

AGENDA

August 25, 2024, at the Bowser Legion Hall and via Zoom

Registration opens at 18:45 hours

Meeting at 19:00 hours

- A. Call the Roll; Certify Proxies; Issue Voting Cards and Voting Method** (door volunteers)
- B. Establish Quorum**
- C. Call to Order, Welcome & Establish Chair**
MOTION: to recognize the Strata Council Chair as Chair of the AGM.
- D. Filing Proof of Notice of Meeting (Secretary)**
- E. Approval of Agenda** (Chair)
MOTION: to adopt the agenda of Annual General Meeting of August 25, 2024.
- F. Approval of Minutes** (Chair)
MOTION: to adopt the minutes of Annual General Meeting held August 22, 2023.
- G. Strata Corporation Annual Reports (per AGM Package)**
 - Chair
 - Vice-Chair/Bylaws
 - Treasurer
 - **MOTION:** to accept the Financial Statements for 2023-24.
 - Secretary
 - Landscaping
 - Maintenance
 - Waste Water Management
 - RV Storage Committee
 - Insurance Report
- H. Resolutions** (per AGM Package)
 - H.1.** Resolution to amend an R.V. and Trailer Storage Area Rule and to adopt an additional one.
 - H.2.** Resolution to keep the gates.
 - H.3.** Resolution to make the gates easier to navigate.
 - H.4.** Resolution for Contingency Reserve Fund (CRF) Expenditure.
 - H.5.** Resolution for Contingency Reserve Fund (CRF) Expenditure.
 - H.6.** Resolution for the addition of a Section and Bylaw.



I. 2024-25 Budget (Treasurer)

MOTION: to approve the 2024-25 Budget.

J. New Business (Chair)

J.1. Depreciation Report

K. Appreciation (Chair)

L. Elections of Strata Council 2024-25

Our bylaws require the 4 to 7 council members, the following persons have let their names stand for Council:

Adrian Johnston

Tannis McKinnon Charest

Suzan Chamney

Margaret Tryon

Hugh Jackson

Violet van Hees

M. Adjournment

G. Strata Corporation Annual Reports 2024

Chair's Report – Adrian Johnston

2023-24 continued to see your LLE Council work to manage the ongoing impact of inflation and the aging of our complex on operation costs and fees to owners. Strata insurance costs have increased dramatically, and landscape irrigation costs were very high this past year. A new depreciation report shows that our complex is aging, and we must begin the process of planning for high maintenance costs. These issues will continue to dominate Council decisions going forward.

During this past year we have continued to see successful management of our waste water facility by a committee of owners, and the visual impacts of the new landscaping committee on our property grounds. While Council may not always agree, or support, all decisions from the committees, the input of owners is always appreciated. Our septic system ran without problems again this past year and we have seen impressive changes to our landscaping in the removal of trees, the start of rock covering on our entry way and new vegetation at our entrance. These are improvements we all enjoy and benefit from in the improved value of our property.

At the same time, we have seen Council challenged by owners when it comes to decision making. Your Council is made up of seven owners, just under 25% of our strata ownership—a very high proportion relative to many strata properties in BC. It is my belief that representation on Council is sufficient in addressing those challenging decisions which we are presented with. I hope that the remainder of owners will support the volunteers who agree to participate on strata Council.

I continue to be impressed and grateful for the contribution of volunteer strata owners in making our complex a better place to live. Whether it is helping with the tree removal, weeding, drainage challenges, cleaning up the garden shed, helping neighbors with sprinklers, the list goes on and on. And what about our garage sale, I think we will continue to see this “decluttering” activity in years to come. Council expresses their sincere appreciation to all of these volunteers and encourages all owners to consider supporting our community work projects.

In closing I want to remind strata owners that your Council is made up of volunteers, some of whom do a lot more work than others. These include our treasurer, secretary, landscaping and maintenance. These critical Council positions are the cornerstones of self-management. So, to Suzan Chamney, Margaret Tryon, Ernie Gorie and Paul Parker, I express my sincere gratitude. I hope all strata owners will do the same.

Paul Parker is leaving Council after several years of dedicated contribution and support. On behalf of all strata owners, we thank you Paul for your contribution. We also look forward to new Council members supporting strata operations.



Vice Chair / Bylaws –Tannis M Charest

It has been a quiet year for Vice Chair / Bylaws. We did not receive a single formal bylaw complaint in 2023-24. It has been a pleasure to work with this Council for the past year. I personally would like to thank them for their tireless commitment in keeping the operation of the strata to the mutual benefit of the strata as a whole.

Treasurer's Report – Suzan Chamney

Inflation continued to impact the Strata Corporation's costs. Except for two major items, we would have come in under budget this year, but our Insurance costs were up \$6,373 more than we anticipated, even though we budgeted higher than the previous year, and we had to replace a garage door unexpectedly, which cost \$3,136. These were partially offset by higher than anticipated interest rates and the areas that were under budget. Our Waste Water Management costs came in under budget. These over and under budget costs are carried forward into the next fiscal year.

Once again, we completed the long T-2 Income Tax for Corporations form, and it was accepted by the Canada Revenue Agency.

This year's Depreciation Report was carried out by Pacific Rim Appraisals and is posted on our website. Council met with Jeff Sweett of Pacific Rim via Zoom to discuss the report. Jeff went over the report synopsis with Council wrapping up by summarizing that Lighthouse Landing Estates' biggest issue in the next few years will be accumulating enough money to pay for roof replacements. The Report offers three different funding models for the Contingency Reserve Fund (CRF): bare minimum, which is not recommended, a middle of the road option, and an aggressive option. These will be discussed at the AGM.

In the fall 2023, the Financial Review Committee, made up of John Gurak and Tom Tyron, went over the previous year's financials and reported back to Council. They made a couple of suggestions and had a few questions, which were all answered. Thanks from all of us goes out to the committee.

It is a pleasure working with our dedicated and conscientious Council and Committee members.

Secretary's Report – Margaret Tryon

I'd like to thank Council for their patience and understanding as I continue to learn the intricacies of the job as LLE Secretary. A special thanks to those whom I continue to rely on for their support and their knowledge of our strata's workings. It has been a pleasure to work with the present Council.

Landscaping Report – Ernie Gorrie

The landscaping committee has had a busy year, starting with organizational issues and ending with dealing with topics related to the hot dry summers.

Lighthouse Landing Estates had a multi year contract for landscaping services related to lawn mowing, hedge, trimming, etc. The contract had a provision for termination with 90 days notice. The contractor gave that notice in September 2023. The Strata Council issued a request for proposals and received

several proposals. After reviewing the proposals the Landscaping Committee made recommendation to the Strata Council, which entered into an agreement with Parker's Ground Care. The contract has been implemented and has worked effectively and cost efficiently.

Several ideas were considered for changes to the entranceway. The landscaping committee in conjunction with Paul Parker and the maintenance committee, installed landscaping fabric and gravel to the area. This has reduced the demands for weeding of the area.

The summer months have proved challenging for trees on the property. In particular, three birch trees, three ornamental plum trees, and two willow trees all by the lower pond have required particular attention. Slow-release watering bags were purchased and are being used. This has provided some relief to some of the trees. This is a less-than-ideal solution however as the root structures are extensive and, in the case of the willow trees, deeper.

It appears that with decreased precipitation and higher temperatures, resulting in less water flowing into the lower pond, the water table is lowering resulting in stress, particularly to the willow trees. Dealing with these issues of precipitation and temperatures is likely to be an ongoing issue. We also face the potential of watering restrictions at some time in the future with increased risk to plantings.

I acknowledge that as the chairperson of the Landscaping Committee I have struggled from my lack of knowledge of the topic and of plants. Any limitations of the success of the Committee are attributable to me and any successes are due to the contributions of the members of the Landscaping Committee, to Paul Parker, and to the patient members of the Strata Council.

Maintenance Report – Paul Parker

I like to thank the Council members I worked with over the last 4½ years for your time and effort and putting up with me. I learned a lot about stratas, the good and the bad, but enjoyed my time. Thank you.

We had a pretty uneventful year with maintenance and stayed close to budget.

- Snow removal: was only needed twice, which was a good money saver.
- Window replacement: has slowed this year with only four needing to be done so far.
- Regular maintenance carried out: fence repair, rotted trim boards, gutter cleaning, moss removal from roof, deck inspection etc.
- We had to replace a garage door due to an unknown vehicle hitting it, which was costly and unexpected \$3200.
- Roofs: we had three different leaks this year. This is going to become more common with our ageing roofs. I urge owners to keep a look out for water stains on the ceilings to minimize the water damage as our roofs age.
- Deprecation Report was done: I suggest everyone take a good look at it when it comes out. The big issue is our roofs will need to be replaced starting in about six years. This is a situation that is going to be costly, and we need to decide on a plan.

Waste Water Management – Hugh Jackson

This year started out with the usual checks and balances, plus weekly inspections. We had a pipe crack in one of the laterals on the east side in early Spring. This was dug up and replaced with the help of volunteers in the Strata (see below). The usual weeding of the “garden” (the gravel filter) carried on, plus fence repairs with a new post being installed. It was decided that after some warnings in the effluent tank to replace #6 pump. This was duly carried out and the system returned to normal. The annual pump out of the #1 chamber, plus effluent tank was done in early July. As this is written we are having a problem with effluent extraction from Well # A. This affects residences 1 to 6. The work is ongoing and the well is operating with one pump at present. We expect to be back on full service in a week. In conclusion I would like to thank all those volunteers: Ted, Dave, Bucky, Keith, John, and Paul who come out when needed, rain or shine.

R.V. and Trailer Storage Area Report – Dave Charest

Currently all 13 spots in R.V. and Trailer Storage area are taken, and there are no requests on the waiting list.

The R.V. Committee has put forth a motion at this AGM to extend some the parking spots from 9.144 m to 10.7 m (30' to 35'). The extensions would be subject to the following conditions:

1. Only sites with the available space will be permitted to extend their sites.
2. Sites may not extend into the driveway; expansion of the sites will only be permitted extending backwards into the undeveloped area.
3. The expansion may not impact any of the other current users from being able to access their sites.

There is currently \$2,324.78 in our R.V. reserve fund. This will increase by \$650.00 when the RV storage members have their general meeting in September to collect dues and discuss the coming year.

Insurance Report – Suzan Chamney

We continue to use Waypoint Insurance Brokers to secure the Strata Corporation’s insurance for us. Waypoint obtains quotes from a number of insurance underwriters. Inflation is impacting our insurance costs in two ways: first, all coverage is going up; and second, we are covered for replacement value, and our latest appraisal for insurance purposes values the strata buildings and services at \$19,651,000, which is more than 50% higher than it was in 2017.

Strata Corporation insurance documents are all posted on our website. Owners can share them with their personal insurance broker, so they can make sure that they get complete coverage in their Condo Owner insurance package.

H. Resolutions

H.1. Resolution to amend an R.V. and Trailer Storage Area Rule and to adopt an additional one

BE IT RESOLVED by way of a majority vote that The Owners, Strata Plan VIS 5801 approve the amendment of the R.V. and Trailer Storage Area Rule #4 from:

“The maximum length of any individual unit should be 9.144 m, maximum weight of 4535.47 kg, and a maximum height of 4.15 m.”

To:

“The maximum length of individual unit should be 10.7 m, maximum weight of 4536 kg, and a maximum height of 4.15 m.”

And the addition of a new Rule #5 as follows: (Note: All subsequent rule numbers will be amended to accommodate this new rule.)

“All units, regardless of size, must be able to fit safely within their assigned space. Note: not all R.V. spaces can accommodate the maximum sizes.”

H.2. Resolution to keep gates

BE IT RESOLVED by way of a majority vote that The Owners, Strata Plan VIS 5801, approve keeping gates in place between the Strata property and the RDN trail system. These gates are located across from Unit #25 and across the bridge on the far side of the upper pond.

H.3. Resolution to make the gates easier to navigate

BE IT RESOLVED by way of a majority vote that The Owners, Strata Plan VIS 5801, approve spending up to \$500 to make one or both of the gates between the Strata property and the RDN trail system easier to navigate by those with mobility issues and people with walkers, bikes, strollers, wagons or other equipment. Priority will be given to the main gate across from Unit #25.

H.4. Resolution for Contingency Reserve Fund (CRF) Expenditures

BE IT RESOLVED by way of a $\frac{3}{4}$ vote that The Owners, Strata Plan VIS 5801, approve the expenditure of up to \$10,000 for repairs/replacements to decks in the 2024-25 fiscal year.

H.5. Resolution for Contingency Reserve Fund (CRF) Expenditures

BE IT RESOLVED by way of a $\frac{3}{4}$ vote that The Owners, Strata Plan VIS 5801, approve the expenditure of up to \$3,000 for repairs/replacements to windows and doors in the 2024-25 fiscal year.

H.6. Resolution for the addition of a Section and Bylaw

Persons, who together, hold at least 20% of Lighthouse Landing Estate (VIS5801) strata corporation's votes propose the following resolution appear on the agenda and is tabled for this year's annual general meeting.

THEREFORE BE IT RESOLVED by way of a $\frac{3}{4}$ vote of The Owners, Strata Plan VIS 5801 that:

1. That the Strata Corporation add the following new section 8 under Lighthouse Landings Bylaws existing section, titled, "Section 8. Obtain approval before altering common and limited common property."

(8) "Prior to the Strata Corporation initiating a motion to make any permanent alteration to common or limited common property that was not tabled at and passed at the last annual general meeting, other than for those alterations required under emergency circumstances, the Strata Corporation must canvas all eligible voters first, by email, for feedback to gauge support for the proposed alteration. The email to owners should contain information on the proposal and include the same details and background that would be proposed to Council to make a decision, consider and vote on at a future meeting, should the proposal proceed to a vote of the Strata Corporation. Eligible voters will have one week from the date of the email to provide their feedback to Council. The feedback is not official, nor does it constitute a vote on any motion related to the proposed change. Feedback will be used only by the Strata Corporation to gauge the level of overall owners' support."

Rationale:

- Our bylaws have evolved to consider electronic voting of Council members, yet not for canvassing of owners by the same methods.
- This would include all changes to limited common property or common property that a unit owner or Council on its own initiates.
- Unplanned changes to common and limited common property initiated by an individual owner or by Council may present unknown consequences. Council being made aware of unknown consequences in advance of making a decision would be beneficial.
- Obtaining and considering feedback and gauging owners' support, before approving decisions, should result in better change management process and decisions.
- While the feedback is not official and does not enter into the voting process, it should help Council make a better informed decision about what the will of the majority of owners is and if a vote should proceed.
- Those not replying to an email could assume to be in support of the motion; however, Council should consider the use of free survey tools, readily available on the internet, e.g. Survey Monkey, and build a brief survey to collect the feedback, e.g. options to indicate in favour/not in favour/indifferent, as well as provide room for written feedback/suggestions/consideration.

- Implementing the requirement only for "if Council" initiates change could be circumvented if someone on Council requests it as "an owner" rather than it appearing to come from Council as "an owner's" request can be approved under existing Section 8 of LLE bylaws, only with Council reviewing it and having the opportunity to provide input.

NOTE: The above was sent to our Strata Lawyer for his input, he wrote:

"I have reviewed the proposed amendment. It's not contrary to the Strata Property Act, but seems unnecessary in light of s.71 of the SPA [significant changes to common property]. (The requirement to canvass owners would apply only to changes which are "significant" and that must go a vote at an SGM/AGM. I base that on the fact that the proposed resolution refers to "should the proposal proceed to a vote of the Strata Corporation"). If the purpose is to allow owner input, they have the chance to do that at the SGM/AGM."

I. Budget

I.1. Motion to approve the 2024-25 Budget

BE IT RESOLVED by way of a $\frac{3}{4}$ vote that The Owners, Strata Plan VIS 5801, approve the 2024-25 Budget circulated in the AGM package.

J.1 Depreciation Report

The cost of ownership – Complex depreciation

Council recently received our Depreciation Report, which highlights maintenance costs going forward for our homes. While these costs are based on the estimated age of roofs, roads, windows, etc., we often see components of our residences either last longer, or shorter than estimated. Regardless, one major role of strata property management is to come up with a plan on how to address these estimated future costs.

Items listed in the Depreciation Report are typically expenses that occur less than once a year and are paid for through the Contingency Reserve Fund (CRF). Please review the [Depreciation Report](#), which is posted on our website, showing these property improvements, their costs and estimated dates of needed changes.

There are a couple of approaches which can be used to cover these costs, including using funds from our CRF, imposing a levy on all owners, or a combination of the two.

In our strata the CRF is funded equally by every unit through monthly fees, which are part of the annual budget. Since we have 30 units, a monthly contribution of \$100 per unit results in \$36,000 into our CRF.

If, for example, we needed to raise \$216,000 for an expenditure in three years that would require contributions of \$200/month as part of each unit's monthly fees for three years—OR we could assess a levy of \$7,200 per unit.

During 2024/25 Council is going to have to make decisions on how best to address these future costs. We ask that you look over these future cost estimates and pass along your thoughts to Council on how you would suggest we approach these. On the next page is a summary sheet of three possible funding models prepared by Pacific Rim Appraisals.



Pacific Rim Appraisals Ltd.

For all your real estate appraisal needs

Strata Council for VIS5801
Unit 6 - 5300 Gainsberg Road
Bowser, BC V0R 1G0
bogie@telus.net

July 30, 2024

Attention: Paul Parker

**RE: 30-Unit Strata Complex located at 5300 Gainsberg Road, Bowser, BC,
Strata Plan VIS3242 – known as Lighthouse Landing Estates**

As requested, we have completed a depreciation report and/or group report including insurance appraisal estimate for the improvements utilizing the most recent data available. The effective date of the depreciation report is based on an inspection date of May 8, 2024. The date of next fiscal year of August 1, 2024, is the effective start date for the study. The table below contains Pacific Rim Appraisals Ltd. recommended **schedule of payments for the next five years**. Failure to follow the proposed schedule of payments may result in inadequate reserve funds or require the use of special levy in the distant future e.g. after 5 years which is against the intent of the legislation.

Model 1	Funding based on the current contribution of \$24,000 increased by multi-family construction inflation only currently estimated at 3.5%. Negative cash flow in 2032/2033.				
Model Not Recommended by Pacific Rim Appraisals Ltd.					
Yr 2024/25	Yr 2025/26	Yr 2026/27	Yr 2027/28	Yr 2028/29	Year 2029 to 2054/2055
\$24,000	\$24,840	\$25,709	\$26,609	\$27,541	See Page 31 of Model 1
\$66.67	\$69.00	\$71.42	\$73.91	\$76.50	Average Monthly Reserve

Model 2	Funding based on the current contribution of \$24,000 increased to \$38,000 with \$12,000 increases thereafter until 2041/2042, then reduced				
Model Recommended by Pacific Rim Appraisals Ltd.					
Yr 2024/25	Yr 2025/26	Yr 2026/27	Yr 2027/28	Yr 2028/29	Year 2029 to 2054/2055
\$38,000	\$50,000	\$62,000	\$74,000	\$86,000	See Page 31 of Model 2
\$105.56	\$138.89	\$172.22	\$205.56	\$238.89	Average Monthly Reserve

Model 3	Funding based on the current contribution of \$24,000 increased to \$73,000 with \$6,000 increases thereafter until 2053/2054, then reduced				
Model Recommended by Pacific Rim Appraisals Ltd.					
Yr 2024/25	Yr 2025/26	Yr 2026/27	Yr 2027/28	Yr 2028/29	Year 2029 to 2054/2055
\$73,000	\$79,000	\$85,000	\$91,000	\$97,000	See Page 31 of Model 3
\$202.78	\$219.44	\$236.11	\$252.78	\$269.44	Average Monthly Reserve

Nanaimo Office: #2-57 Skinner Street, Nanaimo, BC V9R 5G9

Victoria Office: #550-2950 Douglas Street, Victoria, BC V8T 4N5

Richmond Office: #305-5811 Cooney Road, Richmond, BC V6X 3M1

Phone: (250) 754-3710

Fax: (250) 754-3701

Toll Free Phone: (866) 612-2600

Toll Free Fax: (866) 612-2800

Email: depreciationreports@pacificrimappraisals.com Website: www.pacificrimappraisals.com

One Stop Shop for Insurance Appraisals and Depreciation Reports - Serving all of British Columbia

VIS 5801 2024-2025 Budget

OPERATING EXPENSES		AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	TOTALS	2023-24 ACTUALS	2022-23 ACTUALS	2021-22 ACTUALS
310	Admin																
315	Bank charges	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$780	\$775	\$690	\$691
320	Office Expenses	\$192	\$100	\$27				\$240			\$122	\$120		\$801	\$1,285	\$580	\$851
323	Depreciation Rpt / Insurance Appr					\$1,260								\$1,260	\$4,809	\$0	\$0
325	Professional / Legal Fees	\$500							\$195					\$695	\$371	\$529	\$930
335	Honorariums	\$280	\$280	\$280	\$280	\$280	\$280	\$280	\$280	\$280	\$280	\$280	\$280	\$3,360	\$3,360	\$3,360	\$3,360
340	General Operating													\$0	\$0	\$0	\$487
345	Operating Contingency	\$1,000												\$1,000	\$462	\$102	\$0
													Admin Subtotal:	\$7,896	\$11,062	\$5,261	\$6,319
350	Insurance					\$42,000								\$42,000	\$38,873	\$32,249	\$30,580
400	Maintenance																
405	Maintenance general repairs	\$0												\$0	\$0	\$0	\$87
410	Repair parts / rentals	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$600	\$642	\$663	\$62
412	Maintenance Labour general	\$100												\$100	\$125	\$0	\$0
415	Contractor work general	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$600	\$3,347	\$570	\$158
417	Mileage for maintenance	\$50										\$50		\$100	\$49	\$67	\$0
420	Gutters/Moss			\$3,000										\$3,000	\$2,310	\$2,259	\$3,661
423	Window repairs	\$50												\$50	\$0	\$2,538	\$2,406
425	Roofing	\$700												\$700	\$993	\$321	\$151
429	Foundation & Storm Drainage	\$500												\$500	\$431	\$3,509	\$1,895
430	Deck repairs	\$50												\$50	\$0	\$0	\$367
441	Fence repairs	\$50												\$50	\$0	\$0	\$95
445	Snow Removal				\$525	\$525	\$525	\$525						\$2,100	\$1,024	\$1,575	\$1,654
													Maintenance Subtotal:	\$7,850	\$8,921	\$11,502	\$10,536
450	Landscaping																
451	Landscaping general	\$500												\$500	\$866	\$37	\$2,550
452	Mileage for landscaping	\$50	\$50	\$100	\$50				\$50	\$50	\$50	\$50	\$50	\$500	\$290	\$386	\$278
453	Landscaping labour	\$500												\$500	\$325		
454	Entrance upgrades	\$1,000												\$1,000	\$1,000		
455	Groundskeeping	\$3,917	\$3,917	\$3,917	\$3,917	\$3,917			\$3,917	\$3,917	\$3,917	\$3,917	\$3,917	\$39,165	\$34,589	\$36,547	\$34,543
456	Yard waste removal	\$100	\$100	\$100							\$100	\$100	\$100	\$600	\$671	\$501	
457	Weed Control & Fertilizer					\$3,600								\$3,600	\$3,579		
459	Trees	\$5,000												\$5,000	\$5,465	\$8,715	
461	Sprinklers parts & rentals	\$400	\$400	\$150							\$400	\$400	\$150	\$1,900	\$1,718	\$1,151	\$665
462	Sprinklers labour	\$100	\$100									\$300	\$100	\$600	\$375	\$663	\$463
													Landscaping Subtotal:	\$53,365	\$48,878	\$48,000	\$38,499
500	Utilities																
510	Water	\$900			\$1,000			\$150			\$150			\$2,200	\$2,239	\$1,266	\$1,702
520	BC Hydro	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$3,600	\$3,559	\$2,790	\$2,016
530	Utility Trailer			\$77										\$77	\$77	\$84	\$80
													Utilities Subtotal:	\$5,877	\$5,875	\$4,140	\$3,798
TOTAL Operating Expenses		\$16,404	\$5,412	\$8,116	\$6,237	\$48,447	\$4,870	\$1,660	\$4,907	\$4,712	\$5,484	\$5,682	\$5,062	\$116,988	\$113,609	\$101,152	\$89,732

															2023-24	2022-23	2021-22
WASTEWATER TREATMENT		AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	TOTALS	ACTUALS	ACTUALS	ACTUALS
701	Corewater	\$656	\$656	\$656	\$656	\$656	\$656	\$656	\$656	\$656	\$656	\$656	\$656	\$7,872	\$7,875	\$8,447	\$7,928
705	Corewater callouts	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$1,500	\$133	\$1,477	\$1,879
710	Lab Analysis	\$350	\$134	\$134	\$134	\$550	\$134	\$350	\$125	\$125	\$350	\$350	\$134	\$2,870	\$2,752	\$3,246	\$1,884
725	Treatment System	\$3,325										\$100		\$3,425	\$77	\$1,147	\$2,621
730	Disposal	\$1,680												\$1,680	\$3,377	\$1,649	\$0
740	Communication/Telus	\$36	\$36	\$36	\$36	\$36	\$36	\$36	\$36	\$36	\$36	\$36	\$36	\$432	\$397	\$433	\$431
750	Emergency power (generator)	\$1,382	\$150							\$150				\$1,682	\$1,679	\$0	\$44
760	Ministry of Environment			\$203										\$203	\$203	\$203	\$203
765	EOCP* every 3 years													\$0	\$0	\$0	\$105
770	Insurance					\$1,500								\$1,500	\$1,428	\$1,163	\$1,098
780	WWMP Contingency	\$1,000												\$1,000	\$0	\$0	\$0
TOTAL WWTP Expenses		\$8,554	\$1,101	\$1,154	\$951	\$2,867	\$951	\$1,167	\$942	\$1,092	\$1,167	\$1,267	\$951	\$22,164	\$17,921	\$17,765	\$16,193

														2023-24	2022-23	2021-22	
REVENUE (Operating & WWTP)		AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	TOTALS	ACTUALS	ACTUALS	ACTUALS
OPERATING FUND INCOME		2024 rate															
201	Monthly Fees	\$9,676	\$9,985	\$9,985	\$9,985	\$9,985	\$9,985	\$9,985	\$9,985	\$9,985	\$9,985	\$9,985	\$9,985	\$119,507	\$114,432	\$94,856	\$89,981
205	Bank interest	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$1,440	\$1,961	\$695	\$66
Previous year surplus/deficit		-\$3,959												-\$3,959	-\$6,743	-\$867	-\$961
TOTALS		\$5,837	\$10,105	\$10,105	\$10,105	\$10,105	\$10,105	\$10,105	\$10,105	\$10,105	\$10,105	\$10,105	\$10,105	\$116,988	\$109,650	\$94,684	\$89,086
WWTP INCOME		2024 rate															
250	WWMP Fees	\$1,619	\$1,318	\$1,318	\$1,318	\$1,318	\$1,318	\$1,318	\$1,318	\$1,318	\$1,318	\$1,318	\$1,318	\$16,120	\$19,259	\$16,920	\$11,035
255	WWMP Bond Interest				\$4,000									\$4,000	\$1,000	\$652	\$1,812
Previous year surplus/deficit		\$2,044												\$2,044			
TOTALS			\$1,318	\$1,318	\$5,318	\$1,318	\$1,318	\$1,318	\$1,318	\$1,318	\$1,318	\$1,318	\$1,318	\$22,164	\$19,965	\$17,572	\$12,847

														2023-24	2022-23	2021-22	
CONTINGENCY RESERVE FUND		AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	TOTALS	ACTUALS	ACTUALS	ACTUALS
Disbursements Opening Balance >		\$221,395															
809	Deck resurfacing	\$10,000												\$10,000	\$0	\$0	\$9,497
423	Windows	\$3,000												\$3,000	\$0	\$0	\$0
810	Painting													\$0	\$0	\$21,000	\$28,980
														\$13,000	\$0	\$21,000	\$38,477
		2024 rate															
Contributions		\$2,000	\$2,644	\$2,644	\$2,644	\$2,644	\$2,644	\$2,644	\$2,644	\$2,644	\$2,644	\$2,644	\$2,644	\$31,088	\$24,695	\$34,462	\$32,056
235	CRF Interest	\$326	\$326	\$326	\$1,326	\$326	\$326	\$326	\$326	\$326	\$326	\$326	\$326	\$4,912	\$4,540	\$3,182	\$2,444
TOTALS		\$2,326	\$2,970	\$2,970	\$3,970	\$2,970	\$2,970	\$2,970	\$2,970	\$2,970	\$2,970	\$2,970	\$2,970	\$36,000	\$29,235	\$37,644	\$34,500
CRF Running BALANCE		\$220,721	\$223,691	\$226,662	\$230,632	\$233,602	\$236,573	\$239,543	\$242,514	\$245,484	\$248,454	\$241,425	\$244,395	<--Estimated Closing Balance July 31, 2025			

Lighthouse Landing Estates VIS 5801 Monthly Fees Schedule 2024-2025

		Unit Entitlement (Total)	Unit Entitlement (Total)	Yearly Strata Fees (Operating)	Yearly Waste Water Treatment Plant (WWTP)	Yearly Contingency Reserve Fund (CRF)	2024-2025 Sept. thru July		August 2024
Unit No.	(sq. metres)	(sq. feet)	\$22.15554 Per sq. metre	Yearly Total	Yearly Total	Unit No.	Monthly Fees by Unit	Monthly fees	
1	308	3,315	\$6,823.91	\$537.33	\$1,036.27	1	\$702.24	\$672.86	
2	308	3,315	\$6,823.91	\$537.33	\$1,036.27	2	\$702.24	\$672.86	
3	155	1,668	\$3,434.11	\$537.33	\$1,036.27	3	\$419.04	\$398.24	
4	155	1,668	\$3,434.11	\$537.33	\$1,036.27	4	\$419.04	\$398.24	
5	307	3,305	\$6,801.75	\$537.33	\$1,036.27	5	\$700.39	\$671.07	
6	154	1,658	\$3,411.95	\$537.33	\$1,036.27	6	\$417.19	\$396.44	
7	158	1,701	\$3,500.58	\$537.33	\$1,036.27	7	\$424.60	\$403.62	
8	159	1,711	\$3,522.73	\$537.33	\$1,036.27	8	\$426.45	\$405.42	
9	169	1,819	\$3,744.29	\$537.33	\$1,036.27	9	\$444.96	\$423.36	
10	172	1,851	\$3,810.75	\$537.33	\$1,036.27	10	\$450.51	\$428.75	
11	169	1,819	\$3,744.29	\$537.33	\$1,036.27	11	\$444.96	\$423.36	
12	172	1,851	\$3,810.75	\$537.33	\$1,036.27	12	\$450.51	\$428.75	
13	172	1,851	\$3,810.75	\$537.33	\$1,036.27	13	\$450.51	\$428.75	
14	169	1,819	\$3,744.29	\$537.33	\$1,036.27	14	\$444.96	\$423.36	
15	162	1,744	\$3,589.20	\$537.33	\$1,036.27	15	\$432.00	\$410.80	
16	158	1,701	\$3,500.58	\$537.33	\$1,036.27	16	\$424.60	\$403.62	
17	171	1,841	\$3,788.60	\$537.33	\$1,036.27	17	\$448.66	\$426.95	
18	173	1,862	\$3,832.91	\$537.33	\$1,036.27	18	\$452.36	\$430.54	
19	169	1,819	\$3,744.29	\$537.33	\$1,036.27	19	\$444.96	\$423.36	
20	170	1,830	\$3,766.44	\$537.33	\$1,036.27	20	\$446.81	\$425.16	
21	159	1,711	\$3,522.73	\$537.33	\$1,036.27	21	\$426.45	\$405.42	
22	160	1,722	\$3,544.89	\$537.33	\$1,036.27	22	\$428.30	\$407.21	
23	169	1,819	\$3,744.29	\$537.33	\$1,036.27	23	\$444.96	\$423.36	
24	172	1,851	\$3,810.75	\$537.33	\$1,036.27	24	\$450.51	\$428.75	
25	172	1,851	\$3,810.75	\$537.33	\$1,036.27	25	\$450.51	\$428.75	
26	171	1,841	\$3,788.60	\$537.33	\$1,036.27	26	\$448.66	\$426.95	
27	160	1,722	\$3,544.89	\$537.33	\$1,036.27	27	\$428.30	\$407.21	
28	160	1,722	\$3,544.89	\$537.33	\$1,036.27	28	\$428.30	\$407.21	
29	169	1,819	\$3,744.29	\$537.33	\$1,036.27	29	\$444.96	\$423.36	
30	172	1,851	\$3,810.75	\$537.33	\$1,036.27	30	\$450.51	\$428.75	
					\$31,088	\$13,948.41		\$13,282.51	
						(Monthly)		(Monthly)	

NOTE: Owners' monthly fees are based on their units' annual sum less the August payment, then the balance is divided by 11