



# CrossRoads Management Ltd.

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March 13, 2022

Dear Chelsea Gardens Owner;

As you are aware, the AGM package distributed to owners did not contain some key documents.

Due to the availability of the venue, the AGM date was set as March 21<sup>st</sup> and the notice requirement for agenda items such as spending resolutions and bylaw amendments is 20 days in advance of the meeting.

Although it is preferred that the budget and fee schedule also be included with the package, the notice requirement does not apply to simple majority items. The fiscal year end of this strata corporation is February 28<sup>th</sup> and it usually takes a minimum of 2 weeks to finalize the results so that the Treasurer can prepare an accurate budget to propose to the owners.

CrossRoads finalized the year end late on Friday, March 11, and then our Treasurer, Anita Thompson, re-worked the projected budget originally attached to the AGM package.

This package contains the following:

1. 2021 – 2022 year end results
2. The proposed 2022 – 2023 operating budget
3. The proposed fee schedule for your specific building or the townhouses

As we noted in the AGM package, a number of key expense items have seen dramatic increases and these include natural gas, electricity, water and sewer and garbage collection. Anita worked and re-worked the budget to minimize the percentage increase in fees without sacrificing the need to properly maintain the property. The proposed fee increase for the apartments is 12% and 8.1% for the townhouses. Townhouses are a lower percentage increase as BC Hydro and Fortis for them is billed directly from the utility company and not included in their strata fees.

A reminder that the AGM is still scheduled for Monday, March 21<sup>st</sup>. Masks and vaccine passports are still required to attend in person. If you are unable to attend, please complete the proxy form included with the AGM package and provide it to a Council member or other person who can attend. It is still requested that only one member of a household attend.

Thank you

Ross Ruddick, Jesse Train, Bryan Andrews, Strata Managers for Chelsea Gardens, LMS 1416

**Balance Sheet (Accrual)**  
**CHELSEA - Contingency - 02 - (lms1416c)**  
**February 2022**  
**AS OF THE 12TH MONTH ENDING FEBRUARY 28, 2022**

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Prepared For:  
Strata Plan LMS 1416 - CRF

Prepared By:  
Crossroads Management Ltd.  
#215 - 7455 132nd Street  
Surrey, BC V3W 1J8  
Phone: 778-578-4445,

**ASSETS**

1025-0000 Bank - Westminster - Contingency	1,556,134.91
1038-1286 WSCU GIC - 1.33% - Mar.8/23	500,000.00
1038-1287 WSCU GIC - 1.33% - Mar.8/23	500,000.00
1106-0000 Insurance Claim Receivable	162,547.16

**TOTAL ASSETS**

2,718,682.07

**LIABILITIES**

2010-0000 Accounts Payable	12,148.00
2012-2500 Accrued Expenses	39,589.93

**TOTAL LIABILITIES**

51,737.93

**OWNERS' EQUITY**

3500-0000 Net Income - Prior Years	2,569,085.96
3510-0000 Net Income - Current Year	97,858.18

**TOTAL OWNERS' EQUITY**

2,666,944.14

**TOTAL LIABILITIES AND EQUITY**

2,718,682.07

Date: MAR. 11 / 2022  
Accountant: [Signature]  
Property Manager: [Signature]

**Budget Comparison (Accrual)**  
**CHELSEA - Contingency - 02 - (lms1416c)**  
**February 2022**  
**AS OF THE 12TH MONTH ENDING FEBRUARY 28, 2022**

Prepared For:  
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	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
<b>INCOME</b>									
4010-5000 Strata Fees - Apartment	14,024.50	14,024.50	0.00	0.00	168,294.00	168,294.00	0.00	0.00	168,294.00
4010-6000 Strata Fees - Townhome	30,511.83	30,511.87	-0.04	0.00	366,141.96	366,142.00	-0.04	0.00	366,142.00
<b>TOTAL</b>	<b>44,536.33</b>	<b>44,536.37</b>	<b>-0.04</b>	<b>0.00</b>	<b>534,435.96</b>	<b>534,436.00</b>	<b>-0.04</b>	<b>0.00</b>	<b>534,436.00</b>
4031-0000 Interest Income	1,173.61	0.00	1,173.61	0	50,851.31	0.00	50,851.31	0	0.00
4031-6000 Interest Income- Insur. L	875.00	0.00	875.00	0	10,500.00	0.00	10,500.00	0	0.00
<b>TOTAL</b>	<b>2,048.61</b>	<b>0.00</b>	<b>2,048.61</b>	<b>0</b>	<b>61,351.31</b>	<b>0.00</b>	<b>61,351.31</b>	<b>0</b>	<b>0.00</b>
<b>TOTAL INCOME</b>	<b>46,584.94</b>	<b>44,536.37</b>	<b>2,048.57</b>	<b>4.60</b>	<b>595,787.27</b>	<b>534,436.00</b>	<b>61,351.27</b>	<b>11.48</b>	<b>534,436.00</b>
6276-2021 Windsor Interior Improve	7,426.19	14,291.63	6,865.44	48.04	161,939.10	171,500.00	9,560.90	5.57	171,500.00
6277-2021 Apartment Urgent Repair	0.00	6,666.63	6,666.63	100.0	25,394.02	80,000.00	54,605.98	68.26	80,000.00
<b>TOTAL EXPS. BEFORE UTILITIES</b>	<b>7,426.19</b>	<b>20,958.26</b>	<b>13,532.07</b>	<b>64.57</b>	<b>187,333.12</b>	<b>251,500.00</b>	<b>64,166.88</b>	<b>25.51</b>	<b>251,500.00</b>
<b>TOWNHOUSE EXPENSES</b>									
6342-2021 2021 Townhouse Envelo	6,561.30	6,666.63	105.33	1.58	51,574.68	80,000.00	28,425.32	35.53	80,000.00
6344-2021 Garage Doors	9,826.95	2,916.63	-6,910.32	-236.9	33,221.87	35,000.00	1,778.13	5.08	35,000.00
6345-2021 Townhouse Flat Roof Re	26,796.00	16,666.63	-10,129.37	-60.78	172,647.29	200,000.00	27,352.71	13.68	200,000.00
<b>TOTAL OPERATING EXPS. - T.H.</b>	<b>43,184.25</b>	<b>26,249.89</b>	<b>-16,934.36</b>	<b>-64.51</b>	<b>257,443.84</b>	<b>315,000.00</b>	<b>57,556.16</b>	<b>18.27</b>	<b>315,000.00</b>
<b>COMMON EXPENSES</b>									
<b>REPAIR &amp; MAINTENANCE- GENER</b>									
6510-2021 Depreciation Report	0.00	1,000.00	1,000.00	100.0	9,922.00	12,000.00	2,078.00	17.32	12,000.00
6512-2021 Emergency Main Water	0.00	0.00	0.00	0	8,242.50	0.00	-8,242.50	0	0.00
<b>TOTAL REPAIR &amp; MAINT.</b>	<b>0.00</b>	<b>1,000.00</b>	<b>1,000.00</b>	<b>100.0</b>	<b>18,164.50</b>	<b>12,000.00</b>	<b>-6,164.50</b>	<b>-51.37</b>	<b>12,000.00</b>
<b>RECREATION CENTRE - COMMON</b>									
6711-2021 Clubhouse Cooling & He	0.00	3,500.00	3,500.00	100.0	34,987.63	42,000.00	7,012.37	16.70	42,000.00
<b>TOTAL OPER. EXPS-REC. CENTRE</b>	<b>0.00</b>	<b>3,500.00</b>	<b>3,500.00</b>	<b>100.0</b>	<b>34,987.63</b>	<b>42,000.00</b>	<b>7,012.37</b>	<b>16.70</b>	<b>42,000.00</b>
<b>TOTAL COMMON EXPENSES</b>	<b>0.00</b>	<b>4,500.00</b>	<b>4,500.00</b>	<b>100.0</b>	<b>53,152.13</b>	<b>54,000.00</b>	<b>847.87</b>	<b>1.57</b>	<b>54,000.00</b>
<b>TOTAL EXPENSES</b>	<b>50,610.44</b>	<b>51,708.15</b>	<b>1,097.71</b>	<b>2.12</b>	<b>497,929.09</b>	<b>620,500.00</b>	<b>122,570.91</b>	<b>19.75</b>	<b>620,500.00</b>
<b>NET INCOME (LOSS)</b>	<b>-4,025.50</b>	<b>-7,171.78</b>	<b>3,146.28</b>	<b>43.87</b>	<b>97,858.18</b>	<b>-86,064.00</b>	<b>183,922.18</b>	<b>213.7</b>	<b>-86,064.00</b>

REVENUE UTILITIES

UTILITY EXPENSES

**Balance Sheet (Accrual)**  
**CHELSEA - Operations - 02 - (lms1416)**  
**February 2022**  
**AS OF THE 12TH MONTH ENDING FEBRUARY 28, 2022**

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

Prepared By:  
Crossroads Management Ltd.  
#215 - 7455 132nd Street  
Surrey, BC V3W 1J8  
Phone: 778-578-4445,

**ASSETS**

1010-0000 Petty Cash	212.35
1013-0000 Bank Shares	5.00
1020-0000 Bank - Westminster - Chequing	88,455.64
1027-0000 Bank - Water Surcharge	52,390.91
1028-1300 Bank - Golf Tournament Funds	3,123.42
1029-0000 Bank - Apt Utilities	1,839.65
1030-0000 Bank - Exercise Room	1,220.34
1040-0000 Bank - Social Committee	5,771.77
1205-0000 Prepaid Expenses	1,684.37
1300-0000 Accounts Receivable	4,461.93
1301-0000 A/R - Other	58.94

**TOTAL ASSETS**

159,224.32

**LIABILITIES**

2010-0000 Accounts Payable	88,114.09
2017-0000 Social Committee Fund	5,771.77
2018-0000 Exercise Room	1,220.34
2019-0000 Golf Tournament Fund	3,123.42
2035-0000 Security Deposits	300.00
2040-0000 Due to Contingency	966.00
2040-0701 Due to Operating from Utilities	7,712.77
2170-0000 Vacation Payable	3,269.49
2250-0000 Pre-Paid Fees	26.69

**TOTAL LIABILITIES**

110,504.57

**OWNERS' EQUITY**

**INSURANCE LEVY**

3400-0148 Insurance Levy Income	249,999.96
3400-0149 Insurance Levy Expenses	-249,999.96

3500-0000 Net Income - Prior Years	10,375.10
3510-0000 Net Income - Current Year	52,577.32
3510-2000 Net Income - Utilities	-20,552.52
3510-3000 Net Income - Water & Sewer	6,319.85

**TOTAL OWNERS' EQUITY**

48,719.75

**TOTAL LIABILITIES AND EQUITY**

159,224.32

Date: MAR. 11/2022  
Accountant: \_\_\_\_\_  
Property Manager: \_\_\_\_\_

**Budget Comparison (Accrual)**  
**CHELSEA - Operations - 02 - (lms1416)**  
**February 2022**

**AS OF THE 12TH MONTH ENDING FEBRUARY 28, 2022**

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	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
<b>INCOME</b>									
4010-0000 Strata Fees	58,522.30	58,522.13	0.17	0.00	702,268.68	702,266.00	2.68	0.00	702,266.00
4012-0000 CRF Strata Fees - Apart	-14,024.50	-14,024.50	0.00	0.00	-168,294.00	-168,294.00	0.00	0.00	-168,294.00
4015-0000 Parking & Scooter Parki	512.00	458.37	53.63	11.70	6,119.00	5,500.00	619.00	11.25	5,500.00
4015-0100 EV Charging	0.00	0.00	0.00	0	240.00	0.00	240.00	0	0.00
4022-0000 Move in/out	0.00	66.63	-66.63	-100.0	2,400.00	800.00	1,600.00	200.0	800.00
4025-0000 Prior Year Surplus (Defic	1,474.75	1,474.75	0.00	0.00	17,697.00	17,697.00	0.00	0.00	17,697.00
<b>TOTAL</b>	<b>46,484.55</b>	<b>46,497.38</b>	<b>-12.83</b>	<b>-0.03</b>	<b>560,430.68</b>	<b>557,969.00</b>	<b>2,461.68</b>	<b>0.44</b>	<b>557,969.00</b>
<b>OTHER</b>									
4030-0000 Strata Fees	107,362.00	107,362.00	0.00	0.00	1,288,344.00	1,288,344.00	0.00	0.00	1,288,344.00
4032-0000 CRF Strata Fees - Town	-30,511.83	-30,511.87	0.04	0.00	-366,141.96	-366,142.00	0.04	0.00	-366,142.00
4037-0000 Prior Year Surplus	3,067.75	3,067.75	0.00	0.00	36,813.00	36,813.00	0.00	0.00	36,813.00
<b>TOTAL</b>	<b>79,917.92</b>	<b>79,917.88</b>	<b>0.04</b>	<b>0.00</b>	<b>959,015.04</b>	<b>959,015.00</b>	<b>0.04</b>	<b>0.00</b>	<b>959,015.00</b>
<b>OTHER</b>									
4040-0000 Rental - Fireside Lounge	0.00	41.63	-41.63	-100.0	350.00	500.00	-150.00	-30.00	500.00
4045-0000 Rental - Caretaker Suite	600.00	600.00	0.00	0.00	7,200.00	7,200.00	0.00	0.00	7,200.00
4050-0000 Rental - Guest Suites	2,160.00	333.37	1,826.63	547.9	7,375.00	4,000.00	3,375.00	84.38	4,000.00
4055-0000 R.V. Parking	720.00	733.37	-13.37	-1.82	8,730.00	8,800.00	-70.00	-0.80	8,800.00
4061-0000 Bylaw Fines	0.00	0.00	0.00	0	550.00	0.00	550.00	0	0.00
4062-0000 Dish and Cutlery Rental	0.00	0.00	0.00	0	75.00	0.00	75.00	0	0.00
4065-0000 Interest Income	84.77	58.37	26.40	45.23	1,517.38	700.00	817.38	116.77	700.00
4066-0000 Remote Control Sale	165.00	125.00	40.00	32.00	2,395.00	1,500.00	895.00	59.67	1,500.00
4084-0000 Keys	10.00	0.00	10.00	0	95.00	0.00	95.00	0	0.00
<b>TOTAL OTHER</b>	<b>3,739.77</b>	<b>1,891.74</b>	<b>1,848.03</b>	<b>97.69</b>	<b>28,287.38</b>	<b>22,700.00</b>	<b>5,587.38</b>	<b>24.61</b>	<b>22,700.00</b>
<b>TOTAL INCOME</b>	<b>130,142.24</b>	<b>128,307.00</b>	<b>1,835.24</b>	<b>1.43</b>	<b>1,547,733.10</b>	<b>1,539,684.00</b>	<b>8,049.10</b>	<b>0.52</b>	<b>1,539,684.00</b>
<b>TOWNHOUSE EXPENSES</b>									
6030-0000 Apt Janitor/Contract Ser	2,089.50	1,700.00	-389.50	-22.91	20,697.49	20,400.00	-297.49	-1.46	20,400.00
6208-0000 Building Maint. - Apartm	8,272.91	3,333.37	-4,939.54	-148.1	23,693.34	40,000.00	16,306.66	40.77	40,000.00
6215-0000 Equipment Maint.-Apart	4,718.00	5,167.50	449.50	8.70	77,226.41	62,010.00	-15,216.41	-24.54	62,010.00
6268-0050 Elevator Maint. - Apartm	1,204.77	1,458.37	253.60	17.39	16,653.18	17,500.00	846.82	4.84	17,500.00
6275-0000 Gate & Door Maint. - Ap	252.00	500.00	248.00	49.60	4,561.52	6,000.00	1,438.48	23.97	6,000.00
6279-0000 Garbage Pick-up - Apts.	2,518.47	2,175.00	-343.47	-15.79	26,516.49	26,100.00	-416.49	-1.60	26,100.00
<b>TOTAL EXPS. BEFORE UTILITIES</b>	<b>19,055.65</b>	<b>14,334.24</b>	<b>-4,721.41</b>	<b>-32.94</b>	<b>169,348.43</b>	<b>172,010.00</b>	<b>2,661.57</b>	<b>1.55</b>	<b>172,010.00</b>
<b>TOWNHOUSE EXPENSES</b>									
6315-0000 Building Maint. - Townho	7,278.66	4,834.88	-2,443.78	-50.54	58,061.31	58,019.00	-42.31	-0.07	58,019.00
6320-0000 Garbage Pick-up - Town	5,031.39	5,108.37	76.98	1.51	60,905.83	61,300.00	394.17	0.64	61,300.00
<b>TOTAL OPERATING EXPS. - T.H.</b>	<b>12,310.05</b>	<b>9,943.25</b>	<b>-2,366.80</b>	<b>-23.80</b>	<b>118,967.14</b>	<b>119,319.00</b>	<b>351.86</b>	<b>0.29</b>	<b>119,319.00</b>
<b>COMMON EXPENSES</b>									
<b>LANDSCAPING &amp; GROUNDS</b>									
6415-0000 Landscape Contract	11,838.75	12,070.00	231.25	1.92	142,065.00	144,840.00	2,775.00	1.92	144,840.00
6425-0000 Drainage Repair & Maint	0.00	1,250.00	1,250.00	100.0	15,571.18	15,000.00	-571.18	-3.81	15,000.00
6435-0000 Plant Replacement & Im	5,927.25	1,250.00	-4,677.25	-374.1	14,904.97	15,000.00	95.03	0.63	15,000.00
6440-0000 Irrigation System	1,229.93	333.37	-896.56	-268.9	2,885.92	4,000.00	1,114.08	27.85	4,000.00
6455-0000 Snow Removal	630.00	833.37	203.37	24.40	15,669.26	10,000.00	-5,669.26	-56.69	10,000.00
<b>TOTAL LANDS. &amp; GROUNDS</b>	<b>19,625.93</b>	<b>15,736.74</b>	<b>-3,889.19</b>	<b>-24.71</b>	<b>191,096.33</b>	<b>188,840.00</b>	<b>-2,256.33</b>	<b>-1.19</b>	<b>188,840.00</b>
<b>REPAIR &amp; MAINTENANCE- GENER</b>									
6510-0000 Repair & Maintenance	208.98	1,583.37	1,374.39	86.80	17,506.66	19,000.00	1,493.34	7.86	19,000.00
6515-0000 Equipment Rep. & Maint	0.00	1,333.37	1,333.37	100.0	11,970.15	16,000.00	4,029.85	25.19	16,000.00
6520-0000 Supplies Equipment - Co	491.21	466.63	-24.58	-5.27	1,251.30	5,600.00	4,348.70	77.66	5,600.00
6525-0000 Supplies Maintenance-C	38.41	375.00	336.59	89.76	4,125.98	4,500.00	374.02	8.31	4,500.00
6530-0000 Supplies Cleaning - Com	0.00	41.63	41.63	100.0	43.12	500.00	456.88	91.38	500.00
6535-0000 Enterphone and Security	67.34	791.63	724.29	91.49	7,089.50	9,500.00	2,410.50	25.37	9,500.00
6560-0000 Gate Repair & Maint. - C	1,078.59	250.00	-828.59	-331.4	2,363.11	3,000.00	636.89	21.23	3,000.00
6565-0000 Pest Control - Common	406.77	666.63	259.86	38.98	9,536.58	8,000.00	-1,536.58	-19.21	8,000.00



**Budget Comparison (Accrual)**  
**CHELSEA - Operations - 02 - (lms1416)**  
**February 2022**

**AS OF THE 12TH MONTH ENDING FEBRUARY 28, 2022**

	<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>
<b>Revenue - Apartment Utilities</b>									
9260-0000 Utilities Income - Apts.	12,768.08	12,768.12	-0.04	0.00	153,216.96	153,217.00	-0.04	0.00	153,217.00
9262-0000 Utilities Interest Income	4.46	0.00	4.46	0	129.23	0.00	129.23	0	0.00
9264-0000 Prior Year Surplus (Defic	0.00	0.00	0.00	0	-5,101.46	-5,101.00	-0.46	-0.01	-5,101.00
<b>Total Apartment Utilities</b>	<b>12,772.54</b>	<b>12,768.12</b>	<b>4.42</b>	<b>0.03</b>	<b>148,244.73</b>	<b>148,116.00</b>	<b>128.73</b>	<b>0.09</b>	<b>148,116.00</b>
<b>UTILITY EXPENSES</b>									
<b>Hydro - Apartments</b>									
9360-0000 Electricity Kens & Mayfai	2,688.20	2,500.00	-188.20	-7.53	30,574.41	30,000.00	-574.41	-1.91	30,000.00
9365-0000 Electricity Windsor	924.57	1,691.63	767.06	45.34	18,466.83	20,300.00	1,833.17	9.03	20,300.00
<b>Total Electricity - Apart.</b>	<b>3,612.77</b>	<b>4,191.63</b>	<b>578.86</b>	<b>13.81</b>	<b>49,041.24</b>	<b>50,300.00</b>	<b>1,258.76</b>	<b>2.50</b>	<b>50,300.00</b>
<b>Gas - Apartments</b>									
9410-0000 Gas - Mayfair	3,106.97	1,716.63	-1,390.34	-80.99	24,674.22	20,600.00	-4,074.22	-19.78	20,600.00
9420-0000 Gas - Kensington	5,764.11	3,226.37	-2,537.74	-78.66	48,160.50	38,716.00	-9,444.50	-24.39	38,716.00
9430-0000 Gas - Windsor	5,808.32	3,208.37	-2,599.95	-81.04	46,921.29	38,500.00	-8,421.29	-21.87	38,500.00
<b>Total Gas - Apartment</b>	<b>14,679.40</b>	<b>8,151.37</b>	<b>-6,528.03</b>	<b>-80.09</b>	<b>119,756.01</b>	<b>97,816.00</b>	<b>-21,940.01</b>	<b>-22.43</b>	<b>97,816.00</b>
<b>TOTAL UTILITIES - APARTMENT</b>	<b>18,292.17</b>	<b>12,343.00</b>	<b>-5,949.17</b>	<b>-48.20</b>	<b>168,797.25</b>	<b>148,116.00</b>	<b>-20,681.25</b>	<b>-13.96</b>	<b>148,116.00</b>
<b>NET INCOME (LOSS) UTILITIES</b>	<b>-5,519.63</b>	<b>425.12</b>	<b>-5,944.75</b>	<b>-1,398</b>	<b>-20,552.52</b>	<b>0.00</b>	<b>-20,552.52</b>	<b>0</b>	<b>0.00</b>
<b>REVENUE - WATER INCOME</b>									
9650-0000 Water - Apartments	5,564.83	5,564.87	-0.04	0.00	66,777.96	66,778.00	-0.04	0.00	66,778.00
9700-0000 Water - Townhouses	8,138.50	8,138.50	0.00	0.00	97,662.00	97,662.00	0.00	0.00	97,662.00
9725-0000 Water - Interest Income	38.15	0.00	38.15	0	515.23	0.00	515.23	0	0.00
9745-0000 Prior Year Surplus (Defic	0.00	0.00	0.00	0	10,428.57	10,429.00	-0.43	0.00	10,429.00
<b>TOTAL WATER INCOME</b>	<b>13,741.48</b>	<b>13,703.37</b>	<b>38.11</b>	<b>0.28</b>	<b>175,383.76</b>	<b>174,869.00</b>	<b>514.76</b>	<b>0.29</b>	<b>174,869.00</b>
<b>WATER EXPENSE</b>									
9850-0000 Water Usage	2,353.80	14,572.38	12,218.58	83.85	169,063.91	174,869.00	5,805.09	3.32	174,869.00
<b>TOTAL WATER</b>	<b>2,353.80</b>	<b>14,572.38</b>	<b>12,218.58</b>	<b>83.85</b>	<b>169,063.91</b>	<b>174,869.00</b>	<b>5,805.09</b>	<b>3.32</b>	<b>174,869.00</b>
<b>NET INCOME (LOSS) WATER</b>	<b>11,387.68</b>	<b>-869.01</b>	<b>12,256.69</b>	<b>1,410.</b>	<b>6,319.85</b>	<b>0.00</b>	<b>6,319.85</b>	<b>0</b>	<b>0.00</b>

**Chelsea Gardens LMS1416  
Proposed Income and Expenses**

	Actual 2021-2022				Proposed 2022-2023		
	Apt	Thse	Projected	Budget	Apt	Thse	Budget
<b>INCOME</b>							
1 Apt - Operations Fees	533,975		533,975	533,972	530,455		530,455
2 Apt - Parking & Scooter & EV	6,359		6,359	5,500	5,860		5,860
3 Apt - Misc & Move In	2,400		2,400	800	1,000		1,000
4 Apt - Prior Years Surplus(Deficit)	17,697		17,697	17,697	19,956		19,956
5 Thse - Operations Fees		922,202	922,202	922,202		952,812	952,812
6 Thse - Prior Years Surplus(Deficit)		36,813	36,813	36,813		32,227	32,227
7 Com - Rental Fireside Lounge	110	240	350	500	157	343	500
8 Com - Caretaker Suite	2,267	4,933	7,200	7,200	2,267	4,933	7,200
9 Com - Guest Suites	2,322	5,053	7,375	4,000	2,204	4,796	7,000
10 Com - RV Parking	2,749	5,981	8,730	8,800	2,771	6,029	8,800
11 Com - Misc & Fines & Parking	173	377	550	0	0	0	0
13 Com - Dish & Cutlery Rental	24	51	75	0	0	0	0
14 Com - Interest Income	478	1,040	1,517	700	283	617	900
15 Com - Remote Control Sale	754	1,641	2,395	1,500	535	1,165	1,700
16 Com - Keys	30	65	95	0	0	0	0
17 <b>TOTAL Operations Income</b>	569,339	978,395	1,547,733	1,539,684	565,490	1,002,920	1,568,410
18 <b>CRF Fund Fees</b>	168,294	366,142	534,436	534,436	201,953	439,370	641,323
19 <b>Apt - Utility Fund Fees</b>	153,346		153,346	153,217	227,742		227,742
20 <b>Water Fund Fees</b>	66,987	97,968	164,955	164,440	72,960	106,704	179,664
21 <b>TOTAL Fees To Be Collected</b>	957,966	1,442,505	2,400,471	2,391,877	1,068,145	1,548,994	2,617,139

<b>APT UTILITIES</b>		<b>APT</b>	<b>Projected</b>	<b>Budget</b>	<b>APT</b>	<b>Budget</b>
22 Total Apt Utility Income	153,346		153,346	153,217	227,742	227,742
23 <b>Prior Years Surplus(Deficit)</b>	-5,101		-5,101	-5,101	-20,552	-20,552
24 <b>TOTAL INCOME</b>	148,245		148,245	148,116	207,190	207,190
25 Electricity	49,041		49,041	50,300	51,500	51,500
26 Gas	119,756		119,756	97,816	155,690	155,690
27 <b>TOTAL EXPENSES</b>	168,797		168,797	148,116	207,190	207,190
28 <b>Surplus(Deficit)</b>	-20,552		-20,552	0	0	0

<b>WATER FUND</b>		<b>APT</b>	<b>TH</b>	<b>Projected</b>	<b>Budget</b>	<b>APT</b>	<b>TH</b>	<b>Budget</b>
29 Total Water Income	66,987	97,968	164,955	164,440	72,960	106,704	179,664	
30 <b>Prior Years Surplus(Deficit)</b>			10,429	10,429	2,566	3,754	6,320	
31 <b>TOTAL INCOME</b>	66,987	97,968	175,384	174,869	75,526	110,458	185,984	
32 <b>TOTAL COST</b>	68,655	100,409	169,064	174,869	75,526	110,458	185,984	
33 <b>Surplus(Deficit)</b>			6,320	0			0	

## Chelsea Gardens LMS1416 Proposed Income and Expenses

	EXPENSES	Actual 2021-2022				Proposed 2022-2023		
		Apt	Thse	Projected	Budget	Apt	Thse	Budget
34	Apt - Building Repair & Maintnce	23,693		23,693	40,000	27,000		27,000
35	Apt - Eqpt Repair & Maintnce	77,226		77,226	62,010	60,000		60,000
36	Apt - Elevators Repair & Maintnce	16,653		16,653	17,500	17,800		17,800
37	Apt - Gate/Door Repair & Maint.	4,562		4,562	6,000	6,000		6,000
38	Apt - Garbage	26,516		26,516	26,100	31,000		31,000
39	Apt - Janitorial Sevices	20,697		20,697	20,400	22,000		22,000
40	Thse - Building Repair & Maint.		58,061	58,061	58,019		62,000	62,000
41	Thse - Garbage		61,300	60,906	61,300		67,000	67,000
42	Com - Landscaping Services	44,736	97,329	142,065	144,840	46,605	101,395	148,000
43	Com - Landscaping Improvements	4,694	10,211	14,905	15,000	4,724	10,277	15,000
44	Com - Irrigation System	909	1,977	2,886	4,000	1,260	2,740	4,000
45	Com - Drainage Repair & Maint.	4,903	10,668	15,571	15,000	6,298	13,702	20,000
46	Com - Snow Removal	4,934	10,735	15,669	10,000	3,779	8,221	12,000
47	Com - Property Repair & Maint.	6,826	14,850	21,676	24,000	7,558	16,442	24,000
48	Com - Equipment Repair & Maint	4,163	9,058	13,221	21,600	6,487	14,113	20,600
49	Com - Pest Control	3,003	6,534	9,537	8,000	2,834	6,166	9,000
50	Com - Gate Repair & Maint	744	1,619	2,363	3,000	945	2,055	3,000
51	Com - Caretaker(s) Salaries&Ben.	28,340	61,656	89,996	95,220	28,568	62,152	90,720
52	Com - Utilities	4,799	10,440	15,238	15,300	5,133	11,167	16,300
53	Com - RV Lot Expenses	727	1,581	2,308	2,450	772	1,678	2,450
54	Rec Cen - Building Repair & Maint.	1,860	4,047	5,907	13,000	4,157	9,043	13,200
55	Rec Cen - Eqpt Repair & Maint.	7,009	15,249	22,258	21,000	6,613	14,387	21,000
56	Rec Cen - Janitorial Services	5,555	12,086	17,641	21,500	6,928	15,072	22,000
57	Rec Cen - Utilities	11,374	24,746	36,120	35,200	13,242	28,808	42,050
58	Rec Cen - Lock Up Costs.	274	596	870	1,500	315	685	1,000
59	Rec Cen - Pool & Hot Tub Maint.	2,927	6,368	9,295	12,500	3,936	8,564	12,500
60	Rec Cen - Exersise Eqpt R & M	451	981	1,432	6,000	1,575	3,426	5,000
61	Rec Cen - Guest Suites Telephones	222	482	704	700	0	0	0
62	Rec Cen - Workshop R & M	8	17	25	1,500	315	685	1,000
63	Rec Cen - Office Expenses	2,147	4,671	6,817	8,400	2,551	5,549	8,100
64	Com - Workers Compensation Board	60	130	190	1,500	472	1,028	1,500
65	Com - Accting, Bookkping, Audit	93	203	296	350	488	1,062	1,550
66	Com - AGM/SGM Expenses	1,841	4,005	5,846	5,000	1,575	3,426	5,000
67	Com - Postage & Printing	5,810	12,639	18,449	17,500	5,353	11,647	17,000
68	Com - Council Expenses	981	2,135	3,116	3,200	1,102	2,398	3,500
69	Com - Legal Expenses	64	140	204	500	110	240	350
70	Com - Insurance Costs	204,041	443,914	647,955	647,079	209,834	456,518	666,352
71	Com - Management Fees	22,741	49,475	72,216	72,216	22,968	49,970	72,938
72	Com - Property Taxes	174	380	554	400	189	411	600
73	Com - Security & Enterphone	2,328	5,064	7,392	14,500	3,621	7,879	11,500
74	Com - Strata Web Site	78	170	249	400	126	274	400
75	Com - Misc, Permits, Memberships	0	0	0	0	0	0	0
76	Com - Emergency Preparedness	1,218	2,650	3,868	6,000	1,260	2,740	4,000
77	<b>TOTAL Operations</b>	<b>549,382</b>	<b>946,168</b>	<b>1,495,156</b>	<b>1,539,684</b>	<b>565,490</b>	<b>1,002,920</b>	<b>1,568,410</b>
78	<b>Operations - Surplus(Deficit)</b>	<b>19,956</b>	<b>32,227</b>	<b>52,578</b>	<b>0</b>	<b>0</b>	<b>-0</b>	<b>0</b>



CHELSEA GARDENS  
STRATA FEE SCHEDULE  
MARCH 1, 2022 - FEBRUARY 28, 2023  
KENSINGTON - 13860 70 AVENUE

UNIT	S/L	U/E	OPERATIONS FEES	APT. UTILITIES	CONTINGENCY RESERVE	WATER LEVY	STRATA FEES
101-2	165	701	\$183.57	\$78.81	\$69.89	38.00	\$370.28
102-2	164	1469	\$384.69	\$165.16	\$146.46	38.00	\$734.31
103-2	163	698	\$182.79	\$78.48	\$69.59	38.00	\$368.86
104-2	162	1207	\$316.08	\$135.70	\$120.34	38.00	\$610.12
105-2	177	1207	\$316.08	\$135.70	\$120.34	38.00	\$610.12
106-2	176	698	\$182.79	\$78.48	\$69.59	38.00	\$368.86
107-2	175	1119	\$293.04	\$125.81	\$111.56	38.00	\$568.41
108-2	174	1452	\$380.24	\$163.25	\$144.76	38.00	\$726.26
109-2	173	1365	\$357.46	\$153.47	\$136.09	38.00	\$685.02
110-2	172	1119	\$293.04	\$125.81	\$111.56	38.00	\$568.41
111-2	171	778	\$203.74	\$87.47	\$77.57	38.00	\$406.78
112-2	170	1207	\$316.08	\$135.70	\$120.34	38.00	\$610.12
113-2	169	1115	\$291.99	\$125.36	\$111.17	38.00	\$566.52
114-2	168	778	\$203.74	\$87.47	\$77.57	38.00	\$406.78
115-2	167	1375	\$360.08	\$154.59	\$137.09	38.00	\$689.76
116-2	166	764	\$200.07	\$85.90	\$76.17	38.00	\$400.14
201-2	181	701	\$183.57	\$78.81	\$69.89	38.00	\$370.28
202-2	180	1469	\$384.69	\$165.16	\$146.46	38.00	\$734.31
203-2	179	698	\$182.79	\$78.48	\$69.59	38.00	\$368.86
204-2	178	1207	\$316.08	\$135.70	\$120.34	38.00	\$610.12
205-2	193	1207	\$316.08	\$135.70	\$120.34	38.00	\$610.12
206-2	192	698	\$182.79	\$78.48	\$69.59	38.00	\$368.86
207-2	191	1119	\$293.04	\$125.81	\$111.56	38.00	\$568.41
208-2	190	1452	\$380.24	\$163.25	\$144.76	38.00	\$726.26
209-2	189	1365	\$357.46	\$153.47	\$136.09	38.00	\$685.02
210-2	188	1119	\$293.04	\$125.81	\$111.56	38.00	\$568.41
211-2	187	778	\$203.74	\$87.47	\$77.57	38.00	\$406.78
212-2	186	1207	\$316.08	\$135.70	\$120.34	38.00	\$610.12
213-2	185	1115	\$291.99	\$125.36	\$111.17	38.00	\$566.52
214-2	184	778	\$203.74	\$87.47	\$77.57	38.00	\$406.78
215-2	183	1375	\$360.08	\$154.59	\$137.09	38.00	\$689.76
216-2	182	764	\$200.07	\$85.90	\$76.17	38.00	\$400.14
301-2	197	701	\$183.57	\$78.81	\$69.89	38.00	\$370.28
302-2	196	1469	\$384.69	\$165.16	\$146.46	38.00	\$734.31
303-2	195	698	\$182.79	\$78.48	\$69.59	38.00	\$368.86
304-2	194	1117	\$292.51	\$125.59	\$111.36	38.00	\$567.46
305-2	209	1117	\$292.51	\$125.59	\$111.36	38.00	\$567.46
306-2	208	698	\$182.79	\$78.48	\$69.59	38.00	\$368.86
307-2	207	1119	\$293.04	\$125.81	\$111.56	38.00	\$568.41
308-2	206	1452	\$380.24	\$163.25	\$144.76	38.00	\$726.26
309-2	205	1365	\$357.46	\$153.47	\$136.09	38.00	\$685.02
310-2	204	1119	\$293.04	\$125.81	\$111.56	38.00	\$568.41
311-2	203	778	\$203.74	\$87.47	\$77.57	38.00	\$406.78
312-2	202	1115	\$291.99	\$125.36	\$111.17	38.00	\$566.52
313-2	201	1115	\$291.99	\$125.36	\$111.17	38.00	\$566.52
314-2	200	778	\$203.74	\$87.47	\$77.57	38.00	\$406.78
315-2	199	1375	\$360.08	\$154.59	\$137.09	38.00	\$689.76
316-2	198	764	\$200.07	\$85.90	\$76.17	38.00	\$400.14



CHELSEA GARDENS  
 STRATA FEE SCHEDULE  
 MARCH 1, 2022 - FEBRUARY 28, 2023  
 WINDSOR - 13880 70 AVENUE

UNIT	S/L	U/E	OPERATIONS FEES	APT. UTILITIES	CONTINGENCY RESERVE	WATER LEVY	STRATA FEES
117-3	326	847	\$221.81	\$95.23	\$84.45	38.00	\$439.48
118-3	325	1374	\$359.81	\$154.48	\$136.99	38.00	\$689.28
119-3	324	1212	\$317.39	\$136.27	\$120.84	38.00	\$612.49
120-3	339	1211	\$317.13	\$136.15	\$120.74	38.00	\$612.02
121-3	338	1375	\$360.08	\$154.59	\$137.09	38.00	\$689.76
122-3	337	843	\$220.76	\$94.78	\$84.05	38.00	\$437.59
123-3	336	1104	\$289.11	\$124.12	\$110.07	38.00	\$561.30
124-3	335	1219	\$319.22	\$137.05	\$121.53	38.00	\$615.81
125-3	334	705	\$184.62	\$79.26	\$70.29	38.00	\$372.17
126-3	333	1060	\$277.59	\$119.18	\$105.68	38.00	\$540.45
127-3	332	855	\$223.90	\$96.13	\$85.24	38.00	\$443.27
128-3	331	1218	\$318.96	\$136.94	\$121.43	38.00	\$615.34
129-3	330	1227	\$321.32	\$137.95	\$122.33	38.00	\$619.60
130-3	329	705	\$184.62	\$79.26	\$70.29	38.00	\$372.17
131-3	328	1124	\$294.35	\$126.37	\$112.06	38.00	\$570.78
132-3	327	1257	\$329.18	\$141.33	\$125.32	38.00	\$633.82
217-3	342	847	\$221.81	\$95.23	\$84.45	38.00	\$439.48
218-3	341	1374	\$359.81	\$154.48	\$136.99	38.00	\$689.28
219-3	340	1212	\$317.39	\$136.27	\$120.84	38.00	\$612.49
220-3	355	1211	\$317.13	\$136.15	\$120.74	38.00	\$612.02
221-3	354	1375	\$360.08	\$154.59	\$137.09	38.00	\$689.76
222-3	353	850	\$222.59	\$95.57	\$84.74	38.00	\$440.90
223-3	352	1104	\$289.11	\$124.12	\$110.07	38.00	\$561.30
224-3	351	1219	\$319.22	\$137.05	\$121.53	38.00	\$615.81
225-3	350	705	\$184.62	\$79.26	\$70.29	38.00	\$372.17
226-3	349	1060	\$277.59	\$119.18	\$105.68	38.00	\$540.45
227-3	348	855	\$223.90	\$96.13	\$85.24	38.00	\$443.27
228-3	347	1218	\$318.96	\$136.94	\$121.43	38.00	\$615.34
229-3	346	1227	\$321.32	\$137.95	\$122.33	38.00	\$619.60
230-3	345	705	\$184.62	\$79.26	\$70.29	38.00	\$372.17
231-3	344	1124	\$294.35	\$126.37	\$112.06	38.00	\$570.78
232-3	343	1257	\$329.18	\$141.33	\$125.32	38.00	\$633.82
317-3	358	847	\$221.81	\$95.23	\$84.45	38.00	\$439.48
318-3	357	1374	\$359.81	\$154.48	\$136.99	38.00	\$689.28
319-3	356	1119	\$293.04	\$125.81	\$111.56	38.00	\$568.41
320-3	371	1119	\$293.04	\$125.81	\$111.56	38.00	\$568.41
321-3	370	1375	\$360.08	\$154.59	\$137.09	38.00	\$689.76
322-3	369	850	\$222.59	\$95.57	\$84.74	38.00	\$440.90
323-3	368	1104	\$289.11	\$124.12	\$110.07	38.00	\$561.30
324-3	367	1219	\$319.22	\$137.05	\$121.53	38.00	\$615.81
325-3	366	705	\$184.62	\$79.26	\$70.29	38.00	\$372.17
326-3	365	1060	\$277.59	\$119.18	\$105.68	38.00	\$540.45
327-3	364	855	\$223.90	\$96.13	\$85.24	38.00	\$443.27
328-3	363	1122	\$293.82	\$126.15	\$111.86	38.00	\$569.83
329-3	362	1130	\$295.92	\$127.05	\$112.66	38.00	\$573.63
330-3	361	705	\$184.62	\$79.26	\$70.29	38.00	\$372.17
331-3	360	1124	\$294.35	\$126.37	\$112.06	38.00	\$570.78
332-3	359	1257	\$329.18	\$141.33	\$125.32	38.00	\$633.82



CHELSEA GARDENS  
 STRATA FEE SCHEDULE  
 MARCH 1, 2022 - FEBRUARY 28, 2023  
 TOWNHOMES - 13888 70 AVENUE

UNIT	S/L	U/E	OPERATIONS FEES	CONTINGENCY RESERVE	WATER LEVY	MONTHLY STRATA FEES
101	25	1439	311.18	143.49	38.00	\$492.67
102	26	1762	381.02	175.70	38.00	\$594.72
103	24	1762	381.02	175.70	38.00	\$594.72
104	23	1439	311.18	143.49	38.00	\$492.67
105	284	1426	308.36	142.20	38.00	\$488.56
106	285	1609	347.94	160.44	38.00	\$546.38
107	287	1631	352.69	162.64	38.00	\$553.33
108	286	1453	314.20	144.89	38.00	\$497.09
109	289	1611	348.37	160.64	38.00	\$547.01
110	288	1426	308.36	142.20	38.00	\$488.56
111	290	1429	309.01	142.50	38.00	\$489.51
112	291	1608	347.72	160.34	38.00	\$546.07
113	293	1608	347.72	160.34	38.00	\$546.07
114	292	1429	309.01	142.50	38.00	\$489.51
115	312	1443	312.04	143.89	38.00	\$493.93
116	313	1764	381.45	175.90	38.00	\$595.36
117	315	1629	352.26	162.44	38.00	\$552.70
118	314	1455	314.64	145.09	38.00	\$497.72
119	317	1761	380.81	175.60	38.00	\$594.41
120	316	1443	312.04	143.89	38.00	\$493.93
121	294	1443	312.04	143.89	38.00	\$493.93
122	295	1760	380.59	175.50	38.00	\$594.09
123	296	1454	314.42	144.99	38.00	\$497.41
124	297	1629	352.26	162.44	38.00	\$552.70
125	299	1762	381.02	175.70	38.00	\$594.72
126	298	1443	312.04	143.89	38.00	\$493.93
127	318	1443	312.04	143.89	38.00	\$493.93
128	319	1764	381.45	175.90	38.00	\$595.36
129	321	1628	352.05	162.34	38.00	\$552.38
130	320	1455	314.64	145.09	38.00	\$497.72
131	323	1762	381.02	175.70	38.00	\$594.72
132	322	1443	312.04	143.89	38.00	\$493.93
133	300	1443	312.04	143.89	38.00	\$493.93
134	301	1760	380.59	175.50	38.00	\$594.09
135	302	1454	314.42	144.99	38.00	\$497.41
136	303	1630	352.48	162.54	38.00	\$553.02
137	305	1763	381.24	175.80	38.00	\$595.04
138	304	1443	312.04	143.89	38.00	\$493.93
139	306	1426	308.36	142.20	38.00	\$488.56
140	307	1610	348.15	160.54	38.00	\$546.70
141	309	1630	352.48	162.54	38.00	\$553.02
142	308	1454	314.42	144.99	38.00	\$497.41
143	311	1613	348.80	160.84	38.00	\$547.64
144	310	1426	308.36	142.20	38.00	\$488.56
145	388	1429	309.01	142.50	38.00	\$489.51
146	389	1608	347.72	160.34	38.00	\$546.07
147	391	1608	347.72	160.34	38.00	\$546.07
148	390	1429	309.01	142.50	38.00	\$489.51
149	392	1429	309.01	142.50	38.00	\$489.51

CHELSEA GARDENS  
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UNIT	S/L	U/E	OPERATIONS FEES	CONTINGENCY RESERVE	WATER LEVY	MONTHLY STRATA FEES
150	393	1608	347.72	160.34	38.00	\$546.07
151	395	1608	347.72	160.34	38.00	\$546.07
152	394	1429	309.01	142.50	38.00	\$489.51
153	48	1443	312.04	143.89	38.00	\$493.93
154	49	1763	381.24	175.80	38.00	\$595.04
155	47	1630	352.48	162.54	38.00	\$553.02
156	46	1453	314.20	144.89	38.00	\$497.09
157	45	1760	380.59	175.50	38.00	\$594.09
158	44	1443	312.04	143.89	38.00	\$493.93
159	282	1443	312.04	143.89	38.00	\$493.93
160	283	1763	381.24	175.80	38.00	\$595.04
161	281	1764	381.45	175.90	38.00	\$595.36
162	280	1444	312.26	143.99	38.00	\$494.25
163	42	1426	308.36	142.20	38.00	\$488.56
164	43	1613	348.80	160.84	38.00	\$547.64
165	40	1453	314.20	144.89	38.00	\$497.09
166	41	1631	352.69	162.64	38.00	\$553.33
167	39	1613	348.80	160.84	38.00	\$547.64
168	38	1426	308.36	142.20	38.00	\$488.56
169	50	1443	312.04	143.89	38.00	\$493.93
170	51	1763	381.24	175.80	38.00	\$595.04
171	52	1453	314.20	144.89	38.00	\$497.09
172	53	1630	352.48	162.54	38.00	\$553.02
173	55	1760	380.59	175.50	38.00	\$594.09
174	54	1444	312.26	143.99	38.00	\$494.25
175	56	1443	312.04	143.89	38.00	\$493.93
176	57	1763	381.24	175.80	38.00	\$595.04
177	59	1763	381.24	175.80	38.00	\$595.04
178	58	1443	312.04	143.89	38.00	\$493.93
179	36	1443	312.04	143.89	38.00	\$493.93
180	37	1763	381.24	175.80	38.00	\$595.04
181	35	1763	381.24	175.80	38.00	\$595.04
182	34	1443	312.04	143.89	38.00	\$493.93
183	32	1443	312.04	143.89	38.00	\$493.93
184	33	1763	381.24	175.80	38.00	\$595.04
185	31	1630	352.48	162.54	38.00	\$553.02
186	30	1453	314.20	144.89	38.00	\$497.09
187	29	1760	380.59	175.50	38.00	\$594.09
188	28	1443	312.04	143.89	38.00	\$493.93
189	60	1429	309.01	142.50	38.00	\$489.51
190	61	1608	347.72	160.34	38.00	\$546.07
191	63	1608	347.72	160.34	38.00	\$546.07
192	62	1429	309.01	142.50	38.00	\$489.51
193	64	1443	312.04	143.89	38.00	\$493.93
194	65	1763	381.24	175.80	38.00	\$595.04
195	67	1763	381.24	175.80	38.00	\$595.04
196	66	1443	312.04	143.89	38.00	\$493.93
197	21	1424	307.93	142.00	38.00	\$487.93
198	22	1603	346.64	159.85	38.00	\$544.49
199	20	1626	351.61	162.14	38.00	\$551.75
200	19	1483	320.69	147.88	38.00	\$506.57

CHELSEA GARDENS  
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UNIT	S/L	U/E	OPERATIONS FEES	CONTINGENCY RESERVE	WATER LEVY	MONTHLY STRATA FEES
201	18	1758	380.16	175.30	38.00	\$593.46
202	17	1439	311.18	143.49	38.00	\$492.67
203	11	1439	311.18	143.49	38.00	\$492.67
204	12	1758	380.16	175.30	38.00	\$593.46
205	13	1482	320.47	147.78	38.00	\$506.25
206	14	1617	349.67	161.24	38.00	\$548.91
207	16	1761	380.81	175.60	38.00	\$594.41
208	15	1439	311.18	143.49	38.00	\$492.67
209	100	1443	312.04	143.89	38.00	\$493.93
210	101	1763	381.24	175.80	38.00	\$595.04
211	103	1763	381.24	175.80	38.00	\$595.04
212	102	1443	312.04	143.89	38.00	\$493.93
213	104	1429	309.01	142.50	38.00	\$489.51
214	105	1608	347.72	160.34	38.00	\$546.07
215	107	1608	347.72	160.34	38.00	\$546.07
216	106	1429	309.01	142.50	38.00	\$489.51
217	132	1443	312.04	143.89	38.00	\$493.93
218	133	1763	381.24	175.80	38.00	\$595.04
219	131	1630	352.48	162.54	38.00	\$553.02
220	130	1453	314.20	144.89	38.00	\$497.09
221	129	1760	380.59	175.50	38.00	\$594.09
222	128	1443	312.04	143.89	38.00	\$493.93
223	126	1443	312.04	143.89	38.00	\$493.93
224	127	1763	381.24	175.80	38.00	\$595.04
225	125	1763	381.24	175.80	38.00	\$595.04
226	124	1443	312.04	143.89	38.00	\$493.93
227	108	1443	312.04	143.89	38.00	\$493.93
228	109	1764	381.45	175.90	38.00	\$595.36
229	111	1764	381.45	175.90	38.00	\$595.36
230	110	1443	312.04	143.89	38.00	\$493.93
231	112	1443	312.04	143.89	38.00	\$493.93
232	113	1761	380.81	175.60	38.00	\$594.41
233	114	1453	314.20	144.89	38.00	\$497.09
234	115	1630	352.48	162.54	38.00	\$553.02
235	117	1764	381.45	175.90	38.00	\$595.36
236	116	1443	312.04	143.89	38.00	\$493.93
237	122	1426	308.36	142.20	38.00	\$488.56
238	123	1613	348.80	160.84	38.00	\$547.64
239	120	1453	314.20	144.89	38.00	\$497.09
240	121	1631	352.69	162.64	38.00	\$553.33
241	119	1613	348.80	160.84	38.00	\$547.64
242	118	1426	308.36	142.20	38.00	\$488.56
243	278	1424	307.93	142.00	38.00	\$487.93
244	279	1617	349.67	161.24	38.00	\$548.91
245	276	1453	314.20	144.89	38.00	\$497.09
246	277	1631	352.69	162.64	38.00	\$553.33
247	275	1613	348.80	160.84	38.00	\$547.64
248	274	1389	300.36	138.51	38.00	\$476.87
249	272	1443	312.04	143.89	38.00	\$493.93
250	273	1763	381.24	175.80	38.00	\$595.04
251	271	1763	381.24	175.80	38.00	\$595.04

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UNIT	S/L	U/E	OPERATIONS FEES	CONTINGENCY RESERVE	WATER LEVY	MONTHLY STRATA FEES
252	270	1444	312.26	143.99	38.00	\$494.25
253	268	1443	312.04	143.89	38.00	\$493.93
254	269	1770	382.75	176.50	38.00	\$597.25
255	267	1632	352.91	162.74	38.00	\$553.65
256	266	1452	313.99	144.79	38.00	\$496.78
257	265	1760	380.59	175.50	38.00	\$594.09
258	264	1443	312.04	143.89	38.00	\$493.93
259	262	1443	312.04	143.89	38.00	\$493.93
260	263	1764	381.45	175.90	38.00	\$595.36
261	261	1763	381.24	175.80	38.00	\$595.04
262	260	1443	312.04	143.89	38.00	\$493.93
263	240	1445	312.47	144.09	38.00	\$494.56
264	241	1766	381.89	176.10	38.00	\$595.99
265	239	1766	381.89	176.10	38.00	\$595.99
266	238	1445	312.47	144.09	38.00	\$494.56
267	242	1425	308.15	142.10	38.00	\$488.24
268	243	1614	349.02	160.94	38.00	\$547.96
269	245	1631	352.69	162.64	38.00	\$553.33
270	244	1453	314.20	144.89	38.00	\$497.09
271	247	1611	348.37	160.64	38.00	\$547.01
272	246	1424	307.93	142.00	38.00	\$487.93
273	236	1443	312.04	143.89	38.00	\$493.93
274	237	1763	381.24	175.80	38.00	\$595.04
275	235	1630	352.48	162.54	38.00	\$553.02
276	234	1453	314.20	144.89	38.00	\$497.09
277	233	1760	380.59	175.50	38.00	\$594.09
278	232	1442	311.82	143.79	38.00	\$493.62
279	248	1443	312.04	143.89	38.00	\$493.93
280	249	1761	380.81	175.60	38.00	\$594.41
281	250	1453	314.20	144.89	38.00	\$497.09
282	251	1630	352.48	162.54	38.00	\$553.02
283	253	1764	381.45	175.90	38.00	\$595.36
284	252	1443	312.04	143.89	38.00	\$493.93
285	230	1443	312.04	143.89	38.00	\$493.93
286	231	1764	381.45	175.90	38.00	\$595.36
287	229	1630	352.48	162.54	38.00	\$553.02
288	228	1453	314.20	144.89	38.00	\$497.09
289	227	1761	380.81	175.60	38.00	\$594.41
290	226	1443	312.04	143.89	38.00	\$493.93
291	254	1443	312.04	143.89	38.00	\$493.93
292	255	1761	380.81	175.60	38.00	\$594.41
293	256	1453	314.20	144.89	38.00	\$497.09
294	257	1630	352.48	162.54	38.00	\$553.02
295	259	1764	381.45	175.90	38.00	\$595.36
296	258	1443	312.04	143.89	38.00	\$493.93
297	150	1443	312.04	143.89	38.00	\$493.93
298	151	1763	381.24	175.80	38.00	\$595.04
299	149	1630	352.48	162.54	38.00	\$553.02
300	148	1453	314.20	144.89	38.00	\$497.09
301	147	1760	380.59	175.50	38.00	\$594.09
302	146	1443	312.04	143.89	38.00	\$493.93

CHELSEA GARDENS  
 STRATA FEE SCHEDULE  
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UNIT	S/L	U/E	OPERATIONS FEES	CONTINGENCY RESERVE	WATER LEVY	MONTHLY STRATA FEES
303	152	1429	309.01	142.50	38.00	\$489.51
304	153	1608	347.72	160.34	38.00	\$546.07
305	155	1608	347.72	160.34	38.00	\$546.07
306	154	1429	309.01	142.50	38.00	\$489.51
307	144	1443	312.04	143.89	38.00	\$493.93
308	145	1764	381.45	175.90	38.00	\$595.36
309	143	1630	352.48	162.54	38.00	\$553.02
310	142	1453	314.20	144.89	38.00	\$497.09
311	141	1761	380.81	175.60	38.00	\$594.41
312	140	1443	312.04	143.89	38.00	\$493.93
313	156	1426	308.36	142.20	38.00	\$488.56
314	157	1614	349.02	160.94	38.00	\$547.96
315	159	1631	352.69	162.64	38.00	\$553.33
316	158	1453	314.20	144.89	38.00	\$497.09
317	161	1613	348.80	160.84	38.00	\$547.64
318	160	1426	308.36	142.20	38.00	\$488.56
319	5	1442	311.82	143.79	38.00	\$493.62
320	6	1765	381.67	176.00	38.00	\$595.67
321	4	1630	352.48	162.54	38.00	\$553.02
322	3	1453	314.20	144.89	38.00	\$497.09
323	2	1762	381.02	175.70	38.00	\$594.72
324	1	1442	311.82	143.79	38.00	\$493.62
325	9	1439	311.18	143.49	38.00	\$492.67
326	10	1762	381.02	175.70	38.00	\$594.72
327	8	1762	381.02	175.70	38.00	\$594.72
328	7	1439	311.18	143.49	38.00	\$492.67
329	138	1443	312.04	143.89	38.00	\$493.93
330	139	1763	381.24	175.80	38.00	\$595.04
331	137	1630	352.48	162.54	38.00	\$553.02
332	136	1453	314.20	144.89	38.00	\$497.09
333	135	1760	380.59	175.50	38.00	\$594.09
334	134	1443	312.04	143.89	38.00	\$493.93
		367182	<b>952,812.00</b>	<b>439,370.00</b>	<b>106,704.00</b>	<b>\$1,498,886.00</b>