

MINUTES REGULAR STRATA COUNCIL MEETING

2021-06-22 on Unit 17's Patio



Participants: Larry Highcock, Chair; Suzan Chamney, Treasurer; Emma Williams, Secretary; Suzanne LaRoy, Vice-Chair/Bylaws; Violet Van Hees, Landscaping Officer; Bob Mathieson, Maintenance Officer.

Absent: Hugh Jackson, WWM

A. Meeting called to order by the Chair at 9:30 AM.

Approval of Agenda

MOTION: (Treasurer) To adopt the agenda as amended of Strata Council Meeting June 22, 2021, as circulated.

SECONDED (Landscaping)

CARRIED 6/6

B. Approval of Minutes

MOTION: (Landscaping) To adopt the Minutes of Strata Council Meeting held May 14, 2021, as circulated.

SECONDED (Vice Chair/Bylaws)

CARRIED 6/6

C. Acceptance of Reports

MOVED: (Maintenance) To accept the Reports of the Strata Council members as circulated.

SECONDED (Landscaping)

CARRIED 6/6

D. Unfinished Business

D.1. (Treasurer) 2021- 2022 Budget

Moved: (Landscaping) To increase the proposed landscaping budget from \$1000 to \$2000

Second: (Chair)

Carried: 6/6

D.2. (Vice Chair/Bylaws)

(A) AGM

Moved: (Vice Chair/ Bylaws) For AGM 2021 to be held August 24th at 7pm at the Bowser Legion subject to July 1st protocols. (Secretary) To book Legion for 6pm Aug 24th

Second: (Chair)

Carried: 6/6

(B) Gates that were installed at strata entrances on the pathways

Gates Look great! Big Thank you to our Maintenance, Paul.

Moved: (Vice Chair/ Bylaws) To increase budget to \$450 for Labour and hardware Paul to further install access deterrents either side of gates.

Seconded: (Maintenance)

Carried: 6/6

(C) New Signage on strata

New directional signage has been installed for unit numbers.

- D.3 (Landscaping)** Memorial Park Bench on strata
(Landscaping) to report back with location options for the bench
- D.4 (Maintenance)**
- (A) Update on Unit 30 glass door replacement in front door**
Update: Unit 21 to send side light panel to Unit 30, and Unit 21 to get new panel to match existing.
- (B) Maintenance looking into process for fixing fogged windows.**
Bob will follow up.
- (C) Exterior Trim Painting**
Update: Robert to be here in early July to complete outer plank in Zone 3 and paint all of Zone 4. Next year all of Zone 5 will be done. The painter will give us one week's notice so we can let owners know when he is coming.

E. New Business

- E.1. (Chair) Milligan's Pond**
- (A)** Schedule a Happy Appy up at the pond for Sunday, July 4th @ 4 pm
- (B) Booking Milligan's Pond**
Need to make a policy for booking 'personal use' functions at the pond
(Landscaping) to write policy
(Secretary) to take bookings
(Treasurer) to put on website and create a webpage
- E.2. (Vice Chair/Bylaws)**
- (A) Motion:** (Vice Chair/ Bylaws) To switch trailer booking to a calendar that hangs in the shed. (Secretary) to obtain calendar.
Second: (Secretary)
Carried: 6/6
- (B) Watering:** Bylaw sent a notice to specific unit to turn on water system and offered assistance
- E.3. (Secretary) Unit 21- Fenced area and steps down to a patio**
MOTION: **(Vice Chair/Bylaws)** To approve Unit 21's request and understanding agreement for a fenced area and steps down to a patio.
SECONDED (Chair)
CARRIED 5/6, one abstained
Approved as applied for
- E.4. (Landscaping) Branch Cutting around exterior of strata.**
Council discussed paying for extra trimming and concluded it is not a priority at this time

Next meeting **July 26, 2021 at 09:30 hours at Bob's front patio, with Zoom alternative**

F. Adjourn 10:52 hours.

Unapproved

Maintenance Report

- Our new maintenance person, Paul of unit 6, has taken on a number of repairs to various units as well as the gate installations.
- Completed projects
 - Rebuilt bedroom stairs off unit #13
 - Replaced and repaired rotten belly board on unit #22
 - Repaired window trim on unit #21
- In progress
 - Unit #30 sidelight repair. Replacement sidelight has been ordered through SLEGG Lumber in Courtenay. Dan will pay for the sidelight as it a flying stone during weed whacking seems to be the only possibility for the damage.
 - Unit #30 – change out a door window that has a malfunction – the owner obtained the replacement window through warranty.
 - Looking into options for water flow off the roof of unit #23 and 24.

Vice Chair/Bylaws positional report

- Bylaw Refresh Project
 - The lawyer has returned a second draft of our bylaws and has answered our questions. The bylaw review committee (Suzan Chamney and Suzanne LaRoy) met and reviewed the revised documents and will be preparing a reply.
 - It is envisioned that the new bylaws and supporting information package will be sent to owners for review sometime in the fall or early winter.
- The installation of 2 gates, together with the new private property signs that were supplied by the Regional District of Nanaimo, at the upper pond and roadside entrances on strata common property to the Deep Bay Community Creek Park:
 - The gates are meant to act as a deterrent to neighbourhood people cutting through strata property
 - Installation by Paul Parker is scheduled for this month.
 - The current high cost of lumber increased the cost estimate to complete.
- CCTV signage
 - signs have been installed at entrance to the RV storage area and park entrances
- Directional and entrance signage
 - New signs, which provide much clearer directions for emergency responders and guests trying to locate units, and are reflective and white and can easily be seen at night, were ordered and are due to be installed this month.
 - A new sign for the front entranceway was ordered to replace the current one, which was looking rather dilapidated.

WWM report for this period

All systems are performing as set out by the MOE and with no complications.

I was alerted on June 16th that although B C Hydro had turned off the Strata power the generator was not running. A check showed that the override auto switch had been turned off. Core water had been there an hour before doing their monthly checks. I will be talking to them.

Balance Sheet - LLE - As of 2021-06-08

(in Canadian Dollars) (Cash Basis)

2021-06-08

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Account	2021-06-08 Balance
ASSETS	
Cash and Bank Accounts	
CRF Chequing	75,321.53
OPERATING Chq	30,026.98
UBCU Membership Shares	37.78
UBCU Money Max	13.01
UBCU RV Fund	1,237.29
CCCU Member Shares	5.15
Petty Cash	200.00
TOTAL Cash and Bank Accounts	106,841.74
Other Assets	
CRF 003 GIC **7155	0.00
CRF 004 GIC **7171	0.00
CRF 005 GIC **7205	0.00
CRF 006 GIC **7130	22,715.24
CRF 007 GIC **7098	0.00
CRF 008 GIC **8417	45,794.54
CRF 3YR Rising Rate GIC	21,219.47
CRF 5YR GIC	10,403.28
UBCU Septic Bond RESTRICTED	50,000.00
TOTAL Other Assets	150,132.53
TOTAL ASSETS	256,974.27
LIABILITIES & EQUITY	
LIABILITIES	0.00
EQUITY	256,974.27
TOTAL LIABILITIES & EQUITY	256,974.27

CRF report - LLE - As of 2021-06-08

(in Canadian Dollars)

2021-06-08

Page 1

Account	2021-06-08 Balance
Bank Accounts	
CRF Chequing	75,321.53
TOTAL Bank Accounts	75,321.53
Asset Accounts	
CRF 003 GIC **7155	0.00
CRF 004 GIC **7171	0.00
CRF 005 GIC **7205	0.00
CRF 006 GIC **7130	22,715.24
CRF 007 GIC **7098	0.00
CRF 008 GIC **8417	45,794.54
CRF 3YR Rising Rate GIC	21,219.47
CRF 5YR GIC	10,403.28
TOTAL Asset Accounts	100,132.53
OVERALL TOTAL	175,454.06

Cheques written - LLE - Last month

2021-05-01 through 2021-05-31 (in Canadian Dollars) (Cash Basis)

2021-06-08

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Date	Category	Memo	Amount
EXPENSES			-4,594.91
Best Turf Lawn & Garden			-2,829.05
2021-05-01	450 LANDSCAPING 8960:455 Groun...	monthly payment	-2,829.05
Bowser Builders' Supply Ltd			-49.30
2021-05-21	400 MAINTENANCE 8960:410 Repair...	2 x 6 for unit #22	-49.30
Interac E Transfer			-1,260.44
2021-05-21	--Split--	Sprinkler repair and mileage	-352.37
2021-05-21	310 ADMIN 9284:320 Office expenses	Quicken MS Office	-205.99
2021-05-21	450 LANDSCAPING 8960:451 Lands...	Front entry renewal	-702.08
Iritex			-128.20
2021-05-07	450 LANDSCAPING 8960:461 Sprinkl...	Fittings for disposal field	-128.20
Pre Auth Deep			-120.06
2021-05-10	500 UTILITIES 9220:510 Water	Pre-Auth Debit DEEP BAY VIS 5...	-39.51
2021-05-10	500 UTILITIES 9220:510 Water	Pre-Auth Debit DEEP BAY VIS 5...	-39.51
2021-05-10	500 UTILITIES 9220:510 Water	Pre-Auth Debit DEEP BAY VIS 5...	-41.04
Pre Auth Strata			-136.00
2021-05-18	500 UTILITIES 9220:520 BC Hydro	Pre-Auth Debit STRATA PLAN VI...	-136.00
TELUS			-71.86
2021-05-03	700 WWM (Septic) 9220:740 Commu...	Pre-Auth Debit THE OWNERS Tel...	-35.93
2021-05-31	700 WWM (Septic) 9220:740 Commu...	Pre-Auth Debit THE OWNERS Tel...	-35.93
OVERALL TOT...			-4,594.91

Budget LLE

2020-08-01 through 2021-05-31 Using LLE 2020- 21 (in Canadian Dollars)

2021-06-08

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Category	Actual	2020 August Budget	Difference	Actual	2020 September Budget	Difference	Actual	2020 October Budget
EXPENSES	4,059.59	6,831.66	2,772.07	5,081.02	9,944.66	4,863.64	6,575.76	5,720.66
310 ADMIN 9284	333.48	335.00	1.52	466.30	535.00	68.70	680.33	610.00
315 Bank Charges	53.48	55.00	1.52	53.48	55.00	1.52	53.48	55.00
320 Office expenses	0.00	0.00	0.00	132.82	100.00	-32.82	92.61	175.00
323 Depreciation Report	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
330 VISOA	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
335 Honorariums	280.00	280.00	0.00	280.00	280.00	0.00	280.00	280.00
340 General Operating	0.00	0.00	0.00	0.00	100.00	100.00	61.55	100.00
345 Operating Contingency	0.00	0.00	0.00	0.00	0.00	0.00	192.69	0.00
350 INSURANCE 8690	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
400 MAINTENANCE 8960	27.57	187.00	159.43	0.00	187.00	187.00	281.04	187.00
410 Repairs Parts	27.57	90.00	62.43	0.00	90.00	90.00	189.04	90.00
415 Maint. Labour	0.00	42.00	42.00	0.00	42.00	42.00	25.00	42.00
417 Mileage for maintenance	0.00	5.00	5.00	0.00	5.00	5.00	42.00	5.00
420 Gutters & Moss	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
425 Snow Removal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
430 Contractor work	0.00	50.00	50.00	0.00	50.00	50.00	0.00	50.00
430 Maintenance - other	0.00	0.00	0.00	0.00	0.00	0.00	25.00	0.00
450 LANDSCAPING 8960	2,746.66	2,986.66	240.00	2,865.34	5,986.66	3,121.32	4,704.81	3,646.66
451 Landscaping general	0.00	0.00	0.00	28.68	3,000.00	2,971.32	1,640.55	800.00
455 Groundskeeping	2,746.66	2,746.66	0.00	2,746.66	2,746.66	0.00	2,746.66	2,746.66
461 Sprinkler parts & rentals	0.00	100.00	100.00	0.00	100.00	100.00	212.90	100.00
462 Sprinklers labour	0.00	100.00	100.00	50.00	100.00	50.00	75.00	0.00
463 Mileage for Irrigation	0.00	40.00	40.00	40.00	40.00	0.00	29.70	0.00
500 UTILITIES 9220	694.78	466.00	-228.78	129.00	129.00	0.00	223.00	217.00
510 Water	565.78	337.00	-228.78	0.00	0.00	0.00	0.00	0.00
520 BC Hydro	129.00	129.00	0.00	129.00	129.00	0.00	129.00	129.00
530 Utility Trailer	0.00	0.00	0.00	0.00	0.00	0.00	94.00	88.00
700 WWM (Septic) 9220	257.10	2,857.00	2,599.90	1,620.38	3,107.00	1,486.62	686.58	1,060.00
701 Core Water	0.00	656.00	656.00	1,312.50	656.00	-656.50	656.25	656.00
705 Core Water callouts	0.00	65.00	65.00	104.48	65.00	-39.48	0.00	65.00
705 Lab Analysis	0.00	105.00	105.00	0.00	355.00	355.00	0.00	105.00
720 Collection System	205.63	500.00	294.37	0.00	750.00	750.00	0.00	0.00
725 Treatment System	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
730 Disposal	21.14	0.00	-21.14	0.00	1,040.00	1,040.00	0.00	0.00
740 Communication & Control	30.33	31.00	0.67	0.00	31.00	31.00	30.33	31.00
750 Emergency power (generator)	0.00	0.00	0.00	0.00	210.00	210.00	0.00	0.00
760 Ministry of Environment	0.00	0.00	0.00	203.40	0.00	-203.40	0.00	203.00
765 EOCP (every three years)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
770 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
780 WWTP Contingency	0.00	1,500.00	1,500.00	0.00	0.00	0.00	0.00	0.00
800 CRF Disbursements 8961	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
810 Painting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Difference:	-4,059.59	-6,831.66	2,772.07	-5,081.02	-9,944.66	4,863.64	-6,575.76	-5,720.66

Budget LLE

2020-08-01 through 2021-05-31 Using LLE 2020- 21 (in Canadian Dollars)

2021-06-08

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Category	Difference	2020 November		Difference	2020 December		Difference	Actual
		Actual	Budget		Actual	Budget		
EXPENSES	-855.10	8,384.00	9,124.66	740.66	32,984.25	48,879.66	15,895.41	4,202.77
310 ADMIN 9284	-70.33	381.15	2,660.00	2,278.85	438.00	22,335.00	21,897.00	539.47
315 Bank Charges	1.52	53.48	55.00	1.52	54.98	55.00	0.02	54.98
320 Office expenses	82.39	47.67	25.00	-22.67	0.00	0.00	0.00	204.49
323 Depreciation Report	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
330 VISOA	0.00	0.00	300.00	300.00	0.00	0.00	0.00	0.00
335 Honorariums	0.00	280.00	280.00	0.00	280.00	280.00	0.00	280.00
340 General Operating	38.45	0.00	2,000.00	2,000.00	0.00	0.00	0.00	0.00
345 Operating Contingency	-192.69	0.00	0.00	0.00	103.02	0.00	-103.02	0.00
350 INSURANCE 8690	0.00	0.00	0.00	0.00	27,080.00	22,000.00	-5,080.00	0.00
400 MAINTENANCE 8960	-94.04	3,591.75	2,395.00	-1,196.75	866.68	187.00	-679.68	0.00
410 Repairs Parts	-99.04	0.00	90.00	90.00	115.28	90.00	-25.28	0.00
415 Maint. Labour	17.00	50.00	42.00	-8.00	50.00	42.00	-8.00	0.00
417 Mileage for maintenance	-37.00	0.00	5.00	5.00	0.00	5.00	5.00	0.00
420 Gutters & Moss	0.00	2,045.50	2,208.00	162.50	701.40	0.00	-701.40	0.00
425 Snow Removal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
430 Contractor work	50.00	1,496.25	50.00	-1,446.25	0.00	50.00	50.00	0.00
430 Maintenance - other	-25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
450 LANDSCAPING 8960	-1,058.15	2,746.66	2,746.66	0.00	2,746.66	2,746.66	0.00	2,829.05
451 Landscaping general	-840.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00
455 Groundskeeping	0.00	2,746.66	2,746.66	0.00	2,746.66	2,746.66	0.00	2,829.05
461 Sprinkler parts & rentals	-112.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00
462 Sprinklers labour	-75.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
463 Mileage for Irrigation	-29.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00
500 UTILITIES 9220	-6.00	557.26	466.00	-91.26	136.00	129.00	-7.00	136.00
510 Water	0.00	428.26	337.00	-91.26	0.00	0.00	0.00	0.00
520 BC Hydro	0.00	129.00	129.00	0.00	136.00	129.00	-7.00	136.00
530 Utility Trailer	-6.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
700 WWM (Septic) 9220	373.42	1,107.18	857.00	-250.18	1,716.91	1,482.00	-234.91	698.25
701 Core Water	-0.25	656.25	656.00	-0.25	656.25	656.00	-0.25	656.25
705 Core Water callouts	65.00	0.00	65.00	65.00	0.00	65.00	65.00	42.00
705 Lab Analysis	105.00	354.23	105.00	-249.23	0.00	355.00	355.00	0.00
720 Collection System	0.00	66.37	0.00	-66.37	0.00	0.00	0.00	0.00
725 Treatment System	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
730 Disposal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
740 Communication & Control	0.67	30.33	31.00	0.67	60.66	31.00	-29.66	0.00
750 Emergency power (generator)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
760 Ministry of Environment	203.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
765 EOCP (every three years)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
770 Insurance	0.00	0.00	0.00	0.00	1,000.00	375.00	-625.00	0.00
780 WWTP Contingency	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
800 CRF Disbursements 8961	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
810 Painting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Difference:	-855.10	-8,384.00	-9,124.66	740.66	-32,984.25	-48,879.66	15,895.41	-4,202.77

Budget LLE

2020-08-01 through 2021-05-31 Using LLE 2020- 21 (in Canadian Dollars)

2021-06-08

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Category	2021 January Budget	Difference	Actual	2021 February Budget	Difference	Actual	2021 March Budget	Difference
EXPENSES	5,184.66	981.89	4,685.99	6,201.66	1,515.67	4,517.89	4,449.66	-68.23
310 ADMIN 9284	335.00	-204.47	475.89	1,235.00	759.11	592.21	530.00	-62.21
315 Bank Charges	55.00	0.02	56.48	55.00	-1.48	54.98	55.00	0.02
320 Office expenses	0.00	-204.49	0.00	0.00	0.00	62.23	0.00	-62.23
323 Depreciation Report	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
330 VISOA	0.00	0.00	0.00	0.00	0.00	195.00	195.00	0.00
335 Honorariums	280.00	0.00	280.00	280.00	0.00	280.00	280.00	0.00
340 General Operating	0.00	0.00	139.41	900.00	760.59	0.00	0.00	0.00
345 Operating Contingency	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
350 INSURANCE 8690	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
400 MAINTENANCE 8960	1,117.00	1,117.00	0.00	1,117.00	1,117.00	20.84	187.00	166.16
410 Repairs Parts	90.00	90.00	0.00	90.00	90.00	20.84	90.00	69.16
415 Maint. Labour	42.00	42.00	0.00	42.00	42.00	0.00	42.00	42.00
417 Mileage for maintenance	5.00	5.00	0.00	5.00	5.00	0.00	5.00	5.00
420 Gutters & Moss	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
425 Snow Removal	930.00	930.00	0.00	930.00	930.00	0.00	0.00	0.00
430 Contractor work	50.00	50.00	0.00	50.00	50.00	0.00	50.00	50.00
430 Maintenance - other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
450 LANDSCAPING 8960	2,746.66	-82.39	2,829.05	2,746.66	-82.39	2,829.05	2,746.66	-82.39
451 Landscaping general	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
455 Groundskeeping	2,746.66	-82.39	2,829.05	2,746.66	-82.39	2,829.05	2,746.66	-82.39
461 Sprinkler parts & rentals	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
462 Sprinklers labour	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
463 Mileage for Irrigation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
500 UTILITIES 9220	129.00	-7.00	247.48	246.00	-1.48	136.00	129.00	-7.00
510 Water	0.00	0.00	117.00	117.00	0.00	0.00	0.00	0.00
520 BC Hydro	129.00	-7.00	130.48	129.00	-1.48	136.00	129.00	-7.00
530 Utility Trailer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
700 WWM (Septic) 9220	857.00	158.75	1,133.57	857.00	-276.57	939.79	857.00	-82.79
701 Core Water	656.00	-0.25	656.25	656.00	-0.25	656.25	656.00	-0.25
705 Core Water callouts	65.00	23.00	446.99	65.00	-381.99	107.52	65.00	-42.52
705 Lab Analysis	105.00	105.00	0.00	105.00	105.00	107.52	105.00	-2.52
720 Collection System	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
725 Treatment System	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
730 Disposal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
740 Communication & Control	31.00	31.00	30.33	31.00	0.67	68.50	31.00	-37.50
750 Emergency power (generator)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
760 Ministry of Environment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
765 EOCP (every three years)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
770 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
780 WWTP Contingency	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
800 CRF Disbursements 8961	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
810 Painting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Difference:	-5,184.66	981.89	-4,685.99	-6,201.66	1,515.67	-4,517.89	-4,449.66	-68.23

Budget LLE

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Category	2021 April			2021 May			2020-08-01	
	Actual	Budget	Difference	Actual	Budget	Difference	Actual	Budget
EXPENSES	7,808.14	4,494.66	-3,313.48	4,932.89	4,571.66	-361.23	83,232.30	105,403.60
310 ADMIN 9284	342.48	335.00	-7.48	543.97	335.00	-208.97	4,793.28	29,245.00
315 Bank Charges	62.48	55.00	-7.48	57.98	55.00	-2.98	555.80	550.00
320 Office expenses	0.00	0.00	0.00	205.99	0.00	-205.99	745.81	300.00
323 Depreciation Report	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
330 VISOA	0.00	0.00	0.00	0.00	0.00	0.00	195.00	495.00
335 Honorariums	280.00	280.00	0.00	280.00	280.00	0.00	2,800.00	2,800.00
340 General Operating	0.00	0.00	0.00	0.00	0.00	0.00	200.96	3,100.00
345 Operating Contingency	0.00	0.00	0.00	0.00	0.00	0.00	295.71	0.00
350 INSURANCE 8690	0.00	0.00	0.00	0.00	0.00	0.00	27,080.00	22,000.00
400 MAINTENANCE 8960	820.05	187.00	-633.05	49.30	187.00	137.70	5,657.23	5,938.00
410 Repairs Parts	0.00	90.00	90.00	49.30	90.00	40.70	402.03	900.00
415 Maint. Labour	0.00	42.00	42.00	0.00	42.00	42.00	125.00	420.00
417 Mileage for maintenance	0.00	5.00	5.00	0.00	5.00	5.00	42.00	50.00
420 Gutters & Moss	0.00	0.00	0.00	0.00	0.00	0.00	2,746.90	2,208.00
425 Snow Removal	546.00	0.00	-546.00	0.00	0.00	0.00	546.00	1,860.00
430 Contractor work	274.05	50.00	-224.05	0.00	50.00	50.00	1,770.30	500.00
430 Maintenance - other	0.00	0.00	0.00	0.00	0.00	0.00	25.00	0.00
450 LANDSCAPING 8960	5,434.46	2,986.66	-2,447.80	4,011.70	2,946.66	-1,065.04	33,743.44	32,286.60
451 Landscaping general	1,359.78	0.00	-1,359.78	702.08	0.00	-702.08	3,731.09	3,800.00
455 Groundskeeping	2,829.05	2,746.66	-82.39	2,829.05	2,746.66	-82.39	27,878.55	27,466.60
461 Sprinkler parts & rentals	618.36	100.00	-518.36	131.07	100.00	-31.07	962.33	500.00
462 Sprinklers labour	577.77	100.00	-477.77	300.00	100.00	-200.00	1,002.77	400.00
463 Mileage for Irrigation	49.50	40.00	-9.50	49.50	0.00	-49.50	168.70	120.00
500 UTILITIES 9220	130.00	129.00	-1.00	256.06	246.00	-10.06	2,645.58	2,286.00
510 Water	0.00	0.00	0.00	120.06	117.00	-3.06	1,231.10	908.00
520 BC Hydro	136.00	129.00	-7.00	136.00	129.00	-7.00	1,326.48	1,290.00
530 Utility Trailer	-6.00	0.00	6.00	0.00	0.00	0.00	88.00	88.00
700 WWM (Septic) 9220	1,081.15	857.00	-224.15	71.86	857.00	785.14	9,312.77	13,648.00
701 Core Water	656.25	656.00	-0.25	0.00	656.00	656.00	5,906.25	6,560.00
705 Core Water callouts	0.00	65.00	65.00	0.00	65.00	65.00	700.99	650.00
705 Lab Analysis	567.53	105.00	-462.53	0.00	105.00	105.00	1,029.28	1,550.00
720 Collection System	0.00	0.00	0.00	0.00	0.00	0.00	272.00	1,250.00
725 Treatment System	-201.84	0.00	201.84	0.00	0.00	0.00	-201.84	0.00
730 Disposal	59.21	0.00	-59.21	0.00	0.00	0.00	80.35	1,040.00
740 Communication & Control	0.00	31.00	31.00	71.86	31.00	-40.86	322.34	310.00
750 Emergency power (generator)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	210.00
760 Ministry of Environment	0.00	0.00	0.00	0.00	0.00	0.00	203.40	203.00
765 EOCP (every three years)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
770 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	375.00
780 WWTP Contingency	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00
800 CRF Disbursements 8961	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
810 Painting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Difference:	-7,808.14	-4,494.66	-3,313.48	-4,932.89	-4,571.66	-361.23	-83,232.30	-105,403.60

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Category	2021-05-31 Difference
EXPENSES	22,171.30
310 ADMIN 9284	24,451.72
315 Bank Charges	-5.80
320 Office expenses	-445.81
323 Depreciation Report	0.00
330 VISOA	300.00
335 Honorariums	0.00
340 General Operating	2,899.04
345 Operating Contingency	-295.71
350 INSURANCE 8690	-5,080.00
400 MAINTENANCE 8960	280.77
410 Repairs Parts	497.97
415 Maint. Labour	295.00
417 Mileage for maintenance	8.00
420 Gutters & Moss	-538.90
425 Snow Removal	1,314.00
430 Contractor work	-1,270.30
430 Maintenance - other	-25.00
450 LANDSCAPING 8960	-1,456.84
451 Landscaping general	68.91
455 Groundskeeping	-411.95
461 Sprinkler parts & rentals	-462.33
462 Sprinklers labour	-602.77
463 Mileage for Irrigation	-48.70
500 UTILITIES 9220	-359.58
510 Water	-323.10
520 BC Hydro	-36.48
530 Utility Trailer	0.00
700 WWM (Septic) 9220	4,335.23
701 Core Water	653.75
705 Core Water callouts	-50.99
705 Lab Analysis	520.72
720 Collection System	978.00
725 Treatment System	201.84
730 Disposal	959.65
740 Communication & Control	-12.34
750 Emergency power (generator)	210.00
760 Ministry of Environment	-0.40
765 EOCP (every three years)	0.00
770 Insurance	-625.00
780 WWTP Contingency	1,500.00
800 CRF Disbursements 8961	0.00
810 Painting	0.00
Net Difference:	22,171.30