

STRATA PLAN NW2050
Strata Council Meeting
Wednesday, February 4, 2015

1. **PRESENT:** Gordon Farrell Felix Zhang
 Cyrus Pun Linda McLaren
 Corinne Inglis

REGRETS: Carole Borthwick, Aviva Levin, Lindsay Armstrong

2. **CALL TO ORDER:** pm

3. **ADOPTION OF MINUTES**

a. November 26, 2014 minutes - approved by email vote.

4. **COMMITTEE REPORTS**

a. **Social** - No Report.

b. **Grounds and Gardening** -

- Bartlett will be on site shortly to carry out tree pruning along with the removal of one Horse Chestnut tree on the north side of the property that is in decline.
- Due to the decline of the ivy, the areas in front of Bldg. B and the exercise room will be redone in the spring with new plantings.
- The planting of climbing Pyracantha along the chain link fence has been recommended. It would provide a very thorny evergreen shrub to climb over, as well as provide edible berries for the robins during periods of snowfall. The profusion of red berries would be appealing to look at. *Council deferred. Cost?*
- A Gunnera will be planted in the swamp area this spring.
- Tyax will be onsite shortly to replace the rotten pressure treated lumber around the paving stones. *They are expected on February 16th.*
- University sprinklers will be onsite to upgrade 10 heads to improve the coverage of the sprinkler system.

c. **Fire & Security** - volunteer?

1. Block Watch - Gordon Farrell is the new captain of Block Watch. We need a volunteer to act as Co-Captain with Gord.
2. A quote was obtained to install two digital dome cameras - one above the pool entrance and one at the back of the lounge. The quote was for \$5,796.00. A quote has been requested from our electrician to add additional lighting to both of these areas but has not yet been received.

d. **Maintenance**

1. A quote has been received to survey our property lines. The cost would be \$3,360 plus taxes.

2. Due to the ongoing elevator problems in 7531B, Richmond Elevator opted to rebuild the door operator at their February maintenance visit.
3. Council may obtain a quote to caulk all wood windows on balconies due to Draftiness.
4. The Hytec Water system has been installed in Bldgs. 7511A and 7651C and will be installed in 7531B on February 6 & 7th. Our contract will be delayed by one month and will begin on February 15th, 2015
5. BC Hydro advised they will be shutting down the power to our buildings on Friday, March 6. They advise that all electronics should be unplugged and the power to most things turned off. *Council believe that if you have your electronics plugged into a surge protector and they are turned off they will likely be okay.*
6. There are to be major changes to the recycling program in effect and food scraps now need to be separated. We have not yet heard from BFI re the particulars but will keep trying to have them come visit us so that we are able to cope with the new rules.
7. The gutters will be cleaned on February 17 and 18.
8. The windows will be washed and the power washing of the pool and other areas will be carried out at the end of April. The parkades will not be power washed until 2017.

e. Shared Facilities

1. Cypress and Woodridge are both experiencing problems with the exercise rooms, change rooms, raised patio area behind the lounge and the barbeque area. Drugs are being smoked in many areas and lots of complaints are being received. Empty beer cans are being found in some areas and the exercise equipment is being tampered with. *Woodridge are obtaining a quote to put a fob on their facility door and have been discussing the use of cameras. Cypress obtained a quote for cameras and are waiting for a quote to increase lighting.*
2. Concerns are being raised about residents who are allowing children appx. 8 or 9 years of age to use the fitness room. They were found playing on the benches and were treating the room as a play area. *Council are aware that most gyms have age restrictions in place and Corinne is to find out what that would be. Council may implement this before someone gets hurt. We are also having problems with residents stealing the wing nuts that secure the weights onto the equipment.*
3. 10 additional folding chairs plus a second folding table have been purchased for the lounge. A coffee table and three end tables are on order. Serving platters, artwork, j-cloths and possibly one additional leather chair need to be purchased to complete the lounge. *Corinne will look into purchasing one additional leather chair and j cloths. Defer the remaining items to the next meeting.*

4. The lounge was rented 35 times in 2014 and we have 15 bookings for 2015.
5. The pool will be opening on May 15th for the season.

f. Bylaw Committee - Aviva

Update from Bylaw Committee - Aviva was not in attendance.

5. NEW BUSINESS

The Strata Corporation has a locker for rent at a cost of \$30.00 per month.

6. OLD BUSINESS

- a. Electric Fireplaces - Council will be offering electric fireplaces again in May as the offer last time was very close to the Christmas season.

7. CORRESPONDENCE

Outgoing

- a. Letter was sent to Cypress D regarding payment of their share of servicing the fire hydrant.
- b. Letters sent to Ashford Place, Woodridge Estates and Cypress D advising the amount of their refunds due to a surplus in the Cypress Shared Facility account as of December 31, 2015.
- c. Three Bylaw violations were issued: parking on Private Property - Bldg. D; storage of items on balconies; and disposing of cigarette butts by throwing them from the balcony.

Incoming

8. FINANCIALS

- a. Accounts Receivable for January 15, 2015 is \$11,480.99 (11 owners).
- b. Woodridge Shared Facility November & December financials were received. Woodridge currently show a surplus of over \$12,000.00 that will need to be refunded to the Shared Facility partners.
- c. Cypress Shared Facility November & December financials were issued.
- d. Approval of Cypress November & December financials - (We ended up with a very small deficit in the operating account)
- e. Council approved investing \$140,000.00 in a GIC.
- f. Fund Overview as of December 31, 2014:

CRF	117,105.90
<u>Painting Reserve</u>	<u>361.96</u>
Total	117,467.86
Repipe	64,394.97
Ext. Bldg.	17,547.33
Roof Top Deck	7,602.55
Future Remediation	50,358.23

Prior Years income	9,130.25
<u>Current Year</u>	<u>-1,454.71</u>
Grand Total	265,046.48

9. OTHER BUSINESS

In Camera - Depreciation Report - Gord reviewed the RDH workbook but Council opted to use the Strata Website to update the report in lieu of the RDH interactive workbook that has numerous errors in it.

10. EMAIL VOTES

1. Council approved the AGM minutes
2. Council approved Linda McLaren to join the council as Terry Ash is stepping down.
3. Council approved deferring Corinne's holiday pay to 2016.
4. Council approved moving the SCM date to the following week as Corinne was ill.

11. MEETING ADJOURNED: 8:30 PM

12. NEXT MEETING: February 25, 2015

Balance Sheet (Accrual)
CYPRESS POINT - 12 - (nw2050)
December 2014

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AS OF THE 12TH MONTH ENDING DECEMBER 31, 2014

Prepared For:
Strata Plan NW 2050
7511-7651 Minoru Blvd.
Richmond, BC V6Y 1Z3

Prepared By:
Crossroads Management Ltd.
#1011 - 7445 132nd. Street
Surrey, BC V3W 1J8

ASSETS	
1010-0000 Petty Cash	500.00
1013-0000 Bank Shares	5.00
1020-0000 Bank - Westminster - Chequing	16,992.70
1025-0000 Bank - Westminster - Contingency	117,467.86
1025-0030 Bank - Exterior Building	17,547.33
1025-0035 Bank - Roof Top Decks	7,602.55
1028-0023 Bank - Remediation Project	50,358.23
1028-0024 Bank - Repipe Fund	64,394.97
1111-0100 Due (to) from CP Shared Facility	289.99
1200-0000 Prepaid Insurance	12,366.36
1300-0000 Accounts Receivable	11,997.81
TOTAL ASSETS	299,522.80
LIABILITIES	
2010-0000 Accounts Payable	21,692.08
2040-0003 Due to Contingency-Insurance	12,366.36
2250-0000 Pre-Paid Fees	417.88
TOTAL LIABILITIES	34,476.32
OWNERS' EQUITY	
RESERVES	
3300-0000 Contingency Fund	117,105.90
3300-0015 Reserve - Painting	361.96
TOTAL RESERVES	117,467.86
REPIPING FUND	
3402-3995 Repipe Fund	101,894.73
3402-3996 Repipe Fund Expenses	-37,499.76
TOTAL REPIPING FUND	64,394.97
EXTERIOR BUILDING	
3432-0051 Exterior Building Fund	25,262.13
3432-0052 Exterior Building Expenses	-7,714.80
TOTAL EXTERIOR BUILDING	17,547.33
ROOF TOP DECKS	
3432-0057 Roof Top Decks Fund	73,324.83
3432-0058 Roof Top Decks Expenses	-65,722.28
TOTAL ROOF TOP DECKS	7,602.55
FUTURE REMEDIATION PROJECT	
3432-0066 Future Remediation Project Income	50,358.23
TOTAL FUTURE REMEDIATION PROJECT	50,358.23
3500-0000 Net Income - Prior Years	9,130.25
3510-0000 Net Income - Current Year	-1,454.71
TOTAL OWNERS' EQUITY	285,046.48

Date: FEB. 2/15
Accountant: [Signature]
Property Manager: [Signature]

Balance Sheet (Accrual)
CYPRESS POINT - 12 - (nw2050)
December 2014

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AS OF THE 12TH MONTH ENDING DECEMBER 31, 2014

TOTAL LIABILITIES AND EQUITY

299,522.80

Budget Comparison (Accrual)
CYPRESS POINT - 12 - (nw2050)

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December 2014

AS OF THE 12TH MONTH ENDING DECEMBER 31, 2014

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	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME									
4010-0000 Strata Fees	34,971.93	34,971.92	0.01	0.00	419,663.16	419,662.82	0.34	0.00	419,662.82
4011-0010 Fireplace Gas Income	-0.19	0.00	-0.19	0	-0.19	0.00	-0.19	0	0.00
4016-0000 Interest Income	30.63	25.00	5.63	22.52	461.20	300.00	161.20	53.73	300.00
4016-0020 Sundry Income	72.11	168.63	-94.52	-56.72	5,232.02	2,000.00	3,232.02	161.6	2,000.00
4022-0000 Move In/out	0.00	108.37	-108.37	-100.0	1,500.00	1,300.00	200.00	15.38	1,300.00
TOTAL	35,074.48	35,271.92	-197.44	-0.56	426,856.19	423,262.82	3,593.37	0.85	423,262.82
4034-3000 Bylaw Fines/Late Fees	0.00	129.13	-129.13	-100.0	2,688.70	1,550.00	1,138.70	73.46	1,550.00
TOTAL	0.00	129.13	-129.13	-100.0	2,688.70	1,550.00	1,138.70	73.46	1,550.00
OTHER									
4057-0000 Parking	650.00	558.37	91.63	16.41	6,777.50	6,700.00	77.50	1.16	6,700.00
4057-1000 Laundry Income	147.00	25.00	122.00	488.0	806.25	300.00	506.25	102.0	300.00
4058-0000 Lockers	750.00	708.37	41.63	5.88	8,670.00	8,500.00	170.00	2.00	8,500.00
TOTAL OTHER	1,547.00	1,291.74	255.26	19.76	16,053.75	15,500.00	553.75	3.57	15,500.00
TOTAL INCOME	36,621.48	36,692.79	-71.31	-0.19	445,598.64	440,312.82	5,285.82	1.20	440,312.82
EXPENSES									
TOWNHOUSE EXPENSES									
6318-0000 Gutter Cleaning	0.00	358.37	358.37	100.0	8,111.25	4,300.00	-3,811.25	-88.63	4,300.00
6319-0000 Exterior Maintenance	0.00	250.00	250.00	100.0	10,181.02	3,000.00	-7,181.02	-239.3	3,000.00
6319-0050 Chimney Cleaning	0.00	291.63	291.63	100.0	2,508.45	3,500.00	991.55	28.33	3,500.00
6319-0100 Dryer Vent Cleaning	0.00	100.00	100.00	100.0	1,202.04	1,200.00	2.04	-0.17	1,200.00
6319-0150 Window/Skylight Mtnc	0.00	41.63	41.63	100.0	2,280.32	500.00	-1,780.32	-356.0	500.00
6319-0200 Exterior Window Washin	0.00	150.00	150.00	100.0	95.83	1,800.00	1,704.17	94.68	1,800.00
6319-0250 Parkade & Garage Door	204.75	166.63	-38.12	-22.88	3,998.75	2,000.00	-1,998.75	-99.94	2,000.00
6319-0300 Signage	0.00	20.87	20.87	100.0	417.90	250.00	-167.90	-67.16	250.00
6323-0000 Roof Maintenance	0.00	125.00	125.00	100.0	936.34	1,500.00	563.66	37.58	1,500.00
TOTAL OPERATING EXPS. - T.H.	204.75	1,504.13	1,299.38	86.39	29,731.90	18,050.00	-11,681.90	-64.72	18,050.00
COMMON EXPENSES									
LANDSCAPING & GROUNDS									
6415-0000 Landscape Contract	2,016.00	2,250.00	234.00	10.40	18,627.00	27,000.00	8,373.00	31.01	27,000.00
6430-0025 Ground/Garden Supplies	0.00	20.87	20.87	100.0	130.36	250.00	119.64	47.86	250.00
6435-0000 Plant Replacement & Im	0.00	416.63	416.63	100.0	3,916.50	5,000.00	1,083.50	21.67	5,000.00
6435-0050 Landscaping Upgrade	201.32	416.63	215.31	51.68	3,220.87	5,000.00	1,779.13	35.58	5,000.00
6436-0000 Pest Control	0.00	150.00	150.00	100.0	1,266.56	1,800.00	533.44	29.64	1,800.00
6440-0000 Irrigation System	0.00	208.37	208.37	100.0	977.47	2,500.00	1,522.53	60.90	2,500.00
6446-0050 Parking Lot Maintenance	0.00	41.63	41.63	100.0	1,706.25	500.00	-1,206.25	-241.2	500.00
6455-0000 Snow Removal	0.00	62.50	62.50	100.0	0.00	750.00	750.00	100.0	750.00
TOTAL LANDS. & GROUNDS	2,217.32	3,566.63	1,349.31	37.83	29,845.01	42,800.00	12,954.99	30.27	42,800.00
REPAIR & MAINTENANCE- GENER									
6510-0017 General Interior Repair	0.00	333.37	333.37	100.0	2,503.37	4,000.00	1,496.63	37.42	4,000.00
6510-0150 Doors	0.00	83.37	83.37	100.0	7.36	1,000.00	992.64	99.26	1,000.00
6510-0210 R & M - Electrical	480.00	125.00	-355.00	-284.0	1,110.00	1,500.00	390.00	26.00	1,500.00
6510-0405 Water Leaks - Buildings	0.00	125.00	125.00	100.0	5,127.61	1,500.00	-3,627.61	-241.8	1,500.00
6510-0410 R & M - Plumbing	504.00	333.37	-170.63	-51.18	5,146.86	4,000.00	-1,146.86	-28.67	4,000.00
6510-4001 Elevator	443.10	458.37	15.27	3.33	6,141.00	5,500.00	-641.00	-11.65	5,500.00
6511-0125 Laundry Machine Replac	0.00	0.00	0.00	0	3,287.20	0.00	-3,287.20	0	0.00
6521-1000 Fire Equipment Maint.	0.00	416.63	416.63	100.0	5,806.09	5,000.00	-806.09	-16.12	5,000.00
6522-0000 Carpet Cleaning	0.00	183.37	183.37	100.0	2,441.25	2,200.00	-241.25	-10.97	2,200.00
6530-1000 Janitorial	903.67	1,000.00	96.33	9.63	10,844.04	12,000.00	1,155.96	9.63	12,000.00
6535-2150 Locks & Keys	121.17	66.63	-54.54	-81.86	2,077.18	800.00	-1,277.18	-159.6	800.00
6535-2175 New Mailboxes	0.00	0.00	0.00	0	5,279.52	0.00	-5,279.52	0	0.00
6566-0000 Light Bulbs	0.00	50.00	50.00	100.0	1,039.18	600.00	-439.18	-73.20	600.00
TOTAL REPAIR & MAINT.	2,451.94	3,175.11	723.17	22.78	50,810.66	38,100.00	-12,710.66	-33.36	38,100.00

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AS OF THE 12TH MONTH ENDING DECEMBER 31, 2014

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
UTILITIES									
6576-0000 Electricity - Common	2,029.06	2,166.63	137.57	6.35	19,700.96	26,000.00	6,299.04	24.23	26,000.00
6578-2000 Garbage & Recycling	727.97	833.37	105.40	12.65	9,206.64	10,000.00	793.36	7.93	10,000.00
6581-0000 Gas	1,583.71	2,000.00	416.29	20.81	20,527.51	24,000.00	3,472.49	14.47	24,000.00
TOTAL UTILITIES	4,340.74	5,000.00	659.26	13.19	49,435.11	60,000.00	10,564.89	17.61	60,000.00
RECREATION CENTRE - COMMON									
6710-3000 Shared Facility-Woodrid	1,339.33	1,406.25	66.92	4.76	16,071.96	16,875.00	803.04	4.76	16,875.00
6710-4000 Shared Facility-Cypress	2,227.15	2,227.17	0.02	0.00	26,725.80	26,725.82	0.02	0.00	26,725.82
TOTAL OPER. EXPS-REC. CENTRE	3,566.48	3,633.42	66.94	1.84	42,797.76	43,600.82	803.06	1.84	43,600.82
SALARIES & BENEFITS									
6870-0050 Wages - Administrator	2,281.73	2,433.37	151.64	6.23	27,889.51	29,200.00	1,310.49	4.49	29,200.00
6870-0060 Wages - Assist Administr	0.00	0.00	0.00	0	780.00	0.00	-780.00	0	0.00
6870-0075 Wages - Shared Fac Co	-530.25	-530.25	0.00	0.00	-6,363.00	-6,363.00	0.00	0.00	-6,363.00
6875-0000 Payroll Costs	158.57	186.63	28.06	15.04	1,941.33	2,240.00	298.67	13.33	2,240.00
TOTAL SALARIES & PAYROLL COS	1,910.05	2,089.75	179.70	8.60	24,247.84	25,077.00	829.16	3.31	25,077.00
OFFICE EXPENSES									
6921-0000 Tel/Fax/Cell - Office	199.83	216.63	16.80	7.76	2,416.97	2,600.00	183.03	7.04	2,600.00
ADMINISTRATION									
6965-0000 Audit - Admin.	0.00	208.37	208.37	100.0	0.00	2,500.00	2,500.00	100.0	2,500.00
6970-0000 AGM Expenses - Admin.	296.82	58.37	-238.45	-408.5	594.82	700.00	105.18	15.03	700.00
6980-0000 Legal Expenses	0.00	166.63	166.63	100.0	20,664.57	2,000.00	-18,664.57	-933.2	2,000.00
6983-0000 Office Equipment	0.00	16.63	16.63	100.0	13.80	200.00	186.20	93.10	200.00
6984-0000 Postage and Printing	221.38	125.00	-96.38	-77.10	968.81	1,500.00	531.19	35.41	1,500.00
6984-0050 Office Supplies	0.00	25.00	25.00	100.0	825.98	300.00	-325.98	-108.6	300.00
6984-0100 Courier Service	26.71	25.00	-1.71	-6.84	482.70	300.00	-182.70	-60.90	300.00
6990-0000 Insurance Premiums	3,091.58	3,412.50	320.92	9.40	34,346.93	40,950.00	6,603.07	16.12	40,950.00
6991-0000 Insurance Deductible	0.00	125.00	125.00	100.0	0.00	1,500.00	1,500.00	100.0	1,500.00
6993-0000 Professional Fees	136.67	50.00	-86.67	-173.3	665.87	600.00	-65.87	-10.98	600.00
6994-0000 Dues & Subscriptions	530.00	64.62	-465.38	-720.1	703.25	775.00	71.75	9.26	775.00
6995-0001 WorkSafe BC	0.00	29.13	29.13	100.0	423.40	350.00	-73.40	-20.97	350.00
7000-0000 Management Fees	630.00	630.00	0.00	0.00	7,560.00	7,560.00	0.00	0.00	7,560.00
7025-0000 Bank Charges	10.00	20.87	10.87	52.08	120.00	250.00	130.00	52.00	250.00
7050-0000 Miscellaneous	153.36	50.00	-103.36	-206.7	450.97	600.00	149.03	24.84	600.00
7051-0000 Statutory Financial Revi	0.00	0.00	0.00	0	147.00	0.00	-147.00	0	0.00
7051-0500 Contingency Transfer	2,500.00	2,500.00	0.00	0.00	30,000.00	30,000.00	0.00	0.00	30,000.00
7051-0515 Special Levy Transfer	3,750.00	3,750.00	0.00	0.00	45,000.00	45,000.00	0.00	0.00	45,000.00
7051-0520 Special Project Fund	2,083.33	2,083.37	0.04	0.00	24,999.96	25,000.00	0.04	0.00	25,000.00
7051-0525 Special Project-Ext Fund	4,166.67	4,166.63	-0.04	0.00	50,000.04	50,000.00	-0.04	0.00	50,000.00
TOTAL ADMINISTRATION EXPENSE	17,796.35	17,723.75	-72.60	-0.41	220,185.07	212,685.00	-7,500.07	-3.53	212,685.00
TOTAL EXPENSES	32,487.63	36,892.79	4,205.16	11.46	447,053.35	440,312.82	-6,740.53	-1.53	440,312.82
NET INCOME (LOSS)	4,133.85	0.00	4,133.85	0	-1,454.71	0.00	-1,454.71	0	0.00

Balance Sheet (Accrual)
Cypress Point Shared Facilities - (nw2050sf)
December 2014
AS OF THE 12TH MONTH ENDING DECEMBER 31, 2014

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Prepared For:
Cypress Point Shared Facilities
Richmond, BC

Richmond, BC

Prepared By:
Crossroads Management Ltd.
#1011 - 7445 132nd. Street
Surrey, BC V3W 1J8

ASSETS	
1020-0000 Bank - Westminster - Chequing	1,942.33
1111-0200 Due (to) from Cypress PT ABC	-289.99
1200-0000 Prepaid Insurance	3,430.50
1300-0000 Accounts Receivable	0.32
TOTAL ASSETS	<u>5,083.16</u>
LIABILITIES	
2010-0000 Accounts Payable	3,935.61
TOTAL LIABILITIES	<u>3,935.61</u>
OWNERS' EQUITY	
3510-0000 Net Income - Current Year	1,147.55
TOTAL OWNERS' EQUITY	<u>1,147.55</u>
TOTAL LIABILITIES AND EQUITY	<u>5,083.16</u>

Date: FEB. 2/15
Accountant: [Signature]
Property Manager: [Signature]

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11:51 AM

Prepared By:
Crossroads Management Ltd.
#1011 - 7445 132nd. Street
Surrey, BC V3W 1J8

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME									
4010-1000 Contribution - NW 1868	1,344.94	1,344.92	0.02	0.00	16,139.28	16,139.26	0.02	0.00	16,139.26
4010-2000 Contribution - NW 2050	2,227.15	2,227.17	-0.02	0.00	26,725.80	26,725.82	-0.02	0.00	26,725.82
4010-3000 Contribution - NW 2090	1,050.62	1,050.56	0.06	0.01	12,607.44	12,607.38	0.06	0.00	12,607.38
4010-4000 Contribution - NW 1942	2,962.98	2,962.98	-0.02	0.00	35,555.52	35,555.54	-0.02	0.00	35,555.54
4016-0000 Interest Income	8.00	5.38	2.62	48.70	126.77	65.00	61.77	95.03	65.00
4016-0020 Sundry Income	80.00	0.00	80.00	0	0.00	0.00	0.00	0	0.00
4021-0000 Miscellaneous	-80.00	0.00	-80.00	0	-55.00	0.00	-55.00	0	0.00
4026-0500 Recreation Room Rental	250.00	66.63	183.37	275.2	1,750.00	800.00	950.00	118.75	800.00
TOTAL	7,843.67	7,657.64	186.03	2.43	92,849.81	91,893.00	956.81	1.04	91,893.00
TOTAL INCOME	7,843.67	7,657.64	186.03	2.43	92,849.81	91,893.00	956.81	1.04	91,893.00
EXPENSES									
COMMON EXPENSES									
LANDSCAPING & GROUNDS									
6415-0005 Gardening	0.00	83.37	83.37	100.0	614.55	1,000.00	385.45	38.55	1,000.00
6436-0000 Pest Control	0.00	25.00	25.00	100.0	129.94	300.00	170.06	56.69	300.00
TOTAL LANDS. & GROUNDS	0.00	108.37	108.37	100.0	744.49	1,300.00	555.51	42.73	1,300.00
REPAIR & MAINTENANCE- GENER									
6510-0000 Repair & Maintenance	7,603.15	833.37	-6,769.78	-812.3	21,183.76	10,000.00	-11,183.76	-111.8	10,000.00
6510-0210 R & M - Electrical	105.00	25.00	-80.00	-320.0	122.02	300.00	177.98	59.33	300.00
6510-0405 Water Leaks - Buildings	0.00	41.63	41.63	100.0	0.00	500.00	500.00	100.0	500.00
6510-0410 R & M - Plumbing	0.00	166.63	166.63	100.0	0.00	2,000.00	2,000.00	100.0	2,000.00
6510-4070 Security	976.50	1,050.00	73.50	7.00	11,434.50	12,600.00	1,165.50	9.25	12,600.00
6535-2150 Locks & Keys	103.95	66.63	-37.32	-56.01	218.05	800.00	581.95	72.74	800.00
TOTAL REPAIR & MAINT.	8,788.60	2,183.26	-6,605.34	-302.5	32,958.33	26,200.00	-6,758.33	-25.80	26,200.00
RECREATION CENTRE - COMMON									
6706-0000 Rec Centre-Mgmt Expen	530.25	530.25	0.00	0.00	6,363.00	6,363.00	0.00	0.00	6,363.00
6706-1000 Rec Centre-Mgmt Other	0.00	183.37	183.37	100.0	1,565.08	2,200.00	634.92	28.86	2,200.00
6710-1050 Recreation Room	0.00	250.00	250.00	100.0	2,303.29	3,000.00	696.71	23.22	3,000.00
6710-2500 Games Room	0.00	16.63	16.63	100.0	0.00	200.00	200.00	100.0	200.00
6734-0000 Pool Maintenance	0.00	750.00	750.00	100.0	7,413.00	9,000.00	1,587.00	17.63	9,000.00
6736-0000 Pool Repairs	0.00	250.00	250.00	100.0	4,503.07	3,000.00	-1,503.07	-50.10	3,000.00
6740-0000 Pool Supplies & Chemic	0.00	141.63	141.63	100.0	1,637.87	1,700.00	62.13	3.65	1,700.00
6742-0000 Pool Permits	0.00	16.63	16.63	100.0	133.33	200.00	66.67	33.34	200.00
6750-0000 Cleaning Supplies-Rec.	0.00	41.63	41.63	100.0	232.53	500.00	267.47	53.49	500.00
6760-0000 Electricity - Rec. Centre	289.99	525.00	235.01	44.76	5,878.25	6,300.00	421.75	6.69	6,300.00
6765-0000 Gas - Rec. Centre	56.56	358.37	301.81	84.22	3,708.38	4,300.00	591.62	13.76	4,300.00
6770-0000 Janitor - Rec Centre	643.13	650.00	6.87	1.06	7,772.55	7,800.00	27.45	0.35	7,800.00
TOTAL OPER. EXPS-REC. CENTRE	1,519.93	3,713.51	2,193.58	59.07	41,510.35	44,563.00	3,052.65	6.85	44,563.00
ADMINISTRATION									
6965-0000 Audit - Admin.	0.00	33.37	33.37	100.0	0.00	400.00	400.00	100.0	400.00
6990-0000 Insurance Premiums	1,143.50	1,316.63	173.13	13.15	13,847.46	15,800.00	1,952.54	12.36	15,800.00
7000-0000 Management Fees	210.00	291.63	81.63	27.99	2,520.00	3,500.00	980.00	28.00	3,500.00
7025-0000 Bank Charges	10.00	10.87	0.87	8.00	120.00	130.00	10.00	7.69	130.00
7050-0000 Miscellaneous	1.63	0.00	-1.63	0	1.63	0.00	-1.63	0	0.00
TOTAL ADMINISTRATION EXPENSE	1,365.13	1,652.50	287.37	17.39	16,489.09	19,830.00	3,340.91	16.85	19,830.00
TOTAL EXPENSES	11,673.66	7,657.64	-4,016.02	-52.44	91,702.26	91,893.00	190.74	0.21	91,893.00
NET INCOME (LOSS)	-3,829.99	0.00	-3,829.99	0	1,147.55	0.00	1,147.55	0	0.00