



MONTHLY COUNCIL MEETING MINUTES

TUESDAY, JULY 26, 2022

LOCATION/TIME – LIBRARY - 1:00 PM

Council: Murray Hill, Anita Thompson, Norm Reid, Ashley Orton & Paul Dhaliwal.
Strata Mgt: Jesse Train and Ross Ruddick
Regrets: Bob Hyde

STRATA COUNCIL – 2022/2023

EXECUTIVES

Murray Hill - K406
Bob Hyde - T102
Anita Thompson - W325
Norm Reid - T302
Ashley Orton - T243
Paul Dhaliwal - T172

COMMITTEE ASSIGNMENTS

President, Townhouses
Vice President, Finance
Secretary/Treasurer, Minutes, Social Committee, BringForward
Apartments, Irrigation
Landscaping, Ponds/Fountains, Security & Privacy, etc.
Clubhouse, RV Committee

CARETAKERS

Simon Parford Hours: 7:00 AM - 3:30 PM - Monday to Friday
Valerie Morris Nights/Weekends Monday, Thursday- Saturday 11:00- 1:00 p.m.
(604) 834-4578 chelseagardens1416@gmail.com

STRATA MANAGERS: CROSSROADS

Strata Manager: Jesse Train jesse@crpm.ca
Strata Manager: Bryan Andrews bryan@crpm.ca
Senior Strata Manager: Ross Ruddick ross@crpm.ca

#215- 7455 132ND STREET, SURREY, B.C. V3W 1J8
Phone: (778) 578-4445 Fax: (778) 578-4447

EMERGENCY CONTACT - 24 HOUR SERVICE (778) 578-4445

Calling afterhours for an emergency you will be asked to press "1".
This takes you to our afterhours 24/7 Call centre who will then contact
the Strata Managers (or their back-up) at home or cell phone.

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

MOTIONS MADE BY COUNCIL MEMBERS ARE CARRIED UNANIMOUSLY UNLESS NOTED

(1) CALL TO ORDER

Murray Hill, President, and a quorum being present called the meeting to order at 12:58 PM.

(2) ADOPTION OF PREVIOUS MINUTES

It was noted that a correction was required from the last minutes under Item (6) Correspondence – regarding the 'kid's time frame'. It was noted it should have been 11:00 AM – 2:00 PM. With this correction noted, it was **MOVED** and **SECONDED** to adopt the minutes of the June 21, 2022 meeting. **CARRIED**

(3) CARETAKER REPORT FOR JULY 2022

The caretaker provided Council with a point form summary of activities over the past month. The Council discussed the report and noted that Simon will be returning from holidays shortly.

(4) FINANCIAL REPORT - ANITA

- a) The Treasurer reviewed the Financial Statements for the month of **June 2022** with Council. It was **MOVED** and **SECONDED** to approve the financial statements prepared by CrossRoads Management. **CARRIED**

Along with our regular expenses we had an additional expense for two townhouses that had leaks. We spent an additional \$6,330.46 to deal with these two leaks. We also spent an additional \$2,415.00 last month on one of the same townhouses that had a leak. We will also be spending more because the front yards need to be redone now.

Reminder, please break down your boxes before putting them in the bins we do pay for dead weight which is the air between the boxes.

Trash and Treasure cost us a total of \$4,961.25. Reminder we are only doing this once a year now. We are not doing the bins in October.

Also, we spent \$7,029.35 on all new piping in the boiler room / clubhouse which was all worn and leaking.

We are running at a loss as of the end of June that's because it is our busy time.

- b) The Strata Manager provided Council with a report on arrears and fines. The Strata Managers will follow up with the Owners by sending out arrears' letters. It was **Moved/Seconded** and **Carried** to fine an owner \$200.00 for being in arrears and not responding to two previous payment requests.

(5) BUSINESS ARISING FROM PREVIOUS MINUTES

- a) **Flat Roof Project** – Scope to be flat roof plus the bottom shingled section – Pub roof needs to be done this year. Need a scope for it. Jim needs to make priority when he returns.
- b) **Sewer Rods** – Norm to find the rods – currently found them for \$600. Will continue looking.
- c) **Pool Safety Plan** – In Progress. Need dimensions for the pool. – It should be noted that Swim Diapers are required for infants not yet toilet trained as per the rules and that appropriate swim wear is required for everyone including kids. It is not acceptable to enter the pool or spa fully dressed in street clothing.
- d) **Wescan Mess Issues** – This should not be happening and the Strata Managers will explore other options for service providers if this continues.
- e) **Fire Alarm Testing** – Delayed because of Simon’s holidays and will be re-scheduled upon his return and a notice will be posted.
- f) **Dryer Vent Repair – TH231** – Ron from National Air has been in contact to do in August.
- g) **Fire Safety Testing** – In-progress – will be getting a deficiency list.
- h) **Smoke Detector Batteries** – Owner responsibility to replace if you need help ask a neighbour, a friend or a relative. Do not disable the smoke alarm because of the noise. –
PLEASE DO NOT CONTACT THE CARETAKER FOR THIS
- i) **Drain Cleaning Quotes from Crush** – It was **MOVED/SECONDED** to accept the quotation from Crush Plumbing Drainage Excavation for the drain cleaning. Simon will coordinate when he returns.
CARRIED
- j) Please note the photo below from the recent cleaning of the vertical and horizontal sanitary lines and be careful what you put down toilets and sinks please. What you see in the pipe is solidified cooking grease blocking the drains.



(6) CORRESPONDENCE

- A townhouse owner wrote regarding TELUS. And alterations to their unit. It was **MOVED/SECONDED** to advise Owner that she make the alterations to the exterior as long as Owner and Telus take responsibility of the alterations. **CARRIED**
- An apartment owner wrote requesting to install a Split AC Unit. An Alteration letter will be prepared and sent to the owner once the specifications are received. Owner requested authorization to install decorative lights. An approval letter will be sent with the stipulation that the lights would not be on all night and that they be removed after September 15th. Owner also inquired about planter boxes. Planters are fine if they face inwards and do not hang onto the exterior. Owner also inquired of exploring having speed dampeners installed on 70th Avenue. It would be suggested to the owner that he/she may start the process in getting a petition going, however, in the past when tried, there was no success.
- Owner wrote with many concerns that will be addressed by the Strata Manager in a response letter.
- Owner wrote to express concerns of blue bins and garbage cans.

REMINDER TO ALL OWNERS/RESIDENTS

Please ensure you have covers for your Organics and Blue Bins to prevent items from blowing around the property or from animals/birds becoming a nuisance. Owners are responsible for cleaning up any mess. This is the bylaw:

34. Garbage

- (1) Any articles or material other than normal household garbage and recyclables must be removed by, and at the expense of, the owners, tenants and occupants of the strata lot from which the articles or materials originated. All normal household garbage, organics or recycling must be stored in containers with secure lids, and all government regulations pertaining to recycling must be followed. A secure lid can be quite simple provided that it makes it difficult for birds, rodents and animals to access. Organic bins or totes must have the handle moved to the locked position. For those units who receive curbside collection of garbage, green waste and recyclables the containers for each must be kept within the strata lot and not outside except between 6 PM the day before the scheduled collection and 9 PM the day of collection. Owners are responsible for cleaning up any mess made by birds or animals.

- Owner wrote to express thanks to Jack Devries for the amazing work he has done around the ponds and the pools and for his donation of time to look after the turtles and the pools. The Owner also expressed concerns of a neighbouring unit making use of the visitor's parking for their own vehicle and grandchildren residing beyond the permitted 30 days on an annual basis.

Owners/Residents are reminded of the following Bylaw

36. Age Restriction and Occupancy of Strata Lots

- (1) No person under the age of nineteen (19) years may occupy a strata lot.
- (2) Bylaw 36(1) does not apply to a person who is a "temporary visitor". A temporary visitor is defined as a person who shall not be occupying the strata lot for more than thirty (30) days total in a calendar year. Owners/residents may apply, in writing, to council for extensions to that thirty (30) day annual limit.

- An owner wrote to complain of neighbouring unit smoking. A letter and potential fine has been sent to the offending unit owner(s).
- Owner wrote regarding various issues in an adjacent townhouse including an unapproved fence, unapproved patio lights, noise, the placement of a BBQ next to bushes, and other concerns. A letter will be sent although the unapproved fence was noted earlier and the owner was advised to remove it by the end of July.
- Owner sent in the following letter and has requested that it be shared within these minutes:

Dear Council Members,

I know that you often receive letters and communication from residents that are dissatisfied with something that is going on in Chelsea Gardens. I want to submit a letter to identify just the opposite.

On July 3rd as I was heading out to do a bit of shopping, I was stopped at the corner of 70th and 138th behind another car, both of us planning on turning right. Unfortunately, there was a car turning left at the same time as the car ahead of me turning right. They collided and spun around and ended up hitting my car. My car is a write-off – but that is not the whole story.

What is important to me is what happened immediately after the accident. When I was helped out of the car there was Sonya Jones who stayed with me until the three sisters arrived. They stayed with me, and Caroline Broughton came over and offered her car to transport my golf clubs. At the same time Saroj Manhas called my friend Carole Lazar who immediately came over and stayed with me until I was able to go home, at which time, she walked me home, took me shopping and then invited me for dinner. Then 2 days later Anita Thompson loaned me a Garmin so I could easily complete my Meals on Wheels because there wasn't one in the rented car.

This is a community that cares about one another, and we need to celebrate that fact. Those who complain do not see the benefits of this community and for them I feel sorry. Thank you for all you do to help us maintain the community feel of Chelsea Gardens. I hope this letter is reported in the minutes so others can appreciate what we have here.

Sincerely,

Barbara Gregg

(7) COMMITTEE REPORTS

a) APARTMENTS– NORM

- Not too much to report a few issues with the air conditioning in the apartments, seems to be a couple of issues about the compactor not being cleaned up when it's picked up by the contractor, mechanical room issues are getting fixed.

b) **CLUBHOUSE – PAUL**

- **Workout Equipment** - The following is an overall evaluation of select Fitness room exercise equipment under consideration for disposal and or replacement.

Spirit Treadmill #2 - Confirmed motor bearing noisy on this machine – recommend disposal. I understand two treadmills are sufficient for near future.

Proteus Universal Gym - The recommendation from the equipment contractor for this unit was disposal as this is a light duty unit with a number of components reaching end of life which cause injuries in the future. The unit was found to be flimsy and agree the contractor's recommendation for disposal.

Bionix Fitness EG-7520 Elliptical Trainer - This unit was reported as noisy while operating. Investigation determined both step rails are badly worn and need of replacement . Recommend replacement of the worn parts or replacement of complete machine.

The Council / Strata Manager will obtain a price for the repair to the worn parts.

Subject: Re piano

From the Social Committee

In regards to replacing the piano, from my understanding talking to John before he left our piano is still in good working order, if I am wrong about that it might change how everyone is looking at this. Also, maybe council should reach out to other groups who would want to use the piano in the fireside room, such as the choir, bible study, sing a longs??

At the moment I am sending this a social committee president.

1. We have stated from the beginning of talks of getting a baby grand that it would be lovely and as long as it fit in the library and can be moved out when needed we were fine with that.

2. The piano is used by at least two other groups who have put on presentations in the fireside room, I thought if a baby grand went in and out of the library it would go into the fireside. Due to the set-up of the doors that isn't possible without removing the doors. I think removing the doors is not an option.

3. There was mention of keeping the old piano and putting it in the fireside room. In my opinion that would not be possible.

A. When social Committee has events in the room it is hard enough to move and have places for the existing furniture.

B. The room is used by the exercise group and dance group and furniture is moved basically every day. Adding a piano into the room would be impossible for these groups.

4. I know this has to be a council decision and as much as a baby grand would be lovely, it does not fulfil the requirements. For the amount of use the piano gets having 2 pianos seem an over kill.

Barb Parker

From Council

Baby Grand Piano donation denied

A while back, a resident suggested a replacement for our ageing piano, stored in our Clubhouse Library. This was to be a donation of a baby grand piano, which would be a welcome replacement.

The Social Committee was consulted and they were enthusiastic but had a condition that needed to be met before approving the addition: The piano has to be moveable. It is used in the Lobby, Library and Fireside room at Christmas, Sing-Alongs, and Plays. The request was denied at the time because it could not fit through some doors.

Recently, the resident found another Baby Grand Piano, and the same issue came up. The conditions had not changed. The piano would not fit into the Fireside Room without taking the doors off. This is not acceptable as it is cumbersome and would eventually strip the screw mountings for the closers, and is not a task that most would be willing to undertake.

The very valid argument was given that an acoustic piano should not be moved, and it was then suggested that the old piano be stored in the Fireside Room. This is not acceptable as the Fireside Room space is at a premium and the piano would render a significant chunk of it unusable.

It also is not fair to have a Baby Grand and relegate the people in the Fireside to using the old one.

This was discussed by Council and the Social Committee and, even though a Baby Grand is a nice addition, the request was denied again for the reasons stated above. There also is no appetite to house and maintain two pianos in the Clubhouse.

We understand that this is a great disappointment to the resident and regret that it did not meet the requirements. This is not done because we are Grinches. We do like to see upgrades and, if a suggestion works, it gets approved. Conversely, if it does not, it gets denied. An alternate suggestion was made to consider a semi professional, full-sized, name brand electronic piano. These can closely rival high-end acoustic pianos and are frequently used by professional musicians. These instruments have come a long way since the CASIO genre of the late 70s – late 80s.

The difference is that these are a fraction of the footprint of a baby grand – acoustic or electronic. The weight difference is 70lbs versus 500lbs for a Baby Grand. It can easily be moved and never requires tuning. This was not deemed acceptable as the aesthetic of a Baby Grand is much more pleasing – and it is. However, we should consider it a possible option in the future.

The purpose of this explanation is to provide clarity as to why the request was denied. Decisions that involve donations to any of our common property buildings are always made in consultation with the Social Committee and then finalized by a majority vote from ALL of Council.

- **Pool** – It was **MOVED/SECONDED** to amend an existing rule about children’s hours for the pool to also include the surrounding deck as follows:
- Guests under the age of 19 and accompanied by an owner are only allowed in the pool and the surrounding pool deck between the hours of **11:00 AM** and **2:00 PM** (daily) and **5:00 PM** to **6:00 PM** Saturday to Thursday during the season the pool is open. **CARRIED**

Owners/Residents are reminded that adult residents must always accompany their guests. The pool rules will be posted around all entrances – refer to pool rules posted in the pool area on the green signs.

c) **TOWNHOUSES – MURRAY**

- **Townhouse Repairs** - Jeff has been busy with his outside work on the townhouses, cleaning of moss on the roofs is ongoing. Garage doors have been ordered at the beginning of July, however, it will be 16-18 weeks before they get started due to delivery delays from the factory.

d) **SAFETY AND SECURITY – ASHLEY**

- Charlie and Victor have been working on the RV lot Infrared beam security system, it is close but not yet complete.
- The Clubhouse left door mechanism was replaced and we still had some issues with it. Turned out to be that the door strike was not originally installed so that it was flush with the door, hence the issues and was also the reason that the lock mechanism failed in the end. Zenon and Ashley cut out the metal of the door as we needed to make it flush. It works now.
- Two security cameras and related cabling went missing from the Windsor Electrical room. This has stalled the installation of the camera that would have monitored the RV gate.

e) **LANDSCAPING – ASHLEY**

- Ashley is monitoring the work orders related to Landscaping with Shawn. As requests are completed by Shawn, Ashley tries to get a hold of the requestor and confirm before closing out the work order. Some requests are delayed until Shawn deems the time of year is more appropriate. Also, he can only complete so many per week as his weekly maintenance tasks come first. He is also dealing with a significant turnover of employees – he lost a bunch of experienced employees to the Municipality, who were able to offer better wages and benefits than he could afford.

- **LANDSCAPING FUN FACTS (From Ashley)**

This is to shed some light on the state of landscaping at Chelsea Gardens. As most of you know, this complex was built 27+ years ago. So, what was beautiful, shiny and new is showing its age, and our landscaping is no exception. Shawn Allen has been our landscaper for several years, and the contract we have with his company is mainly to maintain the grounds, with a budget to provide some extras, which has been steadily diminishing to keep strata costs down. He has been given a 2.5% increase last year and this year – this does not cover his increased fuel costs. Other strata’s that he does business with have given him 10%. As a result, his work is slightly scaled back – he is in business, not a volunteer.

Most residents are satisfied with what he does, but there are a few that expect and demand more. A perennial complaint is that the front of Chelsea Gardens gets more attention than other areas. And this is correct. The front of Chelsea is a visitor’s first view and impression of the place – it should look good. In a “money is no object” world, all our landscaping should look as good. Can we achieve this? Of course!!! Shawn would have to at least double his workforce. We would have to allocate about 5 times what we currently have for improvements/repairs.

Shawn gets paid just under \$146,000 for the year. So, doubling his workforce would add (guesstimate) another \$110,000 plus \$75,000 for improvements/replacements for the next 5-7 years after which the improvements budget could be lowered. So, if we collectively agreed that this was worthwhile and a priority, \$185,000 extra would translate into \$463 levy per year per unit, or \$38.60 extra added to your strata fees per month. I don't believe that there is an appetite for this, but, if there was, it would need to go to a vote at the next AGM.

Some have expressed their opinion that our increased strata fees should cover this. No, it does not. What it does cover is massive increases in insurance, the horrendous amounts of repairs and replacements we have had to do to our aging infrastructure, and the huge spike in the cost of everything today.

f) **SOCIAL COMMITTEE** – The August 2022 Social Calendar is attached to these Minutes.

- It was **MOVED/SECONDED** to approve the donation of a Shuffleboard table. **CARRIED**
- **Dance sessions** – Due to a conflict of times, it was **MOVED/SECONDED** to change the dance sessions back from Wednesdays to Thursdays with a slight change in times. **CARRIED**

Beginning September 2022, the times will be from 2:00 pm – 6:00 PM. This will give extra time if required to prepare for events, rehearsals or costuming. The actual dance time will be 3:00 PM – 5:15 PM

3:00-3:30 pm – Advanced Members

3:30-4:30 PM for All (or until 5, once 'couples' finished)

4:30-5:15 PM Couples for Fall Season

Any event the Social Committee organizes will be done in accordance to Fraser Health and with direction from our Strata council.

g) **ADMINISTRATION**

- This is to hopefully shed some light on Work Orders.
 1. All work orders should go to the office, not to CrossRoads. CrossRoads will be provided their yellow copy by our staff or Council so please put the top two copies into the office or, for the apartments, the work order mailbox.
 2. In the past, work orders were distributed to our contractors who worked on them and returned completed ones to the office. Human error meant some got lost, some got done out of chronological sequence, and we had no way of tracking what was done. When Ashley came to Chelsea Gardens, he put in 4 work orders. One got lost, two were closed in error... twice.
 3. 4 years ago, Ashley designed and built a system for us to track work orders, which is installed on our office PC. This allows us to enter the work order information and track its progress. It records who made entries and any changes. Importantly, work orders entered cannot be deleted – ever. Weekly reports are given to our contractors specific to their individual areas. Their returned reports indicate comments, updates or completion, which is updated in the work order system.
 4. An issue that Ashley has found is that a few work orders have missed being entered. This could happen if the work order gets sent to places other than the Chelsea office. If it goes to CrossRoads instead, it will delay entry into the system. So please make sure your work orders get sent to the Chelsea office.
 5. Council members will endeavour to keep owners in the loop, but please remember that we all are volunteers who have a life outside council, and this may not always happen. If you have

a concern regarding the status of your work order, you can call the office and have Val or Simon give you an update.

h) **PONDS AND FOUNTAINS – ASHLEY**

- Simon has done a good job cleaning the Front external fountains and the reflection pond.
- Nothing major to report about the fishpond.
- An appeal to residents: The fishpond is maintained by resident volunteers. Actions by residents and their visitors (grandkids) are creating extra work for these volunteers.
 1. Feeding the turtles and fish. Please stop doing this. The fish and turtles are fed the correct and appropriate amount of food twice a day. Any excess food decays and adds to algae growth and therefore the frequency that it needs to be vacuumed.
 2. Throwing stones into the pond. Kids seem to like doing this. The adults need to be mindful of this and stop it from happening. The stones litter the pond and make vacuuming it more difficult, as volunteers must manually remove them.

i) **EMERGENCY PREPAREDNESS – Doug McLeod / Emergency Program Leader**

No report this month. The pet committee was wondering about receiving both pages of the pet registration form and this will be investigated by Val.

j) **RV LOT – PAUL**

- There appear to be many new residents moving in with RVs. Currently, there is a trailer in the RV lot which does not comply with the rules and bylaws about exclusive owner use. It was **MOVED/SECONDED** to revoke the RV lot use for this owner. **CARRIED**

k) **IRRIGATION – MURRAY**

- Irrigation is running however; we are restricted to Saturday only between 5:00 AM and 7:00 AM. **The water restriction is on until October 15th.**

(8) NEW BUSINESS

- a) **T126 – Exterior Sprinkler Head Repair** – this is currently in progress
- b) **Drones for Roof Inspection** – An owner volunteered the use of his drone to inspect the roofs throughout the complex and Council approved this. Owners should be aware of this and note that we are not spying on them.
- c) **Rodent Control** – Council will be increasing the frequency of pest control to reduce the rodent activity. Council will continue to do exclusion work on blocks of homes.
- d) **Gardening Concern in the Kensington** – A warning letter will be sent to the unit owner(s) requesting cleaning up the area of concern and soaker hose.
- e) **Bylaw Contraventions** – An Owner was reported of having several bylaw contraventions and a letter will be sent.
- f) **Watering Outside of Sprinkling Restrictions** – One owner was corrected about watering outside of the permitted day and hours. All owners need to be aware that we can be fined for using sprinklers outside of the hours allowed by Surrey and any fines incurred will be passed back to the offender.

- g) **Townhouse Window Cleaning** – This has been completed.
- h) **Visitor Parking Abuse and Grandchildren** – A letter will be sent to offending unit owner(s).
- i) **Townhouse Owners** are asked to please shut off water and empty hoses after hand watering.
- j) **Trip Hazard** – It has been **MOVED/SECONDED** to accept the quotation from Safesidewalks Canada Inc in the amount of \$1,740.38 to repair the trip hazard. **CARRIED**
- k) **Lockbox** – This has been removed as lockboxes are not permitted.
- l) **Line Painting Quotes** – It was **MOVED/SECONDED** to accept the quotation from Unitus Painting Ltd. in the amount of \$1,795.00 to do the line painting in the RV lot. **CARRIED**
- m) **Hose Bib** – A townhouse hose bib needs to be repaired and the Strata Manager will make arrangements to have it done.
- n) **Ashton Quote** – It was **MOVED/SECONDED** to accept the quotation from Ashton for pump bearing assemblies in the apartments. **CARRIED**
- o) **Owner Appeal** – It was noted in the June minutes that Council had directed the Strata Manager to deal with a number of pieces of correspondence regarding a bylaw violation. After that report, the Council discussed the matter and imposed a penalty of a temporary suspension from the Clubhouse. After an appeal by the owner the Council discussed the penalty and amended the prohibition to be the Pub and Fireside Room only along with a request for an apology. By a vote of 3 in favour and 1 opposed, the amended prohibition was carried.
- p) **Council Resignation** - Norm Reid has stepped down from Council and the Council and Strata Manager thank him for his time on Council but do hope that he will continue to offer his valued expertise in many areas as a volunteer.

(9) ADJOURNMENT

The meeting was adjourned at 4:15 PM.

The next Council meeting is Tuesday, August 23, 2022 at 1:00 PM – Likely in the Fireside Room

MASKS, ALTHOUGH NO LONGER MANDATORY, ARE STRONGLY RECOMMENDED IN ALL COMMON AREAS OF THE CLUBHOUSE AND THE APARTMENTS. OWNERS WHO HAVE TESTED POSITIVE FOR COVID ARE REQUIRED TO QUARANTINE FOR A PERIOD OF FIVE DAYS AND THEN, AFTER THAT QUARANTINE PERIOD, WEAR MASKS FOR FIVE DAYS WHETHER INSIDE OR OUTSIDE



CrossRoads Management has moved

We are in the same business park and the new office address is:

#215 – 7455 – 132nd Street, Surrey, BC V3W 1J8

Phone, fax and email addresses will remain unchanged.

Please note the new address for all mail communications.

Balance Sheet (Accrual)
CHELSEA - Contingency - 02 - (lms1416c)
June 2022
AS OF THE 4TH MONTH ENDING JUNE 30, 2022

Page 1
07/19/2022
03:39 PM

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	1,256,863.21
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
1109-0100 Due to CRF from Operating-Insurance	<u>436,768.00</u>

TOTAL ASSETS

2,856,178.37

LIABILITIES

2010-0000 Accounts Payable	<u>99.66</u>
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TOTAL LIABILITIES

99.66

OWNERS' EQUITY

3500-0000 Net Income - Prior Years	2,666,944.14
3500-0500 Prior Year-Adjustment	9,196.94
3510-0000 Net Income - Current Year	<u>179,937.63</u>

TOTAL OWNERS' EQUITY

2,856,078.71

TOTAL LIABILITIES AND EQUITY

2,856,178.37

Date: Jul. 19/2022
Accountant: [Signature]
Property Manager: [Signature]

Budget Comparison (Accrual)
CHELSEA - Contingency - 02 - (lms1416c)
June 2022

Page 1
07/19/2022
03:39 PM

AS OF THE 4TH MONTH ENDING JUNE 30, 2022

Prepared For:
Strata Plan LMS 1416 - CRF

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

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME									
4010-5000 Strata Fees - Apartment	16,829.42	16,829.42	0.00	0.00	67,317.68	67,317.68	0.00	0.00	201,953.00
4010-6000 Strata Fees - Townhome	36,614.17	36,614.17	0.00	0.00	146,456.68	146,456.68	0.00	0.00	439,370.00
TOTAL	53,443.59	53,443.59	0.00	0.00	213,774.36	213,774.36	0.00	0.00	641,323.00
4031-0000 Interest Income	2,251.87	0.00	2,251.87	0	7,019.72	0.00	7,019.72	0	0.00
4031-6000 Interest Income- Insur. L	916.67	0.00	916.67	0	3,666.68	0.00	3,666.68	0	0.00
TOTAL	3,168.54	0.00	3,168.54	0	10,686.40	0.00	10,686.40	0	0.00
TOTAL INCOME	56,612.13	53,443.59	3,168.54	5.93	224,460.76	213,774.36	10,686.40	5.00	641,323.00
6278-2022 Apt Boilers Replace/Rep	0.00	0.00	0.00	0	12,353.25	0.00	-12,353.25	0	0.00
TOTAL EXPS. BEFORE UTILITIES	0.00	0.00	0.00	0	12,353.25	0.00	-12,353.25	0	0.00
TOWNHOUSE EXPENSES									
6342-2022 2022 Townhouse Envelo	3,066.94	7,083.33	4,016.39	56.70	16,440.32	28,333.32	11,893.00	41.98	85,000.00
6344-2022 Garage Doors	-966.00	3,333.33	4,299.33	128.9	6,053.25	13,333.32	7,280.07	54.60	40,000.00
6345-2022 Townhouse Flat Roof Re	0.00	16,666.67	16,666.67	100.0	-426.30	66,666.68	67,092.98	100.6	200,000.00
TOTAL OPERATING EXPS. - T.H.	2,100.94	27,083.33	24,982.39	92.24	22,067.27	108,333.32	86,266.05	79.63	325,000.00
COMMON EXPENSES									
REPAIR & MAINTENANCE- GENER									
6512-2022 Security Enhancements	239.64	291.67	52.03	17.84	1,707.86	1,166.68	-541.18	-46.39	3,500.00
6565-2022 Pest Exclusion	8,394.75	0.00	-8,394.75	0	8,394.75	0.00	-8,394.75	0	0.00
TOTAL REPAIR & MAINT.	8,634.39	291.67	-8,342.72	-2,860	10,102.61	1,166.68	-8,935.93	-765.9	3,500.00
RECREATION CENTRE - COMMON									
6707-2022 Clubhouse Roof Replace	0.00	12,500.00	12,500.00	100.0	0.00	50,000.00	50,000.00	100.0	150,000.00
6711-2022 Clubhouse Cooling & He	0.00	2,500.00	2,500.00	100.0	0.00	10,000.00	10,000.00	100.0	30,000.00
TOTAL OPER. EXPS-REC. CENTRE	0.00	15,000.00	15,000.00	100.0	0.00	60,000.00	60,000.00	100.0	180,000.00
TOTAL COMMON EXPENSES	8,634.39	15,291.67	6,657.28	43.54	10,102.61	61,166.68	51,064.07	83.48	183,500.00
TOTAL EXPENSES	10,735.33	42,375.00	31,639.67	74.67	44,523.13	169,500.00	124,976.87	73.73	508,500.00
NET INCOME (LOSS)	45,876.80	11,068.59	34,808.21	314.4	179,937.63	44,274.36	135,663.27	306.4	132,823.00
REVENUE UTILITIES									
UTILITY EXPENSES									

Balance Sheet (Accrual)
CHELSEA - Operations - 02 - (lms1416)
June 2022
AS OF THE 4TH MONTH ENDING JUNE 30, 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	42,875.37
1027-0000 Bank - Water Surcharge	66,512.67
1028-1300 Bank - Golf Tournament Funds	3,140.41
1029-0000 Bank - Apt Utilities	3,371.91
1030-0000 Bank - Exercise Room	1,226.98
1040-0000 Bank - Social Committee	5,803.16
1111-0311 Due to Operating from Utilities	4,062.00
1200-0000 Prepaid Insurance	436,768.00
1205-0000 Prepaid Expenses	1,010.61
1300-0000 Accounts Receivable	2,230.75
1301-0000 A/R - Other	50.00

TOTAL ASSETS

567,269.21

LIABILITIES

2010-0000 Accounts Payable	72,677.92
2017-0000 Social Committee Fund	5,803.16
2018-0000 Exercise Room	1,226.98
2019-0000 Golf Tournament Fund	3,140.41
2035-0000 Security Deposits	300.00
2040-0003 Due to Contingency-Insurance	436,768.00
2040-0701 Due to Operating from Utilities	4,062.00
2170-0000 Vacation Payable	951.92
2250-0000 Pre-Paid Fees	570.02

TOTAL LIABILITIES

525,500.41

OWNERS' EQUITY

3500-0000 Net Income - Prior Years	45,558.10
3510-0000 Net Income - Current Year	-10,341.05
3510-2000 Net Income - Utilities	-8,337.89
3510-3000 Net Income - Water & Sewer	14,889.64

TOTAL OWNERS' EQUITY

41,768.80

TOTAL LIABILITIES AND EQUITY

567,269.21

Date: Jul. 19/2022
Accountant: [Signature]
Property Manager: [Signature]

Budget Comparison (Accrual)
CHELSEA - Operations - 02 - (lms1416)
June 2022

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AS OF THE 4TH MONTH ENDING JUNE 30, 2022

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,

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME									
4010-0000 Strata Fees	61,034.10	61,034.00	0.10	0.00	244,136.40	244,136.00	0.40	0.00	732,408.00
4012-0000 CRF Strata Fees - Apart	-16,829.42	-16,829.42	0.00	0.00	-67,317.68	-67,317.68	0.00	0.00	-201,953.00
4015-0000 Parking, Scooter & EV P	537.00	488.33	48.67	9.97	2,208.00	1,953.32	254.68	13.04	5,860.00
4022-0000 Move in/out	100.00	83.33	16.67	20.00	100.00	333.32	-233.32	-70.00	1,000.00
4025-0000 Prior Year Surplus (Defic	1,663.00	1,663.00	0.00	0.00	6,652.00	6,652.00	0.00	0.00	19,956.00
TOTAL	46,504.68	46,439.24	65.44	0.14	185,778.72	185,756.96	21.76	0.01	557,271.00
4030-0000 Strata Fees	116,015.17	116,015.17	0.00	0.00	464,060.68	464,060.68	0.00	0.00	1,392,182.00
4032-0000 CRF Strata Fees - Town	-36,614.17	-36,614.17	0.00	0.00	-146,456.68	-146,456.68	0.00	0.00	-439,370.00
4037-0000 Prior Year Surplus	2,685.58	2,685.58	0.00	0.00	10,742.32	10,742.32	0.00	0.00	32,227.00
TOTAL	82,086.58	82,086.58	0.00	0.00	328,346.32	328,346.32	0.00	0.00	985,039.00
OTHER									
4040-0000 Rental - Fireside Lounge	150.00	41.67	108.33	259.9	500.00	166.68	333.32	199.9	500.00
4045-0000 Rental - Caretaker Suite	0.00	600.00	-600.00	-100.0	1,800.00	2,400.00	-600.00	-25.00	7,200.00
4050-0000 Rental - Guest Suites	1,650.00	583.33	1,066.67	182.8	6,515.00	2,333.32	4,181.68	179.2	7,000.00
4055-0000 R.V. Parking	950.00	733.33	216.67	29.55	3,640.00	2,933.32	706.68	24.09	8,800.00
4062-0000 Dish and Cutlery Rental	0.00	0.00	0.00	0	50.00	0.00	50.00	0	0.00
4065-0000 Interest Income	174.03	75.00	99.03	132.0	593.99	300.00	293.99	98.00	900.00
4066-0000 Remote Control Sale	95.00	141.67	-46.67	-32.94	515.00	566.68	-51.68	-9.12	1,700.00
4084-0000 Keys	10.00	0.00	10.00	0	10.00	0.00	10.00	0	0.00
TOTAL OTHER	3,029.03	2,175.00	854.03	39.27	13,623.99	8,700.00	4,923.99	56.60	26,100.00
TOTAL INCOME	131,620.29	130,700.82	919.47	0.70	527,749.03	522,803.28	4,945.75	0.95	1,568,410.00
6030-0000 Apt Janitor/Contract Ser	2,089.50	1,833.33	-256.17	-13.97	8,358.00	7,333.32	-1,024.68	-13.97	22,000.00
6208-0000 Building Maint. - Apartm	3,879.35	2,250.00	-1,629.35	-72.42	25,803.93	9,000.00	-16,803.93	-186.7	27,000.00
6215-0000 Equipment Maint.-Apart	750.94	5,000.00	4,249.06	84.98	7,345.66	20,000.00	12,654.34	63.27	60,000.00
6268-0050 Elevator Maint. - Apartm	1,518.85	1,483.33	-35.52	-2.39	5,383.45	5,933.32	549.87	9.27	17,800.00
6275-0000 Gate & Door Maint. - Ap	260.40	500.00	239.60	47.92	806.97	2,000.00	1,193.03	59.65	6,000.00
6279-0000 Garbage Pick-up - Apts.	3,551.87	2,583.33	-968.54	-37.49	9,456.00	10,333.32	877.32	8.49	31,000.00
TOTAL EXPS. BEFORE UTILITIES	12,050.91	13,649.99	1,599.08	11.71	57,154.01	54,599.96	-2,554.05	-4.68	163,800.00
TOWNHOUSE EXPENSES									
6315-0000 Building Maint. - Townho	12,239.46	5,166.67	-7,072.79	-136.8	17,069.60	20,666.68	3,597.08	17.41	62,000.00
6320-0000 Garbage Pick-up - Town	8,681.92	5,583.33	-3,098.59	-55.50	23,776.09	22,333.32	-1,442.77	-6.46	67,000.00
TOTAL OPERATING EXPS. - T.H.	20,921.38	10,750.00	-10,171.38	-94.62	40,845.69	43,000.00	2,154.31	5.01	129,000.00
COMMON EXPENSES									
LANDSCAPING & GROUNDS									
6415-0000 Landscape Contract	12,134.72	12,333.33	198.61	1.61	48,242.91	49,333.32	1,090.41	2.21	148,000.00
6425-0000 Drainage Repair & Maint	6,330.46	1,666.67	-4,663.79	-279.8	13,459.81	6,666.68	-6,793.13	-101.9	20,000.00
6435-0000 Plant Replacement & Im	2,932.29	1,250.00	-1,682.29	-134.5	4,709.48	5,000.00	290.52	5.81	15,000.00
6440-0000 Irrigation System	592.60	333.33	-259.27	-77.78	666.29	1,333.32	667.03	50.03	4,000.00
6455-0000 Snow Removal	0.00	1,000.00	1,000.00	100.0	630.00	4,000.00	3,370.00	84.25	12,000.00
TOTAL LANDS. & GROUNDS	21,990.07	16,583.33	-5,406.74	-32.60	67,708.49	66,333.32	-1,375.17	-2.07	199,000.00
REPAIR & MAINTENANCE- GENER									
6510-0000 Repair & Maintenance	6,087.80	1,583.33	-4,504.47	-284.4	9,106.71	6,333.32	-2,773.39	-43.79	19,000.00
6515-0000 Equipment Rep. & Maint	2,341.50	1,250.00	-1,091.50	-87.32	8,023.32	5,000.00	-3,023.32	-60.47	15,000.00
6520-0000 Supplies Equipment - Co	0.00	466.67	466.67	100.0	75.00	1,866.68	1,791.68	95.98	5,600.00
6525-0000 Supplies Maintenance-C	20.00	375.00	355.00	94.67	115.86	1,500.00	1,384.14	92.28	4,500.00
6530-0000 Supplies Cleaning - Com	62.99	41.67	-21.32	-51.16	62.99	166.68	103.69	62.21	500.00
6535-0000 Enterphone and Security	60.94	791.67	730.73	92.30	260.56	3,166.68	2,906.12	91.77	9,500.00
6560-0000 Gate Repair & Maint. - C	0.00	250.00	250.00	100.0	509.25	1,000.00	490.75	49.08	3,000.00
6565-0000 Pest Control - Common	352.19	750.00	397.81	53.04	2,379.42	3,000.00	620.58	20.69	9,000.00
TOTAL REPAIR & MAINT.	8,925.42	5,508.34	-3,417.08	-62.03	20,533.11	22,033.36	1,500.25	6.81	66,100.00

Budget Comparison (Accrual)
CHELSEA - Operations - 02 - (lms1416)
June 2022

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AS OF THE 4TH MONTH ENDING JUNE 30, 2022

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
UTILITIES									
6576-0000 Electricity	177.00	191.67	14.67	7.65	708.00	766.68	58.68	7.65	2,300.00
6577-0000 Electricity Ponds - Com	395.00	433.33	38.33	8.85	1,580.00	1,733.32	153.32	8.85	5,200.00
6580-0000 Electricity Stream - Com	691.00	733.33	42.33	5.77	2,764.00	2,933.32	169.32	5.77	8,800.00
6595-0000 Telephone Caretaker	69.37	150.00	80.63	53.75	639.63	600.00	-39.63	-6.61	1,800.00
TOTAL UTILITIES	1,332.37	1,508.33	175.96	11.67	5,691.63	6,033.32	341.69	5.66	18,100.00
RV LOT EXPENSES									
6640-0000 Repair & Maintenance -	0.00	125.00	125.00	100.0	597.11	500.00	-97.11	-19.42	1,500.00
6690-0000 Electricity - RV Lot	63.00	79.17	16.17	20.42	252.00	316.68	64.68	20.42	950.00
TOTAL OPERATING EXPS-RV LOT	63.00	204.17	141.17	69.14	849.11	816.68	-32.43	-3.97	2,450.00
RECREATION CENTRE - COMMON									
6710-0000 Bldg Repair & Maint-Rec	34.64	833.33	798.69	95.84	1,925.72	3,333.32	1,407.60	42.23	10,000.00
6712-0000 Equip. Rep. & Maint.-Clu	10,976.36	1,750.00	-9,226.36	-527.2	15,302.10	7,000.00	-8,302.10	-118.6	21,000.00
6715-0000 Lock Up Costs - Rec. Ce	160.00	83.33	-76.67	-92.01	495.00	333.32	-161.68	-48.51	1,000.00
6725-0000 Exercise Equip R & M-R	393.09	416.67	23.58	5.66	393.09	1,666.68	1,273.59	76.41	5,000.00
6730-0000 Workshop R & M-Rec. C	0.00	83.33	83.33	100.0	92.40	333.32	240.92	72.28	1,000.00
6735-0000 Pool Repair & Maint.-Re	66.86	666.67	599.81	89.97	2,676.47	2,666.68	-9.79	-0.37	8,000.00
6740-0000 Pool Supplies & Chemic	1,417.22	375.00	-1,042.22	-277.9	2,374.01	1,500.00	-874.01	-58.27	4,500.00
6750-0000 Cleaning Supplies-Rec.	247.53	183.33	-64.20	-35.02	520.37	733.32	212.95	29.04	2,200.00
6755-0000 Window & Carpet Cleani	0.00	83.33	83.33	100.0	0.00	333.32	333.32	100.0	1,000.00
6764-0000 Electricity - Rec. Centre	1,784.00	1,904.17	120.17	6.31	7,136.00	7,616.68	480.68	6.31	22,850.00
6765-0000 Gas - Rec. Centre	1,934.34	1,600.00	-334.34	-20.90	5,855.00	6,400.00	545.00	8.52	19,200.00
TOTAL OPER. EXPS-REC. CENTRE	17,014.04	7,979.16	-9,034.88	-113.2	36,770.16	31,916.64	-4,853.52	-15.21	95,750.00
SALARIES & BENEFITS									
6820-0000 Caretaker Salary and Be	6,875.01	5,000.00	-1,875.01	-37.50	36,291.71	20,000.00	-16,291.71	-81.46	60,000.00
6830-0000 Caretaker Assistant Wag	294.00	1,625.00	1,331.00	81.91	4,640.19	6,500.00	1,859.81	28.61	19,500.00
6865-0000 R. C. Janitor Wages and	1,680.00	1,833.33	153.33	8.36	6,720.00	7,333.32	613.32	8.36	22,000.00
6875-0000 Payroll Costs	1,033.24	935.00	-98.24	-10.51	5,535.22	3,740.00	-1,795.22	-48.00	11,220.00
6890-0000 Workers Compensation	0.00	125.00	125.00	100.0	683.04	500.00	-183.04	-36.61	1,500.00
TOTAL SALARIES & PAYROLL COS	9,882.25	9,518.33	-363.92	-3.82	53,870.16	38,073.32	-15,796.84	-41.49	114,220.00
OFFICE EXPENSES									
6910-0000 Equipment Rep. & Maint	0.00	33.33	33.33	100.0	0.00	133.32	133.32	100.0	400.00
6915-0000 Supplies	0.00	75.00	75.00	100.0	293.93	300.00	6.07	2.02	900.00
6920-0000 Telephone & Cable - Offi	279.73	416.67	136.94	32.87	1,090.25	1,666.68	576.43	34.59	5,000.00
TOTAL OFFICE EXPENSES	279.73	525.00	245.27	46.72	1,384.18	2,100.00	715.82	34.09	6,300.00
ADMINISTRATION									
6970-0000 AGM Expenses - Admin.	0.00	416.67	416.67	100.0	700.66	1,666.68	966.02	57.96	5,000.00
6975-0000 Council Expenses - Adm	261.92	291.67	29.75	10.20	616.28	1,166.68	550.40	47.18	3,500.00
6980-0000 Legal Expenses	0.00	29.17	29.17	100.0	98.26	116.68	18.42	15.79	350.00
6984-0000 Postage and Printing	1,747.67	1,416.67	-331.00	-23.36	4,752.94	5,666.68	913.74	16.12	17,000.00
6985-0000 Insurance Appraisal	0.00	16.67	16.67	100.0	0.00	66.68	66.68	100.0	200.00
6990-0000 Insurance Premiums	54,596.00	54,596.00	0.00	0.00	218,384.00	218,384.00	0.00	0.00	655,152.00
6992-0000 Insurance Carrying Char	916.67	916.67	0.00	0.00	3,666.68	3,666.68	0.00	0.00	11,000.00
7000-0000 Management Fees	6,078.17	6,078.17	0.00	0.00	24,312.68	24,312.68	0.00	0.00	72,938.00
7010-0000 Property Taxes - Admin.	535.64	50.00	-485.64	-971.2	535.64	200.00	-335.64	-167.8	600.00
7020-0000 Security - Admin.	0.00	166.67	166.67	100.0	0.00	666.68	666.68	100.0	2,000.00
7023-0000 Emergency Preparednes	0.00	333.33	333.33	100.0	0.00	1,333.32	1,333.32	100.0	4,000.00
7025-0000 Bank Charges	10.00	12.50	2.50	20.00	40.00	50.00	10.00	20.00	150.00
7030-0000 Strata Web Site	0.00	33.33	33.33	100.0	0.00	133.32	133.32	100.0	400.00
7051-0000 Statutory Financial Revi	0.00	116.67	116.67	100.0	176.40	466.68	290.28	62.20	1,400.00
TOTAL ADMINISTRATION EXPENSE	64,146.07	64,474.19	328.12	0.51	253,283.54	257,896.76	4,613.22	1.79	773,690.00
TOTAL COMMON EXPENSES	123,632.95	106,300.85	-17,332.10	-16.30	440,090.38	425,203.40	-14,886.98	-3.50	1,275,610.00
TOTAL EXPENSES	156,605.24	130,700.84	-25,904.40	-19.82	538,090.08	522,803.36	-15,286.72	-2.92	1,568,410.00
NET INCOME (LOSS)	-24,984.95	-0.02	-24,984.93	-124.9	-10,341.05	-0.08	-10,340.97	-12.92	0.00
REVENUE UTILITIES									
Revenue - Apartment Utilities									
9260-0000 Utilities Income - Apts.	18,978.50	18,978.50	0.00	0.00	75,914.00	75,914.00	0.00	0.00	227,742.00
9262-0000 Utilities Interest Income	29.74	0.00	29.74	0	49.55	0.00	49.55	0	0.00
9264-0000 Prior Year Surplus (Defic	0.00	0.00	0.00	0	-20,552.52	-20,552.00	-0.52	0.00	-20,552.00

Budget Comparison (Accrual)
CHELSEA - Operations - 02 - (lms1416)
June 2022

AS OF THE 4TH MONTH ENDING JUNE 30, 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>
Total Apartment Utilities	19,008.24	18,978.50	29.74	0.16	55,411.03	55,362.00	49.03	0.09	207,190.00
UTILITY EXPENSES									
Hydro - Apartments									
9360-0000 Electricity Kens & Mayfai	2,533.00	2,625.00	92.00	3.50	10,132.00	10,500.00	368.00	3.50	31,500.00
9365-0000 Electricity Windsor	1,529.00	1,666.67	137.67	8.26	6,116.00	6,666.68	550.68	8.26	20,000.00
Total Electricity - Apart.	4,062.00	4,291.67	229.67	5.35	16,248.00	17,166.68	918.68	5.35	51,500.00
Gas - Apartments									
9410-0000 Gas - Mayfair	1,787.03	2,673.33	886.30	33.15	10,460.35	10,693.32	232.97	2.18	32,080.00
9420-0000 Gas - Kensington	3,155.05	5,217.50	2,062.45	39.53	19,222.33	20,870.00	1,647.67	7.89	62,610.00
9430-0000 Gas - Windsor	2,705.72	5,083.33	2,377.61	46.77	17,818.24	20,333.32	2,515.08	12.37	61,000.00
Total Gas - Apartment	7,647.80	12,974.16	5,326.36	41.05	47,500.92	51,896.64	4,395.72	8.47	155,690.00
TOTAL UTILITIES - APARTMENT	11,709.80	17,265.83	5,556.03	32.18	63,748.92	69,063.32	5,314.40	7.69	207,190.00
NET INCOME (LOSS) UTILITIES	7,298.44	1,712.67	5,585.77	326.1	-8,337.89	-13,701.32	5,363.43	39.15	0.00
REVENUE - WATER INCOME									
9650-0000 Water - Apartments	6,080.00	6,080.00	0.00	0.00	24,320.00	24,320.00	0.00	0.00	72,960.00
9700-0000 Water - Townhouses	8,892.00	8,892.00	0.00	0.00	35,568.00	35,568.00	0.00	0.00	106,704.00
9725-0000 Water - Interest Income	118.24	0.00	118.24	0	304.82	0.00	304.82	0	0.00
9745-0000 Prior Year Surplus (Defic	0.00	0.00	0.00	0	6,319.85	6,320.00	-0.15	0.00	6,320.00
TOTAL WATER INCOME	15,090.24	14,972.00	118.24	0.79	66,512.67	66,208.00	304.67	0.46	185,984.00
WATER EXPENSE									
9850-0000 Water Usage	5,127.02	15,498.67	10,371.65	66.92	51,623.03	61,994.68	10,371.65	16.73	185,984.00
TOTAL WATER	5,127.02	15,498.67	10,371.65	66.92	51,623.03	61,994.68	10,371.65	16.73	185,984.00
NET INCOME (LOSS) WATER	9,963.22	-526.67	10,489.89	1,991.	14,889.64	4,213.32	10,676.32	253.3	0.00



AUGUST EVENTS Calendar



Sun	Mon	Tue	Wed	Thu	Fri	Sat
31	1 Arts/Crafts 1-4 Canasta 6:45pm Ladies' Snooker 7pm Pool Volleyball 6:30—8:30	2 Bridge 6:30 pm Poker Pool 7 pm	3 Coffee 9:30 Dance 1:30 Whist 7 pm Poker 6 pm	4 Euchre 7 pm	5 EXTENDED Pub Night BYOB & Appetizer to Share 5:00—10:00 pm	6
7	8 Arts/Crafts 1-4 Canasta 6:45pm Ladies' Snooker 7pm Pool Volleyball 6:30—8:30	9 Bridge 6:30 pm Poker Pool 7 pm	10 Coffee 9:30 Dance 1:30 Whist 7 pm Poker 6 pm	11 Euchre 7 pm	12 Pub Night BYOB	13
14	15 Arts/Crafts 1-4 Canasta 6:45pm Ladies' Snooker 7pm Pool Volleyball 6:30—8:30	16 Bridge 6:30 pm Poker Pool 7 pm	17 Coffee 9:30 Dance 1:30 Whist 7 pm Poker 6 pm	18 Euchre 7 pm	19 Pub Night BYOB	20
21	22 Arts/Crafts 1-4 Canasta 6:45pm Ladies' Snooker 7pm Pool Volleyball 6:30—8:30	23 Bridge 6:30 pm Poker Pool 7 pm	24 Coffee 9:30 Dance 1:30 Whist 7 pm Poker 6 pm	25 Euchre 7 pm	26 Pub Night BYOB	27
28	29 Arts/Crafts 1-4 Canasta 6:45pm Ladies' Snooker 7pm Pool Volleyball 6:30—8:30	30 Bridge 6:30 pm Poker Pool 7 pm	31 Coffee 9:30 Dance 1:30 Whist 7 pm Poker 6 pm	1 Euchre 7 pm	2 Pub Night BYOB	3

Masks are Recommended

Classes may be cancelled without notice due to COVID

EVENTS at a Glance

EXTENDED PUB

Pool Party
BYOB & Appetizer to Share
"Pirates of the Caribbean" Theme
Friday, August 5
5—10 pm

Movie Night
Sundays August 7th & 28th
7:00pm

EXERCISE CLASSES

Mondays to Fridays
Pool Exercises
9 to 9:30 am

Play
SNOOKER/
POOL/
BILLIARDS
Anytime

