

MINUTES REGULAR STRATA COUNCIL MEETING

February 27, 2022 Via Zoom



Participants: Gillian Taccogna, Chair; Suzan Chamney, Treasurer; Adrian Johnston, Vice-Chair/Bylaws; Emma Williams, Secretary; Hugh Jackson, Waste Water Management Rep (WWMR); Violet Van Hees, Landscaping Officer; Paul Parker, Maintenance Officer.

1) Meeting called to order by the Chair at 9:28 AM

2) Adoption of Agenda

Moved: Vice Chair/Bylaws - Adopt the Agenda of Regular Strata Council Meeting February 27, 2022 as circulated.

Seconded: Treasurer

Carried: 7 OF 7

3) Approval of Minutes

Moved: Landscaping – Approval of the Minutes of the Regular Strata Council Meeting held January 23, 2022 as circulated.

Seconded: Maintenance

Carried: 7 OF 7

4) Acceptance of Council Member's Reports

Moved: Treasurer - Accept the Council Members' reports, as circulated.

Seconded: Vice Chair/Bylaws

Carried: 7 OF 7

5) Unfinished Business:

A) Chair - Tree for Bob Mathison

The Chair will discuss with Jane where to place tree with consideration of leaving room for the mower. Landscaping will take care of the purchase and planting; the Chair will communicate this to the past Vice-Chair.

B) Vice Chair/ Bylaws

i) Timeline for presenting new Bylaws to owners

Discussion regarding timeline for owner review of the new bylaws and set a date for the Special General Meeting. Aiming for early April.

ii) Update on Unit #16 Hot tub-

Unit #17 emptied the hot tub. Unit #16 will apply for area to be LCP at AGM. Will keep hot tub empty until approval from land titles.

C) Secretary

i) Unit #8 Application for fencing, patio stones and hot tub

Discussion regarding the use of diagonal lattice and request for decorative panels instead of lattice by unit #8. It was determined that the installation of diagonal lattice contravenes Conditions for Approval in Bylaws item 6(1)(b)(iv) as the diagonal panels are not up to the standard of work and materials used in existing structures or Alterations. It was determined that the request to use decorative panels instead of lattice in fencing panels is a change of a magnitude that would require a $\frac{3}{4}$ vote at an AGM. A letter outlining this will be sent to unit #8.

D) Maintenance - Sundeck quotes and repairs

Decks are starting to fall into disrepair and will need significant maintenance over the coming years. Unit #5's deck is in dire need of repair. A motion to spend the money from the CRF this year for unit #5's deck will be added to the Special General Meeting agenda.

6) New Business

A) Vice Chair/ By Laws -

i) Discussion of the rules regarding fences

Moved: Vice Chair/ By Laws - to amend the fencing colour scheme to remove:

- Mahogany from all components.
- Khaki Brown from posts, post caps, cap rails and pergolas.
- Night Train from lattice.

Second: Treasurer

Carried: 7/7

ii) FireSmart issue of requiring non-flammable fencing within 1.8 metres of any building.

Moved: Treasurer - to create the following rules:

- All new or replacement fencing panels and gates within 1.8 metres of a structure must be constructed of metal.
- Aesthetic standards *include (but are not limited to):*
- Fences must be constructed with square wood lattice in a pattern of horizontal squares (not diamond pattern), except for the fencing within 1.8 metres of a structure, which must be metal.
- Gates must be constructed using either square wood lattice in a pattern of horizontal squares panels or black metal.

Second: Maintenance

Carried: 7/7

B) Secretary -

i) Request and undertaking for Unit #23 to install a heat pump

Motion: Vice Chair/ By Laws - Approval granted if skyward facing fan; however If the heat pump has a side facing fan, it will need to be screened from view.

Second: Maintenance

Carried: 7/7

ii) Request and Undertaking for Unit #29 for a fenced area (to be discussed last)

The Vice-Chair/Bylaws Officer recused himself and left the meeting. Discussion regarding fencing and fenced area and letter of objection for unit #30. It was determined that approval would be given with the following amendments: On the back side - to move the fence up to the end of patio. Fencing within 1.8 metres of the building to be metal; all other fencing to be constructed with lattice panels; 4 ft gates to be installed on two sides in the grass section for mower and people access to common property.

Motion: Treasurer - to approve request as amended.

Second: Secretary

Carried: 6/6

Chair to follow up with Unit #30 regarding their concerns.

Secretary to inform Unit #23 and #29 of approvals.

C) Treasurer - Monthly Financials (Attached)

Motion: Treasurer: to accept monthly financials as circulated.

Seconded: Landscaping

Carried: 7/7

D) **Landscaping** - Request for removal of the big poplar trees by Units 28/29

These trees are leaning more than previously and are considered a hazard.

Motion: Landscaping To spend up to \$2,500 for removal of 4 black cotton wood trees.

Second: WWM

Carried: 7/7

7) **Next meeting**

March 27, 2022 at 9:30 am via Zoom.

8) **Adjourned 11:48am**

Unapproved

Strata Reports

WWM: We have had more problems with broken pipes and fittings at the discharge end of our four recirculating pumps. We are now in the process of considering a new discharge configuration which will lessen the shock start with a flexible PVC pipe in place.

We are having a meeting Core Water Management on Feb. 28th to discuss the best way to make this proposal happen.

At no time will the system be compromised and is running at it's designed programs.

Treasurer's Report:

Since the last meeting I have completed and filed our Corporate Income Tax and WorkSafeBC Annual Payroll Report.

Unapproved

Balance Sheet - LLE - As of 2022-02-20

(in Canadian Dollars) (Cash Basis)

2022-02-20

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Account	2022-02-20 Balance
ASSETS	
Cash and Bank Accounts	
CRF Chequing	69,175.06
First Credit Union RV Fund	1,430.79
First CU Membership Shares	38.25
First CU Money Max	13.01
OPERATING Chq	14,303.55
CCCU Member Shares	5.15
Petty Cash	200.00
TOTAL Cash and Bank Accounts	85,165.81
Other Assets	
CRF 003 GIC **7155	0.02
CRF 004 GIC **7171	0.00
CRF 005 GIC **7205	0.00
CRF 006 GIC **7130	22,840.58
CRF 007 GIC **7098	0.00
CRF 008 GIC **8417	46,024.40
CRF 3YR GIC (105)	10,732.58
CRF 5YR GIC (102)	21,219.47
UBCU Septic Bond RESTRICTED	50,000.00
TOTAL Other Assets	150,817.05
TOTAL ASSETS	235,982.86
LIABILITIES & EQUITY	
LIABILITIES	0.00
EQUITY	235,982.86
TOTAL LIABILITIES & EQUITY	235,982.86

CRF report - LLE - As of 2022-02-20

(in Canadian Dollars)

2022-02-20

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Account	2022-02-20 Balance
Bank Accounts	
CRF Chequing	69,175.06
TOTAL Bank Accounts	69,175.06
Asset Accounts	
CRF 003 GIC **7155	0.02
CRF 004 GIC **7171	0.00
CRF 005 GIC **7205	0.00
CRF 006 GIC **7130	22,840.58
CRF 007 GIC **7098	0.00
CRF 008 GIC **8417	46,024.40
CRF 3YR GIC (105)	10,732.58
CRF 5YR GIC (102)	21,219.47
TOTAL Asset Accounts	100,817.05
OVERALL TOTAL	169,992.11

Cheques written - LLE - Last month

2022-01-01 through 2022-01-31 (in Canadian Dollars) (Cash Basis)

2022-02-20

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Date	Category	Memo	Amount
EXPENSES			-5,806.13
Bureau Veritas Canada (2019) Inc.			-413.28
2022-01-30	700 WWM ...	INVOICE #: VA10527042	-413.28
Core Water Management Ltd			-656.25
2022-01-16	700 WWM ...	Invoice #1909	-656.25
Island Mowers			-2,913.94
2022-01-01	450 LAND...	Monthly Landscaping payment	-2,913.94
Pre Auth Strata			-133.00
2022-01-18	500 UTILIT...	Pre-Auth Debit STRATA PLAN ...	-133.00
TELUS			-35.91
2022-01-31	700 WWM ...	Pre-Auth Debit THE OWNERS ...	-35.91
Trevor Grozell			-1,653.75
2022-01-08	400 MAINT...	Interac e-Transfer Debit	-1,102.50
2022-01-30	400 MAINT...	Snow removal	-551.25
OVERALL TOT...			-5,806.13

Budget LLE

2021-08-01 through 2022-01-31 Using LLE 2021-22 (in Canadian Dollars)

2022-02-20

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Category	Actual	2021 August Budget	Difference	Actual
EXPENSES	17,939.94	42,548.25	24,608.31	5,964.80
310 ADMIN 9284	437.98	3,735.00	3,297.02	585.16
315 Bank Charges	57.98	55.00	-2.98	59.48
320 Office expenses	0.00	0.00	0.00	0.00
323 Depreciation Report	0.00	0.00	0.00	0.00
330 VISOA	0.00	0.00	0.00	0.00
335 Honorariums	280.00	280.00	0.00	280.00
340 General Operating	100.00	400.00	300.00	245.68
345 Operating Contingency	0.00	3,000.00	3,000.00	0.00
350 INSURANCE 8690	0.00	0.00	0.00	0.00
400 MAINTENANCE 8960	344.89	145.00	-199.89	0.00
405 Maintenance General	0.00	25.00	25.00	0.00
410 Repairs Parts	19.89	80.00	60.11	0.00
415 Maint. Labour	0.00	40.00	40.00	0.00
417 Mileage for maintenance	0.00	0.00	0.00	0.00
420 Gutters & Moss	0.00	0.00	0.00	0.00
425 Snow Removal	0.00	0.00	0.00	0.00
430 Contractor work	325.00	0.00	-325.00	0.00
450 LANDSCAPING 8960	2,829.05	5,104.00	2,274.95	2,929.05
451 Landscaping general	0.00	2,000.00	2,000.00	0.00
455 Groundskeeping	2,829.05	2,829.00	-0.05	2,829.05
461 Sprinkler parts & rentals	0.00	120.00	120.00	0.00
462 Sprinklers labour	0.00	115.00	115.00	100.00
463 Mileage for Irrigation	0.00	40.00	40.00	0.00
500 UTILITIES 9220	892.39	705.00	-187.39	133.00
510 Water	763.39	565.00	-198.39	0.00
520 BC Hydro	133.00	140.00	7.00	133.00
530 Utility Trailer	-4.00	0.00	4.00	0.00
700 WWM (Septic) 9220	835.63	2,859.25	2,023.62	2,317.59
701 Core Water	656.25	656.25	0.00	656.25
705 Core Water callouts	0.00	65.00	65.00	0.00
710 Lab Analysis	107.52	105.00	-2.52	0.00
720 Collection System	0.00	500.00	500.00	0.00
725 Treatment System	0.00	0.00	0.00	1,661.34
730 Disposal	0.00	0.00	0.00	0.00
740 Communication & Control	71.86	33.00	-38.86	0.00
750 Emergency power (generator)	0.00	0.00	0.00	0.00
760 Ministry of Environment	0.00	0.00	0.00	0.00
765 EOCP (every three years)	0.00	0.00	0.00	0.00
770 Insurance	0.00	0.00	0.00	0.00
780 WWTP Contingency	0.00	1,500.00	1,500.00	0.00
800 CRF Disbursements 8961	12,600.00	30,000.00	17,400.00	0.00
801 Emergency	0.00	0.00	0.00	0.00
810 Painting	12,600.00	30,000.00	17,400.00	0.00
Net Difference:	-17,939.94	-42,548.25	24,608.31	-5,964.80

Budget LLE

2021-08-01 through 2022-01-31 Using LLE 2021-22 (in Canadian Dollars)

2022-02-20

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Category	2021 September Budget	Difference	Actual	2021 October Budget
EXPENSES	6,033.25	68.45	22,304.00	4,849.25
310 ADMIN 9284	535.00	-50.16	364.83	360.00
315 Bank Charges	55.00	-4.48	60.98	55.00
320 Office expenses	0.00	0.00	23.85	25.00
323 Depreciation Report	0.00	0.00	0.00	0.00
330 VISOA	0.00	0.00	0.00	0.00
335 Honorariums	280.00	0.00	280.00	280.00
340 General Operating	200.00	-45.68	0.00	0.00
345 Operating Contingency	0.00	0.00	0.00	0.00
350 INSURANCE 8690	0.00	0.00	0.00	0.00
400 MAINTENANCE 8960	120.00	120.00	1,058.18	170.00
405 Maintenance General	0.00	0.00	87.14	0.00
410 Repairs Parts	80.00	80.00	819.84	80.00
415 Maint. Labour	40.00	40.00	0.00	40.00
417 Mileage for maintenance	0.00	0.00	0.00	50.00
420 Gutters & Moss	0.00	0.00	0.00	0.00
425 Snow Removal	0.00	0.00	0.00	0.00
430 Contractor work	0.00	0.00	151.20	0.00
450 LANDSCAPING 8960	3,169.00	239.95	3,093.53	3,029.00
451 Landscaping general	0.00	0.00	0.00	0.00
455 Groundskeeping	2,829.00	-0.05	2,829.05	2,829.00
461 Sprinkler parts & rentals	200.00	200.00	224.88	200.00
462 Sprinklers labour	100.00	0.00	0.00	0.00
463 Mileage for Irrigation	40.00	40.00	39.60	0.00
500 UTILITIES 9220	140.00	7.00	216.24	228.00
510 Water	0.00	0.00	0.00	0.00
520 BC Hydro	140.00	7.00	132.24	140.00
530 Utility Trailer	0.00	0.00	84.00	88.00
700 WWM (Septic) 9220	2,069.25	-248.34	1,191.22	1,062.25
701 Core Water	656.25	0.00	656.25	656.25
705 Core Water callouts	65.00	65.00	0.00	65.00
710 Lab Analysis	355.00	355.00	257.25	105.00
720 Collection System	750.00	750.00	38.39	0.00
725 Treatment System	0.00	-1,661.34	0.00	0.00
730 Disposal	0.00	0.00	0.00	0.00
740 Communication & Control	33.00	33.00	35.93	33.00
750 Emergency power (generator)	210.00	210.00	0.00	0.00
760 Ministry of Environment	0.00	0.00	203.40	203.00
765 EOCP (every three years)	0.00	0.00	0.00	0.00
770 Insurance	0.00	0.00	0.00	0.00
780 WWTP Contingency	0.00	0.00	0.00	0.00
800 CRF Disbursements 8961	0.00	0.00	16,380.00	0.00
801 Emergency	0.00	0.00	0.00	0.00
810 Painting	0.00	0.00	16,380.00	0.00
Net Difference:	-6,033.25	68.45	-22,304.00	-4,849.25

Budget LLE

2021-08-01 through 2022-01-31 Using LLE 2021-22 (in Canadian Dollars)

2022-02-20

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Category	Difference	Actual	2021 November Budget	Difference
EXPENSES	-17,454.75	38,757.56	8,288.25	-30,469.31
310 ADMIN 9284	-4.83	339.48	360.00	20.52
315 Bank Charges	-5.98	59.48	55.00	-4.48
320 Office expenses	1.15	0.00	25.00	25.00
323 Depreciation Report	0.00	0.00	0.00	0.00
330 VISOA	0.00	0.00	0.00	0.00
335 Honorariums	0.00	280.00	280.00	0.00
340 General Operating	0.00	0.00	0.00	0.00
345 Operating Contingency	0.00	0.00	0.00	0.00
350 INSURANCE 8690	0.00	29,986.00	0.00	-29,986.00
400 MAINTENANCE 8960	-888.18	2,229.01	3,670.00	1,440.99
405 Maintenance General	-87.14	0.00	0.00	0.00
410 Repairs Parts	-739.84	183.51	80.00	-103.51
415 Maint. Labour	40.00	0.00	40.00	40.00
417 Mileage for maintenance	50.00	0.00	0.00	0.00
420 Gutters & Moss	0.00	2,045.50	2,050.00	4.50
425 Snow Removal	0.00	0.00	0.00	0.00
430 Contractor work	-151.20	0.00	1,500.00	1,500.00
450 LANDSCAPING 8960	-64.53	2,829.05	2,829.00	-0.05
451 Landscaping general	0.00	0.00	0.00	0.00
455 Groundskeeping	-0.05	2,829.05	2,829.00	-0.05
461 Sprinkler parts & rentals	-24.88	0.00	0.00	0.00
462 Sprinklers labour	0.00	0.00	0.00	0.00
463 Mileage for Irrigation	-39.60	0.00	0.00	0.00
500 UTILITIES 9220	11.76	800.60	570.00	-230.60
510 Water	0.00	667.60	430.00	-237.60
520 BC Hydro	7.76	133.00	140.00	7.00
530 Utility Trailer	4.00	0.00	0.00	0.00
700 WWM (Septic) 9220	-128.97	2,573.42	859.25	-1,714.17
701 Core Water	0.00	656.25	656.25	0.00
705 Core Water callouts	65.00	648.73	65.00	-583.73
710 Lab Analysis	-152.25	107.52	105.00	-2.52
720 Collection System	-38.39	41.99	0.00	-41.99
725 Treatment System	0.00	0.00	0.00	0.00
730 Disposal	0.00	0.00	0.00	0.00
740 Communication & Control	-2.93	35.93	33.00	-2.93
750 Emergency power (generator)	0.00	0.00	0.00	0.00
760 Ministry of Environment	-0.40	0.00	0.00	0.00
765 EOCP (every three years)	0.00	0.00	0.00	0.00
770 Insurance	0.00	1,083.00	0.00	-1,083.00
780 WWTP Contingency	0.00	0.00	0.00	0.00
800 CRF Disbursements 8961	-16,380.00	0.00	0.00	0.00
801 Emergency	0.00	0.00	0.00	0.00
810 Painting	-16,380.00	0.00	0.00	0.00
Net Difference:	-17,454.75	-38,757.56	-8,288.25	-30,469.31

Budget LLE

2021-08-01 through 2022-01-31 Using LLE 2021-22 (in Canadian Dollars)

2022-02-20

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Category	2021 December		Difference	Actual
	Actual	Budget		
EXPENSES	4,301.01	36,433.25	32,132.24	6,142.61
310 ADMIN 9284	374.88	335.00	-39.88	336.48
315 Bank Charges	54.98	55.00	0.02	56.48
320 Office expenses	0.00	0.00	0.00	0.00
323 Depreciation Report	0.00	0.00	0.00	0.00
330 VISOA	0.00	0.00	0.00	0.00
335 Honorariums	280.00	280.00	0.00	280.00
340 General Operating	39.90	0.00	-39.90	0.00
345 Operating Contingency	0.00	0.00	0.00	0.00
350 INSURANCE 8690	0.00	30,000.00	30,000.00	0.00
400 MAINTENANCE 8960	16.73	820.00	803.27	1,653.75
405 Maintenance General	0.00	0.00	0.00	0.00
410 Repairs Parts	16.73	80.00	63.27	0.00
415 Maint. Labour	0.00	40.00	40.00	0.00
417 Mileage for maintenance	0.00	0.00	0.00	0.00
420 Gutters & Moss	0.00	700.00	700.00	0.00
425 Snow Removal	0.00	0.00	0.00	1,653.75
430 Contractor work	0.00	0.00	0.00	0.00
450 LANDSCAPING 8960	2,829.05	2,829.00	-0.05	2,913.94
451 Landscaping general	0.00	0.00	0.00	2,913.94
455 Groundskeeping	2,829.05	2,829.00	-0.05	0.00
461 Sprinkler parts & rentals	0.00	0.00	0.00	0.00
462 Sprinklers labour	0.00	0.00	0.00	0.00
463 Mileage for Irrigation	0.00	0.00	0.00	0.00
500 UTILITIES 9220	133.00	140.00	7.00	133.00
510 Water	0.00	0.00	0.00	0.00
520 BC Hydro	133.00	140.00	7.00	133.00
530 Utility Trailer	0.00	0.00	0.00	0.00
700 WWM (Septic) 9220	947.35	2,309.25	1,361.90	1,105.44
701 Core Water	656.25	656.25	0.00	656.25
705 Core Water callouts	0.00	65.00	65.00	0.00
710 Lab Analysis	219.24	355.00	135.76	413.28
720 Collection System	0.00	0.00	0.00	0.00
725 Treatment System	0.00	0.00	0.00	0.00
730 Disposal	0.00	0.00	0.00	0.00
740 Communication & Control	71.86	33.00	-38.86	35.91
750 Emergency power (generator)	0.00	0.00	0.00	0.00
760 Ministry of Environment	0.00	0.00	0.00	0.00
765 EOCP (every three years)	0.00	0.00	0.00	0.00
770 Insurance	0.00	1,200.00	1,200.00	0.00
780 WWTP Contingency	0.00	0.00	0.00	0.00
800 CRF Disbursements 8961	0.00	0.00	0.00	0.00
801 Emergency	0.00	0.00	0.00	0.00
810 Painting	0.00	0.00	0.00	0.00
Net Difference:	-4,301.01	-36,433.25	32,132.24	-6,142.61

Budget LLE

2021-08-01 through 2022-01-31 Using LLE 2021-22 (in Canadian Dollars)

2022-02-20

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Category	2022 January		2021-08-01	
	Budget	Difference	Actual	Budget
EXPENSES	5,473.25	-669.36	95,409.92	103,625.50
310 ADMIN 9284	540.00	203.52	2,438.81	5,865.00
315 Bank Charges	55.00	-1.48	349.38	330.00
320 Office expenses	205.00	205.00	23.85	255.00
323 Depreciation Report	0.00	0.00	0.00	0.00
330 VISOA	0.00	0.00	0.00	0.00
335 Honorariums	280.00	0.00	1,680.00	1,680.00
340 General Operating	0.00	0.00	385.58	600.00
345 Operating Contingency	0.00	0.00	0.00	3,000.00
350 INSURANCE 8690	0.00	0.00	29,986.00	30,000.00
400 MAINTENANCE 8960	1,020.00	-633.75	5,302.56	5,945.00
405 Maintenance General	0.00	0.00	87.14	25.00
410 Repairs Parts	80.00	80.00	1,039.97	480.00
415 Maint. Labour	40.00	40.00	0.00	240.00
417 Mileage for maintenance	0.00	0.00	0.00	50.00
420 Gutters & Moss	0.00	0.00	2,045.50	2,750.00
425 Snow Removal	900.00	-753.75	1,653.75	900.00
430 Contractor work	0.00	0.00	476.20	1,500.00
450 LANDSCAPING 8960	2,914.00	0.06	17,423.67	19,874.00
451 Landscaping general	0.00	-2,913.94	2,913.94	2,000.00
455 Groundskeeping	2,914.00	2,914.00	14,145.25	17,059.00
461 Sprinkler parts & rentals	0.00	0.00	224.88	520.00
462 Sprinklers labour	0.00	0.00	100.00	215.00
463 Mileage for Irrigation	0.00	0.00	39.60	80.00
500 UTILITIES 9220	140.00	7.00	2,308.23	1,923.00
510 Water	0.00	0.00	1,430.99	995.00
520 BC Hydro	140.00	7.00	797.24	840.00
530 Utility Trailer	0.00	0.00	80.00	88.00
700 WWM (Septic) 9220	859.25	-246.19	8,970.65	10,018.50
701 Core Water	656.25	0.00	3,937.50	3,937.50
705 Core Water callouts	65.00	65.00	648.73	390.00
710 Lab Analysis	105.00	-308.28	1,104.81	1,130.00
720 Collection System	0.00	0.00	80.38	1,250.00
725 Treatment System	0.00	0.00	1,661.34	0.00
730 Disposal	0.00	0.00	0.00	0.00
740 Communication & Control	33.00	-2.91	251.49	198.00
750 Emergency power (generator)	0.00	0.00	0.00	210.00
760 Ministry of Environment	0.00	0.00	203.40	203.00
765 EOCP (every three years)	0.00	0.00	0.00	0.00
770 Insurance	0.00	0.00	1,083.00	1,200.00
780 WWTP Contingency	0.00	0.00	0.00	1,500.00
800 CRF Disbursements 8961	0.00	0.00	28,980.00	30,000.00
801 Emergency	0.00	0.00	0.00	0.00
810 Painting	0.00	0.00	28,980.00	30,000.00
Net Difference:	-5,473.25	-669.36	-95,409.92	-103,625.50

Budget LLE

2021-08-01 through 2022-01-31 Using LLE 2021-22 (in Canadian Dollars)

2022-02-20

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Category	2022-01-31 Difference
EXPENSES	8,215.58
310 ADMIN 9284	3,426.19
315 Bank Charges	-19.38
320 Office expenses	231.15
323 Depreciation Report	0.00
330 VISOA	0.00
335 Honorariums	0.00
340 General Operating	214.42
345 Operating Contingency	3,000.00
350 INSURANCE 8690	14.00
400 MAINTENANCE 8960	642.44
405 Maintenance General	-62.14
410 Repairs Parts	-559.97
415 Maint. Labour	240.00
417 Mileage for maintenance	50.00
420 Gutters & Moss	704.50
425 Snow Removal	-753.75
430 Contractor work	1,023.80
450 LANDSCAPING 8960	2,450.33
451 Landscaping general	-913.94
455 Groundskeeping	2,913.75
461 Sprinkler parts & rentals	295.12
462 Sprinklers labour	115.00
463 Mileage for Irrigation	40.40
500 UTILITIES 9220	-385.23
510 Water	-435.99
520 BC Hydro	42.76
530 Utility Trailer	8.00
700 WWM (Septic) 9220	1,047.85
701 Core Water	0.00
705 Core Water callouts	-258.73
710 Lab Analysis	25.19
720 Collection System	1,169.62
725 Treatment System	-1,661.34
730 Disposal	0.00
740 Communication & Control	-53.49
750 Emergency power (generator)	210.00
760 Ministry of Environment	-0.40
765 EOCP (every three years)	0.00
770 Insurance	117.00
780 WWTP Contingency	1,500.00
800 CRF Disbursements 8961	1,020.00
801 Emergency	0.00
810 Painting	1,020.00
Net Difference:	8,215.58