





Annual General Meeting Agenda as presented

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Agenda as presented









Your Board of Directors 2021/2022



Rick Gallant



Glenn Ruskin



Carey Donkervoort



Jim Chuey



Jo Scott



Brent Fraser











Community Manager



HAMLET OF HERITAGE POINTE MAP

Councillor Don Waldorf



















HERITÄGE Continual Improvements









Dunbow Recreational Grants

























Community Events





































Real Estate Update







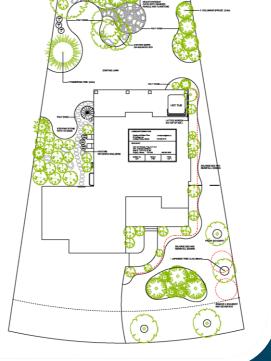


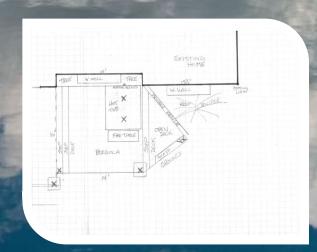


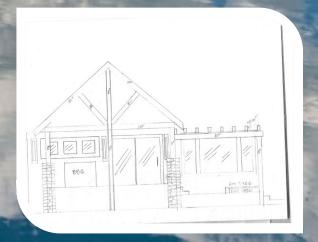


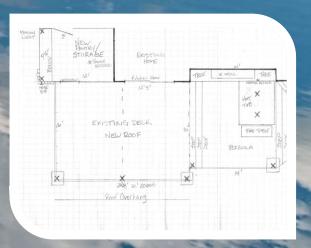


Architectural Design & Landscape Guidelines























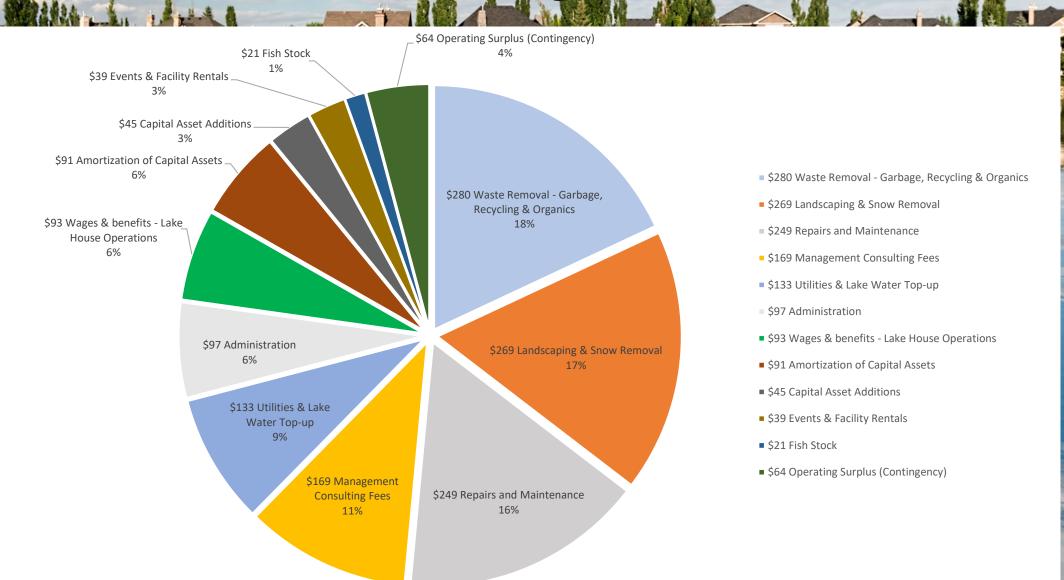








Association Fees – 2022 Budget Per Household = \$1,550



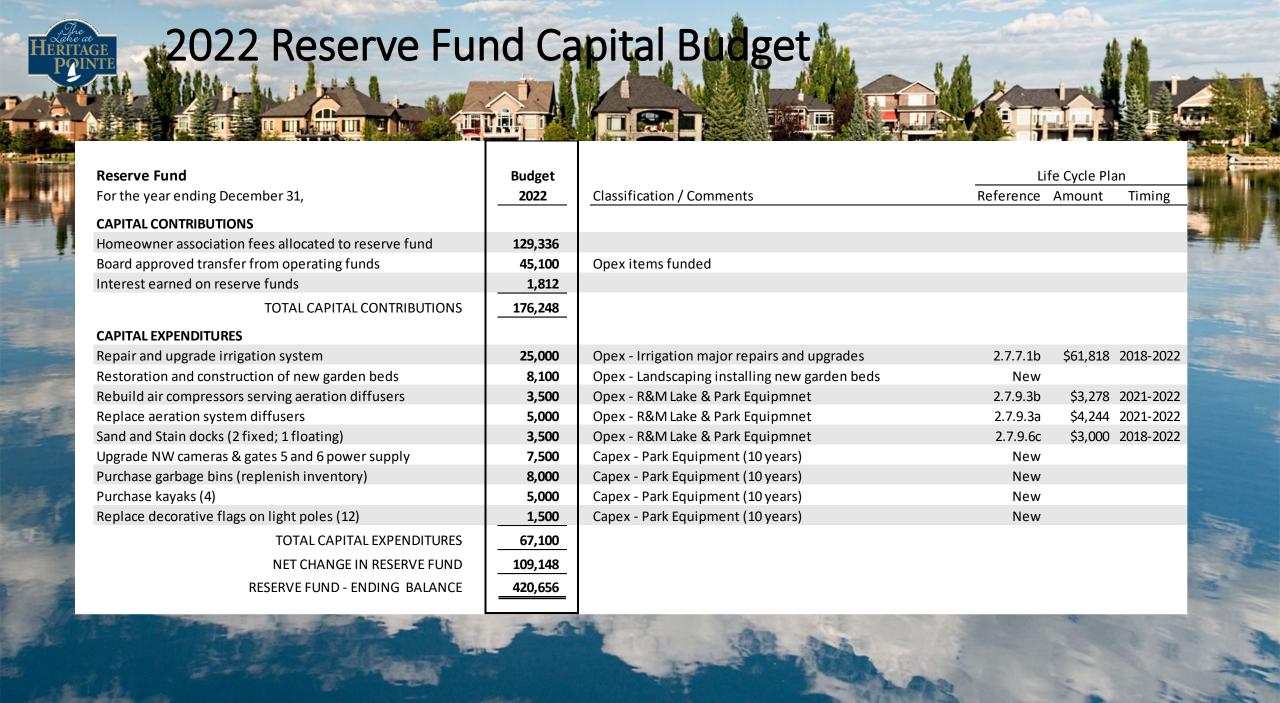
Statement of Operations 2021 Actual comparison to 2021 Budget and 2020 Actual

Statement of Operations For the year ended December 31,	Actual 2020	Budget 2021	Actual 2021	Change over Prior Year	% Change	Explanation of significant variances over prior year
REVENUE						
Association fees	605,625	612,770	612,770	7,145	1.2%	CPI increase of \$14.58 per household [\$1,250.55 vs. \$1,235.97]
Association fees allocated to reserve fund	124,289	125,754	125,754	1,465	1.2%	CPI increase of \$2.99 per household [\$256.64 vs. \$253.65]
Amortization of deferred capital contributions	12,455	15,500	12,903	448	3.5%	
Facility rentals and events revenue	248	4,900	2,255	2,007	89.0%	
Interest and other recoveries	7,661	7,715	5,559	(2,102)	-37.8%	
TOTAL REVENUE	750,278	766,639	759,241	8,963	1.2%	
EXPENSES						
Waste removal - Garbage, recycling, organics	133,832	141,000	134,681	850	0.6%	
Landscaping and snow removal	86,347	118,700	118,956	32,609	27.4%	Construction of new garden beds & increased allocation to garden maintenance
Management consulting fees	100,848	105,000	103,700	2,852	2.8%	
Repairs and maintenance	66,172	109,000	98,864	32,692	33.1%	Major repairs to irrigation system and increase in irrigation maintenance
Utilities and lake water top-up	29,547	48,300	47,235	17,688	37.4%	Additional lake water top-up due to the very dry summer with less rainfall
Wages and benefits - Lakehouse summer operations	46,700	62,700	43,678	(3,022)	-6.9%	Reduced hours of work with revised summer staffing plan
Amortization of capital assets	36,180	69,000	41,484	5,304	12.8%	Additional capital asset purchases
Administration	39,709	42,620	46,560	6,850	14.7%	Additonal security expense and computer accounting system software
Fish stock	9,202	10,000	10,120	918	9.1%	
Events	4,631	10,700	3,746	(885)	-23.6%	
TOTAL EXPENSES	553,168	717,020	649,024	95,856	14.8%	
EXCESS OF REVENUES OVER EXPENSES	197,110	49,619	110,216	(86,893)	-78.8%	

The Lake at ERITAGE	Reserve Fund		À				**	o or other
POINTE	MAN DATA A STUDY	~~~		n to 2021 Budget	À			
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			ALMOST II.	The state of the s	Acces Assessed			A STATE OF THE PARTY OF THE PAR
T HILL CAPE COM	Reserve Fund	Budget	Actual		Li	fe Cycle Plar	1	
	For the year ended December 31,	2021	2021	Classification / Comments	Reference		Timing	
	CAPITAL CONTRIBUTIONS							THE PARTY IN
	Homeowner association fees allocated to reserve fund	125,754	125,754					
	Board approved transfer from operating funds	123,734	32,992	Opex items funded \$28,246 and capital grant funded \$4,746				
1 1 1 1 1 1	Interest earned on reserve funds	2,385	2,034	Open items randed \$20,240 and capital grant randed \$4,740				
	TOTAL CAPITAL CONTRIBUTIONS	128,139	160,780					
		120,139	100,700					
	CAPITAL EXPENDITURES							
	Repair and upgrade irrigation system	25,000	15,749	Opex - Irrigation major repairs and upgrades	2.7.7.1b	\$61,818	2018-2022	
	Restoration and construction of new garden beds	9,000	8,831	Opex - Landscaping installing new garden beds	New	4		
	Rebuild air compressors serving aeration diffusers	3,500	3,666	Opex - R&M Lake & Park Equipmnet	2.7.9.3b		2021-2022	
	Replace aeration system diffusers	4,500	-	Deferred to 2023	2.7.9.3a		2021-2022	
	Mill and overlay the asphalt paving at community pathways	50,000	54,301	Capex - Land Improvements (20 years)	2.7.1.2a	\$236,886		
	Replace Kubota tractor, brush, blade, and snow blower	45,000	34,622	Capex - Park Equipment (10 years)	2.8.1.1a-f	\$40,567	2019-2021	
	Replace/Repair light fixture at Heritage Isle	500	-	Included with operating repairs and maintenance	New			
33	Replace/Repair sign at Heritage Isle	1,500	-	Included with operating repairs and maintenance	New			
	Replace/Repair sign at Heritage Lake Terrace	500	-	Included with operating repairs and maintenance	New			
	Purchase and install fencing for Larry Spilak memorial	-	2,484	Capex - Park Equipment (10 years)	New			
E 2	Purchase Paddleboards (DRB grant recovery of 50%)	-	7,645	Capex - Park Equipment (10 years)	New			
- The same of the	Purchase Pickleball equipment (DRB grant recovery of 50%)	-	2,082	Capex - Park Equipment (10 years)	New			
	Purchase Confined Space Kit - Tripod, 3 Way 60'	-	2,475	Capex - Park Equipment (10 years)	New	¢7 210	2010	
	Replace Lake House Hot Water Heaters	-	8,868	Capex - Park Equipment (10 years)	2.4.6.3	\$7,210	2019	
	Purchase Garage Lift for seasonal equipment storage Replace and install Security Camera for the west entrance	-	6,103	Capex - Park Equipment (10 years) Capex - Park Equipment (10 years)	New			
SOE	Purchase portable wildlife cameras for monitoring vandalism	1,000	2,139	Capex - Park Equipment (10 years) Capex - Park Equipment (10 years)	New New			
	Purchase Computer Equipment (monitors, docking station)	1,000	1,012 738	Capex - Office Equipment (10 years)	New			5
	Replace Lake House asphalt shingles and eavestrough	5,000	2,141	Capex - Building (25 years)	2.2.3.1a	\$43,070	0020-2021	
(C. L. D. L. C. L. L. C.				Caper building (25 years)	2.2.3.10	J 4 3,070 2	-020-2021	
	TOTAL CAPITAL EXPENDITURES	145,500	152,857				- 1	
	NET CHANGE IN RESTRICTED RESERVE FUND	(17,362)	7,923				- 1	36
	RESTRICTED CAPITAL RESERVE FUND - ENDING BALANCE	286,224	311,508				- 1	
CHARLEST SECTION		·						3

Statement of Operations 2022 Budget comparison to 2021 Actuals

Statement of Operations	Budget	Actual	Change over	%	
For the year ended December 31,	2022	2021	Prior Year	Change	Explanation of significant changes over prior year
REVENUE					
Association fees	630,233	612,770	17,464	2.8%	CPI increase of \$35.64 per household [\$1,286.19 vs. \$1,250.55]
Association fees allocated to restricted reserve fund	129,336	125,754	3,582	2.8%	CPI increase of \$7.31 per household [\$263.95 vs. \$256.64]
Amortization of deferred capital contributions	12,270	12,903	(633)	-4.9%	
Events and facility rentals	7,420	2,255	5,165	229.0%	Events and facility rentals starting back from COVID-19 impact
Interest and other recoveries	8,161	5,559	2,602	46.8%	Sponsorships starting back from COVID-19 impact
TOTAL REVENUE	787,420	759,241	28,179	3.7%	
EXPENSES					
Waste removal - Garbage, recycling & organics	137,000	134,681	2,319	1.7%	
Landscaping - Turf care, bed maintenance and snow removal	131,937	118,956	12,981	10.9%	Restoration and construction of new garden beds
Repairs and maintenance	122,100	98,864	23,236	23.5%	Complete repairs to irrigation system and replace lake aeration diffusers
Management consulting fees	82,668	103,700	(21,032)	-20.3%	Full year savings with new Community Manager hired May 2021
Utilities and lake water top-up	65,100	47,292	17,808	37.7%	Increase in Corix raw water pumping rate and other utility rate increases planned
Administration	47,720	46,503	1,217	2.6%	
Wages and benefits - Lakehouse summer operations	45,707	43,678	2,029	4.6%	
Amortization of capital assets	44,450	41,484	2,966	7.2%	
Events and facility rentals	19,068	3,746	15,322	409.1%	Additional events and facility rentals starting back from COVID-19 impact
Fish stock	10,250	10,120	130	1.3%	
TOTAL EXPENSES	706,000	649,024	56,976	8.8%	
EXCESS OF REVENUES OVER EXPENSES	81,420	110,216	(28,796)	-26.1%	





Reserve Fund - Cash Flow from Inception 2018-2032





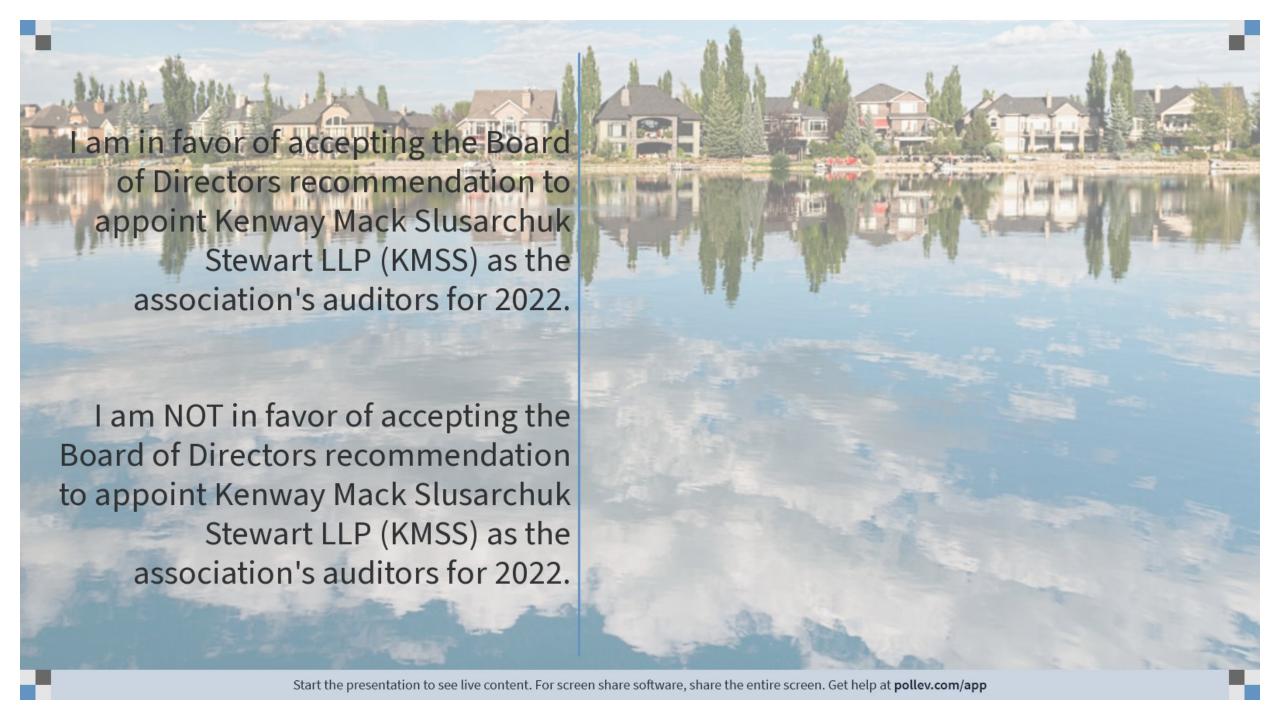
Appointment of Auditors for 2022/2023

The Board recommends we appoint Kenway Mack Slusarchuk Stewart LLP as our auditors for 2022/2023. They are familiar with our organization having been our auditors for the last 8 years and have conducted thorough audits of our financial records at a competitive rate.

Number of Registered Participants: 62

Proxy Appointments Received: 28





Your Board of Directors 2022/2023



Rick Gallant



Glenn Ruskin



Carey Donkervoort



Jim Chuey



Jo Scott



Brent Fraser



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