



MONTHLY COUNCIL MEETING MINUTES

Tuesday, May 23, 2023

LOCATION/TIME - 1:00PM LIBRARY

Council: Paul Kavanagh, Mike Williams, Ron Plankeel, Bob Hyde, Ashley Orton, & Debbie Thorburn, Paul Dhaliwal

Strata Mgt: Jesse Train

Regrets:

STRATA COUNCIL - 2022/2023

EXECUTIVES

Ashley Orton - T243
Bob Hyde - T102
Mike Williams - T219
Paul Dhaliwal - T172
Debbie Thorburn - T188
Paul Kavanagh - T164
Ron Plankeel - T272

Non-Council Assignments:

Jack Devries - T303
Zenon Jalbert - T202

COMMITTEE ASSIGNMENTS

President, Security & Privacy, Website
Treasurer, Bring Forward, Vice President
Townhouses, Secretary, Roof, Landscaping
Clubhouse, RV Committee
Apartments, Social Committee Liaison, Minutes
Treasurer, Roof, Emergency Response
Landscaping, Irrigation, Privacy, Ponds & Fountains

Fish Pond
Website

CARETAKERS

Don Kendall Hours: 7:00 AM-3:30 PM- weekdays
Valerie Morris Nights/Weekends, Monday, Thursday-Saturday 11:00 am to 1:00 pm
(604) 834-4578 chelseagardens1416@outlook.com

STRATA MANAGER: CROSSROADS

Strata Manager: Jesse Train jesse@crpm.ca

#215- 7445 132ND STREET SURREY, B.C. V3W 1J8
Phone: (778) 578-4445 Fax: (778) 578-4447

EMERGENCY CONTACT 24 HOUR SERVICE (778) 578-4445

Calling after hours 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 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****

CALL TO ORDER – 1:01 PM

ADOPTION OF PREVIOUS MINUTES

It was **MOVED, SECONDED and CARRIED** to approve the minutes from April.

CARETAKER REPORT APRIL 2023

Backflow preventers were tested and passed. Some were not available for testing and will be done at a later date.

Don worked on cleaning up outstanding work orders, mainly gutters and moss removal.

There were pest issues reported in the Kensington a follow up treatment will take place by Atlas.

There are still on-going rodent issues throughout the complex and we are working with Atlas and doing what we can.

Roof vents were painted and more will be painted as needed.

Lots of time spent on getting the pool, spa and decks ready for pool season. Unfortunately, the pool and spa have issues and we had to shutdown, ordered by Fraser Health.

All other regular maintenance items were done.

The irrigation team is in full swing and have been training and getting things up to speed.

FINANCIAL REPORT –

The council reviewed the March 2023 financials, and it was **MOVED, SECONDED and CARRIED** to adopt them as presented.

- Financial reports for April have been delayed.
- For March, the first month of this fiscal year, the Operating Budget had a surplus of \$12,182. This is a good start because we are entering the busy season when the majority of the work around the complex will be going on, along with the associated bills.
- Strata Fees – These should now be caught up and future monthly fees should be as published in the Annual General Meeting agenda package.
- Pool Liner – This is currently planned to be installed after the swimming season is over. We have put a deposit of \$2,000 so that there should not be a delay in installing it.
- Water – This is one of our biggest expenses. This year it is estimated at over \$190,000 and is based on usage. This month we have been using more than is normal. Residents are reminded that lawn watering is currently limited to Saturday morning only, 6 am to 9 am. There may be future further limitations based on water restriction stages declared by the City of Surrey or the Greater Vancouver Water District.

BUSINESS ARISING FROM PREVIOUS MINUTES

Roof Work – There are still some deficiencies on the roofs that Council needs to send to Roy Dennis Roofing.

Roof Quotes – Council is continuing to obtain quotes for the Clubhouse Roof and the townhouse roofs.

Pest Control – In regards to the ongoing ant and mice issues, there was a mouse sighting in the clubhouse. We have been doing what we can to do exclusion work on the buildings to not allow them access.

CO Sensors – The CO sensors are complete and have been tested and passed.

Snow Plow for Cart – Council will see about having the plow repaired.

Built up Gardens – Council will do a walk around of the townhouse units to identify units that have built up gardens which are known to cause rotting fascia boards that allow mice access to the townhomes.

Trash and Treasure Day – Trash and Treasure Day is scheduled for June 24th, notice will be posted. The gates will be closed on this day. A community garage sale is arranged the weekend before, June 17 and 18.

Concrete Repairs – Council will be reviewing the concrete cracks throughout the complex to create a list for Tru-Level to come out and quote on.

Visitor Parking Signs and Pavement Speed signs – Council is looking for Volunteers to help with this project. Contact Ashley if you are looking to volunteer.

Garage Doors – The list has been sent to CASP for the 32 garage doors that need to be done this year.

Fire Equipment Work – The fire panels for the Kensington and Mayfair have been completed and all the dry sprinkler valves in all the apartment parking garages have been replaced.

Glass Awning – Vetro Glass will be out soon to start the work on the glass awning of the clubhouse.

Golf Cart Battery – The golf cart battery has been changed and is working well now.

Trip Hazard Windsor Parkade – Zenon and Ashley have ground down a trip hazard in the Windsor parking garage.

CORRESPONDENCE

An Owner sent in their thoughts on how the Council election went.

A report was sent that the neighbouring complex's children have been throwing rocks or other objects at one of the Chelsea Townhouse units. Crossroads has been in contact with the manager of the other complex to report this and request that these children stop immediately.

There were several alteration requests. Council has reviewed and provided direction for approvals. Alteration letters will be sent to these units.

There were reports of mice and ant issues, Atlas Pest control has added these units to their list for action.

An Owner sent concerns about the smoke detectors and changing the batteries. If you need a hand, please contact someone for help.

An incident occurred involving a drunk resident.

A request was made to have a company come to clean a townhouse balcony. Council approved this request, but it is at the Owners expense.

An Owner sent a request to have their garage door serviced, however the work to be done is on the components of the garage door opener which is an Owner expense.

A window issue was reviewed and there was nothing wrong with the window itself, just that the blinds have always been kept closed, which causes condensation. Residents are reminded that blinds can trap moisture from your windows which can lead to mold growth on your windowsills. Please check and clean regularly.

There was a report of someone propping the fire door open to allow ease of re-entrance to the Kensington Building. This is not allowed so please use the front doors.

There was a request to host a block party, Council approved this request as long as access is maintained for emergency vehicles and anyone trying to leave or return to their unit.

There were reports of Wescan leaving behind a bunch of garbage upon pick up. Wescan will be contacted again.

There was a complaint made about the Garbage contractors AJM dumping both the garbage and organics in the same truck. There are questions as to why they request we sort it and why we pay for separate service fees if they go to the same spot. Jesse will discuss this with AJM.

A suggestion was submitted about parking signs and Council will be investigating. It was also suggested to monitor visitor parking in the early hours of the morning, however Council is not sure who would monitor parking at the time suggested.

A question was asked on how to wash the balcony when scrubbing with soapy water is not working. Council will investigate.

COMMITTEE REPORTS

APARTMENTS – Debbie

Summer weather has arrived and as people go outside to enjoy the sun they should remember that the apartment exterior doors must not be propped open. There have historically been instances where both dog owners and sun seekers go out and prop a door open for easier re-entry. This creates the security risk of unauthorized people entering the apartments and also gives an invitation for rodents to enter. Considerable funds and energy go into our attempts to eradicate mice, so please don't counter these attempts.

TOWNHOUSES – Mike

A final list of the 32 garage doors that require replacement has been sent to Casp along with contact information for the owners. They have responded with a quote of \$50,971.20 installed. They will update the availability once known.

Two townhome owners have requested to have mini-split air conditioners installed. Both are using a reputable company and the specs will be supplied.

An Owner had an issue with a loose chain on their garage door opener which has now been resolved.

A townhome owner has requested permission for a block party sometime in May. Consensus was it would be fine as long as road access was not blocked.

A townhome owner wishes to have her deck cleaned by Citrus-0 and was advised it would be fine as long as the building envelope was not damaged.

A townhome owner was contacted regarding gas/sewage smell coming through vents and the invoice he received from Westec for a service call. He will re-evaluate the issue and advise on it.

A townhome has ongoing mouse issues.

A townhome owner wishes to panel the inside of their rear deck and possibly renovate part of their kitchen. We are awaiting a response regarding a soffit question.

A townhome owner has a garage door controller issue. Barry installed a black control box that does not work with the remote. Owner has decided to purchase the correct controller (blue) and have it switched out. Once it is working the previous invoice will be amended to reflect the higher cost.

CLUBHOUSE – Paul D

The Pool failed inspection by Fraser Health for the opening of May long weekend. In future Council will be making sure the testing will be done at least a week prior to opening date. Council and Don are working on getting the Pool and Spa up and running properly.

SAFETY AND SECURITY – Ashley

We have had a couple of instances with the front gate with the gate being knocked off its track – fortunately it was a quick fix. We ask residents to be careful not to hit the gates with their vehicles, or, if you accidentally do, report it to someone (myself at 604-503-3703). There are also issues with the East gate – we tried but were unable to fix it. Citilok has been called to investigate.

Man Gates: One of the reasons that the Man Gates do not work from time to time is the way the gate shuts. Some, through wear and tear will not come to rest in the closed position and so push against the lock strike. When this happens the strike will not open. We are looking to replace the well-worn hinges to correct the situation. In the meanwhile, holding the door closed while using your fob should work.

With Zenon's help, I have been simplifying access to the apartments which now have a single key for all external doors. Also, all the man gates have now been keyed alike (the original keys were lost in antiquity). This greatly simplifies access in an emergency that includes FOB failure. As always, thank you Zenon!

LANDSCAPING – Ron

We are getting a price from Allen Brothers for the removal of the dead trees and shrubs.

Plants will get replaced upon receipt of the Work Order requesting the tree. The person requesting the replacement will be asked to provide the extra watering required.

The moss control and liming on the lawns have been done.

Fertilizing will be done mid June.

Hanging baskets will be done when the irrigation repairs are complete.

IRRIGATION – Ron

We have permission from Surrey to water more often than once a week.

Areas that are majority lawns are still limited to once a week.

We will attempt to water other areas three mornings a week.

Areas that are majority trees and shrubs, and a bit of lawn, will be judged to be trees and shrubs.

This will require some work and digging to reconfigure the existing zones.

We are repairing 3 major leaks before the system can be put online.

SOCIAL COMMITTEE

Our volunteer appreciation was not as well attended as it has been in the past, but we still had a good turnout with plenty of food and refreshments. We are so thankful for all of our volunteers. Thank you to Carole Lazar for putting together a slideshow of volunteers during covid and beyond. We decided to make our Spring Dinner Pork Loin with applesauce since last year we featured ham. This event sold out quickly, and we are looking forward to having everyone share a meal this time. We have bought the new poolside umbrellas, and are just waiting for our pool opening to put them on the deck. We be planting the poolside planters as well, and sprucing up the area by the hot tub. We welcome Linda Hart as our newest member and we are glad to have Marie Orton back with us on a fulltime basis. Our election of executives resulted in Barb Parker and Diane Moore sharing the Chair for the coming year.

ADMINISTRATION – Ashley

Victor and I have been working to add hardwired network connections in the Library, Pub and Fireside Room. We will also look at adding more wireless repeaters in these areas to make connecting to the internet more reliable and speedy. When we are done, I will change the wireless password to a simpler one: 13888, for now, it still is CHELSEAWI-FI. I am also working on the Work Order system automatically

emailing residents when any progress updates are entered into the system (that is, if you have registered your email address at the office). Again, thank you, Victor!

PONDS AND FOUNTAINS – Ron

We are still waiting for pumps, UV lights, sprinkler controls, etc. Hopefully all will be in place the 1st week of June.

RV LOT –

A sink hole has appeared in the RV lot and we are investigating the issue. A Geotechnical Engineer and Crush Plumbing and Drainage will be contacted to investigate the cause and recommend remediation.

ROOFING COMMITTEE – Paul K

Plan for 2023

1. Obtain quote from Crown for a six-unit townhouse roof. In addition to quotes from RDR and Crown, send request to Northwood and Arnold and Sons Roofing for four and six-unit roofs. Northwood may already be in the process of preparing a quote for a four unit roof.
2. Quotes to be based on a mid-term shingle (i.e. expected 40-year life) and to provide expected timeline for completion
3. Selection of next townhouse pod roof to be addressed based on review of work orders for evidence of roof issues, visual inspection and review of drone footage. Terry Aguillon to provide expert advice.
4. Obtain competitive quote(s) to replace the Clubhouse Roof – East Side.
5. Roofing Committee to review quotes for both Clubhouse and Townhouses and recommend preferred contractor(s). Terry Aguillon will assist with the review and advise.

Long-term Plan Townhouse Roofing Project

1. Given the scale and anticipated cost of the townhouse roofing project, Council consider engaging an independent third-party building inspector to assist with determining schedule of which townhouses are addressed in which year, preparation of specifications, review of quotes, and inspection of completed work.
2. Obtain quotes from building inspectors for single-year (annual) and multi-year contract. Consider on-site inspections during and after construction.
3. Determine whether roofing work is bid on an annual basis or for the entire length of the townhouse roofing project.
4. Obtain quotes (per-unit pricing) for ongoing annual roof repair and maintenance to address issues that require attention during the townhouse roofing project.

INVESTMENT COMMITTEE -

No Report.

NEW BUSINESS

Heat Pump Installations – It was **MOVED, SECONDED and CARRIED** to make it a requirement for anyone looking at installing a heat pump/AC unit that a permit must be obtained before approval can be granted.

Council Election Process and Proxies – There has been some questions around the complex on how the council election took place and the use of proxies. A proxy is a written authorization given to enable the proxy holder to act on behalf of the person appointing the proxy. A proxy:

- must be in writing, and be signed by the person appointing the proxy
- can be given for general purposes or for a specific resolution or for a specific meeting
- can be revoked by the person appointing the proxy at any time
- can be held by any person except the strata corporation's strata manager or an employee of the strata corporation

A proxy holder may do anything the person appointing the proxy can do, including: voting, proposing and seconding motions and participating in discussion at an annual or special general meeting unless limited in the appointment document.

The strata corporation is not responsible for ensuring the proxy acts as directed. The owner must ensure the proxy is prepared and educated on the possibility of further voting.

The proxy forms that were provided with the AGM package had the ability for Owners to provide the proxy to an Owner that was on Council, and this was not providing the proxy to "Council" but to that "Owner" and also provided a separate section to appoint anyone else the proxy. The Chelsea Gardens Council members, who are Owners, committed to voting as the direction listed on the proxies they received. The proxy holders who were on council committed to doing this and voted accordingly to each resolution and election of the new Council.

The issue with a directed or restricted proxy is that there is no way of controlling if that proxy holder votes as the direction was given on the proxy. In addition, as stated above it is not the responsibility of the Strata Corporation to ensure that the proxy holder acts as directed. The Owners that were on Council that received proxies to vote at the AGM did commit to voting as directed and did.

The use of the directed or restricted proxy was introduced due to the COVID 19 pandemic and moving forward we will be going back to the normal proxy format where no direction is listed. Anyone that receives a proxy is granted the ability of doing what that person could do at the meeting. It will be up to the Owner submitting the proxy and the person that is providing the proxy to discuss direction on how they would like the votes to be cast.

Shower Leak Kensington – There was a leak in the Kensington building from a units' shower. This work was covered by the insurance of that unit. There is some damage done to the common area which will be charged back.

Garage Floor Cracks – Council will review some garage floor cracks in some units. Typically all garage floors will have cracks but if the cracks are significant it will need to be reviewed by Council.

Pillow Pal Group – It was **MOVED, SECONDED and CARRIED** to approve the request for a group to use the fireside room for the Pillow Pal Group.

Keys for Irrigation Crew – It was **MOVED, SECONDED and CARRIED** to approve the use of keys for the irrigation crew for the duration of the season that the irrigation system is active.

New Government Exemptions to 55+ bylaws – Attached to these minutes is a letter from Cleveland Doan about the new changes to the 55+ exemptions.

Missing Parking Passes – A reminder to residents that a replacement parking pass will cost \$50 to replace.

Window Cleaning – The apartment window cleaning will be completed on June 12th and June 13th. Notices will be posted soon.

Kensington Main Water Line Pinhole Leak – There was a small pinhole leak on the recirculating line in the Kensington. Westech has clamped the leak and will schedule replacing the section of pipe on that line.

Power Outage – We had a recent power outage. It appears that the Mayfair battery backup failed on resumption of power and will need its internal battery to be replaced.

Broken Garage Door Panel by RDR – A quote was reviewed to repair the garage door panel that was hit by Roy Dennis Roofing during the townhouse roof replacement. The bill will be charged back to RDR.

Caretaker Helper – Council is going to look for a contractor/worker to be able to help Don out part time with work around the complex. If Volunteers are willing to help out that would be great as Don has a lot on his plate and needs a hand with various jobs around the complex.

Kabota Purchase – Council discussed the option to purchase a machine called a Kabota to carry out various jobs throughout the complex for digging and for snow removal. It was **MOVED, SECONDED and CARRIED** to authorize the expense of up to \$10,000 to purchase this type of machine. This will end up saving considerable amount in repair expenses.

Resident Phone List - The Resident Phone List is currently being updated. The plan is to have a new list ready for purchase by mid-June. The available current information may not all be accurate, so the information for new residents is being re-visited to confirm the correct telephone numbers. If you are new to Chelsea Gardens (since April 2022) please give Terry Hyde a call at 604-598-8711 to confirm that she has your latest information.

Request to use BBQ – A request was made to the Social Committee for Owners to be permitted to rent or use the BBQ on the pool deck with rental of fireside room or just in general. However this was a request requiring Strata Council approval. After discussion it was **MOVED, SECONDED and CARRIED** to allow only Social Committee Events to use the BBQ. The BBQ will not be permitted to be used by fireside room rentals or individual Owners.

Water Restrictions – Please note the Water Restrictions (below) from the City of Surrey. When reading them, please be aware that the regulations below are the “standard issue” ones.

Ron was in touch with the city to point out that “The problem here is with the layout of the landscaping and lawns they are totally intertwined with the in ground sprinkler. Most of the complex is small lawns with shrubs and trees. Last year we had 5 min of water once a week, as a result a lot of plants got lost.”

He pointed out that only 3 zones of our sprinkler system cover predominantly lawn. He requested that we therefore be allowed to water the areas that are mainly plants every morning. After reviewing Google Map the City’s Water Planning Manager granted us an exemption so that the areas that are predominantly trees and shrubs can be watered from 5 am to 9 am daily while the 3 zones that are predominantly lawn are to abide by the restriction of 5am--7am on Saturdays.

Hopefully, with the more liberal watering times we have been allotted we won’t have the loss of plants we had last year, with only being permitted to water once a week.

This exemption applies to our in ground irrigation system only and individual residents are required to follow the Stage 1 Lawn Watering Regulations as stated.

Stage 1 Lawn Watering Regulations

Outdoor watering restrictions within the Metro Vancouver region, including Surrey, are in effect from **May 1 to October 15** each year.

Residential addresses

Even-numbered addresses: Saturdays

Odd-numbered addresses: Sundays

- Automatic watering: 5 to 7am
- Manual watering: 6 to 9am

Apartments and townhouses follow complex addresses, not individual unit numbers.

Trees, Shrubs, and Flowers

Residential: 5 to 9am for sprinklers

Non-residential: 4 to 9am for sprinklers

Water at any time if hand watering or using drip irrigation.

Permitted activities during Stage 1 restrictions

- An automatic shut-off device (spray nozzle) is required on hoses.
- Water your edible plants garden at any time.
- Washing a car or a boat any day at any time with a handheld hose on gravel area or paved area where wash water cannot enter any stormwater drains. We recommend using a commercial car wash that uses less water and treats the wastewater.
- Washing or pressure washing outdoor surfaces any day at any time with a handheld hose or pressure washer.
- Filling or topping up a pool, hot tub, ornamental fountain or water feature.

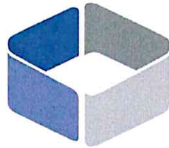
ADJOURNMENT

The meeting was adjourned at 4:34PM

The next Council meeting is Tuesday, June 20th @ 1PM 2023.

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





AGE RESTRICTION BYLAW EXEMPTIONS

May 2023

By Shawn M. Smith

Despite strata corporations having the ability to pass a bylaw restricting the age of persons who may reside in a strata lot, that power is not without its limits. S.123.2 of the Strata Property Act (SPA) provides for certain statutory exemptions to an age restriction bylaw. Those are:

1. An “under age” person living in the strata lot at the time the bylaw was passed;
2. An “under age” caregiver; and
3. Other prescribed exemptions;

In order to qualify for the first of these exemptions a person must have been residing in the strata lot “immediately before the bylaw was passed”. Residency is a question of fact, meaning that the person relying on this exemption must establish that their presence was more than temporary. In most cases, that will not be an issue.

When it comes to the caregiver exemption, the SPA does not set any particular qualifications for the caregiver to meet (i.e. they do not need to be licensed or trained). However, the resident must establish they are “dependent on caregivers for continuing assistance or direction because of disability, illness or frailty”. The terms “direction” and “frailty” raise a number of questions regarding how broad the exemption might prove to be.

Until May 1 there were no prescribed exemptions. That has now changed with the enactment of Regulation 7.01. That amendment created three new exemptions:

1. A child (being a person under 19) being cared for by a specified resident of the strata lot;
2. A person over 19 who was cared for by a specified resident while they were under 19; and
3. A spouse (being someone who is married or living in a marriage like relationship) of a specified resident.

A “specified resident” is a person who either meets the threshold age of the bylaw or is exempt because they lived there before the passage of the bylaw.

Each of these new exemptions has the potential to curtail the scope of an age restriction bylaw.

The “child exemption” is not restricted to a person’s biological offspring. It simply requires that the resident be *one of* the child’s caregivers. This would include grandchildren and even children with no direct biological connection if the specified resident cares for them. There is no requirement that the child have been living there at any particular time; meaning it would apply to children born to or adopted by a specified resident or simply brought into the strata lot to be cared for by the specified resident.

This second category is presumably intended to allow a child to remain in the strata lot once they turn 19. However, it has the potential to allow adult children to move back in with a parent. The regulation does not specify where the specified resident had to be providing care to that person before they turned 19. It does not appear to need to have been in the strata lot.

A spousal exemption is a practical and logical exemption. The definition used is quite flexible in that it does not require having been in a marriage like relationship for any particular length of time. It is simply the nature of the relationship that matters. However, the exemption applies only so long as the age compliant spouse lives in the strata lot. Should they die or otherwise cease residing there, the “under age” spouse will no longer be exempt.

Going forward there will undoubtedly be many questions to be answered about how these exemptions apply. Each claim for an exemption will need to be considered on its own facts and strata corporations will need to develop mechanisms and processes to assess whether a person qualifies for an exemption.

This article is intended for information purposes only and should not be taken as the provision of legal advice. Shawn M. Smith is lawyer whose practice focuses on strata property law. He frequently writes and lectures for strata associations. He is a partner with the law firm of Cleveland Doan LLP and can be reached at (604)536-5002 or shawn@clevelanddoan.com. He can be followed on Twitter @stratashawn.



Building Evacuations – Apartments and Townhouses

The timely, orderly and efficient evacuation of a building in an emergency situation is essential to ensuring the safety of all residents and emergency responders, and to providing the greatest degree of protection to property. All residents should be aware of and follow the procedures specified for evacuation of the apartments and townhouses.

The evacuation of a building may be required for any one of a number of situations, including: fire, natural gas leak, earthquake damage, explosion, structural failure, or an emergency situation nearby. In most cases apartment residents will be alerted by the sounding of the evacuation (fire) alarm, and townhouse residents by neighbours calling out the need for evacuation. All residents should have a copy of the evacuation procedures for their location and orange and green magnetic door decals, and should know where their apartment or townhouse zone emergency meeting place is located. If you don't have the evacuation procedures or magnetic decals, or know where your emergency meeting place is, contact Doug McLeod as noted below.

It is important that you place the appropriate magnetic decal on your entrance door when an emergency occurs and follow the appropriate procedures if you are able. Failure to do so can pose risks to emergency responders who may unnecessarily be checking on your unit to determine if you are safe.

After evacuating your unit, you should immediately go to the emergency meeting place for your apartment / townhouse zone and follow the directions of the Building / Zone Captain (wearing a Green ball cap). The Building / Zone Captain, on arrival at the meeting place, will account for those present. The Captain will indicate to the Incident Command Team anyone who is not accounted for as well as the need for any support, such as First Aid, Care & Shelter services, damage assessment, pet care, etc. Do not re-enter an evacuated building until the Building / Zone Captain or a First Responder (Fire Department Captain or Police Officer) gives the "All-Clear". Notify the Captain or Assistant Captain if you are going elsewhere in Chelsea Gardens or leaving the strata property before the "All-Clear" is given.

If you are the person initiating the evacuation by activating the alarm or by calling out the need to evacuate, report to the Building / Zone Captain after evacuating to provide details on the need for evacuation (e.g. saw or smelled smoke or fire, smelled natural gas, observed structural damage, etc., including location and extent). **For townhouse evacuations you may need to specifically contact the Zone Captain/Assistant, as these units do not have any common automated alarm system.**

Residents taking pets to the emergency meeting place are asked to gather in an area separate from other residents as designated by the Captain / Assistant Captain, as pets on leash can create tripping hazards and leave uncollected waste, and some residents are not comfortable with pets milling around them.

Our community is always changing: residents move out and others move in, some decline in capability with time, and others have changes in personal priorities. Thus volunteers leave the program. We will always need more volunteers to ensure our emergency response is effective. If you are interested in contributing to your community in a very positive way, contact the Emergency Program Leader, Doug McLeod, at kdmcleod@telus.net, or 778.591.3999.

Balance Sheet (Accrual)
CHELSEA - Operations - 02 - (lms1416)
March 2023
AS OF THE 1ST MONTH ENDING MARCH 31, 2023

Page 1
04/19/2023
12:30 PM

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	54,133.70
1027-0000 Bank - Water Surcharge	93,825.01
1028-1300 Bank - Golf Tournament Funds	3,242.42
1029-0000 Bank - Apt Utilities	34,295.64
1030-0000 Bank - Exercise Room	1,266.83
1040-0000 Bank - Social Committee	5,991.67
1200-0000 Prepaid Insurance	176,631.00
1300-0000 Accounts Receivable	26,059.86
TOTAL ASSETS	<u><u>395,663.48</u></u>

LIABILITIES

2010-0000 Accounts Payable	95,036.29
2014-0000 Accrued Water & Sewer	16,042.00
2017-0000 Social Committee Fund	5,991.67
2018-0000 Exercise Room	1,266.83
2019-0000 Golf Tournament Fund	3,242.42
2035-0000 Security Deposits	300.00
2040-0003 Due to Contingency-Insurance	176,631.00
2170-0000 Vacation Payable	657.12
TOTAL LIABILITIES	<u><u>299,167.33</u></u>

OWNERS' EQUITY

3500-0000 Net Income - Prior Years	50,981.29
3510-0000 Net Income - Current Year	9,092.07
3510-2000 Net Income - Utilities	15,568.89
3510-3000 Net Income - Water & Sewer	20,853.90
TOTAL OWNERS' EQUITY	<u><u>96,496.15</u></u>
TOTAL LIABILITIES AND EQUITY	<u><u>395,663.48</u></u>

Date: APR 19 2023
Accountant: [Signature]
Property Manager: [Signature]

Budget Comparison (Accrual)
CHELSEA - Operations - 02 - (lms1416)
March 2023
AS OF THE 1ST MONTH ENDING MARCH 31, 2023

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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,

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME									
4010-0000 Strata Fees	71,444.62	71,444.33	0.29	0.00	71,444.62	71,444.33	0.29	0.00	857,332.00
4012-0000 CRF Strata Fees - Apart	-21,036.75	-21,036.75	0.00	0.00	-21,036.75	-21,036.75	0.00	0.00	-252,441.00
4015-0000 Parking, Scooter & EV P	687.00	625.00	62.00	9.92	687.00	625.00	62.00	9.92	7,500.00
4022-0000 Move in/out	100.00	83.33	16.67	20.00	100.00	83.33	16.67	20.00	1,000.00
4025-0000 Prior Year Surplus (Defic	1,040.42	1,040.42	0.00	0.00	1,040.42	1,040.42	0.00	0.00	12,485.00
TOTAL	52,235.29	52,156.33	78.96	0.15	52,235.29	52,156.33	78.96	0.15	625,876.00
4030-0000 Strata Fees	133,013.42	133,013.42	0.00	0.00	133,013.42	133,013.42	0.00	0.00	1,596,161.00
4032-0000 CRF Strata Fees - Town	-45,767.75	-45,767.75	0.00	0.00	-45,767.75	-45,767.75	0.00	0.00	-549,213.00
4037-0000 Prior Year Surplus	2,615.25	2,615.25	0.00	0.00	2,615.25	2,615.25	0.00	0.00	31,383.00
TOTAL	89,860.92	89,860.92	0.00	0.00	89,860.92	89,860.92	0.00	0.00	1,078,331.00
OTHER									
4040-0000 Rental - Fireside Lounge	100.00	66.67	33.33	49.99	100.00	66.67	33.33	49.99	800.00
4045-0000 Rental - Caretaker Suite	600.00	600.00	0.00	0.00	600.00	600.00	0.00	0.00	7,200.00
4050-0000 Rental - Guest Suites	1,000.00	750.00	250.00	33.33	1,000.00	750.00	250.00	33.33	9,000.00
4055-0000 R.V. Parking	875.00	833.33	41.67	5.00	875.00	833.33	41.67	5.00	10,000.00
4065-0000 Interest Income	421.29	125.00	296.29	237.0	421.29	125.00	296.29	237.0	1,500.00
4066-0000 Remote Control Sale	450.00	150.00	300.00	200.0	450.00	150.00	300.00	200.0	1,800.00
4084-0000 Keys	10.00	0.00	10.00	0	10.00	0.00	10.00	0	0.00
TOTAL OTHER	3,456.29	2,525.00	931.29	36.88	3,456.29	2,525.00	931.29	36.88	30,300.00
TOTAL INCOME	145,552.50	144,542.25	1,010.25	0.70	145,552.50	144,542.25	1,010.25	0.70	1,734,507.00
6030-0000 Apt Janitor/Contract Ser	2,089.50	2,500.00	410.50	16.42	2,089.50	2,500.00	410.50	16.42	30,000.00
6208-0000 Building Maint. - Apartm	125.00	3,333.33	3,208.33	96.25	125.00	3,333.33	3,208.33	96.25	40,000.00
6215-0000 Equipment Maint.-Apart	948.19	6,250.00	5,301.81	84.83	948.19	6,250.00	5,301.81	84.83	75,000.00
6268-0050 Elevator Maint. - Apartm	1,259.85	1,458.33	198.48	13.61	1,259.85	1,458.33	198.48	13.61	17,500.00
6275-0000 Gate & Door Maint. - Ap	463.87	500.00	36.13	7.23	463.87	500.00	36.13	7.23	6,000.00
6279-0000 Garbage Pick-up - Apts.	1,743.13	2,250.00	506.87	22.53	1,743.13	2,250.00	506.87	22.53	27,000.00
TOTAL EXPS. BEFORE UTILITIES	6,629.54	16,291.66	9,662.12	59.31	6,629.54	16,291.66	9,662.12	59.31	195,500.00
TOWNHOUSE EXPENSES									
6315-0000 Building Maint. - Townho	4,254.15	5,166.67	912.52	17.66	4,254.15	5,166.67	912.52	17.66	62,000.00
6320-0000 Garbage Pick-up - Town	6,256.47	6,666.67	410.20	6.15	6,256.47	6,666.67	410.20	6.15	80,000.00
TOTAL OPERATING EXPS. - T.H.	10,510.62	11,833.34	1,322.72	11.18	10,510.62	11,833.34	1,322.72	11.18	142,000.00
COMMON EXPENSES									
LANDSCAPING & GROUNDS									
6415-0000 Landscape Contract	14,070.00	14,166.67	96.67	0.68	14,070.00	14,166.67	96.67	0.68	170,000.00
6425-0000 Drainage Repair & Maint	0.00	1,666.67	1,666.67	100.0	0.00	1,666.67	1,666.67	100.0	20,000.00
6435-0000 Plant Replacement & Im	0.00	1,083.33	1,083.33	100.0	0.00	1,083.33	1,083.33	100.0	13,000.00
6440-0000 Irrigation System	0.00	333.33	333.33	100.0	0.00	333.33	333.33	100.0	4,000.00
6455-0000 Snow Removal	100.00	1,166.67	1,066.67	91.43	100.00	1,166.67	1,066.67	91.43	14,000.00
TOTAL LANDS. & GROUNDS	14,170.00	18,416.67	4,246.67	23.06	14,170.00	18,416.67	4,246.67	23.06	221,000.00
REPAIR & MAINTENANCE- GENER									
6510-0000 Repair & Maintenance	900.00	1,583.33	683.33	43.16	900.00	1,583.33	683.33	43.16	19,000.00
6515-0000 Equipment Rep. & Maint	1,971.68	1,083.33	-888.35	-82.00	1,971.68	1,083.33	-888.35	-82.00	13,000.00
6520-0000 Supplies Equipment - Co	696.64	416.67	-279.97	-67.19	696.64	416.67	-279.97	-67.19	5,000.00
6525-0000 Supplies Maintenance-C	84.08	208.33	124.25	59.64	84.08	208.33	124.25	59.64	2,500.00
6530-0000 Supplies Cleaning - Com	0.00	41.67	41.67	100.0	0.00	41.67	41.67	100.0	500.00
6535-0000 Enterphone and Security	3,187.37	791.67	-2,395.70	-302.6	3,187.37	791.67	-2,395.70	-302.6	9,500.00
6560-0000 Gate Repair & Maint. - C	0.00	291.67	291.67	100.0	0.00	291.67	291.67	100.0	3,500.00
6565-0000 Pest Control - Common	476.05	1,333.33	857.28	64.30	476.05	1,333.33	857.28	64.30	16,000.00
TOTAL REPAIR & MAINT.	7,315.82	5,750.00	-1,565.82	-27.23	7,315.82	5,750.00	-1,565.82	-27.23	69,000.00
UTILITIES									

Budget Comparison (Accrual)
CHELSEA - Operations - 02 - (Ims1416)
March 2023

AS OF THE 1ST MONTH ENDING MARCH 31, 2023

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
6576-0000 Electricity	173.00	200.00	27.00	13.50	173.00	200.00	27.00	13.50	2,400.00
6577-0000 Electricity Ponds - Com	425.00	466.67	41.67	8.93	425.00	466.67	41.67	8.93	5,600.00
6580-0000 Electricity Stream - Com	612.00	733.33	121.33	16.55	612.00	733.33	121.33	16.55	8,800.00
6595-0000 Telephone Caretaker	95.20	141.67	46.47	32.80	95.20	141.67	46.47	32.80	1,700.00
TOTAL UTILITIES	1,305.20	1,541.67	236.47	15.34	1,305.20	1,541.67	236.47	15.34	18,500.00
RV LOT EXPENSES									
6640-0000 Repair & Maintenance -	0.00	125.00	125.00	100.0	0.00	125.00	125.00	100.0	1,500.00
6690-0000 Electricity - RV Lot	68.00	79.17	11.17	14.11	68.00	79.17	11.17	14.11	950.00
TOTAL OPERATING EXPS-RV LOT	68.00	204.17	136.17	66.69	68.00	204.17	136.17	66.69	2,450.00
RECREATION CENTRE - COMMON									
6710-0000 Bldg Repair & Maint-Rec	55.98	750.00	694.02	92.54	55.98	750.00	694.02	92.54	9,000.00
6712-0000 Equip. Rep. & Maint.-Clu	49.80	2,083.33	2,033.53	97.61	49.80	2,083.33	2,033.53	97.61	25,000.00
6715-0000 Lock Up Costs - Rec. Ce	100.00	175.00	75.00	42.86	100.00	175.00	75.00	42.86	2,100.00
6725-0000 Exercise Equip R & M-R	8,512.54	1,000.00	-7,512.54	-751.2	8,512.54	1,000.00	-7,512.54	-751.2	12,000.00
6730-0000 Workshop R & M-Rec. C	36.79	83.33	46.54	55.85	36.79	83.33	46.54	55.85	1,000.00
6735-0000 Pool Repair & Maint.-Re	3,138.68	750.00	-2,388.68	-318.4	3,138.68	750.00	-2,388.68	-318.4	9,000.00
6740-0000 Pool Supplies & Chemic	964.06	458.33	-505.73	-110.3	964.06	458.33	-505.73	-110.3	5,500.00
6750-0000 Cleaning Supplies-Rec.	324.85	183.33	-141.52	-77.19	324.85	183.33	-141.52	-77.19	2,200.00
6755-0000 Window & Carpet Cleani	0.00	83.33	83.33	100.0	0.00	83.33	83.33	100.0	1,000.00
6764-0000 Electricity - Rec. Centre	1,853.00	2,000.00	147.00	7.35	1,853.00	2,000.00	147.00	7.35	24,000.00
6765-0000 Gas - Rec. Centre	1,632.80	2,166.67	533.87	24.64	1,632.80	2,166.67	533.87	24.64	26,000.00
TOTAL OPER. EXPS-REC. CENTRE	16,668.50	9,733.32	-6,935.18	-71.25	16,668.50	9,733.32	-6,935.18	-71.25	116,800.00
SALARIES & BENEFITS									
6820-0000 Caretaker Salary and Be	4,583.34	5,000.00	416.66	8.33	4,583.34	5,000.00	416.66	8.33	60,000.00
6830-0000 Caretaker Assistant Wag	1,130.26	1,625.00	494.74	30.45	1,130.26	1,625.00	494.74	30.45	19,500.00
6865-0000 R. C. Janitor Wages and	1,680.00	1,833.33	153.33	8.36	1,680.00	1,833.33	153.33	8.36	22,000.00
6875-0000 Payroll Costs	825.78	1,000.00	174.22	17.42	825.78	1,000.00	174.22	17.42	12,000.00
6890-0000 Workers Compensation	0.00	125.00	125.00	100.0	0.00	125.00	125.00	100.0	1,500.00
TOTAL SALARIES & PAYROLL COS	8,219.38	9,583.33	1,363.95	14.23	8,219.38	9,583.33	1,363.95	14.23	115,000.00
OFFICE EXPENSES									
6910-0000 Equipment Rep. & Maint	382.22	91.67	-290.55	-316.9	382.22	91.67	-290.55	-316.9	1,100.00
6915-0000 Supplies	0.00	75.00	75.00	100.0	0.00	75.00	75.00	100.0	900.00
6920-0000 Telephone & Cable - Offi	279.73	291.67	11.94	4.09	279.73	291.67	11.94	4.09	3,500.00
TOTAL OFFICE EXPENSES	661.95	458.34	-203.61	-44.42	661.95	458.34	-203.61	-44.42	5,500.00
ADMINISTRATION									
6970-0000 AGM Expenses - Admin.	3,728.78	416.67	-3,312.11	-794.9	3,728.78	416.67	-3,312.11	-794.9	5,000.00
6975-0000 Council Expenses - Adm	0.00	291.67	291.67	100.0	0.00	291.67	291.67	100.0	3,500.00
6980-0000 Legal Expenses	0.00	375.00	375.00	100.0	0.00	375.00	375.00	100.0	4,500.00
6984-0000 Postage and Printing	586.64	1,416.67	830.03	58.59	586.64	1,416.67	830.03	58.59	17,000.00
6985-0000 Insurance Appraisal	0.00	16.67	16.67	100.0	0.00	16.67	16.67	100.0	200.00
6990-0000 Insurance Premiums	58,877.00	58,877.00	0.00	0.00	58,877.00	58,877.00	0.00	0.00	706,524.00
6992-0000 Insurance Carrying Char	1,630.83	1,630.83	0.00	0.00	1,630.83	1,630.83	0.00	0.00	19,570.00
7000-0000 Management Fees	6,078.17	6,988.58	910.41	13.03	6,078.17	6,988.58	910.41	13.03	83,863.00
7010-0000 Property Taxes - Admin.	0.00	54.17	54.17	100.0	0.00	54.17	54.17	100.0	650.00
7020-0000 Security - Admin.	0.00	166.67	166.67	100.0	0.00	166.67	166.67	100.0	2,000.00
7023-0000 Emergency Preparednes	0.00	333.33	333.33	100.0	0.00	333.33	333.33	100.0	4,000.00
7025-0000 Bank Charges	10.00	12.50	2.50	20.00	10.00	12.50	2.50	20.00	150.00
7030-0000 Strata Web Site	0.00	33.33	33.33	100.0	0.00	33.33	33.33	100.0	400.00
7051-0000 Statutory Financial Revi	0.00	116.67	116.67	100.0	0.00	116.67	116.67	100.0	1,400.00
TOTAL ADMINSTRATION EXPENSE	70,911.42	70,729.76	-181.66	-0.26	70,911.42	70,729.76	-181.66	-0.26	848,757.00
TOTAL COMMON EXPENSES	119,320.27	116,417.26	-2,903.01	-2.49	119,320.27	116,417.26	-2,903.01	-2.49	1,397,007.00
TOTAL EXPENSES	136,460.43	144,542.26	8,081.83	5.59	136,460.43	144,542.26	8,081.83	5.59	1,734,507.00
NET INCOME (LOSS)	9,092.07	-0.01	9,092.08	90.92	9,092.07	-0.01	9,092.08	90.92	0.00
REVENUE UTILITIES									
Revenue - Apartment Utilities									
9260-0000 Utilities Income - Apts.	15,531.50	15,531.50	0.00	0.00	15,531.50	15,531.50	0.00	0.00	186,378.00
9262-0000 Utilities Interest Income	187.19	0.00	187.19	0	187.19	0.00	187.19	0	0.00
9264-0000 Prior Year Surplus (Defic	22,706.95	22,707.00	-0.05	0.00	22,706.95	22,707.00	-0.05	0.00	22,707.00
Total Apartment Utilities	38,425.64	38,238.50	187.14	0.49	38,425.64	38,238.50	187.14	0.49	209,085.00

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

March 2023

AS OF THE 1ST MONTH ENDING MARCH 31, 2023

	<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>
UTILITY EXPENSES									
Hydro - Apartments									
9360-0000 Electricity Kens & Mayfai	2,537.00	2,756.25	219.25	7.95	2,537.00	2,756.25	219.25	7.95	33,075.00
9365-0000 Electricity Windsor	1,593.00	1,750.00	157.00	8.97	1,593.00	1,750.00	157.00	8.97	21,000.00
Total Electricity - Apart.	4,130.00	4,506.25	376.25	8.35	4,130.00	4,506.25	376.25	8.35	54,075.00
Gas - Apartments									
9410-0000 Gas - Mayfair	3,986.58	2,741.67	-1,244.91	-45.41	3,986.58	2,741.67	-1,244.91	-45.41	32,900.00
9420-0000 Gas - Kensington	7,555.05	5,217.50	-2,337.55	-44.80	7,555.05	5,217.50	-2,337.55	-44.80	62,610.00
9430-0000 Gas - Windsor	7,185.12	4,958.33	-2,226.79	-44.91	7,185.12	4,958.33	-2,226.79	-44.91	59,500.00
Total Gas - Apartment	18,726.75	12,917.50	-5,809.25	-44.97	18,726.75	12,917.50	-5,809.25	-44.97	155,010.00
TOTAL UTILITIES - APARTMENT	22,856.75	17,423.75	-5,433.00	-31.18	22,856.75	17,423.75	-5,433.00	-31.18	209,085.00
NET INCOME (LOSS) UTILITIES	15,568.89	20,814.75	-5,245.86	-25.20	15,568.89	20,814.75	-5,245.86	-25.20	0.00
REVENUE - WATER INCOME									
9650-0000 Water - Apartments	5,760.00	5,760.00	0.00	0.00	5,760.00	5,760.00	0.00	0.00	69,120.00
9700-0000 Water - Townhouses	8,424.00	8,424.00	0.00	0.00	8,424.00	8,424.00	0.00	0.00	101,088.00
9725-0000 Water - Interest Income	416.06	0.00	416.06	0	416.06	0.00	416.06	0	0.00
9745-0000 Prior Year Surplus (Defic	22,295.84	22,296.00	-0.16	0.00	22,295.84	22,296.00	-0.16	0.00	22,296.00
TOTAL WATER INCOME	36,895.90	36,480.00	415.90	1.14	36,895.90	36,480.00	415.90	1.14	192,504.00
WATER EXPENSE									
9850-0000 Water Usage	16,042.00	16,042.00	0.00	0.00	16,042.00	16,042.00	0.00	0.00	192,504.00
TOTAL WATER	16,042.00	16,042.00	0.00	0.00	16,042.00	16,042.00	0.00	0.00	192,504.00
NET INCOME (LOSS) WATER	20,853.90	20,438.00	415.90	2.03	20,853.90	20,438.00	415.90	2.03	0.00

Balance Sheet (Accrual)
CHELSEA - Contingency - 02 - (lms1416c)
March 2023
AS OF THE 1ST MONTH ENDING MARCH 31, 2023

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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	1,858,616.01
1038-1334 Prospera GIC - 4.7860% - Feb.27/24	250,000.00
1038-1335 Prospera GIC - 4.7860% - Feb.27/24	250,000.00
1038-1336 Prospera GIC - 4.7860% - Feb.27/24	250,000.00
1038-1337 Prospera GIC - 4.7860% - Feb.27/24	250,000.00
1106-0000 Insurance Claim Receivable	162,547.16
1109-0100 Due to CRF from Operating-Insurance	176,631.00

TOTAL ASSETS

3,197,794.17

LIABILITIES

2010-0000 Accounts Payable	143,697.75
2012-2500 Accrued Expenses	53,479.05

TOTAL LIABILITIES

197,176.80

OWNERS' EQUITY

3500-0000 Net Income - Prior Years	2,921,721.81
3510-0000 Net Income - Current Year	78,895.56

TOTAL OWNERS' EQUITY

3,000,617.37

TOTAL LIABILITIES AND EQUITY

3,197,794.17

Date: APR. 19/2023
Accountant: [Signature]
Property Manager: [Signature]

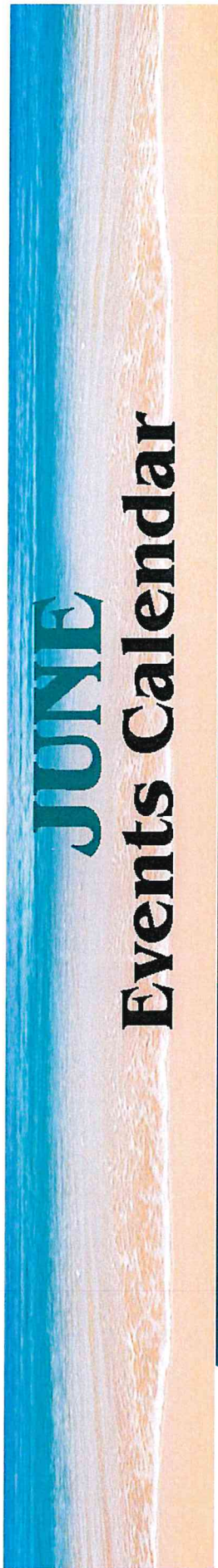
Budget Comparison (Accrual)
CHELSEA - Contingency - 02 - (lms1416c)
March 2023
AS OF THE 1ST MONTH ENDING MARCH 31, 2023

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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,

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME									
4010-5000 Strata Fees - Apartment	21,036.75	21,036.75	0.00	0.00	21,036.75	21,036.75	0.00	0.00	252,441.00
4010-6000 Strata Fees - Townhome	45,767.75	45,767.75	0.00	0.00	45,767.75	45,767.75	0.00	0.00	549,213.00
TOTAL	66,804.50	66,804.50	0.00	0.00	66,804.50	66,804.50	0.00	0.00	801,654.00
4031-0000 Interest Income	11,690.48	0.00	11,690.48	0	11,690.48	0.00	11,690.48	0	0.00
4031-6000 Interest Income- Insur. L	1,630.83	0.00	1,630.83	0	1,630.83	0.00	1,630.83	0	0.00
TOTAL	13,321.31	0.00	13,321.31	0	13,321.31	0.00	13,321.31	0	0.00
TOTAL INCOME	80,125.81	66,804.50	13,321.31	19.94	80,125.81	66,804.50	13,321.31	19.94	801,654.00
TOWNHOUSE EXPENSES									
6342-2023 2023 Townhouse Envelo	1,230.25	7,083.33	5,853.08	82.63	1,230.25	7,083.33	5,853.08	82.63	85,000.00
6344-2023 Garage Doors	0.00	4,166.67	4,166.67	100.0	0.00	4,166.67	4,166.67	100.0	50,000.00
6345-2023 Townhouse Roof Repair	0.00	16,666.67	16,666.67	100.0	0.00	16,666.67	16,666.67	100.0	200,000.00
TOTAL OPERATING EXPS. - T.H.	1,230.25	27,916.67	26,686.42	95.59	1,230.25	27,916.67	26,686.42	95.59	335,000.00
COMMON EXPENSES									
REPAIR & MAINTENANCE- GENER									
6521-2023 Fire Equipment Replace	0.00	8,333.33	8,333.33	100.0	0.00	8,333.33	8,333.33	100.0	100,000.00
TOTAL REPAIR & MAINT.	0.00	8,333.33	8,333.33	100.0	0.00	8,333.33	8,333.33	100.0	100,000.00
RECREATION CENTRE - COMMON									
6707-2023 Clubhouse Roof Replace	0.00	12,500.00	12,500.00	100.0	0.00	12,500.00	12,500.00	100.0	150,000.00
6708-2023 Clubhouse Pool Liner Re	0.00	1,666.67	1,666.67	100.0	0.00	1,666.67	1,666.67	100.0	20,000.00
6712-2023 Clubhouse Awning Rest	0.00	3,333.33	3,333.33	100.0	0.00	3,333.33	3,333.33	100.0	40,000.00
TOTAL OPER. EXPS-REC. CENTRE	0.00	17,500.00	17,500.00	100.0	0.00	17,500.00	17,500.00	100.0	210,000.00
TOTAL COMMON EXPENSES	0.00	25,833.33	25,833.33	100.0	0.00	25,833.33	25,833.33	100.0	310,000.00
TOTAL EXPENSES	1,230.25	53,750.00	52,519.75	97.71	1,230.25	53,750.00	52,519.75	97.71	645,000.00
NET INCOME (LOSS)	78,895.56	13,054.50	65,841.06	504.3	78,895.56	13,054.50	65,841.06	504.3	156,654.00
REVENUE UTILITIES									
UTILITY EXPENSES									



JUNE Events Calendar

SUMMER
Upcoming
EVENTS
at a
Glance



Pizza Pub Night
Cash Bar
June 16th
At 7:00 pm
Tickets on sale
on the night

Movie Night
Sunday,
June 18
At 7:00 pm

Pillow Pals
Every
Second Tuesday
Phone Joan
for details
604-590-1393

Play
SNOOKER/
POOL/
BILLIARDS
Anytime

Sun	Mon	Tue	Wed	Thu	Fri	Sat
Summer Exercise Monday 9:00am 10:00am 6:15 pm	Tuesday Pool Exercise Tai Chi Pool Volleyball	Thursday Pool Exercise Tai Chi	Friday Pool Exercise	1 Euchre 7 pm Dance 3:00	2 Pub Night BYOB	3
4	5 Arts/Crafts 1:00 Canasta 6:45pm Ladies' Snooker 6pm Volleyball 6:15	6 Pillow Pals 1:30 Bridge 6:30 pm	7 Coffee 9:30 Whist 7 pm Poker 6 pm	8 Euchre 7 pm Dance 3:00	9 Pub Night BYOB	10
11	12 Arts/Crafts 1:00 Canasta 6:45pm Ladies' Snooker 6pm Volleyball 6:15	13 Bridge 6:30 pm	14 Coffee 9:30 Whist 7 pm Poker 6 pm	15 Euchre 7 pm Dance 3:00	16 PIZZA NIGHT Cash Bar 4:30 	17
18 Movie Night 7:00 pm 	19 Arts/Crafts 1:00 Canasta 6:45pm Ladies' Snooker 6pm Volleyball 6:15	20 Pillow Pals 1:30 Bridge 6:30 pm	21 Coffee 9:30 Whist 7 pm Poker 6 pm	22 Euchre 7 pm Dance 3:00	23 Pub Night BYOB	24
25	26 Arts/Crafts 1:00 Canasta 6:45pm Ladies' Snooker 6pm Volleyball 6:15	27 Bridge 6:30 pm	28 Coffee 9:30 Whist 7 pm Poker 6 pm	29 Euchre 7 pm Dance 3:00	30 Pub Night BYOB	1