



MONTHLY COUNCIL MEETING MINUTES

TUESDAY, SEPTEMBER 20, 2022

LOCATION/TIME –FIRESIDE ROOM - 1:00 PM

Council: Murray Hill, Anita Thompson, Bob Hyde, Ashley Orton, Paul Dhaliwal & Debbie Thorburn

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
Debbie Thorburn - T188

NON-COUNCIL ASSIGNMENT

JACK DEVRIES T303

COMMITTEE ASSIGNMENTS

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

Fish Pond

CARETAKERS

Don Kendall 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

STRATA MANAGERS: CROSSROADS

Strata Manager: Jesse Train jesse@crpm.ca
Strata Manager: Bryan Andrews bryan@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 1:08 PM.

(2) ADOPTION OF PREVIOUS MINUTES

It was **MOVED** and **SECONDED** to adopt the minutes of the August 23, 2022 meeting as circulated. **CARRIED**

(3) CARETAKER REPORT FOR SEPTEMBER 1-16, 2022

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

1. Regular Duties:

- Audited revisited all open service requests last 90 days
- Audited and revisited all rodent service requests last 90 days
- Closed 20 work orders
- Coordinated with Atlas Pest Control to visit or revisit units exhibiting signs of rodents
- Worked with Don to initiate moss spraying and moss brushing on Townhouse lower roofs
- Vacuumed lower creek catch basins
- Treated and cleaned reflection pond
- Scrubbed pool deck pond
- Treated all water fountains for algae
- Performed rodent exclusion and set traps clubhouse
- Worked with contractors; City Fire and Ashton
- Painted as needed found paint touch ups condo building hallways

(4) FINANCIAL REPORT - ANITA

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

We spent more than we took in as I have said in the past, we are over 25 years old and some of the piping and mechanical along with other things need replacing.

We spent \$7,691.01 on mechanical equipment that was not budgeted for that was broken.

The water reads have been in line with previous years.

Reminder to break cardboard down if you don't, we are paying for dead weight which is the air between the boxes.

- 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**–Roy Dennis Roofing attended the meeting to discuss this with Council
- b) **Sewer Rods** – These have been difficult to source but the search continues
- c) **WESCAN Issues** – The Council will continue with Wescan but seeks improvement in cleaning up after the compactor is picked up. They do have another alternative, albeit at a higher price
- d) **RV Line Painting** – For October, the exact day will be dependent on weather.
We've been delayed due to the late start to the summer, line paint shortages, and a backlog of work from last year. But we'll be able to get it done this year if the weather is cooperative.
- e) **Wisteria Survey**–Ashley has spoken to other residents who expressed positively about the Wisteria as it currently is. They did remark to him that those who do like it do not write in to Council, versus those that don't like it do (3 complaints). Ashley will ask those others to write in and express their opinion. At the end of the day, the 2-3 volunteers that look after the Wisteria have put in a lot of time and effort. He feels that it would be unfair to arbitrarily put a stop to what they are doing based on a couple of complaints. If this does not work out, it can be reverted back to the way it was. In the meanwhile, Ashley will see what can be done about the stray branches of wisteria that get in the way of people using the path. (All he is saying is give Wisteria a chance ☺).
- f) **Clubhouse Roof Quote** – Roy Dennis Roofing provided a quote but the Council would like to expand the scope of work and another quote will be provided within days
- g. **MAU in Clubhouse**–This is now functional but Jesse will follow-up with Ashton

(6) CORRESPONDENCE

- Owner wrote with various concerns about the property and the Strata Manager will reply to them in writing.
- Owner wrote with concerns of the Wisteria trees/bushed around the fishpond/boardwalk.
- Owner wrote with concerns of the overgrowth of the Wisteria.
- Verna Sandison, the owner who has managed the Chelsea Gardens phone list for approximately 15 years has decided to step back and Terry Hyde will be taking over this role. The Strata Managers and Strata Council would like to express their appreciation for all of the hard work done by Verna in preparing and distributing (at a minimal price to owners) this valuable phone list. It assists other owners in reaching out to other residents and adds to the community nature of this strata. Council does ask that owners do not provide this phone list to any contractors as some of them have obtained copies in the past to use for unauthorized and deceptive marketing.
- Owner wrote to report an unpleasant incident while entering the Chelsea property where another owner was impatient and unwilling to wait for the gate to close and had a very negative and improper interaction with the owner who was simply following the security protocol. After sending that owner a bylaw violation notice and, having no response, it was **MOVED/SECONDED** and **CARRIED** to fine the owner \$100.00. For security reasons, all owners entering the property when the gate is closed, are to wait until the gate closes .
- Owner wrote in response to a warning for smoking. They denied smoking and the Strata Manager will contact the owners who submitted the complaint to call a Council member to verify the smoking and track down the offending unit.
- Owner wrote regarding Air Conditioning in the Mayfair building. This will be addressed by a relocation of the thermostat.

- Owner wrote in response to a Noise-Pet bylaw warning letter received. While they admitted to the dog barking, they indicated it was in response to other pets walking past their unit. Council notes that, regardless of the reason, it is still a bylaw violation and owners must ensure their dogs do not disturb others. They suggest that the dog be relocated to a back balcony/patio when the owner is not present to control the barking. It was **MOVED/SECONDED** and **CARRIED** to fine the owner \$50.00.
- Owner wrote with concerns about another owner not pulling forward enough to permit the closing of the entry gate which then allowed an unknown cyclist to enter the property and disappear. Please, when using the entry gate, wait for it to open and then pull forward so the gate will then start to close and wait for it to close Security is everyone's concern.
- Owner of the Mayfair wrote with various concerns of the residents of the Mayfair building and the Council notes the following: the smoke alarms are due to be replaced by the Strata in 2023 and, while the battery back-up should last ten years, the replacement of the batteries should they fail is the responsibility of the owner. If they are not able to do so they should seek assistance from a family member or friend. The owner also noted air conditioning concerns and this is being addressed. There were also a number of electrical concerns and an electrician will attend. Council did note that some of these issues had not been brought to their attention via work orders.
- Caretaker wrote concerning the ashtray on the wall at the pool. Smoking on the pool deck or immediately outside the pub is not permitted and a cigarette receptacle will be re-located to be near the resident caretakers parking stall.
- Owner wrote in response to previous council minutes/Page 6 where it indicated that residents were not to wash their vehicles on the Chelsea Gardens property. There was no rule passed by Council that prohibited washing cars in the apartments or townhouses and owners are permitted to do so under GVRD regulations provided a nozzle is used. What was posted in the minutes was from the GVRD where they claim that automatic car washes utilize less water than hand washing.
- Owner requested that clear garbage bags be used for the garbage cans in the lobby since they are dedicated to paper products and should go to recycling. This will be done and the cleaners will be informed.
- Owner's daughter wrote in to respond to warning letter sent regarding leaving bins out. The Strata Manager will remind the daughter that this is a rule and, if necessary, she should attend the property or seek assistance from a neighbour to ensure compliance.
- New Owner wrote with concerns reflected in an inspection report about roofing. The Strata Manager will reply directly to that owner.
- An owner suggested cleaning of the townhouse soffits be put in next year's budget The Strata Manager will discuss this with a contractor as there are concerns about the proper method to do this without putting water into the envelope.
- One owners' correspondence noted that other owners are reluctant to write or speak to Council members and Council believes this to be inaccurate. All Council members invite casual conversations with any resident and they do welcome interaction. What has been noted in previous minutes is that all concerns or requests should be followed-up with work orders or letters so that the entire Council can discuss and take action on all issues.

(7) COMMITTEE REPORTS

a) APARTMENTS– DEBBIE

- Repairs done by Stanley Doors to Kensington Lobby door automatic arm and to Kensington man gate door between owner and visitor parking lots.

- Extensive work done by Aston Mechanical group in Kensington mechanical room to repair / maintain boilers and other equipment.
- There remains an ongoing problem with residents storing items other than bicycles and shopping carts in parking stalls. This creates a potential fire hazard and these items should be removed immediately.
- There also remains an ongoing problem of “dumping” of items at the garbage compactor shared by the Mayfair and Kensington that will not be picked up by our trash removal / recycling companies. These items (such as brooms, curtain rods etc.) are the responsibility of individual residents to take to a recycling station.

b) **CLUBHOUSE – PAUL**

- User group allocations for 2023
- Social committee has asked, if possible, to ask the cleaning company if they would work a 4-hour shift on Saturday and not work Wednesdays as after pub night or a social function we have no cleaning until Monday. The Strata Manager has reached out to the cleaning contractor and, once a reply is received, will forward it to Council. The Council is undecided on this request as pub users are expected to do the clean-up after the Friday night functions.
- A request to turn off air cooling in the clubhouse. “Too cold to sit for long in the library”. This will be a matter of striking a balance between user groups as some physical activity groups welcome the cooler air.
- The Council was asked about a closing date for the pool and, as in the past, the closing will be weather dependent and the pool will remain open while we continue to have hot weather.
- Due to issues with a recent Fireside Room rental, the Council wanted the rental agreement to be strongly clarified that the rental is only for the Fireside Room and kitchen and access to the pub (and the pool table) is not permitted.
- The Strata Council discussed the various user group requests for time and space in the clubhouse from now until the end of December, 2023. Seeing no conflicts, it was **MOVED/SECONDED** and **CARRIED** to approve all of the requests and the space allocation sheet is attached to these minutes. There are still some available times for other new groups and, if you are forming a new group or club, please obtain a request form from the Chelsea office and submit it to the Strata Manager’s mailbox for discussion and approval at a future Council meeting.

c) **TOWNHOUSES – MURRAY**

- Jeff is working on the townhouses, and Don and Simon have finished the gutters, and are carrying on with the moss on the roofs. Garage door replacements to begin in November, there will be 21 new doors installed. Tru-Level will be coming October 4 to look at the driveways, walkways, and concrete issues, if you haven’t already done so, please put in a work order if you have issues.
- Irrigation will be shutdown by mid-October or earlier if weather dictates.
-

d) **SAFETY AND SECURITY – ASHLEY**

- We had issues with the Windsor Man Gate not working. I investigated and found that the culprit was a network port that had failed – changed ports and it works now.
- Ashley would like to point out that, if a gate does not work, use another one – don’t kick it open. When you do that, you weaken the locking mechanism and replacement equals expense.

- Charlie and Zenon have been working hard on installing the new cameras for the RV lot. Ashley has not been well, so, besides guest appearances, he has left it to them, and they have progressed to the point where it works but they have some tidying up to do. The battery backup for the FOB system in the office failed. Zenon investigated and was able to fix it for the price of a new battery.
- Multiple occurrences of posters being removed without permission – perpetrators have been spoken to.
- We have run out of the control units for Townhouse garage door openers. These units are quite expensive (\$340+tax). We have ordered one from an alternate company for \$125+tax and will type trial one unit. Owners whose units fail, can have them replaced at their cost.

e) **LANDSCAPING– ASHLEY**

- Shawn is working on completing work orders. He expects to attend to the lawns decimated by the Chaffer Beetle soon Ashley will follow-up with the contractor to see when this will be scheduled.
- It has been brought to Ashley's attention that the Wisteria is being incorrectly "pruned" by unknown individuals. This is creating extra problems for the couple who are looking after and maintaining the Wisteria. Please cease and desist – this is not helping, and you should not be doing this without permission.
- There is a rumour circulating (yes this is Chelsea Gardens as always) that the Strata Council reduced the number of landscaping days from two to one. This is not true. The landscaping contract that is in place (and has been since engaging Allen Brothers to be our contractor) calls for a level II service level with specific tasks that are to be done weekly, monthly or other set seasonal periods. It does not call for a specific number of days nor a pre-determined number of person hours. That said, when Council noticed the change from a two day per week norm to a single day, the contractor responded that they are still fulfilling the contracted duties but with a re-allocation of more staff on the single day. The Strata Council has been receiving more complaints regarding the overall service level and, while sympathetic to the contractor's difficulty with staff retention in the current labour market, does require that the full scope of work in the contract must be met since that is what we are paying for. It is quite likely that the contractor will seek additional compensation in the 2023 contract but there will need to be service guarantees. The Strata Manager will also reach out for an additional quote so that Council has a basis of comparison when deciding upon next years' contract.

f) **SOCIAL COMMITTEE** – The October 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.

g) **ADMINISTRATION – ROSS RUDDICK RETIREMENT**

As I am sure that many owners are aware, this will have been my last Council meeting as your Strata Manager. I will be retiring at the end of September, an intended plan delayed by two years because of Covid.

Without question, I (and my wife, Maureen) will miss Chelsea Gardens, the owners and the Strata Council. It has been over ten years since I came on board as your Strata Manager following my initial involvement pinch hitting for Gerry Blanchard at a Human Rights Tribunal hearing regarding smoking. It is somewhat ironic that my start and end as your Strata Manager have been bookended by a change in caretakers.

I have, over the years, worked with a wide variety of Strata Council members and have been

constantly impressed with their desire and drive to work on behalf of all the owners without any personal agendas. Chelsea Gardens has benefitted, for as long as I can remember and before, with active and engaged Council members volunteering much more of their time than simply attending Council meetings.

The spirit of volunteerism extends beyond Council and very few other strata's have enjoyed the vast number of committees and volunteer workers as are in place at Chelsea Gardens. The various committees or crews such as Workshop, Irrigation, Emergency Preparedness, RV, and Social are quite unique and very rare at any other place. I must particularly compliment the Social Committee for all that they do for our residents and one of the things I take pride in is the vast improvement in the relationship between Council and the Social Committee in the past ten years.

Maureen and I recently had the opportunity to attend pub night to say hello and goodbye to many of the owners attending and we thank them for their well wishes and compliments. We did comment to many of them that, in today's world, a developer would not be building an equivalent to Chelsea Gardens. The size of the property, square footage of the units and the vast array of green space and clubhouse amenities would not be replicated. Nor will you find the number of clubs and activities in most other stratas.

It has been a fun and personally rewarding ride over these past ten years, and I do thank the owners for treating me with respect and fairness even when I have had to say no from time to time. The role of a Strata Manager is very complex as they act on the direction of a Strata Council and don't unilaterally make decisions on their own. Owners do not always understand that in many stratas. In that regard, I also thank the current and past Strata Councils for such a great working relationship. We have been able to work as a team and together, much has been accomplished but, as in every strata, much remains to be done. I expect that, with the completion of apartment updating, more spending will now be directed at townhouses.

It is, however, time to call it a day.

Maureen and I are returning, after Covid, to travel and (for me) scuba diving. We intend on spending more time on golf down south (and the seemingly impossible task of getting better), visiting our grandson in Toronto and completing some bucket list trips. Jesse and Bryan do know that I am just a phone call or email away when they need some history or advice. You will be in good hands.

Thank you for everything.

Ross Ruddick, Strata Manager

CARETAKER

The Strata Council and Strata Managers had an extensive discussion about the performance of the non-resident Caretaker and noted that, in spite of written corrective reviews provided to him, there has not been sufficient improvement nor will there likely be going forward.

After this discussion, it was **MOVED/SECONDED** and **CARRIED** to terminate the services, with notice as per the contract, of the current non-resident caretaker. There were two abstentions but carried by the majority.

It was then **MOVED/SECONDED** and **CARRIED** to engage the services of Don Kendall to be the full-time non-resident caretaker with an immediate start date.

Council also noted that Ivan is willing to return to do some part-time work as required.

It has been frustrating for Council to go through the caretaker hiring process. The current labour

market has produced very few qualified candidates and the salary expectations of some potential candidates are well beyond budget. Obviously Council and many owners look fondly back at John Unger's days here but, like Ross, it was his choice to retire. Although the new hire will be on probation, the comments about Don Kendall from owners and Council are very positive so please welcome him on board.

h) PONDS AND FOUNTAINS – ASHLEY

Have purchased some algae remover which, when we receive it, we will try in the fountains to keep the algae at bay.

FISH POND – JACK

I would like to submit to the council to use the caged irrigation room as a possible storage for the turtles during the winter. This would require Anna to have access to the room as well as myself. Probably a feeding every 2 weeks during hibernation and just to check on them. This would secure them from any extreme cold events like we have had the last 2 years. They would be put in the smaller black pond. Please confirm back to me. Jack.

The Council could not approve this request and asked that the Strata Manager inform Jack.

i) EMERGENCY PREPAREDNESS – Doug McLeod / Emergency Program Leader

j) RV LOT – PAUL

- Much of the accumulated garbage has already been removed but the balance will be loaded into Jeff's trailer and taken away for disposal.

k) IRRIGATION – MURRAY

- The irrigation system will be shut down in mid-October or earlier if the rainy season hits soon.

(8) NEW BUSINESS

- a) **Stuff in Parking Stalls** – Owners are reminded of the following bylaw of the Strata Corporation. The bylaw does not include bicycles or a non-combustible personal shopping cart.

37. Parking and Storage of Vehicles

- (1) An owner, occupant, or tenant must not use parking stalls for other than the parking of licensed and insured motor vehicles, trailers, motorcycles, electric scooters, and bicycles, unless otherwise approved in writing by Council. The parking of any other type of vehicle or the storage of any other item is not permitted. The condition of the vehicle must be in such that the vehicle must be able to move and does not have any major mechanical flaw, leaking oil or flat tires.
- (2) No person shall store combustible materials in a parking stall under any circumstances.

- b) **Stuff Being Left by Dumpsters** – Please be reminded of the following 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.

- c) **Clubhouse Rental Agreement** – has been modified to be more explicit.
- d) **Memorial Bench**—A council member will confirm the location and the location of the old one to be moved elsewhere.
- e) **Control Boxes for Townhouse Garage Doors**—These do remain an owner responsibility but Ashley has sourced a well-priced unit.
- f) **Boiler Gauge Issue** – Ashton called
- g) **Elevator Button in Windsor** – scheduled for next service
- h) **Boiler Services for Townhomes** –There will be a sign-sheet posted for townhouse owners who wish their boilers serviced. Like everything else out there, the cost has increased. The price, if there are 50 units and under - \$300/unit, if more people sign-up the price will be reduced 50-100 - \$275/unit, 100-175 \$250/unit, 175-235 - \$225/unit. Owners are free to seek out quotes from other plumbing companies.
- i) **Snow Removal**—Council reviewed one quotation but the Strata Manager will seek others.
- j) **Clubhouse Glass**—Peak Glass will be submitting a quotation to repair a leak in the glass enclosure at the entry to the clubhouse.
- k) **Road in Front of Mayfair**—The Strata Manager has contacted a company to attend and assess the condition of the roadway in the Mayfair/Kensington area.

(9) QUOTATIONS RECEIVED

- Council received a quotation from **Ashton Mechanical** to clean the makeup air condensing units. It was **MOVED / SECONDED** to approve this quotation in the amount of **\$1,505.03**, GST included.
CARRIED
- Council received a quotation from **Ashton Mechanical** to repair boiler 2's pump which are leaking. It was **MOVED / SECONDED** to approve this quotation in the amount of **\$2,765.37**, GST included.
CARRIED
- Council received a quotation from **Ashton Mechanical** to remove and replace valve body. It was **MOVED / SECONDED** to approve this quotation in the amount of **\$4,689.59**, GST included.
CARRIED

(10) ADJOURNMENT

The meeting was adjourned at 4:12PM.

The next Council meeting is Tuesday, October 18, 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.

ALERTABLE Notification System

The City of Surrey, along with many other municipalities, provides emergency situation notifications for issues through the widely used ALERTABLE public notification system. Issues include earthquakes, pandemics, utilities, transportation, and others. The system provides numerous options for receiving notifications: text, email, social media, smart speakers, etc. The App is easy to set up, can be downloaded from the App Store (Apple products), and Google Play (Android products), and accessed through a number of other sources. Signing up for the system will also allow you (if the App has access to the “location services” on your phone) to receive emergency notifications for other locations, such as those you frequent, and where family and friends live/work. You will always receive “critical” notifications, and you can also select to receive “information” and “advisory” levels of notices through the “Settings” feature on the App.

The City of Surrey recommends use of this App, and our Emergency Program also endorses it.



The City of Surrey’s Emergency Program is now using a public notification system, called Alertable, to send emergency alerts. These alerts will inform the public of potential life safety issues before or during large scale emergencies such as earthquakes, floods, severe weather, and other hazards.

This application will allow those who have signed up to receive important safety information, in a timely manner, which will help keep both themselves and others informed and up to date. We encourage both residents and visitors to use it to stay aware and take the necessary actions to reduce their risks during emergencies.

The Alertable notification system is made in Canada and free for the public to use. It provides many options to receive notifications including text, email, phone, website, mobile app, social media, home smart speaker and more. Notifications are fast, reliable, and easy to see and hear which can also be personalized by type and severity. Moreover, it allows one to choose notifications for more than one location such as for your home, office, cabin, family home, friend’s home in any municipality where Alertable is being used.



We can always use more volunteers, so if you are interested in contributing to your community in a very positive way, please contact Doug McLeod at 778.591.3999.

Balance Sheet (Accrual)
CHELSEA - Contingency - 02 - (lms1416c)
August 2022
AS OF THE 6TH MONTH ENDING AUGUST 31, 2022

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Prepared For:
Strata Plan LMS 1416 - CRF

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

ASSETS

1025-0000 Bank - Westminster - Contingency	1,463,859.07
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>327,576.00</u>
TOTAL ASSETS	<u><u>2,953,982.23</u></u>

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>277,841.15</u>
TOTAL OWNERS' EQUITY	<u><u>2,953,982.23</u></u>
TOTAL LIABILITIES AND EQUITY	<u><u>2,953,982.23</u></u>

Date: SEP 12 2022
Accountant: [Signature]
Property Manager: [Signature]

Budget Comparison (Accrual)
CHELSEA - Contingency - 02 - (lms1416c)
August 2022
AS OF THE 6TH MONTH ENDING AUGUST 31, 2022

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Prepared For:
Strata Plan LMS 1416 - CRF

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

	<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>
INCOME									
4010-5000 Strata Fees - Apartment	16,829.42	16,829.42	0.00	0.00	100,976.52	100,976.52	0.00	0.00	201,953.00
4010-6000 Strata Fees - Townhome	36,614.17	36,614.17	0.00	0.00	219,685.02	219,685.02	0.00	0.00	439,370.00
TOTAL	53,443.59	53,443.59	0.00	0.00	320,661.54	320,661.54	0.00	0.00	641,323.00
4031-0000 Interest Income	3,979.27	0.00	3,979.27	0	14,214.67	0.00	14,214.67	0	0.00
4031-6000 Interest Income- Insur. L	916.67	0.00	916.67	0	5,500.02	0.00	5,500.02	0	0.00
TOTAL	4,895.94	0.00	4,895.94	0	19,714.69	0.00	19,714.69	0	0.00
TOTAL INCOME	58,339.53	53,443.59	4,895.94	9.16	340,376.23	320,661.54	19,714.69	6.15	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	4,776.84	7,083.33	2,306.49	32.56	34,452.27	42,499.98	8,047.71	18.94	85,000.00
6344-2022 Garage Doors	0.00	3,333.33	3,333.33	100.0	6,053.25	19,999.98	13,946.73	69.73	40,000.00
6345-2022 Townhouse Flat Roof Re	0.00	16,666.67	16,666.67	100.0	-426.30	100,000.02	100,426.32	100.4	200,000.00
TOTAL OPERATING EXPS. - T.H.	4,776.84	27,083.33	22,306.49	82.36	40,079.22	162,499.98	122,420.76	75.34	325,000.00
COMMON EXPENSES									
REPAIR & MAINTENANCE- GENER									
6512-2022 Security Enhancements	0.00	291.67	291.67	100.0	1,707.86	1,750.02	42.16	2.41	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
TOTAL REPAIR & MAINT.	0.00	291.67	291.67	100.0	10,102.61	1,750.02	-8,352.59	-477.2	3,500.00
RECREATION CENTRE - COMMON									
6707-2022 Clubhouse Roof Replace	0.00	12,500.00	12,500.00	100.0	0.00	75,000.00	75,000.00	100.0	150,000.00
6711-2022 Clubhouse Cooling & He	0.00	2,500.00	2,500.00	100.0	0.00	15,000.00	15,000.00	100.0	30,000.00
TOTAL OPER. EXPS-REC. CENTRE	0.00	15,000.00	15,000.00	100.0	0.00	90,000.00	90,000.00	100.0	180,000.00
TOTAL COMMON EXPENSES	0.00	15,291.67	15,291.67	100.0	10,102.61	91,750.02	81,647.41	88.99	183,500.00
TOTAL EXPENSES	4,776.84	42,375.00	37,598.16	88.73	62,535.08	254,250.00	191,714.92	75.40	508,500.00
NET INCOME (LOSS)	53,562.69	11,068.59	42,494.10	383.9	277,841.15	66,411.54	211,429.61	318.3	132,823.00
REVENUE UTILITIES									
UTILITY EXPENSES									

Balance Sheet (Accrual)
CHELSEA - Operations - 02 - (lms1416)
August 2022
AS OF THE 6TH MONTH ENDING AUGUST 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	44,239.30
1027-0000 Bank - Water Surcharge	45,152.98
1028-1300 Bank - Golf Tournament Funds	3,156.39
1029-0000 Bank - Apt Utilities	15,653.80
1030-0000 Bank - Exercise Room	1,233.22
1040-0000 Bank - Social Committee	5,832.68
1200-0000 Prepaid Insurance	327,576.00
1205-0000 Prepaid Expenses	3,298.73
1300-0000 Accounts Receivable	2,041.98
1301-0000 A/R - Other	50.00

TOTAL ASSETS 448,452.43

LIABILITIES

2010-0000 Accounts Payable	13,035.76
2014-0000 Accrued Water & Sewer	30,997.34
2017-0000 Social Committee Fund	5,832.68
2018-0000 Exercise Room	1,233.22
2019-0000 Golf Tournament Fund	3,156.39
2035-0000 Security Deposits	300.00
2040-0003 Due to Contingency-Insurance	327,576.00
2170-0000 Vacation Payable	454.34
2250-0000 Pre-Paid Fees	615.02

TOTAL LIABILITIES 383,200.75

OWNERS' EQUITY

3500-0000 Net Income - Prior Years	36,860.94
3510-0000 Net Income - Current Year	3,585.95
3510-2000 Net Income - Utilities	10,649.15
3510-3000 Net Income - Water & Sewer	14,155.64

TOTAL OWNERS' EQUITY 65,251.68

TOTAL LIABILITIES AND EQUITY 448,452.43

Date: SEP. 13/2022
Accountant: [Signature]
Property Manager: [Signature]

Budget Comparison (Accrual)
CHELSEA - Operations - 02 - (lms1416)
August 2022
AS OF THE 6TH MONTH ENDING AUGUST 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
INCOME									
4010-0000 Strata Fees	61,034.10	61,034.00	0.10	0.00	366,204.60	366,204.00	0.60	0.00	732,408.00
4012-0000 CRF Strata Fees - Apart	-16,829.42	-16,829.42	0.00	0.00	-100,976.52	-100,976.52	0.00	0.00	-201,953.00
4015-0000 Parking, Scooter & EV P	587.00	488.33	98.67	20.21	3,357.00	2,929.98	427.02	14.57	5,860.00
4022-0000 Move in/out	0.00	83.33	-83.33	-100.0	100.00	499.98	-399.98	-80.00	1,000.00
4025-0000 Prior Year Surplus (Defic	1,663.00	1,663.00	0.00	0.00	9,978.00	9,978.00	0.00	0.00	19,956.00
TOTAL	46,454.68	46,439.24	15.44	0.03	278,663.08	278,635.44	27.64	0.01	557,271.00
4030-0000 Strata Fees	116,015.17	116,015.17	0.00	0.00	696,091.02	696,091.02	0.00	0.00	1,392,182.00
4032-0000 CRF Strata Fees - Town	-36,614.17	-36,614.17	0.00	0.00	-219,685.02	-219,685.02	0.00	0.00	-439,370.00
4037-0000 Prior Year Surplus	2,685.58	2,685.58	0.00	0.00	16,113.48	16,113.48	0.00	0.00	32,227.00
TOTAL	82,086.58	82,086.58	0.00	0.00	492,519.48	492,519.48	0.00	0.00	985,039.00
OTHER									
4040-0000 Rental - Fireside Lounge	50.00	41.67	8.33	19.99	650.00	250.02	399.98	159.9	500.00
4045-0000 Rental - Caretaker Suite	600.00	600.00	0.00	0.00	3,000.00	3,600.00	-600.00	-16.67	7,200.00
4050-0000 Rental - Guest Suites	1,350.00	583.33	766.67	131.4	9,265.00	3,499.98	5,765.02	164.7	7,000.00
4055-0000 R.V. Parking	900.00	733.33	166.67	22.73	5,390.00	4,399.98	990.02	22.50	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	243.81	75.00	168.81	225.0	1,029.54	450.00	579.54	128.7	900.00
4066-0000 Remote Control Sale	95.00	141.67	-46.67	-32.94	625.00	850.02	-225.02	-26.47	1,700.00
4084-0000 Keys	10.00	0.00	10.00	0	30.00	0.00	30.00	0	0.00
TOTAL OTHER	3,248.81	2,175.00	1,073.81	49.37	20,039.54	13,050.00	6,989.54	53.56	26,100.00
TOTAL INCOME	131,790.07	130,700.82	1,089.25	0.83	791,222.10	784,204.92	7,017.18	0.89	1,568,410.00
6030-0000 Apt Janitor/Contract Ser	2,089.50	1,833.33	-256.17	-13.97	12,537.00	10,999.98	-1,537.02	-13.97	22,000.00
6208-0000 Building Maint. - Apartm	0.00	2,250.00	2,250.00	100.0	25,803.93	13,500.00	-12,303.93	-91.14	27,000.00
6215-0000 Equipment Maint.-Apart	26,391.58	5,000.00	-21,391.58	-427.8	33,995.06	30,000.00	-3,995.06	-13.32	60,000.00
6268-0050 Elevator Maint. - Apartm	1,464.60	1,483.33	18.73	1.26	8,107.90	8,899.98	792.08	8.90	17,800.00
6275-0000 Gate & Door Maint. - Ap	791.02	500.00	-291.02	-58.20	1,937.19	3,000.00	1,062.81	35.43	6,000.00
6279-0000 Garbage Pick-up - Apts.	2,255.22	2,583.33	328.11	12.70	13,564.53	15,499.98	1,935.45	12.49	31,000.00
TOTAL EXPS. BEFORE UTILITIES	32,991.92	13,649.99	-19,341.93	-141.7	95,945.61	81,899.94	-14,045.67	-17.15	163,800.00
TOWNHOUSE EXPENSES									
6315-0000 Building Maint. - Townho	5,654.31	5,166.67	-487.64	-9.44	32,683.16	31,000.02	-1,683.14	-5.43	62,000.00
6320-0000 Garbage Pick-up - Town	5,282.97	5,583.33	300.36	5.38	34,342.03	33,499.98	-842.05	-2.51	67,000.00
TOTAL OPERATING EXPS. - T.H.	10,937.28	10,750.00	-187.28	-1.74	67,025.19	64,500.00	-2,525.19	-3.92	129,000.00
COMMON EXPENSES									
LANDSCAPING & GROUNDS									
6415-0000 Landscape Contract	12,134.72	12,333.33	198.61	1.61	72,512.35	73,999.98	1,487.63	2.01	148,000.00
6425-0000 Drainage Repair & Maint	0.00	1,666.67	1,666.67	100.0	13,459.81	10,000.02	-3,459.79	-34.60	20,000.00
6435-0000 Plant Replacement & Im	0.00	1,250.00	1,250.00	100.0	4,709.48	7,500.00	2,790.52	37.21	15,000.00
6440-0000 Irrigation System	0.00	333.33	333.33	100.0	711.90	1,999.98	1,288.08	64.40	4,000.00
6455-0000 Snow Removal	0.00	1,000.00	1,000.00	100.0	630.00	6,000.00	5,370.00	89.50	12,000.00
TOTAL LANDS. & GROUNDS	12,134.72	16,583.33	4,448.61	26.83	92,023.54	99,499.98	7,476.44	7.51	199,000.00
REPAIR & MAINTENANCE- GENER									
6510-0000 Repair & Maintenance	1,858.38	1,583.33	-275.05	-17.37	11,002.04	9,499.98	-1,502.06	-15.81	19,000.00
6515-0000 Equipment Rep. & Maint	0.00	1,250.00	1,250.00	100.0	8,023.32	7,500.00	-523.32	-6.98	15,000.00
6520-0000 Supplies Equipment - Co	0.00	466.67	466.67	100.0	606.29	2,800.02	2,193.73	78.35	5,600.00
6525-0000 Supplies Maintenance-C	0.00	375.00	375.00	100.0	247.52	2,250.00	2,002.48	89.00	4,500.00
6530-0000 Supplies Cleaning - Com	0.00	41.67	41.67	100.0	62.99	250.02	187.03	74.81	500.00
6535-0000 Enterphone and Security	347.84	791.67	443.83	56.06	669.34	4,750.02	4,080.68	85.91	9,500.00
6560-0000 Gate Repair & Maint. - C	0.00	250.00	250.00	100.0	509.25	1,500.00	990.75	66.05	3,000.00
6565-0000 Pest Control - Common	1,471.22	750.00	-721.22	-96.16	4,202.83	4,500.00	297.17	6.60	9,000.00
TOTAL REPAIR & MAINT.	3,677.44	5,508.34	1,830.90	33.24	25,323.58	33,050.04	7,726.46	23.38	66,100.00

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

August 2022

AS OF THE 6TH MONTH ENDING AUGUST 31, 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	1,062.00	1,150.02	88.02	7.65	2,300.00
6577-0000 Electricity Ponds - Com	395.00	433.33	38.33	8.85	2,370.00	2,599.98	229.98	8.85	5,200.00
6580-0000 Electricity Stream - Com	655.00	733.33	78.33	10.68	4,110.00	4,399.98	289.98	6.59	8,800.00
6595-0000 Telephone Caretaker	0.00	150.00	150.00	100.0	639.63	900.00	260.37	28.93	1,800.00
TOTAL UTILITIES	1,227.00	1,508.33	281.33	18.65	8,181.63	9,049.98	868.35	9.60	18,100.00
RV LOT EXPENSES									
6640-0000 Repair & Maintenance -	0.00	125.00	125.00	100.0	597.11	750.00	152.89	20.39	1,500.00
6690-0000 Electricity - RV Lot	63.00	79.17	16.17	20.42	378.00	475.02	97.02	20.42	950.00
TOTAL OPERATING EXPS-RV LOT	63.00	204.17	141.17	69.14	975.11	1,225.02	249.91	20.40	2,450.00
RECREATION CENTRE - COMMON									
6710-0000 Bldg Repair & Maint-Rec	94.07	833.33	739.26	88.71	2,109.38	4,999.98	2,890.60	57.81	10,000.00
6712-0000 Equip. Rep. & Maint.-Clu	2,284.88	1,750.00	-534.88	-30.56	17,586.98	10,500.00	-7,086.98	-67.50	21,000.00
6715-0000 Lock Up Costs - Rec. Ce	0.00	83.33	83.33	100.0	555.00	499.98	-55.02	-11.00	1,000.00
6725-0000 Exercise Equip R & M-R	0.00	416.67	416.67	100.0	393.09	2,500.02	2,106.93	84.28	5,000.00
6730-0000 Workshop R & M-Rec. C	0.00	83.33	83.33	100.0	92.40	499.98	407.58	81.52	1,000.00
6735-0000 Pool Repair & Maint.-Re	217.80	666.67	448.87	67.33	2,930.09	4,000.02	1,069.93	26.75	8,000.00
6740-0000 Pool Supplies & Chemic	797.55	375.00	-422.55	-112.6	3,171.56	2,250.00	-921.56	-40.96	4,500.00
6750-0000 Cleaning Supplies-Rec.	0.00	183.33	183.33	100.0	566.27	1,099.98	533.71	48.52	2,200.00
6755-0000 Window & Carpet Cleani	0.00	83.33	83.33	100.0	0.00	499.98	499.98	100.0	1,000.00
6764-0000 Electricity - Rec. Centre	1,784.00	1,904.17	120.17	6.31	10,704.00	11,425.02	721.02	6.31	22,850.00
6765-0000 Gas - Rec. Centre	1,478.72	1,600.00	121.28	7.58	9,216.17	9,600.00	383.83	4.00	19,200.00
TOTAL OPER. EXPS-REC. CENTRE	6,657.02	7,979.16	1,322.14	16.57	47,324.94	47,874.96	550.02	1.15	95,750.00
SALARIES & BENEFITS									
6820-0000 Caretaker Salary and Be	4,862.29	5,000.00	137.71	2.75	42,987.34	30,000.00	-12,987.34	-43.29	60,000.00
6830-0000 Caretaker Assistant Wag	1,248.76	1,625.00	376.24	23.15	8,176.82	9,750.00	1,573.18	16.14	19,500.00
6865-0000 R. C. Janitor Wages and	1,680.00	1,833.33	153.33	8.36	10,080.00	10,999.98	919.98	8.36	22,000.00
6875-0000 Payroll Costs	805.23	935.00	129.77	13.88	7,040.54	5,610.00	-1,430.54	-25.50	11,220.00
6890-0000 Workers Compensation	0.00	125.00	125.00	100.0	683.04	750.00	66.96	8.93	1,500.00
TOTAL SALARIES & PAYROLL COS	8,596.28	9,518.33	922.05	9.69	68,967.74	57,109.98	-11,857.76	-20.76	114,220.00
OFFICE EXPENSES									
6910-0000 Equipment Rep. & Maint	0.00	33.33	33.33	100.0	0.00	199.98	199.98	100.0	400.00
6915-0000 Supplies	0.00	75.00	75.00	100.0	432.11	450.00	17.89	3.98	900.00
6920-0000 Telephone & Cable - Offi	279.73	416.67	136.94	32.87	1,649.71	2,500.02	850.31	34.01	5,000.00
TOTAL OFFICE EXPENSES	279.73	525.00	245.27	46.72	2,081.82	3,150.00	1,068.18	33.91	6,300.00
ADMINISTRATION									
6970-0000 AGM Expenses - Admin.	0.00	416.67	416.67	100.0	700.66	2,500.02	1,799.36	71.97	5,000.00
6975-0000 Council Expenses - Adm	0.00	291.67	291.67	100.0	661.06	1,750.02	1,088.96	62.23	3,500.00
6980-0000 Legal Expenses	0.00	29.17	29.17	100.0	98.26	175.02	76.76	43.86	350.00
6984-0000 Postage and Printing	1,278.02	1,416.67	138.65	9.79	6,322.39	8,500.02	2,177.63	25.62	17,000.00
6985-0000 Insurance Appraisal	0.00	16.67	16.67	100.0	0.00	100.02	100.02	100.0	200.00
6990-0000 Insurance Premiums	54,596.00	54,596.00	0.00	0.00	327,576.00	327,576.00	0.00	0.00	655,152.00
6992-0000 Insurance Carrying Char	916.67	916.67	0.00	0.00	5,500.02	5,500.02	0.00	0.00	11,000.00
7000-0000 Management Fees	6,078.17	6,078.17	0.00	0.00	36,469.02	36,469.02	0.00	0.00	72,938.00
7010-0000 Property Taxes - Admin.	0.00	50.00	50.00	100.0	535.64	300.00	-235.64	-78.55	600.00
7020-0000 Security - Admin.	0.00	166.67	166.67	100.0	0.00	1,000.02	1,000.02	100.0	2,000.00
7023-0000 Emergency Preparednes	0.00	333.33	333.33	100.0	1,687.54	1,999.98	312.44	15.62	4,000.00
7025-0000 Bank Charges	10.00	12.50	2.50	20.00	60.00	75.00	15.00	20.00	150.00
7030-0000 Strata Web Site	0.00	33.33	33.33	100.0	0.00	199.98	199.98	100.0	400.00
7051-0000 Statutory Financial Revi	0.00	116.67	116.67	100.0	176.40	700.02	523.62	74.80	1,400.00
TOTAL ADMINISTRATION EXPENSE	62,878.86	64,474.19	1,595.33	2.47	379,786.99	386,845.14	7,058.15	1.82	773,690.00
TOTAL COMMON EXPENSES	95,514.05	106,300.85	10,786.80	10.15	624,665.35	637,805.10	13,139.75	2.06	1,275,610.00
TOTAL EXPENSES	139,443.25	130,700.84	-8,742.41	-6.69	787,636.15	784,205.04	-3,431.11	-0.44	1,568,410.00
NET INCOME (LOSS)	-7,653.18	-0.02	-7,653.16	-38.26	3,585.95	-0.12	3,586.07	2,988,	0.00
REVENUE UTILITIES									
Revenue - Apartment Utilities									
9260-0000 Utilities Income - Apts.	18,978.50	18,978.50	0.00	0.00	113,871.00	113,871.00	0.00	0.00	227,742.00
9262-0000 Utilities Interest Income	64.97	0.00	64.97	0	157.18	0.00	157.18	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 - (Ims1416)
August 2022


AS OF THE 6TH MONTH ENDING AUGUST 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	19,043.47	18,978.50	64.97	0.34	93,475.66	93,319.00	156.66	0.17	207,190.00
UTILITY EXPENSES									
Hydro - Apartments									
9360-0000 Electricity Kens & Mayfai	2,533.00	2,625.00	92.00	3.50	15,198.00	15,750.00	552.00	3.50	31,500.00
9365-0000 Electricity Windsor	1,529.00	1,666.67	137.67	8.26	9,174.00	10,000.02	826.02	8.26	20,000.00
Total Electricity - Apart.	4,062.00	4,291.67	229.67	5.35	24,372.00	25,750.02	1,378.02	5.35	51,500.00
Gas - Apartments									
9410-0000 Gas - Mayfair	1,122.43	2,673.33	1,550.90	58.01	12,918.80	16,039.98	3,121.18	19.46	32,080.00
9420-0000 Gas - Kensington	2,062.47	5,217.50	3,155.03	60.47	23,620.41	31,305.00	7,684.59	24.55	62,610.00
9430-0000 Gas - Windsor	1,819.75	5,083.33	3,263.58	64.20	21,915.30	30,499.98	8,584.68	28.15	61,000.00
Total Gas - Apartment	5,004.65	12,974.16	7,969.51	61.43	58,454.51	77,844.96	19,390.45	24.91	155,690.00
TOTAL UTILITIES - APARTMENT	9,066.65	17,265.83	8,199.18	47.49	82,826.51	103,594.98	20,768.47	20.05	207,190.00
NET INCOME (LOSS) UTILITIES	9,976.82	1,712.67	8,264.15	482.5	10,649.15	-10,275.98	20,925.13	203.6	0.00
REVENUE - WATER INCOME									
9650-0000 Water - Apartments	6,080.00	6,080.00	0.00	0.00	36,480.00	36,480.00	0.00	0.00	72,960.00
9700-0000 Water - Townhouses	8,892.00	8,892.00	0.00	0.00	53,352.00	53,352.00	0.00	0.00	106,704.00
9725-0000 Water - Interest Income	126.90	0.00	126.90	0	624.16	0.00	624.16	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	15,098.90	14,972.00	126.90	0.85	96,776.01	96,152.00	624.01	0.65	185,984.00
WATER EXPENSE									
9850-0000 Water Usage	15,498.67	15,498.67	0.00	0.00	82,620.37	92,992.02	10,371.65	11.15	185,984.00
TOTAL WATER	15,498.67	15,498.67	0.00	0.00	82,620.37	92,992.02	10,371.65	11.15	185,984.00
NET INCOME (LOSS) WATER	-399.77	-526.67	126.90	24.09	14,155.64	3,159.98	10,995.66	347.9	0.00

OCTOBER EVENTS Calendar



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

Sun	Mon	Tue	Wed	Thu	Fri	Sat
EXERCISE CLASSES						
Mondays and Thursdays			Tuesdays and Fridays			
WEIGHTS & BANDS 9:00am				OSTEO 9:00 am		
WALK AWAY THE POUNDS 9:30am						
1						



EVENTS at a Glance

Halloween Party & Chillii Dogs
Cash Bar
Pub Night
October 28th

Movie Nights
Sundays
October 9 & 30th
7:00pm

EXERCISE CLASSES
Mondays to Fridays

Play
SNOOKER/ POOL/ BILLIARDS
Anytime

2	3	4	5	6	7	8
Movie Night 7:00 pm 	Arts/Crafts 1-4 Canasta 6:45pm Ladies' Snooker 7pm	Bridge 6:30 pm Poker Pool 7 pm Bible Study 7 pm	Coffee 9:30 Whist 7 pm Poker 6 pm	Euchre 7 pm Dance 3:00	Pub Night BYOB	
9	10	11	12	13	14	15
Arts/Crafts 1-4 Canasta 6:45pm Ladies' Snooker 7pm	Bridge 6:30 pm Poker Pool 7 pm Bible Study 7 pm	Coffee 9:30 Whist 7 pm Poker 6 pm	Euchre 7 pm Dance 3:00	Pub Night BYOB		
16	17	18	19	20	21	22
Arts/Crafts 1-4 Canasta 6:45pm Ladies' Snooker 7pm	Bridge 6:30 pm Poker Pool 7 pm Bible Study 7 pm	Coffee 9:30 Whist 7 pm Poker 6 pm	Euchre 7 pm Dance 3:00	Pub Night BYOB		
23	24	25	26	27	28	29
Movie Night 7:00 	As Above 31 Halloween at the Gate	Bridge 6:30 pm Poker Pool 7 pm Bible Study 7 pm	Coffee 9:30 Whist 7 pm Poker 6 pm	Euchre 7 pm Dance 3:00	Halloween Party & Chillii Dogs Cash Bar Pub Night 5:00 pm	