



# MONTHLY COUNCIL MEETING MINUTES TUESDAY, AUGUST 23, 2022

## LOCATION/TIME –FIRESIDE ROOM - 1:00 PM

**Council:** Murray Hill, Anita Thompson, Bob Hyde, Ashley Orton & Paul Dhaliwal.

**Strata Mgt:** Jesse Train and Ross Ruddick

**Regrets:**

## STRATA COUNCIL – 2022/2023

### EXECUTIVES

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

### COMMITTEE ASSIGNMENTS

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

### NON-COUNCIL

Jack DeVries - T303

### ASSIGNMENT

Fish Pond

## 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@outlook.com](mailto:chelseagardens1416@outlook.com)

## STRATA MANAGERS: CROSSROADS

Strata Manager: Jesse Train [jesse@crpm.ca](mailto:jesse@crpm.ca)  
Strata Manager: Bryan Andrews [bryan@crpm.ca](mailto:bryan@crpm.ca)  
Senior Strata Manager: Ross Ruddick [ross@crpm.ca](mailto: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](http://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 1:08 PM.

**(2) ADOPTION OF PREVIOUS MINUTES**

It was noted that there were a couple of errors in the previous minutes: Items under the Social Committee (a donation of a shuffleboard and an allocation of time for the dance group) should have been under Clubhouse and not the Social Committee. There was no meeting summary for July and August. It was **MOVED** and **SECONDED** to adopt the minutes of the July 26, 2022 meeting with those corrections. **CARRIED**

**(3) CARETAKER REPORT FOR AUGUST 2022**

The caretaker provided Council with a point form summary of activities over the past month.

1. Regular duties:

- Water readings perimeter garbage collection daily
- Pool and spa cleaning, maintenance, chemical balancing twice daily
- Rounds condo buildings daily
- Leaf and garbage removal clubhouse entrance, sidewalks and walkways
- Sweep up and clean garbage disposal area
- Clean up pool deck, put away loungers, chairs and tables and toys
- Rodent removal, supply and remove snap traps to units upon request 8 Units
- Pick up supplies as needed
- Put up elevator pads tice
- Post bulletins as requested
- Closed 8 work orders
- Ponds and fountains scum line cleaned
- Pond pump screens cleaned as needed
- Pool deck fountain scrubbed weekly
- Pool deck hosed and pool scum line scrubbed bi-weekly
- Fire bell tests completed
- Office duties and reports

2. Projects completed:

- Kensington/Mayfair fountains drained and scrubbed refilled
- Reflection pond treated to maintain algae free and clear.
- Lower creek rocks scrubbed, and lower creek catch basin vacuumed
- Work with Don re gutters and initial moss spraying
- Inspect roofs condo buildings
- Aid Ashton techs to get familiar with site
- Clean up garbage dropped by Compactor pick up

3. Projects to be completed:

- Regular duties
- Scrub upper creek
- Rodent exclusion

- Brush Off moss lower roofs of townhouse on Council's direction
- Replace plastic vent covers condo roofs
- Spray weed killer clean weeds RV lot
- Clean out workshop Kensington

#### (4) **FINANCIAL REPORT - ANITA**

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

We are back in the black for now, but this is our busy time.

To have the skylights and windows washed in the townhouses it cost \$9,240.00.

We spent another \$720.00 on one of the townhouse front gardens that had a leak. This one has had to be done twice now. This is over and above what we budgeted for. There are still a few more to get fixed up.

We also bought four pumps as two of our pumps were gone. This was an added expense of over \$500.00

- b) The Strata Manager provided Council with a report on arrears and fines which are minimal. The Strata Managers will follow up with the Owners by sending out arrears' letters.

#### (5) **BUSINESS ARISING FROM PREVIOUS MINUTES**

- a) **Flat Roof Project**– several quotations are to be received this week and Council will discuss via Zoom when received. It was suggested that the drone footage of the roofs obtained by Zenon Jalbert should be used to establish priorities.
- b) **Sewer Rods** – The Strata Manager will follow-up on these.
- c) **Pool Safety Plan** – As required by Fraser Health, the pool safety plan was completed by Ross and Val and has been printed and put in a binder in the office.
- d) **WESCAN Mess Issues** – Crossroads is in discussion with Wescan
- e) **Dryer Vent Repair – TH231 – Rob Carmichael to do –**
- f) **Safe Sidewalks Repair Completed -**

#### (6) **CORRESPONDENCE**

- Owner wrote to respond to warning letter of truck extending onto driveway. Owner also mentioned the need to have the wisteria pruned over the archway in the pond area.
- Owner wrote in response to letter regarding unauthorized lattice fence installation. The owner has removed it. Other issues noted by Council have also been addressed by the owner.
- Owner wrote in response to warning letters regarding the need to remove/repair soaker hose and having children in the hot tub. These matters have been remedied by the owner.
- Owner wrote in response to warning letters regarding use of visitor's parking and children. These matters have been remedied by the Owner.

- Owner wrote to inquire if cardboard bin lids could be opened as they are difficult for smaller people to open on their own. We will attempt to have the bin changed to have one with a slot for depositing flattened cardboard.
- Owner wrote to report that the bucket for recycling batteries was missing in one of the apartments. This will no longer be done by the caretaker but an owner in the apartment building has taken over as a volunteer from the same building and the bucket is in the parkade.
- Owner wrote to report that grass was needed on the common area at the front of their unit.
- Owner wrote to report a dog who is barking all day within a unit. A letter will be sent.
- Owner wrote in response to a warning letter received regarding occupants in unit and use of the pool. The Strata Council asked the Strata Manager to reply.
- Owner wrote with concerns of the upkeep and maintenance of the townhouse units and complex grounds.
- Owner wrote with concerns of a notice being taken down from the bulletin board prior to the 2-week limit (it should have been left for the Owner of the notice to take it down). It was not removed by Council or staff but Council agreed that notices such as this one should remain up for a respectful period of time.
- Owner wrote with a suggestion about recycling/organic/garbage posters showing permitted items and the Strata Manager will reach out to our waste carriers for a supply.
- An owner noted that the elevator in the Windsor was not level and posed a tripping hazard. Richmond Elevator will attend next week.
- Owner wrote with a request to have the air conditioning on in the hallways which are extremely warm (Mayfair). Although we did install cooling units on all three apartments, the second floors will always be hotter than other floors since the hot water re-circulating lines are in the ceiling and they do throw off extra heat.
- Owner wrote with some landscaping concerns and trees that may be potential problems in the future. We do have a tree management plan and assess trees for pruning and/or removal but the City of Surrey does have strict guidelines and often refuse to issue tree cutting permits.
- An owner suggested that other owners may be willing to “adopt a tree” or take responsibility for watering trees and shrubs in their vicinity. Council does invite owners to do so.

## **(7) COMMITTEE REPORTS**

### **a) APARTMENTS–ANITA**

- There is a problem with the carpet on the 3rd floor of the Windsor and the company that put it in is coming back to fix at no charge to us.
- Ashton our new mechanical Contractor have been busy getting things fixed in all the mechanical rooms.
- Owners (and their guests) are reminded that there is to be no parking in front of the apartment entries other than for brief drop-offs/pick-ups. This is a fire lane and vehicles found to be unattended for lengthy periods of time will be towed away.
- Some apartment owners are in contravention of the fire code by what they leave in their parking stalls. Other than vehicles, the only permitted items are bicycles and non-flammable personal grocery carts.
- Windsor break-in. See Safety and Security.

b) **CLUBHOUSE – PAUL**

- The Council noted that, on some Fireside Room private rentals, there may be a desire to use a speaker (stored in the cardroom) in order to have music via Bluetooth. It was **MOVED / SECONDED** to modify the rental agreement to permit this provided that an additional \$200.00 damage deposit be included over and above the room rental deposit. **CARRIED**
- **The Clubhouse** use form for 2022/2023 is available in the Chelsea Gardens office. All user groups who will be requesting to use the various meeting rooms must complete and return the form by September 13, 2022 regardless if your request is new, amended or unchanged.
- **Swimming pool:** A couple of tears in the liner were discovered. Ashley and Zenon patched it with special tape meant for the job. A week later the tear on one side stretched past the patch. More tape was applied as a temporary fix. We have liner material and have ordered the glue required. When it arrives, the pool will be shut down for two days to implement the fix.
- **Pest Control** – our staff are actively working on pest control in the clubhouse but it was noted that some users of the pub are not cleaning up after themselves on non-paid pub nights. Dishes and glasses must be put in the dishwasher and all food and food scraps removed.
- **Exercise Room** - After discussion of two quotations for exercise room equipment, the Council decided to defer one acquisition to the next budget year but proceed with one other immediately because of liability. It was **MOVED/SECONDED** to purchase a commercial grade multi-gym at an installed price (including removal of the old one) of \$5800.00. **CARRIED**

c) **TOWNHOUSES – MURRAY**

- **Townhouse Repairs** - Jeff has been busy and is catching up on deficiencies. We have an order in for 21 garage doors to be delivered in November if yours is in need, put in a work order sooner rather than later. Gutter cleaning is going along well, as it will soon be complete. The Moss removal on the roofs has started also and will continue until complete.

d) **SAFETY AND SECURITY – ASHLEY**

We had issues with the main car gate enterphone panel. Apex investigated and found that a communication component had failed and will order another one. In the meanwhile, the component has been removed and the unit is functional.

We had a break-in to the Windsor on the 4<sup>th</sup> at 4am. The footage shows that the perpetrator was in his 20's, white and wearing a black outfit with a hoodie. He was able to open and ransack the mail, then damage the lock to the parkade and steal an expensive bike. **If you see him, do not try to apprehend him – CALL THE POLICE.**



e) **LANDSCAPING– ASHLEY**

- Nothing new to report at this time. The Strata Manager was asked to have a discussion with the landscaping contractor about service levels.
- Owners are reminded that the current Surrey/GVRD watering restrictions only permit lawns to be watered with sprinklers between 5:00 AM and 7:00 AM and by hand between 6:00 AM and 9:00 AM on Saturday mornings. Fines for contraventions can be up to \$200.00 and that would be at the expense of the individual owner. Other provisions are:
  - An automatic shut-off device (spray nozzle) is required on hoses
  - Water your vegetable garden anytime
  - Washing a car or a boat any day at any time with a handheld hose on gravel area or paved area where wash water cannot enter any storm water drains
  - We recommend using a commercial car wash which uses less water and treats the waste water.
  - Washing or pressure washing outdoor surfaces any day at any time with a handheld hose or pressure washer.
  - Filling or topping up a pool, hot tub, ornamental fountain or water feature.

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

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

After discussion of a request by the Social Committee it was **MOVED/SECONDED** to share equally in the cost of the newcomer's event scheduled for August 28. **CARRIED**

g) **ADMINISTRATION** – Jesse Train updated Council on the status of the additional caretaker's employment and will advise on the start date.

h) **PONDS AND FOUNTAINS – ASHLEY**

Simon has been working on cleaning the algae off the rocks in the lower stream.

Ashley will purchase a test supply of a chemical algaecide for the ponds and streams.

**FISH POND - JACK**

The fish/turtle pond is healthy and looking good, robust with activity in the pond and outside with people at 7:00 feeding time. It's a nice social activity time. Tiny string lines have been put up high across the pond to deter the heron that was targeting our fish stock.

Chelsea Gardens can be proud that we are now a part of the B.C. Fish Rescue Society (for goldfish/koi only) so we do get new fish occasionally from them

We do want to admire our 2-person feeding/cleaning team of Anna and Kathy for their daily feeding and endless cleaning around the pond – we couldn't do this without them. Huge thank you!

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

Please see the attached report at the end of these minutes.

j) **RV LOT – PAUL**

- The security alarm is going through the testing phase prior to be going live.

k) **IRRIGATION – MURRAY**

- All systems are up and running and all reported deficiencies have been completed.

**(8) NEW BUSINESS**

- a) **Bring Forward to Date** – Anita provided Council with a spreadsheet showing the bring forward spending possibilities for next year while the Strata Managers are maintaining a Word document tracking rules for ratification at the next AGM.
- b) **Council Resignation** – With the recent resignation, Council voted to appoint Debbie Thorburn to complete the balance of the term until the next AGM.
- c) **Roadway Condition around Kensington and Mayfair**–At the suggestion of an owner, the Strata Manager will arrange for a contractor to assess the condition of these roadway areas.
- d) **Turtles** – The Council asked the Strata Manager to correspond with Jack about future plans regarding the turtles and Koi fish.
- e) **Personal matters** that take place during social or group events, are not the responsibility of the Strata Council to police. Council has enough business to attend to dealing with real bylaw concerns and managing and maintaining the complex. Some personal interactions are best left for individuals to resolve and Council and/or Strata Manager involvement cause unnecessary backlash on Council. Council will no longer deal with any personal matters between Owners unless it is a clear bylaw violation such as noise, or other nuisances, such as smoking. Owners should be able to settle their differences between themselves reasonably.
- f) **Subrogation Update** – The Strata Manager reviewed the on-going process to attempt subrogation against multiple contractors believed to have caused the two flood incidents in the Kensington.
- g) **Minutes Turn-Around** –Owners should be aware that, under the Strata Property Act, it is permitted to take up to two weeks to produce the minutes from a Council Meeting. You are going to find a difference from Ross to Jesse once Ross retires at the end of September. Ross has tended to focus on producing the minutes prior to undertaking action items while Jesse does the process in reverse. Please be patient you will get them. You will, however, get them even faster by signing up to the Chelsea Today website as the webmaster is provided (and blogs about) the minutes while the minutes are still at the printers.
- h) **Ross and email** – Owners are asked to start emailing Jesse instead of Ross as we move into mid-September as his retirement date is firmly at the end of September. Ross will have a farewell blurb in the September minutes. After that, he will be diving with larger ocean turtles in Mexico.

**(9) QUOTATIONS RECEIVED**

- Council received a quotation from City Fire for the fire inspection deficiencies from the recently concluded annual fire safety testing and inspection. This was approved by Council via email however, this must be ratified at a Council meeting, therefore, it was **MOVED / SECONDED** to approve this quotation. **CARRIED**
- As part of the need for City Fire to return to do missed suites for the smoke detector testing, each unit will be charged back the re-inspection charge.

- Quotation received from City Fire Prevention Services to upgrade the smoke detectors at the Mayfair Building in the amount of \$3,070.00 + GST. It was **MOVED / SECONDED** to approve this quotation. **CARRIED**
- Quotation received from Ashton Mechanical Group in the amount of \$1,279.03 to replace the outdated boiler pressure relief valves on two boilers. This was approved by Council via email however, this must be ratified at a Council meeting, and therefore, it was **MOVED / SECONDED** to approve this quotation. **CARRIED**
- Quotation received from Ashton Mechanical Group in the amount of \$1,505.03 to clean five condenser coils. It was **MOVED / SECONDED** to approve this quotation. **CARRIED**
- Quotation received from Pumphouse Fitness Systems in the amount of \$845.60 to replace the aluminum tracks and wheels on the elliptical. This was approved by Council via email however, this must be ratified at a Council meeting, therefore, it was **MOVED / SECONDED** to approve this quotation. **CARRIED**

## **A CALL FOR VOLUNTEERS**

We have not done this for a while we are reaching out to our community, requesting that, those that can and are willing, volunteer for any of several areas.

Volunteers are a special group of people that help make Chelsea Gardens better. They do tasks that are not part of our contractor's work.

Some areas (this is not an exhaustive list) you could volunteer for:

Coffee Wednesdays – this involves Coffee/Tea prep. Or hosting the event itself (organizing baked goods to go with the coffee, setup of Milk sugar, cups, etc.,)

Irrigation: This is a crucial group that maintains the sprinkler system during the summer months. This can be more physical at times.

Gardening: Helping neaten the bushes especially in the main common areas. This involves deadheading spent flowers, neatening up areas where the foliage has encroached too far onto the walking path, etc.

Lattice Repair: A once a year spring event where we check the condition of Lattices around the complex and, if possible, fix them.

I am also looking for someone with a few specific skills to help maintain/be backup for the technical end of our FOB/Enterphone/Security Camera systems. This person would need to be very familiar with the Windows Operating System software, Networking and its hardware, Object Oriented Programming would be a big bonus.

Our Social Committee has a lot of functions and need help setting up, clean up, and various other duties. If you would like to volunteer, please call me at (604)503-3703 or email me at [ashleyorton@telus.net](mailto:ashleyorton@telus.net).

Thank you, Ashley Orton (T243),

## **(10) ADJOURNMENT**

The meeting was adjourned at 3:40 PM.

The next Council meeting is Tuesday, September 20, 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 – 132<sup>nd</sup> Street, Surrey, BC V3W 1J8**

**Phone, fax and email addresses will remain unchanged.**

**Please note the new address for all mail communications.**

# Chelsea Gardens Emergency Preparedness Program

## Townhouse and Apartment Meeting Place Update: Neighbours Helping Neighbours

*Have you seen these signs?*



You may have noticed some new signs going up around the complex. These signs identify meeting places for townhouse and apartment residents if evacuations are required in an emergency (e.g., fire, earthquake, gas leak, etc.). These places will act as “muster points” and avoid overcrowding at the clubhouse, where the Emergency Response Teams will be setting up the command centre and performing other activities to respond to an emergency.

As part of this program, the townhouses have been grouped into 9 zones, with a Captain and Assistant Captain being identified for each zone (see attached map); Building Captains and a number of Floor Captains have been identified for each of the apartments. These volunteers will keep track of townhouse residents by their zone, and apartment residents by floor, identifying those who have vulnerabilities that could affect their ability to safely react to emergency situations and distributing information on behalf of the Emergency Preparedness Team. In an emergency, they will ensure that everyone is accounted for and identify any specific needs for assistance from other response teams.

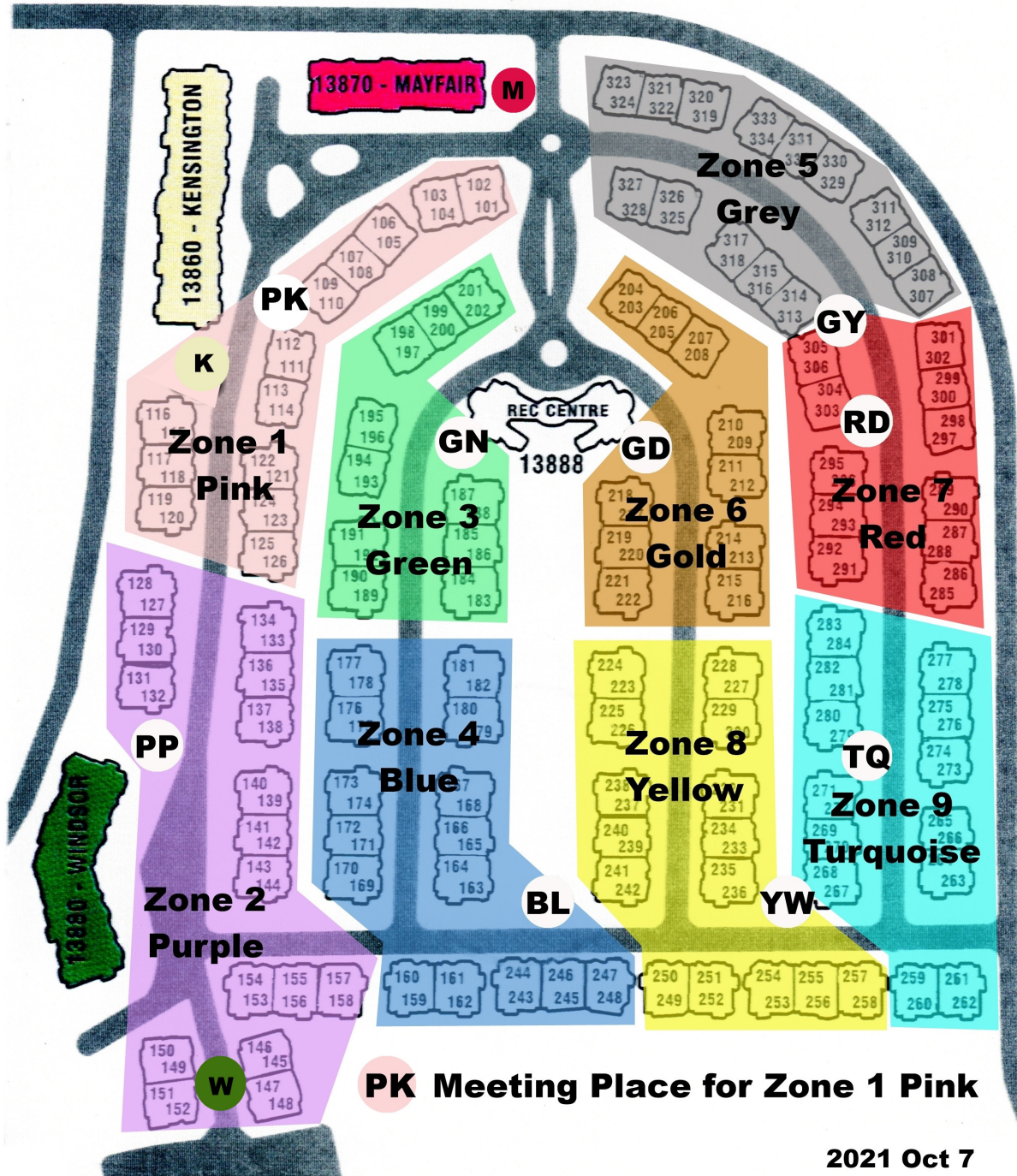
Training for Building Captains and Floor Captains has already been completed and training for the Townhouse Captains and Assistant Captains will be scheduled soon. As well, an evacuation exercise for the Windsor apartments is being planned for the fall. Stay tuned.

Please familiarize yourself with the meeting place for your apartment or townhouse unit.

We need more volunteers to fill some Floor Captain, Townhouse Captain & Assistant Captain positions, so please consider volunteering, and if you are interested, please contact Doug McLeod at 778.591.3999.

Chelsea Gardens Emergency Preparedness Program

**CHELSEA GARDENS  
TOWNHOUSE ZONES AND APARTMENT AND  
T.H. ZONE EMERGENCY MEETING PLACES**



**Balance Sheet (Accrual)**  
**CHELSEA - Contingency - 02 - (lms1416c)**  
**July 2022**  
**AS OF THE 5TH MONTH ENDING JULY 31, 2022**

Page 1  
08/16/2022  
11:46 AM

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	1,355,700.38
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	382,172.00

**TOTAL ASSETS** 2,900,419.54

**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	224,278.46

**TOTAL OWNERS' EQUITY** 2,900,419.54

**TOTAL LIABILITIES AND EQUITY** 2,900,419.54

Date: Aug. 16/2022  
Accountant: [Signature]  
Property Manager: [Signature]

**Budget Comparison (Accrual)**  
**CHELSEA - Contingency - 02 - (lms1416c)**  
**July 2022**  
**AS OF THE 5TH MONTH ENDING JULY 31, 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
<b>INCOME</b>									
4010-5000 Strata Fees - Apartment	16,829.42	16,829.42	0.00	0.00	84,147.10	84,147.10	0.00	0.00	201,953.00
4010-6000 Strata Fees - Townhome	36,614.17	36,614.17	0.00	0.00	183,070.85	183,070.85	0.00	0.00	439,370.00
<b>TOTAL</b>	<b>53,443.59</b>	<b>53,443.59</b>	<b>0.00</b>	<b>0.00</b>	<b>267,217.95</b>	<b>267,217.95</b>	<b>0.00</b>	<b>0.00</b>	<b>641,323.00</b>
4031-0000 Interest Income	3,215.68	0.00	3,215.68	0	10,235.40	0.00	10,235.40	0	0.00
4031-6000 Interest Income- Insur. L	916.67	0.00	916.67	0	4,583.35	0.00	4,583.35	0	0.00
<b>TOTAL</b>	<b>4,132.35</b>	<b>0.00</b>	<b>4,132.35</b>	<b>0</b>	<b>14,818.75</b>	<b>0.00</b>	<b>14,818.75</b>	<b>0</b>	<b>0.00</b>
<b>TOTAL INCOME</b>	<b>57,575.94</b>	<b>53,443.59</b>	<b>4,132.35</b>	<b>7.73</b>	<b>282,036.70</b>	<b>267,217.95</b>	<b>14,818.75</b>	<b>5.55</b>	<b>641,323.00</b>
6278-2022 Apt Boilers Replace/Rep	0.00	0.00	0.00	0	12,353.25	0.00	-12,353.25	0	0.00
<b>TOTAL EXPS. BEFORE UTILITIES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0</b>	<b>12,353.25</b>	<b>0.00</b>	<b>-12,353.25</b>	<b>0</b>	<b>0.00</b>
<b>TOWNHOUSE EXPENSES</b>									
6342-2022 2022 Townhouse Envelo	13,235.11	7,083.33	-6,151.78	-86.85	29,675.43	35,416.65	5,741.22	16.21	85,000.00
6344-2022 Garage Doors	0.00	3,333.33	3,333.33	100.0	6,053.25	16,666.65	10,613.40	63.68	40,000.00
6345-2022 Townhouse Flat Roof Re	0.00	16,666.67	16,666.67	100.0	-426.30	83,333.35	83,759.65	100.5	200,000.00
<b>TOTAL OPERATING EXPS. - T.H.</b>	<b>13,235.11</b>	<b>27,083.33</b>	<b>13,848.22</b>	<b>51.13</b>	<b>35,302.38</b>	<b>135,416.65</b>	<b>100,114.27</b>	<b>73.93</b>	<b>325,000.00</b>
<b>COMMON EXPENSES</b>									
<b>REPAIR &amp; MAINTENANCE- GENER</b>									
6512-2022 Security Enhancements	0.00	291.67	291.67	100.0	1,707.86	1,458.35	-249.51	-17.11	3,500.00
6565-2022 Pest Exclusion	0.00	0.00	0.00	0	8,394.75	0.00	-8,394.75	0	0.00
<b>TOTAL REPAIR &amp; MAINT.</b>	<b>0.00</b>	<b>291.67</b>	<b>291.67</b>	<b>100.0</b>	<b>10,102.61</b>	<b>1,458.35</b>	<b>-8,644.26</b>	<b>-592.7</b>	<b>3,500.00</b>
<b>RECREATION CENTRE - COMMON</b>									
6707-2022 Clubhouse Roof Replace	0.00	12,500.00	12,500.00	100.0	0.00	62,500.00	62,500.00	100.0	150,000.00
6711-2022 Clubhouse Cooling & He	0.00	2,500.00	2,500.00	100.0	0.00	12,500.00	12,500.00	100.0	30,000.00
<b>TOTAL OPER. EXPS-REC. CENTRE</b>	<b>0.00</b>	<b>15,000.00</b>	<b>15,000.00</b>	<b>100.0</b>	<b>0.00</b>	<b>75,000.00</b>	<b>75,000.00</b>	<b>100.0</b>	<b>180,000.00</b>
<b>TOTAL COMMON EXPENSES</b>	<b>0.00</b>	<b>15,291.67</b>	<b>15,291.67</b>	<b>100.0</b>	<b>10,102.61</b>	<b>76,458.35</b>	<b>66,355.74</b>	<b>86.79</b>	<b>183,500.00</b>
<b>TOTAL EXPENSES</b>	<b>13,235.11</b>	<b>42,375.00</b>	<b>29,139.89</b>	<b>68.77</b>	<b>57,758.24</b>	<b>211,875.00</b>	<b>154,116.76</b>	<b>72.74</b>	<b>508,500.00</b>
<b>NET INCOME (LOSS)</b>	<b>44,340.83</b>	<b>11,068.59</b>	<b>33,272.24</b>	<b>300.6</b>	<b>224,278.46</b>	<b>55,342.95</b>	<b>168,935.51</b>	<b>305.2</b>	<b>132,823.00</b>
<b>REVENUE UTILITIES</b>									
<b>UTILITY EXPENSES</b>									

**Balance Sheet (Accrual)**  
**CHELSEA - Operations - 02 - (lms1416)**  
**July 2022**  
**AS OF THE 5TH MONTH ENDING JULY 31, 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	64,974.09
1027-0000 Bank - Water Surcharge	81,677.11
1028-1300 Bank - Golf Tournament Funds	3,147.83
1029-0000 Bank - Apt Utilities	10,683.27
1030-0000 Bank - Exercise Room	1,229.88
1040-0000 Bank - Social Committee	5,816.87
1111-0311 Due to Operating from Utilities	4,062.00
1200-0000 Prepaid Insurance	382,172.00
1205-0000 Prepaid Expenses	842.17
1300-0000 Accounts Receivable	1,541.18
1301-0000 A/R - Other	50.00

**TOTAL ASSETS**

556,413.75

**LIABILITIES**

2010-0000 Accounts Payable	75,837.84
2014-0000 Accrued Water & Sewer	15,498.67
2017-0000 Social Committee Fund	5,816.87
2018-0000 Exercise Room	1,229.88
2019-0000 Golf Tournament Fund	3,147.83
2035-0000 Security Deposits	300.00
2040-0003 Due to Contingency-Insurance	382,172.00
2040-0701 Due to Operating from Utilities	4,062.00
2170-0000 Vacation Payable	129.39
2250-0000 Pre-Paid Fees	542.88

**TOTAL LIABILITIES**

488,737.36

**OWNERS' EQUITY**

3500-0000 Net Income - Prior Years	41,209.52
3510-0000 Net Income - Current Year	11,239.13
3510-2000 Net Income - Utilities	672.33
3510-3000 Net Income - Water & Sewer	14,555.41

**TOTAL OWNERS' EQUITY**

67,676.39

**TOTAL LIABILITIES AND EQUITY**

556,413.75

Date: AUG 16 2022  
Accountant: [Signature]  
Property Manager: [Signature]

**Budget Comparison (Accrual)**  
**CHELSEA - Operations - 02 - (lms1416)**  
**July 2022**  
**AS OF THE 5TH MONTH ENDING JULY 31, 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
<b>INCOME</b>									
4010-0000 Strata Fees	61,034.10	61,034.00	0.10	0.00	305,170.50	305,170.00	0.50	0.00	732,408.00
4012-0000 CRF Strata Fees - Apart	-16,829.42	-16,829.42	0.00	0.00	-84,147.10	-84,147.10	0.00	0.00	-201,953.00
4015-0000 Parking, Scooter & EV P	562.00	488.33	73.67	15.09	2,770.00	2,441.65	328.35	13.45	5,860.00
4022-0000 Move in/out	0.00	83.33	-83.33	-100.0	100.00	416.65	-316.65	-76.00	1,000.00
4025-0000 Prior Year Surplus (Defic	1,663.00	1,663.00	0.00	0.00	8,315.00	8,315.00	0.00	0.00	19,956.00
<b>TOTAL</b>	<b>46,429.68</b>	<b>46,439.24</b>	<b>-9.56</b>	<b>-0.02</b>	<b>232,208.40</b>	<b>232,196.20</b>	<b>12.20</b>	<b>0.01</b>	<b>557,271.00</b>
<b>4030-0000 Strata Fees</b>									
4030-0000 Strata Fees	116,015.17	116,015.17	0.00	0.00	580,075.85	580,075.85	0.00	0.00	1,392,182.00
4032-0000 CRF Strata Fees - Town	-36,614.17	-36,614.17	0.00	0.00	-183,070.85	-183,070.85	0.00	0.00	-439,370.00
4037-0000 Prior Year Surplus	2,685.58	2,685.58	0.00	0.00	13,427.90	13,427.90	0.00	0.00	32,227.00
<b>TOTAL</b>	<b>82,086.58</b>	<b>82,086.58</b>	<b>0.00</b>	<b>0.00</b>	<b>410,432.90</b>	<b>410,432.90</b>	<b>0.00</b>	<b>0.00</b>	<b>985,039.00</b>
<b>OTHER</b>									
4040-0000 Rental - Fireside Lounge	100.00	41.67	58.33	139.9	600.00	208.35	391.65	187.9	500.00
4045-0000 Rental - Caretaker Suite	600.00	600.00	0.00	0.00	2,400.00	3,000.00	-600.00	-20.00	7,200.00
4050-0000 Rental - Guest Suites	1,400.00	583.33	816.67	140.0	7,915.00	2,916.65	4,998.35	171.3	7,000.00
4055-0000 R.V. Parking	850.00	733.33	116.67	15.91	4,490.00	3,666.65	823.35	22.46	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	191.74	75.00	116.74	155.6	785.73	375.00	410.73	109.5	900.00
4066-0000 Remote Control Sale	15.00	141.67	-126.67	-89.41	530.00	708.35	-178.35	-25.18	1,700.00
4084-0000 Keys	10.00	0.00	10.00	0	20.00	0.00	20.00	0	0.00
<b>TOTAL OTHER</b>	<b>3,166.74</b>	<b>2,175.00</b>	<b>991.74</b>	<b>45.60</b>	<b>16,790.73</b>	<b>10,875.00</b>	<b>5,915.73</b>	<b>54.40</b>	<b>26,100.00</b>
<b>TOTAL INCOME</b>	<b>131,683.00</b>	<b>130,700.82</b>	<b>982.18</b>	<b>0.75</b>	<b>659,432.03</b>	<b>653,504.10</b>	<b>5,927.93</b>	<b>0.91</b>	<b>1,568,410.00</b>
<b>6030-0000 Apt Janitor/Contract Ser</b>									
6030-0000 Apt Janitor/Contract Ser	2,089.50	1,833.33	-256.17	-13.97	10,447.50	9,166.65	-1,280.85	-13.97	22,000.00
6208-0000 Building Maint. - Apartm	0.00	2,250.00	2,250.00	100.0	25,803.93	11,250.00	-14,553.93	-129.3	27,000.00
6215-0000 Equipment Maint.-Apart	257.82	5,000.00	4,742.18	94.84	7,603.48	25,000.00	17,396.52	69.59	60,000.00
6268-0050 Elevator Maint. - Apartm	1,259.85	1,483.33	223.48	15.07	6,643.30	7,416.65	773.35	10.43	17,800.00
6275-0000 Gate & Door Maint. - Apt	339.20	500.00	160.80	32.16	1,146.17	2,500.00	1,353.83	54.15	6,000.00
6279-0000 Garbage Pick-up - Apart	1,853.31	2,583.33	730.02	28.26	11,309.31	12,916.65	1,607.34	12.44	31,000.00
<b>TOTAL EXPS. BEFORE UTILITIES</b>	<b>5,799.68</b>	<b>13,649.99</b>	<b>7,850.31</b>	<b>57.51</b>	<b>62,953.69</b>	<b>68,249.95</b>	<b>5,296.26</b>	<b>7.76</b>	<b>163,800.00</b>
<b>TOWNHOUSE EXPENSES</b>									
6315-0000 Building Maint. - Townho	9,959.25	5,166.67	-4,792.58	-92.76	27,028.85	25,833.35	-1,195.50	-4.63	62,000.00
6320-0000 Garbage Pick-up - Town	5,282.97	5,583.33	300.36	5.38	29,059.06	27,916.65	-1,142.41	-4.09	67,000.00
<b>TOTAL OPERATING EXPS. - T.H.</b>	<b>15,242.22</b>	<b>10,750.00</b>	<b>-4,492.22</b>	<b>-41.79</b>	<b>56,087.91</b>	<b>53,750.00</b>	<b>-2,337.91</b>	<b>-4.35</b>	<b>129,000.00</b>
<b>COMMON EXPENSES</b>									
<b>LANDSCAPING &amp; GROUNDS</b>									
6415-0000 Landscape Contract	12,134.72	12,333.33	198.61	1.61	60,377.63	61,666.65	1,289.02	2.09	148,000.00
6425-0000 Drainage Repair & Maint	0.00	1,666.67	1,666.67	100.0	13,459.81	8,333.35	-5,126.46	-61.52	20,000.00
6435-0000 Plant Replacement & Im	0.00	1,250.00	1,250.00	100.0	4,709.48	6,250.00	1,540.52	24.65	15,000.00
6440-0000 Irrigation System	45.61	333.33	287.72	86.32	711.90	1,666.65	954.75	57.29	4,000.00
6455-0000 Snow Removal	0.00	1,000.00	1,000.00	100.0	630.00	5,000.00	4,370.00	87.40	12,000.00
<b>TOTAL LANDS. &amp; GROUNDS</b>	<b>12,180.33</b>	<b>16,583.33</b>	<b>4,403.00</b>	<b>26.55</b>	<b>79,888.82</b>	<b>82,916.65</b>	<b>3,027.83</b>	<b>3.65</b>	<b>199,000.00</b>
<b>REPAIR &amp; MAINTENANCE- GENER</b>									
6510-0000 Repair & Maintenance	36.95	1,583.33	1,546.38	97.67	9,143.66	7,916.65	-1,227.01	-15.50	19,000.00
6515-0000 Equipment Rep. & Maint	0.00	1,250.00	1,250.00	100.0	8,023.32	6,250.00	-1,773.32	-28.37	15,000.00
6520-0000 Supplies Equipment - Co	531.29	466.67	-64.62	-13.85	606.29	2,333.35	1,727.06	74.02	5,600.00
6525-0000 Supplies Maintenance-C	131.66	375.00	243.34	64.89	247.52	1,875.00	1,627.48	86.80	4,500.00
6530-0000 Supplies Cleaning - Com	0.00	41.67	41.67	100.0	62.99	208.35	145.36	69.77	500.00
6535-0000 Enterphone and Security	60.94	791.67	730.73	92.30	321.50	3,958.35	3,636.85	91.88	9,500.00
6560-0000 Gate Repair & Maint. - C	0.00	250.00	250.00	100.0	509.25	1,250.00	740.75	59.26	3,000.00
6565-0000 Pest Control - Common	352.19	750.00	397.81	53.04	2,731.61	3,750.00	1,018.39	27.16	9,000.00
<b>TOTAL REPAIR &amp; MAINT.</b>	<b>1,113.03</b>	<b>5,508.34</b>	<b>4,395.31</b>	<b>79.79</b>	<b>21,646.14</b>	<b>27,541.70</b>	<b>5,895.56</b>	<b>21.41</b>	<b>66,100.00</b>

**Budget Comparison (Accrual)**  
**CHELSEA - Operations - 02 - (Ims1416)**  
**July 2022**

**AS OF THE 5TH MONTH ENDING JULY 31, 2022**

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
<b>UTILITIES</b>									
6576-0000 Electricity	177.00	191.67	14.67	7.65	885.00	958.35	73.35	7.65	2,300.00
6577-0000 Electricity Ponds - Com	395.00	433.33	38.33	8.85	1,975.00	2,166.65	191.65	8.85	5,200.00
6580-0000 Electricity Stream - Com	691.00	733.33	42.33	5.77	3,455.00	3,666.65	211.65	5.77	8,800.00
6595-0000 Telephone Caretaker	0.00	150.00	150.00	100.0	639.63	750.00	110.37	14.72	1,800.00
<b>TOTAL UTILITIES</b>	<b>1,263.00</b>	<b>1,508.33</b>	<b>245.33</b>	<b>16.27</b>	<b>6,954.63</b>	<b>7,541.65</b>	<b>587.02</b>	<b>7.78</b>	<b>18,100.00</b>
<b>RV LOT EXPENSES</b>									
6640-0000 Repair & Maintenance -	0.00	125.00	125.00	100.0	597.11	625.00	27.89	4.46	1,500.00
6690-0000 Electricity - RV Lot	63.00	79.17	16.17	20.42	315.00	395.85	80.85	20.42	950.00
<b>TOTAL OPERATING EXPS-RV LOT</b>	<b>63.00</b>	<b>204.17</b>	<b>141.17</b>	<b>69.14</b>	<b>912.11</b>	<b>1,020.85</b>	<b>108.74</b>	<b>10.65</b>	<b>2,450.00</b>
<b>RECREATION CENTRE - COMMON</b>									
6710-0000 Bldg Repair & Maint-Rec	89.59	833.33	743.74	89.25	2,015.31	4,166.65	2,151.34	51.63	10,000.00
6712-0000 Equip. Rep. & Maint.-Clu	0.00	1,750.00	1,750.00	100.0	15,302.10	8,750.00	-6,552.10	-74.88	21,000.00
6715-0000 Lock Up Costs - Rec. Ce	60.00	83.33	23.33	28.00	555.00	416.65	-138.35	-33.21	1,000.00
6725-0000 Exercise Equip R & M-R	0.00	416.67	416.67	100.0	393.09	2,083.35	1,690.26	81.13	5,000.00
6730-0000 Workshop R & M-Rec. C	0.00	83.33	83.33	100.0	92.40	416.65	324.25	77.82	1,000.00
6735-0000 Pool Repair & Maint.-Re	35.82	666.67	630.85	94.63	2,712.29	3,333.35	621.06	18.63	8,000.00
6740-0000 Pool Supplies & Chemic	0.00	375.00	375.00	100.0	2,374.01	1,875.00	-499.01	-26.61	4,500.00
6750-0000 Cleaning Supplies-Rec.	45.90	183.33	137.43	74.96	566.27	916.65	350.38	38.22	2,200.00
6755-0000 Window & Carpet Cleani	0.00	83.33	83.33	100.0	0.00	416.65	416.65	100.0	1,000.00
6764-0000 Electricity - Rec. Centre	1,784.00	1,904.17	120.17	6.31	8,920.00	9,520.85	600.85	6.31	22,850.00
6765-0000 Gas - Rec. Centre	1,882.45	1,600.00	-282.45	-17.65	7,737.45	8,000.00	262.55	3.28	19,200.00
<b>TOTAL OPER. EXPS-REC. CENTRE</b>	<b>3,897.76</b>	<b>7,979.16</b>	<b>4,081.40</b>	<b>51.15</b>	<b>40,667.92</b>	<b>39,895.80</b>	<b>-772.12</b>	<b>-1.94</b>	<b>95,750.00</b>
<b>SALARIES &amp; BENEFITS</b>									
6820-0000 Caretaker Salary and Be	1,833.34	5,000.00	3,166.66	63.33	38,125.05	25,000.00	-13,125.05	-52.50	60,000.00
6830-0000 Caretaker Assistant Wag	2,287.87	1,625.00	-662.87	-40.79	6,928.06	8,125.00	1,196.94	14.73	19,500.00
6865-0000 R. C. Janitor Wages and	1,680.00	1,833.33	153.33	8.36	8,400.00	9,166.65	766.65	8.36	22,000.00
6875-0000 Payroll Costs	700.09	935.00	234.91	25.12	6,235.31	4,675.00	-1,560.31	-33.38	11,220.00
6890-0000 Workers Compensation	0.00	125.00	125.00	100.0	683.04	625.00	-58.04	-9.29	1,500.00
<b>TOTAL SALARIES &amp; PAYROLL COS</b>	<b>6,501.30</b>	<b>9,518.33</b>	<b>3,017.03</b>	<b>31.70</b>	<b>60,371.46</b>	<b>47,591.65</b>	<b>-12,779.81</b>	<b>-26.85</b>	<b>114,220.00</b>
<b>OFFICE EXPENSES</b>									
6910-0000 Equipment Rep. & Maint	0.00	33.33	33.33	100.0	0.00	166.65	166.65	100.0	400.00
6915-0000 Supplies	138.18	75.00	-63.18	-84.24	432.11	375.00	-57.11	-15.23	900.00
6920-0000 Telephone & Cable - Offi	279.73	416.67	136.94	32.87	1,369.98	2,083.35	713.37	34.24	5,000.00
<b>TOTAL OFFICE EXPENSES</b>	<b>417.91</b>	<b>525.00</b>	<b>107.09</b>	<b>20.40</b>	<b>1,802.09</b>	<b>2,625.00</b>	<b>822.91</b>	<b>31.35</b>	<b>6,300.00</b>
<b>ADMINISTRATION</b>									
6970-0000 AGM Expenses - Admin.	0.00	416.67	416.67	100.0	700.66	2,083.35	1,382.69	66.37	5,000.00
6975-0000 Council Expenses - Adm	44.78	291.67	246.89	84.65	661.06	1,458.35	797.29	54.67	3,500.00
6980-0000 Legal Expenses	0.00	29.17	29.17	100.0	98.26	145.85	47.59	32.63	350.00
6984-0000 Postage and Printing	291.43	1,416.67	1,125.24	79.43	5,044.37	7,083.35	2,038.98	28.79	17,000.00
6985-0000 Insurance Appraisal	0.00	16.67	16.67	100.0	0.00	83.35	83.35	100.0	200.00
6990-0000 Insurance Premiums	54,596.00	54,596.00	0.00	0.00	272,980.00	272,980.00	0.00	0.00	655,152.00
6992-0000 Insurance Carrying Char	916.67	916.67	0.00	0.00	4,583.35	4,583.35	0.00	0.00	11,000.00
7000-0000 Management Fees	6,078.17	6,078.17	0.00	0.00	30,390.85	30,390.85	0.00	0.00	72,938.00
7010-0000 Property Taxes - Admin.	0.00	50.00	50.00	100.0	535.64	250.00	-285.64	-114.2	600.00
7020-0000 Security - Admin.	0.00	166.67	166.67	100.0	0.00	833.35	833.35	100.0	2,000.00
7023-0000 Emergency Preparednes	1,687.54	333.33	-1,354.21	-406.2	1,687.54	1,666.65	-20.89	-1.25	4,000.00
7025-0000 Bank Charges	10.00	12.50	2.50	20.00	50.00	62.50	12.50	20.00	150.00
7030-0000 Strata Web Site	0.00	33.33	33.33	100.0	0.00	166.65	166.65	100.0	400.00
7051-0000 Statutory Financial Revi	0.00	116.67	116.67	100.0	176.40	583.35	406.95	69.76	1,400.00
<b>TOTAL ADMINISTRATION EXPENSE</b>	<b>63,624.59</b>	<b>64,474.19</b>	<b>849.60</b>	<b>1.32</b>	<b>316,908.13</b>	<b>322,370.95</b>	<b>5,462.82</b>	<b>1.69</b>	<b>773,690.00</b>
<b>TOTAL COMMON EXPENSES</b>	<b>89,060.92</b>	<b>106,300.85</b>	<b>17,239.93</b>	<b>16.22</b>	<b>529,151.30</b>	<b>531,504.25</b>	<b>2,352.95</b>	<b>0.44</b>	<b>1,275,610.00</b>
<b>TOTAL EXPENSES</b>	<b>110,102.82</b>	<b>130,700.84</b>	<b>20,598.02</b>	<b>15.76</b>	<b>648,192.90</b>	<b>653,504.20</b>	<b>5,311.30</b>	<b>0.81</b>	<b>1,568,410.00</b>
<b>NET INCOME (LOSS)</b>	<b>21,580.18</b>	<b>-0.02</b>	<b>21,580.20</b>	<b>107.9</b>	<b>11,239.13</b>	<b>-0.10</b>	<b>11,239.23</b>	<b>11,239</b>	<b>0.00</b>
<b>REVENUE UTILITIES</b>									
Revenue - Apartment Utilities									
9260-0000 Utilities Income - Apts.	18,978.50	18,978.50	0.00	0.00	94,892.50	94,892.50	0.00	0.00	227,742.00
9262-0000 Utilities Interest Income	42.66	0.00	42.66	0	92.21	0.00	92.21	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)**  
**July 2022**

**AS OF THE 5TH MONTH ENDING JULY 31, 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	19,021.16	18,978.50	42.66	0.22	74,432.19	74,340.50	91.69	0.12	207,190.00
<b>UTILITY EXPENSES</b>									
<b>Hydro - Apartments</b>									
9360-0000 Electricity Kens & Mayfai	2,533.00	2,625.00	92.00	3.50	12,665.00	13,125.00	460.00	3.50	31,500.00
9365-0000 Electricity Windsor	1,529.00	1,666.67	137.67	8.26	7,645.00	8,333.35	688.35	8.26	20,000.00
Total Electricity - Apart.	4,062.00	4,291.67	229.67	5.35	20,310.00	21,458.35	1,148.35	5.35	51,500.00
<b>Gas - Apartments</b>									
9410-0000 Gas - Mayfair	1,336.02	2,673.33	1,337.31	50.02	11,796.37	13,366.65	1,570.28	11.75	32,080.00
9420-0000 Gas - Kensington	2,335.61	5,217.50	2,881.89	55.24	21,557.94	26,087.50	4,529.56	17.36	62,610.00
9430-0000 Gas - Windsor	2,277.31	5,083.33	2,806.02	55.20	20,095.55	25,416.65	5,321.10	20.94	61,000.00
Total Gas - Apartment	5,948.94	12,974.16	7,025.22	54.15	53,449.86	64,870.80	11,420.94	17.61	155,690.00
TOTAL UTILITIES - APARTMENT	10,010.94	17,265.83	7,254.89	42.02	73,759.86	86,329.15	12,569.29	14.56	207,190.00
NET INCOME (LOSS) UTILITIES	9,010.22	1,712.67	7,297.55	426.0	672.33	-11,988.65	12,660.98	105.6	0.00
<b>REVENUE - WATER INCOME</b>									
9650-0000 Water - Apartments	6,080.00	6,080.00	0.00	0.00	30,400.00	30,400.00	0.00	0.00	72,960.00
9700-0000 Water - Townhouses	8,892.00	8,892.00	0.00	0.00	44,460.00	44,460.00	0.00	0.00	106,704.00
9725-0000 Water - Interest Income	192.44	0.00	192.44	0	497.26	0.00	497.26	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	15,164.44	14,972.00	192.44	1.29	81,677.11	81,180.00	497.11	0.61	185,984.00
<b>WATER EXPENSE</b>									
9850-0000 Water Usage	15,498.67	15,498.67	0.00	0.00	67,121.70	77,493.35	10,371.65	13.38	185,984.00
TOTAL WATER	15,498.67	15,498.67	0.00	0.00	67,121.70	77,493.35	10,371.65	13.38	185,984.00
NET INCOME (LOSS) WATER	-334.23	-526.67	192.44	36.54	14,555.41	3,686.65	10,868.76	294.8	0.00



# SEPTEMBER EVENTS Calendar



Masks are Recommended  
Classes may be cancelled without notice due to COVID

## EVENTS at a Glance

**Corn & Chili**  
Dinner  
Cash Bar  
Pub Night  
September 9th

**Movie Night**  
Sunday  
September 18th  
7:00pm

**EXERCISE CLASSES**  
Mondays to Fridays  
Pool Exercises 9 to 9:30 am  
**END TBA**

**Dance is now**  
Thursdays at 3:00pm

Play  
**SNOOKER/ POOL/ BILLIARDS**  
Anytime

Sun	Mon	Tue	Wed	Thu	Fri	Sat
<b>EXERCISE CLASSES Date Starts TBA</b>						
<b>Mondays and Thursdays</b>		<b>Tuesdays and Fridays</b>				
WEIGHTS & BANDS 9:00am WALK AWAY THE POUNDS 9:30am		OSTEO 9:00 am				
4	5 Arts/Crafts 1-4 Canasta 6:45pm Ladies' Snooker 7pm Pool Volleyball 6:30—8:30	6 Bridge 6:30 pm Poker Pool 7 pm Bible Study 7 pm	7 Coffee 9:30 Whist 7 pm Poker 6 pm	8 Euchre 7 pm Dance 3:00	9 Corn & Chili Dinner Cash Bar Pub Night 5:00 pm	10
11	12 Arts/Crafts 1-4 Canasta 6:45pm Ladies' Snooker 7pm Pool Volleyball 6:30—8:30	13 Bridge 6:30 pm Poker Pool 7 pm Bible Study 7 pm	14 Coffee 9:30 Whist 7 pm Poker 6 pm	15 Euchre 7 pm Dance 3:00	16 Pub Night BYOB	17
18	19 Arts/Crafts 1-4 Canasta 6:45pm Ladies' Snooker 7pm Pool Volleyball 6:30—8:30	20 Bridge 6:30 pm Poker Pool 7 pm Bible Study 7 pm	21 Coffee 9:30 Whist 7 pm Poker 6 pm	22 Euchre 7 pm Dance 3:00	23 Pub Night BYOB	24
25	26 Arts/Crafts 1-4 Canasta 6:45pm Ladies' Snooker 7pm Pool Volleyball 6:30—8:30	27 Bridge 6:30 pm Poker Pool 7 pm Bible Study 7 pm	28 Coffee 9:30 Whist 7 pm Poker 6 pm	29 Euchre 7 pm Dance 3:00	30 Pub Night BYOB	1

