

Westsea Construction Ltd.
Orchard House
Schedule of Operating Costs

For the year ended December 31	2023	2022
Operating expenses recoverable	\$ 1,636,934	\$ 1,423,737
Operating expenses		
Accounting and administrative costs	71,240	68,500
Audit	5,618	7,883
Electricity	33,404	32,023
Elevator maintenance	35,843	34,318
Heat	110,695	112,141
Insurance	489,612	399,729
Legal	292,443	224,743
License	2,064	2,004
Operating supplies	4,334	3,085
Pool and sauna	6,185	8,914
Property taxes	220,196	212,523
Repairs and maintenance	416,880	187,690
Salaries and employee benefits	123,142	106,592
Scavenging	60,424	42,683
Telephone and enterphone	4,744	4,522
Water	112,116	110,506
Total expenses	1,988,940	1,557,856
Deficiency of recoveries over expenses	\$ (352,006)	\$ (134,119)
Represented by:		
Normal operating	\$ (352,006)	\$ (134,119)

WESTSEA CONSTRUCTION LTD.

Suite 2108 – 1330 Harwood Street Vancouver BC V6E 1S8
Telephone (604) 681 – 2727 Facsimile (604) 684 - 8075

July 24, 2024

All Leaseholders of Orchard House

647 Michigan Street
Victoria, BC
V8V 1S9

Dear Leaseholder(s),

Re: Orchard House Schedule of Operating Costs for the year ending December 31, 2023

Your 2023 Year End Schedule of Operating Costs for Orchard House is enclosed.

The Schedule of Operating Costs shows there is a deficit of operating expenses in the amount of \$(352,006.00).

This is made up of:

Normal operating \$(352,006.00)

Total 2023 deficit to be collected from leaseholders \$(352,006.00)

Please find enclosed your proportionate share of the total deficit as noted and defined in your lease with Westsea Construction Ltd. (the "Lease").

The individual suite amounts shown are charged to your account. You may verify your proportionate share of the deficit by multiplying the amount by your unit share entitlement described in the schedule to the Lease.

For the leaseholder's deficit, please provide 2 post-dated cheques payable to Westsea Construction Ltd. dated **September 1, 2024 and October 1, 2024** in the following amount each.

Suites ending in '01	\$ 816.12	Suites - 310, 510, 710, 910	
Suite 102	\$ 841.30	1110 & 1410, 1610	
Suites ending in '02 & '03	\$ 800.28	1810, 2010, 2210	\$ 1,184.50
Suites ending in '04 & '09	\$ 800.28		
Suites ending in '05	\$ 1,177.99	Suites - 210, 410, 610, 810	
Suites ending in '06	\$ 785.86	1010, 1210, 1510,	
Suites ending in '07 & '08	\$ 600.70	1710. 1910, 2110 & 2310	\$ 1,115.33

For the leaseholder's deficit, please provide 2 postdated cheques starting on **Sept 1, 2024, and Oct 1, 2024**. **Please note we do not offer any other type of payment methods.** Each leaseholder is reminded that interest will be charged on all overdue balances in accordance with the Lease. **Please include your File number on your cheques.**