

MINUTES REGULAR STRATA COUNCIL MEETING

March 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 9:30 AM

2) Adoption of Agenda

Moved: Landscaping - Adopt the Amended Agenda of Regular Strata Council Meeting March 27, 2022 as circulated.

Seconded: Vice Chair/Bylaws

Carried: 7 OF 7

3) Approval of Minutes

Moved: Landscaping – Approval of the Minutes of the Regular Strata Council Meeting held February 27, 2022 as circulated.

Seconded: WWMR

Carried: 7 OF 7

4) Acceptance of Council Member's Reports

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

Seconded: Maintenance

Carried: 7 OF 7

5) Unfinished Business:

A) Landscaping - Tree for Bob Mathison- Landscaping was waiting for irrigation system to come on to see where the sprinklers were, to pick the best spot to plant the tree. Landscaping will update when final place is decided.

6) New Business

A) Chair-

i) Strata owner request to join CHOA- Strata council has discussed and has decided to vote on joining CHOA. Made a motion and motion was defeated

Moved: Vice Chair/Bylaws – For Strata VIS5801 to join CHOA

Seconded: WWMR

Defeated: 0/7 in favour

B) Vice Chair/ By Laws -

i) Discussion of fences on common property- issue came up, council spoke to the lawyer, please see attached report.

C) Secretary -

i) Request and undertaking for Unit #29 to install a heat pump

Moved: Secretary - Accept request and undertaking for heat pump for unit #29

Seconded: Treasurer

Carried: 6 OF 6 (1 Abstained)

Secretary to inform Unit #29 of approval.

ii) Indemnity and alteration Agreement for Unit #16

- Owners have rescinded application

iii) Sharing applications on website for SGM- if owners wish to see application, there will be a link available on the website for owners to view before they come to vote at the SGM/AGM.

iv) Roping off Request and Undertaking areas applied for-

Moved: **Landscaping** – to request owners to stake and rope off any common property areas that have had an application to be fenced.

Seconded: **Treasurer**

Defeated: **0/7 in favour**

The information will be provided in the documents sent out with SGM or AGM packages

v) Discuss process for SGM- Paulette Gurak and Margaret Tryon on door. Will have a zoom link available to attend meeting. Please contact council for link as it will not be published on the website. Will be joining our lawyer via zoom for our meeting.

D) Treasurer - Monthly Financials (Attached)

Motion: Treasurer: to accept monthly financials as circulated.

Seconded: secretary

Carried: 7/7

E) Maintenance –

i) Unit #24 Water leak in crawl space- Roto roter was called and has been unclogged. Has been an issue for 14 years. Roto Rooter is waiting for ground to be drier and will put camera down there to investigate the issue. Council wants to proceed to fix the leak issue, so that water does not go into the basement. Maintenance to arrange work to be done.

ii) Unit#24 request to have crawl space floor waterproofed- Council will defer request until after issue has been investigated.

iii) Unit #15 -Wasps- Will monitor situation

7) Next meeting

May 1, 2022 at 9:30 am via Zoom.

8) Adjourned 10:39am

Strata Reports

WWMR

We have experienced some more problems with the piping discharge system on #1&2 pumps. We are now modifying the system away from the original configuration in hopes that the problems will be solved. If the modification proves satisfactory, we will do the same for #3 & 4 pumps.
All other systems working up to standard.

Landscaping

Dale Phillips Tree Service called March 23 to say they will likely be able to come next week Tuesday, March 29 (if the weather cooperates) to start taking down the specified trees between units 28 and 29. He expects it will take 2 days to complete the work. He will adjust his cost estimate upward to include the additional trees we have asked to be included once he sees the additional trees. (His initial cost estimate was \$1600 for the three black cottonwoods. We are adding 3 other aspens as well.)

Maintenance

Unit #24 has an ongoing leak in the crawl space. Roto rooter was called to fix the clogged drain for now. We are waiting for dry weather to put a camera down the drain to see what the issue is. Unit #24 has also requested to have the crawl space floor waterproofed with Ames Blue Maax or liquid rubber. 3 Coats would cost \$7512.75 installed.

Report on exclusive use of Common Property

An owner approached a council member with an issue regarding fences within the strata. They pointed out that while legally the Strata Corporation can enter into an agreement to allow a unit exclusive use of Common Property, permission is only valid for up to one year. They cited Strata Property Act Section 76 on Short Term Exclusive Use which says:

76 (1) Subject to section 71, the strata corporation may give an owner or tenant permission to exclusively use, or a special privilege in relation to, common assets or common property that is not designated as limited common property.

76 (2) A permission or privilege under subsection (1) may be given for a period of not more than one year, and may be made subject to conditions.

Section 71 on Change in Use of Common Property says:

71 Subject to the regulations, the strata corporation must not make a significant change in the use or appearance of common property or land that is a common asset unless

(a) the change is approved by a resolution passed by a 3/4 vote at an annual or special general meeting,

Council emailed our strata property lawyer about this issue and received the following response:

“There are two issues at play here:

1. The alteration itself;
2. The exclusive use of the altered area;

“The first is generally addressed by the bylaws that pertain to alterations. However, when the alteration is “significant” then s.71 of the SPA comes into play and before permission is given, the matter must be put to the owners for approval by ¾ vote. However, that approval does not grant the owner exclusive use.”

We followed up with:

“We do understand that the owner does not get exclusive use and that anyone can use the area. So can the fence itself remain in place permanently after a ¾ vote even though it is on common property as long as everyone can access the area it encloses?”

And the lawyer replied:

“Yes, that would be the correct approach.”

In summary, owners must understand that the areas enclosed by fences are Common Property and all owners must be allowed access. The fences themselves can be treated the same way as all significant items that owners have installed on common property such as privacy screens, hedges, planters, brick patios, sidewalks, heat pumps and deck stairs, where the land on which these sit has not been converted to Limited Common Property.

Balance Sheet - LLE - As of 2022-03-23

(in Canadian Dollars) (Cash Basis)

2022-03-23

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Account	2022-03-23 Balance
ASSETS	
Cash and Bank Accounts	
CRF Chequing	71,880.67
First Credit Union RV Fund	1,430.79
First CU Membership Shares	38.25
First CU Money Max	13.01
OPERATING Chq	17,005.69
CCCU Member Shares	5.15
Petty Cash	200.00
TOTAL Cash and Bank Accounts	90,573.56
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)	22,068.25
UBCU Septic Bond RESTRICTED	50,000.00
TOTAL Other Assets	151,665.83
TOTAL ASSETS	242,239.39
LIABILITIES & EQUITY	
LIABILITIES	0.00
EQUITY	242,239.39
TOTAL LIABILITIES & EQUITY	242,239.39

CRF report - LLE - As of 2022-03-23

(in Canadian Dollars)

2022-03-23

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Account	2022-03-23 Balance
Bank Accounts	
CRF Chequing	71,880.67
TOTAL Bank Accounts	71,880.67
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)	22,068.25
TOTAL Asset Accounts	101,665.83
OVERALL TOTAL	173,546.50

Cheques written - LLE - Last month

2022-02-01 through 2022-02-28 (in Canadian Dollars) (Cash Basis)

2022-03-23

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Date	Category	Memo	Amount
EXPENSES			-4,495.15
Bowser Builders' Supply Ltd			-18.02
2022-02-16	450 LANDSCAPING 8960:461 Sprinkler parts &...glue for sprinklers		-18.02
CLEVELAND DOAN			-230.76
2022-02-20	310 ADMIN 9284:340 General Operating	Invoice # 1065785	-230.76
Core Water Management Ltd			-840.43
2022-02-20	--Split--	Invoice #1924	-840.43
Island Mowers			-2,913.94
2022-02-01	450 LANDSCAPING 8960:451 Landscaping ge...	Monthly Landscaping payment	-2,913.94
Pre Auth Deep			-135.00
2022-02-14	500 UTILITIES 9220:510 Water	Pre-Auth Debit DEEP BAY VI...	-45.00
2022-02-14	500 UTILITIES 9220:510 Water	Pre-Auth Debit DEEP BAY VI...	-45.00
2022-02-14	500 UTILITIES 9220:510 Water	Pre-Auth Debit DEEP BAY VI...	-45.00
Pre Auth Strata			-133.00
2022-02-17	500 UTILITIES 9220:520 BC Hydro	Pre-Auth Debit STRATA PLA...	-133.00
Zoom			-224.00
2022-02-20	310 ADMIN 9284:320 Office expenses	Zoom contract one year	-224.00
OVERALL TOT...			-4,495.15

Budget LLE

2021-08-01 through 2022-02-28 Using LLE 2021-22 (in Canadian Dollars)

2022-03-23

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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 2022-02-28 Using LLE 2021-22 (in Canadian Dollars)

2022-03-23

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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 2022-02-28 Using LLE 2021-22 (in Canadian Dollars)

2022-03-23

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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 2022-02-28 Using LLE 2021-22 (in Canadian Dollars)

2022-03-23

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Category	Actual	2021 December Budget	Difference	Actual
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 2022-02-28 Using LLE 2021-22 (in Canadian Dollars)

2022-03-23

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Category	2022 January Budget	Difference	Actual	2022 February Budget
EXPENSES	5,473.25	-669.36	4,831.63	5,385.25
310 ADMIN 9284	540.00	203.52	791.24	335.00
315 Bank Charges	55.00	-1.48	56.48	55.00
320 Office expenses	205.00	205.00	224.00	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	0.00	280.00	280.00
340 General Operating	0.00	0.00	230.76	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	1,020.00	-633.75	0.00	1,020.00
405 Maintenance General	0.00	0.00	0.00	0.00
410 Repairs Parts	80.00	80.00	0.00	80.00
415 Maint. Labour	40.00	40.00	0.00	40.00
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	900.00	-753.75	0.00	900.00
430 Contractor work	0.00	0.00	0.00	0.00
450 LANDSCAPING 8960	2,914.00	0.06	2,931.96	2,914.00
451 Landscaping general	0.00	-2,913.94	2,913.94	0.00
455 Groundskeeping	2,914.00	2,914.00	0.00	2,914.00
461 Sprinkler parts & rentals	0.00	0.00	18.02	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	140.00	7.00	268.00	257.00
510 Water	0.00	0.00	135.00	117.00
520 BC Hydro	140.00	7.00	133.00	140.00
530 Utility Trailer	0.00	0.00	0.00	0.00
700 WWM (Septic) 9220	859.25	-246.19	840.43	859.25
701 Core Water	656.25	0.00	656.25	656.25
705 Core Water callouts	65.00	65.00	184.18	65.00
710 Lab Analysis	105.00	-308.28	0.00	105.00
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	33.00	-2.91	0.00	33.00
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	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:	-5,473.25	-669.36	-4,831.63	-5,385.25

Budget LLE

2021-08-01 through 2022-02-28 Using LLE 2021-22 (in Canadian Dollars)

2022-03-23

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Category	Difference	2021-08-01 Actual	- Budget	2022-02-28 Difference
EXPENSES	553.62	100,241.55	109,010.75	8,769.20
310 ADMIN 9284	-456.24	3,230.05	6,200.00	2,969.95
315 Bank Charges	-1.48	405.86	385.00	-20.86
320 Office expenses	-224.00	247.85	255.00	7.15
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	1,960.00	1,960.00	0.00
340 General Operating	-230.76	616.34	600.00	-16.34
345 Operating Contingency	0.00	0.00	3,000.00	3,000.00
350 INSURANCE 8690	0.00	29,986.00	30,000.00	14.00
400 MAINTENANCE 8960	1,020.00	5,302.56	6,965.00	1,662.44
405 Maintenance General	0.00	87.14	25.00	-62.14
410 Repairs Parts	80.00	1,039.97	560.00	-479.97
415 Maint. Labour	40.00	0.00	280.00	280.00
417 Mileage for maintenance	0.00	0.00	50.00	50.00
420 Gutters & Moss	0.00	2,045.50	2,750.00	704.50
425 Snow Removal	900.00	1,653.75	1,800.00	146.25
430 Contractor work	0.00	476.20	1,500.00	1,023.80
450 LANDSCAPING 8960	-17.96	20,355.63	22,788.00	2,432.37
451 Landscaping general	-2,913.94	5,827.88	2,000.00	-3,827.88
455 Groundskeeping	2,914.00	14,145.25	19,973.00	5,827.75
461 Sprinkler parts & rentals	-18.02	242.90	520.00	277.10
462 Sprinklers labour	0.00	100.00	215.00	115.00
463 Mileage for Irrigation	0.00	39.60	80.00	40.40
500 UTILITIES 9220	-11.00	2,576.23	2,180.00	-396.23
510 Water	-18.00	1,565.99	1,112.00	-453.99
520 BC Hydro	7.00	930.24	980.00	49.76
530 Utility Trailer	0.00	80.00	88.00	8.00
700 WWM (Septic) 9220	18.82	9,811.08	10,877.75	1,066.67
701 Core Water	0.00	4,593.75	4,593.75	0.00
705 Core Water callouts	-119.18	832.91	455.00	-377.91
710 Lab Analysis	105.00	1,104.81	1,235.00	130.19
720 Collection System	0.00	80.38	1,250.00	1,169.62
725 Treatment System	0.00	1,661.34	0.00	-1,661.34
730 Disposal	0.00	0.00	0.00	0.00
740 Communication & Control	33.00	251.49	231.00	-20.49
750 Emergency power (generator)	0.00	0.00	210.00	210.00
760 Ministry of Environment	0.00	203.40	203.00	-0.40
765 EOCP (every three years)	0.00	0.00	0.00	0.00
770 Insurance	0.00	1,083.00	1,200.00	117.00
780 WWTP Contingency	0.00	0.00	1,500.00	1,500.00
800 CRF Disbursements 8961	0.00	28,980.00	30,000.00	1,020.00
801 Emergency	0.00	0.00	0.00	0.00
810 Painting	0.00	28,980.00	30,000.00	1,020.00
Net Difference:	553.62	-100,241.55	-109,010.75	8,769.20