

MINUTES – ANNUAL GENERAL MEETING

Sunday, August 25, 2024 Bowser Legion Hall

Present: Strata Lot #1 Strata Lot #2 Strata Lot #3 Strata Lot #4
Strata Lot #5 Strata Lot #6 Strata Lot #08 Strata Lot #11
Strata Lot #13 Strata Lot #15 Strata Lot #17 Strata Lot #20
Strata Lot #21 Strata Lot #23 Strata Lot #24 Strata Lot #25
Strata Lot #26 Strata Lot #30

By Proxy: Strata Lot #7 Strata Lot #14 Strata Lot #16 Strata Lot #22
Strata Lot #29

Absent: Strata Lot #9 Strata Lot #10 Strata Lot #12 Strata Lot #18
Strata Lot #19 Strata Lot # 27 Strata Lot #28

A. Call the Roll; Certify Proxies; Issue Voting Cards and Voting Method (door volunteers)

Duly signed Attendance Sheet and Certified Proxy Sheets verified to certify:

Owners in Attendance: 18; Proxies Confirmed: 5; Total Owners Represented: 23.

Assuming no abstained votes: Unanimous vote is 23; $\frac{3}{4}$ vote is 18; Majority vote is 12.

B. Establish Quorum

AGM quorum minimum of $\frac{1}{3}$ of 30 or 10 Owners are represented; therefore, quorum is established.

C. Call to Order, Welcome & Establish Chair

MOTION: to recognize the strata council Vice Chair as Chair of the AGM.

MOVED: (# 4) **SECOND:** (# 13) **CARRIED 23 of 23**

Motion C.1 In Favour: 23 Against: 0 Abstain: 0 Decision: Carried

D. Filing Proof of Notice of Meeting (Secretary)

Proof of notice presented.

E. Approval of Agenda (Chair)

MOTION: to adopt the agenda of Annual General Meeting of 2024 08 25 as circulated.

MOVED: (# 1) SECOND: (# 23) CARRIED 23 of 23

Motion E.1. In Favour: 23 Against: 0 Abstain: 0 Decision: Carried

F. Approval of Minutes (Chair)

MOTION: to adopt the minutes of Annual General Meeting held 2023 08 22 as circulated.

MOVED: (# 5) SECOND: (# 3) CARRIED 23 of 23

Motion F.1. In Favour: 23 Against: 0 Abstain: 0 Decision: Carried

G. Strata Council Reports

- Chair – ([attached](#)).
- Vice-Chair/Bylaws – ([attached](#)).
- Treasurer – ([attached](#)).
- Secretary - ([attached](#)).
- Landscaping - ([attached](#)).
- Maintenance - ([attached](#)).
- Waste Water Management -([attached](#)).
- RV Storage Committee -([attached](#)).
- Insurance Report - ([attached](#)), answered questions.

MOTION: to accept the Financial Statements for 2023-2024 as circulated.

MOVED: (# 8) SECOND: (# 15) CARRIED 23 of 23

Motion G.1. In Favour: 23 Against: 0 Abstain: 0 Decisions: Carried

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.”

MOVED: (# 23) SECOND: (# 29) CARRIED 13 of 23
Motion H.1. In Favour: 13 Against: 0 Abstain: 10 Decision: Carried

H.2. Resolution to keep the 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.

MOVED: (# 13) SECOND: (#5) CARRIED 15 of 23
Motion H.2. In Favour: 15 Against: 7 Abstain: 1 Decision: Carried

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

MOVED: (# 11) SECOND: (#5) CARRIED 13 of 23
Motion H.3. In Favour: 13 Against: 8 Abstain: 2 Decision: Carried

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

MOVED: (#4) SECOND: (# 13) CARRIED 23 of 23

Motion H.4. In Favour: 23 Against: 0 Abstain: 0 Decision: Carried

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.

Discussion was held on raising the amount of expenditure to \$5000.00

A vote was called to amend the amount in resolution H.5 to \$5000.00

Motion to Amend H.5. to the amount of \$5000.00

In Favour: 22 Against: 0 Abstain: 1 Decision: Carried

A vote was called on the amended resolution H.5.

In Favour: 22 Against: 0 Abstain: 1 Decision: Carried

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

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."

MOVED: (# 1) SECOND: (#8) DEFEATED 12 of 23

Motion H.6. In Favour: 11 Against: 12 Abstain: 0 Decision: Defeated

I. Discussion on Depreciation Report

BE IT RESOLVED by way of a majority vote, Strata Plan VIS 5801 amend the budget by increasing the contributions to the CRF by \$50.00 a month per unit for the 2024-25 fiscal year.

MOVED: (#21) SECOND: (#8) CARRIED 16 of 23
In Favour: 16 Against: 0 Abstain: 3 Decision: Carried

BE IT RESOLVED by way of a $\frac{3}{4}$ vote that The Owners, Strata Plan VIS 5801, amend the budget by increasing the amount for repairs/replacements to decks to \$20,000 in the 2024-25 fiscal year.

MOVED: (# 4) SECOND: (# 23) CARRIED 19 of 23
In Favour: 19 Against: 0 Abstain: 4 Decision: Carried

J. Motion to approve the 2024-2025 Budget

BE IT RESOLVED by way of a $\frac{3}{4}$ vote that The Owners, Strata Plan VIS 5801, approve the 2023-24 Budget with amendments:

MOVED: (#21) SECOND: (#8) CARRIED: 17 of 23
Resolution I.1 In Favour: 17 Against: 0 Abstain: 2 Decision: Carried

K. Appreciation (Chair)

To write an appreciation for the residents of LLE is hard as the majority of our residents are always there to lend a helping hand, now or in the past. To all those people I say thank you for all you do.

This year a special thank you to the landscaping committee, Jo Ann, Violet and Jeannie for all their work, and all the people who helped them.

To all the Waste water management committee, Hugh, Ted, John, and Buck and all those who come out to help. WWM has had some difficult times this year and especially Hugh who has gone above and beyond with the amount of time and effort he has put in.

To Tom and John for once again doing the financial review.

To Don Bannerman for all the work he does at the upper pond, I have to say I have never seen such a well-appointed wood pile.

To Paul, for all his tireless work as maintenance, I can honestly say I have only heard praise of the jobs he has done.

To the council thank you for your time, knowledge and dedication. I personally wish to thank Suzan Chamney, for all the work she does for LLE. Until you have served with Suzan on council you truly would not know what a valuable asset she is to us all.

L. Elections of Strata Council 2024-2025

The Chair called for nominations from the floor three times. Ron Leroy is willing to put his name forward for a position on council. In addition to those who had already indicated that they are willing to stand for Council, the following have been elected to Council by acclamation:

Adrian Johnston
Suzan Chamney
Violet Van Hees
Tannis McKinnon Charest
Hugh Jackson
Margaret Tryon
Ron LaRoy

M. Adjourned at 9:41 pm.

Tannis McKinnon Charest, Chair

Margaret Tryon, Secretary

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.

VIS 5801 2024-2025 Budget

OPERATING EXPENSES	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	TOTALS	2023-24	2022-23	2021-22
														ACTUALS	ACTUALS	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														ACTUALS	ACTUALS	ACTUALS
	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	TOTALS			
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)														ACTUALS	ACTUALS	ACTUALS
	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	TOTALS			
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														ACTUALS	ACTUALS	ACTUALS
	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	TOTALS			
Disbursements	Opening Balance >	\$221,395														
809 Deck resurfacing											\$20,000		\$20,000	\$0	\$0	\$9,497
808 Windows	\$5,000												\$5,000	\$0	\$0	\$0
810 Painting													\$0	\$0	\$21,000	\$28,980
	2024 rate												\$25,000	\$0	\$21,000	\$38,477
Contributions	\$2,000	\$4,144	\$4,144	\$4,144	\$4,144	\$4,144	\$4,144	\$4,144	\$4,144	\$4,144	\$4,144	\$4,144	\$47,588	\$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	\$4,470	\$4,470	\$5,470	\$4,470	\$4,470	\$4,470	\$4,470	\$4,470	\$4,470	\$4,470	\$4,470	\$52,500	\$29,235	\$37,644	\$34,500
CRF Running BALANCE	\$218,721	\$223,191	\$227,662	\$233,132	\$237,602	\$242,073	\$246,543	\$251,014	\$255,484	\$259,954	\$244,425	\$248,895	<--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 <u>Sept. thru July</u>		August 2024 Monthly fees
Unit No.	(sq. metres)	(sq. feet)		\$22.15554 <i>Per sq. metre</i>	Yearly Total	Yearly Total			
							Unit No.	Monthly Fees by Unit	
1	308	3,315	\$6,823.91		\$537.33	\$1,586.27	1	\$752.24	\$672.86
2	308	3,315	\$6,823.91		\$537.33	\$1,586.27	2	\$752.24	\$672.86
3	155	1,668	\$3,434.11		\$537.33	\$1,586.27	3	\$469.04	\$398.24
4	155	1,668	\$3,434.11		\$537.33	\$1,586.27	4	\$469.04	\$398.24
5	307	3,305	\$6,801.75		\$537.33	\$1,586.27	5	\$750.39	\$671.07
6	154	1,658	\$3,411.95		\$537.33	\$1,586.27	6	\$467.19	\$396.44
7	158	1,701	\$3,500.58		\$537.33	\$1,586.27	7	\$474.60	\$403.62
8	159	1,711	\$3,522.73		\$537.33	\$1,586.27	8	\$476.45	\$405.42
9	169	1,819	\$3,744.29		\$537.33	\$1,586.27	9	\$494.96	\$423.36
10	172	1,851	\$3,810.75		\$537.33	\$1,586.27	10	\$500.51	\$428.75
11	169	1,819	\$3,744.29		\$537.33	\$1,586.27	11	\$494.96	\$423.36
12	172	1,851	\$3,810.75		\$537.33	\$1,586.27	12	\$500.51	\$428.75
13	172	1,851	\$3,810.75		\$537.33	\$1,586.27	13	\$500.51	\$428.75
14	169	1,819	\$3,744.29		\$537.33	\$1,586.27	14	\$494.96	\$423.36
15	162	1,744	\$3,589.20		\$537.33	\$1,586.27	15	\$482.00	\$410.80
16	158	1,701	\$3,500.58		\$537.33	\$1,586.27	16	\$474.60	\$403.62
17	171	1,841	\$3,788.60		\$537.33	\$1,586.27	17	\$498.66	\$426.95
18	173	1,862	\$3,832.91		\$537.33	\$1,586.27	18	\$502.36	\$430.54
19	169	1,819	\$3,744.29		\$537.33	\$1,586.27	19	\$494.96	\$423.36
20	170	1,830	\$3,766.44		\$537.33	\$1,586.27	20	\$496.81	\$425.16
21	159	1,711	\$3,522.73		\$537.33	\$1,586.27	21	\$476.45	\$405.42
22	160	1,722	\$3,544.89		\$537.33	\$1,586.27	22	\$478.30	\$407.21
23	169	1,819	\$3,744.29		\$537.33	\$1,586.27	23	\$494.96	\$423.36
24	172	1,851	\$3,810.75		\$537.33	\$1,586.27	24	\$500.51	\$428.75
25	172	1,851	\$3,810.75		\$537.33	\$1,586.27	25	\$500.51	\$428.75
26	171	1,841	\$3,788.60		\$537.33	\$1,586.27	26	\$498.66	\$426.95
27	160	1,722	\$3,544.89		\$537.33	\$1,586.27	27	\$478.30	\$407.21
28	160	1,722	\$3,544.89		\$537.33	\$1,586.27	28	\$478.30	\$407.21
29	169	1,819	\$3,744.29		\$537.33	\$1,586.27	29	\$494.96	\$423.36
30	172	1,851	\$3,810.75		\$537.33	\$1,586.27	30	\$500.51	\$428.75
						\$47,588	\$15,448.41		\$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

Balance Sheet - LLE - As of 2024-07-31

(in Canadian Dollars) (Cash Basis)

2024-08-03

Page 1

Account	2024-07-31 Balance
ASSETS	
Cash and Bank Accounts	
CRF Chequing	97,679.98
First CU chequing	1,086.39
First CU Membership Shares	25.00
First CU Ownership	4.88
First CU RV Fund	2,324.78
OPERATING Chq	39,356.96
CCCU Member Shares	5.15
Petty Cash	200.00
TOTAL Cash and Bank Accounts	140,683.14
Other Assets	
CRF 3YR GIC (105)	10,915.79
CRF 5YR GIC (102)	22,735.27
CRF CCCU 006 GIC **7130	23,230.03
CRF CCCU 008 GIC **8417	46,833.77
First CU Septic Bond RESTRICTED	51,000.00
TOTAL Other Assets	154,714.86
TOTAL ASSETS	295,398.00
LIABILITIES & EQUITY	
LIABILITIES	0.00
EQUITY	295,398.00
TOTAL LIABILITIES & EQUITY	295,398.00

CRF report - LLE - As of 2024-07-31
(in Canadian Dollars)

2024-08-03

Page 1

Account	2024-07-31 Balance
Bank Accounts	
CRF \$ in Operating Acct	20,000.00
CRF Chequing	97,679.98
TOTAL Bank Accounts	117,679.98
Asset Accounts	
CRF 3YR GIC (105)	10,915.79
CRF 5YR GIC (102)	22,735.27
CRF CCCU 006 GIC **7130	23,230.03
CRF CCCU 008 GIC **8417	46,833.77
TOTAL Asset Accounts	103,714.86
OVERALL TOTAL	221,394.84

Budget LLE - Last year

2023-08-01 through 2024-07-31 Using LLE 203-24 (in Canadian Dollars)

2024-08-03

Page 1

Category	Actual	2024 Budget	Difference
EXPENSES	131,530	129,047	-2,483
310 ADMIN 9284	11,061	10,698	-363
315 Bank Charges	774	696	-78
320 Office expenses	1,285	867	-418
323 Depreciation Report	4,809	4,580	-229
325 Professional & Legal Fees	371	195	-176
335 Honorariums	3,360	3,360	0
345 Operating Contingency	462	1,000	538
350 INSURANCE 8690	38,873	32,500	-6,373
400 MAINTENANCE 8960	8,920	7,310	-1,610
405 Maintenance General Repairs	0	50	50
410 Repairs Parts	642	420	-222
412 Maint. Labour	125	0	-125
415 Contractor work	3,346	600	-2,746
417 Mileage for maintenance	49	100	51
420 Gutters & Moss	2,310	2,500	190
423 Window repairs	0	100	100
425 Roofing	993	300	-693
429 Foundation & Drain Tile	431	800	369
430 Deck repairs	0	100	100
441 Fence repairs	0	240	240
445 Snow Removal	1,024	2,100	1,076
450 LANDSCAPING 8960	48,879	53,155	4,276
451 Landscaping general	1,866	2,000	134
452 Mileage for Landscaping	290	500	210
453 Landscaping labour	325	0	-325
455 Groundskeeping	34,589	39,426	4,837
456 Yard waste	671	600	-71
457 Weed Control & Fertilizer	3,579	3,579	-0
459 Trees	5,465	5,000	-465
461 Sprinkler parts & rentals	1,718	1,250	-468
462 Sprinklers labour	375	800	425
500 UTILITIES 9220	5,876	3,919	-1,957
510 Water	2,239	1,255	-984
520 BC Hydro	3,559	2,580	-979
530 Utility Trailer	77	84	7
700 WWM (Septic) 9220	17,921	21,465	3,544
701 Core Water	7,875	8,700	825
705 Core Water callouts	133	1,800	1,667
710 Lab Analysis	2,752	3,270	518
720 Collection System	0	0	0
725 Treatment System	77	3,000	2,923
730 Disposal	3,377	1,650	-1,727
740 Communication & Control	397	432	35
750 Emergency power (generator)	1,679	210	-1,469
760 Ministry of Environment	203	203	0
765 EOCP (every three years)	0	0	0
770 Insurance	1,428	1,200	-228
780 WWTP Contingency	0	1,000	1,000
Other 700 WWM (Septic) 9220	0	0	0
Net Difference:	-131,530	-129,047	-2,483