

PACIFIC SHORES
Strata Plan VIS 2036

Minutes for Strata Council Meeting September 12th, 2016 (16.09.12)

Held on: Monday, September 12th, 2016 at 9:00am at Pacific Shores Resort

In attendance: **President** **Kate Britton**
 Vice-President: **Dave Aylard**
 Treasurer **Harry Felsing**
 Director **Seann Haver**
 Director **Leonard Aylward**
 Director **Stuart Allen**

The Kerr Group Management Corp. – Terry Kerr & Shelley Weaver

Legend: *TKG = The Kerr Group Management Corp*
 (R) = Residential
 (J) = Joint
 PSRC = Pacific Shores Resort Center
 PSOE = Pacific Shores Owners Enterprise
 PSFR = Pacific Shores Fractional
 VI = Vacation Internationale
 Fisgard

Apologies: Dave Hayward

ITEM #	DETAILS	STATUS	PRIME
16.09.12-01	Call to Order. The meeting was called to order by Kate Britton at 9:06am.		
16.09.12-02	Establish a Quorum (requires 4 Council members). A quorum was established with 6 members of Strata Council present. Kate Britton introduced the members of Strata Council and The Kerr Group to the guests at the meeting and the guest introduced themselves.		
16.09.12-03	Approve Agenda: Items of new business can be added when the meeting enters the new business section. MOTION: To approve the agenda as distributed. Moved/Seconded: Leonard Aylward/Dave Aylard	Carried	
16.09.12-04	Approve the Minutes of the previous Strata Council Meeting: MOTION: To approve the minutes of June 7th, 2016 Strata Council meeting as distributed. (16.06.07) Moved/Seconded: Dave Aylard/Leonard Aylward	Carried	
16.09.12-05	Financial Statement Report (RESIDENTIAL): Harry Felsing detailed the Financial Statement Reports for both the residential section as well as the joint section for the period ending August 31 st , 2016 which represents the fiscal year end. Residential: Operating Bank Balance: \$93,291.38 Contingency Reserve Fund: \$181,568.67 Income Statement: \$26,450.57 under budget Accounts Receivable: \$2,602.07 (one strata lot is in arrears and has a lien in place) MOTION: To approve the financial statement reports for the residential section for the period ending August 31st, 2016 as presented. Moved/Seconded: Harry Felsing/Leonard Aylward Joint: Operating Bank Balance: \$23,993.41 Contingency Reserve Fund: \$153,633.95 plus \$15,000 for loan to pay insurance. Income Statement: -\$2,327.01 over budget Accounts Receivable: \$3,504.07 (one strata lot is in arrears and has a lien in place)	Carried	



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	<p>MOTION: To approve the financial statement reports for the joint section for the period ending August 31st, 2016. Moved/Seconded: Harry Felsing/Leonard Aylward</p>	Carried	
16.09.12-06	<p>Reports: Grounds Committee: (Seann Haver, Dave Hayward & Kate Britton) – Please see the attached report.</p> <p>Building Committee: (Dave Hayward & Dave Aylard) – There is no report at this time.</p> <p><u>Work Orders:</u> No new work orders at this time.</p>		
16.09.12-07	<p>Old Business</p>		
15.12.01-8.2	<p>Sewage Lift Station – Ongoing. The work was on hold for the summer but should be complete by the middle of October. No money has been paid out thus far, but so far the project budget and timeline is on schedule.</p>	Open	
15.12.01-8.4	<p>Kayak/Bylaw Issue – Dave Aylard and Harry Felsing – A bylaw amendment was brought forward to Council for review. Council discussed in depth the pros and cons for altering the current bylaw. Some are concerned that there are no regulations around how or what council can and can't approve with the rewording of the bylaw. This will be discussed further in the future.</p>	Open	Council
15.12.01-8.9	<p>Depreciation Report – The report has been reviewed; as requested by Council, management completed a three year strategic plan which supports the resolutions being put forward in the AGM package. Council and the owners in attendance discussed the suggestions in depth and proposed alterations where needed. The intention is to form a Depreciation Task Force with whole owners, Council and owners representatives.</p> <p>MOTION: To accept the Depreciation Report as received. Moved/Seconded: Kate Britton/Harry Felsing</p> <p>MOTION: To proceed in 2017 with the work identified as exigent for 2017 in the three-year strategic plan prepared by TKG, on the conditions that all painting work is preceded by an evaluation of the building envelope to verify the areas to be painted are in acceptable condition to move forward; that work identified as exigent for 2018 be added to the scope of work to be done in 2017 by adding an additional \$85,000 to the budget; that all such work to be done in 2017 shall be funded by a special assessment to be included in the AGM package; and that the Council authorize a special task force to evaluate future plans for the resort as a whole which would allow owners to monetize their investments in the strata lots. Moved/Seconded: Stuart Allen/Dave Aylard</p>	Open Carried Carried	Council Council
16.03.14-8.5	<p>Commercial Center and Use of Common Property – The forms and fees required for the events have been received for the events that took place over the summer. There were two and Council received one complaint regarding noise.</p>	Closed	
16.06.07-8.2	<p>Waterfall Repairs from TKGm&r – The work to the waterfall behind the 500 block has been completed. Council mentioned to Management that the pond behind the 500 block by the path needs to be maintained better. This is the responsibility of the Landscape Contractor. Management will contact and remind them of this work.</p>	Closed	TKG-SW
16.06.07-8.4	<p>200 Block Sewage Backup – Management has arranged a regular maintenance program for the 200 block with RotoRooter. Twice a year the stacks for all rooms will be augured as well as the main sewer chamber.</p>	Closed	
16.06.07-8.7	<p>Request from 417 – Tree Removals – Complete.</p>	Closed	
16.06.07-8.8	<p>Storm Drain Maintenance – Management has obtained quotes from Fyfe Water Systems & RotoRooter to complete updates and repairs to the perimeter drains at the back of Units 510/511 as required. As there was no scope of work provided to the companies as the extent of the issue is not fully understood, both quotes are different. Seann Haver (Strata Council Member) has experience with plumbing systems and has offered to liaise with the contractors to determine issue and develop a course of action for the repairs. Management will forward the information received by both companies to Mr. Haver.</p>	Open	TKG- TK/COUNCIL



16.06.07-8.9	Flooding at 510/511 Source – The insurance claim is fully complete with the Satisfaction Form signed and returned for the insurance companies records.	Closed	
16.06.07-8.10	The Future of the Strata – Considerable discussion was had related to the depreciation report and the future repairs of capital assets of the Corporation. Considerable work has been completed to the assets of the Corporation over the past two years which are greatly improving the property. The proposed updates being considered in the AGM package being issued later this month will again see the Corporation move farther into completing the updates bringing Pacific Shores back to its once highly desired community. As noted above, the intention is to form a Depreciation Task Force with whole owners, Council and owners representatives.	Closed	
16.09.12-8	New Business:		
16.09.12-8.1	AGM Prep – Date, Resolutions, etc. – Management went through the proposed AGM packages, budgets and resolutions with Council and made any requested amendments. The Annual General meeting will be held on Friday, October 14 th , 2016 at 1:00pm in the Pacific Shores Resort Commercial Center Lower Meeting Room. The Council approved the budget, resolutions and packages as a whole with some minor modifications.	Closed	
16.09.12-8.2	Camera Scoping of Storm Catchments & Perimeter Drains to Assist with Condition Assessment – This item will be discussed after the AGM and will be a decision of the new Council.	Tabled	
16.09.12-8.3	Boat Ramp Concrete Walkway Beside Ramp – The walkway beside the ramp is deteriorating and Council is concerned about the safety of residents and guests. Council believes the best solution is to remove the walkway and concrete pillars completely. This will be reviewed and discussed in the future.	Open	Council
16.09.12-8.4	Report from Footprints – Council has requested Management obtain a full report from Footprints Security for the 24hr. additional onsite security that was in place over the summer. There has been one incident as of late and management is working with the property manager to see if costs can be recovered.	Open	TKG-SW
16.09.12-9	Correspondence & Announcements:		
16.09.12-9.1	SL#23D – Letter Regarding Wedding held on August 6 th , 2016 – Received. See above under 16.03.14-8.5. Council has received this letter and addressed it.	Closed	
16.09.12-9.2	Thank You from Habitat Acquisition Trust – Received.	Closed	
16.09.12-9.3	Whole Owners Email – Response regarding the Depreciation Report. Letter received and addressed through meeting – owners in attendance and satisfied with responses.	Closed	
16.09.12-10	Next Meeting and Adjournment:		
	The next meeting is scheduled for October 14 th , 2016 at Pacific Shores Resort in the Lower Room. The meeting was terminated by Harry Felsing at 11:48pm.		
16.09.12-11	Attachments:		
	Financial Statements Committee Reports		



PACIFIC SHORES RESIDENTIAL VIS2036
Balance Sheet As at Aug 31, 2016

ASSET

Assets

CCCU - Operating Acct Res	93,291.38	
CCCU Membership Shares	5.00	
Total Cash on Hand		93,296.38
Total Current Assets		93,296.38

Other Assets

Accounts Receivable - Residential	1,769.10	
CCCU - CRF Trust Account	181,568.67	
Due from PS Common	0.00	
Total Other Assets		183,337.77
Total Assets		183,337.77

TOTAL ASSET

276,634.15

LIABILITY

Liabilities

Accounts Payable	22,251.62	
Due to PS Common	192.15	
Total Current Liabilities		22,443.77
Total Liabilities		22,443.77

TOTAL LIABILITY

22,443.77

EQUITY

Owner's Equity

Equity Opening Balance	78,438.34	
Monthly Contribution - Residence	45,000.00	
CRF Balance Increase (2015 AGM)	75,000.00	
Capital Asset Repairs (35,000 CRF) (Note 1)	-18,237.81	
Special Levy Interest	393.27	
CRF Interest	974.87	
Total Owner's Equity		181,568.67
Retained Earnings Prior Year		46,171.14
Current Earnings		26,450.57
Total Equity		254,190.38

TOTAL EQUITY

254,190.38

LIABILITIES AND EQUITY

276,634.15

Note 1: Capital Asset Repairs (35,000 CRF)
\$18,237.81 funds used/\$16,762.19 funds remaining

Pacific Shores Residential VIS 2036
 Comparative Income Statement
 Fiscal Year: Septemebr 1, 2015 to August 31, 2016

	Month To Date			Year To Date			Fiscal Year	
	Actual Aug 01, 2016 to Aug 31, 2016	Budget Aug 01, 2016 to Aug 31, 2016	Difference	Actual Sep 01, 2015 to Aug 31, 2016	Budget Sep 01, 2015 to Aug 31, 2016	Difference	Fiscal Year Budget	Budget Remaining
REVENUE								
Revenue								
Strata Fees	23,799.30	23,799.25	0.05	285,591.61	285,591.00	0.61	285,591	-1
Cable Income	3,388.49	3,388.25	0.24	40,661.88	40,659.00	2.88	40,659	-3
Other Income	0.00	0.00	0.00	79.10	0.00	79.10		-79
Total Strata Revenue	27,187.79	27,187.50	0.29	326,332.59	326,250.00	82.59	326,250	-83
TOTAL REVENUE	27,187.79	27,187.50	0.29	326,332.59	326,250.00	82.59	326,250	-83
EXPENSE								
FINANCIAL & PROFESSIONAL								
Bank Charges	17.28	25.00	-7.72	187.22	300.00	-112.78	300	113
Property Management - Contract	5,250.00	5,250.00	0.00	63,000.00	63,000.00	0.00	63,000	0
Property Management - Admin/Other	42.00	100.00	-58.00	966.00	1,200.00	-234.00	1,200	234
Professional Services	0.00	291.74	-291.74	0.00	3,500.00	-3,500.00	3,500	3,500
Miscellaneous	0.00	166.74	-166.74	0.00	2,000.00	-2,000.00	2,000	2,000
Total Financial & Professional	5,309.28	5,833.48	-524.20	64,153.22	70,000.00	-5,846.78	70,000	5,847
ADMINISTRATION								
Maintenance Contract - TKG M&R	9,150.00	9,404.24	-254.24	111,324.00	112,850.00	-1,526.00	112,850	1,526
Office Supplies/Printing/Postage	34.49	125.00	-90.51	713.58	1,500.00	-786.42	1,500	786
Meeting Expenses	0.00	100.00	-100.00	1,751.98	1,200.00	551.98	1,200	-552
Total Administration	9,184.49	9,629.24	-444.75	113,789.56	115,550.00	-1,760.44	115,550	1,760
UTILITIES								
Natural Gas	453.46	541.74	-88.28	2,522.48	6,500.00	-3,977.52	6,500	3,978
Propane - BBQ	252.00	62.50	189.50	610.24	750.00	-139.76	750	0
Cable	3,258.90	3,388.25	-129.35	39,107.13	40,659.00	-1,551.87	40,659	1,552
Total Utilities	3,964.36	3,992.49	-28.13	42,239.85	47,909.00	-5,669.15	6,500	3,978
BUILDINGS								
Elevator Maintenance Contract - 700 Block	1,129.21	416.74	712.47	4,516.86	5,000.00	-483.14	5,000	483
Elevator Maintenance Contract - 200 Block	0.00	333.37	-333.37	3,990.92	4,000.00	-9.08	4,000	9
Elevator Maintenance Other - 700 Block	0.00	125.00	-125.00	1,897.74	1,500.00	397.74	1,500	-398
Elevator Maintenance Other - 200 Block	0.00	125.00	-125.00	822.94	1,500.00	-677.06	1,500	677
Roof Maintenance/Repairs/Inspections	0.00	0.00	0.00	3,973.25	0.00	3,973.25	0	-3,973
Building Maintenance - Other	231.30	1,166.74	-935.44	8,781.42	14,000.00	-5,218.58	14,000	5,219
Interior Lighting Maintenance	0.00	83.37	-83.37	0.00	1,000.00	-1,000.00	1,000	1,000
Pest Control	183.75	125.00	58.75	961.25	1,500.00	-538.75	1,500	539
Perimeter Drains Maint/Inspections	0.00	208.37	-208.37	0.00	2,500.00	-2,500.00	2,500	2,500
Windows/Doors/Skylights Replacement	0.00	250.00	-250.00	819.00	3,000.00	-2,181.00	3,000	2,181
Dryer Vent Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0	0
Hot Tub Annual Permit	0.00	20.87	-20.87	150.00	250.00	-100.00	250	100
Hot Tub/Bathroom Facility/BBQ's - Repairs	0.00	416.74	-416.74	2,621.26	5,000.00	-2,378.74	5,000	2,379
Point Hot Tub/Bathroom Facility - Supplies	321.02	166.74	154.28	2,123.14	2,000.00	123.14	2,000	-123
Unallocated Buildings	0.00	125.00	-125.00	330.75	1,500.00	-1,169.25	1,500	1,169
Total Buildings & Roads	1,865.28	3,662.94	-1,697.66	30,988.63	42,750.00	-11,761.47	42,750	11,761
GROUNDS & ROADS								
Snow Removal	0.00	333.37	-333.37	2,083.64	4,000.00	-1,916.36	4,000	1,916
Exterior Lighting - Buildings/Parking	0.00	83.37	-83.37	1,396.81	1,000.00	396.81	1,000	-397
Sidewalks/Roadways/Parking Lots	0.00	3.49	-3.49	67.20	41.00	26.20	0	-67
Unallocated Grounds/Roads	0.00	0.00	0.00	163.21	0.00	163.21	41	-122
Total Grounds	0.00	420.23	-420.23	3,710.86	5,041.00	-1,330.14	5,041	1,462
Investments								

Pacific Shores Residential VIS 2036
 Comparative Income Statement
 Fiscal Year: Septemebr 1, 2015 to August 31, 2016

	Month To Date			Year To Date			Fiscal Year	
	Actual Aug 01, 2016 to Aug 31, 2016	Budget Aug 01, 2016 to Aug 31, 2016	Difference	Actual Sep 01, 2015 to Aug 31, 2016	Budget Sep 01, 2015 to Aug 31, 2016	Difference	Fiscal Year Budget	Budget Remaining
Contingency Reserve Transfer	3,750.00	3,750.00	0.00	45,000.00	45,000.00	0.00	45,000	0
Total Contingency Reserve Expenses	3,750.00	3,750.00	0.00	45,000.00	45,000.00	0.00	45,000	0
TOTAL EXPENSE	24,073.41	27,188.38	-3,114.97	299,882.02	326,260.00	-26,367.88	326,260	26,228
NET INCOME	3,114.38	-0.88	3,115.26	26,450.67	0.00	26,450.67		

PACIFIC SHORES JOINT VIS2036
Balance Sheet As at Aug 31, 2016

ASSET

Current Assets		
CCCU - Operating Acct Joint	23,993.41	
Total Cash on Hand		23,993.41
Prepaid Insurance - Joint	51,051.30	
Total Current Assets		51,051.30
Total Assets		75,044.71
Other Assets		
Accounts Receivable - Joint	-4,646.36	
CCCU - CRF Joint Trust Account	153,633.95	
CCCU - Joint Levy Acct	231,451.76	
CRF Loan (Insurance)	15,000.00	
Total Receivable		395,439.35
Due from PS Residential	192.15	
Total Assets		192.15
Total Assets		395,631.50
TOTAL ASSET		470,676.21

LIABILITY

Current Liabilities		
Levy - Depreciation Report (25,000) (Note 1)	8,977.00	
Levy - Water & Sewage (250,000) (Note 2)	219,567.87	
Levy - Landscape (50,000) (Note 3)	14,105.75	
Levy - Interest on O/S Pymts	2,405.65	
Total		245,056.27
Total Current Liabilities		245,056.27
Liabilities		
Accounts Payable	28,878.40	
CRF Loan (Insurance)	15,000.00	
Due to PS Residential	0.00	
Total Current Liabilities		43,878.40
Total Liabilities		43,878.40
TOTAL LIABILITY		288,934.67

EQUITY

Owners Equity		
Opening Balance	113,008.20	
Monthly CRF Contributions	54,999.96	
Special Levy Interest	2,224.78	
CRF Int/Bank Charges	625.79	
Total Owner's Equity		170,858.73
Retained Earnings - Previous Year		13,209.82
Current Earnings		-2,327.01
Total Equity		181,741.54
TOTAL EQUITY		181,741.54
LIABILITIES AND EQUITY		470,676.21

Note 1: Levy - Depreciation Report (25,000)
 \$16,023 funds used/\$8,977 funds remaining

Note 2: Levy - Water & Sewage (250,000)
 \$30,432.13 funds used/\$219,567.87 funds remaining

Note 3: Levy - Landscape (50,000)
 \$35,894.25 funds used/\$14,105.75 funds remaining

Pacific Shores Common VIS 2036
 Comparative Income Statement
 Fiscal Year: Septemebr 1, 2015 to August 31, 2016

	Month To Date			Year To Date			Fiscal Year	
	Actual Aug 01, 2016 to Aug 31, 2016	Budget Aug 01, 2016 to Aug 31, 2016	Difference	Actual Sep 01, 2015 to Aug 31, 2016	Budget Sep 01, 2015 to Aug 31, 2016	Difference	Fiscal Year Budget	Budget Remaining
REVENUE								
Revenue								
Strata Fees	40,421.61	40,421.74	-0.13	485,059.48	485,060.00	-0.52	485,060	1
Other Income	200.00	0.00	200.00	400.00	0.00	400.00		-400
Total Strata Revenue	40,621.61	40,421.74	199.87	485,459.48	485,060.00	399.48	485,060	-399
TOTAL REVENUE	40,621.61	40,421.74	199.87	485,459.48	485,060.00	399.48	485,060	-399
EXPENSE								
FINANCIAL & PROFESSIONAL								
Insurance	10,210.00	10,000.00	210.00	119,767.58	120,000.00	-232.42	120,000	232
Insurance Deductible	0.00	0.00	0.00	241.50	0.00	241.50	0	-242
Insurance Appraisal	0.00	0.00	0.00	0.00	0.00	0.00	0	0
Bank Charges	40.71	70.87	-30.16	362.14	850.00	-487.86	850	488
Property Management - Contract	1,676.33	1,676.25	0.08	20,115.96	20,115.00	0.96	20,115	-1
Professional Services	0.00	416.74	-416.74	1,718.51	5,000.00	-3,281.49	5,000	3,281
Unallocated - Financial/Professional	0.00	250.00	-250.00	347.25	3,000.00	-2,652.75	3,000	2,653
Total Financial & Professional	11,927.04	12,413.86	-486.82	142,652.94	149,965.00	-6,412.06	149,965	6,412
ADMINISTRATION								
Maintenance Contract - TKG M&R	5,850.00	6,012.50	-162.50	71,176.02	72,150.00	-973.98	72,150	974
Meeting Expenses	0.00	25.00	-25.00	0.00	300.00	-300.00	300	300
Total Administration	5,850.00	6,037.50	-187.50	71,176.02	72,450.00	-1,273.98	72,450	1,274
UTILITIES								
BC Hydro	4,766.41	3,166.74	1,599.67	37,968.21	38,000.00	-31.79	38,000	32
Waste Services/Garbage Collection/Maint.	1,092.00	1,500.00	-408.00	12,012.00	18,000.00	-5,988.00	18,000	5,988
Total Utilities	5,858.41	4,666.74	1,191.67	49,980.21	56,000.00	-6,019.79	56,000	6,020
BUILDINGS								
Water & Sewer Maint. - Contract	0.00	1,250.00	-1,250.00	13,878.90	15,000.00	-1,121.10	15,000	1,121
Water & Sewer Maint. - Monitoring/Other	849.12	916.74	-67.62	24,557.40	11,000.00	13,557.40	11,000	-13,557
VHA Permits	0.00	20.87	-20.87	150.00	250.00	-100.00	250	100
Emergency Fire Pump - Contract	0.00	83.37	-83.37	0.00	1,000.00	-1,000.00	1,000	1,000
Emergency Fire Pump - Other	0.00	125.00	-125.00	369.60	1,500.00	-1,130.40	1,500	1,130
Fire Suppression System - Routine Testing	0.00	250.00	-250.00	0.00	3,000.00	-3,000.00	3,000	3,000
Fire Suppression System - Other	0.00	83.37	-83.37	4,502.43	1,000.00	3,502.43	1,000	-3,502
Alarm Monitoring Service	0.00	208.37	-208.37	774.90	2,500.00	-1,725.10	2,500	1,725
Unallocated Buildings	0.00	187.50	-187.50	5,934.40	2,250.00	3,684.40	2,250	-3,684
Total Buildings	849.12	3,125.22	-2,276.10	60,167.63	37,500.00	22,667.63	37,500	-12,668
GROUNDS & ROADS								
Grounds Maintenance - Contract	7,455.00	7,678.75	-223.75	89,460.00	92,145.00	-2,685.00	92,145	2,685
Grounds Maintenance - Other	451.50	416.74	34.76	10,842.27	5,000.00	5,842.27	5,000	-5,842
Irrigation System	225.75	166.74	59.01	3,172.83	2,000.00	1,172.83	2,000	-1,173
Pond & Pump Maintenance	453.60	125.00	328.60	2,510.55	1,500.00	1,010.55	1,500	-1,011
Snow Removal	0.00	333.37	-333.37	0.00	4,000.00	-4,000.00	4,000	4,000
Security Patrols	501.27	708.37	-207.10	8,414.00	8,500.00	-86.00	8,500	86
Unallocated Grounds & Roads	72.80	166.74	-93.94	4,510.08	2,000.00	2,510.08	2,000	-2,510
Total Grounds	9,169.92	9,595.71	-425.79	118,909.73	115,145.00	3,764.73	115,145	-3,765
Investments								
Contingency Reserve Transfer	4,583.33	4,583.37	-0.04	54,999.96	55,000.00	-0.04	55,000	0
Total Contingency Reserve Expenses	4,583.33	4,583.37	-0.04	54,999.96	55,000.00	-0.04	55,000	0
TOTAL EXPENSE	38,227.82	40,422.40	-2,194.58	487,766.49	485,060.00	2,726.49	485,060	-2,726

Pacific Shores Common VIS 2036
 Comparative Income Statement
 Fiscal Year: Septemebr 1, 2015 to August 31, 2016

	Month To Date			Year To Date			Fiscal Year	
	Actual Aug 01, 2016 to Aug 31, 2016	Budget Aug 01, 2016 to Aug 31, 2016	Difference	Actual Sep 01, 2015 to Aug 31, 2016	Budget Sep 01, 2015 to Aug 31, 2016	Difference	Fiscal Year Budget	Budget Remaining
NET INCOME	2,393.79	-0.66	2,394.45	-2,327.01	0.00	-2,327.01		

Pacific Shores – Strata Council Meeting September 12, 2016

Financial Analysis

Joint – Strata Corporation (As of August 31, 2016)

Operating Bank Balance: \$23,993.41
Contingency Reserve Fund: \$153,633.95
Levy Account Balance: \$231,451.76
Under/Over Budget: \$2,726.49 over Budget

Accounts Receivable: \$-4,646.36 (as of August 31, 2016)

Unit 418 – PSMIC = \$3,504.72 – Six months
PSOE= \$-7,415.97
PSFRA (PSRS) = \$-735.11

Residential Section (As of August 31, 2016)

Operating Bank Balance: \$93,291.38
Contingency Reserve Fund: \$181,568.67
Levy Account Balance: \$nil
CRF Authorization: \$16,762.19 \$18,237.81 of the original \$35,000 has been spent to date.
Under/Over Budget: \$26,450.57 Under Budget

Accounts Receivable: 1,769.10 (as of August 31, 2016)

Unit 416 – Foster = \$-660.92
Unit 418 – PSMIC = \$2,602.07 – six month
PSOE = \$-.03
Vacation Internationale \$-172.02 - current

PACIFIC SHORES RESIDENTIAL VIS2036
Resident Aged Detail As at Sep 06, 2016

	<u>Source</u>	<u>Date</u>	<u>Transaction Type</u>	<u>Total</u>
13 D - Unit 418 PS Mortgage Investment Corp.				
	876	Mar 01, 2016	Invoice	436.54
	895	Apr 01, 2016	Invoice	436.54
	908	May 01, 2016	Invoice	436.54
	927	Jun 01, 2016	Invoice	436.54
	940	Jul 01, 2016	Invoice	436.54
	954	Aug 01, 2016	Invoice	436.54
	975	Sep 01, 2016	Invoice	<u>436.54</u>
Total unpaid invoices:				3,055.78
Total outstanding:				3,055.78
Total unpaid invoices:				3,055.78
Total outstanding:				<u><u>3,055.78</u></u>

Generated On: Sep 09, 2016

PACIFIC SHORES JOINT VIS2036
Resident Aged Detail As at Sep 01, 2016

	<u>Source</u>	<u>Date</u>	<u>Transaction Type</u>	<u>Total</u>
13 D - Unit 418 PS Mortgage Investment Corp.				
	868	Mar 01, 2016	Invoice	584.12
	888	Apr 01, 2016	Invoice	584.12
	900	May 01, 2016	Invoice	584.12
	922	Jun 01, 2016	Invoice	584.12
	935	Jul 01, 2016	Invoice	584.12
	952	Aug 01, 2016	Invoice	584.12
	974	Sep 01, 2016	Invoice	<u>584.12</u>
Total outstanding:				4,088.84
Total unpaid invoices:				4,088.84
Total outstanding:				<u><u>4,088.84</u></u>

Generated On: Sep 09, 2016

Landscaping Committee Report

SEPTEMBER 2016

If you haven't been to Pacific Shores in the last month then you will be very impressed with the grounds and how they look.

Kate and I had a conversation with Troy from VI Tree Services to give us feedback on what he would do to make the resort more attractive and functional with the landscaping.

We came up with a plan that Troy and his crew would come in and give the 300 Blk. a makeover. We got a Quote from him which we thought was reasonable so we proceeded to let him go ahead.

The result was very good so we negotiated a price for him to do the 4-5 and 600 Blks as well. In this make over VI removed many dead and diseased trees as well as trees that were too close to the buildings. The result is stunning.

I think we got a very good bang for our buck to have all this work done at one time as he dedicated his men and equipment to our resort to get this work done in one week. Many trees have been removed at what I think was a very good price and little inconvenience to patrons at the resort.

There is further work to be done but this has been a very good start.

The 200 blk

Work has finally been completed at the 200 block ponds and waterfalls. The ponds now are beautiful gardens with bushes and plants that are low maintenance. We have also made the entrance more attractive with many new bushes and plants.

Thank you
Grounds Committee.