

Why the Water and Sewer budget is still an issue in 2025

At the 2024 AGM, the strata council presented a slideshow and letter explaining how the water bill for Copperstone went unpaid for 46 months, starting in 2019 and ending in 2023.

But they did not explain some of the most critical questions and as of March 2025, still haven't addressed these questions. Owners need to know the answers.

The main issue is this:

THE "ACTUAL" NUMBERS IN THE 2020-2025 BUDGETS FOR WATER AND SEWER ARE NOT ACCURATE

The six budgets affected by the non-payment of the water bill—all of which have been overseen by Quay Pacific Property Management Company Ltd.—**contain numbers for the water and sewer costs that cannot be genuine.** When you compare what was actually paid by Quay Pacific (as we have confirmed by getting the actual invoices and payments from the City of New Westminster) and compare to what the budgets claim are the "Actual" numbers, there is a huge amount of money unaccounted for—**\$413,732.11.**

All of these numbers do not reflect actual payments

YEAR	Amount paid to city	"Actual" reported in budget	Money that is unaccounted for
2020	\$61,805.78	\$133,076.17	\$71,270.39
2021	\$47,420.18	\$127,165.00	\$79,744.82
2022	\$50,739.32	\$126,646.03	\$75,906.71
2023	\$54,290.64	\$137,000.45	\$82,709.81
2024	\$255,262.20	\$274,869.35	\$19,607.15
2025	\$152,420.87	\$236,914.10	\$84,493.23
Totals	\$621,938.99	\$1,035,671.10	\$413,732.11

These two columns should be the same—the second column should match the first one.

Where is this money? This is how much the "Actual" numbers were OVER compared to what was actually paid to the city.