

**PACIFIC SHORES**  
**Strata Plan VIS 2036**

Minutes for Strata Council Meeting June 2<sup>nd</sup>, 2017 (17.06.02)

Held on: Friday, June 2<sup>nd</sup>, 2017 at 1:00pm in the Garden Room at Pacific Shores Resort

In attendance:

President	Kate Britton	
Vice-President:	Dave Aylard	
Secretary & Treasurer	Harry Felsing	
Director	Seann Haver	
Director	Leonard Aylward	
Director	Stuart Allen	via teleconference
Director	Debra Morgan	

Strata Agents – 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  
VI = Vacation Internationale  
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ITEM #	DETAILS	STATUS	PRIME
17.06.02-01	<b>Call to Order.</b> The meeting was called to order by Kate Britton at 1:04pm.		
17.06.02-02	<b>Establish a Quorum (requires 4 Council members).</b> A quorum was established with 7 members of Strata Council members present. Kate Britton introduced the members of Strata Council and The Kerr Group to the guests at the meeting.		
17.06.02-03	<b>Approve Agenda:</b> Items of new business can be added when the meeting enters the new business section. <b>MOTION: To approve the agenda as distributed.</b> Moved/Seconded: Dave Aylard/Harry Felsing	Carried	
17.06.02-04	<b>Approve the Minutes of the previous Strata Council Meeting:</b> <b>MOTION: To approve the minutes of the May 12<sup>th</sup>, 2017 Strata Council meeting as distributed. (17.05.12)</b> Moved/Seconded: Dave Aylard/Len Aylward	Carried	
17.06.02-05	<b>Financial Statement Report (RESIDENTIAL):</b> For the period ending April 30 <sup>th</sup> , 2017. Harry Felsing detailed the Bank Account, Operating Statement, Balance Sheet, & CRF Reports for both the residential section as well as the joint section.  <b>Residential:</b> Operating Bank Balance: \$40,870.80 Contingency Reserve Fund: \$346,602.38 Income Statement: -\$10,696.53 Accounts Receivable: \$149,975.01  <b>Joint:</b> Operating Bank Balance: \$251,545.07 Contingency Reserve Fund: \$197,433.29 Income Statement: -\$6,893.21 over budget Accounts Receivable: \$18,627.22  <b>MOTION: To approve the financial statement reports for the residential and joint section for the period ending April 30<sup>th</sup>, 2017.</b> Moved/Seconded: Harry Felsing/Len Aylward	Carried	
17.06.02-06	<b>Reports:</b> Grounds Committee: (Seann Haver - Chairman & Kate Britton) – Please see the attached report.  Building Committee: (Debra Morgan – Chairman & Dave Aylard) – There is no report at this time.		



	<p>Future of Strata: (Rafer, Stuart Allen, Dave Aylard) – There is no report at this time.</p> <p><u>Work Orders:</u>  <b>WO#17-0092</b> – Oceanside Electric – Path Lights – complete.  <b>WO#17-0093</b> – Scarpino Gas Fitting – BBQ Gas Line Repairs 700 Blk – complete.  <b>WO#17-0109</b> – Ocean Pool &amp; Spa – Point Heat Pump Repairs – complete.  <b>WO#17-0145</b> – Zelwood – 610A Water Penetration Patio Door – complete, invoice received and paid (\$525.00)  <b>WO#17-0146</b> – Zelwood – 600 Blk Garbage Bin – complete.  <b>WO#17-0147</b> – Zelwood – 410 Siding Install – complete.  <b>WO#17-0148</b> – Zelwood – Parging and 700 Blk Investigation – complete, invoice received and paid (\$8,000)  <b>WO#17-0153</b> – Jake’s Roofing – 620 Roof Leak – complete.  <b>WO#17-0154</b> – Zelwood – 610 Patio Door &amp; Vinyl – complete.  <b>WO#17-0184</b> – VI Pest Control – Unit 421B Ants – complete, invoice received and paid (\$157.50)  <b>WO#17-0185</b> – Jake’s Roofing – 600 Blk Replacement – in progress.  <b>WO#17-0190</b> – Fineline Road Marking – Line Re-Painting – in progress.  <b>WO#17-0216</b> – Zelwood – 700 Blk Walkway – in progress.  <b>WO#17-0217</b> – Zelwood – 600 Blk Pre-Painting Repairs – in progress.</p>		
17.06.02-07 16.06.07-8.8	<p><b>Old Business</b>  Storm Drain Maintenance – See 16.09.12-8.2.</p>	Closed	
16.09.12-8.2	<p>Camera Scoping of Storm Catchments &amp; Perimeter Drains to Assist with Condition Assessment – Tabled.</p>	Tabled	
17.01.06-8.1	<p>Asphalt and Concrete Repairs – List of Areas from Resort Manager - The pathway for Unit 419 is damaged due to tree roots, Council will look at the tree to see about having it removed prior to the concrete/asphalt work being completed and will request the Grounds Committee obtain a quote if needed. Council will create a list of the areas that need attention and forward to Management so a quote can be obtained. This will include the work at the back of Units 510 &amp; 511.</p>	Open	
17.01.06-8.5	<p>Insurance Claim – The commercial center insurance claim is almost complete with the repairs coming to an estimated \$170,000.00.</p>	Open	
17.01.06-8.9	<p>Approved AGM Resolutions:</p> <ul style="list-style-type: none"> <li>• Water System Upgrades – The remainder of the work is not an emergency and can be held off until the other work around the community is completed. Management will ask the contractor when it is projected to be completed.</li> <li>• Siding Painting/Repairs – The painting is scheduled to start soon with the cleaning starting on June 5<sup>th</sup>, 2017.</li> <li>• Roof Replacement – Jake’s Roofing is scheduled to start in mid-July.</li> </ul>	Open	TKG-TK
17.03.31-8.1	<p>Requests from Resort Manager:</p> <ul style="list-style-type: none"> <li>• Solar Lights on Unit Signs – Completed by Council member Seann Haver.</li> <li>• Mileage Signs – Completed by Council member Seann Haver.</li> </ul>	Closed	
17.03.31-8.4	<p>The Point Hot Tub Pump Repairs – Complete.</p>	Closed	
17.03.31-8.5	<p>700 Block BBQ Repairs – Complete.</p>	Closed	
17.03.31-8.6	<p>700 Block Structural Concerns – Management and Council reviewed the report from Zelwood Construction and discussed the original scope of work and the additional damage that was found by the contractor once the area was opened up for the repairs. An onsite review was completed so Council could first hand see the extent of the damages and the immediate concern they posed to the guests of the building.  <b>MOTION: To approve up to an additional \$50,000 to come from the CRF as an emergency to continue with the repairs by Zelwood Construction on a time and materials base to the 700 block walkway.</b>  Moved/Seconded: Len Aylward/Stuart Allen</p>	Open  Carried	TKG-TK

17.03.31-8.7	Organic Material Removal – 710A – Complete.	Closed	
17.03.31-8.8	Line Painting Change Request 420 & 410 – Fineline Road Painting projects that it will be about 2 to 3 weeks before the work will be completed.	Open	TKG-TK
17.03.31-8.9	500 Block Wall Report – Tabled.	Tabled	
17.03.31-8.11	Parking Curbs – Management had obtained curbs, but Council found and re-installed some concrete curbs that were already onsite in the area. The purchased ones have been returned.	Closed	
17.03.31-8.12	700 Block Concrete Posts – There is nothing that can be done at this time. Closed	Closed	
17.03.31-9.2	SL#23 – Letter Regarding Gas Line – The RFU was approved and the work will be organized by the unit owner.	Open	
17.03.31-9.3	SL#11 – Letter Regarding Request for Repair of Deck at 423A & 523A – Zelwood will review the decks once they are finished with the work at the 700 block.	Open	TKG-TK
17.05.12-8.1	600 Block Exterior Repairs Prior to Painting – Ongoing.	Open	
17.05.12-8.2	600 Block Painting Project – The chosen painting contractor has signed the contract and is hoping to start at the beginning of June.	Open	
17.05.12-8.3	600 Block Roofing Project – The roof replacement is tentatively scheduled for mid-July.	Open	
<b>17.06.02-8</b>	<b>New Business:</b>		
17.06.02-8.1	ICBC Claim – A claim has been started through ICBC due to a truck that drove through the fence at the water storage lot.	Open	TKG-TK
17.06.02-8.2	Shaw Contract – Expires: August 31 <sup>st</sup> , 2017 – Management will contact Shaw to see if they will provide a contract for all units at the same price for each unit as the contract expires at the end of August.	Open	TKG-TK
17.06.02-8.3	Annual Pump Station Review – August – The annual review will be completed in August. Emergency generator alarm failure; Council has asked management to review what the cost would be	Open	TKG-SW
17.06.02-8.4	Point Hot Tub – One of the Council members put forth the following motion due to the costs associated with the 700 block and the amount already taken from the CRF for the building envelopes. <b>MOTION: To move put forth a resolution at the upcoming AGM for the Corporation to permanently close the point hot tub as of January 1<sup>st</sup>, 2018. This motion was withdrawn. Moved/Seconded: Seann Haver/Debra Morgan</b>  <b>MOTION: To approve to put forward a resolution at the next AGM to authorize a significant change to the use or appearance of common property regarding the point hot tub which may see the closure of the area permanently or for a portion of time. Moved/Seconded: Seann Haver/Debra Morgan</b>	Closed  Withdrawn  Carried	AGM
17.06.02-8.5	Barbeques – In light of finding cost savings, Council discussed shutting down the BBQ's during the winter months. <b>MOTION: To approve to put forward a resolution at the next AGM to authorize a significant change to the use or appearance of common property regarding the BBQ's which may see the closure of BBQ's permanently or for a portion of time. Dave Aylard/Seann Haver</b>	Closed  Carried	AGM
<b>17.06.02-9</b>	<b>Correspondence &amp; Announcements:</b>		
17.06.02-9.1	PSOE Announcement - notification was shared with the Strata Corporation that the PSOE Board will be issuing a notice package to all the PSOE Owners of a special meeting. At that meeting, a resolution will be put forward, in which if passed, will permit PSOE to sell their interests in real estate at Pacific Shores. It was also shared that there is a memorandum of understanding between the PSOE Board and Transtide, the owner of the 200 block, commercial centre &	Closed	

17.06.02-9.2	<p>undeveloped 100 block land, to collectively work together to sell all their interests at Pacific Shores, if supported by the PSOE Owners.</p> <p>The Kerr Group Management Corp. Name Change – The Kerr Group Management Corp. communicated to Council that they have amalgamated with another management company locally. Terry Kerr is still an owner and the President of the newly amalgamated company; the only change will be the name of the company; The Kerr Group Management Corp will now be referred to as Bayview Management Group.</p>	Closed	
17.06.02-10	<p><b>Next Meeting and Adjournment:</b> The next meeting is scheduled for September 8<sup>th</sup> at 1:00pm at the Garden Room. The meeting was terminated by Dave Aylard at 3:00pm.</p>		
17.06.02-11	<p><b>Attachments:</b> Financial Statements Committee Reports</p>		

**PACIFIC SHORES JOINT VIS2036**  
**Balance Sheet As at Apr 30, 2017**

**ASSET**

<b>Current Assets</b>		
CCCU - Operating Acct Joint	251,545.07	
Total Cash on Hand		251,545.07
Prepaid Insurance - Joint	26,267.00	
Total Current Assets		26,267.00
<b>Total Assets</b>		<b>277,812.07</b>
<b>Other Assets</b>		
Accounts Receivable - Joint	18,627.22	
CCCU - CRF Joint Trust Account	197,433.29	
CCCU - Joint Levy Acct	109.27	
Total Receivable		216,169.78
Due from PS Residential	0.00	
Total Assets		0.00
<b>Total Assets</b>		<b>216,169.78</b>
<b>TOTAL ASSET</b>		<b>493,981.85</b>

**LIABILITY**

<b>Current Liabilities</b>		
Due to CRF from Levy	17,612.57	
Total Receiver General		17,612.57
Levy - Water/Sewer Upgrade (45,000) (Note 1)	16,487.43	
Levy - Water & Sewage (250,000) (Note 2)	0.00	
Levy - Landscape (50,000) (Note 3)	0.00	
Levy - Interest on O/S Pymts	0.00	
Total		16,487.43
<b>Total Current Liabilities</b>		<b>34,100.00</b>
<b>Liabilities</b>		
Accounts Payable	258,370.94	
Due to PS Residential	0.00	
Total Current Liabilities		258,370.94
<b>Total Liabilities</b>		<b>258,370.94</b>
<b>TOTAL LIABILITY</b>		<b>292,470.94</b>

**EQUITY**

<b>Owners Equity</b>		
Opening Balance	168,633.95	
Levy - CRF Bal. Increase (\$8,977)	8,977.00	
CRF Loan to Levy	-17,612.57	
Monthly CRF Contributions	36,666.64	
Capital Asset Repairs (25,000 CRF) (Note 4)	0.00	
Special Levy Interest	88.02	
CRF Interest	768.27	
Total Owner's Equity		197,521.31
Retained Earnings - Previous Year		10,882.81
Current Earnings		-6,893.21
<b>Total Equity</b>		<b>201,510.91</b>
<b>TOTAL EQUITY</b>		<b>201,510.91</b>
<b>LIABILITIES AND EQUITY</b>		<b>493,981.85</b>

Pacific Shores Common VIS 2036  
 Comparative Income Statement  
 Fiscal Year: Septemebr 1, 2016 to August 31, 2017

	Month To Date			Year To Date			Fiscal Year	
	Actual Apr 01, 2017 to Apr 30, 2017	Budget Apr 01, 2017 to Apr 30, 2017	Difference	Actual Sep 01, 2016 to Apr 30, 2017	Budget Sep 01, 2016 to Apr 30, 2017	Difference	Fiscal Year Budget	Budget Remaining
<b>REVENUE</b>								
Revenue								
Strata Fees	40,421.61	40,421.66	-0.05	323,372.88	323,373.28	-0.40	485,060	161,687
Other Income	200.00	0.00	200.00	570.58	0.00	570.58		-571
<b>Total Strata Revenue</b>	<b>40,621.61</b>	<b>40,421.66</b>	<b>199.95</b>	<b>323,943.46</b>	<b>323,373.28</b>	<b>570.18</b>	<b>485,060</b>	<b>161,117</b>
<b>TOTAL REVENUE</b>	<b>40,621.61</b>	<b>40,421.66</b>	<b>199.95</b>	<b>323,943.46</b>	<b>323,373.28</b>	<b>570.18</b>	<b>485,060</b>	<b>161,117</b>
<b>EXPENSE</b>								
<b>FINANCIAL &amp; PROFESSIONAL</b>								
Insurance	10,210.00	10,000.00	210.00	81,681.30	80,000.00	1,681.30	120,000	38,319
Insurance Deductible	0.00	0.00	0.00	0.00	0.00	0.00	0	0
Insurance Appraisal	0.00	0.00	0.00	0.00	0.00	0.00	0	0
Bank Charges	48.68	70.83	-22.15	174.11	666.64	-392.53	850	676
Property Management - Contract	1,676.33	1,676.25	0.08	13,410.84	13,410.00	0.84	20,115	6,704
Professional Services	0.00	416.66	-416.66	2,481.51	3,333.28	-851.77	5,000	2,618
Unallocated - Financial/Professional	0.00	125.00	-125.00	121.64	1,000.00	-878.36	1,500	1,378
<b>Total Financial &amp; Professional</b>	<b>11,935.01</b>	<b>12,288.74</b>	<b>-353.73</b>	<b>97,869.20</b>	<b>98,309.92</b>	<b>-440.72</b>	<b>147,465</b>	<b>49,696</b>
<b>ADMINISTRATION</b>								
Maintenance Contract - TKG M&R	5,850.00	6,012.50	-162.50	46,800.00	48,100.00	-1,300.00	72,150	25,350
Meeting Expenses	0.00	25.00	-25.00	255.90	200.00	55.90	300	44
<b>Total Administration</b>	<b>5,850.00</b>	<b>6,037.50</b>	<b>-187.50</b>	<b>47,055.90</b>	<b>48,300.00</b>	<b>-1,244.10</b>	<b>72,450</b>	<b>25,394</b>
<b>UTILITIES</b>								
BC Hydro	6,079.14	3,166.66	2,912.48	24,537.04	25,333.28	-796.24	38,000	13,463
Waste Services/Garbage Collection/Maint.	1,092.00	1,260.00	-168.00	10,206.00	10,000.00	206.00	15,000	4,794
<b>Total Utilities</b>	<b>7,171.14</b>	<b>4,416.66</b>	<b>2,754.48</b>	<b>34,743.04</b>	<b>35,333.28</b>	<b>-590.24</b>	<b>53,000</b>	<b>18,257</b>
<b>BUILDINGS</b>								
Water & Sewer Maint. - Contract	0.00	1,416.66	-1,416.66	10,530.45	11,333.28	-802.83	17,000	6,470
Water & Sewer Maint. - Monitoring/Other	309.42	1,250.00	-940.58	4,216.82	10,000.00	-5,783.18	15,000	10,783
VIIA Permits	150.00	20.83	129.17	150.00	166.64	-16.64	250	100
Fire Suppression System - Routine Testing	0.00	0.00	0.00	1,871.10	0.00	1,871.10	0	-1,871
Fire Suppression System - Other	0.00	456.33	-456.33	1,588.65	3,666.64	-2,077.99	5,500	3,911
Alarm Monitoring Service	0.00	125.00	-125.00	793.80	1,000.00	-206.20	1,500	706
Unallocated Buildings	0.00	333.33	-333.33	981.75	2,866.64	-1,684.89	4,000	3,018
<b>Total Buildings</b>	<b>459.42</b>	<b>3,604.16</b>	<b>-3,144.73</b>	<b>20,132.67</b>	<b>28,833.20</b>	<b>-8,700.53</b>	<b>43,250</b>	<b>23,117</b>
<b>GROUNDS &amp; ROADS</b>								
Grounds Maintenance - Contract	7,870.62	7,916.66	-46.04	61,302.48	63,333.28	-2,030.80	95,000	33,698
Grounds Maintenance - Other	186.83	416.66	-229.83	7,658.41	3,333.28	4,325.13	5,000	-2,658
Irrigation System	0.00	0.00	0.00	9,404.15	0.00	9,404.15	0	-9,404
Pond & Pump Maintenance	0.00	0.00	0.00	1,606.50	0.00	1,606.50	0	-1,607
Security Patrols	762.46	708.33	54.13	9,075.44	6,886.64	3,408.80	8,500	-575
Vandalism Repair/Refurbish	210.00	0.00	210.00	210.00	0.00	210.00	0	-210
Unallocated Grounds & Roads	3,074.30	449.58	2,624.72	5,112.34	3,686.64	1,515.70	5,395	283
<b>Total Grounds</b>	<b>12,104.21</b>	<b>9,491.23</b>	<b>2,612.98</b>	<b>94,369.32</b>	<b>76,929.84</b>	<b>18,439.48</b>	<b>113,895</b>	<b>19,526</b>
<b>Investments</b>								
Contingency Reserve Transfer	4,583.33	4,683.33	0.00	36,666.64	36,666.64	0.00	55,000	18,333
<b>Total Contingency Reserve Expenses</b>	<b>4,583.33</b>	<b>4,683.33</b>	<b>0.00</b>	<b>36,666.64</b>	<b>36,666.64</b>	<b>0.00</b>	<b>55,000</b>	<b>18,333</b>
<b>TOTAL EXPENSE</b>	<b>42,103.11</b>	<b>40,421.61</b>	<b>1,681.50</b>	<b>330,836.67</b>	<b>323,372.88</b>	<b>7,463.79</b>	<b>485,060</b>	<b>164,223</b>
<b>NET INCOME</b>	<b>-1,481.50</b>	<b>0.05</b>	<b>-1,481.55</b>	<b>-6,893.21</b>	<b>0.40</b>	<b>-6,893.61</b>		

**PACIFIC SHORES RESIDENTIAL VIS2036**  
**Balance Sheet As at Apr 30, 2017**

**ASSET**

**Assets**

CCCU - Operating Acct Res	40,870.80	
CCCU Membership Shares	5.00	
Total Cash on Hand		40,875.80
<b>Total Current Assets</b>		<b>40,875.80</b>

**Other Assets**

Accounts Receivable - Residential	149,975.01	
CCCU - CRF Trust Account	346,602.38	
Due from PS Common	0.00	
Total Other Assets		496,577.39
<b>Total Assets</b>		<b>496,577.39</b>

**TOTAL ASSET**

**537,453.19**

**LIABILITY**

**Liabilities**

Levy - Capital Asset (260,000) (Note 1)	150,367.38	
Accounts Payable	26,179.96	
Due to PS Common	0.00	
Total Current Liabilities		176,547.34
<b>Total Liabilities</b>		<b>176,547.34</b>

**TOTAL LIABILITY**

**176,547.34**

**EQUITY**

**Owner's Equity**

Equity Opening Balance	247,428.19	
Monthly Contribution - Residence	33,333.28	
Capital Asset Repairs (Note 2)	-34,066.56	
Siding Repair/Replacement/Painting (Note 3)	-735.00	
600 Block Roof Replacement (Note 4)	0.00	
LEVY - Capital Asset (pymts)	109,632.62	
Insurance Deductible - 510/511AB	-10,000.00	
CRF Interest	1,009.85	
Total Owner's Equity		346,602.38
Retained Earnings Prior Year		25,000.00
Current Earnings		-10,696.53
<b>Total Equity</b>		<b>360,905.85</b>

**TOTAL EQUITY**

**360,905.85**

**LIABILITIES AND EQUITY**

**537,453.19**

Pacific Shores Residential VIS 2036  
 Comparative Income Statement  
 Fiscal Year: Septemebr 1, 2016 to August 31, 2017

	Month To Date			Year To Date			Fiscal Year	
	Actual Apr 01 2017 to Apr 30, 2017	Budget Apr 01 2017 to Apr 30, 2017	Difference	Actual Sep 01 2016 to Apr 30, 2017	Budget Sep 01 2016 to Apr 30, 2017	Difference	Fiscal Year Budget	Budget Remaining
<b>REVENUE</b>								
Revenue								
Strata Fees	23,799.30	23,799.25	0.05	190,394.40	190,394.00	0.40	285,691	95,197
Cable Income	3,388.49	3,388.25	0.24	27,107.92	27,106.00	1.92	40,659	13,651
Other Income	452.00	0.00	452.00	452.00	0.00	452.00		-452
<b>Total Strata Revenue</b>	<b>27,639.79</b>	<b>27,187.50</b>	<b>452.29</b>	<b>217,954.32</b>	<b>217,600.00</b>	<b>454.32</b>	<b>326,350</b>	<b>108,298</b>
<b>TOTAL REVENUE</b>	<b>27,639.79</b>	<b>27,187.50</b>	<b>452.29</b>	<b>217,954.32</b>	<b>217,600.00</b>	<b>454.32</b>	<b>326,350</b>	<b>108,298</b>
<b>EXPENSE</b>								
<b>FINANCIAL &amp; PROFESSIONAL</b>								
Bank Charges	19.42	25.00	-5.58	149.13	200.00	-50.87	300	151
Property Management - Contract	5,250.00	5,250.00	0.00	42,000.00	42,000.00	0.00	63,000	21,000
Property Management - Admin/Other	42.00	100.00	-58.00	462.00	600.00	-338.00	1,200	738
Professional Services	0.00	250.00	-250.00	2,516.28	2,000.00	516.28	3,000	484
Miscellaneous	0.00	125.00	-125.00	0.00	1,000.00	-1,000.00	1,600	1,500
<b>Total Financial &amp; Professional</b>	<b>5,311.42</b>	<b>5,750.00</b>	<b>-438.58</b>	<b>46,127.41</b>	<b>46,000.00</b>	<b>872.59</b>	<b>69,000</b>	<b>23,873</b>
<b>ADMINISTRATION</b>								
Maintenance Contract - TKG M&R	9,150.00	9,150.00	0.00	73,200.00	73,200.00	0.00	109,600	36,600
Office Supplies/Printing/Postage	69.72	100.00	-30.28	460.06	600.00	-319.94	1,200	720
Meeting Expenses	0.00	208.33	-208.33	819.27	1,666.64	-847.37	2,500	1,681
<b>Total Administration</b>	<b>9,219.72</b>	<b>9,458.33</b>	<b>-238.61</b>	<b>74,499.33</b>	<b>75,666.64</b>	<b>-1,167.31</b>	<b>113,600</b>	<b>39,001</b>
<b>UTILITIES</b>								
Natural Gas	200.70	333.33	-132.63	1,726.02	2,666.64	-940.62	4,000	2,274
Propane - BBQ	196.00	62.50	133.50	598.00	600.00	88.00	750	0
Cable	3,272.39	3,366.25	-115.85	26,179.39	27,106.00	-926.61	40,659	14,480
<b>Total Utilities</b>	<b>3,669.09</b>	<b>3,761.08</b>	<b>-114.89</b>	<b>28,493.41</b>	<b>30,272.64</b>	<b>-1,779.23</b>	<b>46,409</b>	<b>2,274</b>
<b>BUILDINGS</b>								
Elevator Maintenance Contract - 700 Block	0.00	375.00	-375.00	2,258.42	3,000.00	-741.58	4,500	2,242
Elevator Maintenance Contract - 200 Block	903.23	375.00	528.23	3,087.69	3,000.00	87.69	4,500	1,412
Elevator Maintenance Other - 700 Block	0.00	166.66	-166.66	390.54	1,333.28	-942.74	2,000	1,609
Elevator Maintenance Other - 200 Block	0.00	166.66	-166.66	2,076.57	1,333.28	743.29	2,000	-77
Roof Maintenance/Repairs/Inspections	0.00	0.00	0.00	3,051.83	0.00	3,051.83	0	-3,052
Building Maintenance - Other	1,260.00	1,289.25	-39.25	15,585.26	10,394.00	5,191.26	15,591	6
Lighting Maintenance	481.74	83.33	398.41	2,306.81	666.64	1,640.17	1,000	-1,307
Pest Control	167.50	125.00	32.50	708.76	1,000.00	-291.24	1,500	791
Perimeter Drains Main/Inspections	0.00	416.66	-416.66	3,078.63	3,333.28	-254.65	5,000	1,921
Windows/Doors/Skylights Replacement	0.00	208.33	-208.33	334.70	1,666.64	-1,331.94	2,500	2,165
Dryer Vent Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0	0
Hot Tub Annual Permit	150.00	20.83	129.17	160.00	166.64	-16.64	250	100
Hot Tub/Bathroom Facility/BBQ's - Repairs	0.00	291.66	-291.66	1,087.77	2,333.28	-1,245.51	3,500	2,412
Point Hot Tub/Bathroom Facility - Supplies	202.27	166.66	35.61	1,092.61	1,333.28	-240.67	2,000	907
<b>Total Buildings &amp; Roads</b>	<b>3,164.74</b>	<b>3,696.04</b>	<b>-540.30</b>	<b>36,209.68</b>	<b>29,660.32</b>	<b>6,549.36</b>	<b>44,341</b>	<b>9,131</b>
<b>GROUPS &amp; ROADS</b>								
Snow Removal	0.00	208.33	-208.33	11,562.88	1,666.64	9,896.24	2,500	-9,063
Exterior Lighting - Buildings/Parking	0.00	125.00	-125.00	424.96	1,000.00	-575.04	1,500	1,075
Sidewalks/Roadways/Parking Lots	0.00	0.00	0.00	0.00	0.00	0.00	0	0
<b>Total Grounds</b>	<b>0.00</b>	<b>333.33</b>	<b>-333.33</b>	<b>11,987.84</b>	<b>2,666.64</b>	<b>9,321.20</b>	<b>4,000</b>	<b>-7,988</b>
<b>Investments</b>								
Contingency Reserve Transfer	4,166.66	4,166.66	0.00	33,333.28	33,333.28	0.00	50,000	16,667
<b>Total Contingency Reserve Expenses</b>	<b>4,166.66</b>	<b>4,166.66</b>	<b>0.00</b>	<b>33,333.28</b>	<b>33,333.28</b>	<b>0.00</b>	<b>50,000</b>	<b>16,667</b>



Pacific Shores Residential VIS 2036  
 Comparative Income Statement  
 Fiscal Year: Septemebr 1, 2016 to August 31, 2017

	Month To Date			Year To Date			Fiscal Year	
	Actual Apr 01 2017 to Apr 30 2017	Budget Apr 01 2017 to Apr 30 2017	Difference	Actual Sep 01 2016 to Apr 30 2017	Budget Sep 01 2016 to Apr 30 2017	Difference	Fiscal Year Budget	Budget Remaining
<b>TOTAL EXPENSE</b>	25,821.63	27,187.44	-1,665.81	228,860.85	217,499.62	11,161.33	326,250	97,437
<b>NET INCOME</b>	2,118.16	0.06	2,118.10	-10,698.63	0.48	-10,697.01		

## Grounds Committee Report June 2017

We are into month 6 of our new contract with ILS, The beginning months of the new year were very wet and kind of put a damper on some of the gardening getting done.

I had a meeting with Glen and Craig the other day and they said they will dedicate 4-5 workers here to catch up on pruning and cleanup of the grounds.

One of the areas that had no pruning done by our last contractor is the area behind the central hot tub. There is a lot of work needed to be done here and is now getting done.

The water fall creek side has been turned on and the green algae removed, it is looking much better now.

The grass around the new lift stations is taking hold and ILS will be reseeding the bare spots.

I just want to say our new gardeners are doing a great job and they a a pleasure to work with.

Looking forward to seeing the grounds next year, much improved.

Thank you

Seann