

PINE MEADOWS MAINTENANCE/OPERATION EXPENSES & RESERVE

EXPENSES FOR October 2024

195 HOMES OCCUPIED

Section	Account	Trade/Supplier	Description	Total Cost	Cost Per Home
General Maintenance	Insurance	Ostic Insurance	Monthly Liability	1,030.10	5.28
	Beds	Highland Pines	Bed Maintenance - Homes	2,431.76	12.47
	Lawns	Highland Pines	Lawn Maintenance - Homes	5,986.18	30.70
	General	Highland Pines	General Site Mtnc - MA	325.44	1.67
	Miscellaneous	Mark Martin	Siding Repairs	400.00	2.05
	Miscellaneous	Royal Bank	Bank Charges	80.00	0.41
	Miscellaneous	Extend Message Centre	Answering Service	83.51	0.43
	TOTAL GENERAL MAINTENANCE			10,336.99	53.01
Community Utilities	Water	Hydro One	Pump House, Shop, RBC#3	2,189.49	11.23
	Water	Highland Pines	Sampling, Pump Hse., Water related work, Chlorine	2,438.70	12.51
	Water	Dufferin Water Co	Monthly Water Testing	1,447.87	7.42
	Water	SCG Process	Parts for Pump House Repair	4,716.62	24.19
	Water	Uline	Containers for Chemical Storage	278.77	1.43
	Sewer	Bureau Veritas	Sewage Water Testing	1,229.74	6.31
	Sewer	Bell Canada	RBC, Pump House & Shop Phone Line	69.92	0.36
	Sewer	GEI Consultants	Engineering Services	1,068.02	5.48
	Sewer	Hydro One	RBC#1	466.22	2.39
	Sewer	Hydro One	RBC#2	1,100.77	5.64
	Sewer	Highland Pines	RBC Monitoring	1,195.54	6.13
	Beds	Highland Pines	Bed Maintenance - General Areas	859.93	4.41
	Lawns	Highland Pines	Lawn Maintenance - Common Areas	3,406.95	17.47
	General	Highland Pines	General and Equipment Maintenance	1,970.16	10.10
	General	Highland Pines	Fall Cleanup	16,912.71	86.73
	Maint. Bldg.	Highland Pines	Shop Maintenance and Supplies	141.82	0.73
	Miscellaneous	Dixon Home Hardware	24x24 Brick Slabs for Benches	389.57	2.00
	Miscellaneous	Rob Niezen Masonry	Repair and Repaint Lettering on Entrance Sign	1,525.50	7.82
	Miscellaneous	Rid-A-Critter	Trapping	576.30	2.96
	Miscellaneous	Hydro One	Street Lights	16.72	0.09
	TOTAL COMMUNITY UTILITIES			42,001.32	215.40
Recreation	Cleaning	Blue Pine Janitorial	Cleaning & Functions	2,102.23	10.78
	Cleaning	Swan Dust Control	Mats	412.74	2.12
	General	Bell Canada	Phone	75.42	0.39
	General	Ostic Insurance	Insurance	1,519.87	7.79
	General	Hydro One	Hydro	1,922.93	9.86
	General	Highland Pines	Cleaning and General Maintenance	1,778.06	9.12
	General	Uline	Grab Bars for Washroom	149.04	0.76
	General	Chubb Fire & Security	Annual Monitoring Fee	732.12	3.75
	General	H&B Security	Controlled Access Remote Hosting (Key Fobs)	271.20	1.39
	General	Marks Supply	Wall Hydrant Repair Kit	358.64	1.84
	Pool	Westmount Pool & Spa	Spare Pool Pump	1,655.45	8.49
	Pool	RBC Visa	Hot Tub Parts	386.99	1.98
	Pool	Arthurs Fuel	Pool Propane	993.59	5.10
	Pool	Highland Pines	Pool Maintenance and Chemicals	1,035.66	5.31
	TOTAL RECREATION CENTRE			13,393.94	68.68
Administration Fee PLUS 15% ADMINISTRATION FEE ON ABOVE			9,859.84	50.56	
General Operations	Rental	Rental Fee	Maintenance Building	202.00	1.04
	Rental	Rental Fee	Cable Equipment & Building	563.00	2.89
	Rental	Rental Fee	Recreation Centre	2,841.00	14.57
	Lease	G.R.C.A.	Monthly Lease Fee	5,668.00	29.07
	Lease	Royal Bank - Generator	Monthly Generator Lease Fee - End Date April 2025	1,661.29	8.52
	Lease	Royal Bank - RBC2 Lease	RBC 2 Equipment Lease Fee - End Date Oct 2031	1,994.54	10.23
	Credit	Netflash	Monthly Credit	-500.00	-2.56
	Truck	Highland Pines	Monthly Truck Charge	2,878.78	14.76
	Administration	Pine Meadows	Office Administration & Supervision	8,200.00	42.05
	Administration	Highland Pines	Office Administration & Accounting	587.60	3.01
TOTAL GENERAL OPERATIONS			24,096.21	123.58	
SUBTOTAL COSTS			99,688.30	511.23	
PLUS 7% OF COSTS TO RESERVE FUND			6,978.18	35.79	
TOTAL COSTS			106,666.48	547.02	

MAINTENANCE/OPERATION & RESERVE INCOME

INCOME FOR October 2024		Homes Occupied	
DESCRIPTION	Maintenance and Operations Income	Reserve Fund Inc.	Total Income
INCOME RECEIVED	105,146.82	6,978.18	112,125.00
DEPOSITS ON PROXIMITY CARDS			
HALL RENTAL			469.50
MAINTENANCE RECONCILIATIONS (REFUNDS)			426.13
NETFLASH INCOME			500.00
PINE MEADOWS - DRAW CHEQUE			
TOTAL RECEIVED			113,520.63

2024 Budget payment - \$575.00 per month

COST SUMMARY		THIS MONTH			TO DATE		
		TOTAL COST	COST PER HOME	%	TOTAL COST	COST PER HOME	%
MA	MAINTENANCE	10,336.99	53.01	9.69	189,552.74	97.20	15.44
CU	COMMUNITY UTILITIES	42,001.32	215.40	39.38	364,749.75	187.06	29.71
RC	RECREATION CENTRE	13,393.94	68.68	12.56	231,425.56	118.67	18.85
GO	GENERAL OPERATIONS	24,096.21	123.58	22.59	243,813.33	125.04	19.86
RE	RESERVE FUND	6,978.18	35.79	6.54	80,318.04	41.19	6.54
AF	P.M.R.C. FEES	9,859.84	50.56	9.24	117,859.22	60.44	9.60
	TOTAL	106,666.48	547.02	100.00	1,227,718.64	629.61	100.00

MAINTENANCE/OPERATION & RESERVE
(Per Home By Month)

2023	NOVEMBER	539.16
	DECEMBER	727.82
2024	JANUARY	630.68
	FEBRUARY	675.16
	MARCH	408.42
	APRIL	598.12
	MAY	797.75
	JUNE	629.81
	JULY	780.75
	AUGUST	632.50
	SEPTEMBER	595.85
	OCTOBER	547.02

COST PER HOME
2024 BY MONTH

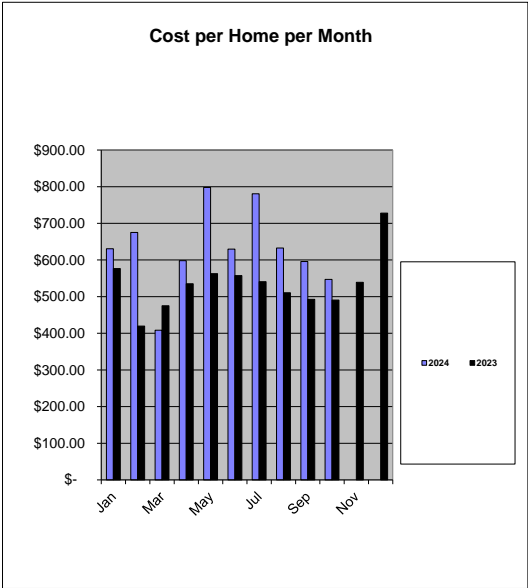
Jan	630.68
Feb	675.16
Mar	408.42
Apr	598.12
May	797.75
Jun	629.81
Jul	780.75
Aug	632.50
Sep	595.85
Oct	547.02
Nov	
Dec	
TOTALS	6,296.06

AVERAGE
TO DATE

Shortfall or Overage
By Month

55.68
100.16
(166.58)
23.12
222.75
54.81
205.75
57.50
20.85
(27.98)
546.06

AVERAGE FOR 12 MONTHS 630.25



2023	LAST YEAR	LAST YEAR AVERAGE
Jan	576.69	576.69
Feb	419.51	498.10
Mar	474.93	490.38
Apr	535.18	501.58
May	562.49	513.76
Jun	557.48	521.05
Jul	540.69	523.85
Aug	510.52	518.92
Sep	492.78	518.92
Oct	490.53	516.08
Nov	539.16	518.18
Dec	727.82	535.65
TOTALS	6,427.78	

CASH STATEMENT -

October 2024

Balance Forward

(\$73,779.16)

REC'D Monthly Income 113,520.63

TOTAL RECEIVED

113,520.63

PAID

Arthurs Fuel	993.59
Bell Canada	145.34
Blue Pine Janitorial	2,102.23
Bureau Veritas	1,229.74
Chubb Fire & Security	732.12
Dixon Home Hardware	389.57
Dufferin Water Co	1,447.87
Extend Message Centre	83.51
GEI Consultants	1,068.02
G.R.C.A.	5,668.00
H&B Security	271.20
Highland Pines	41,949.29
Hydro One	5,696.13
Mark Martin	400.00
Marks Supply	358.64
Pine Meadows	24,215.81
RBC Visa	386.99
Rid-A-Critter	576.30
Rob Niezen Masonry	1,525.50
Royal Bank	80.00
Royal Bank - RBC2 Lease	1,994.54
Royal Bank - Generator	1,661.29
SCG Process	4,716.62
Swan Dust Control	412.74
Westmount Pool & Spa	1,655.45
Uline	427.81

TOTAL EXPENSES

100,188.30

PAID FROM RESERVE HOLD-BACKS

0.00

BALANCE OF BANK ACCOUNT

(\$85,446.83)

OPERATING LOAN	(\$25,000.00)	BANK ACCOUNT	(\$60,446.83)
----------------	---------------	--------------	---------------

OWING TO PINE MEADOWS

Ostic Insurance	2549.97
Administration Fee	9859.84
Office Administration & Supervision	8200.00
Building Cost Recovery - Rental fees	3606.00
TOTAL	24,215.81

RESERVE FUND STATEMENT

AS OF October 2024

	RESIDENT PAID 7%	RES. FUND CONTRIB.	P.M. CONTRIB. MIN. BALANCE	SUBTOTAL FUND	P.M. DRAWS	TOTAL FUND BALANCE
BALANCE FWD.		1,302,053.16	0.00	77,476.28		77,476.28
2022 JANUARY	8,111.29	1,310,164.45	0.00	85,587.57		85,587.57
FEBRUARY	8,995.09	1,319,159.54	0.00	94,582.66		94,582.66
March Charges	-17.78	1,319,141.76	0.00	94,564.88		94,564.88
MARCH	6,749.94	1,325,891.70	0.00	101,314.82		101,314.82
APRIL	5,766.84	1,331,658.54	0.00	107,081.66		107,081.66
MAY	7,884.73	1,339,543.27	0.00	114,966.39		114,966.39
June Charges/Interest	72.58	1,339,615.85	0.00	115,038.97		115,038.97
JUNE	7,201.65	1,346,817.50	0.00	122,240.62		122,240.62
JULY	7,417.79	1,354,235.29	0.00	129,658.41		129,658.41
AUGUST	7,166.49	1,361,401.78	0.00	136,824.90		136,824.90
SEPTEMBER	5,348.61	1,366,750.39	0.00	142,173.51		142,173.51
Sept Charges/Interest	376.21	1,367,126.60	0.00	142,549.72		142,549.72
OCTOBER	5,916.26	1,373,042.86	0.00	148,465.98		148,465.98
NOVEMBER	6,397.17	1,379,440.03	0.00	154,863.15		154,863.15
DECEMBER	6,026.06	1,385,466.09	0.00	160,889.21		160,889.21
Dec Charges/Interest	888.14	1,386,354.23	0.00	161,777.35		161,777.35
2023 JANUARY	7,377.49	1,393,731.72	0.00	169,154.84		169,154.84
FEBRUARY	5,351.75	1,399,083.47	0.00	174,506.59		174,506.59
MARCH	6,128.57	1,405,212.04	0.00	180,635.16	6,128.57	174,506.59
March Charges/Interest	1,362.26	1,406,574.30		175,868.85		175,868.85
APRIL	6,827.58	1,413,401.88	0.00	182,696.43	6,827.58	175,868.85
MAY	7,175.19	1,420,577.07	0.00	183,044.04	7,175.19	175,868.85
JUNE	7,111.75	1,427,688.82	0.00	182,980.60	56,694.21	126,286.39
June Charges/Interest	1,620.20	1,429,309.02		127,906.59		127,906.59
JULY	6,897.23	1,436,206.25	0.00	134,803.82	56,910.40	77,893.42
AUGUST	6,512.46	1,442,718.71	0.00	84,405.88	6,512.46	77,893.42
SEPTEMBER	6,286.18	1,449,004.89	0.00	84,179.60	6,286.18	77,893.42
Sept Charges/Interest	980.64	1,449,985.53		78,874.06		78,874.06
OCTOBER	6,257.44	1,456,242.97	0.00	85,131.50	6,257.44	78,874.06
NOVEMBER	6,878.00	1,463,120.97	0.00	85,752.06	6,878.00	78,874.06
DECEMBER	9,284.18	1,472,405.15	0.00	88,158.24	9,284.18	78,874.06
Dec Charges/Interest	820.77	1,473,225.92	0.00	79,694.83	0.00	79,694.83
2024 JANUARY	8,045.18	1,481,271.10	0.00	87,740.01	8,045.18	79,694.83
FEBRUARY	8,612.73	1,489,883.83	0.00	88,307.56	8,612.73	79,694.83
MARCH	5,210.17	1,495,094.00	0.00	84,905.00	5,210.17	79,694.83
March Charges	828.04	1,495,922.04	0.00	80,522.87	0.00	80,522.87
APRIL	7,630.28	1,503,552.32	0.00	88,153.15	7,630.28	80,522.87
MAY	10,176.86	1,513,729.18	0.00	90,699.73	10,176.86	80,522.87
JUNE	8,034.63	1,521,763.81	0.00	88,557.50	8,034.63	80,522.87
June Charges/Interest	833.23	1,522,597.04	0.00	81,356.10		81,356.10
JULY	9,959.83	1,532,556.87	0.00	91,315.93	9,959.83	81,356.10
AUGUST	8,068.87	1,540,625.74	0.00	89,424.97	8,068.87	81,356.10
SEPTEMBER	7,601.31	1,548,227.05	0.00	88,957.41	7,601.31	81,356.10
Sept Charges/Interest	777.76	1,549,004.81	0.00	82,133.86		82,133.86
OCTOBER	6,978.18	1,555,982.99	0.00	89,112.04	6,978.18	82,133.86

Previous Draws

Year

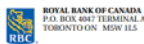
Storm Pond	16,795.09	
RBC#2	30,252.91	
Well Pump	14,383.35	2006
Rec. Roof	29,736.00	2008
	11,137.00	2008
Rec. Heat pump	15,204.00	2009
Workshop Roof	7,602.00	2009
Well Pump #1	13,681.48	2012
Well Pump #2	8,752.64	2012
Grand Hall Ceiling	10,096.55	2014
Frozen Water Line Repair	33,633.43	2015
RBC #1 Upgrade	373,878.70	2012-2015
Pump House	28,603.60	2017
1/2 Cost of Road Repairs	18,080.00	2020
RBC 2 Upgrade Expenses	919,462.37	2021
Pool Roof Repair	142,473.58	2023
Dry-O-Tron	59,289.44	2,024.00

1,733,062.14

Holdbacks 2024

MAY	6,866.41
JUNE	8,034.63
JULY	9,959.83
AUGUST	8,068.87
SEPTEMBER	7,601.31
OCTOBER	6,978.18

-47,509.23



ROYAL BANK OF CANADA
P.O. BOX 4807 TORONTO, ON M5W 1L5

SEPTEMBER 27, 2024 TO OCTOBER 31, 2024

00333
PINE MEADOWS RETIREMENT COMMUNITY LIMITED
MAINTENANCE
8523 WELLINGTON RD 19
BELLWOOD ON N0B 1J0

Business Account Statement

September 27, 2024 to October 31, 2024

Account number: 01542 116-252-8

How to reach us:
Please contact your RBC Banking representative or call
1-800-RoyalP2-0
(1-800-769-2520)
www.theroyalbank.com/business

O/S Cheques

35,274.99
993.59
2,102.23
1,229.74
732.12
1,447.87
1,068.02
271.20
358.64
576.30
1,525.50
4,716.62
230.12
149.04
1,655.45
389.57
83.51
69.92
75.42
1,100.77
2,189.49
466.22
400.00
41,949.29
182.62
386.99
24,215.81
-212.55
-500.00
123,128.49
37,681.66
123,128.49
-85,446.83

Account Summary for this Period

RBC Business Essentials® Fixed Fee Plan 3

Royal Bank of Canada

180 ST ANDREW ST E, FERGUSON, ON N1M 1P8

Opening balance on September 27, 2024 \$21,644.82

Total deposits & credits (9) + 113,819.15

Total cheques & debits (24) - 97,782.31

Closing balance on October 31, 2024 = \$37,681.66

Account Activity Details

22 Oct	Cheque	230.12	
	Serial #	9451	39,900.08
24 Oct	Bill payment - 5013 HYDRO ONE	16.72	
	Bill payment - 5015 HYDRO ONE	1,922.93	37,960.43
30 Oct	Account transfer ACTR5430402311	278.77	37,681.66
	Closing balance		37,681.66

Account Fees: \$80.00