

CHELSEA GARDENS - LMS 1416

www.chelseatoday.org E-Mail: ross@crpm.ca or chelseacouncil@crpm.ca

COUNCIL MEETING MINUTES – TUESDAY, MAY 21, 2019 1:00 PM CLUBHOUSE LIBRARY

STRATA COUNCIL - 2019/2020

PRESIDENT

Zenon Jalbert – TH-202

VICE-PRESIDENT

Murray Hill – K406

SECRETARY

Anita Thompson – W325

TREASURER

Victor Monasch- T153

COUNCIL MEMBERS AT LARGE

Ashley Orton – T243

Norm Reid – T302

Bill Zemianski – T329

COMMITTEE ASSIGNMENTS

Zenon – Executive, Bring Forward, Website

Murray – Townhouses, Irrigation

Bill – Social Liaison, RV Liaison, Bylaws

Anita – Clubhouse, Finance, Executive

Victor – Executive Committee

Ashley – Landscaping, Security, Volunteers, Ponds
and Fountains

Norm – Apartments

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

Bogdan – bogdan@crpm.ca

CROSSROADS MANAGEMENT LTD.

1001- 7445 132ND 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

Ashley Orton

Murray Hill

Zenon Jalbert

Norm Reid

REGRETS

Bill Zemianski

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) HEARING

An Owner attended for a hearing in regards to a letter sent previously. Council listened to the Owner’s comments and thanked them for coming. The Council discussed the situation and instructed the Strata Manager to seek further advice regarding our options. It was **MOVED** and **SECONDED** to impose a fine of \$200.00 for the bylaw infraction under discussion and to send a letter regarding a recent incident where bylaw #3 was apparently breached along with damage to common property. **CARRIED**

(3) ADOPTION OF PREVIOUS MINUTES

It was **MOVED** and **SECONDED** to adopt the minutes of the May 3, 2019 with the correction that the meeting was called to order at 9:00 AM not 9:00 PM. **CARRIED**

(4) Caretaker Report May 2019

I guess we should start out with the pool and rules. This is a reminder that persons under 19 are allowed in the pool accompanied with a resident between 11am – 2pm and again 5-6 pm excluding Fridays. Showers are a must to keep the side of the pool clean. The hot tub rules do not allow anyone under the age of 19 to use the hot tub. The long weekend we had someone that

thought it would be fun to have a bubble bath and as a result the tub was closed for several days and had to be drained a filled on Tuesday. resulting in a lot of needless extra work and cost.

Trotter recently completed the improvements to the water system in the Mayfair and Windsor and water pressure has been adjusted.

We do have repairs ready to be carried out for cracks in the concrete envelope of the condo parkade to avoid calcium dripping on the vehicles.

City Fire completed their inspections and we do have improvements to our emergency lighting system underway starting with led lights, battery replacement etc.

Ants are an ongoing problem and if you find that the ant bait, home defense, or borax is not working please let me know and Atlas will be called to come and do a chemical spray around the unit and inside.

The fish pond is ready for some upgrades and will be discussed in council and if all goes according to plans the fish pond should be a thing of beauty.

Pressure washer is still available if you need to clean your walkways and driveways. Just a reminder that pressure washers are not allowed on condo decks.

I have been asked about patio extensions. Please put the request in writing and a plan of what you would like to do.

When we had our power outage we learned many lessons and have put together a kit to speed up the process getting apartment gates up and open to enable vehicle access.

June 15th is the day for trash and treasure and one week prior with gates closed June 8th there will be an opportunity to sell some of your treasures with a Chelsea only garage sale. Please make sure that the junk that is going to be going to garbage follows the outline from AJM Disposal. If you have items that you would like to take to the recycle depot the City of Surrey's yard can be found at 64th Ave. and 146th St.

Have a great month
John

(5) FINANCIAL REPORT

The Treasurer reviewed the Financial Statements for the month of March 31, 2019 and April 30, 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.

A GIC is maturing on May 23, 2019. It was **MOVED** and **SECONDED** to invest the maturing GIC as follows:

- \$300,000 maturing on May 23, 2019 will be reinvested into a 12 month fixed at a 2.452% interest level.
- On June 21, 2019, \$350,000 will be invested into a 12 month fixed.

- On July 13, 2019, \$100,000 will be invested into a 12 month fixed GIC and an additional \$200,000 will be added to that GIC.

CARRIED

(6) BUSINESS ARISING FROM THE MINUTES

- a. **Peeling Paint for Townhouse and Apartment Pillars** – It was **MOVED** and **SECONDED** to have NOVA Painting schedule this work. **CARRIED**
- b. **Quote for Fob System** – Council members Victor, Ashley and Zenon have been working to rationalize, document and improve the fob system. Over the past few months, these improvements have saved the Strata Corporation money from three service calls. A quote was provided to further this improvement which consisted of a full sine wave inverter/charger, a spill proof non off gassing battery and some miscellaneous hardware. Another quote was provided to create a local area network connecting the fob system which will eventually eliminate the costly phone lines associated with them. This cost is currently \$450.00 per month. After discussion, it was **MOVED** and **SECONDED** to approve the expenses associated for one trial for both options. **CARRIED**
- c. **Fish Pond Maintenance** – A budget was developed by members of Council to improve the fish pond. The issues that the fish pond is currently experiencing is algae growth and failure of the pond lights. It was **MOVED** and **SECONDED** to approve the quote for \$1,562.40 plus taxes to improve the fish pond. **CARRIED**
- d. **Accessibility Rick Hansen** – We are still waiting for grant approval.
- e. **Parking Garage Line Painting** – A quotation provided by Image Painting and Restoration LTD. to paint the parkade under the three apartments was reviewed by Council and it was **MOVED** and **SECONDED** to approve the quote as presented. Owners will be notified once a date has been scheduled for the work in order to give adequate notice to move the vehicles out of the parkade. **CARRIED**
- f. **Chelsea Golf Tournament** – See attached flyer for this great event.
- g. **Trash and Treasure Day/Garage Sale** – It was **MOVED** and **SECONDED** and **CARRIED** to have trash and treasure day one week following a newly scheduled garage sale. The garage sale is scheduled for June 8th between 9AM – 2PM. During these hours, the gates will be closed, but owners can buzz visitors in. Trash and Treasure Day (see attached notice) will be on the following weekend for the items that you cannot sell.
- h. **City of Surrey Pop-up Junk days** – If you cannot dispose of certain items or still have unwanted junk after the garage sale and Trash or Treasurer Day, the City of Surrey has several Pop-up junk days where you can take these items for free. You will need to have identification to prove you are a Surrey resident and the details are:

Location: Surrey Operations Centre Parking Lots, 6651 148 St

Dates & Times: Sunday, July 7, 2019 - 10am-4pm and Sunday, August 11, 2019 - 10am-4pm

To gain entry, you must present a valid government issued identification that proves you are a Surrey resident.

Vehicle Requirements

City of Surrey residents can bring up to a pick-up load of materials (one-ton maximum size). Please limit 1 trip per household for 1 ton trucks. Please do not bring commercial vehicles. No trailers with hydraulic lifts and/or larger than 8 ft. long

Pre-sort your items

Speed up the process by pre-sorting your items. The drop-off areas in sequence will be as follows: recycling, renovation/furniture and donations/reusable. Ensure your items are accepted. See below.

Accepted Items

Drop off any of the following accepted items:

- *Furniture & Mattresses: Couches, chairs, mattresses, and other household furniture*
- *Electronics: Computers, TV's, batteries, and other household electronics*
- *Small Appliances: vacuums, scales, countertop appliances, hair dryers, fans, irons, power tools, sewing machines, typewriters, exercise equipment*
- *Large Appliances and Scrap Metal: Fridges, freezers, washers, dryers, and other household appliances, scrap metal and bicycles*
- *Household Renovation Waste: sinks, toilets, wood. Please keep clean wood separate from dirty/waste wood.*
- *Other Household Items: Styrofoam, mixed paper (including cardboard), mixed plastic (toys, household items, garden furniture, etc), metal food containers, glass jars, infant car seats; tires (only tires without rims will be accepted)*
- *Lighting Products: light bulbs and tubes, lighting fixtures, lighting ballasts and transformers*

Items for Donation

You can also donate any reusable items that are in good condition at the event. Salvation Army and Diabetes Canada will be gathering the following items for donation:

- *Gently used clothing*
- *Clothing accessories (shoes, purses, hats, etc.)*
- *Used sports or recreational equipment*
- *Small electrical appliances*

- *House wares (dishes, cutlery, cookware)*
- *Tools*
- *Decor items*

Please do not bring large items, such as furniture, for donation.

Unaccepted items

We will not accept commercial waste and we will not accept waste from commercial vehicles. Vehicles containing drywall, and/or vehicles that do not comply with other event requirements, will be turned away.

- *Hazardous Construction Waste: No asbestos containing materials, drywall, plaster, joint compound, vinyl flooring, ceiling tiles, vermiculite, old chimney bricks, explosives, or ammunition.*
- *Commercial Waste: No dirt, rocks, sand, roofing materials, drywall, concrete, bricks, asbestos containing materials, or unidentified waste from commercial properties*
- *Hazardous Household Waste: No paint, solvents, flammable liquids, gasoline, propane tanks, helium tanks, or pesticides*
- *Other Unaccepted Items: No animal waste, animal carcasses, car parts (tires are accepted), lead-acid batteries, large tree stumps, or hot tubs.*

- i. **Power Outage Plan** – During the previous power outage, it was noted that some of the essential functions in the apartments were problematic. Furthermore, the emergency lights did not last as long as expected. The Strata Council is working on improvements.
- j. **Fish Pond** – Ashley Orton is taking on the role of directing the fish pond activities and Council wishes to thank Bob Hurley who carried out this role for many years.
- k. **Clubhouse Washroom Lighting** – Upgrades to the washrooms and office completed.
- l. **MUA Replacement** – A consultant will be developing the specifications and coordinating the bids for this spending resolution. Owners should be aware that this is a lengthy process as is the actual building of the make-up air units as they do not come “off the shelf”.

(7) CORRESPONDENCE

- An owner request for the removal of a Linden tree and replacement of mossy grass with river rock will be assessed by Ashley and the landscaper.
- A complaint was received about noise and profanity from a visitor and the Council directed CrossRoads to send yet another letter to the unit owner.
- Council received notification of some unauthorized alterations to an apartment balcony area and

directed CrossRoads to contact the unit owner with the requirement to remove the alteration.

- There continue to be townhouse owners who are not complying with the new bylaw that requires a secure lid on their recycling bin. The lid can be as simple as a piece of plywood held in place by a brick....anything to keep out rodents and animals. This will act as a final warning and, going forward, the recycling contractor will be instructed not to pick-up from recycling bins that are unsecured.
- An owner had requested permission to install some sun blinds on their back deck. The Strata Manager is to go back to them as additional details are required.
- An owner contacted management and council regarding after-hours noise from a renovation. The Council President did contact the offending unit. Owners are reminded that the permitted hours and days are as per this bylaw:
 - Owners and their contractors engaged in renovations, alterations or maintenance that involves the use of power tools, hammers, pressure washers or any other noise producing equipment are restricted to the hours of work between 8:00 AM and 6:00 PM, Monday through Saturday.
- Various work order requests were reviewed by Council and passed onto the appropriate Committee Chairs or the landscapers. Requests included a replacement cedar, tree trimming, tree topping (not permitted), driveway and sidewalk cracks (to be scheduled for early fall), a hole in a driveway from a removed sprinkler head (Murray to look at), a request to place two 2-seater sofas in the Windsor (declined), several requests for patio extensions (approved) with a note that Ashley has a contractor available to do these, a request for a split air conditioner installation (approved), concerns about ants (being dealt with), a request to have council purchase a baby grand piano for the pub (declined).
- An owner sent in a thank you note to express their appreciation of the hard working irrigation volunteers.
- Council received correspondence from an owner concerned about the recent parking allocation in the RV lot. This allocation had been approved by the ratified by Council then approved by Committee Chair.

(8) COMMITTEE REPORTS

- **TOWNHOUSES** – Spindle repair has once again begun.
- **APARTMENTS** – Owners are asked to remove all personal items from Strata Storage areas or they will be removed on Trash and Treasure Day.
- **CLUBHOUSE** – Jesse from CrossRoads along with Anita are working on needed improvements to the janitorial services.
- **SAFETY AND SECURITY** – No report other than the Strata Manager is to seek clarification of privacy legislation.
- **LANDSCAPING** – Ashley continues to coordinate with Shawn on owner requests.

- **BY-LAWS/RULES** – It was **MOVED** and **SECONDED** to have the new bylaws and rules printed out for owners to include in their owner’s handbook. **CARRIED**
- **RV-LOT** – No report.
- **ADMINISTRATION** – No report.
- **EMERGENCY PREPAREDNESS COMMITTEE** – The latest report from the Committee is attached.
- **SOCIAL COMMITTEE** – The Executive Summary from the Social Committee is attached along with the June events calendar.

(9) NEW BUSINESS

- a. **Windsor Decorating Committee** – The decorating committee for the Windsor building will start meeting on this project.
- b. **Windsor Lobby Painting Quote** – It was **MOVED** and **SECONDED** to accept the quotation from Nova Painting to do the Windsor lobby in the fall. **CARRIED**
- c. **Window Washing Quote** – The Council has requested clarification on one of the received quotations.
- d. **Mayfair Library Light Covers** – It was **MOVED** and **SECONDED** to accept a quotation to have the old light covers in the Mayfair library to be replaced.
CARRIED
- e. **Emergency Lights Quote** – Council reviewed quotations for replacing emergency lights with new LED heads so as to improve the length of time they would remain on during a power outage and to replace the emergency exit signs in the Mayfair. It was **MOVED** and **SECONDED** to purchase a starting supply of light heads and to also proceed with the supply and installation of new exit signs for the Mayfair building. **CARRIED**
- f. **Garage Sale** – This new event has been scheduled. Please see above in these minutes.
- g. **Weaning off Paper** – Council discussed the annual costs of printing monthly minutes (approximately \$12,000 annually) and they wish to try to reduce them by encouraging owners to view and retain minutes via the Chelsea Today website. This website contains both Council and AGM minutes and most owners will find it more convenient to provide these to their realtor (when they are selling) on a USB stick. Other key strata documents such as bylaws and rules are also on this comprehensive website. Many owners do not retain the printed minutes because of space and then, when they are selling, would have to purchase copies at considerable cost. All of these are free for the asking on the website. Over the next few months we will be reducing the number of copies of minutes distributed in the apartments and the clubhouse and then, in the early fall, will just have a limited number of copies left in the clubhouse for those owners who cannot access them electronically.

(10) ADJOURNMENT

- The meeting was adjourned at 3:59 PM.
- The next council meeting is Tuesday, June 18, 2019 – 1:00 PM - Clubhouse library

Ross Ruddick, Strata Manager – CrossRoads Management

Owners are advised that they should retain their electronic or 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. PDF copies can also be obtained from the website.

**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)
March 2019
AS OF THE 1ST MONTH ENDING MARCH 31, 2019

Page 1
5/2/2019
09:10 AM

Prepared For:
Strata Plan LMS 1416 - CRF

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

ASSETS

1025-0000 Bank - Westminster - Contingency	260,660.39
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
1200-0000 Prepaid Insurance	69,300.25

TOTAL ASSETS

2,329,960.64

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	2,276,165.64
3510-0000 Net Income - Current Year	38,795.00

TOTAL OWNERS' EQUITY

2,314,960.64

TOTAL LIABILITIES AND EQUITY

2,329,960.64

Date: MAY 2 11 9
Accountant: [Signature]
Property Manager: [Signature]

Balance Sheet (Accrual)
CHELSEA - Operations - 02 - (lms1416)
March 2019
AS OF THE 1ST MONTH ENDING MARCH 31, 2019

Page 1
5/3/2019
04:08 PM

Prepared For:
Strata Plan LMS1416
Surrey, BC

Surrey, BC

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

ASSETS	
1010-0000 Petty Cash	500.00
1013-0000 Bank Shares	5.00
1020-0000 Bank - Westminster - Chequing	84,817.69
1027-0000 Bank - Water Surcharge	87,227.40
1028-1300 Bank - Golf Tournament Funds	1,082.64
1029-0000 Bank - Apt Utilities	20,052.16
1030-0000 Bank - Exercise Room	1,169.97
1040-0000 Bank - Social Committee	5,094.33
1200-0000 Prepaid Insurance	75,891.08
1205-0000 Prepaid Expenses	2,691.96
1220-0000 Caretaker Suite	74,305.56
1300-0000 Accounts Receivable	<u>6,628.62</u>
TOTAL ASSETS	<u><u>359,466.41</u></u>
LIABILITIES	
2010-0000 Accounts Payable	69,267.69
2014-0000 Accrued Water & Sewer	14,819.67
2017-0000 Social Committee Fund	5,094.33
2018-0000 Exercise Room	1,169.97
2019-0000 Golf Tournament Fund	1,082.64
2035-0000 Security Deposits	300.00
2040-0003 Due to Contingency-Insurance	69,300.25
2040-0011 Due to CRF -Insurance interest	6,590.83
2170-0000 Vacation Payable	2,231.74
2250-0000 Pre-Paid Fees	<u>1,469.12</u>
TOTAL LIABILITIES	171,326.24
OWNERS' EQUITY	
3499-0000 Owners' Equity/Caretaker Suite	74,305.56
3500-0000 Net Income - Prior Years	70,978.08
3510-0000 Net Income - Current Year	11,191.15
3510-2000 Net Income - Utilities	7,154.22
3510-3000 Net Income - Water & Sewer	<u>24,511.16</u>
TOTAL OWNERS' EQUITY	<u>188,140.17</u>
TOTAL LIABILITIES AND EQUITY	<u><u>359,466.41</u></u>

Date: MAY 31 19
Accountant: [Signature]
Property Manager: [Signature]

**Budget Comparison (Accrual)
CHELSEA - Operations - 02 - (Ims1416)**

March 2019

AS OF THE 1ST MONTH ENDING MARCH 31, 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>
6577-0000 Electricity Ponds - Com	350.00	416.67	66.67	16.00	350.00	416.67	66.67	16.00	5,000.00
6580-0000 Electricity Stream - Com	638.00	708.33	70.33	9.93	638.00	708.33	70.33	9.93	8,500.00
6595-0000 Telephone Caretaker	67.20	75.00	7.80	10.40	67.20	75.00	7.80	10.40	900.00
TOTAL UTILITIES	1,284.20	1,450.00	165.80	11.43	1,284.20	1,450.00	165.80	11.43	17,400.00
RV LOT EXPENSES									
6640-0000 Repair & Maintenance -	387.50	125.00	-262.50	-210.0	387.50	125.00	-262.50	-210.0	1,500.00
6690-0000 Electricity - RV Lot	65.00	75.00	10.00	13.33	65.00	75.00	10.00	13.33	900.00
TOTAL OPERATING EXPS-RV LOT	452.50	200.00	-252.50	-126.2	452.50	200.00	-252.50	-126.2	2,400.00
RECREATION CENTRE - COMMON									
6710-0000 Bldg Repair & Maint-Rec	746.47	833.33	86.86	10.42	746.47	833.33	86.86	10.42	10,000.00
6712-0000 Equip. Rep. & Maint.-Clu	554.68	1,250.00	695.32	55.63	554.68	1,250.00	695.32	55.63	15,000.00
6715-0000 Lock Up Costs - Rec. Ce	157.38	175.00	17.62	10.07	157.38	175.00	17.62	10.07	2,100.00
6720-0000 Guest Suites Telephone-	55.86	100.00	44.14	44.14	55.86	100.00	44.14	44.14	1,200.00
6725-0000 Exercise Equip R & M-R	381.89	250.00	-131.89	-52.76	381.89	250.00	-131.89	-52.76	3,000.00
6730-0000 Workshop R & M-Rec. C	0.00	125.00	125.00	100.00	0.00	125.00	125.00	100.00	1,500.00
6735-0000 Pool Repair & Maint.-Re	560.05	708.33	148.28	20.93	560.05	708.33	148.28	20.93	8,500.00
6740-0000 Pool Supplies & Chemic	439.62	291.67	-147.95	-50.73	439.62	291.67	-147.95	-50.73	3,500.00
6750-0000 Cleaning Supplies-Rec.	0.00	200.00	200.00	100.00	0.00	200.00	200.00	100.00	2,400.00
6755-0000 Window & Carpet Cleani	0.00	83.33	83.33	100.00	0.00	83.33	83.33	100.00	1,000.00
6764-0000 Electricity - Rec. Centre	1,804.00	1,933.33	129.33	6.69	1,804.00	1,933.33	129.33	6.69	23,200.00
6765-0000 Gas - Rec. Centre	1,322.56	1,108.33	-214.23	-19.33	1,322.56	1,108.33	-214.23	-19.33	13,300.00
TOTAL OPER. EXPS-REC. CENTRE	6,022.51	7,058.32	1,035.81	14.68	6,022.51	7,058.32	1,035.81	14.68	84,700.00
SALARIES & BENEFITS									
6820-0000 Caretaker Salary and Be	4,605.55	5,250.00	644.45	12.28	4,605.55	5,250.00	644.45	12.28	63,000.00
6830-0000 Caretaker Assistant Wag	1,458.34	1,625.00	166.66	10.26	1,458.34	1,625.00	166.66	10.26	19,500.00
6865-0000 R. C. Janitor Wages and	1,737.67	1,875.00	137.33	7.32	1,737.67	1,875.00	137.33	7.32	22,500.00
6875-0000 Payroll Costs	833.86	750.00	-83.86	-11.18	833.86	750.00	-83.86	-11.18	9,000.00
6890-0000 Workers Compensation	1,205.35	125.00	-1,080.35	-864.2	1,205.35	125.00	-1,080.35	-864.2	1,500.00
TOTAL SALARIES & PAYROLL COS	9,840.77	9,625.00	-215.77	-2.24	9,840.77	9,625.00	-215.77	-2.24	115,500.00
OFFICE EXPENSES									
6910-0000 Equipment Rep. & Maint.	0.00	33.33	33.33	100.00	0.00	33.33	33.33	100.00	400.00
6915-0000 Supplies	35.26	83.33	48.07	57.69	35.26	83.33	48.07	57.69	1,000.00
6920-0000 Telephone & Cable - Offi	430.03	425.00	-5.03	-1.18	430.03	425.00	-5.03	-1.18	5,100.00
TOTAL OFFICE EXPENSES	465.29	541.66	76.37	14.10	465.29	541.66	76.37	14.10	6,500.00
ADMINISTRATION									
6970-0000 AGM Expenses - Admin.	3,670.54	375.00	-3,295.54	-878.8	3,670.54	375.00	-3,295.54	-878.8	4,500.00
6975-0000 Council Expenses - Admi	0.00	241.67	241.67	100.00	0.00	241.67	241.67	100.00	2,900.00
6980-0000 Legal Expenses	0.00	83.33	83.33	100.00	0.00	83.33	83.33	100.00	1,000.00
6984-0000 Postage and Printing	967.67	1,416.67	449.00	31.69	967.67	1,416.67	449.00	31.69	17,000.00
6990-0000 Insurance Premiums	23,100.08	23,045.92	-54.16	-0.24	23,100.08	23,045.92	-54.16	-0.24	276,551.00
6992-0000 Insurance Carrying Char	599.17	599.17	0.00	0.00	599.17	599.17	0.00	0.00	7,190.00
7000-0000 Management Fees	5,673.83	5,785.75	111.92	1.93	5,673.83	5,785.75	111.92	1.93	69,429.00
7010-0000 Property Taxes - Admin.	0.00	37.50	37.50	100.00	0.00	37.50	37.50	100.00	450.00
7020-0000 Security - Admin.	2,083.11	2,333.33	250.22	10.72	2,083.11	2,333.33	250.22	10.72	28,000.00
7025-0000 Bank Charges	10.00	12.50	2.50	20.00	10.00	12.50	2.50	20.00	150.00
7030-0000 Strata Web Site	64.99	37.50	-27.49	-73.31	64.99	37.50	-27.49	-73.31	450.00
7051-0000 Statutory Financial Revie	0.00	16.67	16.67	100.00	0.00	16.67	16.67	100.00	200.00
TOTAL ADMINISTRATION EXPENSE	36,169.39	33,985.01	-2,184.38	-6.43	36,169.39	33,985.01	-2,184.38	-6.43	407,820.00
TOTAL COMMON EXPENSES	68,632.62	73,076.66	4,444.04	6.08	68,632.62	73,076.66	4,444.04	6.08	876,920.00
TOTAL EXPENSES	84,090.77	95,701.16	11,610.39	12.13	84,090.77	95,701.16	11,610.39	12.13	1,148,414.00
NET INCOME (LOSS)	11,191.15	0.01	11,191.14	111.91	11,191.15	0.01	11,191.14	111.91	0.00
REVENUE UTILITIES									
Revenue - Apartment Utilities									
9260-0000 Utilities Income - Apts.	9,859.00	9,859.00	0.00	0.00	9,859.00	9,859.00	0.00	0.00	118,308.00
9262-0000 Utilities Interest Income	49.42	0.00	49.42	0	49.42	0.00	49.42	0	0.00
9264-0000 Prior Year Surplus (Defici	13,873.74	13,874.00	-0.26	0.00	13,873.74	13,874.00	-0.26	0.00	13,874.00
Total Apartment Utilities	23,782.16	23,733.00	49.16	0.21	23,782.16	23,733.00	49.16	0.21	132,182.00
UTILITY EXPENSES									

Budget Comparison (Accrual)
CHELSEA - Operations - 02 - (lms1416)
March 2019

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AS OF THE 1ST MONTH ENDING MARCH 31, 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>
Gas									
9360-0000 Electricity Kens & Mayfai	2,282.00	2,416.67	134.67	5.57	2,282.00	2,416.67	134.67	5.57	29,000.00
9365-0000 Electricity Windsor	1,448.00	1,583.33	135.33	8.55	1,448.00	1,583.33	135.33	8.55	19,000.00
Total Electricity - Apart.	3,730.00	4,000.00	270.00	6.75	3,730.00	4,000.00	270.00	6.75	48,000.00
Gas - Apartments									
9410-0000 Gas - Mayfair	2,848.26	1,664.75	-1,183.51	-71.09	2,848.26	1,664.75	-1,183.51	-71.09	19,977.00
9420-0000 Gas - Kensington	4,694.36	2,587.75	-2,106.61	-81.41	4,694.36	2,587.75	-2,106.61	-81.41	31,053.00
9430-0000 Gas - Windsor	5,355.32	2,762.67	-2,592.65	-93.85	5,355.32	2,762.67	-2,592.65	-93.85	33,152.00
Total Gas - Apartment	12,897.94	7,015.17	-5,882.77	-83.86	12,897.94	7,015.17	-5,882.77	-83.86	84,182.00
TOTAL UTILITIES - APARTMENT	16,627.94	11,015.17	-5,612.77	-50.95	16,627.94	11,015.17	-5,612.77	-50.95	132,182.00
NET INCOME (LOSS) UTILITIES	7,154.22	12,717.83	-5,563.61	-43.75	7,154.22	12,717.83	-5,563.61	-43.75	0.00
REVENUE - WATER INCOME									
9650-0000 Water - Apartments	5,120.00	5,120.00	0.00	0.00	5,120.00	5,120.00	0.00	0.00	61,440.00
9700-0000 Water - Townhouses	7,488.00	7,488.00	0.00	0.00	7,488.00	7,488.00	0.00	0.00	89,856.00
9725-0000 Water - Interest Income	183.18	0.00	183.18	0	183.18	0.00	183.18	0	0.00
9745-0000 Prior Year Surplus (Defici	26,539.65	26,540.00	-0.35	0.00	26,539.65	26,540.00	-0.35	0.00	26,540.00
TOTAL WATER INCOME	39,330.83	39,148.00	182.83	0.47	39,330.83	39,148.00	182.83	0.47	177,836.00
WATER EXPENSE									
9850-0000 Water Usage	14,819.67	14,819.67	0.00	0.00	14,819.67	14,819.67	0.00	0.00	177,836.00
TOTAL WATER	14,819.67	14,819.67	0.00	0.00	14,819.67	14,819.67	0.00	0.00	177,836.00
NET INCOME (LOSS) WATER	24,511.16	24,328.33	182.83	0.75	24,511.16	24,328.33	182.83	0.75	0.00

Balance Sheet (Accrual)
CHELSEA - Contingency - 02 - (lms1416c)
April 2019
AS OF THE 2ND MONTH ENDING APRIL 30, 2019

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Prepared For:
Strata Plan LMS 1416 - CRF

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

ASSETS	
1025-0000 Bank - Westminster - Contingency	226,790.97
1038-1182 WSCU GIC - 2.18% - May.23/19	750,000.00
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
1038-1238 WSCU GIC - 2.5% - Apr.26/20	300,000.00
1200-0000 Prepaid Insurance	138,600.50
TOTAL ASSETS	<u><u>2,365,391.47</u></u>
LIABILITIES	
2012-2500 Accrued Expenses	<u>8,779.80</u>
TOTAL LIABILITIES	8,779.80
OWNERS' EQUITY	
3500-0000 Net Income - Prior Years	2,276,165.64
3510-0000 Net Income - Current Year	80,446.03
TOTAL OWNERS' EQUITY	<u><u>2,356,611.67</u></u>
TOTAL LIABILITIES AND EQUITY	<u><u>2,365,391.47</u></u>

Date: MAY 16/19
Accountant: [Signature]
Property Manager: [Signature]

Budget Comparison (Accrual)
CHELSEA - Contingency - 02 - (lms1416c)
April 2019
AS OF THE 2ND MONTH ENDING APRIL 30, 2019

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Prepared For:
Strata Plan LMS 1416 - CRF

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

	<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>
INCOME									
4010-5000 Strata Fees - Apartments	12,027.83	12,027.83	0.00	0.00	24,055.66	24,055.66	0.00	0.00	144,334.00
4010-6000 Strata Fees - Townhome	26,168.00	26,168.00	0.00	0.00	52,336.00	52,336.00	0.00	0.00	314,016.00
TOTAL	38,195.83	38,195.83	0.00	0.00	76,391.66	76,391.66	0.00	0.00	458,350.00
4031-0000 Interest Income	2,160.47	0.00	2,160.47	0	2,856.03	0.00	2,856.03	0	0.00
4031-6000 Interest Income- Insur. L	599.17	0.00	599.17	0	1,198.34	0.00	1,198.34	0	0.00
TOTAL	2,759.64	0.00	2,759.64	0	4,054.37	0.00	4,054.37	0	0.00
TOTAL INCOME	40,955.47	38,195.83	2,759.64	7.22	80,446.03	76,391.66	4,054.37	5.31	458,350.00
6276-2019 Windsor Lobby/Parkade	0.00	2,916.67	2,916.67	100.00	0.00	5,833.34	5,833.34	100.00	35,000.00
6278-2019 Apt MUA Replacement	0.00	15,000.00	15,000.00	100.00	0.00	30,000.00	30,000.00	100.00	180,000.00
TOTAL EXPS. BEFORE UTILITIES	0.00	17,916.67	17,916.67	100.00	0.00	35,833.34	35,833.34	100.00	215,000.00
TOWNHOUSE EXPENSES									
6342-2019 2019 Townhouse Envelo	0.00	7,500.00	7,500.00	100.00	0.00	15,000.00	15,000.00	100.00	90,000.00
6344-2019 Garage Doors	0.00	2,083.33	2,083.33	100.00	0.00	4,166.66	4,166.66	100.00	25,000.00
TOTAL OPERATING EXPS. - T.H.	0.00	9,583.33	9,583.33	100.00	0.00	19,166.66	19,166.66	100.00	115,000.00
COMMON EXPENSES									
REPAIR & MAINTENANCE- GENER									
6511-2019 Landscaping Remediatio	0.00	2,916.67	2,916.67	100.00	0.00	5,833.34	5,833.34	100.00	35,000.00
6512-2019 Accessibility Improveme	0.00	1,666.67	1,666.67	100.00	0.00	3,333.34	3,333.34	100.00	20,000.00
TOTAL REPAIR & MAINT.	0.00	4,583.34	4,583.34	100.00	0.00	9,166.68	9,166.68	100.00	55,000.00
TOTAL COMMON EXPENSES	0.00	4,583.34	4,583.34	100.00	0.00	9,166.68	9,166.68	100.00	55,000.00
TOTAL EXPENSES	0.00	32,083.34	32,083.34	100.00	0.00	64,166.68	64,166.68	100.00	385,000.00
NET INCOME (LOSS)	40,955.47	6,112.49	34,842.98	570.03	80,446.03	12,224.98	68,221.05	558.05	73,350.00
REVENUE UTILITIES									
UTILITY EXPENSES									

Balance Sheet (Accrual)
CHELSEA - Operations - 02 - (lms1416)
April 2019
AS OF THE 2ND MONTH ENDING APRIL 30, 2019

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Prepared For:
Strata Plan LMS1416
Surrey, BC

Surrey, BC

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

ASSETS	
1010-0000 Petty Cash	500.00
1013-0000 Bank Shares	5.00
1020-0000 Bank - Westminster - Chequing	78,842.07
1027-0000 Bank - Water Surcharge	52,050.62
1028-1300 Bank - Golf Tournament Funds	1,084.82
1029-0000 Bank - Apt Utilities	13,315.83
1030-0000 Bank - Exercise Room	1,172.33
1040-0000 Bank - Social Committee	5,404.59
1200-0000 Prepaid Insurance	144,592.16
1205-0000 Prepaid Expenses	2,229.52
1220-0000 Caretaker Suite	74,305.56
1300-0000 Accounts Receivable	12,920.78
TOTAL ASSETS	<u><u>386,423.28</u></u>
LIABILITIES	
2010-0000 Accounts Payable	17,356.90
2014-0000 Accrued Water & Sewer	29,639.34
2017-0000 Social Committee Fund	5,404.59
2018-0000 Exercise Room	1,172.33
2019-0000 Golf Tournament Fund	1,084.82
2035-0000 Security Deposits	300.00
2040-0003 Due to Contingency-Insurance	138,600.50
2040-0011 Due to CRF -Insurance interest	5,991.66
2170-0000 Vacation Payable	2,582.58
2250-0000 Pre-Paid Fees	1,068.37
TOTAL LIABILITIES	<u>203,201.09</u>
OWNERS' EQUITY	
3499-0000 Owners' Equity/Caretaker Suite	74,305.56
3500-0000 Net Income - Prior Years	65,468.74
3510-0000 Net Income - Current Year	14,713.04
3510-2000 Net Income - Utilities	6,323.57
3510-3000 Net Income - Water & Sewer	22,411.28
TOTAL OWNERS' EQUITY	<u>183,222.19</u>
TOTAL LIABILITIES AND EQUITY	<u><u>386,423.28</u></u>

Date: MAY 16/19
Accountant: [Signature]
Property Manager: [Signature]

Budget Comparison (Accrual)
CHELSEA - Operations - 02 - (lms1416)

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April 2019
AS OF THE 2ND MONTH ENDING APRIL 30, 2019

Prepared For:
Strata Plan LMS1416
Surrey, BC

Surrey, BC

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

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME									
4010-0000 Strata Fees	44,943.96	44,943.83	0.13	0.00	89,887.92	89,887.66	0.26	0.00	539,326.00
4012-0000 CRF Strata Fees - Apart	-12,027.83	-12,027.83	0.00	0.00	-24,055.66	-24,055.66	0.00	0.00	-144,334.00
4015-0000 Parking & Scooter Parkin	571.00	208.33	362.67	174.08	1,162.00	416.66	745.34	178.88	2,500.00
4022-0000 Move in/out	0.00	66.67	-66.67	-100.0	0.00	133.34	-133.34	-100.0	800.00
4025-0000 Prior Year Surplus (Defici	2,534.92	2,534.92	0.00	0.00	5,069.84	5,069.84	0.00	0.00	30,419.00
TOTAL	36,022.05	35,725.92	296.13	0.83	72,064.10	71,451.84	612.26	0.86	428,711.00
4030-0000 Strata Fees	80,877.17	80,877.17	0.00	0.00	161,754.34	161,754.34	0.00	0.00	970,526.00
4032-0000 CRF Strata Fees - Town	-26,168.00	-26,168.00	0.00	0.00	-52,336.00	-52,336.00	0.00	0.00	-314,016.00
4037-0000 Prior Year Surplus	2,974.42	2,974.42	0.00	0.00	5,948.84	5,948.84	0.00	0.00	35,693.00
TOTAL	57,683.59	57,683.59	0.00	0.00	115,367.18	115,367.18	0.00	0.00	692,203.00
OTHER									
4040-0000 Rental - Fireside Lounge	100.00	83.33	16.67	20.00	100.00	166.66	-66.66	-40.00	1,000.00
4045-0000 Rental - Caretaker Suite	600.00	600.00	0.00	0.00	1,200.00	1,200.00	0.00	0.00	7,200.00
4050-0000 Rental - Guest Suites	440.00	733.33	-293.33	-40.00	440.00	1,466.66	-1,026.66	-70.00	8,800.00
4055-0000 R.V. Parking	740.00	650.00	90.00	13.85	1,480.00	1,300.00	180.00	13.85	7,800.00
4065-0000 Interest Income	237.57	100.00	137.57	137.57	463.85	200.00	263.85	131.93	1,200.00
4066-0000 Remote Control Sale	10.00	125.00	-115.00	-92.00	10.00	250.00	-240.00	-96.00	1,500.00
TOTAL OTHER	2,127.57	2,291.66	-164.09	-7.16	3,693.85	4,583.32	-889.47	-19.41	27,500.00
TOTAL INCOME	95,833.21	95,701.17	132.04	0.14	191,125.13	191,402.34	-277.21	-0.14	1,148,414.00
6030-0000 Apt Janitor/Contract Serv	1,250.00	1,500.00	250.00	16.67	2,500.00	3,000.00	500.00	16.67	18,000.00
6208-0000 Building Maint. - Apartme	1,336.76	4,102.00	2,765.24	67.41	2,078.99	8,204.00	6,125.01	74.66	49,224.00
6215-0000 Equipment Maint.-Apart	9,099.81	4,080.17	-5,019.64	-123.0	11,890.84	8,160.34	-3,730.50	-45.72	48,962.00
6268-0050 Elevator Maint. - Apartm	1,449.75	1,291.67	158.08	-12.24	3,428.62	2,583.34	-845.28	-32.72	15,500.00
6275-0000 Gate & Door Maint. - Apa	295.31	583.33	288.02	49.38	357.45	1,166.66	809.21	69.36	7,000.00
6279-0000 Garbage Pick-up - Apts.	997.25	1,878.58	881.33	46.91	2,600.45	3,757.16	1,156.71	30.79	22,543.00
TOTAL EXPS. BEFORE UTILITIES	14,428.88	13,435.75	-993.13	-7.39	22,856.35	26,871.50	4,015.15	14.94	161,229.00
TOWNHOUSE EXPENSES									
6315-0000 Building Maint. - Townho	1,333.06	4,605.42	3,272.36	71.05	4,137.15	9,210.84	5,073.69	55.08	55,265.00
6320-0000 Garbage Pick-up - Town	4,226.59	4,583.33	356.74	7.78	8,453.18	9,166.66	713.48	7.78	55,000.00
TOTAL OPERATING EXPS. - T.H.	5,559.65	9,188.75	3,629.10	39.50	12,590.33	18,377.50	5,787.17	31.49	110,265.00
COMMON EXPENSES									
LANDSCAPING & GROUNDS									
6415-0000 Landscape Contract	11,665.50	11,550.00	-115.50	-1.00	23,215.50	23,100.00	-115.50	-0.50	138,600.00
6425-0000 Drainage Repair & Maint	0.00	416.67	416.67	100.00	0.00	833.34	833.34	100.00	5,000.00
6435-0000 Plant Replacement & Im	287.50	1,416.67	1,129.17	79.71	812.50	2,833.34	2,020.84	71.32	17,000.00
6440-0000 Irrigation System	50.00	333.33	283.33	85.00	50.00	666.66	616.66	92.50	4,000.00
6455-0000 Snow Removal	0.00	833.33	833.33	100.00	297.50	1,666.66	1,369.16	82.15	10,000.00
TOTAL LANDS. & GROUNDS	12,003.00	14,550.00	2,547.00	17.51	24,375.50	29,100.00	4,724.50	16.24	174,600.00
REPAIR & MAINTENANCE- GENER									
6510-0000 Repair & Maintenance	2,470.00	2,000.00	-470.00	-23.50	3,339.78	4,000.00	660.22	16.51	24,000.00
6515-0000 Equipment Rep. & Maint.	839.00	1,583.33	744.33	47.01	1,070.72	3,166.66	2,095.94	66.19	19,000.00
6520-0000 Supplies Equipment - Co	61.27	666.67	605.40	90.81	61.27	1,333.34	1,272.07	95.40	8,000.00
6525-0000 Supplies Maintenance-C	843.63	166.67	-676.96	-406.1	889.63	333.34	-556.29	-166.8	2,000.00
6530-0000 Supplies Cleaning - Com	20.02	41.67	21.65	51.96	20.02	83.34	63.32	75.98	500.00
6535-0000 Enterphone and Security	521.86	291.67	-230.19	-78.92	1,000.49	583.34	-417.15	-71.51	3,500.00
6560-0000 Gate Repair & Maint. - C	177.19	333.33	156.14	46.84	177.19	666.66	489.47	73.42	4,000.00
6565-0000 Pest Control - Common	168.44	583.33	414.89	71.12	567.77	1,166.66	598.89	51.33	7,000.00
TOTAL REPAIR & MAINT.	5,101.41	5,666.67	565.26	9.98	7,126.87	11,333.34	4,206.47	37.12	68,000.00
UTILITIES									
6576-0000 Electricity - Common	229.00	250.00	21.00	8.40	458.00	500.00	42.00	8.40	3,000.00

Budget Comparison (Accrual)
CHELSEA - Operations - 02 - (lms1416)

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April 2019

AS OF THE 2ND MONTH ENDING APRIL 30, 2019

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
6577-0000 Electricity Ponds - Com	350.00	416.67	66.67	16.00	700.00	833.34	133.34	16.00	5,000.00
6580-0000 Electricity Stream - Com	638.00	708.33	70.33	9.93	1,276.00	1,416.66	140.66	9.93	8,500.00
6595-0000 Telephone Caretaker	67.20	75.00	7.80	10.40	134.40	150.00	15.60	10.40	900.00
TOTAL UTILITIES	1,284.20	1,450.00	165.80	11.43	2,568.40	2,900.00	331.60	11.43	17,400.00
RV LOT EXPENSES									
6640-0000 Repair & Maintenance -	50.00	125.00	75.00	60.00	437.50	250.00	-187.50	-75.00	1,500.00
6690-0000 Electricity - RV Lot	65.00	75.00	10.00	13.33	130.00	150.00	20.00	13.33	900.00
TOTAL OPERATING EXPS-RV LOT	115.00	200.00	85.00	42.50	567.50	400.00	-167.50	-41.88	2,400.00
RECREATION CENTRE - COMMON									
6710-0000 Bldg Repair & Maint-Rec	1,676.02	833.33	-842.69	-101.1	2,422.49	1,666.66	-755.83	-45.35	10,000.00
6712-0000 Equip. Rep. & Maint.-Clu	6,698.03	1,250.00	-5,448.03	-435.8	7,252.71	2,500.00	-4,752.71	-190.1	15,000.00
6715-0000 Lock Up Costs - Rec. Ce	120.00	175.00	55.00	31.43	277.38	350.00	72.62	20.75	2,100.00
6720-0000 Guest Suites Telephone-	50.70	100.00	49.30	49.30	106.56	200.00	93.44	46.72	1,200.00
6725-0000 Exercise Equip R & M-R	0.00	250.00	250.00	100.00	381.89	500.00	118.11	23.62	3,000.00
6730-0000 Workshop R & M-Rec. C	-122.47	125.00	247.47	197.98	-122.47	250.00	372.47	148.99	1,500.00
6735-0000 Pool Repair & Maint.-Re	151.58	708.33	556.75	78.60	711.63	1,416.66	705.03	49.77	8,500.00
6740-0000 Pool Supplies & Chemic	0.00	291.67	291.67	100.00	439.62	583.34	143.72	24.64	3,500.00
6750-0000 Cleaning Supplies-Rec.	0.00	200.00	200.00	100.00	0.00	400.00	400.00	100.00	2,400.00
6755-0000 Window & Carpet Cleani	0.00	83.33	83.33	100.00	0.00	166.66	166.66	100.00	1,000.00
6764-0000 Electricity - Rec. Centre	1,804.00	1,933.33	129.33	6.69	3,608.00	3,866.66	258.66	6.69	23,200.00
6765-0000 Gas - Rec. Centre	1,084.85	1,108.33	23.48	2.12	2,407.41	2,216.66	-190.75	-8.61	13,300.00
TOTAL OPER. EXPS-REC. CENTRE	11,462.71	7,058.32	-4,404.39	-62.40	17,485.22	14,116.64	-3,368.58	-23.86	84,700.00
SALARIES & BENEFITS									
6820-0000 Caretaker Salary and Be	5,053.83	5,250.00	196.17	3.74	9,659.38	10,500.00	840.62	8.01	63,000.00
6830-0000 Caretaker Assistant Wag	1,458.34	1,625.00	166.66	10.26	2,916.68	3,250.00	333.32	10.26	19,500.00
6865-0000 R. C. Janitor Wages and	1,821.75	1,875.00	53.25	2.84	3,559.42	3,750.00	190.58	5.08	22,500.00
6875-0000 Payroll Costs	833.86	750.00	-83.86	-11.18	1,667.72	1,500.00	-167.72	-11.18	9,000.00
6890-0000 Workers Compensation	0.00	125.00	125.00	100.00	1,205.35	250.00	-955.35	-382.1	1,500.00
TOTAL SALARIES & PAYROLL COS	9,167.78	9,625.00	457.22	4.75	19,008.55	19,250.00	241.45	1.25	115,500.00
OFFICE EXPENSES									
6910-0000 Equipment Rep. & Maint.	73.29	33.33	-39.96	-119.8	73.29	66.66	-6.63	-9.95	400.00
6915-0000 Supplies	45.96	83.33	37.37	44.85	81.22	166.66	85.44	51.27	1,000.00
6920-0000 Telephone & Cable - Offi	430.09	425.00	-5.09	-1.20	860.12	850.00	-10.12	-1.19	5,100.00
TOTAL OFFICE EXPENSES	549.34	541.66	-7.68	-1.42	1,014.63	1,083.32	68.69	6.34	6,500.00
ADMINISTRATION									
6970-0000 AGM Expenses - Admin.	0.00	375.00	375.00	100.00	3,670.54	750.00	-2,920.54	-389.4	4,500.00
6975-0000 Council Expenses - Admi	300.00	241.67	-58.33	-24.14	300.00	483.34	183.34	37.93	2,900.00
6980-0000 Legal Expenses	0.00	83.33	83.33	100.00	0.00	166.66	166.66	100.00	1,000.00
6984-0000 Postage and Printing	1,055.42	1,416.67	361.25	25.50	2,023.09	2,833.34	810.25	28.60	17,000.00
6990-0000 Insurance Premiums	23,100.08	23,045.92	-54.16	-0.24	46,200.16	46,091.84	-108.32	-0.24	276,551.00
6992-0000 Insurance Carrying Char	599.17	599.17	0.00	0.00	1,198.34	1,198.34	0.00	0.00	7,190.00
7000-0000 Management Fees	5,673.83	5,785.75	111.92	1.93	11,347.66	11,571.50	223.84	1.93	69,429.00
7010-0000 Property Taxes - Admin.	0.00	37.50	37.50	100.00	0.00	75.00	75.00	100.00	450.00
7020-0000 Security - Admin.	1,910.85	2,333.33	422.48	18.11	3,993.96	4,666.66	672.70	14.42	28,000.00
7025-0000 Bank Charges	10.00	12.50	2.50	20.00	20.00	25.00	5.00	20.00	150.00
7030-0000 Strata Web Site	0.00	37.50	37.50	100.00	64.99	75.00	10.01	13.35	450.00
7051-0000 Statutory Financial Revie	0.00	16.67	16.67	100.00	0.00	33.34	33.34	100.00	200.00
TOTAL ADMINISTRATION EXPENSE	32,649.35	33,985.01	1,335.66	3.93	68,818.74	67,970.02	-848.72	-1.25	407,820.00
TOTAL COMMON EXPENSES	72,332.79	73,076.66	743.87	1.02	140,965.41	146,153.32	5,187.91	3.55	876,920.00
TOTAL EXPENSES	92,321.32	95,701.16	3,379.84	3.53	176,412.09	191,402.32	14,990.23	7.83	1,148,414.00
NET INCOME (LOSS)	3,511.89	0.01	3,511.88	35,118	14,713.04	0.02	14,713.02	73,565	0.00
REVENUE UTILITIES									
Revenue - Apartment Utilities									
9260-0000 Utilities Income - Apts.	9,859.00	9,859.00	0.00	0.00	19,718.00	19,718.00	0.00	0.00	118,308.00
9262-0000 Utilities Interest Income	32.61	0.00	32.61	0	82.03	0.00	82.03	0	0.00
9264-0000 Prior Year Surplus (Defici	0.00	0.00	0.00	0	13,873.74	13,874.00	-0.26	0.00	13,874.00
Total Apartment Utilities	9,891.61	9,859.00	32.61	0.33	33,673.77	33,592.00	81.77	0.24	132,182.00
UTILITY EXPENSES									



*Division of AjM Disposal Services Ltd.

CHELSEA GARDEN TRASH & TREASURE DAY – JUNE 14 & 15

Dear Residents,

Mark your Calendars for Trash or Treasurer Day. On Friday, June 14th you may place unwanted items at curbside (apartments will have designated areas) at noon so that others can see if your trash is their treasurer. AjM Disposal will then come on Saturday, June 15th to remove anything remaining. Please do not put out any paint until Saturday morning. Collection commences at **9 am on Saturday** when AjM will be removing the items placed curbside for proper disposal and recycling. As this program is designed to assist with the removal of items not accepted in your regular garbage service, please familiarize yourself with the accepted items. If you have any specific questions in regards to the listed items please email (info@ajmdisposal.com) or call our office. Our crew and vehicles will be making multiple trips throughout the day, please have your items at the curb for **9 am** Saturday, June 15th.

✓ Materials Accepted:

- ✓ Appliances (Fridge, Stove, Dishwasher, AC, Freezer etc.)
- ✓ Furniture (Couch, Chair, Love Seat, Table etc.)
- ✓ Electronics (T.V, Computer, DVD Player, Vacuum, Gaming Systems etc.)
- ✓ Household Paint (Must have original label & Be Sealed, No Industrial Paints Allowed)
- ✓ Light Bulbs (Florescent "CFL" Bulbs)
- ✓ Wood (Must not exceed 6 Feet in Length)
- ✓ Scrap Metal (BBQ, Racking, etc.)
- ✓ Propane Tanks (Must be Empty)
- ✓ Mattresses (\$20.00 Per Piece Recycling Fee Includes Futons, Foamies & Box Springs)
- ✓ Clothing (Donatable Clothing must be Bagged & clearly marked)
- ✓ Car Batteries (New Item**)
- ✓ Paint **DO NOT PUT OUT UNTIL 8:00 AM ON SATURDAY MORNING**

✗ Materials NOT Accepted

- × No Wastes that are radioactive, hazardous, Pathogenic, toxic, flammable, caustic, corrosive, explosive, or which in any way could be dangerous to the persons receiving and/or Handling them.
- × No Medications or Pharmaceuticals
- × No Drywall or Acoustic Ceiling Tiles.
- × No Yard Waste includes concrete, soil, bricks etc.
- × No items weighing over 125lbs, unless broken down to manageable pieces.

If you are uncertain as to whether something can be placed out, please give us a call we would be more than happy to assist you.

******PLEASE NOTE: Mattress Recycling Fee of \$20.00 is the responsibility of each homeowner******

Please call 604-830-2309 to be added to the list of pick-ups should you have any mattresses, box springs, futons or Foamies to recycle.



CHELSEA GARDENS EMERGENCY PREPAREDNESS

MAY 2019

Chelsea Program Goal – To ensure to the best of our abilities that, following an emergency event, Chelsea Gardens residents and visitors are kept safe from any subsequent hazards, treated immediately and effectively for injuries incurred, transported to medical care as soon as practical, if necessary, provided with care, shelter, food and water in the period immediately following the event and that property, facilities and equipment are protected from further damage.

MAY 2019 – All TEAM EMERGENCY EXERCISE:

- On May 13th all teams were gathered into the Fireside room to go through a hypothetical Chelsea Gardens emergency. Very detailed scenarios were given and each team addressed how they would deal with the issues that their team was responsible for. Excellent conversations took place and everyone learned something new that day which helped them to understand the depth of the teams working together. This was invaluable and all agreed that we should have another exercise to continue the “bonding” that all teams have in addressing an emergency.
- Activation checklists were created for each individual team so they arrived at a scene prepared to handle their responsibilities with controlled order.
- During the exercise each team was also given specific scenarios that would affect them so internal discussions took place as to how to address the situation.
- Thanks to Doug McLeod for all his incredible time and efforts to bring all this together.

Windsor Emergency Response Committee & Floor Captains Formed:

Thanks to the very hard work of Charlie Sweet, the Windsor has set up the new model to have Floor Captains and a Building Captain. There are, in total, 12 Captains including reserve floor captains who are looking after the residents in case of an emergency. This model has been set and very workable thanks to all the volunteers, their understanding to the approach in case of an emergency, and sets up the structure for the Kensington and Mayfair buildings. When the time comes, come out to the meetings to get involved in protection of your building residents. We are a unique community.

There are 7 different VOLUNTEER Teams so each month we will give you an update as to how things are developing. **Volunteers are always needed because many Chelsea residents travel, so please get involved, in any way, and call Doug McLeod (Head of Leadership Team) at 604-996-3504 or email Doug at kdmcleod@telus.net . All Chelsea volunteers would love to have you on board.**

Chelsea Gardens is an exceptional community of “like mindsets” and each Team member wants to do their part to ensure the residents are protected to the best of their ability when a disaster occurs. We are all in this together, we have each other’s back, this is OUR community; this is Chelsea Gardens.

CHELSEA GARDENS EMERGENCY PREPAREDNESS VOLUNTEER TEAMS --- Leadership Team, First Aid Team, Utilities & Fire Suppression Team, Damage Assessment / Search & Rescue Team, Shelter and Care Giving (including pets) Team, Communications & Transportation Team, Personal Preparedness Team

Synopsis of Social Committee Events from May 1st, 2019 Meeting

The 'Name That Tune' contest held on Friday, April 12th was a huge success with pianist Jack De Vries playing the music and everyone trying to guess the name of the song or the singer. All who attended brought an appie to share at this cash bar event.

On Sunday April 28th about 95 volunteers, spouses and guests attended our annual Volunteer Appreciation Day gathering. Ross Ruddick from Crossroads took a group photo of those volunteers in attendance. Everyone was given two tickets for a glass of wine (iced tea, lemon water, tea and coffee were also provided). Social Committee President Terry Hyde welcomed all to enjoy the food provided for the afternoon event.

Upcoming events on the calendar: Hymn Sing on Sunday, May 5th with light refreshments being served after the singing.

On Friday, May 10th at pub night's cash bar, tickets will be sold for the spaghetti dinner held that evening.

The official opening of our pool will take place on Saturday, May 11th at 10:30 a.m. with coffee and Timbits being served.

Preparations are underway planning for the July 1st festivities. Elaine Galley will talk about the theme 'Kentucky Derby' style horse races and derby day attire. Marie Orton is having a meeting on May 14th with the original residents at Chelsea. She is gathering people's memories of living here for the past 25 years to present our history at the July 1st celebrations.

Friday, August 9th will be a Mexican themed adult pool party around the deck with food, music and dancing.

Saturday, August 24th the family pool party for grandparents and grandchildren is on the calendar.




Sunday, August 18th is the golf tournament planned by Crossroads as announced at the recent AGM.

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



Events Calendar

Sun Mon Tue Wed Thu Fri Sat

SPECIAL EVENTS	EXERCISES in the Fireside Room	1	7	8	14	15
June 2 — Movie Night in the Fireside Room 7:00pm June 14 — Pub Night with Cash Bar & Pizza Dinner 5:00pm June 23 — Movie Night in the Fireside Room 7:00pm	9:00 am Monday through Friday - Exercise in the Pool or on the Pool Deck					
2 Movie Night 7:00 pm 	5 Coffee 9:45 am Whist 7 pm Poker 7 pm	6 Dance 4:45 pm Euchre 7 pm Bridge 6:45 pm	7 Pub Night 5:00 - 7:00pm	8	13 Dance 4:45 pm Euchre 7 pm Bridge 6:45 pm	14  Pub Night 5:00 - 7:00pm With Pizza
9	12 Coffee 9:45 am Whist 7 pm Poker 7 pm	19 Coffee 9:45 am Whist 7 pm Poker 7 pm	20 Dance 4:45 pm Euchre 7 pm Bridge 6:45 pm Ladies Lunch 11:45am	21 Pub Night 5:00 - 7:00pm Sing-Along 5:00pm	22	
16	18 Bridge 6:30 pm Poker Pool 7 pm	25 Bridge 6:30 pm Poker Pool 7 pm	26 Coffee 9:45 am Whist 7 pm Poker 7 pm	27 Dance 4:45 pm Euchre 7 pm Bridge 6:45 pm	28	29
23 Movie Night 7:00 pm Chelsea Derby Tomorrow 	24 Arts & Crafts 1-4 pm Canasta 6:45 pm Ladies' Snooker 7pm	30				



CHELSEA GARDENS GOLF TOURNAMENT AND BARBEQUE

Sunday, August 18th

NICO WYND GOLF COURSE



Back by popular demand!

It's back! The hugely popular Annual Chelsea Gardens Golf Tournament is scheduled for Sunday, August 18th at Nico Wynd Golf Course followed by a fabulous Barbecue but this year at the golf course.

The "Best Ball" format opens this up to all levels of golfers and non-golfers alike so everyone is encouraged to attend. You don't need to be a good golfer.

There will be prizes for teams, men's and ladies longest drive, closest to the pin, longest putts and much more. Huge raffle prizes including a wine basket that is over-flowing with bottles and goodies. And...prizes for every participant ...whether golfing or not.

The entry fee includes green fees, goody bag, prizes, BBQ steak (or chicken on advance request) dinner and a great time. Non golfers more than welcome at the BBQ dinner at the Golf Course.

GOLF ENTRIES LIMITED TO A MAXIMUM OF 72 PLAYERS—FIRST ENTERED/FIRST IN.

ENTRY FEES

GOLFER—\$59.00
GOLF/DINNER/PRIZES
NON-GOLFER—\$27.00
DINNER/RAFFLE PRIZES

MAKE CHEQUES PAYABLE TO THE
CHELSEA GOLF COMMITTEE AND
LEAVE IN PROPERTY MANAGER
MAILBOXES

CONTACT

ROSS OR
MAUREEN,
BOGDAN OR
JESSE AT:
778-578-4445

HURRY Enter Now!

Invite any former Chelsea residents. If we get enough golfers we can have a shotgun start so everyone can get back to our clubhouse at around the same time.

TEES TIMES WILL
COMMENCE AT
APPROXIMATELY
2:00 PM.

NOTE SUNDAY DATE!!!

Golf Tournament – Entry Form

The Chelsea Gardens Golf Tournament is on **Sunday, August 18th**, and is now accepting entries. Please fill out the form below and deposit your cheque (**Payable to Chelsea Golf Committee**) and entry form in any of the Strata Manager mailboxes located in each apartment or the clubhouse mailroom and try to submit entries as soon as possible. First paid...first in. Golf and Dinner is \$59.00 and dinner only is \$27.00. Entries must be received no later than July 20th, 2019. Golf tee times will start at 2:00 PM. The dinner is at the golf course and the bar will be open for drinks on the patio. You may not bring your own.

NAME: _____ Golf & Dinner _____ Dinner Only _____

NAME: _____ Golf & Dinner _____ Dinner Only _____

NAME: _____ Golf & Dinner _____ Dinner Only _____

NAME: _____ Golf & Dinner _____ Dinner Only _____

Main Contact Information

NAME: _____ UNIT # _____ PHONE _____

EMAIL ADDRESS: _____

GOLFING ABILITY: PLEASE MARK DOWN EITHER GOOD, AVERAGE OR CRUMMY

NAME: _____ NAME: _____

NAME: _____ NAME: _____

Also...we would love it if you were interested in donating a prize if you have some freebies kicking around.

Please let Ross know if you wish to eat chicken instead of steak. Also...let Ross know if you have playing partner preferences.

Contact: ross@crpm.ca or maureen@crpm.ca or call Maureen at: 778-578-4445