

Venus website:
www.venusongorgia.com

LOCATION:
7:00 p.m.
Lobby Ballroom
1239 West Georgia
Vancouver, BC

**STRATA COUNCIL
2009 - 2010**

Patricia Greenwood - #1708
William Fraser - # 1809
John Beatty - #2604
Vicki Cox - #1008
Tracy Wotten - #907

STRATA MANAGER

Don Wong
E-mail: dwong@baywest.ca
Direct Line: 604-714-1536
Direct Fax: 604-592-3679

BAYWEST MANAGEMENT
300-1770 Burrard Street
Vancouver, BC V6J 3G7
Phone: 604-257-0325

RESIDENT MANAGERS

Vic & Anita Hondru - #303
Cell: 604-307-4704
Office: 604-408-1419
Fax: 604-608-1455

CONCIERGE
778-888-1185

PRESENT:

66 Strata Lots Represented
34 In Person
32 By Proxy

Don Wong - Strata Manager, Baywest Management
Guest, Steve Storrey - Client Executive, BFL Canada
Insurance Services Inc.

1. REGISTRATION

6:30 p.m. – 7:00 p.m.

2. CALL TO ORDER

The meeting was called to order at 7:08 p.m. by Strata
Manager, Don Wong.

A total of 291 strata lots were eligible to vote at the Annual
General Meeting. Therefore the required quorum of 97
(1/3rd of eligible voters) was not present, the meeting was
then adjourned for 45 minutes as per Bylaw 40. To make
efficient use of the waiting period, the report on insurance
was presented by Steve Storrey, Client Executive of BFL
Canada Insurance Services Inc. BFL is the Venus's
current insurance broker.

REPORT ON STRATA CORPORATION INSURANCE

Mr. Storrey's presentation highlighted the following:

Increase in Insurance Premiums

There are essentially 3 factors attributing to increase in
strata insurance premiums:

- Reinsurance Costs – Effective January 1, 2010, the reinsurance costs in BC increased substantially due to new scientific data that shows earthquake damage will be more severe than previously thought.
- Frequency and Severity of Water Claims – The average cost to repair a water claim now exceeds \$10,000 with many claims being much larger. The

vast majority of stratas the report water claims each year.

- Large Fire Claims – While not as frequent, fire losses are much larger with multi million dollar repair costs. It takes the premiums of many strata corporations to pay for these large fires.

Unit Owner's Personal Insurance

The strata corporation's insurance policy will **not** cover owners' personal assets and liabilities. It is every owner's responsibility to obtain adequate protection via their own personal insurance policy. Owner's personal policies should also cover the risk of a strata deductible charge back to a specific limit. (See BFL handout "The Importance of Unit Owner's Personal Insurance" attached, page 5)

Claims History - Venus

The total paid out in insurance claims from January 2006 to May 2010 is \$260,726. The majority of this amount was due to water damage claims. (ie: washing machine floods, overflowing sinks, plugged kitchen sink filters, etc...). It was emphasized that owners and residents need to more pro-active in preventing water damage losses. A BFL pamphlet on water damage loss prevention was handed out.

Note: These pamphlets were also placed in the lobby mail box area. The Strata Council encourages owners and residents to pick up a pamphlet and follow the recommendations on preventing water damage.

Water Damage Deductible

Owners are strongly advised to purchase insurance for coverage of Strata Corporation insurance deductibles. If any damage occurs that originated from within a strata unit, it is the strata unit owner's responsibility for all the resulting damage. In addition, the owner would be responsible for the insurance deductible if a claim is made against the strata's insurance. It is equally important to have such coverage whether an owner lives in the unit or rents it out (ie: if a washing machine flooded, the costs would be charged back to the strata unit, regardless of whether the unit is owner occupied or rented out).

Subsequently upon answering questions from the floor, the Council thanked Mr. Storrey for his presentation and he departed the meeting at 7:48 pm.

If owners should have any questions regarding strata insurance, please do not hesitate to contact Venus's authorized BFL representative:

Ms. Diana Forsch – BA., CAIB at 604-678-5443 or dforsch@bflcanada.ca

3. CALLING THE ROLL AND CERTIFICATION OF PROXIES

Although only 66 strata lots were represented in person or by proxy, a quorum was established as per Bylaw 40 noted above in item 2. The meeting was then declared competent to proceed to deal with the business at hand.

4. PROOF OF NOTICE OF MEETING

It was moved and seconded that proper notice of meeting had been provided according to the requirements of the Strata Property Act.

CARRIED

5. ADOPTION OF PREVIOUS AGM MINUTES

It was moved and seconded to adopt the minutes of the October 8, 2009 AGM.

CARRIED

6. PRESIDENT'S REPORT

Council President, Patricia Greenwood thanked the owners for coming out to attend the AGM. Ms. Greenwood then presented her report which is attached to these minutes, pages 6 to 9.

7. TREASURER'S REPORT

Council Vice-President & Treasurer, Bill Fraser reviewed the past year's financial status up to the projected year end September 30, 2010 financial statements. Also reviewed was the proposed 2010 to 2011 proposed budget and significant expenses. The Treasurer's report is attached to these minutes, pages 10 and 11.

8. CONSIDERATION OF 2010 - 2011 OPERATING BUDGET

Upon answering questions from the floor a vote by majority was held and it was moved and seconded to adopt the 2010 - 2011 operating budget as presented. There is a 6% increase in strata fees.

CARRIED UNANIMOUSLY

A copy of the strata maintenance fee schedule is attached to these minutes, pages 12 to 17.

- Your new strata fee is shown bolded in the last column.
- Your retro-active fee increase for the month of October 1, 2010 is shown bolded in the second last column.

**If you pay by AUTOMATIC PAYMENT:
No further action is required.
Your retro-active fee increase for October and your new strata fee
will be withdrawn on November 1, 2010.**

**If you pay by POST-DATED CHEQUES:
Please forward 1 cheque for your retro-active fee increase and a
series of 12 post-dated cheques for your new strata fee amount
(payable the 1st of each month)
to "STRATA LMS 3963"
and forward
to Baywest Management**

Should you have any questions regarding the payment of your strata fees please contact Baywest Accounts Receivable – Toll Free 1-877-585-4411 / E-mail AR@baywest.ca.

9. ELECTION OF 2010 - 2011 STRATA COUNCIL

The owners thanked the outgoing Strata Council for their time and work for the strata corporation.

As per the bylaws of the strata corporation, a maximum of 7 Strata Council members can be elected. The Strata Manager asked for nominations and volunteers from the floor. Owner of #509, Mr. Payam Alai then volunteered and there were no nominations or other volunteers. Subsequently all members of the outgoing Strata Council were asked if they would return and each replied they would. Therefore the 2010 to 2011 Strata Council for the Venus is:

Patricia Greenwood #1708
Bill Fraser #1809
John Beatty #2604
Vicky Cox #1008
Tracy Wotten #301
Payam Alai #509

10. GENERAL DISCUSSION

Access Entry and Intercom System

Council briefly answered questions about the RF transmitters and proximity tags that will be used. As reported in the September 7, 2010 minutes, Action Lock and Security will be beginning prep work for replacing the access entry system and upgrading of the intercom system at the end of October. Owners and residents will be kept informed via Strata Council minutes and notices as to the progress.

Security Cameras

Council will request that Action Lock and Security review the security camera system to ensure there are adequate cameras and that they are properly located throughout the building and parkade.

In closing, the Strata Manager requested that owners please submit their concerns in writing for Strata Council's consideration and action.

11. ADJOURNMENT

There being no further business, the meeting was adjourned at 9:08 pm.

The Strata Council then met briefly and scheduled the 1st Council meeting for Monday – November 15, 2010 at 7 pm. Council positions will be determined at this meeting. In the meantime, members will continue to act in their previous positions.

**Please keep these minutes with your strata lot records.
You will need to provide them to your realtor when you sell your strata lot.
Note: There will be a charge for copies.**



THE IMPORTANCE OF UNIT OWNER'S PERSONAL INSURANCE

Most strata unit owners dutifully attend the strata corporation's Annual General Meeting, doing their best to contribute to the community a strata corporation constitutes. When owners are provided with the strata's insurance report, some mistakenly believe the corporation's insurance policy will protect their personal assets in the event of a loss; such is not the case.

Unit owners, whether living in the unit or as an investor, should always make sure their personal assets and liabilities are adequately protected by their own personal insurance policy.

A typical unit owner's policy provides a variety of coverage:

- Personal Property: in general terms, this coverage includes all the content items a unit owner brings into the unit or keeps in a storage locker on premises, such as furniture, electronics, clothing, etc. Most policies will also cover the personal property while it is temporarily off premises, on vacation for example.
- Additional Living Expenses: this coverage helps unit owners and their families deal with the extra expenses which can often result if the home is made unfit for occupancy due to an insured loss or damage. Whether it is a fire or significant water damage due to no fault of their own, unit owners may have to move out while their unit is being repaired. In the case of an investment unit, this coverage helps pay the owner's rental income loss due to the tenant moving out.
- Betterments & Improvements: many unit owners spend considerable money making the unit their own; old carpet is replaced with hardwood flooring, cabinets and counter tops are updated and fixtures modernized to the 21st century. The unit owner's personal insurance policy provides coverage for these items, which are specifically excluded from coverage under all strata corporations' insurance policies.
- Strata Deductible Assessment: more and more strata corporations have by-laws in place to facilitate charging back the strata deductible to the unit owner responsible for a loss or damage. Unit owners or their tenants need not be liable for this significant assessment to be made, in many cases the mere fact the damage originates in the unit is sufficient to make the assessment valid. Strata deductibles can be as low as \$1,000 and as high as \$500,000. Unit owners' personal policies cover this risk to a specific limit; owners need to make sure they are fully insured.
- Personal Liability: at home or pretty much anywhere in the world, unit owners' policies also provide comprehensive protection for claims against them for property damage and bodily injury.

Why get personal insurance? Because not getting it is much too risky and expensive!

NOTE: each unit owner has specific insurance requirements which should be discussed with an insurance broker to ensure the right protection is in place for the right price.

President's Report 2010. The VENUS. LMS 3963.
Prepared for the Annual General Meeting, October 5th, 2010.

Good evening, Ladies and Gentlemen, owners of residences at The Venus.
My name is Patricia Greenwood, and I have been the President of the Council this past year. I am also one of the original residents, having moved into The Venus in August, 1999, and have served on Council, in various positions, for eight years.

First of all, I would like to thank you very much for coming to this evening's AGM—the twelfth in the life of The Venus.

Last October 8th, the present Council was elected. We are a small group—only five in number—small in comparison with the elected councils of earlier years, but we have all been committed to maintaining and protecting the well-being, security and safety of all residents who call The Venus their HOME, and to safeguarding your investment in your homes.

It has been a somewhat difficult year, as each member of this volunteer team has had to deal with personal challenges, such as serious illness, bereavement, as well as demanding professional and /or family commitments. Throughout the year, the Council has worked very hard as a team, and members have willingly stepped up to assist where necessary if someone has been unable to attend a meeting.

Before proceeding with details of this past year's business, I would like to re-introduce you to the members of the past year's Council, and to thank them most sincerely for all their hard work, dedication, service and the professionalism they have brought to the Council table. They have volunteered many hours of their valuable time, and have served our community very well.

From the outset, we decided, as a Council, that we wanted to work in a consultative role, rather than one of micro-management. We have had complete confidence in all the staff, and wanted them to know we appreciated their skills and the efforts they made.

We have had regular meetings as a Council, and I have also had additional, less formal meetings with the resident managers Vic and Aneta Hondru.

Our Vice-president is Bill Fraser. He also wears the cap of Treasurer. After the departure of our former Treasurer, Walter Pecora, Bill had some very large shoes to fill, and he has done this admirably. I appreciate his calm manner, as well as his carefully thought out responses to difficult situations and questions of procedure. This was Bill's first year on Council, and he proved to be a very valuable addition.

Vicki Cox worked tirelessly on Special Projects. This was her second year on Council. Her careful study of all proposals was greatly appreciated. The successful tiling, painting and carpeting projects have all been due to Vicki's attention to detail, and her professionalism in dealing with the contractors.

John Beatty ,another new member on Council,was in charge of Landscaping,Building and Maintenance,and also served as our official Secretary.

He,too,studied all proposals in great detail,and with his eloquent contributions to our meetings,was a wonderful help to our Council.

Tracy Wotten was in charge of Bylaws and Rules.Her hard work for the 2008-2009 Council,where many refinements were made to parking regulations,and the use of the Ballroom and Party Room,as well as rules for Move-in and Move -out certainly helped us deal with fewer infractions this year.

I would also like to thank Don Wong,our Baywest representative,who has taken over our building this year.Leo Buonassisi and Don worked well together to assure the transition was a smooth passage.Don has worked hard to respond promptly to residents' concerns,and has given valuable advice to Council.

Our accountant Vicki,at Baywest Management,has also given us excellent service for many years.We are grateful to her for her help and availability whenever the need arose.

We are truly fortunate to have exceptional resident managers-Vic and Aneta Hondru. They care for our building as if it were their own home,and love living at The Venus.They take great pride in their work.

Many of the newer buildings in the Coal Harbour District do not have resident managers,which can be a serious problem when emergencies arise.

Our 24 hour Concierge/Security service is also a great benefit to us.Thank you,to our dedicated Concierge Team.

Last October,we were still in the process of having both the Front Lobby and the P2 Lobby re-tiled, and new lighting installed.

We are very grateful that our Past-President,Sue Wagner,agreed to liaise with the contractors and staff during this time of upheaval,and made certain that all aspects of this project were completed as agreed upon in the contract.

Thank you,Sue,for an excellent job.

What are the POSITIVE achievements this year?

We have seen the successful completion of the TILING of the lobbies,INSTALLATION of better/more modern lighting in the main lobby- a carry over from last year's budget.

As a result of the THREE levies passed at the AGM last year,we have been able to complete the PAINTING & CARPETING of all floors, Common Entertainment Areas, Manager's Office,and Guest Suites.

At the time of installation of the carpets, it was clear that many of the thresholds were quite badly damaged. Council decided to go ahead with the replacement of ALL thresholds, as the costs would be covered in the budget approved for the carpets/painting, and it would be less expensive than having to do these at a later date.

There are still some thresholds needing replacement, as the contractor has not been able to access certain suites, although notice was given to all owners of the need to approve access for the replacement of the threshold.

The results have been very successful, and we have been very pleased with the quality of the work done by the contractors.

The SECOND level is for the Entry phone/ Intercom System, as well as the Access Control System. (I will ask Don to give more detailed information on this project.)

We have chosen an excellent company and have received quotes within our budget.

The THIRD level is for the replacement of the membrane in the parking garage.

This has proven to be a frustrating project, for several reasons.

There have been conflicting reports on the urgency of having the work done, and how the work will be done - partially, or completely.

Quotes for the work have also varied considerably. As this will be a costly project, and one that will cause considerable upheaval in the process of replacing the membrane, Council has delayed making a final decision on this work. We need to have additional professional advice to help us make this important decision. (Steps have been made to receive this advice.)

Approval has been given to purchase a new Step Machine, and new mats for the Gymn.

Rob Murray, a former member of Council, was very helpful in our being given an excellent price for this machine, saving us several hundreds of dollars. Thank you, Rob.

The sauna has been repaired - with new cedar planks. Residents need to be reminded that this is a DRY SAUNA - no water!

What are our major concerns?

In spite of constant prompting and requests, the caulking has been delayed - again.

Unfortunately, this is due to serious delays and backlogs with W.C.B./Work Safe B.C., in the issuing of approval for variance for the contractor's permit.

Council has been diligent in pushing for the variance to be approved, without success.

Windows that have fogged up have caused some concern. However, the de-fogging process we have used has had considerable success, and has saved a large amount of money.

There are some windows that will have to be replaced.

Fufitec-the elevators have been running more smoothly.

We are locked into a contract with this company,the installers of the elevators.

Many problems are caused by careless actions of residents.

On a hot day,the door to one's suite must not be left open,as this affects the operation of the elevators.

Also,many residents try to prop open the elevator doors,without using the correct DOOR OPEN button,or not asking the concierge for assistance,to lock off the elevator if carrying heavy items.

Water:overflowing washing machines,toilets,dishwashers,etc.

This has been a serious concern.

Please:DO NOT LEAVE any appliance running while you are away from your suite.

Check connecting hoses carefully.Be aware of water shut-off switches.

Bylaws and Rules:

Many smaller problems are caused by a lack of consideration for our fellow neighbours. It is disappointing that some residents do not wish to abide by the rules and bylaws,which have been designed to maintain a clean,safe and secure community.

There are ongoing examples of unregistered dogs,overweight dogs,residents allowing strangers into the building,realtors not following our guidelines re Open House,residents who continue to smoke at the entrances,residents not discarding their garbage correctly,sometimes causing stains on the new carpets,clutter in the parking stalls and on balconies,and even visitors to our building who show little respect for the rules of our building.

With vigilance,we will be able to maintain a safe,attractive home.

If you notice anything suspicious,or any strange characters loitering in or near the building,please report this activity to the Concierge.

I believe we have a fine,caring community .There is a balance of all ages-young families have become an important part of our community.

Over the past eleven years,there has been a definite change in the make-up of our community.There are larger numbers of renters,and we ask that owners advise their tenants carefully regarding the Rules and Bylaws for residing here at one of the safest buildings in Coal Harbour.

As a team,we can maintain a safe and attractive home for all of us.

I believe that the new year in 2010-2011 will be a successful one for The Venus, and I wish the new Council good fortune in its endeavours to serve our community well.

Respectfully submitted,

Patricia Greenwood.

TREASURER'S REPORT

ACTUAL RESULTS FY 2009 – 2010

The financial year end for the Venus is 30 September but the final statements for the year will not be available until all invoices and payments for the year are received and processed. The Balance Sheet and Statement of Operations attached to the AGM notice – pages numbered 3 to 6 -- reflect the financial position at 31 August 2010.

The Statement of Operations includes a breakdown of revenues and expenses according to the General Ledger account structure consistent with past years. The five columns – left to right – are the revenue or expenditure for the current month (i.e., the month of August 2010), the cumulative amount year-to-date (i.e., October 2009 – August 2010), the pro-rated 2009 – 2010 budget for the first 11 months of the year, and the YTD variance. The YTD Variance compares the estimated revenue or expense included in the 2009 – 2010 budget and the actual revenue or expense over the first 11 eleven months of the year. As such, it provides an indication of whether the budget has under- or over-provided for the particular line item. The final column on the Statement of Operations is the 2009 – 2010 budget for the full year.

I do not propose to go through the 2009 – 2010 statements line-by-line since it would likely be more productive to discuss the actual YTD and projected full year revenues and expenses for 2009 – 2010 in context of the proposed 2010 – 2011 Budget -- the next item on the agenda. Of course I will try to answer any specific questions that might be raised. I would however like to highlight the following points for 2009 -- 2010:

Balance Sheet –

- The entry “Current Assets: AR Spec Levy” is the amount that remains outstanding from owners on the Special Levies for building improvements approved at the Special Meeting in June 2009 and the AGM in October 2009. The amount outstanding has declined through the year as owners clear their arrears, but stood at over \$17,000 at 31 August 2010.

Statement of Operations –

- Revenues have been slightly better than budgeted due primarily to higher Guest Suite rental income, significantly higher Move In/Out fees and the higher than anticipated level of Late Payment Interest and Penalties.
- Administrative expenses are generally in line with budget except for savings on the budgeted Insurance Premium and lower Insurance Deductible – so far.
- Venus has been fortunate that 2009 – 2010 Utility costs have been much less than budgeted primarily due to low gas prices and the relatively mild winter last year that reduced consumption.
- Repairs and maintenance costs have also been within budget although there are some areas of concern. On the plus side, the application of the Fog Buster technology has reduced costs of window replacement. Unfortunately delays in obtaining necessary WorkSafe approvals have delayed external window caulking which was expected to have been completed before the end of September. The actual costs of external caulking will therefore be pushed back into FY2010 – 2011. Finally, the cost of maintaining the elevators has been greater than anticipated. This is due, in part, to misuse by residents and visitors and the high cost of – sometimes unnecessary -- emergency service calls.

BUDGET 2010 – 2011

The proposed budget for FY2010 – 2011 is given in the AGM notice. Pages 7 to 9 give a comparison, by GL account, of the actual revenue and expenditure to end August 2010, the projected year-end actual amounts, the approved budget for 2009 – 2010 and – in the right column – the budget proposed for 2010 – 2011. Pages 10 to 14 give a brief description of the proposed budget amounts by GL account. Page 15 reports the Strata reserve position.

The preparation of the 2010 – 2011 Budget has been driven by the following key considerations;

- As buildings age, inevitably greater repair and maintenance costs can be anticipated and adequate provision for such costs needs to be made in the Strata budget.
- Insurance costs are projected to be significantly higher for 2010-2011 due to higher reinsurance costs generally and the Venus' poor track record with respect to water damage. The costs are reflected both in higher premia and the need to make adequate provision for insurance deductible claims.
- Utility costs in 2010 – 2011 are likely to be higher than 2009 – 2010. Although gas prices could stay low, it is unlikely that the mild conditions of last winter will be repeated and consumption will likely rise.
- Introduction of the HST has impacted virtually all Venus purchases and service contracts. Few items are exempt from the 7 percent across-the-board increase.

Recognizing that owners are facing financial pressures due to the HST and other factors, Council has tried to prepare a budget with the smallest possible increase in owners' contributions, consistent with prudent financial management. There is little 'margin for error' in the budget and close control of expenditures for 2010 – 2011 will be needed to stay within budget for the year.

The proposed budget requires a 6 percent increase in owners' contributions from October 2010. The adjusted strata fees by unit / strata lot are provided in pages 16 to 21 of the AGM notice.

Before inviting questions, it should be noted that the "final" insurance quotation was received after the proposed budget had been circulated for the AGM. The proposed budget includes a provision of \$90,000 for the insurance premium based on Council's expectation that the premium would increase about 20 percent over last year. The initial Insurance Renewal (AGM notice page 2) quoted \$92,843 but that was based on an increased deductible amount of \$30,000 for water damage. Most owners have only recently increased coverage under their individual insurance policies to \$25,000, and another increase would entail revision of each of those policies, Council requested a revised quotation maintaining the \$25,000 deductible. The revised total premium of \$97,354 is greater than the budget provision. Careful management of the budget will be needed to avoid drawing on Venus reserves.

Note re Insurance:

Page 11 states current annual premium is \$83,360. This is not correct – this is the budget figure for 2009-2010.

Actual insurance premium for 2009-2010 (due . . . to reduced assessment) is \$75, 192.

Budget increase 2009 – 2010 to 2010 – 2011 is 7.97% (\$90000/\$83360)

Anticipated premium increase was 19.7% (\$90000/\$75192)

Actual premium increase is 29.5% (\$97354/\$75192)

The Venus (Ims3963)
Approved Strata Fees Schedule
For the Year October 1, 2010 to September 30, 2011

Unit	Strata Lot	Unit Entitlement	Old Strata Fee	Operating Portion	CRF Portion	Increase	New Strata Fee Effective Oct 1/10
0301	1	614	\$ 240.88	\$ 245.80	\$ 9.43	\$ 14.35	\$ 255.23
0302	2	795	\$ 311.89	\$ 318.25	\$ 12.21	\$ 18.58	\$ 330.47
0303	3	675	\$ 264.81	\$ 270.22	\$ 10.37	\$ 15.78	\$ 280.59
0304	4	814	\$ 319.34	\$ 325.86	\$ 12.50	\$ 19.03	\$ 338.37
0305	5	610	\$ 239.31	\$ 244.20	\$ 9.37	\$ 14.26	\$ 253.57
0306	6	427	\$ 167.52	\$ 170.94	\$ 6.56	\$ 9.98	\$ 177.50
0307	7	926	\$ 363.28	\$ 370.70	\$ 14.23	\$ 21.64	\$ 384.92
0308	8	662	\$ 259.71	\$ 265.01	\$ 10.17	\$ 15.47	\$ 275.18
0309	9	898	\$ 352.30	\$ 359.49	\$ 13.80	\$ 20.98	\$ 373.28
0310	10	419	\$ 164.38	\$ 167.73	\$ 6.44	\$ 9.79	\$ 174.17
0401	11	614	\$ 240.88	\$ 245.80	\$ 9.43	\$ 14.35	\$ 255.23
0402	12	797	\$ 312.67	\$ 319.05	\$ 12.24	\$ 18.63	\$ 331.30
0403	13	675	\$ 264.81	\$ 270.22	\$ 10.37	\$ 15.78	\$ 280.59
0404	14	815	\$ 319.74	\$ 326.26	\$ 12.52	\$ 19.04	\$ 338.78
0405	15	609	\$ 238.92	\$ 243.79	\$ 9.36	\$ 14.23	\$ 253.15
0406	16	427	\$ 167.52	\$ 170.94	\$ 6.56	\$ 9.98	\$ 177.50
0407	17	926	\$ 363.28	\$ 370.70	\$ 14.23	\$ 21.64	\$ 384.92
0408	18	673	\$ 264.03	\$ 269.42	\$ 10.34	\$ 15.72	\$ 279.75
0409	19	898	\$ 352.30	\$ 359.49	\$ 13.80	\$ 20.98	\$ 373.28
0410	20	419	\$ 164.38	\$ 167.73	\$ 6.44	\$ 9.79	\$ 174.17
0501	21	614	\$ 240.88	\$ 245.80	\$ 9.43	\$ 14.35	\$ 255.23
0502	22	797	\$ 312.67	\$ 319.05	\$ 12.24	\$ 18.63	\$ 331.30
0503	23	675	\$ 264.81	\$ 270.22	\$ 10.37	\$ 15.78	\$ 280.59
0504	24	816	\$ 320.13	\$ 326.66	\$ 12.54	\$ 19.07	\$ 339.20
0505	25	609	\$ 238.92	\$ 243.79	\$ 9.36	\$ 14.23	\$ 253.15
0506	26	427	\$ 167.52	\$ 170.94	\$ 6.56	\$ 9.98	\$ 177.50
0507	27	926	\$ 363.28	\$ 370.70	\$ 14.23	\$ 21.64	\$ 384.92
0508	28	671	\$ 263.24	\$ 268.61	\$ 10.31	\$ 15.68	\$ 278.92
0509	29	898	\$ 352.30	\$ 359.49	\$ 13.80	\$ 20.98	\$ 373.28
0510	30	419	\$ 164.38	\$ 167.73	\$ 6.44	\$ 9.79	\$ 174.17
0601	31	615	\$ 241.27	\$ 246.20	\$ 9.45	\$ 14.37	\$ 255.64
0602	32	797	\$ 312.67	\$ 319.05	\$ 12.24	\$ 18.63	\$ 331.30
0603	33	675	\$ 264.81	\$ 270.22	\$ 10.37	\$ 15.78	\$ 280.59
0604	34	816	\$ 320.13	\$ 326.66	\$ 12.54	\$ 19.07	\$ 339.20
0605	35	609	\$ 238.92	\$ 243.79	\$ 9.36	\$ 14.23	\$ 253.15
0606	36	427	\$ 167.52	\$ 170.94	\$ 6.56	\$ 9.98	\$ 177.50
0607	37	926	\$ 363.28	\$ 370.70	\$ 14.23	\$ 21.64	\$ 384.92
0608	38	672	\$ 263.64	\$ 269.01	\$ 10.32	\$ 15.70	\$ 279.34
0609	39	898	\$ 352.30	\$ 359.49	\$ 13.80	\$ 20.98	\$ 373.28
0610	40	419	\$ 164.38	\$ 167.73	\$ 6.44	\$ 9.79	\$ 174.17
0701	41	615	\$ 241.27	\$ 246.20	\$ 9.45	\$ 14.37	\$ 255.64
0702	42	797	\$ 312.67	\$ 319.05	\$ 12.24	\$ 18.63	\$ 331.30
0703	43	675	\$ 264.81	\$ 270.22	\$ 10.37	\$ 15.78	\$ 280.59
0704	44	816	\$ 320.13	\$ 326.66	\$ 12.54	\$ 19.07	\$ 339.20
0705	45	609	\$ 238.92	\$ 243.79	\$ 9.36	\$ 14.23	\$ 253.15
0706	46	427	\$ 167.52	\$ 170.94	\$ 6.56	\$ 9.98	\$ 177.50
0707	47	926	\$ 363.28	\$ 370.70	\$ 14.23	\$ 21.64	\$ 384.92
0708	48	674	\$ 264.42	\$ 269.82	\$ 10.35	\$ 15.75	\$ 280.17
0709	49	898	\$ 352.30	\$ 359.49	\$ 13.80	\$ 20.98	\$ 373.28
0710	50	419	\$ 164.38	\$ 167.73	\$ 6.44	\$ 9.79	\$ 174.17
0801	51	612	\$ 240.10	\$ 245.00	\$ 9.40	\$ 14.30	\$ 254.40
0802	52	795	\$ 311.89	\$ 318.25	\$ 12.21	\$ 18.58	\$ 330.47
0803	53	676	\$ 265.20	\$ 270.62	\$ 10.38	\$ 15.80	\$ 281.00

The Venus (Ims3963)
Approved Strata Fees Schedule
For the Year October 1, 2010 to September 30, 2011

Unit	Strata Lot	Unit Entitlement	Old Strata Fee	Operating Portion	CRF Portion	Increase	New Strata Fee Effective Oct 1/10
0804	54	816	\$ 320.13	\$ 326.66	\$ 12.54	\$ 19.07	\$ 339.20
0805	55	609	\$ 238.92	\$ 243.79	\$ 9.36	\$ 14.23	\$ 253.15
0806	56	427	\$ 167.52	\$ 170.94	\$ 6.56	\$ 9.98	\$ 177.50
0807	57	926	\$ 363.28	\$ 370.70	\$ 14.23	\$ 21.64	\$ 384.92
0808	58	674	\$ 264.42	\$ 269.82	\$ 10.35	\$ 15.75	\$ 280.17
0809	59	898	\$ 352.30	\$ 359.49	\$ 13.80	\$ 20.98	\$ 373.28
0810	60	419	\$ 164.38	\$ 167.73	\$ 6.44	\$ 9.79	\$ 174.17
0901	61	612	\$ 240.10	\$ 245.00	\$ 9.40	\$ 14.30	\$ 254.40
0902	62	795	\$ 311.89	\$ 318.25	\$ 12.21	\$ 18.58	\$ 330.47
0903	63	675	\$ 264.81	\$ 270.22	\$ 10.37	\$ 15.78	\$ 280.59
0904	64	816	\$ 320.13	\$ 326.66	\$ 12.54	\$ 19.07	\$ 339.20
0905	65	609	\$ 238.92	\$ 243.79	\$ 9.36	\$ 14.23	\$ 253.15
0906	66	427	\$ 167.52	\$ 170.94	\$ 6.56	\$ 9.98	\$ 177.50
0907	67	926	\$ 363.28	\$ 370.70	\$ 14.23	\$ 21.64	\$ 384.92
0908	68	674	\$ 264.42	\$ 269.82	\$ 10.35	\$ 15.75	\$ 280.17
0909	69	898	\$ 352.30	\$ 359.49	\$ 13.80	\$ 20.98	\$ 373.28
0910	70	419	\$ 164.38	\$ 167.73	\$ 6.44	\$ 9.79	\$ 174.17
1001	71	612	\$ 240.10	\$ 245.00	\$ 9.40	\$ 14.30	\$ 254.40
1002	72	795	\$ 311.89	\$ 318.25	\$ 12.21	\$ 18.58	\$ 330.47
1003	73	675	\$ 264.81	\$ 270.22	\$ 10.37	\$ 15.78	\$ 280.59
1004	74	816	\$ 320.13	\$ 326.66	\$ 12.54	\$ 19.07	\$ 339.20
1005	75	609	\$ 238.92	\$ 243.79	\$ 9.36	\$ 14.23	\$ 253.15
1006	76	427	\$ 167.52	\$ 170.94	\$ 6.56	\$ 9.98	\$ 177.50
1007	77	926	\$ 363.28	\$ 370.70	\$ 14.23	\$ 21.64	\$ 384.92
1008	78	674	\$ 264.42	\$ 269.82	\$ 10.35	\$ 15.75	\$ 280.17
1009	79	898	\$ 352.30	\$ 359.49	\$ 13.80	\$ 20.98	\$ 373.28
1010	80	419	\$ 164.38	\$ 167.73	\$ 6.44	\$ 9.79	\$ 174.17
1101	81	612	\$ 240.10	\$ 245.00	\$ 9.40	\$ 14.30	\$ 254.40
1102	82	795	\$ 311.89	\$ 318.25	\$ 12.21	\$ 18.58	\$ 330.47
1103	83	676	\$ 265.20	\$ 270.62	\$ 10.38	\$ 15.80	\$ 281.00
1104	84	816	\$ 320.13	\$ 326.66	\$ 12.54	\$ 19.07	\$ 339.20
1105	85	609	\$ 238.92	\$ 243.79	\$ 9.36	\$ 14.23	\$ 253.15
1106	86	427	\$ 167.52	\$ 170.94	\$ 6.56	\$ 9.98	\$ 177.50
1107	87	926	\$ 363.28	\$ 370.70	\$ 14.23	\$ 21.64	\$ 384.92
1108	88	673	\$ 264.03	\$ 269.42	\$ 10.34	\$ 15.72	\$ 279.75
1109	89	898	\$ 352.30	\$ 359.49	\$ 13.80	\$ 20.98	\$ 373.28
1110	90	419	\$ 164.38	\$ 167.73	\$ 6.44	\$ 9.79	\$ 174.17
1201	91	612	\$ 240.10	\$ 245.00	\$ 9.40	\$ 14.30	\$ 254.40
1202	92	795	\$ 311.89	\$ 318.25	\$ 12.21	\$ 18.58	\$ 330.47
1203	93	676	\$ 265.20	\$ 270.62	\$ 10.38	\$ 15.80	\$ 281.00
1204	94	816	\$ 320.13	\$ 326.66	\$ 12.54	\$ 19.07	\$ 339.20
1205	95	609	\$ 238.92	\$ 243.79	\$ 9.36	\$ 14.23	\$ 253.15
1206	96	427	\$ 167.52	\$ 170.94	\$ 6.56	\$ 9.98	\$ 177.50
1207	97	926	\$ 363.28	\$ 370.70	\$ 14.23	\$ 21.64	\$ 384.92
1208	98	673	\$ 264.03	\$ 269.42	\$ 10.34	\$ 15.72	\$ 279.75
1209	99	898	\$ 352.30	\$ 359.49	\$ 13.80	\$ 20.98	\$ 373.28
1210	100	419	\$ 164.38	\$ 167.73	\$ 6.44	\$ 9.79	\$ 174.17
1501	101	612	\$ 240.10	\$ 245.00	\$ 9.40	\$ 14.30	\$ 254.40
1502	102	795	\$ 311.89	\$ 318.25	\$ 12.21	\$ 18.58	\$ 330.47
1503	103	675	\$ 264.81	\$ 270.22	\$ 10.37	\$ 15.78	\$ 280.59
1504	104	816	\$ 320.13	\$ 326.66	\$ 12.54	\$ 19.07	\$ 339.20
1505	105	609	\$ 238.92	\$ 243.79	\$ 9.36	\$ 14.23	\$ 253.15
1506	106	427	\$ 167.52	\$ 170.94	\$ 6.56	\$ 9.98	\$ 177.50

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Unit	Strata Lot	Unit Entitlement	Old Strata Fee	Operating Portion	CRF Portion	Increase	New Strata Fee Effective Oct 1/10
1507	107	926	\$ 363.28	\$ 370.70	\$ 14.23	\$ 21.64	\$ 384.92
1508	108	673	\$ 264.03	\$ 269.42	\$ 10.34	\$ 15.72	\$ 279.75
1509	109	898	\$ 352.30	\$ 359.49	\$ 13.80	\$ 20.98	\$ 373.28
1510	110	419	\$ 164.38	\$ 167.73	\$ 6.44	\$ 9.79	\$ 174.17
1601	111	612	\$ 240.10	\$ 245.00	\$ 9.40	\$ 14.30	\$ 254.40
1602	112	795	\$ 311.89	\$ 318.25	\$ 12.21	\$ 18.58	\$ 330.47
1603	113	675	\$ 264.81	\$ 270.22	\$ 10.37	\$ 15.78	\$ 280.59
1604	114	816	\$ 320.13	\$ 326.66	\$ 12.54	\$ 19.07	\$ 339.20
1605	115	609	\$ 238.92	\$ 243.79	\$ 9.36	\$ 14.23	\$ 253.15
1606	116	427	\$ 167.52	\$ 170.94	\$ 6.56	\$ 9.98	\$ 177.50
1607	117	926	\$ 363.28	\$ 370.70	\$ 14.23	\$ 21.64	\$ 384.92
1608	118	676	\$ 265.20	\$ 270.62	\$ 10.38	\$ 15.80	\$ 281.00
1609	119	934	\$ 366.42	\$ 373.90	\$ 14.35	\$ 21.83	\$ 388.25
1610	120	434	\$ 170.26	\$ 173.74	\$ 6.67	\$ 10.15	\$ 180.41
1701	121	622	\$ 244.02	\$ 249.00	\$ 9.56	\$ 14.53	\$ 258.55
1702	122	808	\$ 316.99	\$ 323.46	\$ 12.41	\$ 18.88	\$ 335.87
1703	123	675	\$ 264.81	\$ 270.22	\$ 10.37	\$ 15.78	\$ 280.59
1704	124	816	\$ 320.13	\$ 326.66	\$ 12.54	\$ 19.07	\$ 339.20
1705	125	609	\$ 238.92	\$ 243.79	\$ 9.36	\$ 14.23	\$ 253.15
1706	126	427	\$ 167.52	\$ 170.94	\$ 6.56	\$ 9.98	\$ 177.50
1707	127	926	\$ 363.28	\$ 370.70	\$ 14.23	\$ 21.64	\$ 384.92
1708	128	675	\$ 264.81	\$ 270.22	\$ 10.37	\$ 15.78	\$ 280.59
1709	129	898	\$ 352.30	\$ 359.49	\$ 13.80	\$ 20.98	\$ 373.28
1710	130	419	\$ 164.38	\$ 167.73	\$ 6.44	\$ 9.79	\$ 174.17
1801	131	612	\$ 240.10	\$ 245.00	\$ 9.40	\$ 14.30	\$ 254.40
1802	132	795	\$ 311.89	\$ 318.25	\$ 12.21	\$ 18.58	\$ 330.47
1803	133	675	\$ 264.81	\$ 270.22	\$ 10.37	\$ 15.78	\$ 280.59
1804	134	816	\$ 320.13	\$ 326.66	\$ 12.54	\$ 19.07	\$ 339.20
1805	135	609	\$ 238.92	\$ 243.79	\$ 9.36	\$ 14.23	\$ 253.15
1806	136	427	\$ 167.52	\$ 170.94	\$ 6.56	\$ 9.98	\$ 177.50
1807	137	926	\$ 363.28	\$ 370.70	\$ 14.23	\$ 21.64	\$ 384.92
1808	138	674	\$ 264.42	\$ 269.82	\$ 10.35	\$ 15.75	\$ 280.17
1809	139	928	\$ 364.07	\$ 371.50	\$ 14.26	\$ 21.68	\$ 385.75
1810	140	438	\$ 171.83	\$ 175.34	\$ 6.73	\$ 10.24	\$ 182.07
1901	141	615	\$ 241.27	\$ 246.20	\$ 9.45	\$ 14.37	\$ 255.64
1902	142	794	\$ 311.50	\$ 317.85	\$ 12.20	\$ 18.55	\$ 330.05
1903	143	675	\$ 264.81	\$ 270.22	\$ 10.37	\$ 15.78	\$ 280.59
1904	144	816	\$ 320.13	\$ 326.66	\$ 12.54	\$ 19.07	\$ 339.20
1905	145	609	\$ 238.92	\$ 243.79	\$ 9.36	\$ 14.23	\$ 253.15
1906	146	427	\$ 167.52	\$ 170.94	\$ 6.56	\$ 9.98	\$ 177.50
1907	147	926	\$ 363.28	\$ 370.70	\$ 14.23	\$ 21.64	\$ 384.92
1908	148	675	\$ 264.81	\$ 270.22	\$ 10.37	\$ 15.78	\$ 280.59
1909	149	931	\$ 365.24	\$ 372.70	\$ 14.30	\$ 21.76	\$ 387.00
1910	150	435	\$ 170.66	\$ 174.14	\$ 6.68	\$ 10.16	\$ 180.82
2001	151	622	\$ 244.02	\$ 249.00	\$ 9.56	\$ 14.53	\$ 258.55
2002	152	813	\$ 318.95	\$ 325.46	\$ 12.49	\$ 19.00	\$ 337.95
2003	153	677	\$ 265.60	\$ 271.02	\$ 10.40	\$ 15.82	\$ 281.42
2004	154	816	\$ 320.13	\$ 326.66	\$ 12.54	\$ 19.07	\$ 339.20
2005	155	609	\$ 238.92	\$ 243.79	\$ 9.36	\$ 14.23	\$ 253.15
2006	156	427	\$ 167.52	\$ 170.94	\$ 6.56	\$ 9.98	\$ 177.50
2007	157	926	\$ 363.28	\$ 370.70	\$ 14.23	\$ 21.64	\$ 384.92
2008	158	681	\$ 267.17	\$ 272.62	\$ 10.46	\$ 15.91	\$ 283.08
2009	159	931	\$ 365.24	\$ 372.70	\$ 14.30	\$ 21.76	\$ 387.00

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Unit	Strata Lot	Unit Entitlement	Old Strata Fee	Operating Portion	CRF Portion	Increase	New Strata Fee Effective Oct 1/10
2010	160	435	\$ 170.66	\$ 174.14	\$ 6.68	\$ 10.16	\$ 180.82
2101	161	614	\$ 240.88	\$ 245.80	\$ 9.43	\$ 14.35	\$ 255.23
2102	162	795	\$ 311.89	\$ 318.25	\$ 12.21	\$ 18.58	\$ 330.47
2103	163	676	\$ 265.20	\$ 270.62	\$ 10.38	\$ 15.80	\$ 281.00
2104	164	816	\$ 320.13	\$ 326.66	\$ 12.54	\$ 19.07	\$ 339.20
2105	165	609	\$ 238.92	\$ 243.79	\$ 9.36	\$ 14.23	\$ 253.15
2106	166	427	\$ 167.52	\$ 170.94	\$ 6.56	\$ 9.98	\$ 177.50
2107	167	926	\$ 363.28	\$ 370.70	\$ 14.23	\$ 21.64	\$ 384.92
2108	168	681	\$ 267.17	\$ 272.62	\$ 10.46	\$ 15.91	\$ 283.08
2109	169	899	\$ 352.69	\$ 359.89	\$ 13.81	\$ 21.01	\$ 373.70
2110	170	419	\$ 164.38	\$ 167.73	\$ 6.44	\$ 9.79	\$ 174.17
2201	171	612	\$ 240.10	\$ 245.00	\$ 9.40	\$ 14.30	\$ 254.40
2202	172	797	\$ 312.67	\$ 319.05	\$ 12.24	\$ 18.63	\$ 331.30
2203	173	677	\$ 265.60	\$ 271.02	\$ 10.40	\$ 15.82	\$ 281.42
2204	174	816	\$ 320.13	\$ 326.66	\$ 12.54	\$ 19.07	\$ 339.20
2205	175	609	\$ 238.92	\$ 243.79	\$ 9.36	\$ 14.23	\$ 253.15
2206	176	427	\$ 167.52	\$ 170.94	\$ 6.56	\$ 9.98	\$ 177.50
2207	177	926	\$ 363.28	\$ 370.70	\$ 14.23	\$ 21.64	\$ 384.92
2208	178	679	\$ 266.38	\$ 271.82	\$ 10.43	\$ 15.87	\$ 282.25
2209	179	936	\$ 367.21	\$ 374.70	\$ 14.38	\$ 21.87	\$ 389.08
2210	180	437	\$ 171.44	\$ 174.94	\$ 6.71	\$ 10.21	\$ 181.65
2301	181	614	\$ 240.88	\$ 245.80	\$ 9.43	\$ 14.35	\$ 255.23
2302	182	795	\$ 311.89	\$ 318.25	\$ 12.21	\$ 18.58	\$ 330.47
2303	183	677	\$ 265.60	\$ 271.02	\$ 10.40	\$ 15.82	\$ 281.42
2304	184	816	\$ 320.13	\$ 326.66	\$ 12.54	\$ 19.07	\$ 339.20
2305	185	609	\$ 238.92	\$ 243.79	\$ 9.36	\$ 14.23	\$ 253.15
2306	186	427	\$ 167.52	\$ 170.94	\$ 6.56	\$ 9.98	\$ 177.50
2307	187	926	\$ 363.28	\$ 370.70	\$ 14.23	\$ 21.64	\$ 384.92
2308	188	678	\$ 265.99	\$ 271.42	\$ 10.42	\$ 15.84	\$ 281.83
2309	189	904	\$ 354.65	\$ 361.89	\$ 13.89	\$ 21.13	\$ 375.78
2310	190	418	\$ 163.99	\$ 167.33	\$ 6.42	\$ 9.77	\$ 173.76
2401	191	614	\$ 240.88	\$ 245.80	\$ 9.43	\$ 14.35	\$ 255.23
2402	192	795	\$ 311.89	\$ 318.25	\$ 12.21	\$ 18.58	\$ 330.47
2403	193	677	\$ 265.60	\$ 271.02	\$ 10.40	\$ 15.82	\$ 281.42
2404	194	816	\$ 320.13	\$ 326.66	\$ 12.54	\$ 19.07	\$ 339.20
2405	195	609	\$ 238.92	\$ 243.79	\$ 9.36	\$ 14.23	\$ 253.15
2406	196	427	\$ 167.52	\$ 170.94	\$ 6.56	\$ 9.98	\$ 177.50
2407	197	926	\$ 363.28	\$ 370.70	\$ 14.23	\$ 21.64	\$ 384.92
2408	198	684	\$ 268.34	\$ 273.82	\$ 10.51	\$ 15.99	\$ 284.33
2409	199	930	\$ 364.85	\$ 372.30	\$ 14.29	\$ 21.73	\$ 386.58
2410	200	434	\$ 170.26	\$ 173.74	\$ 6.67	\$ 10.15	\$ 180.41
2501	201	614	\$ 240.88	\$ 245.80	\$ 9.43	\$ 14.35	\$ 255.23
2502	202	795	\$ 311.89	\$ 318.25	\$ 12.21	\$ 18.58	\$ 330.47
2503	203	678	\$ 265.99	\$ 271.42	\$ 10.42	\$ 15.84	\$ 281.83
2504	204	816	\$ 320.13	\$ 326.66	\$ 12.54	\$ 19.07	\$ 339.20
2505	205	607	\$ 238.13	\$ 242.99	\$ 9.32	\$ 14.19	\$ 252.32
2506	206	429	\$ 168.30	\$ 171.74	\$ 6.59	\$ 10.03	\$ 178.33
2507	207	926	\$ 363.28	\$ 370.70	\$ 14.23	\$ 21.64	\$ 384.92
2508	208	682	\$ 267.56	\$ 273.02	\$ 10.48	\$ 15.94	\$ 283.50
2509	209	899	\$ 352.69	\$ 359.89	\$ 13.81	\$ 21.01	\$ 373.70
2510	210	419	\$ 164.38	\$ 167.73	\$ 6.44	\$ 9.79	\$ 174.17
2601	211	614	\$ 240.88	\$ 245.80	\$ 9.43	\$ 14.35	\$ 255.23
2602	212	795	\$ 311.89	\$ 318.25	\$ 12.21	\$ 18.58	\$ 330.47

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Unit	Strata Lot	Unit Entitlement	Old Strata Fee	Operating Portion	CRF Portion	Increase	New Strata Fee Effective Oct 1/10
2603	213	675	\$ 264.81	\$ 270.22	\$ 10.37	\$ 15.78	\$ 280.59
2604	214	816	\$ 320.13	\$ 326.66	\$ 12.54	\$ 19.07	\$ 339.20
2605	215	608	\$ 238.53	\$ 243.39	\$ 9.34	\$ 14.20	\$ 252.73
2606	216	428	\$ 167.91	\$ 171.34	\$ 6.57	\$ 10.00	\$ 177.91
2607	217	926	\$ 363.28	\$ 370.70	\$ 14.23	\$ 21.64	\$ 384.92
2608	218	675	\$ 264.81	\$ 270.22	\$ 10.37	\$ 15.78	\$ 280.59
2609	219	899	\$ 352.69	\$ 359.89	\$ 13.81	\$ 21.01	\$ 373.70
2610	220	417	\$ 163.60	\$ 166.93	\$ 6.41	\$ 9.74	\$ 173.34
2701	221	612	\$ 240.10	\$ 245.00	\$ 9.40	\$ 14.30	\$ 254.40
2702	222	795	\$ 311.89	\$ 318.25	\$ 12.21	\$ 18.58	\$ 330.47
2703	223	676	\$ 265.20	\$ 270.62	\$ 10.38	\$ 15.80	\$ 281.00
2704	224	816	\$ 320.13	\$ 326.66	\$ 12.54	\$ 19.07	\$ 339.20
2705	225	608	\$ 238.53	\$ 243.39	\$ 9.34	\$ 14.20	\$ 252.73
2706	226	552	\$ 216.56	\$ 220.98	\$ 8.48	\$ 12.90	\$ 229.46
2707	227	887	\$ 347.98	\$ 355.08	\$ 13.63	\$ 20.73	\$ 368.71
2708	228	879	\$ 344.84	\$ 351.88	\$ 13.50	\$ 20.54	\$ 365.38
2709	229	595	\$ 233.43	\$ 238.19	\$ 9.14	\$ 13.90	\$ 247.33
2801	230	614	\$ 240.88	\$ 245.80	\$ 9.43	\$ 14.35	\$ 255.23
2802	231	802	\$ 314.64	\$ 321.06	\$ 12.32	\$ 18.74	\$ 333.38
2803	232	673	\$ 264.03	\$ 269.42	\$ 10.34	\$ 15.72	\$ 279.75
2804	233	817	\$ 320.52	\$ 327.06	\$ 12.55	\$ 19.09	\$ 339.61
2805	234	607	\$ 238.13	\$ 242.99	\$ 9.32	\$ 14.19	\$ 252.32
2806	235	552	\$ 216.56	\$ 220.98	\$ 8.48	\$ 12.90	\$ 229.46
2807	236	886	\$ 347.59	\$ 354.68	\$ 13.61	\$ 20.70	\$ 368.29
2808	237	878	\$ 344.45	\$ 351.48	\$ 13.49	\$ 20.52	\$ 364.97
2809	238	589	\$ 231.07	\$ 235.79	\$ 9.05	\$ 13.77	\$ 244.84
2901	239	614	\$ 240.88	\$ 245.80	\$ 9.43	\$ 14.35	\$ 255.23
2902	240	795	\$ 311.89	\$ 318.25	\$ 12.21	\$ 18.58	\$ 330.47
2903	241	676	\$ 265.20	\$ 270.62	\$ 10.38	\$ 15.80	\$ 281.00
2904	242	816	\$ 320.13	\$ 326.66	\$ 12.54	\$ 19.07	\$ 339.20
2905	243	608	\$ 238.53	\$ 243.39	\$ 9.34	\$ 14.20	\$ 252.73
2906	244	550	\$ 215.77	\$ 220.18	\$ 8.45	\$ 12.86	\$ 228.63
2907	245	889	\$ 348.77	\$ 355.88	\$ 13.66	\$ 20.77	\$ 369.54
2908	246	878	\$ 344.45	\$ 351.48	\$ 13.49	\$ 20.52	\$ 364.97
2909	247	590	\$ 231.47	\$ 236.19	\$ 9.06	\$ 13.78	\$ 245.25
3001	248	614	\$ 240.88	\$ 245.80	\$ 9.43	\$ 14.35	\$ 255.23
3002	249	795	\$ 311.89	\$ 318.25	\$ 12.21	\$ 18.58	\$ 330.47
3003	250	676	\$ 265.20	\$ 270.62	\$ 10.38	\$ 15.80	\$ 281.00
3004	251	816	\$ 320.13	\$ 326.66	\$ 12.54	\$ 19.07	\$ 339.20
3005	252	609	\$ 238.92	\$ 243.79	\$ 9.36	\$ 14.23	\$ 253.15
3006	253	551	\$ 216.17	\$ 220.58	\$ 8.46	\$ 12.87	\$ 229.04
3007	254	889	\$ 348.77	\$ 355.88	\$ 13.66	\$ 20.77	\$ 369.54
3008	255	878	\$ 344.45	\$ 351.48	\$ 13.49	\$ 20.52	\$ 364.97
3009	256	590	\$ 231.47	\$ 236.19	\$ 9.06	\$ 13.78	\$ 245.25
3101	257	612	\$ 240.10	\$ 245.00	\$ 9.40	\$ 14.30	\$ 254.40
3102	258	795	\$ 311.89	\$ 318.25	\$ 12.21	\$ 18.58	\$ 330.47
3103	259	679	\$ 266.38	\$ 271.82	\$ 10.43	\$ 15.87	\$ 282.25
3104	260	819	\$ 321.31	\$ 327.86	\$ 12.58	\$ 19.13	\$ 340.44
3105	261	604	\$ 236.96	\$ 241.79	\$ 9.28	\$ 14.11	\$ 251.07
3106	262	551	\$ 216.17	\$ 220.58	\$ 8.46	\$ 12.87	\$ 229.04
3107	263	889	\$ 348.77	\$ 355.88	\$ 13.66	\$ 20.77	\$ 369.54
3108	264	878	\$ 344.45	\$ 351.48	\$ 13.49	\$ 20.52	\$ 364.97
3109	265	590	\$ 231.47	\$ 236.19	\$ 9.06	\$ 13.78	\$ 245.25

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Unit	Strata Lot	Unit Entitlement	Old Strata Fee	Operating Portion	CRF Portion	Increase	New Strata Fee Effective Oct 1/10
3201	266	612	\$ 240.10	\$ 245.00	\$ 9.40	\$ 14.30	\$ 254.40
3202	267	795	\$ 311.89	\$ 318.25	\$ 12.21	\$ 18.58	\$ 330.47
3203	268	677	\$ 265.60	\$ 271.02	\$ 10.40	\$ 15.82	\$ 281.42
3204	269	818	\$ 320.91	\$ 327.46	\$ 12.57	\$ 19.12	\$ 340.03
3205	270	608	\$ 238.53	\$ 243.39	\$ 9.34	\$ 14.20	\$ 252.73
3206	271	550	\$ 215.77	\$ 220.18	\$ 8.45	\$ 12.86	\$ 228.63
3207	272	878	\$ 344.45	\$ 351.48	\$ 13.49	\$ 20.52	\$ 364.97
3208	273	878	\$ 344.45	\$ 351.48	\$ 13.49	\$ 20.52	\$ 364.97
3209	274	589	\$ 231.07	\$ 235.79	\$ 9.05	\$ 13.77	\$ 244.84
3301	275	623	\$ 244.41	\$ 249.40	\$ 9.57	\$ 14.56	\$ 258.97
3302	276	808	\$ 316.99	\$ 323.46	\$ 12.41	\$ 18.88	\$ 335.87
3303	277	673	\$ 264.03	\$ 269.42	\$ 10.34	\$ 15.72	\$ 279.75
3304	278	816	\$ 320.13	\$ 326.66	\$ 12.54	\$ 19.07	\$ 339.20
3305	279	608	\$ 238.53	\$ 243.39	\$ 9.34	\$ 14.20	\$ 252.73
3306	280	553	\$ 216.95	\$ 221.38	\$ 8.50	\$ 12.92	\$ 229.87
3307	281	887	\$ 347.98	\$ 355.08	\$ 13.63	\$ 20.73	\$ 368.71
3308	282	882	\$ 346.02	\$ 353.08	\$ 13.55	\$ 20.61	\$ 366.63
3309	283	588	\$ 230.68	\$ 235.39	\$ 9.03	\$ 13.74	\$ 244.42
3401	284/285/286	2,647	\$ 1,038.45	\$ 1,059.65	\$ 40.66	\$ 61.86	\$ 1,100.31
3402	287/288	2,409	\$ 945.09	\$ 964.37	\$ 37.01	\$ 56.29	\$ 1,001.38
3501	289/290/291	2,653	\$ 1,040.81	\$ 1,062.05	\$ 40.76	\$ 61.99	\$ 1,102.80
3502	292/293	2,396	\$ 939.98	\$ 959.17	\$ 36.81	\$ 55.99	\$ 995.97
3601	294	1,013	\$ 397.41	\$ 405.52	\$ 15.56	\$ 23.68	\$ 421.09
3602	395	1,366	\$ 535.90	\$ 546.84	\$ 20.98	\$ 31.92	\$ 567.82
3603	296	1,078	\$ 422.91	\$ 431.54	\$ 16.56	\$ 25.20	\$ 448.11
3604	297	941	\$ 369.17	\$ 376.70	\$ 14.46	\$ 21.99	\$ 391.16
3605	298	974	\$ 382.11	\$ 389.91	\$ 14.96	\$ 22.76	\$ 404.87
Monthly		211561	\$ 82,998.40	\$ 84,692.08	\$ 3,250.00	\$4,943.68	\$ 87,942.08