

CROSSROADS MANAGEMENT  
STRATA MANAGERS  
ROSS RUDDICK, JESSE TRAIN AND BOGDAN MITOI

# NOTICE OF THE ANNUAL GENERAL MEETING

MONDAY, APRIL 20, 2020



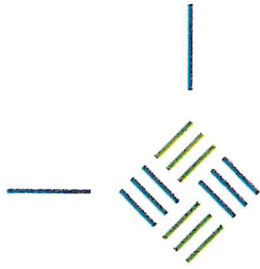
**MONDAY**

**APRIL**

**20TH**

**2020**

CROSSROADS MANAGEMENT OFFICE  
1001-7445 132<sup>ND</sup> STREET. SURREY



# CrossRoads Management Ltd.

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March 31, 2020

## NOTICE OF THE ANNUAL GENERAL MEETING

**TO: OWNERS – CHELSEA GARDENS - LMS 1416**  
**DATE: MONDAY, APRIL 20, 2020**  
**TIME: 6:30 P.M. REGISTRATION - 7:00 P.M. CALL TO ORDER**  
**PLACE: CROSSROADS MANAGEMENT OFFICE**  
**1001-7445 132<sup>ND</sup> STREET, SURREY**

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Dear Owners;

At the request of the Strata Council, we are pleased to inform you of the Annual General Meeting of the Owners of LMS 1416 – Chelsea Gardens. With the COVID-19 pandemic, Owners are **not** to attend the meeting as there is insufficient space for social distancing. Instead, a directed proxy form will be attached to this notice which will have the proxy holder vote how you would like. We repeat this from the March 17, 2020 minutes:

1. The Annual General Meeting, with an abbreviated agenda of only the essential basics would remain scheduled for Monday, April 20, 2020.
2. The Annual General Meeting will be held at the office of CrossRoads Management and it will be held by proxy only due to the Covid-19 Pandemic. We cannot accommodate any owner attendance at this meeting.
3. The Proxies will be what is called a “directed proxy” and it will give you the opportunity to tell the proxy holder how to vote on each item on the agenda.
4. The Proxy form will have the names of the current Strata Council members who will vote on your behalf and who have committed to vote as per your instructions.
5. The items on the agenda of this AGM will only include the following items:
  - i. Call the meeting to order, proof of notice, quorum requirements, approve the agenda, and report on insurance.....all just routine items.

- ii. One Special Resolution seeking authority to spend up to \$80,000.00 from the Contingency Reserve Fund to proceed with Townhouse Envelope Repairs. There are several other spending resolutions that are not as time critical as Townhouse Repairs, and they will be deferred to a Special General Meeting. (More on this later)
- iii. One Special Resolution to have a Special Levy in the amount of \$250,000.00 to assist in the payment (and reduce the impact on strata fees) of the large increase in strata insurance. Although payable upon passage (or the sale of the unit) this levy, for the convenience of the owners, can be paid in two installments....on July 15 and on October 15. In the Kensington, this assessment would range from \$325.53 for the smallest unit to \$685.11 for the largest unit. In the Windsor it will range from \$328.80 to \$641.27 and in the Mayfair the range is \$325.07 to \$527.94. All of these values divided into two payments. The range in the townhouse will be from \$664.24 to 822.83 depending on unit size...and again, split into two installments. The Strata Council believes this to be a better option than, all of sudden, incorporating the entire insurance increase into strata fees. While not likely, it is perhaps possible that insurance premium rates may be more competitive in 2021.
- iv. The next agenda item will depend on the passage or failure of the Special Resolution (as noted above) that seeks approval of the Special Assessment. That Special Resolution requires a ¾ vote approval. If it is approved, then the first of two proposed budgets that will be included in the AGM package. The first budget will show LINE # 70 Insurance Cost of \$619,653.00 as this is the net amount after the reduction of \$250,000.00 from the Special Assessment. This will see apartment strata fees increase by approximately 22% to 23% while townhouses will increase by 25%. Were the Special Assessment Resolution to fail by not achieving a ¾ vote, then Council will deal with the second attached budget. That budget will show LINE # 70 Insurance Cost of the full \$869,653.00 and, accordingly, the apartment strata fees will increase by 32% to 35% while the townhouses will increase by 41% to 42%. This is why Council seeks a Special levy.
- v. That will conclude the AGM.

Enclosed are an agenda, a directed proxy form, a Special Resolution for Townhouse Envelope repairs and one Special Resolution to approve a Special Levy totalling \$250,000.00 so that Strata Fees do not increase at too high a percentage. We also enclose two budgets. The first budget "A" is based on the successful passage of the Special Levy. The second budget "B" is based on the defeat of the Special Levy. Fee schedules for both budget versions are also attached.

There is a proposed fee increase due to rising operating costs and a major contributor to this is the cost of strata insurance that has jumped significantly over last year.

To be able to proceed with the meeting a quorum of one third of all Owners entitled to vote must be represented by proxy.

Proxies can be provided to Council members in one of several ways:

- ✚ It can be left in the Strata Manager's mailboxes in the apartments or the clubhouse mailroom up until Monday, April 20<sup>th</sup> until noon only.
- ✚ It can be scanned and emailed to either [ross@crpm.ca](mailto:ross@crpm.ca) or [jesse@crpm.ca](mailto:jesse@crpm.ca) no later than 3:00 PM on Monday, April 20<sup>th</sup>.
- ✚ It can be faxed to CrossRoads at: 778-578-4447 no later than 3:00 PM on Monday, April 20<sup>th</sup>.
- ✚ It can be hand delivered to any member of Council up until Friday, April 17<sup>th</sup>.

If you have questions, you certainly can call Ross Ruddick at the CrossRoads office at: 778-578-4445.

These are unusual times and we do appreciate owner cooperation with the proxies so that we can achieve quorum. As we noted in the March minutes, the balance of the usual AGM order of business is being deferred until such time as a Special General Meeting can safely be called.

Yours truly,

CROSSROADS MANAGEMENT LTD. - On behalf of the Owners of Chelsea Gardens

Ross Ruddick, Jesse Train and Bogdan Mitoi  
Strata Managers

# **CHELSEA GARDENS LMS 1416 ANNUAL GENERAL MEETING AGENDA**

**NOTICE DATE: MARCH 31, 2020**

**THE OWNERS OF THE CHELSEA GARDENS - LMS 1416 – MONDAY, APRIL 20,  
2020**

- 1. REGISTRATION 6:30 P.M.**
- 2. CALL TO ORDER 7:00 P.M.**
- 3. CERTIFICATION OF PROXIES**
- 4. DETERMINATION OF QUORUM**
- 5. PROOF OF NOTICE/WAIVER OF NOTICE**
- 6. ADOPTION OF AGENDA**
- 7. REPORT ON INSURANCE**
- 9. CONSIDERATION OF 3 / 4 VOTE “A” – Townhouse Envelope Repairs**
- 10. CONSIDERATION OF 3 / 4 VOTE “B” – Special Levy**
- 11. APPROVAL OF PROPOSED OPERATING BUDGET 2020 – 2021 “A” – If the Special Levy is approved.**
- 12. APPROVAL OF PROPOSED OPERATING BUDGET 2020-2021 “B” – If the Special Levy is defeated.**
- 13. TERMINATION OF MEETING**

**RESOLUTIONS**

**3 / 4 VOTE "A" – TOWNHOUSE CAPITAL PROJECTS REPAIRS - 2020**

**Whereas** the Strata Corporation wishes to continue a program of replacement of rotting wood spindles with new composite spindles to townhouses throughout the complex, along with townhouse repairs to the envelope; and

**Whereas** the Strata Corporation wishes to have flexibility in the allocation of funds spent in 2020 to ensure that the integrity of townhouse envelopes are preserved and protected so the Council has combined these projects into one spending resolution, based on priority, however it is anticipated to be a 50/50 split; and

**Whereas** the council has projected the labour and materials needed in 2020 at \$80,000.00.

**Therefore be it resolved** as a 3 / 4 Vote of the Owners, LMS 1416, Chelsea Gardens, that Council is hereby authorized to spend from the Contingency Reserve Fund up to \$80,000.00 to inspect, and where necessary, repair and caulk those townhouse units and replace spindles and do envelope repairs as required on a priority basis.

**MOVED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

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**3 / 4 VOTE "B" – SUPPLIMENTAL SPECIAL LEVY**

**Whereas** The Strata Council is proposing this special levy in order to assist in the payment (and reduce the impact on strata fees) of the large increase in Strata Insurance.

**Therefore be it resolved** as a ¾ vote of the Owners, LMS 1416, Chelsea Gardens, that a special levy of \$250,000 be assessed between all owners that will be based off of unit entitlement. This levy, if approved, is payable upon passage of this resolution but, for financial convenience, can be paid in two separate installments. The first installment to be paid on July 15, 2020 with the second to be paid on October 15, 2020. A levy schedule is attached to illustrate the levy payable by each owner.

**MOVED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

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**MAYFAIR ASSESSMENT**

<b>UNIT</b>	<b>S/L</b>	<b>U/E</b>	<b>FIRST</b>	<b>SECOND</b>
			<b>PAYMENT</b>	<b>PAYMENT</b>
101-1	73	829	\$192.21	\$192.21
102-1	72	1118	\$259.21	\$259.21
103-1	71	1118	\$259.21	\$259.21
104-1	70	1058	\$245.30	\$245.30
105-1	69	1120	\$259.68	\$259.68
106-1	68	1117	\$258.98	\$258.98
107-1	75	1117	\$258.98	\$258.98
108-1	74	697	\$161.60	\$161.60
201-1	81	829	\$192.21	\$192.21
202-1	80	1118	\$259.21	\$259.21
203-1	79	1118	\$259.21	\$259.21
204-1	78	1058	\$245.30	\$245.30
205-1	77	1132	\$262.46	\$262.46
206-1	76	1117	\$258.98	\$258.98
207-1	83	1117	\$258.98	\$258.98
208-1	82	697	\$161.60	\$161.60
301-1	89	829	\$192.21	\$192.21
302-1	88	1118	\$259.21	\$259.21
303-1	87	1118	\$259.21	\$259.21
304-1	86	1058	\$245.30	\$245.30
305-1	85	1132	\$262.46	\$262.46
306-1	84	1117	\$258.98	\$258.98
307-1	91	1117	\$258.98	\$258.98
308-1	90	697	\$161.60	\$161.60
401-1	97	829	\$192.21	\$192.21
402-1	96	1110	\$257.36	\$257.36
403-1	95	1110	\$257.36	\$257.36
404-1	94	1058	\$245.30	\$245.30
405-1	93	1132	\$262.46	\$262.46
406-1	92	1110	\$257.36	\$257.36
407-1	99	1110	\$257.36	\$257.36
408-1	98	697	\$161.60	\$161.60
			<b>\$7,582.15</b>	<b>\$7,582.15</b>

**\$15,164.30**

**KENSINGTON ASSESSMENT**

<b>UNIT</b>	<b>S/L</b>	<b>U/E</b>	<b>FIRST</b>	<b>SECOND</b>
			<b>PAYMENT</b>	<b>PAYMENT</b>
101-2	165	701	\$162.53	\$162.53
102-2	164	1469	\$340.60	\$340.60
103-2	163	698	\$161.84	\$161.84
104-2	162	1207	\$279.85	\$279.85
105-2	177	1207	\$279.85	\$279.85
106-2	176	698	\$161.84	\$161.84
107-2	175	1119	\$259.45	\$259.45
108-2	174	1452	\$336.65	\$336.65
109-2	173	1365	\$316.48	\$316.48
110-2	172	1119	\$259.45	\$259.45
111-2	171	778	\$180.38	\$180.38
112-2	170	1207	\$279.85	\$279.85
113-2	169	1115	\$258.52	\$258.52
114-2	168	778	\$180.38	\$180.38
115-2	167	1375	\$318.80	\$318.80
116-2	166	764	\$177.14	\$177.14
201-2	181	701	\$162.53	\$162.53
202-2	180	1469	\$340.60	\$340.60
203-2	179	698	\$161.84	\$161.84
204-2	178	1207	\$279.85	\$279.85
205-2	193	1207	\$279.85	\$279.85
206-2	192	698	\$161.84	\$161.84
207-2	191	1119	\$259.45	\$259.45
208-2	190	1452	\$336.65	\$336.65
209-2	189	1365	\$316.48	\$316.48
210-2	188	1119	\$259.45	\$259.45
211-2	187	778	\$180.38	\$180.38
212-2	186	1207	\$279.85	\$279.85
213-2	185	1115	\$258.52	\$258.52
214-2	184	778	\$180.38	\$180.38
215-2	183	1375	\$318.80	\$318.80
216-2	182	764	\$177.14	\$177.14

**KENSINGTON ASSESSMENT**

<b>UNIT</b>	<b>S/L</b>	<b>U/E</b>	<b>FIRST</b>	<b>SECOND</b>
			<b>PAYMENT</b>	<b>PAYMENT</b>
301-2	197	701	\$162.53	\$162.53
302-2	196	1469	\$340.60	\$340.60
303-2	195	698	\$161.84	\$161.84
304-2	194	1117	\$258.98	\$258.98
305-2	209	1117	\$258.98	\$258.98
306-2	208	698	\$161.84	\$161.84
307-2	207	1119	\$259.45	\$259.45
308-2	206	1452	\$336.65	\$336.65
309-2	205	1365	\$316.48	\$316.48
310-2	204	1119	\$259.45	\$259.45
311-2	203	778	\$180.38	\$180.38
312-2	202	1115	\$258.52	\$258.52
313-2	201	1115	\$258.52	\$258.52
314-2	200	778	\$180.38	\$180.38
315-2	199	1375	\$318.80	\$318.80
316-2	198	764	\$177.14	\$177.14
401-2	213	701	\$162.53	\$162.53
402-2	212	1469	\$340.60	\$340.60
403-2	211	698	\$161.84	\$161.84
404-2	210	1115	\$258.52	\$258.52
405-2	225	923	\$214.00	\$214.00
406-2	224	698	\$161.84	\$161.84
407-2	223	1119	\$259.45	\$259.45
408-2	222	1452	\$336.65	\$336.65
409-2	221	1365	\$316.48	\$316.48
410-2	220	1119	\$259.45	\$259.45
411-2	219	778	\$180.38	\$180.38
412-2	218	1115	\$258.52	\$258.52
413-2	217	1115	\$258.52	\$258.52
414-2	216	778	\$180.38	\$180.38
415-2	215	1375	\$318.80	\$318.80
416-2	214	764	\$177.14	\$177.14
			\$15,642.85	\$15,642.85

**\$31,285.70**

**WINDSOR ASSESSMENT**

<b>UNIT</b>	<b>S/L</b>	<b>U/E</b>		<b>FIRST</b>	<b>SECOND</b>
				<b>PAYMENT</b>	<b>PAYMENT</b>
117-3	326	847		\$196.38	\$196.38
118-3	325	1374		\$318.57	\$318.57
119-3	324	1212		\$281.01	\$281.01
120-3	339	1211		\$280.78	\$280.78
121-3	338	1375		\$318.80	\$318.80
122-3	337	843		\$195.45	\$195.45
123-3	336	1104		\$255.97	\$255.97
124-3	335	1219		\$282.63	\$282.63
125-3	334	705		\$163.46	\$163.46
126-3	333	1060		\$245.77	\$245.77
127-3	332	855		\$198.24	\$198.24
128-3	331	1218		\$282.40	\$282.40
129-3	330	1227		\$284.49	\$284.49
130-3	329	705		\$163.46	\$163.46
131-3	328	1124		\$260.61	\$260.61
132-3	327	1257		\$291.44	\$291.44
217-3	342	847		\$196.38	\$196.38
218-3	341	1374		\$318.57	\$318.57
219-3	340	1212		\$281.01	\$281.01
220-3	355	1211		\$280.78	\$280.78
221-3	354	1375		\$318.80	\$318.80
222-3	353	850		\$197.08	\$197.08
223-3	352	1104		\$255.97	\$255.97
224-3	351	1219		\$282.63	\$282.63
225-3	350	705		\$163.46	\$163.46
226-3	349	1060		\$245.77	\$245.77
227-3	348	855		\$198.24	\$198.24
228-3	347	1218		\$282.40	\$282.40
229-3	346	1227		\$284.49	\$284.49
230-3	345	705		\$163.46	\$163.46
231-3	344	1124		\$260.61	\$260.61
232-3	343	1257		\$291.44	\$291.44

**WINDSOR ASSESSMENT**

<b>UNIT</b>	<b>S/L</b>	<b>U/E</b>	<b>FIRST</b>	<b>SECOND</b>
			<b>PAYMENT</b>	<b>PAYMENT</b>
317-3	358	847	\$196.38	\$196.38
318-3	357	1374	\$318.57	\$318.57
319-3	356	1119	\$259.45	\$259.45
320-3	371	1119	\$259.45	\$259.45
321-3	370	1375	\$318.80	\$318.80
322-3	369	850	\$197.08	\$197.08
323-3	368	1104	\$255.97	\$255.97
324-3	367	1219	\$282.63	\$282.63
325-3	366	705	\$163.46	\$163.46
326-3	365	1060	\$245.77	\$245.77
327-3	364	855	\$198.24	\$198.24
328-3	363	1122	\$260.14	\$260.14
329-3	362	1130	\$262.00	\$262.00
330-3	361	705	\$163.46	\$163.46
331-3	360	1124	\$260.61	\$260.61
332-3	359	1257	\$291.44	\$291.44
417-3	374	847	\$196.38	\$196.38
418-3	373	1374	\$318.57	\$318.57
419-3	372	1119	\$259.45	\$259.45
420-3	387	1119	\$259.45	\$259.45
421-3	386	1375	\$318.80	\$318.80
422-3	385	850	\$197.08	\$197.08
423-3	384	1104	\$255.97	\$255.97
424-3	383	1219	\$282.63	\$282.63
425-3	382	705	\$163.46	\$163.46
426-3	381	1060	\$245.77	\$245.77
427-3	380	855	\$198.24	\$198.24
428-3	379	1122	\$260.14	\$260.14
429-3	378	1130	\$262.00	\$262.00
430-3	377	705	\$163.46	\$163.46
431-3	376	1124	\$260.61	\$260.61
432-3	375	1279	\$296.54	\$296.54
			\$15,912.50	\$15,912.50

**\$31,825.00**

**TOWNHOUSE**

UNIT	S/L	U/E	FIRST PAYMENT	SECOND PAYMENT
101	25	1439	\$335.62	\$335.62
102	26	1762	\$410.95	\$410.95
103	24	1762	\$410.95	\$410.95
104	23	1439	\$335.62	\$335.62
105	284	1426	\$332.58	\$332.58
106	285	1609	\$375.27	\$375.27
107	287	1631	\$380.40	\$380.40
108	286	1453	\$338.88	\$338.88
109	289	1611	\$375.73	\$375.73
110	288	1426	\$332.58	\$332.58
111	290	1429	\$333.28	\$333.28
112	291	1608	\$375.03	\$375.03
113	293	1608	\$375.03	\$375.03
114	292	1429	\$333.28	\$333.28
115	312	1443	\$336.55	\$336.55
116	313	1764	\$411.42	\$411.42
117	315	1629	\$379.93	\$379.93
118	314	1455	\$339.35	\$339.35
119	317	1761	\$410.72	\$410.72
120	316	1443	\$336.55	\$336.55
121	294	1443	\$336.55	\$336.55
122	295	1760	\$410.48	\$410.48
123	296	1454	\$339.12	\$339.12
124	297	1629	\$379.93	\$379.93
125	299	1762	\$410.95	\$410.95
126	298	1443	\$336.55	\$336.55
127	318	1443	\$336.55	\$336.55
128	319	1764	\$411.42	\$411.42
129	321	1628	\$379.70	\$379.70
130	320	1455	\$339.35	\$339.35
131	323	1762	\$410.95	\$410.95
132	322	1443	\$336.55	\$336.55
133	300	1443	\$336.55	\$336.55
134	301	1760	\$410.48	\$410.48
135	302	1454	\$339.12	\$339.12
136	303	1630	\$380.16	\$380.16
137	305	1763	\$411.18	\$411.18
138	304	1443	\$336.55	\$336.55
139	306	1426	\$332.58	\$332.58
140	307	1610	\$375.50	\$375.50
141	309	1630	\$380.16	\$380.16
142	308	1454	\$339.12	\$339.12
143	311	1613	\$376.20	\$376.20
144	310	1426	\$332.58	\$332.58
145	388	1429	\$333.28	\$333.28
146	389	1608	\$375.03	\$375.03
147	391	1608	\$375.03	\$375.03
148	390	1429	\$333.28	\$333.28
149	392	1429	\$333.28	\$333.28

**TOWNHOUSE**

UNIT	S/L	U/E	FIRST	SECOND
			PAYMENT	PAYMENT
150	393	1608	\$375.03	\$375.03
151	395	1608	\$375.03	\$375.03
152	394	1429	\$333.28	\$333.28
153	48	1443	\$336.55	\$336.55
154	49	1763	\$411.18	\$411.18
155	47	1630	\$380.16	\$380.16
156	46	1453	\$338.88	\$338.88
157	45	1760	\$410.48	\$410.48
158	44	1443	\$336.55	\$336.55
159	282	1443	\$336.55	\$336.55
160	283	1763	\$411.18	\$411.18
161	281	1764	\$411.42	\$411.42
162	280	1444	\$336.78	\$336.78
163	42	1426	\$332.58	\$332.58
164	43	1613	\$376.20	\$376.20
165	40	1453	\$338.88	\$338.88
166	41	1631	\$380.40	\$380.40
167	39	1613	\$376.20	\$376.20
168	38	1426	\$332.58	\$332.58
169	50	1443	\$336.55	\$336.55
170	51	1763	\$411.18	\$411.18
171	52	1453	\$338.88	\$338.88
172	53	1630	\$380.16	\$380.16
173	55	1760	\$410.48	\$410.48
174	54	1444	\$336.78	\$336.78
175	56	1443	\$336.55	\$336.55
176	57	1763	\$411.18	\$411.18
177	59	1763	\$411.18	\$411.18
178	58	1443	\$336.55	\$336.55
179	36	1443	\$336.55	\$336.55
180	37	1763	\$411.18	\$411.18
181	35	1763	\$411.18	\$411.18
182	34	1443	\$336.55	\$336.55
183	32	1443	\$336.55	\$336.55
184	33	1763	\$411.18	\$411.18
185	31	1630	\$380.16	\$380.16
186	30	1453	\$338.88	\$338.88
187	29	1760	\$410.48	\$410.48
188	28	1443	\$336.55	\$336.55
189	60	1429	\$333.28	\$333.28
190	61	1608	\$375.03	\$375.03
191	63	1608	\$375.03	\$375.03
192	62	1429	\$333.28	\$333.28
193	64	1443	\$336.55	\$336.55
194	65	1763	\$411.18	\$411.18
195	67	1763	\$411.18	\$411.18
196	66	1443	\$336.55	\$336.55
197	21	1424	\$332.12	\$332.12
198	22	1603	\$373.87	\$373.87
199	20	1626	\$379.23	\$379.23
200	19	1483	\$345.88	\$345.88

**TOWNHOUSE**

UNIT	S/L	U/E	FIRST PAYMENT	SECOND PAYMENT
201	18	1758	\$410.02	\$410.02
202	17	1439	\$335.62	\$335.62
203	11	1439	\$335.62	\$335.62
204	12	1758	\$410.02	\$410.02
205	13	1482	\$345.65	\$345.65
206	14	1617	\$377.13	\$377.13
207	16	1761	\$410.72	\$410.72
208	15	1439	\$335.62	\$335.62
209	100	1443	\$336.55	\$336.55
210	101	1763	\$411.18	\$411.18
211	103	1763	\$411.18	\$411.18
212	102	1443	\$336.55	\$336.55
213	104	1429	\$333.28	\$333.28
214	105	1608	\$375.03	\$375.03
215	107	1608	\$375.03	\$375.03
216	106	1429	\$333.28	\$333.28
217	132	1443	\$336.55	\$336.55
218	133	1763	\$411.18	\$411.18
219	131	1630	\$380.16	\$380.16
220	130	1453	\$338.88	\$338.88
221	129	1760	\$410.48	\$410.48
222	128	1443	\$336.55	\$336.55
223	126	1443	\$336.55	\$336.55
224	127	1763	\$411.18	\$411.18
225	125	1763	\$411.18	\$411.18
226	124	1443	\$336.55	\$336.55
227	108	1443	\$336.55	\$336.55
228	109	1764	\$411.42	\$411.42
229	111	1764	\$411.42	\$411.42
230	110	1443	\$336.55	\$336.55
231	112	1443	\$336.55	\$336.55
232	113	1761	\$410.72	\$410.72
233	114	1453	\$338.88	\$338.88
234	115	1630	\$380.16	\$380.16
235	117	1764	\$411.42	\$411.42
236	116	1443	\$336.55	\$336.55
237	122	1426	\$332.58	\$332.58
238	123	1613	\$376.20	\$376.20
239	120	1453	\$338.88	\$338.88
240	121	1631	\$380.40	\$380.40
241	119	1613	\$376.20	\$376.20
242	118	1426	\$332.58	\$332.58
243	278	1424	\$332.12	\$332.12
244	279	1617	\$377.13	\$377.13
245	276	1453	\$338.88	\$338.88
246	277	1631	\$380.40	\$380.40
247	275	1613	\$376.20	\$376.20
248	274	1389	\$323.96	\$323.96
249	272	1443	\$336.55	\$336.55
250	273	1763	\$411.18	\$411.18
251	271	1763	\$411.18	\$411.18

**TOWNHOUSE**

<b>UNIT</b>	<b>S/L</b>	<b>U/E</b>	<b>FIRST</b>	<b>SECOND</b>
			<b>PAYMENT</b>	<b>PAYMENT</b>
252	270	1444	\$336.78	\$336.78
253	268	1443	\$336.55	\$336.55
254	269	1770	\$412.82	\$412.82
255	267	1632	\$380.63	\$380.63
256	266	1452	\$338.65	\$338.65
257	265	1760	\$410.48	\$410.48
258	264	1443	\$336.55	\$336.55
259	262	1443	\$336.55	\$336.55
260	263	1764	\$411.42	\$411.42
261	261	1763	\$411.18	\$411.18
262	260	1443	\$336.55	\$336.55
263	240	1445	\$337.02	\$337.02
264	241	1766	\$411.88	\$411.88
265	239	1766	\$411.88	\$411.88
266	238	1445	\$337.02	\$337.02
267	242	1425	\$332.35	\$332.35
268	243	1614	\$376.43	\$376.43
269	245	1631	\$380.40	\$380.40
270	244	1453	\$338.88	\$338.88
271	247	1611	\$375.73	\$375.73
272	246	1424	\$332.12	\$332.12
273	236	1443	\$336.55	\$336.55
274	237	1763	\$411.18	\$411.18
275	235	1630	\$380.16	\$380.16
276	234	1453	\$338.88	\$338.88
277	233	1760	\$410.48	\$410.48
278	232	1442	\$336.32	\$336.32
279	248	1443	\$336.55	\$336.55
280	249	1761	\$410.72	\$410.72
281	250	1453	\$338.88	\$338.88
282	251	1630	\$380.16	\$380.16
283	253	1764	\$411.42	\$411.42
284	252	1443	\$336.55	\$336.55
285	230	1443	\$336.55	\$336.55
286	231	1764	\$411.42	\$411.42
287	229	1630	\$380.16	\$380.16
288	228	1453	\$338.88	\$338.88
289	227	1761	\$410.72	\$410.72
290	226	1443	\$336.55	\$336.55
291	254	1443	\$336.55	\$336.55
292	255	1761	\$410.72	\$410.72
293	256	1453	\$338.88	\$338.88
294	257	1630	\$380.16	\$380.16
295	259	1764	\$411.42	\$411.42
296	258	1443	\$336.55	\$336.55
297	150	1443	\$336.55	\$336.55
298	151	1763	\$411.18	\$411.18
299	149	1630	\$380.16	\$380.16
300	148	1453	\$338.88	\$338.88
301	147	1760	\$410.48	\$410.48
302	146	1443	\$336.55	\$336.55

**TOWNHOUSE**

<b>UNIT</b>	<b>S/L</b>	<b>U/E</b>	<b>FIRST PAYMENT</b>	<b>SECOND PAYMENT</b>
303	152	1429	\$333.28	\$333.28
304	153	1608	\$375.03	\$375.03
305	155	1608	\$375.03	\$375.03
306	154	1429	\$333.28	\$333.28
307	144	1443	\$336.55	\$336.55
308	145	1764	\$411.42	\$411.42
309	143	1630	\$380.16	\$380.16
310	142	1453	\$338.88	\$338.88
311	141	1761	\$410.72	\$410.72
312	140	1443	\$336.55	\$336.55
313	156	1426	\$332.58	\$332.58
314	157	1614	\$376.43	\$376.43
315	159	1631	\$380.40	\$380.40
316	158	1453	\$338.88	\$338.88
317	161	1613	\$376.20	\$376.20
318	160	1426	\$332.58	\$332.58
319	5	1442	\$336.32	\$336.32
320	6	1765	\$411.65	\$411.65
321	4	1630	\$380.16	\$380.16
322	3	1453	\$338.88	\$338.88
323	2	1762	\$410.95	\$410.95
324	1	1442	\$336.32	\$336.32
325	9	1439	\$335.62	\$335.62
326	10	1762	\$410.95	\$410.95
327	8	1762	\$410.95	\$410.95
328	7	1439	\$335.62	\$335.62
329	138	1443	\$336.55	\$336.55
330	139	1763	\$411.18	\$411.18
331	137	1630	\$380.16	\$380.16
332	136	1453	\$338.88	\$338.88
333	135	1760	\$410.48	\$410.48
334	134	1443	\$336.55	\$336.55
		367182	85,637.50	\$85,637.50

\$171,275.00

## **CHELSEA GARDENS 2020 - 2021 PROPOSED OPERATING BUDGET**

The Treasurer and the Strata Council have spent considerable time trying to develop a budget where the fee increases are minimized as much as possible. In this package, there are two budgets that owners are being presented with. One budget is proposed to accommodate the insurance premium increase should the spending levy not pass. The 2020 – 2021 proposed operating budget has been structured to minimize maintenance fee increases as much as possible. The Treasurer and Strata Council have spent considerable time trying to examine every expense category and ensure that we can continue pro-active maintenance while keeping costs under control. Council members are owners as well and keeping our strata fees low remains a priority.

The gross contribution to the Contingency Reserve Fund increases to \$458,350.00 this year. This is designed to minimize the possibility for future levies while still being able to provide for major capital costs that have been identified in the depreciation report. In that regard, it should be noted to all owners that there is no anticipated levy for roofing replacement (townhouses or apartments). The Strata Manager and some members of council have been contacted by concerned owners worried about this possibility. Our depreciation report indicates a remaining lifespan of the roofing systems to be a minimum of seven years. While this could be slightly sooner or possibly later, the funds we are accumulating in the CRF are expected to be sufficient to cover these future capital costs.

### **EXPLANATORY NOTES:**

The budget is on two pages.

The first page has the INCOME statement and the APARTMENT UTILITY FUND and WATER FUND for both the actual (2019-2020) and proposed (2020-2021). The second page contains the EXPENSE statement for both the actual (2019-2020) and proposed (2020-2021).

On each page you will see columns for apartment (look under the **Apt** column) and townhouse (look under the **Thse** column). This is to show their income/expense and or their share of the common income/expense.

### **INCOME**

Income comes from the strata fees paid by the owners, rentals of strata facilities and other miscellaneous sources of income. The income called "**COM**" is shared between the apartments and the townhouses.

Strata fees (line 21) for the apartments are made up from line 1 - 3 (operations fees) and line 4 (Prior Year's Surplus/Deficit), line 18 (contingency fund), and lines 19 (apartment utility fund) and 20 (water fund). Strata fees (line 21) for the townhouses are made up from lines 5 (operations fees) and line 6 (Prior year's Surplus/Deficit) and lines 18 (contingency fund) and 20 (water fund).

Apartments have income on lines 1, 2, and 3 and shared income on lines 7 to 16.

Townhouses have income on line 5 and shared income on lines 7 to 16.

## **EXPENSES**

The total operations expenses for the whole complex are located on lines 34 through 75.

To determine whether the apartments or the townhouses end up with a surplus or deficit at the end of the fiscal year we take the total operations (line 77) and see if it is more or less than the operations fees (line 17). The results of this line shows up in next year's proposed budget on (line 4) for the **Apt** and on (line 6) for the **Thse**.

The apartment only expenses (lines 34 to 39) are used to maintain the apartment buildings in a proper manner for the owners of the apartments. These expenses are paid by the apartment owners only.

The townhouse only expenses (lines 40 & 41) are used to maintain the townhouse buildings in a proper manner for the owners of the townhouses. These expenses are paid by the townhouse owners only.

The expenses for the rest of the complex (lines 42 to 76) also known as common expenses are used to maintain the rest of the complex. These expenses are shared between apartments and townhouse owners.

The rec. center only expenses (lines 54 to 63) are used to maintain the recreational center complex building in a proper manner for all owners. This includes items such as the fireside lounge, pub area, library, exercise room and its equipment, the workshop and its equipment, the pool and spa, and the guest suites. These expenses are paid by both apartment and townhouse owners on a shared formula.

Common expenses are (lines 42 to 53 & lines 64 to 76) for the rest of the complex. This includes the maintenance of the grounds for enjoyment of all. This includes items such as landscaping services; maintenance of the fountains, ponds and streams; the drive and walk through gates; to name a few. These expenses are paid by both apartment and townhouse owners on a shared formula.

Owners should be aware that the fiscal year of the Strata Corporation runs from March 1 to February 28<sup>th</sup>. As we hold the Annual General Meeting in April and only at that time approve an operating budget, the strata fees collected for the months of March, April and May are only at the previous year's level. When a new budget is passed and, if there is an increase in fees, then your first strata fee payment in June will be distorted, as it will also include the fee increase difference for the months of March, April and May. An example would be as follows. If your prior year's strata fees were set at \$400.00 per month and the AGM approved an increase to take your fees to \$450.00 per month then you would see this type of activity on your bank account:

March 1<sup>st</sup> payment = \$400.00

April 1<sup>st</sup> payment = \$400.00

May 1<sup>st</sup> payment = \$500.00 which consists of the new \$450.00 approved fee plus \$50.00 for March "catch-up" amount.

June 1<sup>st</sup> payment = \$500.00 which consists of the new \$450.00 approved fee plus \$50.00 for April "catch-up" amount.

July 1<sup>st</sup> payment = \$450.00

**PLEASE NOTE**

1. If you pay your strata fees by pre-authorized payment then you need not do anything as CrossRoads Management will automatically apply the new fee schedule that is approved at the Annual General Meeting plus the "catch-up" amount for the months of March and April.
2. If you pay your strata fees by cheque, please provide CrossRoads Management a series of post dated cheques for the full year (including March, April and May of 2020 plus the difference in fees for March, April and May of 2019).

## **PROPOSED BUDGET “A”**

If the Special Resolution that proposes a Special Levy in the amount of \$250,000.00 is approved by a  $\frac{3}{4}$  vote of the owners who vote by proxy, then this will be the budget that is voted upon. The attached fee schedule will be the one used for 2020 to 2021.

This will require approval of 50% + 1 of the owners voting by proxy.

If the Special Levy is not approved then this budget will be tabled and Budget “B” will be voted upon.

We do ask that, on the directed proxy form that is at the end of this package, you vote to approve both budgets as we do need to have an operating budget for 2020 – 2021.

**Chelsea Gardens LMS1416  
Income and Expenses**

	Actual 2019-2020				Proposed 2020-2021		
	Apt	Thse	Actual	Budget	Apt	Thse	Budget
<b>INCOME</b>							
1 Apt - Operations Fees	394,994		394,994	394,992	524,254		524,254
2 Apt - Parking & Scooter	5,847		5,847	2,500	3,500		3,500
3 Apt - Misc & Move In	1,000		1,000	800	800		800
4 Apt - Prior Years Surplus(Deficit)	30,419		30,419	30,419	13,207		13,207
5 Thse - Operations Fees		656,510	656,510	656,510		900,723	900,723
6 Thse - Prior Years Surplus(Deficit)		35,693	35,693	35,693		29,062	29,062
7 Com - Rental Fireside Lounge	403	877	1,280	1,000	315	685	1,000
8 Com - Caretaker Suite	2,267	4,933	7,200	7,200	2,267	4,933	7,200
9 Com - Guest Suites	2,814	6,121	8,935	8,800	2,771	6,029	8,800
10 Com - RV Parking	3,106	6,759	9,865	7,800	2,771	6,029	8,800
11 Com - Misc & Fines & Parking	94	206	300	0	0	0	0
13 Com - Dish & Cutlery Rental	16	34	50	0	0	0	0
14 Com - Interest Income	706	1,537	2,243	1,200	378	822	1,200
15 Com - Remote Control Sale	779	1,696	2,475	1,500	472	1,028	1,500
16 Com - Keys	16	34	50	0	0	0	0
17 <b>TOTAL Operations Income</b>	442,462	714,399	1,156,861	1,148,414	550,736	949,310	1,500,046
18 <b>CRF Fund Fees</b>	144,334	314,016	458,350	458,350	152,994	332,857	485,851
19 <b>Apt - Utility Fund Fees</b>	134,875		134,875	134,875	142,073		142,073
20 <b>Water Fund Fees</b>	70,912	103,710	174,622	174,622	64,416	94,208	158,624
21 <b>TOTAL Fees To Be Collected</b>	792,584	1,132,124	1,924,708	1,916,261	910,219	1,376,375	2,286,594

<b>APT UTILITIES</b>		APT	Actual	Budget	APT	Budget
22 Total Apt Utility Income		118,785	118,785	118,308	142,073	142,073
23 Prior Years Surplus(Deficit)		13,874	13,874	13,874	(2,088)	(2,088)
24 <b>TOTAL INCOME</b>		132,659	132,659	132,182	139,985	139,985
25 Electricity		45,772	45,772	48,000	48,960	48,960
26 Gas		88,975	88,975	84,182	91,025	91,025
27 <b>TOTAL EXPENSES</b>		134,747	134,747	132,182	139,985	139,985
28 <b>Surplus(Deficit)</b>		(2,088)	(2,088)	0	0	0

<b>WATER FUND</b>		APT	TH	Actual	Budget	APT	TH	Budget
29 Total Water Income		62,117	90,846	152,964	151,296	64,416	94,208	158,624
30 Prior Years Surplus(Deficit)				26,540	26,540	6,530	9,551	16,081
31 <b>TOTAL INCOME</b>		62,117	90,846	179,503	177,836	70,946	103,759	174,705
32 <b>TOTAL COST</b>		66,364	97,058	163,422	177,836	70,946	103,759	174,705
33 <b>Surplus(Deficit)</b>				16,081	0			(0)

## Chelsea Gardens LMS1416 Income and Expenses

	EXPENSES	Actual 2019-2020				Proposed 2020-2021		
		Apt	Thse	Actual	Budget	Apt	Thse	Budget
34	Apt - Building Repair & Maintnce	51,554		51,554	49,224	52,000		52,000
35	Apt - Eqpt Repair & Maintnce	53,328		53,328	48,962	49,000		49,000
36	Apt - Elevators Repair & Maintnce	17,872		17,872	15,500	16,500		16,500
37	Apt - Gate/Door Repair & Maint.	2,956		2,956	7,000	6,000		6,000
38	Apt - Garbage	21,655		21,655	22,543	23,890		23,890
39	Apt - Janitorial Sevices	16,928		16,928	18,000	20,000		20,000
40	Thse - Building Repair & Maint.		54,300	54,300	55,265		57,000	57,000
41	Thse - Garbage		54,582	54,582	55,000		58,300	58,300
42	Com - Landscaping Services	43,754	95,192	138,947	138,600	44,716	97,284	142,000
43	Com - Landscaping Improvements	5,312	11,556	16,868	17,000	5,668	12,332	18,000
44	Com - Irrigation System	655	1,425	2,080	4,000	1,260	2,740	4,000
45	Com - Drainage Repair & Maint.	377	820	1,197	5,000	1,575	3,426	5,000
46	Com - Snow Removal	3,869	8,416	12,285	10,000	3,149	6,851	10,000
47	Com - Property Repair & Maint.	5,312	11,556	16,867	26,500	8,030	17,470	25,500
48	Com - Equipment Repair & Maint	3,277	7,129	10,406	27,000	7,873	17,128	25,000
49	Com - Pest Control	1,548	3,367	4,914	7,000	2,204	4,796	7,000
50	Com - Gate Repair & Maint	69	150	219	4,000	945	2,055	3,000
51	Com - Caretaker(s) Salaries&Ben.	27,787	60,453	88,239	91,500	29,840	64,920	94,760
52	Com - Utilities	4,858	10,569	15,426	16,500	5,334	11,606	16,940
53	Com - RV Lot Expenses	693	1,507	2,200	2,400	765	1,665	2,430
54	Rec Cen - Building Repair & Maint.	3,608	7,850	11,459	13,400	4,849	10,551	15,400
55	Rec Cen - Eqpt Repair & Maint.	7,324	15,934	23,257	15,000	5,668	12,332	18,000
56	Rec Cen - Janitorial Services	6,858	14,919	21,777	22,500	7,085	15,415	22,500
57	Rec Cen - Utilities	11,634	25,311	36,945	36,500	12,281	26,719	39,000
58	Rec Cen - Lock Up Costs.	536	1,166	1,702	2,100	661	1,439	2,100
59	Rec Cen - Pool & Hot Tub Maint.	3,816	8,302	12,118	12,000	4,094	8,906	13,000
60	Rec Cen - Exersise Eqpt R & M	604	1,315	1,919	3,000	945	2,055	3,000
61	Rec Cen - Guest Suites Telephones	195	424	618	1,200	252	548	800
62	Rec Cen - Workshop R & M	16	35	51	1,500	472	1,028	1,500
63	Rec Cen - Office Expenses	2,293	4,989	7,281	7,400	2,677	5,823	8,500
64	Com - Workers Compensation Board	396	862	1,258	1,500	472	1,028	1,500
65	Com - Accting, Bookkping, Audit	93	203	296	350	110	240	350
66	Com - AGM/SGM Expenses	1,426	3,103	4,529	4,500	1,575	3,426	5,000
67	Com - Postage & Printing	5,745	12,498	18,243	17,000	5,416	11,784	17,200
68	Com - Council Expenses	1,067	2,320	3,387	2,900	976	2,124	3,100
69	Com - Legal Expenses	101	220	321	1,000	315	685	1,000
70	Com - Insurance Costs	89,555	194,836	284,391	283,741	195,129	424,524	619,653
71	Com - Management Fees	21,863	47,566	69,429	69,429	22,302	48,521	70,823
72	Com - Property Taxes	102	223	325	450	126	274	400
73	Com - Security & Enterphone	7,885	17,154	25,038	25,500	4,566	9,934	14,500
74	Com - Strata Web Site	82	179	262	450	126	274	400
75	Com - Misc, Permits, Memberships	11	24	35	0	0	0	0
76	Com - Emergency Preparedness	2,244	4,883	7,128	6,000	1,889	4,111	6,000
77	TOTAL Operations	429,255	685,337	1,114,592	1,148,414	550,735	949,311	1,500,046
78	Operations - Surplus(Deficit)	13,207	29,062	42,269	0	0	(0)	0



CHELSEA GARDENS  
 STRATA FEE SCHEDULE  
 MARCH 1, 2020 - FEBRUARY 28, 2021  
 KENSINGTON - 13860 70 AVENUE

UNIT	S/L	U/E	OPERATIONS FEES	APT. UTILITIES	CONTINGENCY RESERVE	WATER LEVY	STRATA FEES
101-2	165	701	\$181.43	\$49.17	\$52.95	33.55	\$317.09
102-2	164	1469	\$380.20	\$103.03	\$110.95	33.55	\$627.73
103-2	163	698	\$180.65	\$48.96	\$52.72	33.55	\$315.88
104-2	162	1207	\$312.39	\$84.66	\$91.16	33.55	\$521.76
105-2	177	1207	\$312.39	\$84.66	\$91.16	33.55	\$521.76
106-2	176	698	\$180.65	\$48.96	\$52.72	33.55	\$315.88
107-2	175	1119	\$289.61	\$78.48	\$84.52	33.55	\$486.16
108-2	174	1452	\$375.80	\$101.84	\$109.67	33.55	\$620.86
109-2	173	1365	\$353.28	\$95.74	\$103.10	33.55	\$585.67
110-2	172	1119	\$289.61	\$78.48	\$84.52	33.55	\$486.16
111-2	171	778	\$201.36	\$54.57	\$58.76	33.55	\$348.24
112-2	170	1207	\$312.39	\$84.66	\$91.16	33.55	\$521.76
113-2	169	1115	\$288.58	\$78.20	\$84.22	33.55	\$484.55
114-2	168	778	\$201.36	\$54.57	\$58.76	33.55	\$348.24
115-2	167	1375	\$355.87	\$96.44	\$103.85	33.55	\$589.71
116-2	166	764	\$197.73	\$53.59	\$57.70	33.55	\$342.57
201-2	181	701	\$181.43	\$49.17	\$52.95	33.55	\$317.09
202-2	180	1469	\$380.20	\$103.03	\$110.95	33.55	\$627.73
203-2	179	698	\$180.65	\$48.96	\$52.72	33.55	\$315.88
204-2	178	1207	\$312.39	\$84.66	\$91.16	33.55	\$521.76
205-2	193	1207	\$312.39	\$84.66	\$91.16	33.55	\$521.76
206-2	192	698	\$180.65	\$48.96	\$52.72	33.55	\$315.88
207-2	191	1119	\$289.61	\$78.48	\$84.52	33.55	\$486.16
208-2	190	1452	\$375.80	\$101.84	\$109.67	33.55	\$620.86
209-2	189	1365	\$353.28	\$95.74	\$103.10	33.55	\$585.67
210-2	188	1119	\$289.61	\$78.48	\$84.52	33.55	\$486.16
211-2	187	778	\$201.36	\$54.57	\$58.76	33.55	\$348.24
212-2	186	1207	\$312.39	\$84.66	\$91.16	33.55	\$521.76
213-2	185	1115	\$288.58	\$78.20	\$84.22	33.55	\$484.55
214-2	184	778	\$201.36	\$54.57	\$58.76	33.55	\$348.24
215-2	183	1375	\$355.87	\$96.44	\$103.85	33.55	\$589.71
216-2	182	764	\$197.73	\$53.59	\$57.70	33.55	\$342.57
301-2	197	701	\$181.43	\$49.17	\$52.95	33.55	\$317.09
302-2	196	1469	\$380.20	\$103.03	\$110.95	33.55	\$627.73
303-2	195	698	\$180.65	\$48.96	\$52.72	33.55	\$315.88
304-2	194	1117	\$289.09	\$78.34	\$84.37	33.55	\$485.35
305-2	209	1117	\$289.09	\$78.34	\$84.37	33.55	\$485.35
306-2	208	698	\$180.65	\$48.96	\$52.72	33.55	\$315.88
307-2	207	1119	\$289.61	\$78.48	\$84.52	33.55	\$486.16
308-2	206	1452	\$375.80	\$101.84	\$109.67	33.55	\$620.86
309-2	205	1365	\$353.28	\$95.74	\$103.10	33.55	\$585.67
310-2	204	1119	\$289.61	\$78.48	\$84.52	33.55	\$486.16
311-2	203	778	\$201.36	\$54.57	\$58.76	33.55	\$348.24
312-2	202	1115	\$288.58	\$78.20	\$84.22	33.55	\$484.55
313-2	201	1115	\$288.58	\$78.20	\$84.22	33.55	\$484.55
314-2	200	778	\$201.36	\$54.57	\$58.76	33.55	\$348.24
315-2	199	1375	\$355.87	\$96.44	\$103.85	33.55	\$589.71
316-2	198	764	\$197.73	\$53.59	\$57.70	33.55	\$342.57



CHELSEA GARDENS  
STRATA FEE SCHEDULE  
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WINDSOR - 13880 70 AVENUE

UNIT	S/L	U/E	OPERATIONS FEES	APT. UTILITIES	CONTINGENCY RESERVE	WATER LEVY	STRATA FEES
117-3	326	847	\$219.21	\$59.41	\$63.97	33.55	\$376.15
118-3	325	1374	\$355.61	\$96.37	\$103.78	33.55	\$589.31
119-3	324	1212	\$313.68	\$85.01	\$91.54	33.55	\$523.78
120-3	339	1211	\$313.42	\$84.94	\$91.47	33.55	\$523.38
121-3	338	1375	\$355.87	\$96.44	\$103.85	33.55	\$589.71
122-3	337	843	\$218.18	\$59.13	\$63.67	33.55	\$374.53
123-3	336	1104	\$285.73	\$77.43	\$83.38	33.55	\$480.10
124-3	335	1219	\$315.49	\$85.50	\$92.07	33.55	\$526.61
125-3	334	705	\$182.46	\$49.45	\$53.25	33.55	\$318.71
126-3	333	1060	\$274.34	\$74.35	\$80.06	33.55	\$462.30
127-3	332	855	\$221.28	\$59.97	\$64.58	33.55	\$379.38
128-3	331	1218	\$315.23	\$85.43	\$92.00	33.55	\$526.21
129-3	330	1227	\$317.56	\$86.06	\$92.68	33.55	\$529.85
130-3	329	705	\$182.46	\$49.45	\$53.25	33.55	\$318.71
131-3	328	1124	\$290.91	\$78.84	\$84.90	33.55	\$488.19
132-3	327	1257	\$325.33	\$88.16	\$94.94	33.55	\$541.98
217-3	342	847	\$219.21	\$59.41	\$63.97	33.55	\$376.15
218-3	341	1374	\$355.61	\$96.37	\$103.78	33.55	\$589.31
219-3	340	1212	\$313.68	\$85.01	\$91.54	33.55	\$523.78
220-3	355	1211	\$313.42	\$84.94	\$91.47	33.55	\$523.38
221-3	354	1375	\$355.87	\$96.44	\$103.85	33.55	\$589.71
222-3	353	850	\$219.99	\$59.62	\$64.20	33.55	\$377.36
223-3	352	1104	\$285.73	\$77.43	\$83.38	33.55	\$480.10
224-3	351	1219	\$315.49	\$85.50	\$92.07	33.55	\$526.61
225-3	350	705	\$182.46	\$49.45	\$53.25	33.55	\$318.71
226-3	349	1060	\$274.34	\$74.35	\$80.06	33.55	\$462.30
227-3	348	855	\$221.28	\$59.97	\$64.58	33.55	\$379.38
228-3	347	1218	\$315.23	\$85.43	\$92.00	33.55	\$526.21
229-3	346	1227	\$317.56	\$86.06	\$92.68	33.55	\$529.85
230-3	345	705	\$182.46	\$49.45	\$53.25	33.55	\$318.71
231-3	344	1124	\$290.91	\$78.84	\$84.90	33.55	\$488.19
232-3	343	1257	\$325.33	\$88.16	\$94.94	33.55	\$541.98
317-3	358	847	\$219.21	\$59.41	\$63.97	33.55	\$376.15
318-3	357	1374	\$355.61	\$96.37	\$103.78	33.55	\$589.31
319-3	356	1119	\$289.61	\$78.48	\$84.52	33.55	\$486.16
320-3	371	1119	\$289.61	\$78.48	\$84.52	33.55	\$486.16
321-3	370	1375	\$355.87	\$96.44	\$103.85	33.55	\$589.71
322-3	369	850	\$219.99	\$59.62	\$64.20	33.55	\$377.36
323-3	368	1104	\$285.73	\$77.43	\$83.38	33.55	\$480.10
324-3	367	1219	\$315.49	\$85.50	\$92.07	33.55	\$526.61
325-3	366	705	\$182.46	\$49.45	\$53.25	33.55	\$318.71
326-3	365	1060	\$274.34	\$74.35	\$80.06	33.55	\$462.30
327-3	364	855	\$221.28	\$59.97	\$64.58	33.55	\$379.38
328-3	363	1122	\$290.39	\$78.70	\$84.74	33.55	\$487.38
329-3	362	1130	\$292.46	\$79.26	\$85.35	33.55	\$490.61
330-3	361	705	\$182.46	\$49.45	\$53.25	33.55	\$318.71
331-3	360	1124	\$290.91	\$78.84	\$84.90	33.55	\$488.19
332-3	359	1257	\$325.33	\$88.16	\$94.94	33.55	\$541.98



CHELSEA GARDENS  
STRATA FEE SCHEDULE  
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UNIT	S/L	U/E	OPERATIONS FEES	CONTINGENCY RESERVE	WATER LEVY	MONTHLY STRATA FEES
101	25	1439	294.16	108.71	33.55	\$436.42
102	26	1762	360.19	133.11	33.55	\$526.85
103	24	1762	360.19	133.11	33.55	\$526.85
104	23	1439	294.16	108.71	33.55	\$436.42
105	284	1426	291.51	107.72	33.55	\$432.78
106	285	1609	328.92	121.55	33.55	\$484.01
107	287	1631	333.41	123.21	33.55	\$490.17
108	286	1453	297.03	109.76	33.55	\$440.34
109	289	1611	329.32	121.70	33.55	\$484.57
110	288	1426	291.51	107.72	33.55	\$432.78
111	290	1429	292.12	107.95	33.55	\$433.62
112	291	1608	328.71	121.47	33.55	\$483.73
113	293	1608	328.71	121.47	33.55	\$483.73
114	292	1429	292.12	107.95	33.55	\$433.62
115	312	1443	294.98	109.01	33.55	\$437.54
116	313	1764	360.60	133.26	33.55	\$527.41
117	315	1629	333.00	123.06	33.55	\$489.61
118	314	1455	297.43	109.92	33.55	\$440.90
119	317	1761	359.99	133.03	33.55	\$526.57
120	316	1443	294.98	109.01	33.55	\$437.54
121	294	1443	294.98	109.01	33.55	\$437.54
122	295	1760	359.78	132.96	33.55	\$526.29
123	296	1454	297.23	109.84	33.55	\$440.62
124	297	1629	333.00	123.06	33.55	\$489.61
125	299	1762	360.19	133.11	33.55	\$526.85
126	298	1443	294.98	109.01	33.55	\$437.54
127	318	1443	294.98	109.01	33.55	\$437.54
128	319	1764	360.60	133.26	33.55	\$527.41
129	321	1628	332.80	122.98	33.55	\$489.33
130	320	1455	297.43	109.92	33.55	\$440.90
131	323	1762	360.19	133.11	33.55	\$526.85
132	322	1443	294.98	109.01	33.55	\$437.54
133	300	1443	294.98	109.01	33.55	\$437.54
134	301	1760	359.78	132.96	33.55	\$526.29
135	302	1454	297.23	109.84	33.55	\$440.62
136	303	1630	333.21	123.14	33.55	\$489.89
137	305	1763	360.40	133.18	33.55	\$527.13
138	304	1443	294.98	109.01	33.55	\$437.54
139	306	1426	291.51	107.72	33.55	\$432.78
140	307	1610	329.12	121.62	33.55	\$484.29
141	309	1630	333.21	123.14	33.55	\$489.89
142	308	1454	297.23	109.84	33.55	\$440.62
143	311	1613	329.73	121.85	33.55	\$485.13
144	310	1426	291.51	107.72	33.55	\$432.78
145	388	1429	292.12	107.95	33.55	\$433.62
146	389	1608	328.71	121.47	33.55	\$483.73
147	391	1608	328.71	121.47	33.55	\$483.73
148	390	1429	292.12	107.95	33.55	\$433.62
149	392	1429	292.12	107.95	33.55	\$433.62

CHELSEA GARDENS  
STRATA FEE SCHEDULE  
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TOWNHOMES - 13888 70 AVENUE

UNIT	S/L	U/E	OPERATIONS FEES	CONTINGENCY RESERVE	WATER LEVY	MONTHLY STRATA FEES
150	393	1608	328.71	121.47	33.55	\$483.73
151	395	1608	328.71	121.47	33.55	\$483.73
152	394	1429	292.12	107.95	33.55	\$433.62
153	48	1443	294.98	109.01	33.55	\$437.54
154	49	1763	360.40	133.18	33.55	\$527.13
155	47	1630	333.21	123.14	33.55	\$489.89
156	46	1453	297.03	109.76	33.55	\$440.34
157	45	1760	359.78	132.96	33.55	\$526.29
158	44	1443	294.98	109.01	33.55	\$437.54
159	282	1443	294.98	109.01	33.55	\$437.54
160	283	1763	360.40	133.18	33.55	\$527.13
161	281	1764	360.60	133.26	33.55	\$527.41
162	280	1444	295.19	109.08	33.55	\$437.82
163	42	1426	291.51	107.72	33.55	\$432.78
164	43	1613	329.73	121.85	33.55	\$485.13
165	40	1453	297.03	109.76	33.55	\$440.34
166	41	1631	333.41	123.21	33.55	\$490.17
167	39	1613	329.73	121.85	33.55	\$485.13
168	38	1426	291.51	107.72	33.55	\$432.78
169	50	1443	294.98	109.01	33.55	\$437.54
170	51	1763	360.40	133.18	33.55	\$527.13
171	52	1453	297.03	109.76	33.55	\$440.34
172	53	1630	333.21	123.14	33.55	\$489.89
173	55	1760	359.78	132.96	33.55	\$526.29
174	54	1444	295.19	109.08	33.55	\$437.82
175	56	1443	294.98	109.01	33.55	\$437.54
176	57	1763	360.40	133.18	33.55	\$527.13
177	59	1763	360.40	133.18	33.55	\$527.13
178	58	1443	294.98	109.01	33.55	\$437.54
179	36	1443	294.98	109.01	33.55	\$437.54
180	37	1763	360.40	133.18	33.55	\$527.13
181	35	1763	360.40	133.18	33.55	\$527.13
182	34	1443	294.98	109.01	33.55	\$437.54
183	32	1443	294.98	109.01	33.55	\$437.54
184	33	1763	360.40	133.18	33.55	\$527.13
185	31	1630	333.21	123.14	33.55	\$489.89
186	30	1453	297.03	109.76	33.55	\$440.34
187	29	1760	359.78	132.96	33.55	\$526.29
188	28	1443	294.98	109.01	33.55	\$437.54
189	60	1429	292.12	107.95	33.55	\$433.62
190	61	1608	328.71	121.47	33.55	\$483.73
191	63	1608	328.71	121.47	33.55	\$483.73
192	62	1429	292.12	107.95	33.55	\$433.62
193	64	1443	294.98	109.01	33.55	\$437.54
194	65	1763	360.40	133.18	33.55	\$527.13
195	67	1763	360.40	133.18	33.55	\$527.13
196	66	1443	294.98	109.01	33.55	\$437.54
197	21	1424	291.10	107.57	33.55	\$432.22
198	22	1603	327.69	121.10	33.55	\$482.33
199	20	1626	332.39	122.83	33.55	\$488.77
200	19	1483	303.16	112.03	33.55	\$448.74

CHELSEA GARDENS  
STRATA FEE SCHEDULE  
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TOWNHOMES - 13888 70 AVENUE

UNIT	S/L	U/E	OPERATIONS FEES	CONTINGENCY RESERVE	WATER LEVY	MONTHLY STRATA FEES
201	18	1758	359.37	132.80	33.55	\$525.73
202	17	1439	294.16	108.71	33.55	\$436.42
203	11	1439	294.16	108.71	33.55	\$436.42
204	12	1758	359.37	132.80	33.55	\$525.73
205	13	1482	302.95	111.95	33.55	\$448.46
206	14	1617	330.55	122.15	33.55	\$486.25
207	16	1761	359.99	133.03	33.55	\$526.57
208	15	1439	294.16	108.71	33.55	\$436.42
209	100	1443	294.98	109.01	33.55	\$437.54
210	101	1763	360.40	133.18	33.55	\$527.13
211	103	1763	360.40	133.18	33.55	\$527.13
212	102	1443	294.98	109.01	33.55	\$437.54
213	104	1429	292.12	107.95	33.55	\$433.62
214	105	1608	328.71	121.47	33.55	\$483.73
215	107	1608	328.71	121.47	33.55	\$483.73
216	106	1429	292.12	107.95	33.55	\$433.62
217	132	1443	294.98	109.01	33.55	\$437.54
218	133	1763	360.40	133.18	33.55	\$527.13
219	131	1630	333.21	123.14	33.55	\$489.89
220	130	1453	297.03	109.76	33.55	\$440.34
221	129	1760	359.78	132.96	33.55	\$526.29
222	128	1443	294.98	109.01	33.55	\$437.54
223	126	1443	294.98	109.01	33.55	\$437.54
224	127	1763	360.40	133.18	33.55	\$527.13
225	125	1763	360.40	133.18	33.55	\$527.13
226	124	1443	294.98	109.01	33.55	\$437.54
227	108	1443	294.98	109.01	33.55	\$437.54
228	109	1764	360.60	133.26	33.55	\$527.41
229	111	1764	360.60	133.26	33.55	\$527.41
230	110	1443	294.98	109.01	33.55	\$437.54
231	112	1443	294.98	109.01	33.55	\$437.54
232	113	1761	359.99	133.03	33.55	\$526.57
233	114	1453	297.03	109.76	33.55	\$440.34
234	115	1630	333.21	123.14	33.55	\$489.89
235	117	1764	360.60	133.26	33.55	\$527.41
236	116	1443	294.98	109.01	33.55	\$437.54
237	122	1426	291.51	107.72	33.55	\$432.78
238	123	1613	329.73	121.85	33.55	\$485.13
239	120	1453	297.03	109.76	33.55	\$440.34
240	121	1631	333.41	123.21	33.55	\$490.17
241	119	1613	329.73	121.85	33.55	\$485.13
242	118	1426	291.51	107.72	33.55	\$432.78
243	278	1424	291.10	107.57	33.55	\$432.22
244	279	1617	330.55	122.15	33.55	\$486.25
245	276	1453	297.03	109.76	33.55	\$440.34
246	277	1631	333.41	123.21	33.55	\$490.17
247	275	1613	329.73	121.85	33.55	\$485.13
248	274	1389	283.94	104.93	33.55	\$422.42
249	272	1443	294.98	109.01	33.55	\$437.54
250	273	1763	360.40	133.18	33.55	\$527.13
251	271	1763	360.40	133.18	33.55	\$527.13

CHELSEA GARDENS  
STRATA FEE SCHEDULE  
MARCH 1, 2020 - FEBRUARY 28, 2021  
TOWNHOMES - 13888 70 AVENUE

UNIT	S/L	U/E	OPERATIONS FEES	CONTINGENCY RESERVE	WATER LEVY	MONTHLY STRATA FEES
252	270	1444	295.19	109.08	33.55	\$437.82
253	268	1443	294.98	109.01	33.55	\$437.54
254	269	1770	361.83	133.71	33.55	\$529.09
255	267	1632	333.62	123.29	33.55	\$490.45
256	266	1452	296.82	109.69	33.55	\$440.06
257	265	1760	359.78	132.96	33.55	\$526.29
258	264	1443	294.98	109.01	33.55	\$437.54
259	262	1443	294.98	109.01	33.55	\$437.54
260	263	1764	360.60	133.26	33.55	\$527.41
261	261	1763	360.40	133.18	33.55	\$527.13
262	260	1443	294.98	109.01	33.55	\$437.54
263	240	1445	295.39	109.16	33.55	\$438.10
264	241	1766	361.01	133.41	33.55	\$527.97
265	239	1766	361.01	133.41	33.55	\$527.97
266	238	1445	295.39	109.16	33.55	\$438.10
267	242	1425	291.30	107.65	33.55	\$432.50
268	243	1614	329.94	121.93	33.55	\$485.41
269	245	1631	333.41	123.21	33.55	\$490.17
270	244	1453	297.03	109.76	33.55	\$440.34
271	247	1611	329.32	121.70	33.55	\$484.57
272	246	1424	291.10	107.57	33.55	\$432.22
273	236	1443	294.98	109.01	33.55	\$437.54
274	237	1763	360.40	133.18	33.55	\$527.13
275	235	1630	333.21	123.14	33.55	\$489.89
276	234	1453	297.03	109.76	33.55	\$440.34
277	233	1760	359.78	132.96	33.55	\$526.29
278	232	1442	294.78	108.93	33.55	\$437.26
279	248	1443	294.98	109.01	33.55	\$437.54
280	249	1761	359.99	133.03	33.55	\$526.57
281	250	1453	297.03	109.76	33.55	\$440.34
282	251	1630	333.21	123.14	33.55	\$489.89
283	253	1764	360.60	133.26	33.55	\$527.41
284	252	1443	294.98	109.01	33.55	\$437.54
285	230	1443	294.98	109.01	33.55	\$437.54
286	231	1764	360.60	133.26	33.55	\$527.41
287	229	1630	333.21	123.14	33.55	\$489.89
288	228	1453	297.03	109.76	33.55	\$440.34
289	227	1761	359.99	133.03	33.55	\$526.57
290	226	1443	294.98	109.01	33.55	\$437.54
291	254	1443	294.98	109.01	33.55	\$437.54
292	255	1761	359.99	133.03	33.55	\$526.57
293	256	1453	297.03	109.76	33.55	\$440.34
294	257	1630	333.21	123.14	33.55	\$489.89
295	259	1764	360.60	133.26	33.55	\$527.41
296	258	1443	294.98	109.01	33.55	\$437.54
297	150	1443	294.98	109.01	33.55	\$437.54
298	151	1763	360.40	133.18	33.55	\$527.13
299	149	1630	333.21	123.14	33.55	\$489.89
300	148	1453	297.03	109.76	33.55	\$440.34
301	147	1760	359.78	132.96	33.55	\$526.29
302	146	1443	294.98	109.01	33.55	\$437.54

CHELSEA GARDENS  
 STRATA FEE SCHEDULE  
 MARCH 1, 2020 - FEBRUARY 28, 2021  
 TOWNHOMES - 13888 70 AVENUE

UNIT	S/L	U/E	OPERATIONS FEES	CONTINGENCY RESERVE	WATER LEVY	MONTHLY STRATA FEES
303	152	1429	292.12	107.95	33.55	\$433.62
304	153	1608	328.71	121.47	33.55	\$483.73
305	155	1608	328.71	121.47	33.55	\$483.73
306	154	1429	292.12	107.95	33.55	\$433.62
307	144	1443	294.98	109.01	33.55	\$437.54
308	145	1764	360.60	133.26	33.55	\$527.41
309	143	1630	333.21	123.14	33.55	\$489.89
310	142	1453	297.03	109.76	33.55	\$440.34
311	141	1761	359.99	133.03	33.55	\$526.57
312	140	1443	294.98	109.01	33.55	\$437.54
313	156	1426	291.51	107.72	33.55	\$432.78
314	157	1614	329.94	121.93	33.55	\$485.41
315	159	1631	333.41	123.21	33.55	\$490.17
316	158	1453	297.03	109.76	33.55	\$440.34
317	161	1613	329.73	121.85	33.55	\$485.13
318	160	1426	291.51	107.72	33.55	\$432.78
319	5	1442	294.78	108.93	33.55	\$437.26
320	6	1765	360.81	133.33	33.55	\$527.69
321	4	1630	333.21	123.14	33.55	\$489.89
322	3	1453	297.03	109.76	33.55	\$440.34
323	2	1762	360.19	133.11	33.55	\$526.85
324	1	1442	294.78	108.93	33.55	\$437.26
325	9	1439	294.16	108.71	33.55	\$436.42
326	10	1762	360.19	133.11	33.55	\$526.85
327	8	1762	360.19	133.11	33.55	\$526.85
328	7	1439	294.16	108.71	33.55	\$436.42
329	138	1443	294.98	109.01	33.55	\$437.54
330	139	1763	360.40	133.18	33.55	\$527.13
331	137	1630	333.21	123.14	33.55	\$489.89
332	136	1453	297.03	109.76	33.55	\$440.34
333	135	1760	359.78	132.96	33.55	\$526.29
334	134	1443	294.98	109.01	33.55	\$437.54
		367182	<b>900,723.00</b>	<b>332,857.00</b>	<b>94,208.40</b>	<b>\$1,327,788.40</b>

## **PROPOSED BUDGET “B”**

If the Special Resolution that proposes a Special Levy in the amount of \$250,000.00 is defeated by a 25% or more of the owners who vote by proxy, then this will be the budget that is voted upon. The attached fee schedule will be the one used for 2020 to 2021.

This will require approval of 50% + 1 of the owners voting by proxy.

We do ask that, on the directed proxy form that is at the end of this package, you vote to approve both budgets as we do need to have an operating budget for 2020 – 2021.

## Chelsea Gardens LMS1416 Income and Expenses

	Actual 2019-2020				Proposed 2020-2021		
	Apt	Thse	Actual	Budget	Apt	Thse	Budget
<b>INCOME</b>							
1 Apt - Operations Fees	394,994		394,994	394,992	602,979		602,979
2 Apt - Parking & Scooter	5,847		5,847	2,500	3,500		3,500
3 Apt - Misc & Move In	1,000		1,000	800	800		800
4 Apt - Prior Years Surplus(Deficit)	30,419		30,419	30,419	13,207		13,207
5 Thse - Operations Fees		656,510	656,510	656,510		1,071,998	1,071,998
6 Thse - Prior Years Surplus(Deficit)		35,693	35,693	35,693		29,062	29,062
7 Com - Rental Fireside Lounge	403	877	1,280	1,000	315	685	1,000
8 Com - Caretaker Suite	2,267	4,933	7,200	7,200	2,267	4,933	7,200
9 Com - Guest Suites	2,814	6,121	8,935	8,800	2,771	6,029	8,800
10 Com - RV Parking	3,106	6,759	9,865	7,800	2,771	6,029	8,800
11 Com - Misc & Fines & Parking	94	206	300	0	0	0	0
13 Com - Dish & Cutlery Rental	16	34	50	0	0	0	0
14 Com - Interest Income	706	1,537	2,243	1,200	378	822	1,200
15 Com - Remote Control Sale	779	1,696	2,475	1,500	472	1,028	1,500
16 Com - Keys	16	34	50	0	0	0	0
17 <b>TOTAL Operations Income</b>	442,462	714,399	1,156,861	1,148,414	629,461	1,120,585	1,750,046
18 <b>CRF Fund Fees</b>	144,334	314,016	458,350	458,350	152,994	332,857	485,851
19 <b>Apt - Utility Fund Fees</b>	134,875		134,875	134,875	142,073		142,073
20 <b>Water Fund Fees</b>	70,912	103,710	174,622	174,622	64,416	94,208	158,624
21 <b>TOTAL Fees To Be Collected</b>	792,584	1,132,124	1,924,708	1,916,261	988,944	1,547,650	2,536,594

<b>APT UTILITIES</b>		<b>APT</b>	<b>Actual</b>	<b>Budget</b>	<b>APT</b>	<b>Budget</b>
22	Total Apt Utility Income	118,785	118,785	118,308	142,073	142,073
23	Prior Years Surplus(Deficit)	13,874	13,874	13,874	(2,088)	(2,088)
24	<b>TOTAL INCOME</b>	132,659	132,659	132,182	139,985	139,985
25	Electricity	45,772	45,772	48,000	48,960	48,960
26	Gas	88,975	88,975	84,182	91,025	91,025
27	<b>TOTAL EXPENSES</b>	134,747	134,747	132,182	139,985	139,985
28	<b>Surplus(Deficit)</b>	(2,088)	(2,088)	0	0	0

<b>WATER FUND</b>		<b>APT</b>	<b>TH</b>	<b>Actual</b>	<b>Budget</b>	<b>APT</b>	<b>TH</b>	<b>Budget</b>
29	Total Water Income	62,117	90,846	152,964	151,296	64,416	94,208	158,624
30	Prior Years Surplus(Deficit)			26,540	26,540	6,530	9,551	16,081
31	<b>TOTAL INCOME</b>	62,117	90,846	179,503	177,836	70,946	103,759	174,705
32	<b>TOTAL COST</b>	66,364	97,058	163,422	177,836	70,946	103,759	174,705
33	<b>Surplus(Deficit)</b>			16,081	0	(0)	(0)	(0)

## Chelsea Gardens LMS1416 Income and Expenses

EXPENSES	Actual 2019-2020				Proposed 2020-2021		
	Apt	Thse	Actual	Budget	Apt	Thse	Budget
34 Apt - Building Repair & Maintnce	51,554		51,554	49,224	52,000		52,000
35 Apt - Eqpt Repair & Maintnce	53,328		53,328	48,962	49,000		49,000
36 Apt - Elevators Repair & Maintnce	17,872		17,872	15,500	16,500		16,500
37 Apt - Gate/Door Repair & Maint.	2,956		2,956	7,000	6,000		6,000
38 Apt - Garbage	21,655		21,655	22,543	23,890		23,890
39 Apt - Janitorial Sevices	16,928		16,928	18,000	20,000		20,000
40 Thse - Building Repair & Maint.		54,300	54,300	55,265		57,000	57,000
41 Thse - Garbage		54,582	54,582	55,000		58,300	58,300
42 Com - Landscaping Services	43,754	95,192	138,947	138,600	44,716	97,284	142,000
43 Com - Landscaping Improvements	5,312	11,556	16,868	17,000	5,668	12,332	18,000
44 Com - Irrigation System	655	1,425	2,080	4,000	1,260	2,740	4,000
45 Com - Drainage Repair & Maint.	377	820	1,197	5,000	1,575	3,426	5,000
46 Com - Snow Removal	3,869	8,416	12,285	10,000	3,149	6,851	10,000
47 Com - Property Repair & Maint.	5,312	11,556	16,867	26,500	8,030	17,470	25,500
48 Com - Equipment Repair & Maint	3,277	7,129	10,406	27,000	7,873	17,128	25,000
49 Com - Pest Control	1,548	3,367	4,914	7,000	2,204	4,796	7,000
50 Com - Gate Repair & Maint	69	150	219	4,000	945	2,055	3,000
51 Com - Caretaker(s) Salaries&Ben.	27,787	60,453	88,239	91,500	29,840	64,920	94,760
52 Com - Utilities	4,858	10,569	15,426	16,500	5,334	11,606	16,940
53 Com - RV Lot Expenses	693	1,507	2,200	2,400	765	1,665	2,430
54 Rec Cen - Building Repair & Maint.	3,608	7,850	11,459	13,400	4,849	10,551	15,400
55 Rec Cen - Eqpt Repair & Maint.	7,324	15,934	23,257	15,000	5,668	12,332	18,000
56 Rec Cen - Janitorial Services	6,858	14,919	21,777	22,500	7,085	15,415	22,500
57 Rec Cen - Utilities	11,634	25,311	36,945	36,500	12,281	26,719	39,000
58 Rec Cen - Lock Up Costs.	536	1,166	1,702	2,100	661	1,439	2,100
59 Rec Cen - Pool & Hot Tub Maint.	3,816	8,302	12,118	12,000	4,094	8,906	13,000
60 Rec Cen - Exersise Eqpt R & M	604	1,315	1,919	3,000	945	2,055	3,000
61 Rec Cen - Guest Suites Telephones	195	424	618	1,200	252	548	800
62 Rec Cen - Workshop R & M	16	35	51	1,500	472	1,028	1,500
63 Rec Cen - Office Expenses	2,293	4,989	7,281	7,400	2,677	5,823	8,500
64 Com - Workers Compensation Board	396	862	1,258	1,500	472	1,028	1,500
65 Com - Accting, Bookkping, Audit	93	203	296	350	110	240	350
66 Com - AGM/SGM Expenses	1,426	3,103	4,529	4,500	1,575	3,426	5,000
67 Com - Postage & Printing	5,745	12,498	18,243	17,000	5,416	11,784	17,200
68 Com - Council Expenses	1,067	2,320	3,387	2,900	976	2,124	3,100
69 Com - Legal Expenses	101	220	321	1,000	315	685	1,000
70 Com - Insurance Costs	89,555	194,836	284,391	283,741	273,854	595,799	869,653
71 Com - Management Fees	21,863	47,566	69,429	69,429	22,302	48,521	70,823
72 Com - Property Taxes	102	223	325	450	126	274	400
73 Com - Security & Enterphone	7,885	17,154	25,038	25,500	4,566	9,934	14,500
74 Com - Strata Web Site	82	179	262	450	126	274	400
75 Com - Misc, Permits, Memberships	11	24	35	0	0	0	0
76 Com - Emergency Preparedness	2,244	4,883	7,128	6,000	1,889	4,111	6,000
77 TOTAL Operations	429,255	685,337	1,114,592	1,148,414	629,460	1,120,586	1,750,046
78 Operations - Surplus(Deficit)	13,207	29,062	42,269	0	0	(0)	0



CHELSEA GARDENS  
STRATA FEE SCHEDULE  
MARCH 1, 2020 - FEBRUARY 28, 2021  
KENSINGTON - 13860 70 AVENUE

UNIT	S/L	U/E	OPERATIONS FEES	APT. UTILITIES	CONTINGENCY RESERVE	WATER LEVY	STRATA FEES
101-2	165	701	\$208.67	\$49.17	\$52.95	33.55	\$344.34
102-2	164	1469	\$437.29	\$103.03	\$110.95	33.55	\$684.82
103-2	163	698	\$207.78	\$48.96	\$52.72	33.55	\$343.01
104-2	162	1207	\$359.30	\$84.66	\$91.16	33.55	\$568.67
105-2	177	1207	\$359.30	\$84.66	\$91.16	33.55	\$568.67
106-2	176	698	\$207.78	\$48.96	\$52.72	33.55	\$343.01
107-2	175	1119	\$333.10	\$78.48	\$84.52	33.55	\$529.65
108-2	174	1452	\$432.23	\$101.84	\$109.67	33.55	\$677.29
109-2	173	1365	\$406.33	\$95.74	\$103.10	33.55	\$638.72
110-2	172	1119	\$333.10	\$78.48	\$84.52	33.55	\$529.65
111-2	171	778	\$231.59	\$54.57	\$58.76	33.55	\$378.47
112-2	170	1207	\$359.30	\$84.66	\$91.16	33.55	\$568.67
113-2	169	1115	\$331.91	\$78.20	\$84.22	33.55	\$527.88
114-2	168	778	\$231.59	\$54.57	\$58.76	33.55	\$378.47
115-2	167	1375	\$409.31	\$96.44	\$103.85	33.55	\$643.15
116-2	166	764	\$227.43	\$53.59	\$57.70	33.55	\$372.27
201-2	181	701	\$208.67	\$49.17	\$52.95	33.55	\$344.34
202-2	180	1469	\$437.29	\$103.03	\$110.95	33.55	\$684.82
203-2	179	698	\$207.78	\$48.96	\$52.72	33.55	\$343.01
204-2	178	1207	\$359.30	\$84.66	\$91.16	33.55	\$568.67
205-2	193	1207	\$359.30	\$84.66	\$91.16	33.55	\$568.67
206-2	192	698	\$207.78	\$48.96	\$52.72	33.55	\$343.01
207-2	191	1119	\$333.10	\$78.48	\$84.52	33.55	\$529.65
208-2	190	1452	\$432.23	\$101.84	\$109.67	33.55	\$677.29
209-2	189	1365	\$406.33	\$95.74	\$103.10	33.55	\$638.72
210-2	188	1119	\$333.10	\$78.48	\$84.52	33.55	\$529.65
211-2	187	778	\$231.59	\$54.57	\$58.76	33.55	\$378.47
212-2	186	1207	\$359.30	\$84.66	\$91.16	33.55	\$568.67
213-2	185	1115	\$331.91	\$78.20	\$84.22	33.55	\$527.88
214-2	184	778	\$231.59	\$54.57	\$58.76	33.55	\$378.47
215-2	183	1375	\$409.31	\$96.44	\$103.85	33.55	\$643.15
216-2	182	764	\$227.43	\$53.59	\$57.70	33.55	\$372.27
301-2	197	701	\$208.67	\$49.17	\$52.95	33.55	\$344.34
302-2	196	1469	\$437.29	\$103.03	\$110.95	33.55	\$684.82
303-2	195	698	\$207.78	\$48.96	\$52.72	33.55	\$343.01
304-2	194	1117	\$332.51	\$78.34	\$84.37	33.55	\$528.77
305-2	209	1117	\$332.51	\$78.34	\$84.37	33.55	\$528.77
306-2	208	698	\$207.78	\$48.96	\$52.72	33.55	\$343.01
307-2	207	1119	\$333.10	\$78.48	\$84.52	33.55	\$529.65
308-2	206	1452	\$432.23	\$101.84	\$109.67	33.55	\$677.29
309-2	205	1365	\$406.33	\$95.74	\$103.10	33.55	\$638.72
310-2	204	1119	\$333.10	\$78.48	\$84.52	33.55	\$529.65
311-2	203	778	\$231.59	\$54.57	\$58.76	33.55	\$378.47
312-2	202	1115	\$331.91	\$78.20	\$84.22	33.55	\$527.88
313-2	201	1115	\$331.91	\$78.20	\$84.22	33.55	\$527.88
314-2	200	778	\$231.59	\$54.57	\$58.76	33.55	\$378.47
315-2	199	1375	\$409.31	\$96.44	\$103.85	33.55	\$643.15
316-2	198	764	\$227.43	\$53.59	\$57.70	33.55	\$372.27



CHELSEA GARDENS  
STRATA FEE SCHEDULE  
MARCH 1, 2020 - FEBRUARY 28, 2021  
WINDSOR - 13880 70 AVENUE

UNIT	S/L	U/E	OPERATIONS FEES	APT. UTILITIES	CONTINGENCY RESERVE	WATER LEVY	STRATA FEES
117-3	326	847	\$252.13	\$59.41	\$63.97	33.55	\$409.06
118-3	325	1374	\$409.01	\$96.37	\$103.78	33.55	\$642.71
119-3	324	1212	\$360.79	\$85.01	\$91.54	33.55	\$570.88
120-3	339	1211	\$360.49	\$84.94	\$91.47	33.55	\$570.44
121-3	338	1375	\$409.31	\$96.44	\$103.85	33.55	\$643.15
122-3	337	843	\$250.94	\$59.13	\$63.67	33.55	\$407.29
123-3	336	1104	\$328.64	\$77.43	\$83.38	33.55	\$523.00
124-3	335	1219	\$362.87	\$85.50	\$92.07	33.55	\$573.99
125-3	334	705	\$209.86	\$49.45	\$53.25	33.55	\$346.11
126-3	333	1060	\$315.54	\$74.35	\$80.06	33.55	\$503.50
127-3	332	855	\$254.51	\$59.97	\$64.58	33.55	\$412.61
128-3	331	1218	\$362.57	\$85.43	\$92.00	33.55	\$573.54
129-3	330	1227	\$365.25	\$86.06	\$92.68	33.55	\$577.53
130-3	329	705	\$209.86	\$49.45	\$53.25	33.55	\$346.11
131-3	328	1124	\$334.59	\$78.84	\$84.90	33.55	\$531.87
132-3	327	1257	\$374.18	\$88.16	\$94.94	33.55	\$590.84
217-3	342	847	\$252.13	\$59.41	\$63.97	33.55	\$409.06
218-3	341	1374	\$409.01	\$96.37	\$103.78	33.55	\$642.71
219-3	340	1212	\$360.79	\$85.01	\$91.54	33.55	\$570.88
220-3	355	1211	\$360.49	\$84.94	\$91.47	33.55	\$570.44
221-3	354	1375	\$409.31	\$96.44	\$103.85	33.55	\$643.15
222-3	353	850	\$253.03	\$59.62	\$64.20	33.55	\$410.39
223-3	352	1104	\$328.64	\$77.43	\$83.38	33.55	\$523.00
224-3	351	1219	\$362.87	\$85.50	\$92.07	33.55	\$573.99
225-3	350	705	\$209.86	\$49.45	\$53.25	33.55	\$346.11
226-3	349	1060	\$315.54	\$74.35	\$80.06	33.55	\$503.50
227-3	348	855	\$254.51	\$59.97	\$64.58	33.55	\$412.61
228-3	347	1218	\$362.57	\$85.43	\$92.00	33.55	\$573.54
229-3	346	1227	\$365.25	\$86.06	\$92.68	33.55	\$577.53
230-3	345	705	\$209.86	\$49.45	\$53.25	33.55	\$346.11
231-3	344	1124	\$334.59	\$78.84	\$84.90	33.55	\$531.87
232-3	343	1257	\$374.18	\$88.16	\$94.94	33.55	\$590.84
317-3	358	847	\$252.13	\$59.41	\$63.97	33.55	\$409.06
318-3	357	1374	\$409.01	\$96.37	\$103.78	33.55	\$642.71
319-3	356	1119	\$333.10	\$78.48	\$84.52	33.55	\$529.65
320-3	371	1119	\$333.10	\$78.48	\$84.52	33.55	\$529.65
321-3	370	1375	\$409.31	\$96.44	\$103.85	33.55	\$643.15
322-3	369	850	\$253.03	\$59.62	\$64.20	33.55	\$410.39
323-3	368	1104	\$328.64	\$77.43	\$83.38	33.55	\$523.00
324-3	367	1219	\$362.87	\$85.50	\$92.07	33.55	\$573.99
325-3	366	705	\$209.86	\$49.45	\$53.25	33.55	\$346.11
326-3	365	1060	\$315.54	\$74.35	\$80.06	33.55	\$503.50
327-3	364	855	\$254.51	\$59.97	\$64.58	33.55	\$412.61
328-3	363	1122	\$333.99	\$78.70	\$84.74	33.55	\$530.98
329-3	362	1130	\$336.38	\$79.26	\$85.35	33.55	\$534.53
330-3	361	705	\$209.86	\$49.45	\$53.25	33.55	\$346.11
331-3	360	1124	\$334.59	\$78.84	\$84.90	33.55	\$531.87
332-3	359	1257	\$374.18	\$88.16	\$94.94	33.55	\$590.84



CHELSEA GARDENS  
STRATA FEE SCHEDULE  
MARCH 1, 2020 - FEBRUARY 28, 2021  
TOWNHOMES - 13888 70 AVENUE

UNIT	S/L	U/E	OPERATIONS FEES	CONTINGENCY RESERVE	WATER LEVY	MONTHLY STRATA FEES
101	25	1439	350.10	108.71	33.55	\$492.36
102	26	1762	428.68	133.11	33.55	\$595.34
103	24	1762	428.68	133.11	33.55	\$595.34
104	23	1439	350.10	108.71	33.55	\$492.36
105	284	1426	346.94	107.72	33.55	\$488.21
106	285	1609	391.46	121.55	33.55	\$546.56
107	287	1631	396.81	123.21	33.55	\$553.57
108	286	1453	353.51	109.76	33.55	\$496.82
109	289	1611	391.95	121.70	33.55	\$547.20
110	288	1426	346.94	107.72	33.55	\$488.21
111	290	1429	347.67	107.95	33.55	\$489.17
112	291	1608	391.22	121.47	33.55	\$546.24
113	293	1608	391.22	121.47	33.55	\$546.24
114	292	1429	347.67	107.95	33.55	\$489.17
115	312	1443	351.07	109.01	33.55	\$493.63
116	313	1764	429.17	133.26	33.55	\$595.98
117	315	1629	396.33	123.06	33.55	\$552.94
118	314	1455	353.99	109.92	33.55	\$497.46
119	317	1761	428.44	133.03	33.55	\$595.02
120	316	1443	351.07	109.01	33.55	\$493.63
121	294	1443	351.07	109.01	33.55	\$493.63
122	295	1760	428.20	132.96	33.55	\$594.70
123	296	1454	353.75	109.84	33.55	\$497.14
124	297	1629	396.33	123.06	33.55	\$552.94
125	299	1762	428.68	133.11	33.55	\$595.34
126	298	1443	351.07	109.01	33.55	\$493.63
127	318	1443	351.07	109.01	33.55	\$493.63
128	319	1764	429.17	133.26	33.55	\$595.98
129	321	1628	396.08	122.98	33.55	\$552.62
130	320	1455	353.99	109.92	33.55	\$497.46
131	323	1762	428.68	133.11	33.55	\$595.34
132	322	1443	351.07	109.01	33.55	\$493.63
133	300	1443	351.07	109.01	33.55	\$493.63
134	301	1760	428.20	132.96	33.55	\$594.70
135	302	1454	353.75	109.84	33.55	\$497.14
136	303	1630	396.57	123.14	33.55	\$553.25
137	305	1763	428.93	133.18	33.55	\$595.66
138	304	1443	351.07	109.01	33.55	\$493.63
139	306	1426	346.94	107.72	33.55	\$488.21
140	307	1610	391.70	121.62	33.55	\$546.88
141	309	1630	396.57	123.14	33.55	\$553.25
142	308	1454	353.75	109.84	33.55	\$497.14
143	311	1613	392.43	121.85	33.55	\$547.83
144	310	1426	346.94	107.72	33.55	\$488.21
145	388	1429	347.67	107.95	33.55	\$489.17
146	389	1608	391.22	121.47	33.55	\$546.24
147	391	1608	391.22	121.47	33.55	\$546.24
148	390	1429	347.67	107.95	33.55	\$489.17
149	392	1429	347.67	107.95	33.55	\$489.17

CHELSEA GARDENS  
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UNIT	S/L	U/E	OPERATIONS FEES	CONTINGENCY RESERVE	WATER LEVY	MONTHLY STRATA FEES
150	393	1608	391.22	121.47	33.55	\$546.24
151	395	1608	391.22	121.47	33.55	\$546.24
152	394	1429	347.67	107.95	33.55	\$489.17
153	48	1443	351.07	109.01	33.55	\$493.63
154	49	1763	428.93	133.18	33.55	\$595.66
155	47	1630	396.57	123.14	33.55	\$553.25
156	46	1453	353.51	109.76	33.55	\$496.82
157	45	1760	428.20	132.96	33.55	\$594.70
158	44	1443	351.07	109.01	33.55	\$493.63
159	282	1443	351.07	109.01	33.55	\$493.63
160	283	1763	428.93	133.18	33.55	\$595.66
161	281	1764	429.17	133.26	33.55	\$595.98
162	280	1444	351.32	109.08	33.55	\$493.95
163	42	1426	346.94	107.72	33.55	\$488.21
164	43	1613	392.43	121.85	33.55	\$547.83
165	40	1453	353.51	109.76	33.55	\$496.82
166	41	1631	396.81	123.21	33.55	\$553.57
167	39	1613	392.43	121.85	33.55	\$547.83
168	38	1426	346.94	107.72	33.55	\$488.21
169	50	1443	351.07	109.01	33.55	\$493.63
170	51	1763	428.93	133.18	33.55	\$595.66
171	52	1453	353.51	109.76	33.55	\$496.82
172	53	1630	396.57	123.14	33.55	\$553.25
173	55	1760	428.20	132.96	33.55	\$594.70
174	54	1444	351.32	109.08	33.55	\$493.95
175	56	1443	351.07	109.01	33.55	\$493.63
176	57	1763	428.93	133.18	33.55	\$595.66
177	59	1763	428.93	133.18	33.55	\$595.66
178	58	1443	351.07	109.01	33.55	\$493.63
179	36	1443	351.07	109.01	33.55	\$493.63
180	37	1763	428.93	133.18	33.55	\$595.66
181	35	1763	428.93	133.18	33.55	\$595.66
182	34	1443	351.07	109.01	33.55	\$493.63
183	32	1443	351.07	109.01	33.55	\$493.63
184	33	1763	428.93	133.18	33.55	\$595.66
185	31	1630	396.57	123.14	33.55	\$553.25
186	30	1453	353.51	109.76	33.55	\$496.82
187	29	1760	428.20	132.96	33.55	\$594.70
188	28	1443	351.07	109.01	33.55	\$493.63
189	60	1429	347.67	107.95	33.55	\$489.17
190	61	1608	391.22	121.47	33.55	\$546.24
191	63	1608	391.22	121.47	33.55	\$546.24
192	62	1429	347.67	107.95	33.55	\$489.17
193	64	1443	351.07	109.01	33.55	\$493.63
194	65	1763	428.93	133.18	33.55	\$595.66
195	67	1763	428.93	133.18	33.55	\$595.66
196	66	1443	351.07	109.01	33.55	\$493.63
197	21	1424	346.45	107.57	33.55	\$487.57
198	22	1603	390.00	121.10	33.55	\$544.65
199	20	1626	395.60	122.83	33.55	\$551.98
200	19	1483	360.80	112.03	33.55	\$506.39

CHELSEA GARDENS  
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TOWNHOMES - 13888 70 AVENUE

UNIT	S/L	U/E	OPERATIONS FEES	CONTINGENCY RESERVE	WATER LEVY	MONTHLY STRATA FEES
201	18	1758	427.71	132.80	33.55	\$594.07
202	17	1439	350.10	108.71	33.55	\$492.36
203	11	1439	350.10	108.71	33.55	\$492.36
204	12	1758	427.71	132.80	33.55	\$594.07
205	13	1482	360.56	111.95	33.55	\$506.07
206	14	1617	393.41	122.15	33.55	\$549.11
207	16	1761	428.44	133.03	33.55	\$595.02
208	15	1439	350.10	108.71	33.55	\$492.36
209	100	1443	351.07	109.01	33.55	\$493.63
210	101	1763	428.93	133.18	33.55	\$595.66
211	103	1763	428.93	133.18	33.55	\$595.66
212	102	1443	351.07	109.01	33.55	\$493.63
213	104	1429	347.67	107.95	33.55	\$489.17
214	105	1608	391.22	121.47	33.55	\$546.24
215	107	1608	391.22	121.47	33.55	\$546.24
216	106	1429	347.67	107.95	33.55	\$489.17
217	132	1443	351.07	109.01	33.55	\$493.63
218	133	1763	428.93	133.18	33.55	\$595.66
219	131	1630	396.57	123.14	33.55	\$553.25
220	130	1453	353.51	109.76	33.55	\$496.82
221	129	1760	428.20	132.96	33.55	\$594.70
222	128	1443	351.07	109.01	33.55	\$493.63
223	126	1443	351.07	109.01	33.55	\$493.63
224	127	1763	428.93	133.18	33.55	\$595.66
225	125	1763	428.93	133.18	33.55	\$595.66
226	124	1443	351.07	109.01	33.55	\$493.63
227	108	1443	351.07	109.01	33.55	\$493.63
228	109	1764	429.17	133.26	33.55	\$595.98
229	111	1764	429.17	133.26	33.55	\$595.98
230	110	1443	351.07	109.01	33.55	\$493.63
231	112	1443	351.07	109.01	33.55	\$493.63
232	113	1761	428.44	133.03	33.55	\$595.02
233	114	1453	353.51	109.76	33.55	\$496.82
234	115	1630	396.57	123.14	33.55	\$553.25
235	117	1764	429.17	133.26	33.55	\$595.98
236	116	1443	351.07	109.01	33.55	\$493.63
237	122	1426	346.94	107.72	33.55	\$488.21
238	123	1613	392.43	121.85	33.55	\$547.83
239	120	1453	353.51	109.76	33.55	\$496.82
240	121	1631	396.81	123.21	33.55	\$553.57
241	119	1613	392.43	121.85	33.55	\$547.83
242	118	1426	346.94	107.72	33.55	\$488.21
243	278	1424	346.45	107.57	33.55	\$487.57
244	279	1617	393.41	122.15	33.55	\$549.11
245	276	1453	353.51	109.76	33.55	\$496.82
246	277	1631	396.81	123.21	33.55	\$553.57
247	275	1613	392.43	121.85	33.55	\$547.83
248	274	1389	337.94	104.93	33.55	\$476.41
249	272	1443	351.07	109.01	33.55	\$493.63
250	273	1763	428.93	133.18	33.55	\$595.66
251	271	1763	428.93	133.18	33.55	\$595.66

CHELSEA GARDENS  
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UNIT	S/L	U/E	OPERATIONS FEES	CONTINGENCY RESERVE	WATER LEVY	MONTHLY STRATA FEES
252	270	1444	351.32	109.08	33.55	\$493.95
253	268	1443	351.07	109.01	33.55	\$493.63
254	269	1770	430.63	133.71	33.55	\$597.89
255	267	1632	397.06	123.29	33.55	\$553.89
256	266	1452	353.26	109.69	33.55	\$496.50
257	265	1760	428.20	132.96	33.55	\$594.70
258	264	1443	351.07	109.01	33.55	\$493.63
259	262	1443	351.07	109.01	33.55	\$493.63
260	263	1764	429.17	133.26	33.55	\$595.98
261	261	1763	428.93	133.18	33.55	\$595.66
262	260	1443	351.07	109.01	33.55	\$493.63
263	240	1445	351.56	109.16	33.55	\$494.27
264	241	1766	429.66	133.41	33.55	\$596.62
265	239	1766	429.66	133.41	33.55	\$596.62
266	238	1445	351.56	109.16	33.55	\$494.27
267	242	1425	346.69	107.65	33.55	\$487.89
268	243	1614	392.68	121.93	33.55	\$548.15
269	245	1631	396.81	123.21	33.55	\$553.57
270	244	1453	353.51	109.76	33.55	\$496.82
271	247	1611	391.95	121.70	33.55	\$547.20
272	246	1424	346.45	107.57	33.55	\$487.57
273	236	1443	351.07	109.01	33.55	\$493.63
274	237	1763	428.93	133.18	33.55	\$595.66
275	235	1630	396.57	123.14	33.55	\$553.25
276	234	1453	353.51	109.76	33.55	\$496.82
277	233	1760	428.20	132.96	33.55	\$594.70
278	232	1442	350.83	108.93	33.55	\$493.31
279	248	1443	351.07	109.01	33.55	\$493.63
280	249	1761	428.44	133.03	33.55	\$595.02
281	250	1453	353.51	109.76	33.55	\$496.82
282	251	1630	396.57	123.14	33.55	\$553.25
283	253	1764	429.17	133.26	33.55	\$595.98
284	252	1443	351.07	109.01	33.55	\$493.63
285	230	1443	351.07	109.01	33.55	\$493.63
286	231	1764	429.17	133.26	33.55	\$595.98
287	229	1630	396.57	123.14	33.55	\$553.25
288	228	1453	353.51	109.76	33.55	\$496.82
289	227	1761	428.44	133.03	33.55	\$595.02
290	226	1443	351.07	109.01	33.55	\$493.63
291	254	1443	351.07	109.01	33.55	\$493.63
292	255	1761	428.44	133.03	33.55	\$595.02
293	256	1453	353.51	109.76	33.55	\$496.82
294	257	1630	396.57	123.14	33.55	\$553.25
295	259	1764	429.17	133.26	33.55	\$595.98
296	258	1443	351.07	109.01	33.55	\$493.63
297	150	1443	351.07	109.01	33.55	\$493.63
298	151	1763	428.93	133.18	33.55	\$595.66
299	149	1630	396.57	123.14	33.55	\$553.25
300	148	1453	353.51	109.76	33.55	\$496.82
301	147	1760	428.20	132.96	33.55	\$594.70
302	146	1443	351.07	109.01	33.55	\$493.63

CHELSEA GARDENS  
 STRATA FEE SCHEDULE  
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 TOWNHOMES - 13888 70 AVENUE

UNIT	S/L	U/E	OPERATIONS FEES	CONTINGENCY RESERVE	WATER LEVY	MONTHLY STRATA FEES
303	152	1429	347.67	107.95	33.55	\$489.17
304	153	1608	391.22	121.47	33.55	\$546.24
305	155	1608	391.22	121.47	33.55	\$546.24
306	154	1429	347.67	107.95	33.55	\$489.17
307	144	1443	351.07	109.01	33.55	\$493.63
308	145	1764	429.17	133.26	33.55	\$595.98
309	143	1630	396.57	123.14	33.55	\$553.25
310	142	1453	353.51	109.76	33.55	\$496.82
311	141	1761	428.44	133.03	33.55	\$595.02
312	140	1443	351.07	109.01	33.55	\$493.63
313	156	1426	346.94	107.72	33.55	\$488.21
314	157	1614	392.68	121.93	33.55	\$548.15
315	159	1631	396.81	123.21	33.55	\$553.57
316	158	1453	353.51	109.76	33.55	\$496.82
317	161	1613	392.43	121.85	33.55	\$547.83
318	160	1426	346.94	107.72	33.55	\$488.21
319	5	1442	350.83	108.93	33.55	\$493.31
320	6	1765	429.41	133.33	33.55	\$596.30
321	4	1630	396.57	123.14	33.55	\$553.25
322	3	1453	353.51	109.76	33.55	\$496.82
323	2	1762	428.68	133.11	33.55	\$595.34
324	1	1442	350.83	108.93	33.55	\$493.31
325	9	1439	350.10	108.71	33.55	\$492.36
326	10	1762	428.68	133.11	33.55	\$595.34
327	8	1762	428.68	133.11	33.55	\$595.34
328	7	1439	350.10	108.71	33.55	\$492.36
329	138	1443	351.07	109.01	33.55	\$493.63
330	139	1763	428.93	133.18	33.55	\$595.66
331	137	1630	396.57	123.14	33.55	\$553.25
332	136	1453	353.51	109.76	33.55	\$496.82
333	135	1760	428.20	132.96	33.55	\$594.70
334	134	1443	351.07	109.01	33.55	\$493.63
		367182	<b>1,071,998.00</b>	<b>332,857.00</b>	<b>94,208.40</b>	<b>\$1,499,063.40</b>