

MINUTES – ANNUAL GENERAL MEETING

Sunday, August 24, 2025 Bowser Legion Hall

Present: Strata Lot #3 Strata Lot #4 Strata Lot #5 Strata Lot #6
 Strata Lot #09 Strata Lot #11 Strata Lot #13 Strata Lot #14
 Strata Lot #19 Strata Lot #20 Strata Lot #21 Strata Lot #23
 Strata Lot #24 Strata Lot #25 Strata Lot #27 Strata Lot #28
 Strata Lot #30

By Zoom Strata Lot #7

By Proxy: Strata Lot #1 Strata Lot #8 Strata Lot #14 Strata Lot #16
 Strata Lot #17 Strata Lot #18 Strata Lot #22 Strata Lot #26
 Strata Lot #29

Absent: Strata Lot #2 Strata Lot #10 Strata Lot #12

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: 9; Total Owners Represented: 27.

Assuming no abstained votes: Unanimous vote is 27; $\frac{3}{4}$ vote is 21; Majority vote is 14.

B. Establish Quorum

AGM quorum minimum of 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: (#13) **SECOND:** (# 1) **CARRIED 27 of 27**

Motion C.1 In Favour: 27 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 2025 08 24 as circulated.

MOVED: (#27) SECOND: (# 23) CARRIED 27 of 27

Motion E.1. In Favour: 27 Against: 0 Abstain: 0 Decision: Carried

F. Approval of Minutes (Chair)

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

MOVED: (#15) SECOND: (#09) CARRIED 27 of 27

Motion F.1. In Favour: 27 Against: 0 Abstain: 0 Decision: Carried

G. Strata Council Reports

- Chair – ([attached](#))
- Vice-Chair/Bylaws – ([attached](#))
- Treasurer- ([attached](#))

MOTION: to accept the Financial Statements for 2024-2025 as circulated.

MOVED: (#21) SECOND: (#20) CARRIED 27 of 27

Motion G.1. In Favour: 27 Against: 0 Abstain: 0 Decisions: Carried

- Secretary - ([attached](#))
- Landscaping - ([attached](#))
- Maintenance - ([attached](#))
- Waste Water Management -([attached](#))
- RV Storage Committee -([attached](#))
- Insurance Report - ([attached](#)), answered questions.

H. Resolutions

H.1. 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 \$20,000 for repairs/replacements to decks in the 2025-26 fiscal year.

MOVED: (#05) SECOND: (# 27) CARRIED 27 of 27
Motion H.1. In Favour: 27 Against: 0 Abstain: 0 Decision: Carried

H.2 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 \$5,000 for repairs/replacements to windows and doors in the 2025-26 fiscal year.

MOVED: (# 23) SECOND: (#24) CARRIED 27 of 27
Motion H.2. In Favour: 27 Against: 0 Abstain: 0 Decision: Carried

I. Budget

I.1. Resolution to approve the 2025-26 Budget

BE IT RESOLVED by way of a $\frac{3}{4}$ vote that The Owners, Strata Plan VIS 5801, approve the 2025-26 Budget circulated in the AGM package.

MOVED: (#23) SECOND: (#24) CARRIED 27 of 27
Motion H.2. In Favour: 27 Against: 0 Abstain: 0 Decision: Carried

J. Appreciation (Council Chair) - [\(attached\)](#)

AGM Meeting Chair:

I personally wish to thank the council for their time and dedication given to our strata. It has been a pleasure to work with them.

And to you all, for all you do to make LLE as desirable a place to live as it is. It has been a pleasure to live here. I wish all the best to the upcoming council.

K. Elections of Strata Council 2025-2026

The Chair called for nominations from the floor three times. Emma Williams, Murray Blackie, and Jane Rothman are willing to put their names 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:

Suzan Chamney
Violet Van Hees
Hugh Jackson
Ron LaRoy
Jane Rothman
Murray Blackie
Emma Willams

L. Adjourned at 2:50 pm.

Tannis McKinnon Charest, Chair

Margaret Tryon, Secretary

G. Strata Corporation Annual Reports 2025

Chair's Report – Adrian Johnston

I am very happy to write that 2024-25 has been a very productive and successful year for the LLE council. During my 4 years on council it is great to see the cooperative efforts of all council members in addressing the issues and making decisions on the business of our Strata. I would like to highlight some of the issues council dealt with this past year as a summary of our work together.

- Insurance coverage. With the increasing cost of strata replacement from a catastrophic loss, the council made owners aware they had to have coverage in their home insurance for their portion of the strata earth quake deductible (view [PDF showing units' share of strata deductibles](#)).
- Waste water upgrades were carried out under the leadership of Hugh Jackson, with new pumps installed to address our aging system.
- We thank Violet Van Hees for her leadership in managing our aging trees, and working with the arborist to remove those which pose a threat to strata buildings. This is an ongoing issue and will need everyone's attention to identify problem trees, even those planted when the strata was established.
- We have started to remove sections of bulrushes from the lower pond to prevent problems with water flow, both from strata units and into the creek. Thanks to Violet Van Hees for leading this effort, and Don Bannerman for helping with removal of the bulrushes.
- Council was questioned on who is responsible for mini blinds inside exterior windows. Tannis McKinnon Charest was able to search back in the minutes of past council meetings and find the resolution that mini blinds in exterior windows are an owner's responsibility and their added cost would be covered by owners.
- Ron LaRoy, prompted by Keith and Brenda Patchett, was able to identify some new front door window glass options that owners could select for replacement when these windows lost their seal. This came about due to original window glass no longer being available.
- Council looked into having unit attics converted to Limited Common Property (LCP). Our lawyer informed us that this would require new surveys of the units, the cost of which resulted in the issue being dropped. This came about due to information we received from home inspections being carried out on units for sale, where there were maintenance issues in attics which needed to be addressed. As a result, Council is forming a "maintenance team" to assist Ron LaRoy in checking around units and performing maintenance that is the strata's responsibility.
- Council has moved forward with a FireSmart program, under the leadership of Ron Chamney. This came about after the abundance of highly flammable vegetation was recorded around many strata units. We look forward to progress in making our community more FireSmart.
- Violet Van Hees and Jeannie LeShures worked together to complete the upgrade on our entry way borders with landscaping cloth and gravel. This major project has been well received, and a special thanks goes out to Jeannie and Violet for their leadership on this.



- Council agreed to purchase a laptop computer for the strata secretary. This was required to support the Zoom software, MS Office programs, and council records, for our current and future secretaries. Thanks to Suzan Chamney and Margaret Tryon for setting this up.
- Don Bannerman completed his brush clearing between the trailer parking and the upper pond, bringing an end to that project. We want to thank Don for this work, and improvements made to the road leading to the upper pond.
- Council continues to be very happy with our new landscaping contractor. Paul Parker has done a great job in keeping our grounds looking good. We have been challenged though with pet waste not being collected, or being left by stray animals. We hope this problem is minimized as much as possible going forward.
- Finally, council is happy with the compliance of all owners to the new water restrictions from the DBID. This will change the appearance of our strata, but is more in line with what we see in our neighboring communities.

As I leave LLE council I am happy to see the cooperative and progressive efforts of its members in dealing with the business of our Strata. I wish all the best to the new council going forward.

Vice Chair / Bylaws –Tannis M Charest

This has been a relatively quiet year for the Vice Chair / Bylaws.

In an independent house inspection report, which was carried out by a prospective home buyer, the inspector noted the potential damage that could be caused by plants located against the building. This, along with other items, brought forth a walkaround of our units to make note of the plants that are located close to and/or against our homes, which could cause problems with rodents and/or damage to the buildings' siding and foundations. It also brought to our attention the large number of coniferous plants still located adjacent to buildings in our strata, which are a fire hazard. Given this information a new committee has been formed, appropriately called FireSmart. It is being led by Ron Chamney, if you are interested in joining Ron, or have questions, please contact him.

With regards to bylaws, there are often verbal complaints, however, Council requests that all bylaw complaints and concerns be made in writing. When you see something that you believe to be an infraction of our bylaws and you feel is worthy of a complaint, please submit a written complaint listing the bylaw that has been broken. It will be dealt with in an appropriate manner.

This was my last year on council. I have learned many things about our strata, how it has progressed over the years, and the reasons that some things are the way they are. The work that so many residents have put in to make LLE the fine place that it is, and I have the pleasure to say that I had the opportunity to be a small part of it.

Treasurer's Report – Suzan Chamney

This year I am pleased to announce that our overall expenses came in more or less on budget. There were a few unanticipated expenditures for roof repairs and unclogging drainage pipes, but these were offset by significantly less snow clearing than usual, and our insurance premium holding steady for the first time in years, therefore not costing as much as we had budgeted for. The 2025-26 budget presented in this AGM package is similar to last year's budget, although some budget lines have been increased while others have decreased.

Our Contingency Reserve Fund (CRF) is healthy, and we are working on growing it as our Depreciation Report recommends. In August of last year, our wastewater management system's Pump A failed and, as a capital item, its replacement was paid for from our CRF—which is what the fund is designed for. At last year's AGM, owners voted to increase the presented budget contributions to the CRF by \$50/unit/month, as it is much easier to grow the CRF by monthly fees than through a levy. We will have a discussion on another increase at this year's AGM.

Once again, we had to complete the long T-2 Income Tax for Corporations form, which was accepted by the Canada Revenue Agency.

In the fall 2024, the Financial Review Committee, made up of John Gurak and Tom Tryon, went over the past 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

As I reflect on my time as Secretary over the past year, I am filled with gratitude to have been able to work with such dedicated individuals. I have learned so much and have appreciated the opportunity to learn about the running of strata such as ours. The support and collaboration from everyone have made this role a fulfilling and enriching experience. I would like to thank everyone for their patience as I was learning new skills.

Lighthouse Landing Estates has purchased a new computer to be used specifically for the secretary position. I believe this should make for a smooth transition for the new secretary to take over the position. I encourage others to consider taking on this role in the future. It offers valuable insights and the opportunity to contribute meaningfully to our community.

Thank you once again for the opportunity and all the support.

Maintenance Report – Ron LaRoy

- Roof spraying for Moss control has continued throughout the late spring and summer. At the time of this report, only Units 17-18 are left to do. Total hours spent to date are 31.5. With the anticipated work remaining, the total investment by LLE will be: \$862.50 (labour), \$400.00 (material), plus the cost of a new backpack sprayer \$145.00, totalling \$1,407.50. The net savings to LLE from the contractor estimate is just over \$4,000.
- One Leaded Door window was replaced (by me) at Unit 12.
- Our Glass (Parksville) has been contacted to replace windows in Units 5, 30, and 14.
- Leveling of the deck at Unit 1 took place earlier this year. Stuart Mclean Carpentry Services jacked up and shimmed the centre post, replaced rotten Facia Boards, and added a new flashing complete with drip edge to prevent future rot. It was mentioned at the time, that the soil conditions may allow the post to continue to sink over time leading to the need for adjustments in the future.
- Unit 11 had a partial roof replacement due to leaking flashing at the valley between two sections. Repair was chosen over roof replacement as the shingles were thought to be in good condition. The roofing company contracted for the repair stated that the roofs of the other buildings appeared to be in reasonably good shape, and that we should get several more years out of them before they all need to be replaced.
- Roto-Rooter was contracted earlier in the year to clean out many of the catch basins and storm sewers, as well as curtain drains that run parallel to Gainsberg behind units 1 to 6. Work was also done at Units 23-24 to clean perimeter drains and the crawlspace floor drain.
- Grozel Excavating was recently brought in to assist with the installation of a new cleanout on the perimeter drains at Unit 24. At the time of this report the invoice had not been received, but it is expected to be in the range of \$500.00, a savings of around \$1,300 compared to the Roto-Rooter estimate.
- With Council's endorsement, I am planning to begin cleaning the gutters of all the units early this fall in advance of the upcoming storm season.

Landscaping Report – Violet van Hees

This past year has been another good one for our lovely LLE grounds. Here are highlights of what has happened:

- Parker's Grounds Care has continued to provide excellent mowing and grounds care services. Thanks very much, Paul.
- September/October: we did more thinning of the bull rushes in the lower pond, especially around the pipes bringing water into and out of the pond.
- October: fall sprinkler winterization work party.
- April: spring sprinkler start-up work party.
- Branching Out Urban Forestry (Hud Elgood) and his team came to take down a bunch more hazard trees and hazard limbs, for Year 2 of a three-year plan.
- The entrance way borders are DONE! Except for two small strips where we can put some fun annual flowers etc. The remaining un-gravelled beds were weeded, landscaping fabric was put down, and gravel was put on top. Thanks to Jean LeShures for organizing all of this (and doing a whole lot of the work too)!
- The plum, willow and birch trees by the lower pond have been receiving extra water during the dry times. Thanks Ernie!
- Ron LaRoy has been doing sprinkler repairs as needed. Thanks Ron!

Thanks very much to *all* who helped – our strata grounds look so good because of all of you! Very much appreciated.

Waste Water Management – Hugh Jackson

- On September 23, 2024 work was carried out to remove and install two new sanitary lift pumps, guide rails and new check valve assemblies at pump station # A. This work was completed in six days with no cost overruns and landscape replaced in the work area.
- A complimentary inspection of the pump station was carried out by Terra Nova Plumbing on March 26, 2025 with no issues to report.
- The wooden trap door over the manifold piping at the effluent tank has been replaced at no cost (thanks to Dave Milligan's generous time and material).
- The biannual inspection by Simpson Maxwell of our diesel generator was done on July 8, 2025. Generator tested, oil change on engine, no actual repairs needed. It is interesting to note that the actual hours run in the two-year period as shown on the run time clock amounted to 44.5 hours.
- We did our yearly sludge pump out on July 31, 2025.

In conclusion, the waste water system is operating according to the maintenance schedule set down by the Ministry of Environment (MOE) reporting requirements and with no deficiencies at this time.

Insurance Report – Tannis McKinnon Charet

This year was the first year in the last six that our insurance premium has not gone up by thousands of dollars. Let's hope it continues to remain stable in future years.

Council took a deeper look into insurance coverage for both the strata and its homeowners, including identifying which policies are responsible for the various items covered. We sent a list of questions to our Strata's insurance broker and a condo/homeowner insurance agent. We found the answers to be both interesting and helpful. Our insurance webpage has been updated with the information, which should help you determine if you have adequate coverage. Please read the [Insurance webpage](#) as you may need to update your policy.

R.V. and Trailer Storage Area Report – Tom Tryon

The RV parking area had some minor adjustments to accommodate the larger trailers. A big thank you goes out to Don Bannerman for clearing the brush adjacent to the RV parking area. We currently have one space available.

J. Appreciation 2025 – Adrian Johnston

Part of the pleasure we all obtain from living at LLE is the support residents provide to our community projects. Whether it is moving limbs and wood from the tree removal, blowing out or starting up sprinklers, beautifying our entry way, serving on the wastewater committee, landscaping committee, financial review committee and our new maintenance team. Yes, not everyone can help out, but to all of those who are there to lend a hand, I want to express our sincere appreciation on behalf of your Strata council and all strata members.

To the council members, thank you for your time, knowledge and dedication. I personally wish to thank Violet Van Hees and Ron LaRoy for their work in landscaping and maintenance. These are two positions that require almost daily response/action to address questions and concerns raised by residents. And to Suzan Chamney, a special note of thanks from all owners for keeping the council, and our finances on track, allowing us to run an efficiently self-managed strata corporation.

VIS 5801 2025-2026 Budget

OPERATING EXPENSES		AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	TOTALS	ACTUALS	ACTUALS	ACTUALS
310	Admin																
315	Bank charges	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$780	\$748	\$775	\$690
320	Office Expenses	\$197	\$100	\$93				\$240			\$122	\$120		\$872	\$831	\$1,285	\$580
323	Depreciation Rpt / Insurance Appr					\$1,260								\$1,260	\$0	\$4,809	\$0
325	Professional / Legal Fees	\$500							\$195					\$695	\$476	\$371	\$529
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											\$25		\$25	\$713	\$0	\$0
345	Operating Contingency	\$1,000												\$1,000	\$400	\$462	\$102
Admin Subtotal:														\$7,992	\$6,528	\$11,062	\$5,261
350	Insurance					\$42,000								\$42,000	\$38,438	\$38,873	\$32,249
400	Maintenance																
405	Maintenance general repairs	\$100												\$100	\$0	\$0	\$0
410	Repair parts / rentals	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$600	\$348	\$642	\$663
412	Maintenance Labour general	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$300	\$325	\$125	\$0
415	Contractor work	\$1,500												\$1,500	\$1,675	\$3,347	\$570
417	Mileage for maintenance	\$50										\$50		\$100	\$66	\$49	\$67
420	Gutters/Moss			\$3,000										\$3,000	\$942	\$2,310	\$2,259
423	Window repairs	\$50												\$50	\$0	\$0	\$2,538
425	Roofing repairs	\$4,000												\$4,000	\$4,148	\$993	\$321
426	Attics	\$2,000												\$2,000	\$0	\$0	\$0
429	Foundation & Storm Drainage	\$4,000												\$4,000	\$4,330	\$431	\$3,509
430	Deck repairs	\$50												\$50	\$0	\$0	\$0
441	Fence repairs	\$50												\$50	\$169	\$0	\$0
445	Snow Removal					\$525	\$525	\$525						\$1,575	\$472	\$1,024	\$1,575
Maintenance Subtotal:														\$17,325	\$12,475	\$8,921	\$11,502
450	Landscaping																
451	Landscaping general	\$500												\$500	\$457	\$866	\$37
452	Mileage for landscaping			\$100							\$100			\$200	\$101	\$290	\$386
453	Landscaping labour	\$500												\$500	\$50	\$325	\$0
454	Entrance upgrades													\$0	\$1,571	\$1,000	\$0
455	Groundskeeping	\$3,917	\$3,917	\$3,917	\$3,917	\$3,917			\$3,917	\$3,917	\$3,917	\$3,917	\$3,917	\$39,165	\$39,165	\$34,589	\$36,547
456	Yard waste removal	\$100	\$100	\$100							\$200	\$100	\$100	\$700	\$696	\$671	\$501
457	Weed Control & Fertilizer						\$5,000							\$5,000	\$4,718	\$3,579	\$0
459	Trees	\$5,000												\$5,000	\$5,533	\$5,465	\$8,715
461	Sprinklers parts & rentals	\$200	\$200	\$150							\$200	\$200	\$150	\$1,100	\$1,023	\$1,718	\$1,151
462	Sprinklers labour	\$100	\$100									\$300	\$100	\$600	\$675	\$375	\$663
Landscaping Subtotal:														\$52,765	\$53,989	\$48,878	\$48,000
500	Utilities																
510	Water	\$300			\$700			\$250			\$250			\$1,500	\$1,502	\$2,239	\$1,266
520	BC Hydro	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$3,000	\$2,622	\$3,559	\$2,790
530	Utility Trailer			\$77										\$77	\$77	\$77	\$84
Utilities Subtotal:														\$4,577	\$4,201	\$5,875	\$4,140
TOTAL Operating Expenses		\$24,784	\$5,087	\$8,107	\$5,287	\$48,372	\$6,195	\$1,685	\$4,782	\$4,587	\$5,459	\$5,382	\$4,937	\$124,659	\$115,631	\$113,609	\$101,152

WASTEWATER TREATMENT														TOTALS	2023-24	2023-24	2022-23
		AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL		ACTUALS	ACTUALS	ACTUALS
701	Corewater	\$656	\$656	\$656	\$656	\$656	\$656	\$656	\$656	\$656	\$656	\$656	\$656	\$7,872	\$7,875	\$7,875	\$8,447
705	Corewater callouts	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$3,000	\$3,167	\$133	\$1,477
710	Lab Analysis	\$450	\$150	\$150	\$150	\$450	\$150	\$450	\$150	\$150	\$150	\$450	\$150	\$3,000	\$2,765	\$2,752	\$3,246
725	Treatment System	\$1,000										\$100		\$1,100	\$2,093	\$77	\$1,147
730	Disposal	\$1,700												\$1,700	\$0	\$3,377	\$1,649
740	Communication/Telus	\$43	\$43	\$43	\$43	\$43	\$43	\$43	\$43	\$43	\$43	\$43	\$43	\$516	\$504	\$397	\$433
750	Emergency power (generator)		\$150							\$150				\$300	\$262	\$1,679	\$0
760	Ministry of Environment			\$203										\$203	\$203	\$203	\$203
765	EOCP* every 3 years	\$100												\$100	\$0	\$0	\$0
770	Insurance					\$1,550								\$1,550	\$1,530	\$1,428	\$1,163
780	WWMP Contingency	\$1,000												\$1,000	\$0	\$0	\$0
TOTAL WWTP Expenses		\$5,199	\$1,249	\$1,302	\$1,099	\$2,949	\$1,099	\$1,399	\$1,099	\$1,249	\$1,099	\$1,499	\$1,099	\$20,341	\$18,399	\$17,921	\$17,765

														2024-25	2023-24	2022-23	
REVENUE (Operating & WWTP)		AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	TOTALS	ACTUALS	ACTUALS	ACTUALS
OPERATING FUND INCOME		2025 rate															
201	Monthly Fees	\$9,985	\$10,127	\$10,127	\$10,127	\$10,127	\$10,127	\$10,127	\$10,127	\$10,127	\$10,127	\$10,127	\$10,127	\$121,382	\$119,507	\$114,432	\$94,856
205	Bank interest	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$1,920	\$1,978	\$1,961	\$695
Previous year surplus/deficit		\$1,357												\$1,357	\$1,357	-\$6,743	-\$867
TOTALS		\$11,502	\$10,287	\$10,287	\$10,287	\$10,287	\$10,287	\$10,287	\$10,287	\$10,287	\$10,287	\$10,287	\$10,287	\$124,659	\$122,842	\$109,650	\$94,684
WWTP INCOME		2025 rate															
250	WWMP Fees	\$1,619	\$1,178	\$1,178	\$1,178	\$1,178	\$1,178	\$1,178	\$1,178	\$1,178	\$1,178	\$1,178	\$1,178	\$14,576	\$16,120	\$19,259	\$16,920
255	WWMP Bond Interest										\$2,000			\$2,000	\$4,061	\$1,000	\$652
Previous year surplus/deficit		\$3,765												\$3,765	\$3,765		
TOTALS			\$1,178	\$1,178	\$1,178	\$1,178	\$1,178	\$1,178	\$1,178	\$1,178	\$3,178	\$1,178	\$1,178	\$20,341	\$19,965	\$19,965	\$17,572

CONTINGENCY RESERVE FUND															TOTALS	2024-25	2023-24	2022-23
		AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL		ACTUALS	ACTUALS	ACTUALS	
Disbursements Opening Balance >		\$247,361																
808	Windows	\$5,000													\$5,000	\$1,035	\$0	\$0
809	Deck resurfacing														\$20,000	\$968	\$0	\$0
810	Painting														\$0	\$0	\$0	\$21,000
811	WWM system														\$0	\$32,794	\$0	\$0
															\$25,000	\$34,797	\$0	\$21,000
		2025 rate																
Contributions		\$4,144	\$4,123	\$4,123	\$4,123	\$4,123	\$4,123	\$4,123	\$4,123	\$4,123	\$4,123	\$4,123	\$4,123	\$49,500	\$47,588	\$24,695	\$34,462	
235	CRF Interest	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$4,500	\$5,267	\$4,540	\$3,182	
TOTALS		\$4,519	\$4,498	\$4,498	\$4,498	\$4,498	\$4,498	\$4,498	\$4,498	\$4,498	\$4,498	\$4,498	\$4,498	\$54,000	\$52,855	\$29,235	\$37,644	
CRF Running BALANCE		\$246,880	\$251,378	\$255,877	\$260,375	\$264,873	\$269,371	\$273,870	\$278,368	\$282,866	\$287,364	\$271,863	\$276,361	<--Estimated Closing Balance July 31, 2026				

Balance Sheet - LLE - As of 2025-07-31
(in Canadian Dollars) (Cash Basis)

2025-08-01

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Account	2025-07-31 Balance
ASSETS	
Cash and Bank Accounts	
CRF Chequing	121,587.56
First CU Membership Shares	25.00
First CU Ownership	4.88
First CU RV cheq	2,919.14
First CU SRF savings	493.96
OPERATING Chq	39,169.36
CCCU Member Shares	5.15
Petty Cash	200.00
TOTAL Cash and Bank Accounts	164,405.05
Other Assets	
CRF 3YR GIC (106)	11,134.70
CRF 5YR GIC (102)	23,077.23
CRF CCCU 006 GIC **7130	24,453.24
CRF CCCU 008 GIC **8417	47,371.11
First CU Septic Bond RESTRICTED	50,000.00
TOTAL Other Assets	156,036.28
TOTAL ASSETS	320,441.33
LIABILITIES & EQUITY	
LIABILITIES	0.00
EQUITY	320,441.33
TOTAL LIABILITIES & EQUITY	320,441.33

CRF report - LLE - As of 2025-08-01
(in Canadian Dollars)

2025-08-01

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Account	2025-08-01 Balance
Bank Accounts	
CRF \$ in Operating Acct	24,014.00
CRF Chequing	121,587.56
TOTAL Bank Accounts	145,601.56
Asset Accounts	
CRF 3YR GIC (106)	11,134.70
CRF 5YR GIC (102)	23,077.23
CRF CCCU 006 GIC **7130	24,453.24
CRF CCCU 008 GIC **8417	47,371.11
TOTAL Asset Accounts	106,036.28
OVERALL TOTAL	251,637.84

Budget LLE - Last year
2024-08-01 through 2025-07-31 Using LLE 2024-25 (in Canadian Dollars)

2025-08-01

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Category	Actual	2025 Budget	Difference
EXPENSES	134,032	139,152	5,121
310 ADMIN 9284	6,529	7,896	1,367
315 Bank Charges	748	780	32
320 Office expenses	831	801	-30
323 Depreciation Report	0	1,260	1,260
325 Professional & Legal Fees	476	695	219
335 Honorariums	3,360	3,360	0
345 Operating Contingency	400	1,000	600
350 INSURANCE 8690	38,438	42,000	3,562
Everything Else	1,462	49,116	47,654
400 MAINT. 8960	12,475	7,850	-4,625
410 Repairs Parts	348	600	252
412 Maint. Labour	325	100	-225
415 Contractor work	1,675	600	-1,075
417 Mileage for maintenance	66	100	34
420 Gutters & Moss	942	3,000	2,058
423 Window repairs	0	50	50
425 Roofing	4,148	700	-3,448
429 Foundation & Drain Tile	4,330	500	-3,830
430 Deck repairs	0	50	50
441 Fence repairs	169	50	-119
445 Snow Removal	473	2,100	1,628
Everything Else	0	0	0
450 LANDS. 8960	53,989	53,365	-624
451 Landscaping general	457	500	43
452 Mileage for Landscaping	101	500	399
453 Landscaping labour	450	500	50
454 Entrance Upgrades	1,171	1,000	-171
455 Groundskeeping	39,165	39,165	0
456 Yard waste	696	600	-96
457 Weed Control & Fertilizer	4,718	3,600	-1,118
459 Trees	5,533	5,000	-533
461 Sprinkler parts & rentals	1,023	1,900	877
462 Sprinklers labour	675	600	-75
Everything Else	0	0	0
500 UTILITIES 9220	4,201	5,877	1,676
510 Water	1,502	2,200	698
520 BC Hydro	2,622	3,600	978
530 Utility Trailer	77	77	0
700 WWM (Septic) 9220	18,400	22,164	3,764

Budget LLE - Last year
2024-08-01 through 2025-07-31 Using LLE 2024-25 (in Canadian Dollars)

2025-08-01

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Category	Actual	2025 Budget	Difference
701 Core Water	7,875	7,872	-3
705 Core Water callouts	3,167	1,500	-1,667
710 Lab Analysis	2,765	2,870	105
725 Treatment System	2,093	3,425	1,332
730 Disposal	0	1,680	1,680
740 Communication & Control	504	433	-72
750 Emergency power (generator)	262	1,682	1,420
760 Ministry of Environment	203	203	-0
765 EOCP (every three years)	0	0	0
770 Insurance	1,530	1,500	-30
780 WWTP Contingency	0	1,000	1,000
Everything Else	0	0	0
Net Difference:	-134,032	-139,152	5,121