

Balance Sheet (Accrual)
CHELSEA - Operations - 02 - (lms1416)
November 2019
AS OF THE 9TH MONTH ENDING NOVEMBER 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	46,549.08
1027-0000 Bank - Water Surcharge	89,274.02
1028-1300 Bank - Golf Tournament Funds	3,043.90
1029-0000 Bank - Apt Utilities	14,193.99
1030-0000 Bank - Exercise Room	1,189.27
1040-0000 Bank - Social Committee	5,482.61
1200-0000 Prepaid Insurance	69,300.27
1205-0000 Prepaid Expenses	2,088.84
1220-0000 Caretaker Suite	74,305.56
1300-0000 Accounts Receivable	1,431.07

TOTAL ASSETS

307,363.61

LIABILITIES

2010-0000 Accounts Payable	75,192.81
2014-0000 Accrued Water & Sewer	14,819.67
2017-0000 Social Committee Fund	5,482.61
2018-0000 Exercise Room	1,189.27
2019-0000 Golf Tournament Fund	3,043.90
2035-0000 Security Deposits	300.00
2040-0003 Due to Contingency-Insurance	69,300.27
2170-0000 Vacation Payable	2,114.69
2250-0000 Pre-Paid Fees	27.87

TOTAL LIABILITIES

171,471.09

OWNERS' EQUITY

3499-0000 Owners' Equity/Caretaker Suite	74,305.56
3500-0000 Net Income - Prior Years	26,903.36
3510-0000 Net Income - Current Year	8,812.29
3510-2000 Net Income - Utilities	14,193.99
3510-3000 Net Income - Water & Sewer	11,677.32

TOTAL OWNERS' EQUITY

135,892.52

TOTAL LIABILITIES AND EQUITY

307,363.61

Date: DEC. 13/19
 Accountant: [Signature]
 Property Manager: [Signature]

Budget Comparison (Accrual)
CHELSEA - Operations - 02 - (lms1416)
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#1001 - 7445 132nd Street
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	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	404,495.64	404,494.47	1.17	0.00	539,326.00
4012-0000 CRF Strata Fees - Apart	-12,027.83	-12,027.83	0.00	0.00	-108,250.47	-108,250.47	0.00	0.00	-144,334.00
4015-0000 Parking & Scooter Parki	481.00	208.33	272.67	130.8	4,149.00	1,874.97	2,274.03	121.2	2,500.00
4022-0000 Move in/out	100.00	66.67	33.33	49.99	900.00	600.03	299.97	49.99	800.00
4025-0000 Prior Year Surplus (Defic	2,534.92	2,534.92	0.00	0.00	22,814.28	22,814.28	0.00	0.00	30,419.00
TOTAL	36,032.05	35,725.92	306.13	0.86	324,108.45	321,533.28	2,575.17	0.80	428,711.00
4030-0000 Strata Fees	80,877.17	80,877.17	0.00	0.00	727,894.53	727,894.53	0.00	0.00	970,526.00
4032-0000 CRF Strata Fees - Town	-26,168.00	-26,168.00	0.00	0.00	-235,512.00	-235,512.00	0.00	0.00	-314,016.00
4037-0000 Prior Year Surplus	2,974.42	2,974.42	0.00	0.00	26,769.78	26,769.78	0.00	0.00	35,693.00
TOTAL	57,683.59	57,683.59	0.00	0.00	519,152.31	519,152.31	0.00	0.00	692,203.00
OTHER									
4040-0000 Rental - Fireside Lounge	100.00	83.33	16.67	20.00	650.00	749.97	-99.97	-13.33	1,000.00
4045-0000 Rental - Caretaker Suite	600.00	600.00	0.00	0.00	5,400.00	5,400.00	0.00	0.00	7,200.00
4050-0000 Rental - Guest Suites	585.00	733.33	-148.33	-20.23	6,685.00	6,599.97	85.03	1.29	8,800.00
4055-0000 R.V. Parking	760.00	650.00	110.00	16.92	7,505.00	5,850.00	1,655.00	28.29	7,800.00
4061-0000 Bylaw Fines	100.00	0.00	100.00	0	300.00	0.00	300.00	0	0.00
4062-0000 Dish and Cutlery Rental	0.00	0.00	0.00	0	25.00	0.00	25.00	0	0.00
4065-0000 Interest Income	184.70	100.00	84.70	84.70	1,720.44	900.00	820.44	91.16	1,200.00
4066-0000 Remote Control Sale	285.00	125.00	160.00	128.0	2,160.00	1,125.00	1,035.00	92.00	1,500.00
4084-0000 Keys	0.00	0.00	0.00	0	30.00	0.00	30.00	0	0.00
TOTAL OTHER	2,614.70	2,291.66	323.04	14.10	24,475.44	20,624.94	3,850.50	18.67	27,500.00
TOTAL INCOME	96,330.34	95,701.17	629.17	0.66	867,736.20	861,310.53	6,425.67	0.75	1,148,414.00
6030-0000 Apt Janitor/Contract Ser	1,450.00	1,500.00	50.00	3.33	12,577.50	13,500.00	922.50	6.83	18,000.00
6208-0000 Building Maint. - Apartm	14,185.67	4,102.00	-10,083.67	-245.8	48,647.28	36,918.00	-11,729.28	-31.77	49,224.00
6215-0000 Equipment Maint.-Apart	3,401.15	4,080.17	679.02	16.64	40,728.87	36,721.53	-4,007.34	-10.91	48,962.00
6268-0050 Elevator Maint. - Apartm	1,328.97	1,291.67	-37.30	-2.89	13,338.28	11,625.03	-1,713.25	-14.74	15,500.00
6275-0000 Gate & Door Maint. - Ap	193.20	583.33	390.13	66.88	2,553.23	5,249.97	2,696.74	51.37	7,000.00
6279-0000 Garbage Pick-up - Apts.	2,118.95	1,878.58	-240.37	-12.80	16,454.84	16,907.22	452.38	2.68	22,543.00
TOTAL EXPS. BEFORE UTILITIES	22,677.94	13,435.75	-9,242.19	-68.79	134,300.00	120,921.75	-13,378.25	-11.06	161,229.00
TOWNHOUSE EXPENSES									
6315-0000 Building Maint. - Townho	25,405.88	4,605.42	-20,800.46	-451.6	52,444.12	41,448.78	-10,995.34	-26.53	55,265.00
6320-0000 Garbage Pick-up - Town	4,226.59	4,583.33	356.74	7.78	41,479.81	41,249.97	-229.84	-0.56	55,000.00
TOTAL OPERATING EXPS. - T.H.	29,632.47	9,188.75	-20,443.72	-222.4	93,923.93	82,698.75	-11,225.18	-13.57	110,265.00
COMMON EXPENSES									
LANDSCAPING & GROUNDS									
6415-0000 Landscape Contract	11,550.00	11,550.00	0.00	0.00	104,296.50	103,950.00	-346.50	-0.33	138,600.00
6425-0000 Drainage Repair & Maint	0.00	416.67	416.67	100.0	0.00	3,750.03	3,750.03	100.0	5,000.00
6435-0000 Plant Replacement & Im	0.00	1,416.67	1,416.67	100.0	16,867.62	12,750.03	-4,117.59	-32.29	17,000.00
6440-0000 Irrigation System	462.79	333.33	-129.46	-38.84	2,054.16	2,999.97	945.81	31.53	4,000.00
6455-0000 Snow Removal	1,373.68	833.33	-540.35	-64.84	1,711.09	7,499.97	5,788.88	77.19	10,000.00
TOTAL LANDS. & GROUNDS	13,386.47	14,550.00	1,163.53	8.00	124,929.37	130,950.00	6,020.63	4.60	174,600.00
REPAIR & MAINTENANCE- GENER									
6510-0000 Repair & Maintenance	1,573.01	2,000.00	426.99	21.35	12,926.43	18,000.00	5,073.57	28.19	24,000.00
6515-0000 Equipment Rep. & Maint	107.24	1,583.33	1,476.09	93.23	4,621.54	14,249.97	9,628.43	67.57	19,000.00
6520-0000 Supplies Equipment - Co	789.83	666.67	-123.16	-18.47	5,018.91	6,000.03	981.12	16.35	8,000.00
6525-0000 Supplies Maintenance-C	0.00	166.67	166.67	100.0	2,290.48	1,500.03	-790.45	-52.70	2,000.00
6530-0000 Supplies Cleaning - Com	0.00	41.67	41.67	100.0	89.87	375.03	285.16	76.04	500.00
6535-0000 Enterphone and Security	0.00	291.67	291.67	100.0	1,577.53	2,625.03	1,047.50	39.90	3,500.00
6560-0000 Gate Repair & Maint. - C	0.00	333.33	333.33	100.0	218.69	2,999.97	2,781.28	92.71	4,000.00
6565-0000 Pest Control - Common	420.44	583.33	162.89	27.92	2,986.35	5,249.97	2,263.62	43.12	7,000.00
TOTAL REPAIR & MAINT.	2,890.52	5,666.67	2,776.15	48.99	29,729.80	51,000.03	21,270.23	41.71	68,000.00

Budget Comparison (Accrual)
CHELSEA - Operations - 02 - (Ims1416)
November 2019
AS OF THE 9TH MONTH ENDING NOVEMBER 30, 2019

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
UTILITIES									
6576-0000 Electricity	194.00	250.00	56.00	22.40	1,921.00	2,250.00	329.00	14.62	3,000.00
6577-0000 Electricity Ponds - Com	422.00	416.67	-5.33	-1.28	3,438.00	3,750.03	312.03	8.32	5,000.00
6580-0000 Electricity Stream - Com	638.00	708.33	70.33	9.93	5,742.00	6,374.97	632.97	9.93	8,500.00
6595-0000 Telephone Caretaker	67.20	75.00	7.80	10.40	604.80	675.00	70.20	10.40	900.00
TOTAL UTILITIES	1,321.20	1,450.00	128.80	8.88	11,705.80	13,050.00	1,344.20	10.30	17,400.00
RV LOT EXPENSES									
6640-0000 Repair & Maintenance -	112.50	125.00	12.50	10.00	975.00	1,125.00	150.00	13.33	1,500.00
6690-0000 Electricity - RV Lot	65.00	75.00	10.00	13.33	585.00	675.00	90.00	13.33	900.00
TOTAL OPERATING EXPS-RV LOT	177.50	200.00	22.50	11.25	1,560.00	1,800.00	240.00	13.33	2,400.00
RECREATION CENTRE - COMMON									
6710-0000 Bldg Repair & Maint-Rec	197.02	833.33	636.31	76.36	7,973.38	7,499.97	-473.41	-6.31	10,000.00
6712-0000 Equip. Rep. & Maint.-Clu	588.76	1,250.00	661.24	52.90	19,899.18	11,250.00	-8,649.18	-76.88	15,000.00
6715-0000 Lock Up Costs - Rec. Ce	150.00	175.00	25.00	14.29	1,312.38	1,575.00	262.62	16.67	2,100.00
6720-0000 Guest Suites Telephone-	50.70	100.00	49.30	49.30	466.20	900.00	433.80	48.20	1,200.00
6725-0000 Exercise Equip R & M-R	482.69	250.00	-232.69	-93.08	1,448.07	2,250.00	801.93	35.64	3,000.00
6730-0000 Workshop R & M-Rec. C	0.00	125.00	125.00	100.0	51.49	1,125.00	1,073.51	95.42	1,500.00
6735-0000 Pool Repair & Maint.-Re	0.00	708.33	708.33	100.0	6,640.72	6,374.97	-265.75	-4.17	8,500.00
6740-0000 Pool Supplies & Chemic	29.88	291.67	261.79	89.76	3,642.77	2,625.03	-1,017.74	-38.77	3,500.00
6750-0000 Cleaning Supplies-Rec.	0.00	200.00	200.00	100.0	1,402.59	1,800.00	397.41	22.08	2,400.00
6755-0000 Window & Carpet Cleani	0.00	83.33	83.33	100.0	0.00	749.97	749.97	100.0	1,000.00
6764-0000 Electricity - Rec. Centre	1,929.00	1,933.33	4.33	0.22	16,736.00	17,399.97	663.97	3.82	23,200.00
6765-0000 Gas - Rec. Centre	995.83	1,108.33	112.50	10.15	9,768.55	9,974.97	206.42	2.07	13,300.00
TOTAL OPER. EXPS-REC. CENTRE	4,423.88	7,058.32	2,634.44	37.32	69,341.33	63,524.88	-5,816.45	-9.16	84,700.00
SALARIES & BENEFITS									
6820-0000 Caretaker Salary and Be	5,390.13	5,250.00	-140.13	-2.67	45,636.32	47,250.00	1,613.68	3.42	63,000.00
6830-0000 Caretaker Assistant Wag	1,458.34	1,625.00	166.66	10.26	12,653.97	14,625.00	1,971.03	13.48	19,500.00
6865-0000 R. C. Janitor Wages and	1,821.72	1,875.00	53.28	2.84	16,311.64	16,875.00	563.36	3.34	22,500.00
6875-0000 Payroll Costs	753.24	750.00	-3.24	-0.43	7,850.11	6,750.00	-1,100.11	-16.30	9,000.00
6890-0000 Workers Compensation	0.00	125.00	125.00	100.0	1,257.85	1,125.00	-132.85	-11.81	1,500.00
TOTAL SALARIES & PAYROLL COS	9,423.43	9,625.00	201.57	2.09	83,709.89	86,625.00	2,915.11	3.37	115,500.00
OFFICE EXPENSES									
6910-0000 Equipment Rep. & Maint	20.00	33.33	13.33	39.99	93.29	299.97	206.68	68.90	400.00
6915-0000 Supplies	195.21	83.33	-111.88	-134.2	890.34	749.97	-140.37	-18.72	1,000.00
6920-0000 Telephone & Cable - Offi	423.15	425.00	1.85	0.44	3,822.79	3,825.00	2.21	0.06	5,100.00
TOTAL OFFICE EXPENSES	638.36	541.66	-96.70	-17.85	4,806.42	4,874.94	68.52	1.41	6,500.00
ADMINISTRATION									
6970-0000 AGM Expenses - Admin.	0.00	375.00	375.00	100.0	4,529.02	3,375.00	-1,154.02	-34.19	4,500.00
6975-0000 Council Expenses - Adm	2,200.71	241.67	-1,959.04	-810.6	3,386.81	2,175.03	-1,211.78	-55.71	2,900.00
6980-0000 Legal Expenses	125.00	83.33	-41.67	-50.01	240.39	749.97	509.58	67.95	1,000.00
6984-0000 Postage and Printing	1,421.71	1,416.67	-5.04	-0.36	13,651.79	12,750.03	-901.76	-7.07	17,000.00
6990-0000 Insurance Premiums	23,100.08	23,045.92	-54.16	-0.24	207,900.72	207,413.28	-487.44	-0.24	276,551.00
6992-0000 Insurance Carrying Char	599.17	599.17	0.00	0.00	5,392.53	5,392.53	0.00	0.00	7,190.00
7000-0000 Management Fees	5,785.74	5,785.75	0.01	0.00	52,071.66	52,071.75	0.09	0.00	69,429.00
7010-0000 Property Taxes - Admin.	0.00	37.50	37.50	100.0	325.00	337.50	12.50	3.70	450.00
7020-0000 Security - Admin.	748.13	2,333.33	1,585.20	67.94	16,936.46	20,999.97	4,063.51	19.35	28,000.00
7025-0000 Bank Charges	10.00	12.50	2.50	20.00	90.00	112.50	22.50	20.00	150.00
7030-0000 Strata Web Site	0.00	37.50	37.50	100.0	181.83	337.50	155.67	46.12	450.00
7050-0000 Miscellaneous	0.00	0.00	0.00	0	34.76	0.00	-34.76	0	0.00
7051-0000 Statutory Financial Revi	0.00	16.67	16.67	100.0	176.40	150.03	-26.37	-17.58	200.00
TOTAL ADMINISTRATION EXPENSE	33,990.54	33,985.01	-5.53	-0.02	304,917.37	305,865.09	947.72	0.31	407,820.00
TOTAL COMMON EXPENSES	66,251.90	73,076.66	6,824.76	9.34	630,699.98	657,689.94	26,989.96	4.10	876,920.00
TOTAL EXPENSES	118,562.31	95,701.16	-22,861.15	-23.89	858,923.91	861,310.44	2,386.53	0.28	1,148,414.00
NET INCOME (LOSS)	-22,231.97	0.01	-22,231.98	-222.3	8,812.29	0.09	8,812.20	9.791,	0.00
REVENUE UTILITIES									
Revenue - Apartment Utilities									
9260-0000 Utilities Income - Apts.	9,859.00	9,859.00	0.00	0.00	88,731.00	88,731.00	0.00	0.00	118,308.00
9262-0000 Utilities Interest Income	52.82	0.00	52.82	0	364.26	0.00	364.26	0	0.00

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

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AS OF THE 9TH MONTH ENDING NOVEMBER 30, 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>
9264-0000 Prior Year Surplus (Defic	0.00	0.00	0.00	0	13,873.74	13,874.00	-0.26	0.00	13,874.00
Total Apartment Utilities	9,911.82	9,859.00	52.82	0.54	102,969.00	102,605.00	364.00	0.35	132,182.00
UTILITY EXPENSES									
Gas									
9360-0000 Electricity Kens & Mayfai	2,282.00	2,416.67	134.67	5.57	20,538.00	21,750.03	1,212.03	5.57	29,000.00
9365-0000 Electricity Windsor	1,448.00	1,583.33	135.33	8.55	13,032.00	14,249.97	1,217.97	8.55	19,000.00
Total Electricity - Apart.	3,730.00	4,000.00	270.00	6.75	33,570.00	36,000.00	2,430.00	6.75	48,000.00
Gas - Apartments									
9410-0000 Gas - Mayfair	1,903.59	1,664.75	-238.84	-14.35	13,277.18	14,982.75	1,705.57	11.38	19,977.00
9420-0000 Gas - Kensington	3,062.14	2,587.75	-474.39	-18.33	20,482.71	23,289.75	2,807.04	12.05	31,053.00
9430-0000 Gas - Windsor	3,394.31	2,762.67	-631.64	-22.86	21,445.12	24,864.03	3,418.91	13.75	33,152.00
Total Gas - Apartment	8,360.04	7,015.17	-1,344.87	-19.17	55,205.01	63,136.53	7,931.52	12.56	84,182.00
TOTAL UTILITIES - APARTMENT	12,090.04	11,015.17	-1,074.87	-9.76	88,775.01	99,136.53	10,361.52	10.45	132,182.00
NET INCOME (LOSS) UTILITIES	-2,178.22	-1,156.17	-1,022.05	-88.40	14,193.99	3,468.47	10,725.52	309.2	0.00
REVENUE - WATER INCOME									
9650-0000 Water - Apartments	5,120.00	5,120.00	0.00	0.00	46,080.00	46,080.00	0.00	0.00	61,440.00
9700-0000 Water - Townhouses	7,488.00	7,488.00	0.00	0.00	67,392.00	67,392.00	0.00	0.00	89,856.00
9725-0000 Water - Interest Income	179.41	0.00	179.41	0	1,348.70	0.00	1,348.70	0	0.00
9745-0000 Prior Year Surplus (Defic	0.00	0.00	0.00	0	26,539.65	26,540.00	-0.35	0.00	26,540.00
TOTAL WATER INCOME	12,787.41	12,608.00	179.41	1.42	141,360.35	140,012.00	1,348.35	0.96	177,836.00
WATER EXPENSE									
9850-0000 Water Usage	14,819.67	14,819.67	0.00	0.00	129,683.03	133,377.03	3,694.00	2.77	177,836.00
TOTAL WATER	14,819.67	14,819.67	0.00	0.00	129,683.03	133,377.03	3,694.00	2.77	177,836.00
NET INCOME (LOSS) WATER	-2,032.26	-2,211.67	179.41	8.11	11,677.32	6,634.97	5,042.35	76.00	0.00