



MONTHLY COUNCIL MEETING MINUTES TUESDAY, JANUARY 25, 2022

LOCATION/TIME - 1:00PM BY ZOOM CONFERENCE

Council: Anita Thompson, Ashley Orton, Norm Reid, Ron Plankeel & Bob Hyde.

Strata Mgt: Jesse Train and Ross Ruddick (via Zoom)

Regrets: Murray Hill

STRATA COUNCIL – 2021/2022

EXECUTIVES

Murray Hill - K406
Bob Hyde - T102
Anita Thompson - W325
Ashley Orton - T243
Norm Reid - T302
Ron Plankeel - T272

COMMITTEE ASSIGNMENTS

President, Townhouses
Vice President, Finance, Clubhouse
Secretary/Treasurer, Minutes, Social Committee
Security & Privacy, Volunteers, Ponds & Fountains, Website
Apartments, Irrigation
Bring Forward, RV Committee, Landscaping

CARETAKERS

John Unger Hours: 6:00 AM-3:30 PM-Monday to Thursday
Valerie Morris Nights/Weekends
(604) 834-4578 chelseagardens1416@gmail.com

STRATA MANAGERS: CROSSROADS

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

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

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

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

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

MOTIONS MADE BY COUNCIL MEMBERS ARE CARRIED UNANIMOUSLY UNLESS NOTED

(1) CALL TO ORDER

Bob Hyde, Vice-President, and a quorum being present called the meeting to order at 1:03 PM.

(2) ADOPTION OF PREVIOUS MINUTES

It was **MOVED** and **SECONDED** to adopt the minutes of the December 21, 2021 meeting. **CARRIED**

(3) CARETAKER REPORT FOR JANUARY 2022

I would like to send good wishes to everyone for the New Year. It was a year of ups and downs and confusion when it came to Covid protocols, and we can only hope going forward, that things will soon be back to normal. I would also like to thank Ivan for all the help he has been to us these past 2 1/2 years and to wish him the best on his new journey into retirement. I'm sure there will be no down time with all the skiing, hunting and fishing that awaits him.

This is just a reminder that if you should have a water leak it does help to put in a work request so it can be recorded but all work orders are to go in the letter slot of the office door, not into the managers mailbox of the post office. A recent water supply leak to a townhouse module could have been dealt with days sooner had the office been phoned about water running. Do not ignore water issues since damage can be extensive.

There are still parking passes to be distributed so if you have not picked yours up, please do so. General rule for use would be if your guest is staying for more than 4 hours or overnight in a visitor parking stall the visitor decal must be displayed. We are trying to keep visitor parking for visitors

I know there are some that have concerns about cracks in driveways and patios and these have been noted and prioritized and once the weather improves, Tru-level will begin to deal with the most serious of them.

Mice are on a population growth trend and if you see any telltale signs, please let the office know as soon as possible. It has been difficult trying to get rid of them. Traps and sticky traps are available in the office as a first defense. There are some stories that are worth the mention. We have a resident whose unit was overrun with the vermin. We tried everything, traps, bait, and extensive service from the pest control company. One day it was suggested that another resident's cat be let loose in the unit. The cat was borrowed and I one night alone 4 mice met their demise. We might not all like cats, but they do know how to hunt.

Rose, the new cleaner we had in the clubhouse, has moved on and was able to find a job in the health care industry for which she was trained, and we wish her well but sad to see her go since we thought we finally found someone who took pride in what they did. In the meantime, we have a replacement, Kathy and I are working out a schedule since both condos and clubhouse will be done by the same person at least for now until the clubhouse is back in full swing.

This year there will be no paper calendars from AJM. To get the schedule go to AJM Disposal, put in our address and you have the option to print. It is straight forward and easy to navigate. If you don't have a computer, the office can print one off for you.

I had a wonderful vacation visiting my son and his family. Skiing, skating on the frozen lake, evening games and the sound of a crackling fire in a remote cabin in the woods will all be part of the memories I will treasure. Although it was hard to leave my grandchildren it was nice to come home and sleep in my own bed again, and of course to see all of you again.

Until next time. Stay Safe. John

(4) FINANCIAL REPORT - ANITA

- a) The Treasurer reviewed the Financial Statements for the month of **December, 2021** with Council. It was **MOVED** and **SECONDED** to approve the financial statements prepared by CrossRoads Management. **CARRIED**
- b) The Strata Manager provided Council with a report on arrears and fines. The Strata Managers will follow up with the Owners by sending out arrears' letters.

Financial Report:

The month of December was not a good month for us. We spent more money than we brought in. We had a net loss for the month of December of \$14,802.61. Council is reminded to watch what you spend money on please. If we have a surplus, that helps with the following year's strata fees.

We have started to get the increases in for the upcoming year. As you noticed last month, AJM, our garbage collector has raised its prices by 9%. Water is going up 4.87%, Gas is going up 30% just to name a few. Contractors are charging us as a gas fee because gas prices have increased a lot as you notice at the pump. The one I am waiting on is our insurance as that is the biggest part of where your strata fees go.

(5) BUSINESS ARISING FROM PREVIOUS MINUTES

a) Windsor and Kensington Project –

- Deficiencies still need to be done for Kensington and lots still need to be done for the Windsor. Nova needs to finish up deficiencies. Don will do final inspection when NOVA and Mira are ready.
- Mira needs to finish some deficiencies and stairwells have some issues in Kensington and Windsor.
- 2nd floor Kensington ceiling needs re-painting it is bleeding can see different shades.

b) **Catch Basin Cleaning** – Arranged with Ace for the month of April and will include street and back yard catch basins.

c) **Filling Ivan's Position** – Jesse is reaching out to one candidate but, should owners be aware of individuals also interested, please contact Jesse or Ross.

d) **Resolution Committee Appointments** – Ross Ruddick will convene a Resolution Committee meeting in February with owners: Zenon Jalbert, Kathy McLeod, Victor Monach, and Council members: Anita Thompson, Ashley Orton and Bob Hyde.

e) **Nominations** – It is still not too late to submit a bio to be printed in the AGM package if you are running for Council. Please email it to Ross Ruddick.

f) **Cleaners** – Katherine to do apartments and clubhouse since Rose has moved on.

- start her shift in the club house at 7:30am to clean all the washrooms and restock supplies Only - which should take about an hour. Then go to the apartments to clean all 3 lobbies Only. Then return to the clubhouse to clean the remaining areas and touch up the bathrooms. Then go back to the scheduled apartment that is getting the full cleaning done for that day.

g) **Clubhouse Leak – Stained Tiles** – currently still unknown where this leak is coming from

(6) COMMITTEE REPORTS

The Strata Council regrets to inform the owners that Council Member, Cindy (Cee) Mann has resigned from Council for personal health reasons. Cee will be missed as she was an important contributor to Council deliberations and well respected by the owners. Council wishes her all the best. Cee's committee roles have been re-assigned.

a) APARTMENTS– NORM

- Norm did a walk-through of the Kensington and the Windsor to note the deficiencies with Don Marsh. all the deficiencies will be addressed. Did a walk-through of the Mayfair, everything looks good there.

b) CLUBHOUSE – BOB – No report as there are limited activities right now.

c) TOWNHOUSES – MURRAY – Approved driveway crack repairs were delayed due to weather and will be re-scheduled shortly weather permitting. Work continues on some roof repairs and worn-out shut off valves.

d) SAFETY AND SECURITY – ASHLEY

- The completion of the wiring for the camera that will face the RV gate will happen once the weather gets better (and Zenon & Ashley get braver).
- We have purchased some fencing and posts to secure the “Hobo” lot on our property adjoining the RV lot. This was approved in the budget for 2021-2022 by council, and therefore needed to be purchased within the fiscal year. The purpose was to secure with fencing what has been a means of ingress to Chelsea Gardens. The fencing was cut on several occasions to get to the RV lot. As the lot is overgrown with bushes making it hard to monitor these events. There is plenty evidence (Liquor/Drug/Pop/Cutlery remains) strewn in this area and also along the pathway parallel the left RV fence leading to the Townhouses.

Ashley suggested this because it:

- Better secures our complex at this vulnerable point (nothing is totally secure)
- Gives us usable space that can be used to store John's stuff (Gravel, Lumber, Bricks, Wood, Soil, etc.)
- He also suggested that the excess space could possibly be used for Gardening purposes, but that was NOT approved, and there seems to be no real interest in this idea.

The work will be done with the help of volunteers over time.

e) LANDSCAPING– RON –

- Shawn is catching up with the clean-up from the snowfall etc., will have a chafer problem again this year as will most of the lower mainland.

f) SOCIAL COMMITTEE

Summary of Chelsea Gardens Social Committee Meeting for January 2022

- We are really hoping to have a welcome event for our newcomers and look forward to planning it in January.

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

g) **ADMINISTRATION**

- Ashley has updated his software application for the office PC (workorders, keys, etc.) to include functionality to automatically email meeting minutes to those that have opted to go paperless. A successful test was sent with last month's minutes to the residents on the list. The more residents that opt for paperless, the less our printing costs. Also note that the minutes for the last 7 years are available on the office PC and can be copied to your memory stick should you need it. This is also available on our Website: (<https://chelseatoday.org/>)
- From John: This is just an update as to last days. Ivan will be finished January 26th but willing to come in and help John occasionally and John will be finished May 19th . This will allow Val to go on her holidays for the month of April.

h) **PONDS AND FOUNTAINS – ASHLEY**

- Nothing to report. Pond denizens have been showing some activity when it warmed up. Anna has been feeding them in Gerry's absence as needed. Thank you, Anna!

i) **EMERGENCY PREPAREDNESS – DOUG MCLEOD, Emergency Program Leader**

- The Emergency Preparedness Report is attached to these minutes.

j) **RV LOT – RON**

- There are some concerns about the fencing being modified. See above in Ashley's Safety and Security report.

k) **VOLUNTEERS – no report**

(7) NEW BUSINESS

- a) **Water leaks** – Council discussed water leaks and repair progress in two townhouses.
- b) **Mice in one unit** – There has been no recent activity.
- c) **Mechanical Contractor** – Council will hold payment on a disputed invoice and table all current quotations as they do a review of the performance of this contractor.
- d) **Snow Removal** – Thank you to all that volunteered with extra snow removal. There has been reported damage and the snow contractor will work with the landscaper on remediation. Norm will forward photos to Jesse.
- e) **Windsor Water Leak** – This is being handled by the owner's content insurance.
- f) **Items removed** – Two items, being stored outside of units, have now been removed.
- g) **Water Increase 4.87%** - Council was informed by the Treasurer that Surrey has increased the price of water in 2022.
- h) **Telus Info Session Request** – Telus will be setting up a small display in the clubhouse to advertise their fibre optic offerings. This is part of our agreement with Telus so that owners can obtain their discount off Telus services.
- i) **TH188 Root Barrier** – This has been completed, sprinklers removed – irrigation committee will handle in the spring
- j) **Roof Leaks** – John waiting for info from RDR on several units.

- k) **Tree Permits** – Council had a discussion about the onerous requirements imposed by Surrey for the removal of trees that pose concerns to irrigation and structures.
- l) **Crush Plumbing Work – January 21** – Completed. TH 194 had water pipe break
- m) **Christmas Lights** – All Christmas lights should now be down. Two units in violation of the bylaw have now taken their lights down. Lights on the Wisteria plants have been removed as they are not hardy enough as a permanent solution and a third of the bulbs are burnt out already. Their positioning makes it unmanageable to prune the Wisteria once it starts growing again. Ross Ruddick is to contact one owner regarding a possible lighting plan going forward.
- n) **2nd Floor Heat – Windsor/Kensington** – very hot due to the re-circulating heating line, not enough space for insulation of the pipes, this was reviewed in previous years and nothing can be done.
- o) **Lockers – Storing of Certain Items** – Council discussed the storage of food items in apartment storage lockers and it was noted that many of these are attracting rodents. Our pest control costs have been rising and we need to get them under control. A new rule was proposed to read as follows: No food products may be stored in apartment lockers with the exception of canned food in metal containers or preserves in properly sealing glass jars. **MOVED/SECONDER** and **CARRIED**. Although a similar rule cannot be approved for townhouses, owners are cautioned that rodents are attracted to sources of water and food (both for human and pet consumption).
- p) **Replacement Caretaker and Replacement Handyman (Ivan)** – With John’s planned retirement, The Strata Manager’s will be initiating a comprehensive search program. One candidate will be invited to a Council Zoom meeting and to do a site visit.
- q) **Water Leak TH194 – Tree Removal** – dealt with
- r) **Zone Valves** – tabled an owner appeal and we will get back to him for the next meeting.
- s) **Ivan Gift** – It was **MOVED** and **SECONDED** to give Ivan a gift card for all his dedication. **CARRIED**
- t) **Caretaker Cell Phone** – Jesse is working on a transfer of this line from the management company to Chelsea Gardens due to procedural changes at CrossRoads.
- u) **Owner Water Shut-off Valves** – Owners should know where these are in case of an emergency to prevent further damage. Please take the time to locate and tag these shut-off valves.
- v) **Eyeglass donations** – Council received a request to place boxes in lobbies to collect eyeglasses. It was **MOVED** and **SECONDED** to place boxes in the lobbies to collect eyeglasses. **CARRIED**

(8) CORRESPONDENCE

- a) An owner wrote with concerns of attendance in the clubhouse without masks. CrossRoads is seeking a legal opinion but, for now, masks are still required.
- b) An owner wrote regarding the wearing of masks and clubhouse use. (See above).
- c) An owner wrote in response to a Hearing regarding authorization to park in the RV parking and has withdrawn request to do so.
- d) An owner wrote in response to a warning letter of BBQ and Planter on deck. – Items removed.
- e) An owner wrote to advise of a broken plastic handle on patio door. Our glass supplier is checking to see if these are available for owners to purchase.
- f) An owner wrote to thank Council for their action for having their privacy back with a temporary trellis

- g) An owner wrote in response to a warning letter for use of visitor parking.
- h) An owner wrote regarding Pest Control and suggested that a cat (owned by a resident) may be available to be borrowed should units have rodent problems.
- i) The Strata Council received multiple letters/emails regarding the snow clearing that took place during the recent heavy snowfalls. Owners noted that the plow was leaving snow in front of the townhouse driveways which then required clearing by individual owners. A number of those owners received letters from Council admonishing them for shoveling the snow back onto the roadways (which double as our sidewalks) and many of those owners objected to that correspondence. This was a very difficult snow year with large accumulations of snow and a limited number of locations to dump it. Council does acknowledge that improvements do need to be made for the future and will be engaging in discussions with the snow contractor regarding the 2022/2023 snow season. Council does ask, should we receive additional snow falls, that townhouse owners do not shovel snow back onto the road but, instead, on to their lawns. Council does apologize for any inconveniences to owners this year.
- j) An owner wrote with several issues / suggestions and these will be discussed by the Resolution Committee.
- k) A suggestion to close the hot tub to send a message to abusers who continue to use oils and lotions was not accepted by Council. Individuals will be dealt with on a case-by-case basis.
- l) An owner wrote with a request to keep lights up on the Wisteria. Ross will reach out to the owner.
- m) Owner wrote to advise of barking dogs. The pet owner was contacted but Council will follow up to see if the issue has been resolved.
- n) An owner wrote to advise of Minutes in the lobby being removed too soon. The minutes do not get removed by our staff but we have slowly been cutting back on the printed copies in order to save money on printing. Minutes are available on the Chelsea Today website and up to seven years of minutes can be downloaded at the Chelsea office onto a USB stick that you would bring along. Electronic copies of minutes are preferred by realtors rather than stacks of paper minutes.
- o) Council received correspondence from owners objecting to the creation of a community garden for a variety of reasons, including rodent control. There will be NO community garden at this time and owner consultation would be done should this be advanced in the future.
- p) An owner wrote to request an alteration letter. The owner will need to engage an engineer to ensure that the wall is not load bearing.
- q) An owner wrote regarding water damage to ceiling and a possible re-imburement of a previous chargeback. This will be investigated and discussed at the next meeting.
- r) An owner wrote with an objection to increasing the allowable decibel ratings on split system air conditioning. This is a possible bylaw amendment to be voted on at the next AGM and the owner can voice their objections at that time.
- s) An owner wrote to request the installation of a gas stove to replace their electric stove in an apartment. Council denied the request as natural gas is a common expense shared by all apartment owners. The Strata Manager will respond.
- t) An owner noted that they will cease placing notes on a neighbours' door and, instead, go through strata should there be future complaints.

- u) Council received correspondence objecting to the prohibition of unvaccinated people using the clubhouse. Council stands by their position on serious health issue during the pandemic, unless otherwise advised by legal counsel.

(9) QUOTES TO REVIEW

- a) **Clubhouse Hot Water Tank and Maintenance Quote** – This item has been tabled until issues with the mechanical contractor have been resolved.
- b) **Spa Filter Repair** - \$855.00 plus GST =\$897.75 – John gave approval based on the go-ahead by Council and will be replaced in March

(10) QUOTES TO INCLUDE IN FUTURE BUDGETING/RESOLUTIONS

The Council discussed a number of “wish-list” items provided by individual Council members. These, if approved, would be included in the 2022/2023 proposed budget and/or spending resolutions presented to the owners for approval. Each item was discussed and voted on.

Mayfair/Kensington Security Cam Upgrade - It was **MOVED** and **SECONDED** to accept the budget item in the amount of \$4,200.00 to upgrade the security cameras in the Mayfair and Kensington. This will be added to the next budget prepared. **CARRIED**

Extend Storage Capacity for Clubhouse and Mayfair/Kensington – It was **MOVED** and **SECONDED** to purchase PVRs in the amount of \$1000.00. This will be included in the next budget. **CARRIED**

Chaffer Beatle – It was **MOVED** and **SECONDED** to accept the estimate in the amount of \$2,677.50 to deal with the Chaffer Beatle. This will be added to the next budget. **CARRIED**

Moss Hanging Baskets – It was **MOVED** and **SECONDED** to spend up to \$900.00 to purchase 4 moss hanging baskets for the gazebo and 5 for the centre island. This will be included in the next budget. **CARRIED**

Seasonal Annuals – It was **MOVED** and **SECONDED** to spend up to \$1,200.00 to purchase seasonal annuals. This will be added to the next budget. **CARRIED**

Root Bound Soil – It was **MOVED** and **SECONDED** to spend up to \$1,000.00 to remove compacted and root bound soil at the front of the clubhouse and to upgrade and add topsoil to the planted bed. This will be added to the next budget. **CARRIED**

Tree Roots – It was **MOVED** and **SECONDED** to approve the estimate in the amount of \$3,097.50 to remove and dispose of tree roots growing through back lawns of the townhouses. This price includes supply and application of soil and grass seed to areas. This will be added to the next budget. **CARRIED**

Emergency Preparedness – It was **MOVED** and **SECONDED** to add Emergency Preparedness to the next budget up to \$4,000.00. **CARRIED**

Catch Basins - It was **MOVED** and **SECONDED** to spend up to \$8,000.00 – This will be added to the next budget. **CARRIED**

Re-do Flooring in Change Room and Pool Deck – This item was tabled until a later date.

CRF – Garage Doors – Murray has asked that the budget for Garage Doors be increased to \$40,000 from \$35,000 to get the doors completely done in the next two years This will be discussed further by the RESOLUTION COMMITTEE.

CRF – Townhouses – Building Envelope – Murray has asked that Townhouse Envelope repair be increased to \$85,000 from \$80,000 as the cost of material has increased dramatically. This will be discussed further by the RESOLUTION COMMITTEE.

(11) ADJOURNMENT

The meeting was adjourned at 4:10 PM.

The next Council meeting is Tuesday, February 22, 2022 at 1:00 PM – Zoom or Fireside Room

MANDATORY MASK WEARING STILL IN EFFECT

Based on the order of the Chief Medical Health Officer of BC, masks are now required in all public buildings and this does include strata corporations. Please wear one when in ALL areas of the clubhouse and Condo buildings Thank you for your cooperation with this requirement. Stay safe everyone. Owners accessing the pub and Fireside Room for social activities may remove masks when seated but are not to “table hop”.



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.



CHELSEA GARDENS EMERGENCY PREPAREDNESS

January 2022

Chelsea Program Goal – To ensure to the best of our abilities that, following an emergency event, Chelsea Gardens residents and visitors are kept safe from any subsequent hazards, treated immediately and effectively for injuries incurred, transported to medical care as soon as practical, if necessary, provided with care and shelter in the period immediately following the event and that property, facilities and equipment are protected from further damage.

The Emergency program is always looking for more effective ways to communicate with the residents in Chelsea Gardens. With this in mind, we have prepared the first few videos in a YouTube series, each related to a specific aspect of our program. These will be made available on the Chelsea Gardens website, with one posted periodically for your convenient viewing, and the posting noted in Council Minutes when available.

Bob Greenwood (who recently passed) was our chosen spokesperson for these videos and we managed to do 3 of them featuring him.

Bob will be remembered in many ways within the community, including his volunteer work and commitment to the Emergency Program. This page is dedicated to our volunteer, co-worker, friend.

The following is a link to the first of many Emergency Program videos to follow

(You can copy/paste this on YouTube – or visit the Chelsea Today Website and click on the Chelsea Today Blog tab.)

<https://youtu.be/3NsYnKlxGtE>

Volunteers are always needed because many Chelsea residents travel, so please get involved in any way, and call Doug McLeod (Head of Leadership Team) at 604-996-3504 or email Doug at kdmcleod@telus.net. All Chelsea volunteers would love to have you on board.

Balance Sheet (Accrual)
CHELSEA - Operations - 02 - (lms1416)
December 2021

Page 1
01/18/2022
09:57 PM

AS OF THE 10TH MONTH ENDING DECEMBER 31, 2021

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	78,519.26
1027-0000 Bank - Water Surcharge	24,914.94
1028-1300 Bank - Golf Tournament Funds	3,118.63
1029-0000 Bank - Apt Utilities	11,173.37
1030-0000 Bank - Exercise Room	1,218.47
1040-0000 Bank - Social Committee	5,762.92
1200-0000 Prepaid Insurance	106,063.20
1205-0000 Prepaid Expenses	7,292.97
1300-0000 Accounts Receivable	7,799.60

TOTAL ASSETS

246,080.71

LIABILITIES

2010-0000 Accounts Payable	38,177.52
2014-0000 Accrued Water & Sewer	29,144.84
2017-0000 Social Committee Fund	5,762.92
2018-0000 Exercise Room	1,218.47
2019-0000 Golf Tournament Fund	3,118.63
2035-0000 Security Deposits	300.00
2040-0000 Due to Contingency	966.00
2040-0003 Due to Contingency-Insurance	106,063.20
2170-0000 Vacation Payable	3,474.85
2250-0000 Pre-Paid Fees	9.63

TOTAL LIABILITIES

188,236.06

OWNERS' EQUITY

INSURANCE LEVY

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

3500-0000 Net Income - Prior Years	19,460.10
3510-0000 Net Income - Current Year	46,353.02
3510-2000 Net Income - Utilities	-3,738.57
3510-3000 Net Income - Water & Sewer	-4,229.90

TOTAL OWNERS' EQUITY

57,844.65

TOTAL LIABILITIES AND EQUITY

246,080.71

Date: JAN 18 / 2022
Accountant: [Signature]
Property Manager: [Signature]

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

**December 2021
AS OF THE 10TH MONTH ENDING DECEMBER 31, 2021**

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	58,522.30	58,522.17	0.13	0.00	585,224.08	585,221.70	2.38	0.00	702,266.00
4012-0000 CRF Strata Fees - Apart	-14,024.50	-14,024.50	0.00	0.00	-140,245.00	-140,245.00	0.00	0.00	-168,294.00
4015-0000 Parking & Scooter Parki	487.00	458.33	28.67	6.26	4,795.00	4,583.30	211.70	4.62	5,500.00
4015-0100 EV Charging	30.00	0.00	30.00	0	240.00	0.00	240.00	0	0.00
4022-0000 Move in/out	200.00	66.67	133.33	199.9	2,300.00	666.70	1,633.30	244.9	800.00
4025-0000 Prior Year Surplus (Defic	1,474.75	1,474.75	0.00	0.00	14,747.50	14,747.50	0.00	0.00	17,697.00
TOTAL	46,689.55	46,497.42	192.13	0.41	467,061.58	464,974.20	2,087.38	0.45	557,969.00
OTHER									
4030-0000 Strata Fees	107,362.00	107,362.00	0.00	0.00	1,073,620.00	1,073,620.00	0.00	0.00	1,288,344.00
4032-0000 CRF Strata Fees - Town	-30,511.83	-30,511.83	0.00	0.00	-305,118.30	-305,118.30	0.00	0.00	-366,142.00
4037-0000 Prior Year Surplus	3,067.75	3,067.75	0.00	0.00	30,677.50	30,677.50	0.00	0.00	36,813.00
TOTAL	79,917.92	79,917.92	0.00	0.00	799,179.20	799,179.20	0.00	0.00	959,015.00
OTHER									
4040-0000 Rental - Fireside Lounge	0.00	41.67	-41.67	-100.0	250.00	416.70	-166.70	-40.00	500.00
4045-0000 Rental - Caretaker Suite	600.00	600.00	0.00	0.00	6,000.00	6,000.00	0.00	0.00	7,200.00
4050-0000 Rental - Guest Suites	360.00	333.33	26.67	8.00	4,720.00	3,333.30	1,386.70	41.60	4,000.00
4055-0000 R.V. Parking	760.00	733.33	26.67	3.64	7,290.00	7,333.30	-43.30	-0.59	8,800.00
4061-0000 Bylaw Fines	100.00	0.00	100.00	0	550.00	0.00	550.00	0	0.00
4062-0000 Dish and Cutlery Rental	0.00	0.00	0.00	0	25.00	0.00	25.00	0	0.00
4065-0000 Interest Income	102.72	58.33	44.39	76.10	1,336.12	583.30	752.82	129.0	700.00
4066-0000 Remote Control Sale	390.00	125.00	265.00	212.0	1,980.00	1,250.00	730.00	58.40	1,500.00
4084-0000 Keys	10.00	0.00	10.00	0	85.00	0.00	85.00	0	0.00
TOTAL OTHER	2,322.72	1,891.66	431.06	22.79	22,236.12	18,916.60	3,319.52	17.55	22,700.00
TOTAL INCOME	128,930.19	128,307.00	623.19	0.49	1,288,476.90	1,283,070.00	5,406.90	0.42	1,539,684.00
TOWNHOUSE EXPENSES									
6030-0000 Apt Janitor/Contract Ser	2,089.50	1,700.00	-389.50	-22.91	16,518.49	17,000.00	481.51	2.83	20,400.00
6208-0000 Building Maint. - Apartm	361.44	3,333.33	2,971.89	89.16	14,714.97	33,333.30	18,618.33	55.86	40,000.00
6215-0000 Equipment Maint.-Apart	4,091.54	5,167.50	1,075.96	20.82	70,853.25	51,675.00	-19,178.25	-37.11	62,010.00
6268-0050 Elevator Maint. - Apartm	1,204.83	1,458.33	253.50	17.38	14,243.64	14,583.30	339.66	2.33	17,500.00
6275-0000 Gate & Door Maint. - Ap	492.45	500.00	7.55	1.51	4,309.52	5,000.00	690.48	13.81	6,000.00
6279-0000 Garbage Pick-up - Apts.	2,811.18	2,175.00	-636.18	-29.25	22,748.76	21,750.00	-998.76	-4.59	26,100.00
TOTAL EXPS. BEFORE UTILITIES	11,050.94	14,334.16	3,283.22	22.90	143,388.63	143,341.60	-47.03	-0.03	172,010.00
TOWNHOUSE EXPENSES									
6315-0000 Building Maint. - Townho	17,578.09	4,834.92	-12,743.17	-263.5	50,261.66	48,349.20	-1,912.46	-3.96	58,019.00
6320-0000 Garbage Pick-up - Town	4,738.73	5,108.33	369.60	7.24	50,793.05	51,083.30	290.25	0.57	61,300.00
TOTAL OPERATING EXPS. - T.H.	22,316.82	9,943.25	-12,373.57	-124.4	101,054.71	99,432.50	-1,622.21	-1.63	119,319.00
COMMON EXPENSES									
LANDSCAPING & GROUNDS									
6415-0000 Landscape Contract	11,838.75	12,070.00	231.25	1.92	118,387.50	120,700.00	2,312.50	1.92	144,840.00
6425-0000 Drainage Repair & Maint	0.00	1,250.00	1,250.00	100.0	13,736.18	12,500.00	-1,236.18	-9.89	15,000.00
6435-0000 Plant Replacement & Im	0.00	1,250.00	1,250.00	100.0	8,294.72	12,500.00	4,205.28	33.64	15,000.00
6440-0000 Irrigation System	0.00	333.33	333.33	100.0	1,655.99	3,333.30	1,677.31	50.32	4,000.00
6455-0000 Snow Removal	9,238.62	833.33	-8,405.29	-1,008	9,838.62	8,333.30	-1,505.32	-18.06	10,000.00
TOTAL LANDS. & GROUNDS	21,077.37	15,736.66	-5,340.71	-33.94	151,913.01	157,366.60	5,453.59	3.47	188,840.00
REPAIR & MAINTENANCE- GENER									
6510-0000 Repair & Maintenance	587.50	1,583.33	995.83	62.89	14,491.49	15,833.30	1,341.81	8.47	19,000.00
6515-0000 Equipment Rep. & Maint	326.96	1,333.33	1,006.37	75.48	11,970.15	13,333.30	1,363.15	10.22	16,000.00
6520-0000 Supplies Equipment - Co	22.36	466.67	444.31	95.21	760.09	4,666.70	3,906.61	83.71	5,600.00
6525-0000 Supplies Maintenance-C	2,296.26	375.00	-1,921.26	-512.3	4,048.10	3,750.00	-298.10	-7.95	4,500.00
6530-0000 Supplies Cleaning - Com	0.00	41.67	41.67	100.0	43.12	416.70	373.58	89.65	500.00
6535-0000 Enterphone and Security	60.66	791.67	731.01	92.34	6,961.54	7,916.70	955.16	12.07	9,500.00
6560-0000 Gate Repair & Maint. - C	0.00	250.00	250.00	100.0	1,027.27	2,500.00	1,472.73	58.91	3,000.00
6565-0000 Pest Control - Common	1,580.69	666.67	-914.02	-137.1	8,419.02	6,666.70	-1,752.32	-26.28	8,000.00

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

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December 2021

AS OF THE 10TH MONTH ENDING DECEMBER 31, 2021

	<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 REPAIR & MAINT.	4,874.43	5,508.34	633.91	11.51	47,720.78	55,083.40	7,362.62	13.37	66,100.00
UTILITIES									
6576-0000 Electricity	166.00	175.00	9.00	5.14	1,627.05	1,750.00	122.95	7.03	2,100.00
6577-0000 Electricity Ponds - Com	359.00	416.67	57.67	13.84	3,569.91	4,166.70	596.79	14.32	5,000.00
6580-0000 Electricity Stream - Com	701.00	683.33	-17.67	-2.59	6,740.09	6,833.30	93.21	1.36	8,200.00
6595-0000 Telephone Caretaker	140.00	150.00	10.00	6.67	1,329.36	1,500.00	170.64	11.38	1,800.00
TOTAL UTILITIES	1,366.00	1,425.00	59.00	4.14	13,266.41	14,250.00	983.59	6.90	17,100.00
RV LOT EXPENSES									
6640-0000 Repair & Maintenance -	190.89	125.00	-65.89	-52.71	881.19	1,250.00	368.81	29.50	1,500.00
6690-0000 Electricity - RV Lot	66.00	79.17	13.17	16.64	696.86	791.70	94.84	11.98	950.00
TOTAL OPERATING EXPS-RV LOT	256.89	204.17	-52.72	-25.82	1,578.05	2,041.70	463.65	22.71	2,450.00
RECREATION CENTRE - COMMON									
6710-0000 Bldg Repair & Maint-Rec	371.92	833.33	461.41	55.37	3,549.75	8,333.30	4,783.55	57.40	10,000.00
6712-0000 Equip. Rep. & Maint.-Clu	2,930.81	1,750.00	-1,180.81	-67.47	19,611.59	17,500.00	-2,111.59	-12.07	21,000.00
6715-0000 Lock Up Costs - Rec. Ce	75.00	125.00	50.00	40.00	750.00	1,250.00	500.00	40.00	1,500.00
6720-0000 Guest Suites Telephone-	144.66	58.33	-86.33	-148.0	812.94	583.30	-229.64	-39.37	700.00
6725-0000 Exercise Equip R & M-R	0.00	500.00	500.00	100.0	442.34	5,000.00	4,557.66	91.15	6,000.00
6730-0000 Workshop R & M-Rec. C	0.00	125.00	125.00	100.0	0.00	1,250.00	1,250.00	100.0	1,500.00
6735-0000 Pool Repair & Maint.-Re	2,595.81	708.33	-1,887.48	-266.4	5,313.64	7,083.30	1,769.66	24.98	8,500.00
6740-0000 Pool Supplies & Chemic	670.19	333.33	-336.86	-101.0	3,412.55	3,333.30	-79.25	-2.38	4,000.00
6750-0000 Cleaning Supplies-Rec.	215.97	166.67	-49.30	-29.58	1,906.10	1,666.70	-239.40	-14.36	2,000.00
6755-0000 Window & Carpet Cleani	0.00	83.33	83.33	100.0	315.00	833.30	518.30	62.20	1,000.00
6764-0000 Electricity - Rec. Centre	1,607.00	1,791.67	184.67	10.31	15,976.93	17,916.70	1,939.77	10.83	21,500.00
6765-0000 Gas - Rec. Centre	1,267.97	1,141.67	-126.30	-11.06	11,306.69	11,416.70	110.01	0.96	13,700.00
TOTAL OPER. EXPS-REC. CENTRE	9,879.33	7,616.66	-2,262.67	-29.71	63,397.53	76,166.60	12,769.07	16.76	91,400.00
SALARIES & BENEFITS									
6820-0000 Caretaker Salary and Be	5,344.54	5,375.00	30.46	0.57	50,788.43	53,750.00	2,961.57	5.51	64,500.00
6830-0000 Caretaker Assistant Wag	911.50	1,625.00	713.50	43.91	15,381.60	16,250.00	868.40	5.34	19,500.00
6865-0000 R. C. Janitor Wages and	1,680.00	1,791.67	111.67	6.23	14,281.47	17,916.70	3,635.23	20.29	21,500.00
6875-0000 Payroll Costs	647.92	935.00	287.08	30.70	8,906.11	9,350.00	443.89	4.75	11,220.00
6890-0000 Workers Compensation	0.00	125.00	125.00	100.0	189.64	1,250.00	1,060.36	84.83	1,500.00
TOTAL SALARIES & PAYROLL COS	8,583.96	9,851.67	1,267.71	12.87	89,547.25	98,516.70	8,969.45	9.10	118,220.00
OFFICE EXPENSES									
6910-0000 Equipment Rep. & Maint	0.00	33.33	33.33	100.0	0.00	333.30	333.30	100.0	400.00
6915-0000 Supplies	0.00	83.33	83.33	100.0	634.65	833.30	198.65	23.84	1,000.00
6920-0000 Telephone & Cable - Offi	306.55	433.33	126.78	29.26	3,818.89	4,333.30	514.41	11.87	5,200.00
TOTAL OFFICE EXPENSES	306.55	549.99	243.44	44.26	4,453.54	5,499.90	1,046.36	19.03	6,600.00
ADMINISTRATION									
6970-0000 ACGM Expenses - Admin.	0.00	416.67	416.67	100.0	3,096.24	4,166.70	1,070.46	25.69	5,000.00
6975-0000 Council Expenses - Adm	500.00	266.67	-233.33	-87.50	2,983.84	2,666.70	-317.14	-11.89	3,200.00
6980-0000 Legal Expenses	0.00	41.67	41.67	100.0	203.66	416.70	213.04	51.13	500.00
6984-0000 Postage and Printing	1,941.65	1,458.33	-483.32	-33.14	15,060.01	14,583.30	-476.71	-3.27	17,500.00
6985-0000 Insurance Appraisal	1,076.25	16.67	-1,059.58	-6,356	1,076.25	166.70	-909.55	-545.6	200.00
6990-0000 Insurance Premiums	53,031.58	53,031.58	0.00	0.00	530,315.80	530,315.80	0.00	0.00	636,379.00
6992-0000 Insurance Carrying Char	875.00	875.00	0.00	0.00	8,750.00	8,750.00	0.00	0.00	10,500.00
7000-0000 Management Fees	6,018.00	6,018.00	0.00	0.00	60,180.00	60,180.00	0.00	0.00	72,216.00
7010-0000 Property Taxes - Admin.	0.00	33.33	33.33	100.0	554.00	333.30	-220.70	-66.22	400.00
7020-0000 Security - Admin.	0.00	416.67	416.67	100.0	302.35	4,166.70	3,864.35	92.74	5,000.00
7023-0000 Emergency Preparednes	512.40	500.00	-12.40	-2.48	2,789.66	5,000.00	2,210.34	44.21	6,000.00
7025-0000 Bank Charges	10.00	12.50	2.50	20.00	100.00	125.00	25.00	20.00	150.00
7030-0000 Strata Web Site	55.63	33.33	-22.30	-66.91	215.67	333.30	117.63	35.29	400.00
7050-0000 Miscellaneous	0.00	0.00	0.00	0	0.09	0.00	-0.09	0	0.00
7051-0000 Statutory Financial Revi	0.00	16.67	16.67	100.0	176.40	166.70	-9.70	-5.82	200.00
TOTAL ADMINISTRATION EXPENSE	64,020.51	63,137.09	-883.42	-1.40	625,803.97	631,370.90	5,566.93	0.88	757,645.00
TOTAL COMMON EXPENSES	110,365.04	104,029.58	-6,335.46	-6.09	997,680.54	1,040,295.80	42,615.26	4.10	1,248,355.00
TOTAL EXPENSES	143,732.80	128,306.99	-15,425.81	-12.02	1,242,123.88	1,283,069.90	40,946.02	3.19	1,539,684.00
NET INCOME (LOSS)	-14,802.61	0.01	-14,802.62	-148.0	46,353.02	0.10	46,352.92	46.35	0.00
REVENUE UTILITIES									

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

December 2021

AS OF THE 10TH MONTH ENDING DECEMBER 31, 2021

	<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>
Revenue - Apartment Utilities									
9260-0000 Utilities Income - Apts.	12,768.08	12,768.08	0.00	0.00	127,680.80	127,680.80	0.00	0.00	153,217.00
9262-0000 Utilities Interest Income	14.93	0.00	14.93	0	114.72	0.00	114.72	0	0.00
9264-0000 Prior Year Surplus (Defic	0.00	0.00	0.00	0	-5,101.46	-5,101.00	-0.46	-0.01	-5,101.00
Total Apartment Utilities	12,783.01	12,768.08	14.93	0.12	122,694.06	122,579.80	114.26	0.09	148,116.00
UTILITY EXPENSES									
Hydro - Apartments									
9360-0000 Electricity Kens & Mayfai	2,549.00	2,500.00	-49.00	-1.96	25,337.21	25,000.00	-337.21	-1.35	30,000.00
9365-0000 Electricity Windsor	1,551.00	1,691.67	140.67	8.32	15,991.26	16,916.70	925.44	5.47	20,300.00
Total Electricity - Apart.	4,100.00	4,191.67	91.67	2.19	41,328.47	41,916.70	588.23	1.40	50,300.00
Gas - Apartments									
9410-0000 Gas - Mayfair	3,029.98	1,716.67	-1,313.31	-76.50	17,389.05	17,166.70	-222.35	-1.30	20,600.00
9420-0000 Gas - Kensington	5,927.96	3,226.33	-2,701.63	-83.74	34,614.58	32,263.30	-2,351.28	-7.29	38,716.00
9430-0000 Gas - Windsor	5,954.00	3,208.33	-2,745.67	-85.58	33,100.53	32,083.30	-1,017.23	-3.17	38,500.00
Total Gas - Apartment	14,911.94	8,151.33	-6,760.61	-82.94	85,104.16	81,513.30	-3,590.86	-4.41	97,816.00
TOTAL UTILITIES - APARTMENT	19,011.94	12,343.00	-6,668.94	-54.03	126,432.63	123,430.00	-3,002.63	-2.43	148,116.00
NET INCOME (LOSS) UTILITIES	-6,228.93	425.08	-6,654.01	-1,565	-3,738.57	-850.20	-2,888.37	-339.7	0.00
REVENUE - WATER INCOME									
9650-0000 Water - Apartments	5,564.83	5,564.83	0.00	0.00	55,648.30	55,648.30	0.00	0.00	66,778.00
9700-0000 Water - Townhouses	8,138.50	8,138.50	0.00	0.00	81,385.00	81,385.00	0.00	0.00	97,662.00
9725-0000 Water - Interest Income	21.69	0.00	21.69	0	445.92	0.00	445.92	0	0.00
9745-0000 Prior Year Surplus (Defic	0.00	0.00	0.00	0	10,428.57	10,429.00	-0.43	0.00	10,429.00
TOTAL WATER INCOME	13,725.02	13,703.33	21.69	0.16	147,907.79	147,462.30	445.49	0.30	174,869.00
WATER EXPENSE									
9850-0000 Water Usage	14,572.42	14,572.42	0.00	0.00	152,137.69	145,724.20	-6,413.49	-4.40	174,869.00
TOTAL WATER	14,572.42	14,572.42	0.00	0.00	152,137.69	145,724.20	-6,413.49	-4.40	174,869.00
NET INCOME (LOSS) WATER	-847.40	-869.09	21.69	2.50	-4,229.90	1,738.10	-5,968.00	-343.3	0.00

Balance Sheet (Accrual)
CHELSEA - Contingency - 02 - (lms1416c)
December 2021

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AS OF THE 10TH MONTH ENDING DECEMBER 31, 2021

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	1,504,948.77
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	106,063.20

TOTAL ASSETS

2,773,559.13

LIABILITIES

2010-0000 Accounts Payable	121,416.50
2012-2500 Accrued Expenses	17,862.94

TOTAL LIABILITIES

139,279.44

OWNERS' EQUITY

3500-0000 Net Income - Prior Years	2,569,085.96
3510-0000 Net Income - Current Year	65,193.73

TOTAL OWNERS' EQUITY

2,634,279.69

TOTAL LIABILITIES AND EQUITY

2,773,559.13

Date: JAN 19 2022
Accountant: [Signature]
Property Manager: [Signature]

Budget Comparison (Accrual)
CHELSEA - Contingency - 02 - (lms1416c)
December 2021
AS OF THE 10TH MONTH ENDING DECEMBER 31, 2021

Prepared For:
Strata Plan LMS 1416 - CRF

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

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME									
4010-5000 Strata Fees - Apartment	14,024.50	14,024.50	0.00	0.00	140,245.00	140,245.00	0.00	0.00	168,294.00
4010-6000 Strata Fees - Townhome	30,511.83	30,511.83	0.00	0.00	305,118.30	305,118.30	0.00	0.00	366,142.00
TOTAL	44,536.33	44,536.33	0.00	0.00	445,363.30	445,363.30	0.00	0.00	534,436.00
4031-0000 Interest Income	1,470.49	0.00	1,470.49	0	48,374.87	0.00	48,374.87	0	0.00
4031-6000 Interest Income- Insur. L	875.00	0.00	875.00	0	8,750.00	0.00	8,750.00	0	0.00
TOTAL	2,345.49	0.00	2,345.49	0	57,124.87	0.00	57,124.87	0	0.00
TOTAL INCOME	46,881.82	44,536.33	2,345.49	5.27	502,488.17	445,363.30	57,124.87	12.83	534,436.00
6276-2021 Windsor Interior Improve	61,559.72	14,291.67	-47,268.05	-330.7	153,231.20	142,916.70	-10,314.50	-7.22	171,500.00
6277-2021 Apartment Urgent Repair	0.00	6,666.67	6,666.67	100.0	25,394.02	66,666.70	41,272.68	61.91	80,000.00
TOTAL EXPS. BEFORE UTILITIES	61,559.72	20,958.34	-40,601.38	-193.7	178,625.22	209,583.40	30,958.18	14.77	251,500.00
TOWNHOUSE EXPENSES									
6342-2021 2021 Townhouse Envelo	0.00	6,666.67	6,666.67	100.0	44,513.38	66,666.70	22,153.32	33.23	80,000.00
6344-2021 Garage Doors	110.12	2,916.67	2,806.55	96.22	23,394.92	29,166.70	5,771.78	19.79	35,000.00
6345-2021 Townhouse Flat Roof Re	145,851.29	16,666.67	-129,184.62	-775.1	145,851.29	166,666.70	20,815.41	12.49	200,000.00
TOTAL OPERATING EXPS. - T.H.	145,961.41	26,250.01	-119,711.40	-456.0	213,759.59	262,500.10	48,740.51	18.57	315,000.00
COMMON EXPENSES									
REPAIR & MAINTENANCE- GENER									
6510-2021 Depreciation Report	0.00	1,000.00	1,000.00	100.0	9,922.00	10,000.00	78.00	0.78	12,000.00
TOTAL REPAIR & MAINT.	0.00	1,000.00	1,000.00	100.0	9,922.00	10,000.00	78.00	0.78	12,000.00
RECREATION CENTRE - COMMON									
6711-2021 Clubhouse Cooling & He	0.00	3,500.00	3,500.00	100.0	34,987.63	35,000.00	12.37	0.04	42,000.00
TOTAL OPER. EXPS-REC. CENTRE	0.00	3,500.00	3,500.00	100.0	34,987.63	35,000.00	12.37	0.04	42,000.00
TOTAL COMMON EXPENSES	0.00	4,500.00	4,500.00	100.0	44,909.63	45,000.00	90.37	0.20	54,000.00
TOTAL EXPENSES	207,521.13	51,708.35	-155,812.78	-301.3	437,294.44	517,083.50	79,789.06	15.43	620,500.00
NET INCOME (LOSS)	-160,639.31	-7,172.02	-153,467.29	-2,139	65,193.73	-71,720.20	136,913.93	190.9	-86,064.00
REVENUE UTILITIES									
UTILITY EXPENSES									

**MASKS ARE
MANDATORY
IN THE
CLUBHOUSE**

**STILL
AVAILABLE**

Sign up for

**SNOOKER/
POOL/**

BILLIARDS

Max 2

See sign-up
sheet for
details

Fraser health has suspended these events until further notice.
Any changes will be announced.

FEBRUARY 2022 EVENTS

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