriations	75,166.63
3030.00 - Contingency Fund - Interest	9,354.14
3040.00 - Contingency Fund - Withdrawals	(76,620.58)
3034.00 - CRF Loan to Op for AP	(22,000.00)
3035.00 - CRF Loan to Op for Insurance	(27,291.32)
TOTAL Contingency Fund	315,259.90
Retricted Funds	
3013.00 - Contingency Fund - Restricted - Security Deposit	128,000.00
TOTAL Retricted Funds	128,000.00
AGM Approved	
3025.00 - Unpaid Appr CRF Exp - IH Deficiencies	18,842.97
3026.00 - Depreciation Report \$5,250	2,625.00
3027.00 - Approved Unpaid CRF Exp \$25,000 Sewer Resealing	4,918.75
3028.00 - Approved Unpaid CRF Exp \$15,000 Water Reservoir Cleaning	15,000.00
3029.00 - Approved Unpaid CRF Exp \$15,000 Fresh Water PRV Replacement	12,230.62
TOTAL AGM Approved	53,617.34
TOTAL Contingency Reserve Funds	496,877.24
Levy Reserve Funds	
3110.00 - Special Levy - Marina Upgrades and Repairs - Start	136,500.00
3111.00 - Special Levy - Marina Upgrades and Repairs - Exp	(137,222.96)
3113.00 - Special Levy - Marina Upgrades and Repairs - Interest	682.38
TOTAL Levy Reserve Funds	(40.58)
<u>Total Net Worth</u>	<u>496,548.11</u>
<u>Total Net Worth and Liabilities</u>	<u>548,212.92</u>

Wild Rose Bay - KAS 1797

Revenue & Expense Statement

From 05/01/2026 to 05/31/2026

	Actual Current Period	Budget Current Period	Actual Current Year	YTD Budget	Budget Current Year
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Revenues

4000.00 - Strata Fees	27,068.16	27,068.16	297,764.22	297,749.76	324,817.92
4100.00 - Fines/Liens	0.00	0.00	(1.65)	0.00	0.00
4160.00 - Interest	32.75	166.10	4,958.66	1,827.10	1,993.20

Total Revenue	27,100.91	27,234.26	302,721.23	299,576.86	326,811.12
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Expenses

Repairs & Maintenance

5014.00 - Dock Maintenance	0.00	812.50	3,375.40	8,937.50	9,750.00
5042.00 - Grounds - Upgrades/Repairs	0.00	333.33	5,292.21	3,666.63	4,000.00
5050.00 - Grounds & Landscaping	2,028.94	1,666.67	15,560.03	18,333.37	20,000.00
5051.00 - Fire Committee	0.00	333.33	340.03	3,666.63	4,000.00
5107.00 - Resident Manager	3,038.49	1,666.67	20,982.78	18,333.37	20,000.00
5120.00 - Snow Removal	0.00	416.67	2,299.50	4,583.37	5,000.00
5133.00 - Roadways	0.00	100.00	0.00	1,100.00	1,200.00
TOTAL Repairs & Maintenance	5,067.43	5,329.17	47,849.95	58,620.87	63,950.00

Utilities

5250.00 - Garbage	400.13	708.33	6,957.50	7,791.63	8,500.00
5300.00 - Sewer & Water Repairs	(207.30)	666.67	3,544.46	7,333.37	8,000.00
5310.00 - Sewer & Water	18,598.95	6,666.67	88,503.32	73,333.37	80,000.00
5340.00 - Electricity	0.00	416.67	4,105.34	4,583.37	5,000.00
5400.00 - Internet / Website Services	23.24	50.00	112.05	550.00	600.00
TOTAL Utilities	18,815.02	8,508.34	103,222.67	93,591.74	102,100.00

Wild Rose Bay - KAS 1797

Revenue & Expense Statement

From 05/01/2026 to 05/31/2026

	Actual Current Period	Budget Current Period	Actual Current Year	YTD Budget	Budget Current Year
Administration					
5600.00 - Postage & Copies	61.83	25.00	347.73	275.00	300.00
5601.00 - Professional Services	0.00	100.00	347.48	1,100.00	1,200.00
5603.00 - Administration/Meetings	0.00	58.33	630.00	641.63	700.00
5610.00 - Bank Charges	0.00	125.00	0.00	1,375.00	1,500.00
5611.00 - Licenses & Permits	(3,118.00)	83.33	476.00	916.63	1,000.00
5630.00 - Insurance	0.00	3,833.33	35,261.62	42,166.63	46,000.00
5631.00 - Property Tax	0.00	2.08	1,804.07	22.88	25.00
5635.00 - Management Services	1,928.01	1,928.01	21,208.11	21,208.11	23,136.12
5639.00 - Dock Lease Renewal	3,339.00	283.33	3,339.00	3,116.63	3,400.00
5900.00 - Miscellaneous Expenses	0.00	125.00	(25.21)	1,375.00	1,500.00
TOTAL Administration	<u>2,210.84</u>	<u>6,563.41</u>	<u>63,388.80</u>	<u>72,197.51</u>	<u>78,761.12</u>
5640.00 - Contingency Trsf	6,833.33	6,833.33	75,166.63	75,166.63	82,000.00
Total Expense	32,926.62	27,234.25	289,628.05	299,576.75	326,811.12
Net Income	(5,825.71)	0.01	13,093.18	0.11	0.00

Wild Rose Bay - KAS 1797

Income and Expense Comparative Statement

From 05/01/2026 to 05/31/2026

	<u>May 2026</u>		<u>July to May</u>			<u>Yearly Budgets</u>	
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Current</u>	<u>Last Year</u>
<u>Revenues</u>							
Strata Fees	27,068	27,068	297,764	297,750	14	324,818	306,425
Fines/Liens	0	0	(2)	0	(2)	0	0
Interest	33	166	4,959	1,827	3,132	1,993	2,001
Trsf from Operating Surplus	0	0	0	0	0	0	6,345
Total Revenues	27,101	27,234	302,721	299,577	3,144	326,811	314,771

Expenses

Repairs & Maintenance

Dock Maintenance	0	812	3,375	8,938	5,563	9,750	2,000
Grounds - Upgrades/Repairs	0	333	5,292	3,667	(1,625)	4,000	11,240
Grounds & Landscaping	2,029	1,667	15,560	18,333	2,773	20,000	15,000
Fire Committee	0	333	340	3,667	3,327	4,000	4,000
Resident Manager	3,038	1,667	20,983	18,333	(2,650)	20,000	20,000
Snow Removal	0	417	2,300	4,583	2,283	5,000	7,500
Roadways	0	100	0	1,100	1,100	1,200	1,000
TOTAL Repairs & Maintenance	5,067	5,329	47,850	58,621	10,771	63,950	60,740

Utilities

Garbage	400	708	6,958	7,792	834	8,500	6,000
Sewer & Water Repairs	(207)	667	3,544	7,333	3,789	8,000	8,000
Sewer & Water	18,599	6,667	88,503	73,333	(15,170)	80,000	72,000
Electricity	0	417	4,105	4,583	478	5,000	5,000
Internet / Website Services	23	50	112	550	438	600	600
TOTAL Utilities	18,815	8,509	103,222	93,591	(9,631)	102,100	91,600

Administration

Postage & Copies	62	25	348	275	(73)	300	506
Professional Services	0	100	347	1,100	753	1,200	1,200
Administration/Meetings	0	58	630	642	12	700	700
Bank Charges	0	125	0	1,375	1,375	1,500	1,500
Licenses & Permits	(3,118)	83	476	917	441	1,000	1,000
Insurance	0	3,833	35,262	42,167	6,905	46,000	47,000
Property Tax	0	2	1,804	23	(1,781)	25	25

	<u>May 2026</u>		<u>July to May</u>			<u>Yearly Budgets</u>	
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Current</u>	<u>Last Year</u>
Management Services	1,928	1,928	21,208	21,208	0	23,136	23,500
Dock Lease Renewal	3,339	283	3,339	3,117	(222)	3,400	3,500
Miscellaneous Expenses	0	125	(25)	1,375	1,400	1,500	1,500
TOTAL Administration	2,211	6,562	63,389	72,199	8,810	78,761	80,431
 Contingency Trsf	6,833	6,833	75,167	75,167	0	82,000	82,000
Total Expenses	32,926	27,233	289,628	299,578	9,950	326,811	314,771
Net Income	(5,825)	1	13,093	(1)	13,094	0	0

Wild Rose Bay - KAS 1797

Monthly Revenue and Expense Statement

Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25	Jan 26	Feb 26	Mar 26	Apr 26	May 26	Jun 26	Cumulative
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Revenues

4000.00 - Strata Fees	25,535.40	25,564.32	30,104.76	27,068.16	27,068.16	27,068.16	27,068.16	27,068.16	27,082.62	27,068.16	27,068.16	297,764.22
4100.00 - Fines/Liens			(1.65)									(1.65)
4160.00 - Interest	31.98	23.31	40.12	34.82	39.46	4,657.60	17.49	21.92	27.76	31.45	32.75	4,958.66
Total Total Revenue	25,567.38	25,587.63	30,143.23	27,102.98	27,107.62	31,725.76	27,085.65	27,090.08	27,110.38	27,099.61	27,100.91	302,721.23

Expenses

- Repairs & Mainteneace												
5014.00 - Dock Maintenance		3,255.00							120.40			3,375.40
5042.00 - Grounds - Upgrades/Repairs	428.31	2,047.34	857.72			1,958.84						5,292.21
5050.00 - Grounds & Landscaping	2,700.44	5,834.57		2,714.88	2,671.57	(390.37)				2,028.94		15,560.03
5051.00 - Fire Committee	1,796.06						340.03	(750.00)	(1,796.06)	750.00		340.03
5107.00 - Resident Manager			8,681.40	1,037.40	1,037.40	1,037.40		2,074.80		4,075.89	3,038.49	20,982.78
5111.00 - Caretaker - Residential	2,893.80	2,893.80	(5,787.60)				1,037.40	(1,037.40)	1,037.40	(1,037.40)		
5120.00 - Snow Removal							929.25	750.75		619.50		2,299.50
- TOTAL Repairs & Mainteneace	7,818.61	14,030.71	3,751.52	3,752.28	3,708.97	2,605.87	2,306.68	1,038.15	(758.66)	4,528.39	5,067.43	47,849.95
- Utilities												
5250.00 - Garbage	740.93	1,592.96	1,592.94	911.35	570.54	59.33	59.33	570.53	400.13	59.33	400.13	6,957.50
5300.00 - Sewer & Water Repairs	690.15	423.11		87.15		(93.31)	87.15	89.15	178.30	2,290.06	(207.30)	3,544.46
5310.00 - Sewer & Water	6,457.86	9,219.09	6,197.41	13,658.51		10,517.09	11,981.45		11,872.96		18,598.95	88,503.32
5340.00 - Electricity		881.18		714.88		678.47			1,001.29	829.52		4,105.34
5400.00 - Internet / Website Services	31.35								57.46		23.24	112.05
- TOTAL Utilities	7,920.29	12,116.34	7,790.35	15,371.89	570.54	11,161.58	12,127.93	659.68	13,510.14	3,178.91	18,815.02	103,222.67
- Administration												
5600.00 - Postage & Copies	21.62	77.81	71.45	9.65	2.60	17.90	6.75	38.82	7.00	32.30	61.83	347.73
5601.00 - Professional Services					189.00				158.49	(0.01)		347.48
5603.00 - Administration/Meetings		630.00										630.00
5611.00 - Licenses & Permits	3,339.00	105.00						150.00			(3,118.00)	476.00
5630.00 - Insurance	3,602.66	3,602.66	3,602.66	3,602.66	3,602.66	3,602.64		6,822.84	3,411.42	3,411.42		35,261.62
5631.00 - Property Tax		1,804.07										1,804.07
5635.00 - Management Services	1,928.01	1,928.01	1,928.01	1,928.01	1,928.01	1,928.01	1,928.01	1,928.01	1,928.01	1,928.01	1,928.01	21,208.11
5639.00 - Dock Lease Renewal										3,339.00		3,339.00

Monthly Revenue and Expense Statement

	Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25	Jan 26	Feb 26	Mar 26	Apr 26	May 26	Jun 26	Cumulative
5900.00 - Miscellaneous Expenses									(25.21)				(25.21)
- TOTAL Administration	8,891.29	8,147.55	5,602.12	5,540.32	5,722.27	5,548.55	1,934.76	8,939.67	5,479.71	5,371.72	2,210.84		63,388.80
5640.00 - Contingency Trsf	6,833.33	6,833.33	6,833.33	6,833.33	6,833.33	6,833.33	6,833.33	6,833.33	6,833.33	6,833.33	6,833.33		75,166.63
Total Total Expense	31,463.52	41,127.93	23,977.32	31,497.82	16,835.11	26,149.33	23,202.70	17,470.83	25,064.52	19,912.35	32,926.62		289,628.05
Net Income	(5,896.14)	15,540.30)	6,165.91	(4,394.84)	10,272.51	5,576.43	3,882.95	9,619.25	2,045.86	7,187.26	(5,825.71)	0.00	13,093.18



WILD ROSE PROPERTIES STRATA PLAN KAS 1797

ANNUAL GENERAL MEETING MINUTES
SUNDAY, AUGUST 4, 2024, 9:30 AM

MANAGEMENT PRESENT:

Jennifer Piekarczyk, Regional Manager - Okanagan
Pacific Quorum (Okanagan) Properties Inc.
jpiekarczyk@pacificquorum.com

1. CALL TO ORDER

a. Certify Proxies

The Property Manager certified that the 106 eligible strata lots were represented by 41 owners, 36 in person and 5 by proxies. All proxies were examined by the Strata Manager and found to be in order.

b. Notice of Quorum

A quorum was present, and this meeting deemed legal to proceed. The meeting was called to order at 9:33 am.

c. Election of Person to Chair the Meeting

The bylaws required that a chairperson must be elected from among those persons present at the meeting, if neither the President nor Vice-President chaired the meeting. It was:

MOVED by SL 30 and SECONDED by SL 68

That Jennifer Piekarczyk of Pacific Quorum – Okanagan Properties Inc. shall be elected to chair the meeting.

CARRIED

d. Filing Proof of Notice Dated July 17 2024

The Annual General Meeting notice was distributed to all owners on July 17, 2024, as outlined by the Strata Property Act and was duly noted in the records of the Strata Corporation.

2. ADOPTION OF AGENDA

It was:

MOVED by SL 2 and SECONDED by SL 6

To approve the agenda as presented.

CARRIED

3. ADOPTION OF PREVIOUS GENERAL MEETING MINUTES

It was:

MOVED by SL 38 and SECONDED by SL 78

To adopt the minutes of the May 5, 2024 Special General Meeting.

CARRIED

4. INSURANCE OVERVIEW

All owners were provided a copy of the current insurance certificate with the notice of this AGM.

WWW.PACIFICQUORUM.COM

5. **REPORTS – FIRE PREVENTION, NEIGHBOURHOOD EMERGENCY PREPAREDNESS, CAPITAL PROJECTS UPDATE**

Please see the attached reports:

- Fire
- Fresh / Wastewater

6. **MAJORITY VOTE RESOLUTION #1 - APPROVAL OF PROPOSED 2024/2025 BUDGET**

Amendments to the Operating budgets were issued to Owners via PQ Online prior to the AGM.

It was

MOVED by SL 14 and SECONDED by SL 17

To approve the amended 2024 - 2025 budget as presented with 0% increase to Strata Fees.

CARRIED

**If you require any information regarding your account, please contact your property accountant,
Serrah Beattie at 778-721-0245**

7. **3/4 VOTE RESOLUTION #1 – CRF EXPENSE – \$10,000.00 – MAINTENANCE ON RBC / GENERATOR**

BE IT RESOLVED:

That the Owners, Strata Plan KAS 1797, Wild Rose Bay, approve that a sum of money not exceeding **Ten Thousand Dollars (\$10,000.00)** be spent for the purpose of engaging contractors for Preventative Maintenance Contracts of the RBC Unit and the Generator, with such expenditure to be charged against the Contingency Reserve Fund (CRF). Any unused funds will be returned to the CRF bank account.

It was:

MOVED by SL 41 and SECONDED by SL 42

To approve Special Resolution # 1 as presented.

CARRIED– 41 IN FAVOUR/ 0 OPPOSED/ 0 ABSTENTIONS

8. **3/4 VOTE RESOLUTION #2 – CRF EXPENSE – \$7,500.00 – INSTALLATION OF AERATION SYSTEM**

Preamble: An aeration system is required for the lagoon settling pond, as it emanates foul smells and increases the oxygen levels.

BE IT RESOLVED:

That the Owners, Strata Plan KAS 1797, Wild Rose Bay, approve that a sum of money not exceeding **Seven Thousand Five Hundred Dollars (\$7,500.00)** be spent for the purpose of installing an aeration system for the lagoon, with such expenditure to be charged against the Contingency Reserve Fund (CRF). Any unused funds will be returned to the CRF bank account.

It was:

MOVED by SL 37 and SECONDED by SL 30

To approve Special Resolution # 2 as presented.

CARRIED– 38 IN FAVOUR/ 3 OPPOSED/ 0 ABSTENTION

9. **3/4 VOTE RESOLUTION #3 – CRF EXPENSE – \$16,000.00 FOR YEARS 2024 AND 2025 – INTERIOR HEALTH WATER UTILITY DEFICIENCIES**

Preamble: Interior Health was onsite and provided a list of deficiencies of the freshwater system. The report identified that the current freshwater system is in noncompliance with current requirements. The funds needed over a two-year period will allow the Council to work alongside Interior Health and to engage the necessary contractors to assist with completing the list of deficiencies. Please see attached the TRUE Consulting quote dated March 27, 2024.

BE IT RESOLVED:

That the Owners, Strata Plan KAS 1797, Wild Rose Bay, approve that a sum of money not exceeding Sixteen Thousand Dollars (\$16,000.00) for 2024 and Sixteen Thousand Dollars (\$16,000.00) for 2025, for a total of Thirty Two Thousand Dollars (\$32,000.00) shall be spent for the purpose of completing the deficiencies with the freshwater system, with such expenditure to be charged against the Contingency Reserve Fund (CRF). Any unused funds will be returned to the CRF bank account.

It was:

MOVED by SL 67 and SECONDED by SL 6

To approve Special Resolution # 3 as presented.

CARRIED– 41 IN FAVOUR/ 0 OPPOSED/ 0 ABSTENTION

10. **ELECTION OF 2024-2025 STRATA COUNCIL**

At this time, the floor was opened for nominations to the 2024-2025 Strata Council with the following outcome:

- Andrea Bee
- Ron Namchuk
- Dean Herbert
- Sue Guenette
- Scott Gale
- Carolyn Harrison
- Donna Greenway

It was:

MOVED by SL 6 and SECONDED by SL 13

To approve the above nominees for the 2024 / 2025 Strata Council.

CARRIED

Owners thanked Shirely Picard, John Lakeman and Shannon Kunka for all their time and dedication on Council.

11. **TERMINATION OF MEETING**

The meeting was terminated at 10:34 am.

Submitted by:

Pacific Quorum (Okanagan) Properties Inc.

Jenn Piekarczyk, Regional Manager – Okanagan

A short council meeting was held directly after the Annual General Meeting for the election of officers and designation of signing authority.

Representing the Strata Corporation:

Present:

*Strata Lot 42 Sue Guenette
Strata Lot 78 Donna Greenway
Strata Lot 80 Andrea Bee
Strata Lot 81 Carolyn Harrison
Strata Lot 91 Dean Herbert
Strata Lot 102 Scott Gale
Strata Lot 106 Ron Namchuk*

***Representing Pacific Quorum (Okanagan)
Properties Inc.:***

Jenn Piekarczyk, Regional Manager – Okanagan

1. CALL TO ORDER

The meeting was called to order at 10:42 am.

2. NEW BUSINESS

a. Election of Officers

It was: **MOVED and SECONDED**

That the following shall be elected as officers for the Strata Council:

Dean Herber, President
Andrea Bee, Vice President
Sue Guenette, Treasurer
Carolyn Harrison, Secretary

CARRIED

b. Signing Authority for Pacific Quorum (Okanagan) Properties Inc. Trust Accounts

It was: **MOVED and SECONDED**

That Pacific Quorum Properties - Okanagan shall have signing authority on the Operating and Contingency Reserve Fund accounts held in trust with Pacific Quorum Properties – Okanagan. All cheques from the trust account would require two signatures.

CARRIED

c. Election of Privacy Officer - The Personal Information Protection Act requires every corporation appoint a Privacy Officer to respond to complaints or requests for personal information under said Act.

It was:

MOVED and SECONDED

That Sue Guenette shall be elected as the Privacy Officer for the Strata Corporation.

CARRIED

d. **Boat Slip Assignments – Exclusive Use Agreements** – In accordance with Section 76 of the BC Strata Property Act:

It was:

MOVED / SECONDED

That all current boat slip assignments shall be approved for a 12-month term.

CARRIED

3. COMMITTEE

Caretaker Liaison - TBD

Building Liaison – TBD

Water / Sewer – Ron Namchuk and Scott Gale

Marina – TBD

Landscaping / Snow – Donna Greenway

Roads & Ditches – TBD

4. NEXT MEETING

The next meeting to be determined.

5. TERMINATION

The meeting was terminated at 11:02 am.

Submitted by:

Pacific Quorum (Okanagan) Properties Inc.

Jennifer Piekarczyk – Regional Manager – Okanagan

1979 Bredin Road

Kelowna, BC V1Y 8T2

Tel: (250) 868-3383 / Fax: (250) 861-4586

Website: www.pacificquorum.com

24 Hour Maintenance Emergency #: 877-797-0010



March 27, 2024

Proposal

Wild Rose Bay Strata KAS 1797
rnamchuk@gmail.com

Attn: Ron Namchuk

RE: *Domestic Water System IHA Compliance Plan*

Further to our conversation I am pleased to provide you this fee proposal for TRUE to work with Wild Rose Bay Strata KAS 1797 (WRBS) to develop, obtain approvals and implement a water system improvement plan that complies with IHA's surface water treatment objectives.

IHA have been working with the large water utilities to develop these plans over the past 10 years and we have developed several. IHA is now moving their focus to the smaller systems as they implement their plan to have all systems compliant. A second consideration of this assignment is the potential for the system to be taken over by the CSRD.

The IHA compliance plan scope will involve developing a step-by-step plan along with realistic timeline and costs to implement. The IHA compliance plan will focus primarily on the source water supply and treatment system. The plan will likely address the intake location first, followed by a source water evaluation stage and finally a treatment implementation stage. The actual costs of treatment implementation will depend on the results of the source water evaluation therefore a cost range will be provided for that item. Our deliverable will be a short report that characterizes the water system, evaluates the current treatment, recommends required upgrades, provides costs for the upgrades, and recommends an implementation plan with timelines. A key component of the implementation plan will be to develop a funding model that acknowledges the impacts on water user rates. The report will be sealed by a professional engineer and be in a format suitable for approval by IHA. Once submitted TRUE will meet with IHA to review any questions they may have with the intention of obtaining their approval.

Information that we will require from WRBS is:

1. Size, age, and location of water system components
2. Water license information
3. Historic water demand data
4. Water reserve account balances
5. Water rates and reserve contribution amounts
6. Historic water quality data

7. Conditions on permit from IHA
8. Recent correspondence from IHA.
9. Current operation plans and sampling plans
10. Emergency response plan

Our proposed work program and estimated fees for the IHA compliance scope will be as follows:

1. Kick off meeting with WRBS to review assignment (\$200)
2. Review data provided by WRBS (\$1200)
3. Develop intake upgrade/replacement strategy and cost estimate (\$2,400)
4. Develop water sampling plan and cost estimate (\$1,200)
5. Develop water treatment plans with and without filtration with cost estimates (\$4,800)
6. Evaluate financial feasibility (\$800)
7. Meet with WRBS to review financial recommendations (\$300)
8. Develop implementation plan (\$1,000)
9. Prepare first draft of report (\$3,200)
10. Review first draft with WRBS (\$300)
11. Revise report and submit to IHA (\$300)
12. Meet with IHA and provide comments as required (\$500)

IHA compliance total estimated fees \$16,200

WRBS could concurrently have TRUE prepare a Water System Evaluation report in a format suitable for the CSRD to consider taking the system over. Additional to the work program outlined above TRUE would evaluate the entire water system including storage capacity, distribution capacity, options to extend, remaining life of assets, replacement costs, and operation requirements.

Our proposed work program and estimated fees for the CSRD take over scope will be as follows:

1. Population and Development Projections (\$400)
2. Water Supply Capacity Assessment (\$800)
3. Water Storage Assessment (\$600)
4. Operation assessment (\$500)
5. Water Treatment assessment (included above)
6. Hydraulic Analysis and Water Distribution System Assessment (\$4,800)
7. Condition Assessment (\$3,200)
8. Electrical & SCADA/Controls Assessment (\$2,400)
9. Asset Management Plan (\$4,200)
10. Financial Review (\$500)
11. Reporting and Presentation (\$6,400)

CSRD take over total estimated fees \$23,800

Should there be any questions, please do not hesitate to contact the undersigned. We are more than willing to attend a virtual meeting with Council to discuss the work program and to make any amendments requested to this proposal. An example professional services agreement has also been enclosed. If this proposal is acceptable, the next step will be to execute this agreement.

Yours truly,

TRUE CONSULTING

A handwritten signature in blue ink, appearing to read "Steve Underwood".

Steve Underwood, P. Eng.

SU/er

Enclosure

Fire Committee Report

January 2024

The Fire Committee met in the Fall and worked on subsequent follow-up tasks, and can report the following:

- Discussed the August wildfires in the North Shuswap and some learnings from it, including equipment that saved properties and lives
- Debriefed June 24 2023 FireSmart Community Cleanup Day
- Robert Kunka reviewed the existing fire equipment in our hose cabinets.
- A prioritized cost estimated list of equipment to address cabinet deficiencies plus a potential first-response to boat fires was created and is being forwarded to Council for review and budgeting purposes
- Reviewed an offer by Sheldon Wiebe who volunteered his time and equipment to create improved access north of the area we cleaned up on June 24, 2023, specifically behind strata lots 59-39; the committee walked the route with Sheldon; Sheldon completed the work.
- Completed our application for FireSmart National Recognition for 2023 based on the volunteer work performed by many residents. This work included not only our June 24 FireSmart Community Common Area Clean-up, but additional work many owners did on their own properties, and importantly, reported to the committee!

It would be a huge benefit to improve Cabinet #2 by converting it into a wheeled cart that could be towed to any area that may need more equipment. To that end, the Committee would request Council's help or guidance in finding someone with suitable (fabricating?) skills to help create a feasible \$\$ estimate. Ideally free volunteer labour from a strata member, or possibly Eric Zeuch is capable.

The Committee will be meeting in Q1 to begin planning FireSmart activities for 2024.

Submitted by: Gary Meehan



"WILD ROSE BAY"

The Owners, Strata Plan KAS 1797

APPROVED Operating Budget from July 1, 2024 to June 30, 2025

	2023/2024 BUDGET	2023/2024 ACTUAL	2024/2025 APPROVED	0.00% Variance
REVENUE				
STRATA FEES	306,424.80	306,424.80	306,424.80	-
OTHER REVENUE				
Fines/Liens	-	-	-	-
Key Revenue	-	-	-	-
Interest	6,400.20	2,199.46	2,001.19	(4,399.01)
Utilities	-	-	-	-
Surplus Trasnfer for Dock Maintenance	-	-	6,345.17	6,345.17
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Total Other Revenue	6,400.20	2,199.46	8,346.36	1,946.16
TOTAL REVENUE	312,825.00	308,624.26	314,771.16	1,946.16
EXPENSES				
Deficit Carry Forward				
Prior Year Deficit Trsf	-	-	-	-
Repairs & Maintenance				
Dock Maintenance	11,600.00	7,505.21	2,000.00	(9,600.00)
Grounds - Upgrades / Repairs	2,000.00	5,483.04	11,239.96	9,239.96
Grounds & Landscaping	20,000.00	13,752.56	15,000.00	(5,000.00)
Fire Committee	2,500.00	5,074.12	4,000.00	1,500.00
Resident Manager	20,000.00	18,112.50	20,000.00	-
Snow Removal	7,500.00	4,614.75	7,500.00	-
Roadways	1,200.00	-	1,000.00	(200.00)
Total Repairs & Maintenance	64,800.00	54,542.18	60,739.96	(4,060.04)
Utilities				
Garbage	7,500.00	4,567.23	6,000.00	(1,500.00)
Sewer	4,000.00	2,152.76	8,000.00	4,000.00
Sewer & Water	75,000.00	75,928.62	72,000.00	(3,000.00)
Electricity	5,500.00	4,991.10	5,000.00	(500.00)
Internet/Website Services	600.00	899.65	600.00	-
Total Utilities	92,600.00	88,539.36	91,600.00	(1,000.00)
Administration				
Postage & Copies	500.00	279.67	506.20	6.20
Professional Services	1,600.00	869.53	1,200.00	(400.00)
Administration/Meetings	350.00	700.00	700.00	350.00
Bank Charges	1,500.00	1,494.78	1,500.00	-
Licenses & Permits	1,000.00	799.00	1,000.00	-
Insurance	39,850.00	42,137.52	47,000.00	7,150.00
Property Tax	25.00	10.32	25.00	-
Management Services	24,200.00	23,136.12	23,500.00	(700.00)

Dock Lease Renewal	3,400.00	7,083.09		3,500.00	100.00
Miscellaneous Expenses	1,000.00	687.52		1,500.00	500.00
Total Administration	73,425.00	77,197.55		80,431.20	7,006.20
Expense Sub-Total	230,825.00	220,279.09		232,771.16	1,946.16
Contingency Trsf	82,000.00	82,000.00		82,000.00	-
Total Expenses	312,825.00	302,279.09		314,771.16	1,946.16
NET SURPLUS/(DEFICIT)	0.00	6,345.17		-	(0.00)

* expression of percentage is for information purposes only and has no legal effect.

NET FUND TOTALS / FORECASTS

Operating Fund

Actual operating fund balance at 30-Jun-24	27,783.61
Transfer of operating surplus to contingency reserve fund	-
Transfer of operating surplus to reduce contribution to the next fiscal year's operating fund	-
Transfer from operating budget to eliminate prior year deficit	-
Loan from Contingency Reserve Fund to Operating Fund	-
Loan from Operating Fund to Contingency Reserve Fund	-
Forecasted interest	1,276.37

Total Forecasted Operating Fund Balance at 30-Jun-25[§]	29,059.98
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Contingency Reserve Fund

Actual contingency reserve balance at 30-Jun-24	403,946.15
Expenditures which have already been approved but not yet taken from the fund	(48,854.65)
APPROVED expenditures to be taken from the fund at the meeting this budget was approved	-
Transfer of operating surplus to contingency reserve fund	-
Transfer of excess special levy to contingency reserve fund	-
Transfer from strata fees to contingency reserve fund	82,000.00
Loan from Contingency Reserve Fund to Operating Fund	-
Loan from Operating Fund to Contingency Reserve Fund	-
Forecasted interest	18,409.54

Total Forecasted Contingency Reserve Fund Balance at 30-Jun-25[§]	455,501.04
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[§] Assuming 4.50% annual interest compounded monthly and all expenditures and deposits are made on 1-Oct-24

"WILD ROSE BAY"
The Owners, Strata Plan KAS 1797
APPROVED Schedule of Unit Entitlements and Strata Fees
July 1, 2024 to June 30, 2025

Strata Lot	Unit Entitlement	%* of Total Unit Entitlement	Contingency Component	Operating Component	2023/2024 Strata Fee	2024/2025 Strata Fee	.00% Change
1	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
2	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
3	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
4	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
5	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
6	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
7	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
8	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
9	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
10	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
11	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
12	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
13	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
14	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
15	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
16	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
17	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
18	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
19	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
20	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
21	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
22	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
23	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
24	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
25	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
26	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
27	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
28	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
29	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
30	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
31	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
32	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
33	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
34	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
35	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
36	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
37	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
38	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
39	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
40	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
41	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
42	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
43	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
44	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
45	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
48	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
49	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00

"WILD ROSE BAY"
The Owners, Strata Plan KAS 1797
APPROVED Schedule of Unit Entitlements and Strata Fees
July 1, 2024 to June 30, 2025

Strata Lot	Unit Entitlement	%* of Total Unit Entitlement	Contingency Component	Operating Component	2023/2024 Strata Fee	2024/2025 Strata Fee	.00% Change
50	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
51	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
52	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
53	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
54	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
55	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
56	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
57	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
58	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
59	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
60	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
61	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
62	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
63	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
64	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
65	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
66	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
67	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
68	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
69	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
70	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
71	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
72	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
73	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
74	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
75	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
76	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
77	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
78	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
79	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
80	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
81	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
82	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
83	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
84	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
85	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
86	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
87	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
88	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
89	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
90	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
91	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
92	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
93	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
94	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
95	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
96	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00

"WILD ROSE BAY"
The Owners, Strata Plan KAS 1797
APPROVED Schedule of Unit Entitlements and Strata Fees
July 1, 2024 to June 30, 2025

Strata Lot	Unit Entitlement	%* of Total Unit Entitlement	Contingency Component	Operating Component	2023/2024 Strata Fee	2024/2025 Strata Fee	.00% Change
97	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
98	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
99	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
100	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
101	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
102	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
103	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
104	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
105	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
106	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
107	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
108	1	0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00
106	106	99.999976%	\$6,833.82	\$18,701.58	\$25,535.40	\$25,535.40	\$0.00
Average:		0.943396%	\$64.47	\$176.43	\$240.90	\$240.90	\$0.00

* expression of percentage is for information purposes only and has no legal effect.



WILD ROSE BAY STRATA PLAN KAS 1797

ANNUAL GENERAL MEETING MINUTES
SUNDAY, AUGUST 3rd, 2025 – 9:00 AM at
Eagle Bay Community Hall.

MANAGEMENT PRESENT:

Abi Chauhan, Strata Manager
Pacific Quorum (Okanagan) Properties Inc.
achauhan@pacificquorum.com / Direct Line 778-362-2724

1. CALL TO ORDER

a. Certify Proxies

The Property Manager certified that the 106 eligible strata lots were represented by **59 owners, 47 in person and 12 by proxy**. All proxies were examined by the Strata Manager and found to be in order.

b. Notice of Quorum

A quorum was present and this meeting deemed legal to proceed. The meeting was called to order at 9:00 AM.

c. Election of Person to Chair the Meeting

The Bylaws required that a chairperson must be elected from among those persons present at the meeting if neither the President nor Vice President chaired the meeting.

It was:

MOVED by SL 30 and **SECONDED** by SL 106

That Abi Chauhan of Pacific Quorum – Okanagan Properties Inc. shall, be elected to chair the meeting.

CARRIED

d. Filing Proof of Notice - Dated July 14th, 2025

The Annual General Meeting notice was distributed to all owners on July 14th, 2025, as outlined by the Strata Property Act and was duly noted in the records of the Strata Corporation.

2. ADOPTION OF AGENDA

It was:

MOVED by SL 36 and **SECONDED** by SL 68

To approve the agenda as presented.

CARRIED

3. ADOPTION OF PREVIOUS GENERAL MEETING MINUTES

It was:

MOVED by SL 42 and **SECONDED** by SL 64

To adopt the minutes of the August 4th, 2024, Annual General Meeting.

CARRIED

WWW.PACIFICQUORUM.COM

□ **KELOWNA (REGIONAL OFFICE)**
1979 Bredin Road
Kelowna, BC V1Y 8T2
Phone: 250-868-3383
kelowna@pacificquorum.com

□ **PENTICTON**
1521 Main Street
Penticton, BC V2A 5G7
Phone: 250-492-7300
penticton@pacificquorum.com

□ **SALMON ARM**
360 Ross Street NE / PO Box 732
Salmon Arm, BC V1E 4N8
Phone: 250-832-0169
salmonarm@pacificquorum.com

□ **KAMLOOPS**
207-242 Victoria Street
Kamloops, BC V2C 2A2
Phone: 778-362-3621
kamloops@pacificquorum.com

4. INSURANCE OVERVIEW

The Property Manager provided an overview of the Corporation's insurance coverage explaining areas covered, limits of coverage, and deductibles. All owners were provided a copy of the current insurance certificate with the notice of this AGM. We recommend you take a copy of these insurance documents to your insurance broker, at the time the Strata Corporation's policy is renewed, to ensure no gaps in coverage.

INSURANCE NOTICE**DEDUCTIBLE CHARGE-BACK:**

Please note that subject to your bylaws owners may be responsible for the Strata Corporation's insurance deductible in the event of a claim which emanates from within an owner's unit. Owners should ensure that coverage for such deductible charge backs are added to their individual homeowner's insurance.

The All Risk coverage deductible is \$10,000.00, the current water escape/sewer back-up deductible is \$25,000.00, and the flood deductible is \$50,000.00.

(Please refer to the insurance cover note to review additional important deductible information).

OWNER IMPROVEMENTS / BETTERMENTS:

Please note that any in-unit upgrades and/or betterments completed by the current or any prior owner will not be covered under the Strata Corporation's insurance policy. Owners must ensure that any upgrades and/or betterments are covered under their personal homeowner insurance policy.

5. MAJORITY VOTE RESOLUTION #1– APPROVAL OF 2025/2026 PROPOSED OPERATING BUDGET**BE IT RESOLVED BY MAJORITY VOTE:**

That the Owners, Strata Plan KAS 1797, Wild Rose Bay, approve the proposed 2025/2026 Operating Budget with 6% strata fees increase.

It was:

MOVED by SL 49 and **SECONDED** by SL 106

Following discussion with the owners, council decided to allocate \$4,000.00 to the fire committee in the proposed budget. A motion was moved and seconded to amend the budget to include this allocation and to approve the budget with 6% strata increase.

CARRIED UNANIMOUSLY

A. STRATA FEE PAYMENT – BY PAD SYSTEM

(Pre-authorized Withdrawal from your Bank Account)

If you are already on the PAD System, **YOU DO NOT HAVE TO DO ANYTHING** - your strata fees will continue to be withdrawn automatically. On October 1st, 2025, we will withdraw your October strata fees along with the shortfall amount for July, August and September.

B. STRATA FEE PAYMENT – BY POST DATED CHEQUES

Please forward post-dated cheques to our office, dated for the first day of each successive month starting October 1, 2025. The amount of your new strata fee is found in the attached schedule.

Also, please forward one (1) cheque for the three months shortfall amount. Your cheques should be made payable to ‘Strata Plan KAS 1797’ and mailed to our office at #207 – 242 Victoria Street, Kamloops, BC V2C 2A2. **Please ensure that your suite number is clearly marked somewhere on your cheques.**

6. MAJORITY VOTE RESOLUTION #2 – CRF EXPENSE – UP TO \$5,250.00 – DEPRECIATION REPORT**BE IT RESOLVED BY MAJORITY VOTE:**

That The Owners, Strata Plan KAS 1797 (Wild Rose Bay), approve the withdrawal of up to \$5,250.00 from the Contingency Reserve Fund, for the purpose of updating the depreciation report.

It was:

MOVED by SL 42 and **SECONDED** by SL 81

To approve Special Resolution #2 as presented.

CARRIED UNANIMOUSLY

7. 3/4 VOTE RESOLUTION #3 – CRF EXPENSE – UP TO \$25,000.00 – SEWER RESEALING DUE TO WATER INGRESS

Preamble: Water ingress has been identified entering the sewer system, requiring remedial sealing work to prevent further issues. Ingress of water into sewer requires resealing.

BE IT RESOLVED by ¾ VOTE:

That The Owners, Strata Plan KAS 1797 (Wild Rose Bay), approve the withdrawal of up to \$25,000.00, from the Contingency Reserve Fund, to carry out the necessary work to seal water ingress into the sewer system.

It was:

MOVED by SL 38 and **SECONDED** by SL 31

To approve Special Resolution #3 as presented.

CARRIED UNANIMOUSLY

8. 3/4 VOTE RESOLUTION #4 – CRF EXPENSE – UP TO \$15,000.00 – WATER RESERVOIR CLEANING & INSTRUMENTATION REPAIRS

Preamble: The water reservoir cleaning was recommended for completion by June 2024, and is now approximately five years overdue. In addition, repairs to the reservoir's instrumentation have been recommended for completion by June 2025.

BE IT RESOLVED by ¾ VOTE:

That The Owners, Strata Plan KAS 1797 (Wild Rose Bay), approve the withdrawal of up to \$15,000.00, from the Contingency Reserve Fund, to complete the cleaning of the water reservoir and carry out the required instrumentation repairs.

It was:

MOVED by SL 36 and **SECONDED** by SL 31

To approve Special Resolution #4 as presented.

CARRIED UNANIMOUSLY

9. 3/4 VOTE RESOLUTION #5 – CRF EXPENSE – \$15,000.00 – FRESH WATER PRV REPLACEMENT AND WATER MITIGATION

Preamble: This project is part of the 2025 maintenance plan and should be completed no later than next year. Replacing the Pressure Reducing Valve (PRV) is essential, as excessive system pressure can lead to mechanical failures.

BE IT RESOLVED by ¾ VOTE:

That The Owners, Strata Plan KAS 1797 (Wild Rose Bay), approve the withdrawal of up to \$15,000.00, from the Contingency Reserve Fund, to carry out the replacement of the freshwater PRV and associated water mitigation work.

It was:

MOVED by SL 30 and **SECONDED** by SL 31

To approve Special Resolution #5 as presented.

CARRIED UNANIMOUSLY

10. ELECTION OF 2025/2026 STRATA COUNCIL

At this time, the floor was opened for nominations to the 2025/2026 Strata Council with the following outcome:

- Donna Greenway SL 78
- Carolyn Harrison SL 81
- Sue Guenette SL 42
- Jolene Mancini SL 60
- Andrea Bee SL 79
- Jenelle Lockerbie SL 105
- Stewart Smith SL 80

It was:

MOVED by SL 15 and **SECONDED** by SL 99

To approve the above nominees for the 2025-26 Strata Council.

CARRIED

11. TERMINATION OF MEETING

The meeting was terminated at 10:45 AM

Submitted by:

Pacific Quorum (Okanagan) Properties Inc.

Abi Chauhan, Strata Property Manager

#207 – 242 Victoria Street

Kamloops, BC V2C 2A2

Tel: (778) 362-3621 / Fax: (250) 861-4586

Direct: 778-362-2724

Email: achauhan@pacificquorum.com

Website: www.pacificquorum.com

24 Hour Maintenance Emergency: 1-877-797-0010

<p><i>Please Note: The Real Estate Regulations may require a vendor provide purchasers with copies of the strata corporation minutes. Please retain these minutes for your records. Replacement copies will be subject to a cost per page and can be received upon advance order from Pacific Quorum (Okanagan) Properties Inc.</i></p>

A short council meeting was held directly after the Annual General Meeting for the election of officers and designation of signing authority.

Representing the Strata Corporation:

Present:

Carolyn Harrison	SL 81
Jolene Mancini	SL 60
Sue Guenette	SL 42
Jenelle Lockerbie	SL 105

Regrets:

Donna Greenway	SL 78
Andrea Bee	SL 79
Stewart Smith	SL 80

Representing Pacific Quorum (Okanagan) Properties Inc.:

Abi Chauhan, Strata Manager

1. CALL TO ORDER

The meeting was called to order at 10:50 AM

2. NEW BUSINESS

a. Election of Officers

It was: **MOVED and SECONDED**

That the following shall be elected as officers for the Strata Council:

Donna Greenway	SL 78	President
Carolyn Harrison	SL 81	Vice President
Sue Guenette	SL 42	Treasurer
Jolene Mancini	SL 60	Secretary

CARRIED

b. Signing Authority for Pacific Quorum (Okanagan) Properties Inc. Trust Accounts

It was: **MOVED and SECONDED**

That Pacific Quorum Properties – Okanagan shall have a signing authority on the Operating and Contingency Reserve Fund accounts held in trust with Pacific Quorum Properties – Okanagan.

All cheques from the trust account would require two signatures.

CARRIED

c. Election of Privacy Officer - The Personal Information Protection Act required that every corporation appoint a Privacy Officer to respond to complaints or requests for personal information under said Act.

It was: **MOVED and SECONDED**

That Sue Guenette shall be elected as the Privacy Officer for the Strata Corporation.

CARRIED

- d. **Boat Slip Assignments – Exclusive Use Agreements** – In accordance with Section 76 of the BC Strata Property Act:

It was: **MOVED and SECONDED**

That all current boat slips assignments shall be approved for a 12-month term.

CARRIED

- e. **COMMITTEE**

Caretaker Liaison:	Sue Guenette, SL 42
Building Liaison:	Ryan Harriosn, SL 81
Water/Sewer:	Ron Namchuk, SL 106
Marina:	John Lakeman, SL 37
Landscaping/Snow:	Donna Greenway, SL 78
Roads & Ditches:	Donna Greenway, SL 78

3. NEXT MEETING

The next meeting was scheduled to be held TBD

4. TERMINATION

The meeting was terminated at 11:10 AM

Submitted by:

Pacific Quorum (Okanagan) Properties Inc.

Abi Chauhan, Strata Property Manager

#207 – 242 Victoria Street

Kamloops, BC V2C 2A2

Tel: (778) 362-3621 / Fax: (250) 861-4586

Direct: 778-362-2724

Email: achauhan@pacificquorum.com

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<p><i>Please Note:</i> The Real Estate Regulations may require a vendor provide purchasers with copies of the strata corporation minutes. Please retain these minutes for your records. Replacement copies will be subject to a cost per page and can be received upon advance order from <i>Pacific Quorum (Okanagan) Properties Inc.</i></p>
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Hi Wild Rose Bay owners

Council would like to inform all, that the Interior Health Authority (IHA) requested that WRB provide a plan to achieve drinking water quality guidelines as mandated by the requirements of the [Drinking Water Protection Act](#) and [Drinking Water Protection Regulation](#). These requirements include treating the water, if necessary, and ensuring water quality through monitoring. WRB was asked to provide this plan in 2015 and have since been contacted again by IHA with a greater urgency. It must be noted that IHA is not yet mandated to enforce the recommendations of the [Drinking Water Protection Act](#) and [Drinking Water Protection Regulation](#) in relation to upgrades but it is inevitable that one day the higher standards will be required. Unfortunately we are classified as a private water system and do not have access to municipal, provincial or federal dollars the same way as towns, Native settlements, or cities do.

WRB's water system is classified, as a small water system in BC. For all water systems, drinking water officers are mandated to apply and enforce the *Drinking Water Protection Act* and *Drinking Water Protection Regulation*. They monitor the operations of drinking water systems and act on any notices of threats to drinking water quality. Drinking water officers are responsible for issuing operating permits and will work with water suppliers to help them achieve compliance with the legislation and the conditions on their permits.

As a result, True Engineering was engaged by WRB to provide a preliminary report, draft design recommendations and high-level cost estimate to fully meet the requirements of BC's Surface Water Drinking Quality Guidelines. We have one item in the form of a noncompliance which was once again brought to our attention in the True Engineering report.

"The following is an excerpt from the True Engineering Report."

Intake upgrades are considered because the existing intake is not compliant with the Design Guidelines for Drinking Water Systems in British Columbia. This non-compliance results from the intake location for the following reasons.

- 1. The intake is located below the marina which is a contamination concern.***
- 2. Water depth above the intake structure is less than 3 m below the low lake level (approximately 344.63 m.ASL).***
- 3. The location is not at optimal depth for water quality.***

4. Water quality could be impacted by run-off and or shoreline disturbances.

In addition to this, there are no provisions for addressing the presence of zebra mussels or other molluscs. This has been noted as a potential concern given that these invasive mussels have not yet been found in the Shuswap. It is recommended that prevention measures be installed during the intake upgrades because it will be more cost effective than retrofitting.

Many WRB members may remember that the intake line was in the works of being moved but some of the money was re-allocated to the RBC replacement project and it took precedence at the time due to many factors.

The True Engineering report also provides high level design and costing to further treat the inlet water supply at WRB including filtration and a UV system. This multi-barrier approach in conjunction with our current chlorination and water sample monitoring complies with the regulations for drinking water in BC. Unfortunately, this comes at a high cost, >1.75 million dollars. (cost per house hold $1.75M/106 = 16-20K$ excluding ongoing yearly maintenance estimated at 20-50K) WRB will likely have to consider a multi-phased approach to attaining compliance beginning with modifications to the inlet as soon as possible. We could also achieve compliance in short order by mandating every lot in the WRB strata to install a Point of Entry (POE) Filtration and UV system. Examples of filtration and UV can be found here, Filter [Whole House Systems - Protect Your Home's Water Supply – Express Water](#), UV - [hqua-tws-12 – HQUA Tech](#).

Some residents already have this system installed and it is not too expensive to purchase and maintain. Estimated Amazon cost for the filter system is \$1200 and \$300 respectively for the UV treatment excluding installation costs. For maintenance if one was to change the filters and UV bulb themselves, it is estimated at \$200 per year. These POE systems, along with the current chlorination and water quality monitoring at the inlet, would get us immediately to a state of compliance with respect to a multi-barrier approach to water quality. To accomplish this, WRB might need to consider wording of a legally drawn up Water Connection Agreement (with each household) that places the onus on the owner to install and maintain their water system. Each owner also would need to send in a letter of compliance yearly to our strata manager, for tracking purposes. WRB monitoring would still include boil water orders and other risk management as a result of the on-going inlet water monitoring. Water connections to each lot would be classified as chlorinated lake water - not potable water.

The above scenario has not yet been brought forward to IHA as a go-forward plan for WRB and it is possible that IHA may require additional steps to be taken over the next few years.

In Conclusion we at WRB must have a plan in place to become compliant and execute upgrades in a reasonable amount of time (A plan in place by end of 2025). Please be ready to discuss this at the upcoming AGM and provide direction to council. This will take money and will require member **volunteer support** to keep our costs down.



"WILD ROSE BAY"

The Owners, Strata Plan KAS 1797

APPROVED Operating Budget from July 1, 2025 to June 30, 2026

	2024/2025 BUDGET	2024/2025 ACTUAL		2025/2026 APPROVED	6.00% Variance
REVENUE					
STRATA FEES	306,424.80	306,424.80		324,817.92	18,393.12
OTHER REVENUE					
Fines/Liens	-	8.25		-	-
Key Revenue	-	-		-	-
Interest	6,400.20	1,572.57		1,993.20	(4,407.00)
Trsf from Operating Surplus	-	6,345.17		-	-
Surplus Transfer for Dock Maintenance	-	1,146.20		-	-
	-----	-----		-----	-----
Total Other Revenue	6,400.20	9,072.19		1,993.20	(4,407.00)
TOTAL REVENUE					
	312,825.00	315,496.99		326,811.12	13,986.12
EXPENSES					
Deficit Carry Forward					
Prior Year Deficit Trsf	-	-		-	-
Repairs & Maintenance					
Dock Maintenance	11,600.00	8,297.75		9,750.00	(1,850.00)
Grounds - Upgrades / Repairs	2,000.00	3,856.22		4,000.00	2,000.00
Grounds - Contract	-	15,093.42			-
Grounds & Landscaping	20,000.00	5,400.26		20,000.00	-
Fire Committee	2,500.00	4,217.86		4,000.00	1,500.00
Resident Manager	20,000.00	26,353.99		20,000.00	-
Caretaker - Residential	-	7,296.84		-	-
Snow Removal	7,500.00	3,554.25		5,000.00	(2,500.00)
Fire Systems/Testing	-	161.18		-	-
Roadways	1,200.00	-		1,200.00	-
Total Repairs & Maintenance	64,800.00	74,231.77		63,950.00	(850.00)
Utilities					
Garbage	7,500.00	7,868.86		8,500.00	1,000.00
Sewer	4,000.00	17,144.14		8,000.00	4,000.00
Sewer & Water	75,000.00	79,115.63		80,000.00	5,000.00
Electricity	5,500.00	6,293.61		5,000.00	(500.00)
Internet/Website Services	600.00	2,116.95		600.00	-
Total Utilities	92,600.00	112,539.19		102,100.00	9,500.00
Administration					
Postage & Copies	500.00	122.49		300.00	(200.00)
Professional Services	1,600.00	11,126.83		1,200.00	(400.00)
Administration/Meetings	350.00	135.00		700.00	350.00
Bank Charges	1,500.00	173.62		1,500.00	-

Licenses & Permits	1,000.00	1,027.00		1,000.00	-
Insurance	39,850.00	43,683.54		46,000.00	6,150.00
Property Tax	25.00	(10.59)		25.00	-
Management Services	24,200.00	23,136.12		23,136.12	(1,063.88)
Dock Lease Renewal	3,400.00	3,395.21		3,400.00	-
Miscellaneous Expenses	1,000.00	15.26		1,500.00	500.00
Total Administration	73,425.00	82,804.48		78,761.12	5,336.12
Expense Sub-Total	230,825.00	269,575.44		244,811.12	13,986.12
Contingency Trsf	82,000.00	82,000.00		82,000.00	-
Total Expenses	312,825.00	351,575.44		326,811.12	13,986.12
NET SURPLUS/(DEFICIT)	0.00	(36,078.45)		0.00	0.00

* expression of percentage is for information purposes only and has no legal effect.

"WILD ROSE BAY"
The Owners, Strata Plan KAS 1797
APPROVED Schedule of Unit Entitlements and Strata Fees
July 1, 2025 to June 30, 2026

Strata Lot	Unit Entitlement	%* of Total Unit Entitlement	Contingency Component	Operating Component	2024/2025 Strata Fee	2025/2026 Strata Fee	6.00% Change
1	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
2	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
3	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
4	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
5	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
6	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
7	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
8	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
9	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
10	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
11	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
12	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
13	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
14	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
15	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
16	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
17	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
18	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
19	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
20	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
21	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
22	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
23	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
24	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
25	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
26	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
27	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
28	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
29	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
30	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
31	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
32	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
33	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
34	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
35	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
36	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
37	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
38	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
39	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
40	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
41	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
42	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
43	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
44	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
45	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46

"WILD ROSE BAY"
The Owners, Strata Plan KAS 1797
APPROVED Schedule of Unit Entitlements and Strata Fees
July 1, 2025 to June 30, 2026

Strata Lot	Unit Entitlement	%* of Total Unit Entitlement	Contingency Component	Operating Component	2024/2025 Strata Fee	2025/2026 Strata Fee	6.00% Change
48	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
49	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
50	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
51	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
52	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
53	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
54	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
55	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
56	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
57	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
58	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
59	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
60	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
61	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
62	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
63	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
64	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
65	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
66	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
67	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
68	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
69	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
70	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
71	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
72	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
73	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
74	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
75	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
76	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
77	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
78	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
79	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
80	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
81	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
82	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
83	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
84	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
85	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
86	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
87	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
88	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
89	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
90	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
91	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
92	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46

"WILD ROSE BAY"
The Owners, Strata Plan KAS 1797
APPROVED Schedule of Unit Entitlements and Strata Fees
July 1, 2025 to June 30, 2026

Strata Lot	Unit Entitlement	%* of Total Unit Entitlement	Contingency Component	Operating Component	2024/2025 Strata Fee	2025/2026 Strata Fee	6.00% Change
93	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
94	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
95	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
96	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
97	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
98	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
99	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
100	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
101	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
102	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
103	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
104	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
105	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
106	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
107	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
108	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
106	106	99.999976%	\$6,833.82	\$20,234.34	\$25,535.40	\$27,068.16	\$1,532.76
Average:		0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46

* expression of percentage is for information purposes only and has no legal effect.

"WILD ROSE BAY"
The Owners, Strata Plan KAS 1797
APPROVED Schedule of Unit Entitlements and Strata Fees
July 1, 2025 to June 30, 2026

Strata Lot	2024/2025 Strata Fee	2025/2026 Strata Fee	6.00%* Change	Jul - Sep Retro Total	Total ^t Fee Payment for Oct 1, 2025 ONLY
1	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
2	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
3	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
4	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
5	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
6	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
7	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
8	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
9	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
10	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
11	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
12	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
13	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
14	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
15	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
16	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
17	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
18	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
19	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
20	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
21	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
22	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
23	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
24	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
25	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
26	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
27	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
28	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
29	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
30	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
31	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
32	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
33	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
34	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
35	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
36	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
37	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
38	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
39	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
40	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
41	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
42	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
43	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74

"WILD ROSE BAY"
The Owners, Strata Plan KAS 1797
APPROVED Schedule of Unit Entitlements and Strata Fees
July 1, 2025 to June 30, 2026

Strata Lot	2024/2025 Strata Fee	2025/2026 Strata Fee	6.00%* Change	Jul - Sep Retro Total	Total ^t Fee Payment for Oct 1, 2025 ONLY
44	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
45	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
48	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
49	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
50	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
51	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
52	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
53	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
54	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
55	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
56	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
57	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
58	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
59	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
60	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
61	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
62	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
63	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
64	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
65	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
66	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
67	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
68	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
69	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
70	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
71	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
72	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
73	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
74	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
75	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
76	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
77	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
78	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
79	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
80	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
81	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
82	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
83	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
84	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
85	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
86	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
87	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
88	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74

"WILD ROSE BAY"
The Owners, Strata Plan KAS 1797
APPROVED Schedule of Unit Entitlements and Strata Fees
July 1, 2025 to June 30, 2026

Strata Lot	2024/2025 Strata Fee	2025/2026 Strata Fee	6.00%* Change	Jul - Sep Retro Total	Total [†] Fee Payment for Oct 1, 2025 ONLY
89	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
90	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
91	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
92	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
93	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
94	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
95	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
96	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
97	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
98	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
99	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
100	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
101	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
102	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
103	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
104	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
105	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
106	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
107	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
108	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
106	\$25,535.40	\$27,068.16	\$1,532.76	\$4,598.28	\$31,666.44
Average:	\$240.90	\$255.36	\$0.05	\$43.38	\$298.74

* expression of percentage is for information purposes only and has no legal effect.

† total includes tax, if applicable.

NOTICE OF PROPERTY DISCLOSURE

Please note that Pacific Quorum (Okanagan) Properties Inc., as Agent on behalf of:

Strata Corporation – KAS 1797 – Wild Rose Bay

With the civic address of;

6421 Eagle Bay Road Eagle Bay V0E 1T0

Did not participate in the preparation of the Vendor's Property Disclosure Statement.

PACIFIC QUORUM (OKANAGAN) PROPERTIES INC.

Abhishek Chauhan

Abhishek Chauhan (Aug 21, 2026 15:30:59 PDT)

Signature of Strata Manager – Abhishek Chauhan

Dated: Friday, August 21, 2026

Strata Property Act
Form B
INFORMATION CERTIFICATE
(Section 59)

The Owners, **Strata Plan 1797** certify that the information contained in this certificate with respect to **Strata Lot 99** is correct as of the date of this certificate.

(a) Monthly strata fees payable by the owner of the strata lot described above \$310.00

(b) Any amount owing to the strata corporation by the owner of the strata lot described above (other than an amount paid into court, or to the strata corporation in trust under section 114 of the Strata Property Act) \$109.28

(c) Are there any agreements under which the owner of the strata lot described above takes responsibility for expenses relating to alterations to the strata lot, the common property or the common assets?

☐ NO ☒ YES *[agreements attached, if any]*

THE STRATA CORPORATION AND ITS AGENT IS UNAWARE OF ANY ALTERATION BEYOND WHAT IS SUPPLIED WITH THIS FORM, BUYER BEWARE SHOULD THERE BE ANY UNAUTHORIZED ALTERATIONS.

(d) Any amount that the owner of the strata lot described above is obligated to pay in the future for a special levy that has already been approved. Nil at this time

(e) Any amount by which the expenses of the strata corporation for the current fiscal year are expected to exceed the expenses budgeted for the fiscal year See F/S

(f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund. \$215,186.85

(g) Are there any amendments to the bylaws that are not yet filed in the land title office?
☒ NO ☐ YES *copy of amendments attached, if any*

(h) Are there any resolutions passed by a 3/4 vote or unanimous vote that are required to be filed in the land title office but that have not yet been filed in the land title office?
☒ NO ☐ YES *copy of resolutions attached, if any*

(h.1) Are there any winding-up resolutions that have been passed?
☒ NO ☐ YES *copy of resolutions attached, if any*

(i) Has notice been given for any resolutions, requiring a 3/4 vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on?
☒ NO ☐ YES *notice attached, if applicable*

(j) Is the strata corporation party to any court proceeding or arbitration, and/or are there any judgments or orders against the strata corporation?
☒ NO ☐ YES *claim attached, if applicable*

- (k) Have any notices or work orders been received by the strata corporation that remain outstanding for the strata lot, the common property or the common assets?

☒ NO ☐ YES *copies attached, if applicable*

(l) **Rescinded**

- (m) Are there any parking stall(s) allocated to the strata lot?

☒ NO ☐ YES

(i) If no, complete the following by checking the correct box

☒ **No parking stall is available**

☐ No parking stall is allocated to the strata lot but parking stall(s) within common property might be available

(ii) If yes, complete the following by checking the correct box(es) and indicating the parking stall(s) to which the checked box(es) apply.

☐ Parking stall(s) number(s) (x) is/are part of the strata lot

☐ Parking stall(s) number(s) (x) is/are separate strata lot(s) or parts of a strata lot (x) [strata lot number(s), if known, for each parking stall that is a separate strata lot or part of a separate strata lot]

☐ Parking stall(s) number(s) (x) is/are limited common property

☐ Parking stall(s) number(s) (x) is/are common property

(iii) For each parking stall allocated to the strata lot that is common property, check the correct box and complete the required information.

☐ Parking stall(s) number(s) (x) is/are allocated with strata council approval*

☐ Parking stall(s) number(s) (x) is/are allocated with strata council approval and rented at (x) per month*

☐ Parking stall(s) number(s) (x) may have been allocated by owner developer assignment

Details:

***Note: The allocation of a parking stall that is common property may be limited as short term exclusive use subject to section 76 of the Strata Property Act, or otherwise, and may therefore be subject to change in the future.**

(n) Are there any storage locker(s) allocated to the strata lot?

☒ NO ☐ YES

(i) If no, complete the following by checking the correct box

☒ No storage locker is available

☐ No storage locker is allocated to the strata lot but storage locker(s) within common property might be available

(ii) If yes, complete the following by checking the correct box(es) and indicating the storage locker(s) to which the checked box(es) apply.

☐ Storage locker(s) number(s) (x) is/are part of the strata lot

☐ Storage locker(s) number(s) (x) is/are separate strata lot(s) or part(s) of a separate strata lot (x) [strata lot number(s), if known, for each locker that is a separate strata lot or part of a separate strata lot]

☐ Storage locker(s) number(s) (x) is/are limited common property

☐ Storage locker(s) number(s) (x) is/are common property

(iii) For each storage locker allocated to the strata lot that is common property, check the correct box and complete the required information.

☐ Storage locker(s) number(s) (x) is/are allocated with strata council approval*

☐ Storage locker(s) number(s) (x) is/are allocated with strata council approval and rented at (x) per month*

☐ Storage locker(s) number(s) (x) may have been allocated by owner developer assignment

Details:

***Note: The allocation of a storage locker that is common property may be limited as short term exclusive use subject to section 76 of the *Strata Property Act*, or otherwise, and may therefore be subject to change in the future.**

o) **Insurance Certificate (Summary)**

p) For the purposes of section 59 (3) (m) of the Strata Property Act, the following information is required:
Has the strata corporation obtained any electrical planning reports under section 94.1 of the Strata Property Act?

☒ NO ☐ YES (attach copy of all electrical planning reports)

Required Attachments:

In addition to attachments mentioned above, section 59(4) of the Strata Property Act requires that copies of the following must be attached to this Information Certificate:

- ☒ **The rules (Bylaws) of the strata corporation;**
- ☒ **The current budget of the strata corporation; and**
- ☒ **The most recent depreciation report, if any, obtained by the strata corporation under section 94.**

The information outlined is as per the date of this certificate.

The Insurance Broker or Agent of the Strata Corporation is;
HUB INTERNATIONAL INSURANCE BROKERS: (604) 269-1000

Dated: August 21, 2026

Abhishek Chauhan

Abhishek Chauhan (Aug 21, 2026 15:30:59 PDT)

Signature of Strata Manager – Abhishek Chauhan
PACIFIC QUORUM (OKANAGAN) PROPERTIES INC.
1979 Bredin Road, Kelowna, BC. V1Y 8T2