

**CHELSEA GARDENS<sub>1</sub> - LMS 1416**

**www.chelseastrata.com      E-Mail: ross@crpm.ca or chelseacouncil@crpm.ca**

**COUNCIL MEETING MINUTES – TUESDAY, MARCH 19, 2019 1:00 PM CLUBHOUSE LIBRARY**

**STRATA COUNCIL - 2018/2019**

**PRESIDENT**

Zenon Jalbert – TH-202

**VICE-PRESIDENT**

Murray Hill – K406

**SECRETARY**

Anita Thompson – W325

**TREASURER**

Victor Monasch- T153

**COUNCIL MEMBERS AT LARGE**

Bob Hurley - W-122

Gordon Yamashita - K202

Ashley Orton – T243

**COMMITTEE ASSIGNMENTS**

Zenon – Bring forward, Exec. Committee

Murray – Townhouses

Gordon – Apartments, RV Liaison

Bob – Social Liaison, Ponds/Fountain, Exec. Comm.

Anita – Clubhouse, Finance

Victor – Executive Committee

Ashley – Landscaping, Security, Volunteers

**CLUBHOUSE OFFICE**

Valerie Morris

M, TU, TH, and F - 11:00 AM to Noon

Guest suite booking and Keys

**CARETAKERS**

John Unger - (604) 834-4578

(7:00 AM-3:00 PM-Monday-Friday) Valerie Morris –

Nights/Weekends

(5:00 PM-7:00 AM Monday-Friday)

(7:00AM-1:00PM Saturday)

(604) 834-4578

**STRATA MANAGERS**

Ross Ruddick – ross@crpm.ca

Jesse Train – jesse@crpm.ca

**CROSSROADS MANAGEMENT LTD.**

1001- 7445 132<sup>ND</sup> STREET,

SURREY, B.C. V3W 1J8

Phone: (778) 578-4445

Fax: (778) 578-4447

**EMERGENCY CONTACT**

24 HOUR SERVICE (778) 578-4445

**\*\*MOTIONS MADE BY COUNCIL MEMBERS ARE CARRIED UNANIMOUSLY UNLESS NOTED\*\***

**ATTENDANCE:**

Victor Monasch

Anita Thompson

Gordon Yamashita

Ashley Orton

Murray Hill

Zenon Jalbert

**REGRETS**

Bob Hurley

Ross Ruddick, Strata Manager

**(1) CALL TO ORDER**

The meeting was called to order at 1:00 PM by Zenon Jalbert, President, and a quorum being present.

**(2) ADOPTION OF PREVIOUS MINUTES**

It was **MOVED** and **SECONDED** to adopt the minutes of the February 19, 2019 council meeting with a correction regarding the use of cameras noted in the correspondence section. The notation should read: “The camera in the hallway was turned off as a temporary measure until it could be re-located so as not to include the shower and the swimming pool.” **CARRIED**

**(3) Caretaker Report March 2019**

Ok this time I feel safe that the winter white has left us. I have packed all the salt and shovels away for the year and am looking forward to seeing everything burst into bloom.

This is a reminder to anyone selling that realtors need to be made aware of the procedures that are required when moving in and out of condos. We have had several incidents now where elevators have been tied up for unreasonable lengths of time, doors have not been monitored and have been left open unattended and the move in times were not adhered to. Elevator keys are available for move ins at \$50.00 deposit returned when move in is complete.

Crows, Seagulls ... seem to know when it's garbage day. Please make sure that your recycle containers are washed before being put into the blue box. Canadian tire sells the models with the lids

should anyone be thinking of replacing theirs. Green bins should be locked and placed in such a way that the handle can't be manipulated by the crows who know how to open the lids. Small containers are supplied by AJM who will be dropping off some more to the office. If you would like to have the larger one they can be purchased at Canadian Tire. Because we have private pick up Surrey recycle center does not provide various bins to Chelsea Residents.

Ivan is available to pressure wash or clean decks if you would like to hire him. You can pay him directly when the job is finished. Pavers in front of the Kensington and Mayfair will be worked on to get rid of the ruts and areas where we have tripping hazards. There will also be some work done in areas where the brick in the roadway has deteriorated or is missing.

We have had a few more water leaks happen in the last few weeks and due to quick action by owners, serious damage was averted. Thanks to Brian for fixing the gusher we had in the RV lot. There are a few flat roof leaks that need to be repaired in two of the town homes and shortly be addressed now that the weather is cooperating.

Ants are back again and we have three steps we are going to try this year.

- 1) The office has a supply of spray called Home Defense which we can spray in affected areas as required.
- 2) We have a mixture of Borax and Icing sugar in the office and if you would like to try that it is available also at no cost.
- 3) If the infestation is so bad that the first two suggestions don't work Atlas Pest Control will come out and either set bait traps and barring failure of that will do a full spray treatment for which the homeowner must vacate for a minimum of 4 – 6 hours.

The hot tub will be closed for the first two weeks of April for maintenance, grouting and painting. The Pool will open a bit earlier this year and the aim is to have it functioning by May 10<sup>th</sup>.

If there is anyone that is not afraid of heights and would like to help seal around all the vent stacks on the condo's please see me and a schedule can be set up to do the job. I would like to see at least 4 of us on the roof to do this job.

The fountains are up and running again but there has been some winter damage which we hope to have repaired quickly. On that note the center fountain at the round-about is due for a new spray feature. I am researching a display that will be aesthetically pleasing but will not plug up with even the tiniest pieces of debris. Seems we are constantly having to wade in to unplug the tiny holes of the fountain head.

The Surrey Leader has agreed to increase our paper drop off to 150 papers for the Townhomes instead of the 80 that are currently dropped off. I am to report back if this is going to be too many or not enough. I'm not sure where the numbers come from but the Leader informed me that in complexes only a percentage is dropped off instead of one per unit.

Agnes O'Sullivan has agreed to care for our pool plants again this year and a big thanks for that. They were beautiful last year and look forward to the colour and displays again.

I could go on but for now.... Spring has sprung the grass has riz oh what a happy boy I is.

John

**(4) FINANCIAL REPORT**

The Treasurer reviewed the Financial Statements for the month of February 28, 2019 with Council. It was **MOVED** and **SECONDED** to approve the financial statements prepared by CrossRoads Management. **CARRIED**

The Strata Manager reviewed the arrears which are minimal. One arrears is to be cleared up by the end of March or fines will be applied.

**(5) BUSINESS ARISING FROM THE MINUTES**

- a. **Mayfair Hallways, doors and flooring** – Now that the Mayfair hallways, doors and flooring are complete, John will conduct a walkthrough with Nova to note any deficiencies. Once all deficiencies have been addressed to the satisfaction of the Strata Council, the final holdback will be released to Nova.
- b. **Peeling Paint for Townhouse and Apartment Pillars** – Council reviewed a quotation to patch holes in stucco bases and on vertical pillar bases of the apartments and it was **MOVED** and **SECONDED** to approve the quotation and proceed with this. **CARRIED**
- c. **Accessibility Study** – There will be a spending resolution presented to the owners at the AGM to fund some of the recommendations contained in this report to allow for matching funding.
- d. **Kensington Vents** – The vents where water migration was taking place have been repaired by a contractor. There are a number of them remaining and, as noted in John’s report above, we are seeking volunteers to deal with the rest of them. Please contact John.
- e. **Chelsea Gardens Website Migration** – Files and information from the Chelseastrata.com website continue to be migrated to the Chelsea Today website. Owners are encouraged to register for the new site.
- f. **Airspace Rental** – The Council will present a Special Resolution at the AGM seeking owner approval to proceed with an agreement with Rogers Communications. There were a number of questions about this agreement submitted by an owner and the Strata Manager did obtain answers that will be discussed at the AGM. One owner did submit an article expressing health concerns about cell towers but we do have a report from Vancouver Coastal Health indicating otherwise.
- g. **Paver Re-levelling** - Council reviewed a quotation to re-level a number of areas that would be considered trip hazards and it was **MOVED** and **SECONDED** to approve the quotation and proceed with this. **CARRIED**
- h. **Fireside Room Speakers** – This has been completed.
- i. **Parking garage line painting** – The Council tabled this until the 2020 budget year.

## (6) CORRESPONDENCE

- **Hardship Rental Application** - The meeting went “in-camera” to discuss an application for a hardship rental exemption. The Strata Manager reviewed the details behind this request and noted to Council that issues such as this are considered to be confidential under the Strata Property Act. After discussion it was **MOVED** and **SECONDED** to approve this request for no more than one year and to have the Strata Manager, in preparing the written response, remind the owner that renters would be expected to follow all rules and bylaws particularly as regards the age restrictions. **CARRIED**
- Considerable correspondence, as well as an article from Paul Mendes (lawyer), about smoking was submitted by an owner. The Strata Manager has explained the procedure as to how to initiate a complaint about being bothered by second hand smoke. Two Council members have volunteered to attend the owner’s unit to make a determination but neither one has been contacted. The owner does not appreciate that the only people authorized by our bylaws and the Strata Property Act are members of Council and that authority cannot be delegated. Unless the owner reaches out to these volunteer council members, nothing further can be done. The owner was also requesting documents that do not exist and quoting legislation from other jurisdictions that does not apply in British Columbia.
- An owner complained about garbage and recycling bins being left outside a unit and, after a letter was sent to the offending unit, the matter was resolved and the owner apologized.
- An owner submitted a request to xeriscape a small patch of what should be grass (but in fact is weeds) in the front of their unit. They will do so at their expense and maintain it at their expense. The Strata Manager noted that this is a direction being taken at many strata complexes as climate changes indicate increasingly dry summers. Xeriscaping sees the planting of drought tolerant plants that are not impacted by arid conditions. After discussion it was **MOVED** and **SECONDED** to approve this request and send the owner an alteration letter to sign and return. **CARRIED**
- A work order request was received from one owner asking that the AGM agenda consider replacing the step machine in the exercise room. The Council will assess this machine and, if it cannot be properly serviced, there are sufficient funds in the proposed operating budget to replace it.
- Correspondence back and forth from the Strata Manager and the clubhouse cleaning contractor was discussed. The Strata Manager did note to the company that volunteers from the Social Committee do clean up after pub nights and that clean-up duties for private rentals are the responsibility of the owner renting the room. Accordingly, they should not require additional time to go over and above regular cleaning duties.

## (7) COMMITTEE REPORTS

- **TOWNHOUSES** – Jeff has commenced on building spindle assemblies.
- **APARTMENTS** – Other than noting that the hallways are starting to get hotter, there was no report. The heating issue will be addressed should a spending resolution be approved at the AGM.

- **CLUBHOUSE** – The painting of the two remaining guest suites and the hallway is completed.
- **SAFETY AND SECURITY** – The camera that took in a view of the pool and showers has been re-located.
- **LANDSCAPING** – Spring clean-up continues.
- **BY-LAWS/RULES** – Several rule and bylaw amendments and additions were received from the Resolution Committee and discussed by Council in the New Business section below.
- **RV-LOT** – There was a small leak that has been repaired with the assistance from an owner. Thank-you Brian!
- **ADMINISTRATION** – No report
- **EMERGENCY PREPAREDNESS COMMITTEE** – The Emergency Preparedness Committee had submitted a proposed budget to the Treasurer and some, but not all, of the funding has been incorporated in this year’s proposed operating budget to go to the owners at the AGM. Council did approve the purchase of a supply of magnets that owners are to place on the exterior of their unit doors when they evacuate the unit...but only in the event of an emergency.
- **SOCIAL COMMITTEE** – A synopsis of the recent Social Committee meeting and the April events Calendar are attached to the end of these minutes.

## (8) NEW BUSINESS

- a. **Poly B Issues** – The Strata Manager did confirm with Alloyd Plumbing that the developer did not use Poly B piping in the in-floor radiant heating system. This is a positive report as Poly B piping does have issues.
- b. **Insurance Renewal** – Via Email, the Strata Manager presented a quote by CapriCMW for the renewal of the Strata Insurance Policy. It was noted that the insurance premium increased by 34% since last year. This increase was due to the value, location, earthquake and flood exposure resulting in new markets becoming unwilling to come on board. Two other insurance brokerages were unable to secure any more favourable terms or pricing. Again via email, it was **MOVED** and **SECONDED** to approve this quotation and bind the policy. The premium will be paid by borrowing from the CRF and paying the CRF back (with interest) over the 12 months of the fiscal year. **CARRIED**
- c. **Council Elections** – A suggestion that candidate bios and photos be added to the electronic bulletin board in the clubhouse was not accepted by Council as they do not wish to politicize the process. Bios submitted by each candidate are being published in the AGM package and candidates will be given an opportunity to speak briefly at the AGM.
- d. **Golf Tournament** – The Strata Manager indicated that he is willing to organize the Chelsea Gardens golf tournament for an August date but he is asking for volunteers to come forward to assist. Please email [ross@crpm.ca](mailto:ross@crpm.ca)

- e. **Apartment Signs** – CrossRoads is to obtain quotations for new signs on the apartments. There had been discussion of volunteers getting involved, but this has not transpired.
- f. **Dog doo** – While the Council does appreciate that the vast majority of dog owners in Chelsea Gardens are very responsible, the caretaker has noted that some are not picking up after their pets. He also noted that pet poop is not to be disposed in the garbage bins but, rather, flushed down toilets...but not with any kitty litter.
- g. **Guest Suite overstay** – It was noted that a recent renter over-stayed their allotted time in a guest suite and still had personal possessions inside until approximately 2:00 PM. As this interferes with the cleaning schedule, it should not be permitted to take place. This will be addressed by a rule change approved by Council.
- h. **Window Assembly** – An owner is now requesting that the balance of windows built for their unit be installed after initially declining to have them done. A council member will assess the remaining windows to see if they take priority over other units as these assemblies can be used elsewhere.
- i. **Kensington Library Flooring** – it was **MOVED** and **SECONDED** to approve a quotation to install the vinyl planking in the Kensington Library. **CARRIED**
- j. **Windsor Move Damage** – The moving company, engaged by an owner in the Windsor, has reviewed the video footage provided to them and has declined any responsibility for damage. The Strata Manager will have them deal with Ashley as Council does believe they are responsible.
- k. **Camera Re-location** – Council was provided a photo of the new area of coverage from the camera since its re-location.
- l. **Council Approval of the Resolution Committee Results** – Council reviewed the recommendations put forward by the Resolution Committee and moved forward with approving all of them with some minor modifications. These are noted in the section below that deals with the review of the AGM package.
- m. **AGM Package Review** – Council reviewed the draft AGM package prepared by CrossRoads Management. The Strata Council approved the package. It was **MOVED** and **SECONDED** and **CARRIED** to pass the following rules that will be presented to the owners at the AGM for ratification:
  - l. Rental rates and user fees for all services, products, parking spaces, guest suites, common spaces, etc. will be set by the Strata Council on an annual basis at the last Council meeting in March prior to the Annual General Meeting. They will not take effect until ratified at the Annual General Meeting.

These rental rates and user fees include the following:

1. Electric scooters parked in apartments using common electricity.
2. Strata owned parking stalls in apartments available for rental by apartment owners.
3. Fobs and clickers. These prices may be increased during the fiscal year if the cost of purchasing them exceeds the re-sale price.
4. Apartment move-in/move-out fees.

5. Apartment elevator key security fee.
6. Fireside Room rental fee.
7. Fireside Room damage deposit.
8. Guest Suite Rental rate.
9. RV stall rental rate for owners and tenants.
10. Tow vehicle rental rates.
11. RV parking rates for visitors.
12. Kilometer rate to be paid to Council, Volunteers and Staff.

All references to rental rates in specific rules will be replaced by the following statement:

“The charge or fee for this is to be determined by the Strata Council at the last Council meeting in March, prior to the approval and distribution of the Annual General Meeting agenda. The new rates or fees will take effect only after owner approval (or amendment) at the AGM.

j. The rates for the upcoming year will be:

1. Electric scooters parked in apartments - \$6.00 per month.
2. Strata owned parking stalls in apartments - \$25.00 per month.
3. Fobs and scan cards - \$10.00. Clickers - \$60.00.
4. Apartment move-in/move-out fees. - \$100.00 one-time charge.
5. Apartment elevator key security fee. - \$50.00.
6. Fireside Room rental fee. - \$50.00.
7. Fireside Room damage deposit. - \$250.00.
8. Guest Suite Rental rate. - \$45.00 per night.
9. RV stall rental rate for owners and tenants. – 25.00 per month.
10. Tow vehicle rental rates. - \$10.00 per month.
11. RV parking rates for visitors. - \$25.00 per week.
12. Kilometer rate to be paid to Council, Volunteers and Staff. - .55 cents per kilometer.

k. Garage sales are prohibited except during an annual event approved and scheduled by the Strata Council. During a Council approved annual garage sale, apartments will be assigned some ground level visitor parking spaces for their items.

l. Each Strata Lot is limited to a maximum of 10 fobs and/or clickers unless written permission is granted by the Strata Council for extenuating circumstances.

m. The use of private vehicles for official strata business by Council members or volunteers is not permitted without prior approval by the Strata Council. When approved, that usage will be compensated by a per kilometer rate that will be established by the Strata Council at the beginning of each fiscal year and that rate will reflect the cost of gas, maintenance, wear and tear and insurance. The Strata

Corporation will not be responsible for the cost of any insurance deductible or repairs that are a result of using a private vehicle for Strata Business. Staff members who have been authorized by the Strata Council for private vehicle use may do so on a year round basis but they will also be compensated by the same per kilometer rate and will not be compensated for any deductibles or vehicle repairs.

**B. Pool and Spa Area**

18. Cameras that have any view of the pool and spa area will only be recording between 10:00 PM – 7:00 AM.
  
9. Guest suites must be vacated no later than **9:30 AM** on the last day the suite is rented. Keys must be dropped in the mail slot to the Resident Manager's office. **Guest suite renters who stay beyond 10:00 AM on check-out day will be charged an additional day's rental, payable by the owner who booked the suite.**
  
1. (k) All vehicles, bicycles and motorcycles stored in the parkades must be operational and roadworthy and not in derelict condition. **The condition of the vehicle must be such that the vehicle must be able to move and does not have any major mechanical flaw, leaking oil or flat tires.**

The Strata Council then discussed the  $\frac{3}{4}$  vote resolutions recommended by the Resolution Committee and it was **MOVED AND SECONDED AND CARRIED** to put the proposed budget and the following spending and bylaw amendment resolutions to the owners for approval at the Annual General Meeting:

Capital Projects Repairs - \$90,000.00, , Apartment Make up Air Unit Replacement - \$180,000.00, Garage Doors - \$25,000.00, Windsor Lobby/Parkade level improvements - \$35,000.00, Landscaping Remediation - \$35,000.00, Telecommunications Agreement with Rogers Communications, Accessibility Improvements - \$20,000.00.

The motion also approved putting forward a series of bylaw amendments and additions regarding: The display and use of Flags, Repair and Maintenance by Strata Corporation vs. owners, Garbage, recycling and organic bin use, Parking and Storage of Vehicles and the consolidation of the bylaw amendments into one new set at the Land Title Office. There was also an owner suggested resolution regarding the Vacancy and Speculation Tax that was approved to present to the owners.

All of these proposed spending resolutions and bylaw amendments are thoroughly explained in the AGM package.

The Council discussed the distribution of the AGM package. We have a legal obligation to distribute the AGM package a total of 20 days in advance of the meeting. As you can expect this is a large package and, as much as possible, we attempt to avoid spending money on postage. Accordingly we plan on setting up in the clubhouse (and one day in both the clubhouse and the apartments), using Council members, volunteers and/or staff and handing out packages on the following dates and times:

- ✚ Monday, April 1<sup>st</sup> – 11:00 AM to 1:00 PM – ***Apartments and the Clubhouse***
- ✚ Wednesday, April 3<sup>rd</sup> – (coffee morning) – from 10:00 AM to Noon
- ✚ Friday, April 5<sup>th</sup> – (pub night) – from 5:00 PM to 7:30 PM
- ✚ Saturday, April 6<sup>th</sup> – from 11:00 AM to 1:00 PM
- ✚ Sunday, April 7<sup>th</sup> – from 11:00 AM to 1:00 PM
- ✚ Monday, April 8<sup>th</sup> – door to door delivery
- ✚ Tuesday, April 9<sup>th</sup> – pick up packages still at front doors
- ✚ Wednesday, April 10<sup>th</sup> – balance to be mailed

If owners wish to volunteer to assist in the distribution of the AGM package please contact Anita Thompson. We would welcome the help!

**(9) ADJOURNMENT**

- The meeting was adjourned at 3:17 PM.
- The next council meeting is Tuesday, April 16, 2019 – 1:00 PM - Clubhouse library
- The Annual General Meeting has been scheduled for Monday, April 29, 2019. It will be held at Eaglequest Golf Course. Registration commences at 6:00 PM and the meeting will be called to order at 7:00 PM.

Ross Ruddick, Strata Manager – CrossRoads Management

*Owners are advised that they should retain their printed copies of the minutes for future use. Should an owner decide to sell, most prospective buyers will usually request two years worth of minutes and, if you do not have them, there is a charge of .25 per page from CrossRoads for this service. Retaining the minutes will help you and/or the buyer avoid this charge.*

**CrossRoads Management - EMERGENCY CONTACT- 24 HOUR SERVICE - (778) 578-4445**  
**Calling afterhours for an emergency you will be asked to press "1". This takes you to our afterhours 24/7**  
**Call centre who will then contact the Strata Managers (or their back-up) at home or cell phone.**

**Balance Sheet (Accrual)**  
**CHELSEA - Contingency - 02 - (lms1416c)**  
**February 2019**  
**AS OF THE 12TH MONTH ENDING FEBRUARY 28, 2019**

Page 1  
3/19/2019  
09:23 AM

Prepared For:  
Strata Plan LMS 1416 - CRF

Prepared By:  
Crossroads Management Ltd.  
#1001 - 7445 132nd Street, Surrey, BC V3W 1J8  
778-578-4445  
Surrey, BC V3W 1J8

**ASSETS**

1025-0000 Bank - Westminster - Contingency	291,165.64
1038-1182 WSCU GIC - 2.18% - May.23/19	750,000.00
1038-1186 WSCU GIC - 2.314% - Apr.26/19	300,000.00
1038-1206 WSCU GIC - 2.4190% - Jul.13/19	200,000.00
1038-1208 WSCU GIC - 2.5230% - Aug.27/19	300,000.00
1038-1217 WSCU GIC - 2.6180% - Oct.24/19	250,000.00
1038-1237 WSCU GIC - 2.5% - Feb.25/20	200,000.00

**TOTAL ASSETS** 2,291,165.64

**LIABILITIES**

2012-2500 Accrued Expenses	15,000.00
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**TOTAL LIABILITIES** 15,000.00

**OWNERS' EQUITY**

3500-0000 Net Income - Prior Years	2,087,519.82
3510-0000 Net Income - Current Year	188,645.82

**TOTAL OWNERS' EQUITY** 2,276,165.64

**TOTAL LIABILITIES AND EQUITY** 2,291,165.64

Date: MAR. 19/19  
Accountant: [Signature]  
Property Manager: [Signature]

**Budget Comparison (Accrual)**  
**CHELSEA - Contingency - 02 - (lms1416c)**  
**February 2019**  
**AS OF THE 12TH MONTH ENDING FEBRUARY 28, 2019**

Prepared For:  
Strata Plan LMS 1416 - CRF

Prepared By:  
Crossroads Management Ltd.  
#1001 - 7445 132nd Street, Surrey, BC V3W 1J8  
778-578-4445  
Surrey, BC V3W 1J8

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
<b>INCOME</b>									
4010-5000 Strata Fees - Apartments	11,677.58	11,677.62	-0.04	0.00	140,130.96	140,131.00	-0.04	0.00	140,131.00
4010-6000 Strata Fees - Townhome	25,405.83	25,405.87	-0.04	0.00	304,869.96	304,870.00	-0.04	0.00	304,870.00
<b>TOTAL</b>	<b>37,083.41</b>	<b>37,083.49</b>	<b>-0.08</b>	<b>0.00</b>	<b>445,000.92</b>	<b>445,001.00</b>	<b>-0.08</b>	<b>0.00</b>	<b>445,001.00</b>
4031-0000 Interest Income	3,972.64	0.00	3,972.64	0	43,232.00	0.00	43,232.00	0	0.00
4031-6000 Interest Income- Insur. L	452.67	0.00	452.67	0	5,432.04	0.00	5,432.04	0	0.00
<b>TOTAL</b>	<b>4,425.31</b>	<b>0.00</b>	<b>4,425.31</b>	<b>0</b>	<b>48,664.04</b>	<b>0.00</b>	<b>48,664.04</b>	<b>0</b>	<b>0.00</b>
<b>TOTAL INCOME</b>	<b>41,508.72</b>	<b>37,083.49</b>	<b>4,425.23</b>	<b>11.93</b>	<b>493,664.96</b>	<b>445,001.00</b>	<b>48,663.96</b>	<b>10.94</b>	<b>445,001.00</b>
6276-2018 Kensington Lobby/Parka	9,896.81	2,916.63	-6,980.18	-239.3	38,509.90	35,000.00	-3,509.90	-10.03	35,000.00
6277-2018 Mayfair Carpet Replace	21,884.32	3,333.37	-18,550.95	-556.5	21,884.32	40,000.00	18,115.68	45.29	40,000.00
6278-2018 Mayfair Hallway Painting	17,053.19	4,166.63	-12,886.56	-309.2	39,399.46	50,000.00	10,600.54	21.20	50,000.00
6280-2018 Mayfair-Heat Exchanger/	0.00	0.00	0.00	0	8,118.60	0.00	-8,118.60	0	0.00
<b>TOTAL EXPS. BEFORE UTILITIES</b>	<b>48,834.32</b>	<b>10,416.63</b>	<b>-38,417.69</b>	<b>-368.8</b>	<b>107,912.28</b>	<b>125,000.00</b>	<b>17,087.72</b>	<b>13.67</b>	<b>125,000.00</b>
<b>TOWNHOUSE EXPENSES</b>									
6342-2018 2018 Townhouse Envelo	15,587.83	6,666.63	-8,921.20	-133.8	83,882.07	80,000.00	-3,882.07	-4.85	80,000.00
6344-2018 Garage Doors	0.00	2,083.37	2,083.37	100.00	20,093.75	25,000.00	4,906.25	19.63	25,000.00
<b>TOTAL OPERATING EXPS. - T.H.</b>	<b>15,587.83</b>	<b>8,750.00</b>	<b>-6,837.83</b>	<b>-78.15</b>	<b>103,975.82</b>	<b>105,000.00</b>	<b>1,024.18</b>	<b>0.98</b>	<b>105,000.00</b>
<b>COMMON EXPENSES</b>									
<b>REPAIR &amp; MAINTENANCE- GENER</b>									
6510-2018 SouthSide Fence Replac	0.00	4,166.63	4,166.63	100.00	34,373.43	50,000.00	15,626.57	31.25	50,000.00
6511-2018 Landscaping Remediatio	0.00	2,833.37	2,833.37	100.00	32,445.00	34,000.00	1,555.00	4.57	34,000.00
6512-2018 Main Water Line Repair	0.00	0.00	0.00	0	24,844.19	0.00	-24,844.19	0	0.00
<b>TOTAL REPAIR &amp; MAINT.</b>	<b>0.00</b>	<b>7,000.00</b>	<b>7,000.00</b>	<b>100.00</b>	<b>91,662.62</b>	<b>84,000.00</b>	<b>-7,662.62</b>	<b>-9.12</b>	<b>84,000.00</b>
<b>RECREATION CENTRE - COMMON</b>									
6709-2018 Clubhouse Improvement	0.00	147.68	147.68	100.00	1,468.42	1,771.83	303.41	17.12	1,771.83
<b>TOTAL OPER. EXPS-REC. CENTRE</b>	<b>0.00</b>	<b>147.68</b>	<b>147.68</b>	<b>100.00</b>	<b>1,468.42</b>	<b>1,771.83</b>	<b>303.41</b>	<b>17.12</b>	<b>1,771.83</b>
<b>TOTAL COMMON EXPENSES</b>	<b>0.00</b>	<b>7,147.68</b>	<b>7,147.68</b>	<b>100.00</b>	<b>93,131.04</b>	<b>85,771.83</b>	<b>-7,359.21</b>	<b>-8.58</b>	<b>85,771.83</b>
<b>TOTAL EXPENSES</b>	<b>64,422.15</b>	<b>26,314.31</b>	<b>-38,107.84</b>	<b>-144.8</b>	<b>305,019.14</b>	<b>315,771.83</b>	<b>10,752.69</b>	<b>3.41</b>	<b>315,771.83</b>
<b>NET INCOME (LOSS)</b>	<b>-22,913.43</b>	<b>10,769.18</b>	<b>-33,682.61</b>	<b>-312.7</b>	<b>188,645.82</b>	<b>129,229.17</b>	<b>59,416.65</b>	<b>45.98</b>	<b>129,229.17</b>
<b>REVENUE UTILITIES</b>									
<b>UTILITY EXPENSES</b>									

**Balance Sheet (Accrual)**  
**CHELSEA - Operations - 02 - (lms1416)**  
**February 2019**

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**AS OF THE 12TH MONTH ENDING FEBRUARY 28, 2019**

Prepared For:  
Strata Plan LMS1416  
Surrey, BC  
  
Surrey, BC

Prepared By:  
Crossroads Management Ltd.  
#1001 - 7445 132nd Street, Surrey, BC V3W 1J8  
778-578-4445  
Surrey, BC V3W 1J8

**ASSETS**

1010-0000 Petty Cash	500.00
1013-0000 Bank Shares	5.00
1020-0000 Bank - Westminster - Chequing	79,812.51
1027-0000 Bank - Water Surcharge	74,436.22
1028-1300 Bank - Golf Tournament Funds	1,080.39
1029-0000 Bank - Apt Utilities	24,611.64
1030-0000 Bank - Exercise Room	1,167.54
1040-0000 Bank - Social Committee	5,083.75
1205-0000 Prepaid Expenses	5,075.99
1220-0000 Caretaker Suite	74,305.56
1300-0000 Accounts Receivable	<u>3,274.57</u>

**TOTAL ASSETS**

269,353.17

**LIABILITIES**

2010-0000 Accounts Payable	66,734.16
2017-0000 Social Committee Fund	5,083.75
2018-0000 Exercise Room	1,167.54
2019-0000 Golf Tournament Fund	1,080.39
2035-0000 Security Deposits	300.00
2170-0000 Vacation Payable	2,329.18
2250-0000 Pre-Paid Fees	<u>1,451.78</u>

**TOTAL LIABILITIES**

78,146.80

**OWNERS' EQUITY**

3499-0000 Owners' Equity/Caretaker Suite	74,305.56
3500-0000 Net Income - Prior Years	10,375.54
3510-0000 Net Income - Current Year	66,111.88
3510-2000 Net Income - Utilities	13,873.74
3510-3000 Net Income - Water & Sewer	<u>26,539.65</u>

**TOTAL OWNERS' EQUITY**

191,206.37

**TOTAL LIABILITIES AND EQUITY**

269,353.17

Date: MAR 19/19  
Accountant: [Signature]  
Property Manager: [Signature]

**Budget Comparison (Accrual)**  
**CHELSEA - Operations - 02 - (lms1416)**  
**February 2019**

**AS OF THE 12TH MONTH ENDING FEBRUARY 28, 2019**

Prepared For:  
 Strata Plan LMS1416  
 Surrey, BC  
  
 Surrey, BC

Prepared By:  
 Crossroads Management Ltd.  
 #1001 - 7445 132nd Street, Surrey, BC V3W 1J8  
 778-578-4445  
 Surrey, BC V3W 1J8

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
<b>INCOME</b>									
4010-0000 Strata Fees	42,495.45	42,495.25	0.20	0.00	509,945.40	509,943.00	2.40	0.00	509,943.00
4012-0000 CRF Strata Fees - Apart	-11,677.58	-11,677.62	0.04	0.00	-140,130.96	-140,131.00	0.04	0.00	-140,131.00
4015-0000 Parking & Scooter Parkin	370.00	141.63	228.37	161.24	4,260.00	1,700.00	2,560.00	150.59	1,700.00
4022-0000 Move in/out	0.00	66.63	-66.63	-100.0	1,000.00	800.00	200.00	25.00	800.00
4025-0000 Prior Year Surplus (Defici	2,851.63	2,851.63	0.00	0.00	34,220.00	34,220.00	0.00	0.00	34,220.00
<b>TOTAL</b>	<b>34,039.50</b>	<b>33,877.52</b>	<b>161.98</b>	<b>0.48</b>	<b>409,294.44</b>	<b>406,532.00</b>	<b>2,762.44</b>	<b>0.68</b>	<b>406,532.00</b>
4030-0000 Strata Fees	76,733.58	76,733.62	-0.04	0.00	920,802.96	920,803.00	-0.04	0.00	920,803.00
4032-0000 CRF Strata Fees - Town	-25,405.83	-25,405.87	0.04	0.00	-304,869.96	-304,870.00	0.04	0.00	-304,870.00
4037-0000 Prior Year Surplus	3,150.13	3,150.13	0.00	0.00	37,802.00	37,802.00	0.00	0.00	37,802.00
<b>TOTAL</b>	<b>54,477.88</b>	<b>54,477.88</b>	<b>0.00</b>	<b>0.00</b>	<b>653,735.00</b>	<b>653,735.00</b>	<b>0.00</b>	<b>0.00</b>	<b>653,735.00</b>
<b>OTHER</b>									
4040-0000 Rental - Fireside Lounge	100.00	83.37	16.63	19.95	1,525.00	1,000.00	525.00	52.50	1,000.00
4045-0000 Rental - Caretaker Suite	600.00	600.00	0.00	0.00	7,200.00	7,200.00	0.00	0.00	7,200.00
4050-0000 Rental - Guest Suites	720.00	733.37	-13.37	-1.82	9,840.00	8,800.00	1,040.00	11.82	8,800.00
4055-0000 R.V. Parking	570.00	650.00	-80.00	-12.31	7,340.00	7,800.00	-460.00	-5.90	7,800.00
4061-0000 Bylaw Fines	0.00	0.00	0.00	0	300.00	0.00	300.00	0	0.00
4062-0000 Dish and Cutlery Rental	0.00	0.00	0.00	0	225.00	0.00	225.00	0	0.00
4065-0000 Interest Income	218.32	100.00	118.32	118.32	2,668.85	1,200.00	1,468.85	122.40	1,200.00
4066-0000 Remote Control Sale	280.00	125.00	155.00	124.00	2,935.00	1,500.00	1,435.00	95.67	1,500.00
4084-0000 Keys	0.00	0.00	0.00	0	30.00	0.00	30.00	0	0.00
<b>TOTAL OTHER</b>	<b>2,488.32</b>	<b>2,291.74</b>	<b>196.58</b>	<b>8.58</b>	<b>32,063.85</b>	<b>27,500.00</b>	<b>4,563.85</b>	<b>16.60</b>	<b>27,500.00</b>
<b>TOTAL INCOME</b>	<b>91,005.70</b>	<b>90,647.14</b>	<b>358.56</b>	<b>0.40</b>	<b>1,095,093.29</b>	<b>1,087,767.00</b>	<b>7,326.29</b>	<b>0.67</b>	<b>1,087,767.00</b>
<b>TOTAL EXPS. BEFORE UTILITIES</b>									
6030-0000 Apt Janitor/Contract Serv	1,250.00	1,513.00	263.00	17.38	15,000.00	18,156.00	3,156.00	17.38	18,156.00
6208-0000 Building Maint. - Apartme	1,099.82	3,633.13	2,533.31	69.73	39,103.35	43,598.00	4,494.65	10.31	43,598.00
6215-0000 Equipment Maint.-Apart	4,339.80	4,080.13	-259.67	-6.36	46,371.03	48,962.00	2,590.97	5.29	48,962.00
6268-0050 Elevator Maint. - Apartm	1,259.73	1,291.63	31.90	2.47	15,401.32	15,500.00	98.68	0.64	15,500.00
6275-0000 Gate & Door Maint. - Apa	175.38	609.12	433.74	71.21	4,778.92	7,309.00	2,530.08	34.62	7,309.00
6279-0000 Garbage Pick-up - Apts.	1,642.32	1,878.62	236.30	12.58	20,687.04	22,543.00	1,855.96	8.23	22,543.00
<b>TOTAL EXPS. BEFORE UTILITIES</b>	<b>9,767.05</b>	<b>13,005.63</b>	<b>3,238.58</b>	<b>24.90</b>	<b>141,341.66</b>	<b>156,068.00</b>	<b>14,726.34</b>	<b>9.44</b>	<b>156,068.00</b>
<b>TOWNHOUSE EXPENSES</b>									
6315-0000 Building Maint. - Townho	2,010.27	4,583.37	2,573.10	56.14	49,220.17	55,000.00	5,779.83	10.51	55,000.00
6320-0000 Garbage Pick-up - Town	1,969.52	3,541.63	1,572.11	44.39	44,400.28	42,500.00	-1,900.28	-4.47	42,500.00
6350-0000 Garbage Recycling - Tow	2,257.07	943.50	-1,313.57	-139.2	7,641.60	11,322.00	3,680.40	32.51	11,322.00
<b>TOTAL OPERATING EXPS. - T.H.</b>	<b>6,236.86</b>	<b>9,068.50</b>	<b>2,831.64</b>	<b>31.23</b>	<b>101,262.05</b>	<b>108,822.00</b>	<b>7,559.95</b>	<b>6.95</b>	<b>108,822.00</b>
<b>COMMON EXPENSES</b>									
<b>LANDSCAPING &amp; GROUNDS</b>									
6415-0000 Landscape Contract	11,025.00	11,213.38	188.38	1.68	132,300.00	134,561.00	2,261.00	1.68	134,561.00
6425-0000 Drainage Repair & Maint	0.00	1,250.00	1,250.00	100.00	5,880.00	15,000.00	9,120.00	60.80	15,000.00
6435-0000 Plant Replacement & Im	0.00	3,083.37	3,083.37	100.00	17,870.78	37,000.00	19,129.22	51.70	37,000.00
6440-0000 Irrigation System	0.00	250.00	250.00	100.00	1,586.52	3,000.00	1,413.48	47.12	3,000.00
6455-0000 Snow Removal	9,404.82	833.37	-8,571.45	-1,028	11,212.32	10,000.00	-1,212.32	-12.12	10,000.00
<b>TOTAL LANDS. &amp; GROUNDS</b>	<b>20,429.82</b>	<b>16,630.12</b>	<b>-3,799.70</b>	<b>-22.85</b>	<b>168,849.62</b>	<b>199,561.00</b>	<b>30,711.38</b>	<b>15.39</b>	<b>199,561.00</b>
<b>REPAIR &amp; MAINTENANCE- GENER</b>									
6510-0000 Repair & Maintenance	225.00	2,250.00	2,025.00	90.00	20,383.05	27,000.00	6,616.95	24.51	27,000.00
6515-0000 Equipment Rep. & Maint.	75.00	1,500.00	1,425.00	95.00	17,859.14	18,000.00	140.86	0.78	18,000.00
6520-0000 Supplies Equipment - Co	75.19	333.37	258.18	77.45	8,146.42	4,000.00	-4,146.42	-103.6	4,000.00
6525-0000 Supplies Maintenance-C	12.82	166.63	153.81	92.31	1,162.01	2,000.00	837.99	41.90	2,000.00
6530-0000 Supplies Cleaning - Com	0.00	83.37	83.37	100.00	236.59	1,000.00	763.41	76.34	1,000.00
6535-0000 Enterphone and Security	176.93	83.37	-93.56	-112.2	3,322.59	1,000.00	-2,322.59	-232.2	1,000.00
6560-0000 Gate Repair & Maint. - C	508.79	383.37	-125.42	-32.72	3,142.92	4,600.00	1,457.08	31.68	4,600.00
6565-0000 Pest Control - Common	336.85	583.37	246.52	42.26	4,694.51	7,000.00	2,305.49	32.94	7,000.00
<b>TOTAL REPAIR &amp; MAINT.</b>	<b>1,410.58</b>	<b>5,383.48</b>	<b>3,972.90</b>	<b>73.80</b>	<b>58,947.23</b>	<b>64,600.00</b>	<b>5,652.77</b>	<b>8.75</b>	<b>64,600.00</b>

**Budget Comparison (Accrual)**  
**CHELSEA - Operations - 02 - (lms1416)**  
**February 2019**

**AS OF THE 12TH MONTH ENDING FEBRUARY 28, 2019**

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
<b>UTILITIES</b>									
6576-0000 Electricity - Common	967.99	150.00	-817.99	-545.3	2,787.99	1,800.00	-987.99	-54.89	1,800.00
6577-0000 Electricity Ponds - Com	308.25	458.37	150.12	32.75	4,220.25	5,500.00	1,279.75	23.27	5,500.00
6580-0000 Electricity Stream - Com	747.65	708.37	-39.28	-5.55	7,701.65	8,500.00	798.35	9.39	8,500.00
6595-0000 Telephone Caretaker	67.20	83.37	16.17	19.40	806.40	1,000.00	193.60	19.36	1,000.00
<b>TOTAL UTILITIES</b>	<b>2,091.09</b>	<b>1,400.11</b>	<b>-690.98</b>	<b>-49.35</b>	<b>15,516.29</b>	<b>16,800.00</b>	<b>1,283.71</b>	<b>7.64</b>	<b>16,800.00</b>
<b>RV LOT EXPENSES</b>									
6640-0000 Repair & Maintenance -	0.00	83.37	83.37	100.00	1,567.21	1,000.00	-567.21	-56.72	1,000.00
6690-0000 Electricity - RV Lot	102.19	83.37	-18.82	-22.57	795.19	1,000.00	204.81	20.48	1,000.00
<b>TOTAL OPERATING EXPS-RV LOT</b>	<b>102.19</b>	<b>166.74</b>	<b>64.55</b>	<b>38.71</b>	<b>2,362.40</b>	<b>2,000.00</b>	<b>-362.40</b>	<b>-18.12</b>	<b>2,000.00</b>
<b>RECREATION CENTRE - COMMON</b>									
6710-0000 Bldg Repair & Maint-Rec	-0.04	750.00	750.04	100.01	13,333.00	9,000.00	-4,333.00	-48.14	9,000.00
6712-0000 Equip. Rep. & Maint.-Clu	629.68	1,250.00	620.32	49.63	15,156.09	15,000.00	-156.09	-1.04	15,000.00
6715-0000 Lock Up Costs - Rec. Ce	120.00	166.63	46.63	27.98	2,100.00	2,000.00	-100.00	-5.00	2,000.00
6720-0000 Guest Suites Telephone-	50.70	275.00	224.30	81.56	2,653.32	3,300.00	646.68	19.60	3,300.00
6725-0000 Exercise Equip R & M-R	0.00	291.63	291.63	100.00	2,861.98	3,500.00	638.02	18.23	3,500.00
6730-0000 Workshop R & M-Rec. C	0.00	125.00	125.00	100.00	2,027.37	1,500.00	-527.37	-35.16	1,500.00
6735-0000 Pool Repair & Maint.-Re	0.00	666.63	666.63	100.00	8,480.47	8,000.00	-480.47	-6.01	8,000.00
6740-0000 Pool Supplies & Chemic	10.41	333.37	322.96	96.88	2,842.41	4,000.00	1,157.59	28.94	4,000.00
6750-0000 Cleaning Supplies-Rec.	568.78	191.63	-377.15	-196.8	2,350.95	2,300.00	-50.95	-2.22	2,300.00
6755-0000 Window & Carpet Cleani	0.00	58.37	58.37	100.00	5,659.50	700.00	-4,959.50	-708.5	700.00
6764-0000 Electricity - Rec. Centre	3,195.36	1,750.00	-1,445.36	-82.59	21,789.36	21,000.00	-789.36	-3.76	21,000.00
6765-0000 Gas - Rec. Centre	1,435.89	1,108.37	-327.52	-29.55	10,347.44	13,300.00	2,952.56	22.20	13,300.00
<b>TOTAL OPER. EXPS-REC. CENTRE</b>	<b>6,010.78</b>	<b>6,966.63</b>	<b>955.85</b>	<b>13.72</b>	<b>89,601.89</b>	<b>83,600.00</b>	<b>-6,001.89</b>	<b>-7.18</b>	<b>83,600.00</b>
<b>SALARIES &amp; BENEFITS</b>									
6820-0000 Caretaker Salary and Be	4,605.55	5,000.00	394.45	7.89	58,110.08	60,000.00	1,889.92	3.15	60,000.00
6830-0000 Caretaker Assistant Wag	1,458.34	1,416.63	-41.71	-2.94	16,715.66	17,000.00	284.34	1.67	17,000.00
6865-0000 R. C. Janitor Wages and	1,821.75	1,583.37	-238.38	-15.06	21,098.65	19,000.00	-2,098.65	-11.05	19,000.00
6875-0000 Payroll Costs	891.24	458.37	-432.87	-94.44	8,836.80	5,500.00	-3,336.80	-60.67	5,500.00
6890-0000 Workers Compensation	0.00	125.00	125.00	100.00	1,145.35	1,500.00	354.65	23.64	1,500.00
<b>TOTAL SALARIES &amp; PAYROLL COS</b>	<b>8,776.88</b>	<b>8,583.37</b>	<b>-193.51</b>	<b>-2.25</b>	<b>105,906.54</b>	<b>103,000.00</b>	<b>-2,906.54</b>	<b>-2.82</b>	<b>103,000.00</b>
<b>OFFICE EXPENSES</b>									
6910-0000 Equipment Rep. & Maint.	0.00	33.37	33.37	100.00	68.43	400.00	331.57	82.89	400.00
6915-0000 Supplies	9.25	83.37	74.12	88.90	916.42	1,000.00	83.58	8.36	1,000.00
6920-0000 Telephone & Cable - Offi	423.15	450.00	26.85	5.97	4,743.24	5,400.00	656.76	12.16	5,400.00
6950-0000 Miscellaneous Exp. - Offi	0.00	8.37	8.37	100.00	0.00	100.00	100.00	100.00	100.00
<b>TOTAL OFFICE EXPENSES</b>	<b>432.40</b>	<b>575.11</b>	<b>142.71</b>	<b>24.81</b>	<b>5,728.09</b>	<b>6,900.00</b>	<b>1,171.91</b>	<b>16.98</b>	<b>6,900.00</b>
<b>ADMINISTRATION</b>									
6965-0000 Audit - Admin.	0.00	166.63	166.63	100.00	0.00	2,000.00	2,000.00	100.00	2,000.00
6970-0000 AGM Expenses - Admin.	0.00	416.63	416.63	100.00	3,348.96	5,000.00	1,651.04	33.02	5,000.00
6975-0000 Council Expenses - Admi	0.00	241.63	241.63	100.00	2,725.37	2,900.00	174.63	6.02	2,900.00
6980-0000 Legal Expenses	0.00	250.00	250.00	100.00	110.53	3,000.00	2,889.47	96.32	3,000.00
6984-0000 Postage and Printing	1,873.85	1,666.63	-207.22	-12.43	16,599.85	20,000.00	3,400.15	17.00	20,000.00
6985-0000 Insurance Appraisal	0.00	0.00	0.00	0	971.25	0.00	-971.25	0	0.00
6990-0000 Insurance Premiums	17,132.50	17,245.63	113.13	0.66	206,948.00	206,948.00	0.00	0.00	206,948.00
6992-0000 Insurance Carrying Char	452.67	452.63	-0.04	-0.01	5,432.04	5,432.00	-0.04	0.00	5,432.00
7000-0000 Management Fees	5,673.83	5,673.87	0.04	0.00	68,085.96	68,086.00	0.04	0.00	68,086.00
7010-0000 Property Taxes - Admin.	0.00	41.63	41.63	100.00	323.00	500.00	177.00	35.40	500.00
7020-0000 Security - Admin.	6,308.28	2,583.37	-3,724.91	-144.1	33,748.93	31,000.00	-2,748.93	-8.87	31,000.00
7025-0000 Bank Charges	10.00	12.50	2.50	20.00	120.00	150.00	30.00	20.00	150.00
7030-0000 Strata Web Site	39.97	75.00	35.03	46.71	809.99	900.00	90.01	10.00	900.00
7050-0000 Miscellaneous	-0.64	25.00	25.64	102.56	65.36	300.00	234.64	78.21	300.00
7051-0000 Statutory Financial Revie	0.00	16.63	16.63	100.00	176.40	200.00	23.60	11.80	200.00
<b>TOTAL ADMINISTRATION EXPENSE</b>	<b>31,490.46</b>	<b>28,867.78</b>	<b>-2,622.68</b>	<b>-9.09</b>	<b>339,465.64</b>	<b>346,416.00</b>	<b>6,950.36</b>	<b>2.01</b>	<b>346,416.00</b>
<b>TOTAL COMMON EXPENSES</b>	<b>70,744.20</b>	<b>68,573.34</b>	<b>-2,170.86</b>	<b>-3.17</b>	<b>786,377.70</b>	<b>822,877.00</b>	<b>36,499.30</b>	<b>4.44</b>	<b>822,877.00</b>
<b>TOTAL EXPENSES</b>	<b>86,748.11</b>	<b>90,647.47</b>	<b>3,899.36</b>	<b>4.30</b>	<b>1,028,981.41</b>	<b>1,087,767.00</b>	<b>58,785.59</b>	<b>5.40</b>	<b>1,087,767.00</b>
<b>NET INCOME (LOSS)</b>	<b>4,257.59</b>	<b>-0.33</b>	<b>4,257.92</b>	<b>1,290,</b>	<b>66,111.88</b>	<b>0.00</b>	<b>66,111.88</b>	<b>0</b>	<b>0.00</b>
<b>REVENUE UTILITIES</b>									
Revenue - Apartment Utilities									

**Budget Comparison (Accrual)**  
**CHELSEA - Operations - 02 - (lms1416)**  
**February 2019**

**AS OF THE 12TH MONTH ENDING FEBRUARY 28, 2019**

	<u>MTD Actual</u>	<u>MTD Budget</u>	<u>\$ Var.</u>	<u>% Var.</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>\$ Var.</u>	<u>% Var.</u>	<u>Annual</u>
9260-0000 Utilities Income - Apts.	10,043.17	10,043.13	0.04	0.00	120,518.04	120,518.00	0.04	0.00	120,518.00
9262-0000 Utilities Interest Income	52.37	0.00	52.37	0	676.62	0.00	676.62	0	0.00
9264-0000 Prior Year Surplus (Defici	0.00	0.00	0.00	0	17,373.02	17,373.00	0.02	0.00	17,373.00
<b>Total Apartment Utilities</b>	<b>10,095.54</b>	<b>10,043.13</b>	<b>52.41</b>	<b>0.52</b>	<b>138,567.68</b>	<b>137,891.00</b>	<b>676.68</b>	<b>0.49</b>	<b>137,891.00</b>
<b>UTILITY EXPENSES</b>									
<b>Gas</b>									
9360-0000 Electricity Kens & Mayfai	2,140.34	2,849.88	709.54	24.90	27,561.34	34,199.00	6,637.66	19.41	34,199.00
9365-0000 Electricity Windsor	2,489.73	1,836.12	-653.61	-35.60	17,482.73	22,033.00	4,550.27	20.65	22,033.00
<b>Total Electricity - Apart.</b>	<b>4,630.07</b>	<b>4,686.00</b>	<b>55.93</b>	<b>1.19</b>	<b>45,044.07</b>	<b>56,232.00</b>	<b>11,187.93</b>	<b>19.90</b>	<b>56,232.00</b>
<b>Gas - Apartments</b>									
9410-0000 Gas - Mayfair	2,389.39	1,664.75	-724.64	-43.53	18,772.78	19,977.00	1,204.22	6.03	19,977.00
9420-0000 Gas - Kensington	3,892.86	2,377.50	-1,515.36	-63.74	29,534.70	28,530.00	-1,004.70	-3.52	28,530.00
9430-0000 Gas - Windsor	4,456.35	2,762.63	-1,693.72	-61.31	31,342.39	33,152.00	1,809.61	5.46	33,152.00
<b>Total Gas - Apartment</b>	<b>10,738.60</b>	<b>6,804.88</b>	<b>-3,933.72</b>	<b>-57.81</b>	<b>79,649.87</b>	<b>81,659.00</b>	<b>2,009.13</b>	<b>2.46</b>	<b>81,659.00</b>
<b>TOTAL UTILITIES - APARTMENT</b>	<b>15,368.67</b>	<b>11,490.88</b>	<b>-3,877.79</b>	<b>-33.75</b>	<b>124,693.94</b>	<b>137,891.00</b>	<b>13,197.06</b>	<b>9.57</b>	<b>137,891.00</b>
<b>NET INCOME (LOSS) UTILITIES</b>	<b>-5,273.13</b>	<b>-1,447.75</b>	<b>-3,825.38</b>	<b>-264.2</b>	<b>13,873.74</b>	<b>0.00</b>	<b>13,873.74</b>	<b>0</b>	<b>0.00</b>
<b>REVENUE - WATER INCOME</b>									
9650-0000 Water - Apartments	5,521.58	5,521.62	-0.04	0.00	66,258.96	66,259.00	-0.04	0.00	66,259.00
9700-0000 Water - Townhouses	8,075.33	8,075.37	-0.04	0.00	96,903.96	96,904.00	-0.04	0.00	96,904.00
9725-0000 Water - Interest Income	139.64	0.00	139.64	0	1,451.98	0.00	1,451.98	0	0.00
9745-0000 Prior Year Surplus (Defici	0.00	0.00	0.00	0	14,671.68	14,672.00	-0.32	0.00	14,672.00
<b>TOTAL WATER INCOME</b>	<b>13,736.55</b>	<b>13,596.99</b>	<b>139.56</b>	<b>1.03</b>	<b>179,286.58</b>	<b>177,835.00</b>	<b>1,451.58</b>	<b>0.82</b>	<b>177,835.00</b>
<b>WATER EXPENSE</b>									
9850-0000 Water Usage	3,437.83	14,819.62	11,381.79	76.80	152,746.93	177,835.00	25,088.07	14.11	177,835.00
<b>TOTAL WATER</b>	<b>3,437.83</b>	<b>14,819.62</b>	<b>11,381.79</b>	<b>76.80</b>	<b>152,746.93</b>	<b>177,835.00</b>	<b>25,088.07</b>	<b>14.11</b>	<b>177,835.00</b>
<b>NET INCOME (LOSS) WATER</b>	<b>10,298.72</b>	<b>-1,222.63</b>	<b>11,521.35</b>	<b>942.34</b>	<b>26,539.65</b>	<b>0.00</b>	<b>26,539.65</b>	<b>0</b>	<b>0.00</b>

## Synopsis – Chelsea’s Social Committee Meeting March 13<sup>th</sup>, 2019

The next edition of our Newsletter will be delivered door to door on Monday, April 1<sup>st</sup>. Editor Carole Lazar says she has run out of space for all the events to be covered in the Newsletter. Carole proposes that the residents look on our website for more additional coverage plus photos of the events. A prize of \$10.00 will be awarded to the first resident who spots the difference between the delivered Newsletter and the articles appearing on ChelseaToday.

Recent events were successful: The “flower power” sixties themed party on Friday, Feb. 8<sup>th</sup> had residents dancing to the great music supplied. All enjoyed trying to guess the person in the photograph of residents of themselves taken during the 1960’s. A ‘doobie’ rolling contest provided lots of laughter.

Italian Dinner Night held on Saturday, March 25<sup>th</sup> was a sell-out. Everyone enjoyed the appetizers provided plus the lasagna and dessert.

Shrove Tuesday dinner held on March 5<sup>th</sup> was also well attended. Resident Tim Majors plus two other members from the Lions Club prepared two types of pancakes plus cooking the sausages on the BBQ for us.

Plans were discussed for the upcoming St. Patrick’s Day dinner to be held on Friday, March 15<sup>th</sup>. Irish Stew, biscuits and cookies are on the menu. There will be live Irish music played by our resident musicians, plus a sing-a-long.

On Friday April 12<sup>th</sup> at the extended pub, a “Name That Tune” contest is planned featuring resident Jack De Vries playing the piano.

Volunteer Appreciation Day is on the calendar for Sunday, April 14<sup>th</sup> in the fireside room 2:00 to 4:00 p.m. Signup sheets will be on the bulletin board by the fireside room (volunteers to sign up as well if their spouse is attending).

Hymn Sing is planned for Sunday, May 5<sup>th</sup> also in the fireside room.

### **New Ticket Sale Rules (amending the motion of November 7<sup>th</sup>, 2012:**

#### **Tickets to all events sponsored by the Social Committee shall be sold:**

- **Only during advertised hours**
- **On a first come first served basis**

- **Based on an entitlement of two-tickets per unit, or 1 ticket per resident living in a unit, whichever is greater**

**A resident or homeowner may pick up tickets for another resident or homeowner provided that the total being purchased by one individual does not exceed four tickets.**

**If tickets are still available in the last half hour of the final day of sales, any resident or homeowner may purchase extra tickets for guests, subject to the above limits per unit.**

The above motion in bold type was passed by the Social Committee at their monthly meeting on Wednesday, March 13<sup>th</sup>, 2019.

Further information can be read in depth on our website **Chelsea.org**



# April Events Calendar



Sun	Mon	Tue	Wed	Thu	Fri	Sat		
14 Volunteer Appreciation Day 2:00-4:00 pm 	1 Arts & Crafts 1-4 pm Canasta 6:45 pm Ladies' Snooker 7pm	2 Bridge 6:30 pm Poker Pool 7 pm Bible Study 7:30 pm	3 Coffee 9:45 am Whist 7 pm Poker 7 pm	4 Dance 4:45 - 6:45pm Euchre 7 pm Bridge 6:45 pm	5 Pub Night 5:00 - 7:00pm	6 Pub Night 5:00 - 7:00pm		
7	8 Arts & Crafts 1-4 pm Canasta 6:45 pm Ladies' Snooker 7pm	9 Bridge 6:30 pm Poker Pool 7 pm Bible Study 7:30 pm	10 Coffee 9:45 am Whist 7 pm Poker 7 pm	11 Dance 4:45 - 6:45pm Euchre 7 pm Bridge 6:45 pm	12  Pub Night Bar opens 4:30pm with Jack DeVries On Piano	13		
14 Volunteer Appreciation Day 2:00-4:00 pm 	15 Arts & Crafts 1-4 pm Canasta 6:45 pm Ladies' Snooker 7pm	16 Bridge 6:30 pm Poker Pool 7 pm Bible Study 7:30 pm Emerg. Prep 9:30 am	17 Coffee 9:45 am Whist 7 pm Poker 7 pm	18 Dance 4:45 - 6:45pm Euchre 7 pm Bridge 6:45 pm Ladies Lunch 11:45	19 Pub Night 5:00 - 7:00pm Sing-Along 5:30	20		
21 Movie Night 7:00 pm 	22 Arts & Crafts 1-4 pm Canasta 6:45 pm Ladies' Snooker 7pm	23 Bridge 6:30 pm Poker Pool 7 pm Bible Study 7:30 pm	24 Coffee 9:45 am Whist 7 pm Poker 7 pm	25 Dance 4:45 - 6:45pm Euchre 7 pm Bridge 6:45 pm	26 Pub Night 5:00 - 7:00pm	27		
28	29 Arts & Crafts 1-4 pm Canasta 6:45 pm Ladies' Snooker 7pm	30 Bridge 6:30 pm Poker Pool 7 pm Bible Study 7:30 pm	<b>SPECIAL EVENTS</b> April 14th — Volunteer Appreciation 2 pm April 18th — Ladies Lunch 11:45 April 19th — Cash Bar Pub Night with Jack DeVries on Piano, Bar opens at 4:30  See Lobby TV, Chelsea Blog or Posters for more information				<b>EXERCISES in the Fireside Room</b> 9:00 am Monday & Thursday - Weights and Bands 9:00 am Tuesday & Friday - Osteo 9:30 am Monday & Thursday - Walk Away the Pounds	