



# MONTHLY COUNCIL MEETING MINUTES

Tuesday, August 22, 2023

## LOCATION/TIME - 1:00PM LIBRARY

**Council:** Mike Williams, Ron Plankeel, Bob Hyde, Debbie Thorburn

**Strata Mgt:** Jesse Train

**Regrets:** Paul Dhaliwal, Ashley Orton, Paul Kavanagh

## STRATA COUNCIL - 2023/2024

### 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:

- 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-Weekends On Call, Office Monday, Thursday-Saturday 11:00 am to 1:00 pm

**Emergency only : (604) 834-4578**

**Email: [chelseagardens1416@outlook.com](mailto:chelseagardens1416@outlook.com)**

## STRATA MANAGER: CROSSROADS

Strata Manager:

Jesse Train

[jesse@crpm.ca](mailto: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 center who will then contact the Strata Managers (or their back-up) at home or cell phone.

### **NON-EMERGENCY CALLS - 604-501-0479**

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](http://www.chelseatoday.org)

**\*\*MOTIONS MADE BY COUNCIL MEMBERS ARE CARRIED UNANIMOUSLY UNLESS NOTED\*\***

## **CALL TO ORDER – 1:03 PM**

### **ADOPTION OF PREVIOUS MINUTES**

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

### **CARETAKER REPORT AUGUST 2023 – Don Kendall**

Mice are again dominating the complex. Council has arranged a meeting with Atlas.

I have inspected lower gutters on the back row. They are full and gutter cleaning has started. With Dave's help hopefully we can get the majority done in 6 weeks or so. Dave continues to work on gutter cleaning and pond clean up.

Thank you to Dave for the great work, especially on the stream ponds. The fish pond will also be cleaned Monday. This task will be taken over by Dave and I until a new volunteer comes forward.

The front fountain at the main gate was painted. I started filling it before the current water restrictions and found that the drain valve is broken and will need to be repaired before we can fill it. Mike Williams will look at it to see if he can repair it.

Another pest is flying around the complex. I removed 3 wasp nests this week and have work orders to remove 3 more.

We have a steady flow of work orders coming in which are being worked on by priority level and are starting to get cleaned up. We ask for residents to be patient. We will get to them all.

The Kensington man gate has been acting up again. I have been able to get it to work but anyone using it should pull the gate closed. I will get Zenon to look at it to see what else can be done.

The hot tub was drained and cleaned on Monday.

### **FINANCIAL REPORT – Bob Hyde**

It was **MOVED, SECONDED and CARRIED** to approve the financials as presented.

A review of the financial reporting for July show overall that the Operational Budget is still in good condition, with an overall surplus of \$101,826. A few accounts show some overspending, but is nothing unexpected and are anticipated to be within budget by the end of the fiscal year (e.g., pool, gym).

Below are some recent noteworthy expenses over the last 2 months. (Some may not show up in the July financial records as some would have been paid in June or August.)

#### **Operational Budget:**

- Trash to Treasure Day, \$5,922. (\$961 more than last year.) Given the significant amount spent, Council would like input on whether this event should continue.
- Water / Sewer Billing, \$63,788. This is 1 of 3 annual billings based on usage. For the same period last year, this is 16% more usage and 24% more billed (\$12,165).
- Fire Hydrants, \$724. Annual inspection.
- Printing, \$922. June and July Council meeting minutes.
- Cockroach Treatment, \$3,055. Treatment of a problem apartment building.
- Apartment Elevators, \$2,066. Annual safety testing plus monthly maintenance.

- Apartment/Clubhouse Fire Alarms, \$1,764. Semi-annual billing for monitoring.

Contingency Reserve Fund:

- Apartment Parkades, \$44,336. Dry sprinkler compressor and valve replacement for all three apartment buildings.
- Clubhouse Awning Repair, \$29,694. This is for resealing the glass awning pool-side room. This is \$10,000 less than budgeted, however some glass panels will need replacing.
- Townhouse Garage Doors, \$25,486. Replacement of 15 doors.
- Townhouse Roof Replacement, \$90,065. T197-T202 building. 10% held back.
- Roof Replacement Inspection Service, \$551. Professional inspection for above roofing project.
- RV Lot, \$9,066. Emergency sink-hole repair.

## **BUSINESS ARISING FROM PREVIOUS MINUTES**

**Roof Work** – Refer to the Roofing Committee Report.

**Pest Control** – The pest control situation is on-going. Council has a quote from Atlas to do exclusion for all townhouse buildings and apartments for roughly \$120,000 and the work is not guaranteed to stop any rodents from gaining access. Owners are reminded that this is an issue throughout the province, not just Chelsea Gardens. The bait is not potent enough due to the government regulations. Visible holes that create access to problem units are being plugged up, however this is not entirely stopping the problem. Owners are reminded to make sure food is stored in plastic containers, that patios and balconies are de-cluttered and units are kept clean. All of these strategies make units less attractive to pests.

Atlas met with Council and provided information:

- Next to professional total building exclusion, we are doing all we can. Even with exclusion done or not, if there's any kind of food supply in any of the building's units, the mice will continue (ie, someone is guilty of leaving food available). Mice will not hang about if there's no food.
- The black baiting boxes they utilize have a familiar homey type "hole" for the mice to go into. If there are mice in unit, the poison food they put in boxes may not be eaten if there are better food sources nearby.
- Home remedies are iffy at best. Products available over the counter are less potent than what pest control companies use. Sound emitters are ignored by mice if there's a good food source available.
- Rodents tend to hoard food. For example, Atlas has pulled out dishwashers and found dozens of pieces of dog food underneath them that can feed rodents for weeks. Pets provide a source if food left in a dog/cat dish because they're "grazers" throughout the day.
- If mouse problem exists, keep everything extra clean, containerize food in hard plastic covered containers and sweep up crumbs every night. Mice can climb onto counters to get to food left out.
- More information and tips will be made available.

Council has requested having other pest control companies come out to review the situation and provide recommendations quotes for the complex.

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

**Concrete Repairs** – Tru-level has completed the concrete work around the complex. There were a couple more areas that were added to the work.

**Painting of Visitor Parking Signs and Pavement Speed signs** – Council will be doing the visitor parking signs and pavement painting soon, before the weather turns.

**Glass Awning** – The glass awning repairs have been completed and water tested. There were a few broken seals in the windows which caused them to fog up. A quote was reviewed to replace these windows and it was **MOVED, SECONDED and CARRIED** to approve the quote from Vetro.

**Roadway Work** – Norm and Mike will be repairing the various potholes throughout the complex. They cannot do anything about the alligating areas, but this will be reviewed further for a solution to these areas.

**Condo Exposed Balcony Surface Painting** – If you have any chipped paint on the balcony floors, please report it to [jesse@crpm.ca](mailto:jesse@crpm.ca) or create a work order to identify the issue. We will make a list to have a contractor carry out the required work.

**Pathway Lighting** – Several areas have been restored, however, there are still some further issues that will be investigated and repaired as necessary.

**Expired Smoke Detectors in the Windsor** – Council is trying to obtain a supply of smoke detectors to then be installed in the Windsor building.

**Condo Horizontal and Vertical Drain Pipe Cleaning** – We are waiting for a schedule from Westech for this work to be done in the parkades of the apartment buildings. Notices will be posted when arrangements to have this done are complete. All vehicles will need to be removed from the parking garages during this work.

**Irrigation Issues** – The Irrigation crew has been restoring various issues throughout the complex. There is one issue that still needs to be figured out.

**Main Drain Line along 68<sup>th</sup> Ave** – The Strata Manager will follow up with the City on their results of videoing the line on their side of the property.

**Drain Blockage at North gate area** – It was **MOVED, SECONDED and CARRIED** to approve the quote from Crush to clear the drain by the North gate as it was reported to be almost fully blocked.

**Gate Work** – The work on the gates have been completed by precision door and gate.

## **CORRESPONDENCE**

A complaint was received about cardboard in a window to accommodate a flush mounted AC unit, this unit has acknowledged this and will have it removed.

A complaint was received about a flag poll that was installed, this was not a concern and approved.

A request was made to replace the visitor parking signs and to re-do the yellow road markings. This is being investigated.

A request was made to update the swimming pool signs. This is being investigated.

There were several alteration requests that Council reviewed and directed an alteration letter be sent.

There were complaints about parking violations throughout the complex. A parking violation ticket was issued to a violator.

Several letters were received regarding mice issues throughout the complex. This was discussed earlier in the minutes.

A report of someone dumping unapproved items in the garbage area of the Kensington building.

A response was received from a hearing about the behaviour of a unit resident. The Strata Council believe that there is no more action to be taken.

A request was made to have the landscaping that was dug up at a unit restored soon. This is being arranged with the landscapers.

A complaint was received about an oversized dog. The dog will be leaving the property soon.

A letter was received from a unit that received a letter from Council about their dog excessively barking. Their response was that they were offended that Council did not investigate the situation. However, letters are sent to Owners to advise them of a situation that may be happening. Council acts on the complaints and if there are further complaints to a situation, investigation does take place by the Council.

A few letters were received about the status of the lawns around the complex. With the water restrictions there is not much that can be done at this time. The landscapers will investigate options to restore these badly damaged areas.

Several letters were received about pruning needing to be done to overgrown areas. Council will arrange with the landscapers to take care of the priority areas at this time.

Several wasp nests were reported that Atlas or the caretakers will take care of.

A smoking complaint was received, the source unit is unknown, however, it is reminded that smoking on your balcony or patio can certainly cause a disturbance to another unit and is in violation of Bylaw 3.

Two positive letters were received about the pool party held on August 19<sup>th</sup>.

There were a few rental parking requests.

## **COMMITTEE REPORTS**

### **APARTMENTS – Debbie**

No Report

### **TOWNHOUSES – Mike**

All but 5 new garage doors have been installed in the townhouses. The remaining units will be done when their owners return.

Townhouses with window issues have been identified and a tentative on site inspection date of September 21st has been scheduled with Peak Glass to determine extent of work. The townhouses involved will be notified by letter of this date.

The new roof on Townhouse units 197 to 202 is almost completed and reroofing of Townhouse units 101 to 104 has begun.

Trulevel Concrete has completed repairs to reported concrete issues.

Several townhouse water leaks are being repaired.

### **CLUBHOUSE – Paul D**

A reminder to people who use the pool to shower before use.

It was **MOVED, SECONDED and CARRIED** to approve the purchase from an Owner a treadmill for \$300. It was not able to fit through the door, Don and Dave will partially take it apart to get it in.

## **SAFETY AND SECURITY – Ashley**

No Report

## **LANDSCAPING – Ron**

Work orders are being caught up on.

No new trees or shrubs will be planted until the dry spell is over.

With rain in the forecast the chaffer beetle control will be completed on the front lawns early next week.

Fall fertilizer will be applied in late September

Pruning throughout the backs (unit side) will be completed over the next couple of weeks.

Front of unit pruning and trimming is done on an ongoing and as required basis.

Lawn cutting and trimming will be done as and where required, we have raised the lawn cutting height until late September.

Work orders are being completed in a timely manner.

Regards,  
Shawn

## **IRRIGATION – Ron**

With Stage 2 watering restrictions in place, 3 Zones have been turned off. The rest are still on, since the area they are covering is mainly plants, shrubs, etc. Any additional watering by hand would be appreciated for any plants that appear to be drought stressed.

## **SOCIAL COMMITTEE**

The committee took August off again this year but will be back on September 8th to start another year of events. We will be having a cash bar for our end of summer burger and corn dinner. If you wish to sit poolside please bring your own unbreakable drink containers, as we are trying to produce less waste.

The piano in the library was replaced with a new electronic piano.

## **ADMINISTRATION – no report**

## **PONDS AND FOUNTAINS – Ron**

Jack DeVries, Kathy Lockwood, and Anna Razny are stepping back from the fishpond (Jack looked after the pond and Anna fed the fish and turtles for 8 years). Thank you very much to all three for years of putting a lot of time and effort into maintaining the pets and pond for all to enjoy!

Don and David, our caretakers, will look after keeping the fishpond clean. Diana Petersen and Bob Hurley will share the job of feeding the fish and turtles. Their help is much appreciated.

## **RV LOT**

Please be advised I have finished setting up the infrared beams and tested the system. It appears to be functioning well and I have now installed the strata cell phone number. I recommend we have a yellow line painted between the transmitter and receiver to let owners know not to block the beams. - Charlie

## **ROOFING COMMITTEE – Paul K**

The Roofing Committee held a meeting with the site manager from Northwood Roofing to review the findings in the inspector's report on units 197 to 202. The majority of the issues raised in the report were dealt with before the Northwood crew finished their work and exited the site. Representatives of the Roofing Committee conducted a follow-up inspection to assess the condition of the roof. Several items remain outstanding, and a follow-up meeting will be scheduled with Northwood to resolve these issues. Council has retained the customary holdback until the issues are resolved.

The replacement of the roof on units 101 to 104 is well underway. To date Phoenix Roof Consultants have carried out three inspections on this project. All issues identified in the reports have been addressed including the replacement of rotten sheeting in certain portions of the roof structure. The presence of rotten sheeting is not unexpected given the age of the roofs.

Members of the Roofing Committee conducted an informal inspection of the east-side roof on the Clubhouse. With the exception of some worn membrane, in the recess around one drain, nothing of significance was observed. Consequently, the Roofing Committee is recommending that Council defer the replacement of the east-side Clubhouse roof which was budgeted for the current year. The condition of this roof will be monitored and potential replacement will be reassessed annually. Council has authorized repairing the worn membrane.

The Roofing Committee is making the following recommendations for Council's consideration:

- 1) Defer the replacement of the Clubhouse east side roof for two to three years. Carryout ongoing maintenance including clearing roof drains twice each year. Inspect annually to reassess the condition of the roof. Get a quote from Crown Roofing to repair worn membrane around one drain. The recommendation to defer is based on an inspection done by Terry Aguillon and Paul Kavanagh.
- 2) Dispense with the requirement for a condition report of the townhouse roofs. This recommendation is based on the fact that all townhouse roofs are nearing end of life and require replacement. The Committee feels that funds would be better spent engaging a consultant to prepare detailed specifications, identify preferred contractors and review responses to the bidding process.
- 3) Engage Phoenix Roof Consultants to prepare detailed specifications, identify preferred contractors and review responses to the bidding process for the replacement of all remaining townhouse roofs. This recommendation is based on the experience and industry knowledge of Phoenix as well as the quality of their recent inspection on units 197 to 202.
- 4) At the present time defer replacing the small, all-metal roof in the front of units 197 to 202. This roof was inspected and found to be discolored. There is no evidence of leaks. Replacement of this roof should be reconsidered as part of the bigger roof replacement program which is expected to commence in 2024.

It was **MOVED, SECONDED and CARRIED** to approve the recommendations from the Roofing Committee.

## **INVESTMENT COMMITTEE**

No Report.

## **EMERGENCY PREPAREDNESS**

### Value for Your Money – average of \$10.12 per unit per year

The Chelsea Gardens Emergency Preparedness and Response Program receives its program funding through the monthly strata fees paid by strata owners. This year the program costs each strata unit in Chelsea Gardens less than \$1.00 per month. All program team members are volunteers and receive no compensation for the activities they undertake on your behalf. The Program budget covers costs for many different resources, including portable radios, First Aid kits, specialized training (Incident Command System, First Aid, Hand-held Fire Extinguishers), search and rescue supplies, a portable water filter system, portable electric generators, shelter tents, and many, many more items.

The products of the activities of program volunteers will benefit the owners for years to come - here are some examples:

- A thorough understanding of the workings of the car and pedestrian gates that may be affected in an emergency such as a power outage.
- A close look at and update of the keys that operate sensitive areas throughout the complex, again in case of an emergency where quick action is required.

- Ongoing First Aid and Defibrillator training for team members.
- Acquiring an understanding of the underground domestic and fire water supply lines throughout Chelsea Gardens. What does this mean to a resident? In the event of a pipe burst, knowing the location of water valves could allow us to isolate an area and limit flooding damage and also limit the area affected by the shut-down rather than shut off the water supply to the entire complex.

It's evident the current situation in BC highlights the importance of emergency preparedness. Even though our volunteers are prepared to handle most disasters that may occur, we hope there are none, but are better prepared nonetheless. All this with countless volunteer hours is provided by the Program team members. So the next time you talk to a volunteer, any volunteer at Chelsea Gardens, give them a big thank you.

The Emergency Preparedness team would especially like to thank Doug McLeod for his contributions to these efforts. We are extremely fortunate to have someone at Chelsea Gardens with Doug's background, knowledge and expertise in emergency management.

## **NEW BUSINESS**

**Crooked Post and Signs** – The post will be straightened and the signage will be reviewed as to the content and phrasing of new signs.

**Front Fountain/Pond Leak** – Council will have this hole repaired.

**Unit for Sale Listed 3 bedrooms** – It has been reported that an apartment unit is listed as a 3 bedroom unit. This is against the Strata Bylaws. The Realtor has been advised that this is invalid. The Bylaws state:

**37. Maximum Occupants**

(1) *Chelsea Gardens units are defined under the Strata Plan and Disclosure Statement and state a maximum of two (2) bedrooms throughout the Strata Corporation and each strata lot shall be subject to the following limits on the number of persons who may reside in the strata lot at any given time:*

(a) *no more than 2 persons in a one-bedroom strata lot;*

(b) *no more than 4 persons in a two-bedroom strata lot;*

**Clubhouse Cracked Tiles** – Don is looking into an option to repair cracked tiles. The tiles that will be replaced will be a close match but not perfect.

**TH326 Flat roof Problem** – Further investigation is needed.

**Phone Calls to Caretaker** – The Caretaker phone is only to be called in case of an emergency. It is noted that many people are calling the caretaker phone regularly to have Don look into items that are not emergencies. This takes him away from his assigned tasks and makes him less effective in completing them. Non-emergency items are what the work order system is for. You may also phone 604-501-0479 which is the Clubhouse Office number. It is reviewed by Don or Val every morning. Alternatively please fill out a work order so your requests can be added to the system and be tracked.

**Storage on Balconies** – A letter has been sent to a unit that is storing items on their balcony.

**Apartment Garbage and Recycling Issues** – There are continued reports of instances of people using the garbage and recycling areas of the apartments incorrectly.

**Water Main Issues for TH units** – Water main repairs at a couple units are in the process of being completed.

**Visitor Parking** – Council will further investigate the use of visitor parking passes and the bylaws and rules associated with them.

**Jesse Train New Baby** – It is noted that your Strata Manager has a new baby on the way, due September 13th. For the month of September Jesse will be limited in working capacity. He will be checking emails and calls every now and then and will be addressing anything urgent. Please be patient with response times during this time, until his work/life balance can be restored.

**Updated Bylaws and Rules** – The updated bylaws and rules are available on the website, [chelseatoday.org](http://chelseatoday.org). Council discussed the option of printing all new rules and bylaws for the Owners, however the cost associated with this is considerable. Anyone can access the website and have the bylaws and rules printed at their own costs. If you do not have a printer, you can download the file, add to a USB stick and take it to staples to print. You can also email [jesse@crpm.ca](mailto:jesse@crpm.ca) to get an electronic copy sent. Ashley will also email this to residents who have email registered at the office and have consented to going paperless.

**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.

Stage 2 Water Restriction in effect August 4<sup>th</sup>:

## **Stage 2 water restrictions**

### **Activities prohibited under Stage 2**

- *Lawn watering, including schools and City lawns, parks, and grass boulevards*
- *Topping up or filling pools, hot tubs, ornamental fountains or water features*
- *Operating water spray parks (unless it is equipped with user-activated switches)*

**Water restrictions will be strictly enforced by the City according to the Bylaw Contravention Fines (see Schedule 13).**

### **Activities permitted during Stage 2**

#### **Watering trees, shrubs, and flowers**

- *Residential: 5 to 9am for sprinklers, any day.*
- *Non-residential: 4 to 9am for sprinklers, any day.*
- *Water at any time, any day, if hand watering or using drip irrigation.*

#### **Other permitted activities**

- *Water your edible plants garden at any time.*
- *Wash a car or a boat any day at any time with a handheld hose on a gravel 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.*
- *Wash or pressure wash outdoor surfaces any day at any time with a handheld hose or pressure washer.*
- *Watering of fairways is allowed once a week, except when operating under an approved Water Use Plan*
- *Watering soil-based playing fields is allowed no more than 4 days per week between 7pm and 9pm, except:*
  - *if watering newly seeded fields with a valid and subsisting Special Sprinkling Permit – New Lawn; or*

- *if operating under an approved Water Use Plan.*
- *An automatic shut-off device (spray nozzle) is required on hoses.*

## ADJOURNMENT

The meeting was adjourned at 4:04PM

The next Council meeting is Tuesday, September 26 @ 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**



**Balance Sheet (Accrual)**  
**CHELSEA - Contingency - 02 (lms1416c)**  
**July 2023**

**Prepared For:**  
CHELSEA - Contingency - 02  
  
Surrey, BC

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

**ASSETS**

1025-0000	Bank - Westminster - Contingency	1,657,778.46
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	412,139.00
	<b>TOTAL ASSETS</b>	<u>3,232,464.62</u>

**LIABILITIES**

2010-0000	Accounts Payable	48,772.50
2012-2500	Accrued Expenses	10,381.80
	<b>TOTAL LIABILITIES</b>	<u>59,154.30</u>

**OWNERS EQUITY**

**RESERVES**

3500-0000	Net Income - Prior Years	2,921,721.81
3510-0000	Net Income - Current Year	251,588.51
	<b>TOTAL OWNERS' EQUITY</b>	<u>3,173,310.32</u>
	<b>TOTAL LIABILITIES AND EQUITY</b>	<u>3,232,464.62</u>

Date: AUG 21 2023  
Accountant: [Signature]  
Property Manager: [Signature]

**Budget Comparison (Accrual)**  
**CHELSEA - Contingency - 02 (lms1416c)**  
**July 2023**

Prepared For:  
CHELSEA - Contingency - 02  
  
Surrey, BC

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

	MTD Actual	MTD Budget	\$ Var	YTD Actual	YTD Budget	\$ Var	Annual	
<b>INCOME</b>								
4010-5000	Strata Fees - Apartments	21,036.75	21,036.75	0.00	105,183.75	105,183.75	0.00	252,441.00
4010-6000	Strata Fees - Townhomes	45,767.75	45,767.75	0.00	228,838.75	228,838.75	0.00	549,213.00
	<b>TOTAL</b>	<b>66,804.50</b>	<b>66,804.50</b>	<b>0.00</b>	<b>334,022.50</b>	<b>334,022.50</b>	<b>0.00</b>	<b>801,654.00</b>
4031-0000	Interest Income	8,009.39	0.00	8,009.39	43,946.81	0.00	43,946.81	0.00
4031-6000	Interest Income- Insur. Loan	1,630.83	0.00	1,630.83	8,154.15	0.00	8,154.15	0.00
	<b>TOTAL</b>	<b>9,640.22</b>	<b>0.00</b>	<b>9,640.22</b>	<b>52,100.96</b>	<b>0.00</b>	<b>52,100.96</b>	<b>0.00</b>
	<b>TOTAL INCOME</b>	<b>76,444.72</b>	<b>66,804.50</b>	<b>9,640.22</b>	<b>386,123.46</b>	<b>334,022.50</b>	<b>52,100.96</b>	<b>801,654.00</b>
<b>TOWNHOUSE EXPENSES</b>								
6342-2023	2023 Townhouse Envelope Repairs	8,837.77	7,083.33	-1,754.44	23,013.08	35,416.65	12,403.57	85,000.00
6344-2023	Garage Doors	0.00	4,166.67	4,166.67	0.00	20,833.35	20,833.35	50,000.00
6345-2023	Townhouse Roof	8,065.62	16,666.67	8,601.05	8,065.62	83,333.35	75,267.73	200,000.00
	<b>TOTAL OPERATING EXPS. - T.H.</b>	<b>16,903.39</b>	<b>27,916.67</b>	<b>11,013.28</b>	<b>31,078.70</b>	<b>139,583.35</b>	<b>108,504.65</b>	<b>335,000.00</b>
<b>REPAIR &amp; MAINTENANCE- GENERAL</b>								
6510-2023	Sinkhole Remediation	-1,000.00	0.00	1,000.00	9,066.75	0.00	-9,066.75	0.00
6521-2023	Fire Equipment Replacement	0.00	8,333.33	8,333.33	62,695.50	41,666.65	-21,028.85	100,000.00
	<b>TOTAL REPAIR &amp; MAINT.</b>	<b>-1,000.00</b>	<b>8,333.33</b>	<b>9,333.33</b>	<b>71,762.25</b>	<b>41,666.65</b>	<b>-30,095.60</b>	<b>100,000.00</b>
<b>RECREATION CENTRE - COMMON</b>								
6707-2023	Clubhouse Roof Replacement	0.00	12,500.00	12,500.00	0.00	62,500.00	62,500.00	150,000.00
6708-2023	Clubhouse Pool Liner Replacement	0.00	1,666.67	1,666.67	2,000.00	8,333.35	6,333.35	20,000.00
6712-2023	Clubhouse Awning Restoration	29,694.00	3,333.33	-26,360.67	29,694.00	16,666.65	-13,027.35	40,000.00
	<b>TOTAL OPER. EXPS-REC. CENTRE</b>	<b>29,694.00</b>	<b>17,500.00</b>	<b>-12,194.00</b>	<b>31,694.00</b>	<b>87,500.00</b>	<b>55,806.00</b>	<b>210,000.00</b>
	<b>TOTAL COMMON EXPENSES</b>	<b>28,694.00</b>	<b>25,833.33</b>	<b>-2,860.67</b>	<b>103,456.25</b>	<b>129,166.65</b>	<b>25,710.40</b>	<b>310,000.00</b>
	<b>TOTAL EXPENSES</b>	<b>45,597.39</b>	<b>53,750.00</b>	<b>8,152.61</b>	<b>134,534.95</b>	<b>268,750.00</b>	<b>134,215.05</b>	<b>645,000.00</b>
	<b>NET INCOME (LOSS)</b>	<b>30,847.33</b>	<b>13,054.50</b>	<b>17,792.83</b>	<b>251,588.51</b>	<b>65,272.50</b>	<b>186,316.01</b>	<b>156,654.00</b>

**Balance Sheet (Accrual)**  
**CHELSEA - Operations - 02 (lms1416)**  
**July 2023**

**Prepared For:**  
CHELSEA - Operations - 02  
  
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	152,985.99
1027-0000	Bank - Water Surcharge	94,963.81
1028-1300	Bank - Golf Tournament Funds	3,300.78
1029-0000	Bank - Apt Utilities	31,649.56
1030-0000	Bank - Exercise Room	1,289.64
1040-0000	Bank - Social Committee	6,099.52
1200-0000	Prepaid Insurance	412,139.00
1300-0000	Accounts Receivable	2,353.37
	<b>TOTAL ASSETS</b>	<b>704,999.02</b>

**LIABILITIES**

2010-0000	Accounts Payable	83,030.19
2014-0000	Accrued Water & Sewer	16,042.00
2017-0000	Social Committee Fund	6,099.52
2018-0000	Exercise Room	1,289.64
2019-0000	Golf Tournament Fund	3,300.78
2035-0000	Security Deposits	300.00
2040-0003	Due to Contingency-Insurance	412,139.00
2170-0000	Vacation Payable	1,749.75
2250-0000	Pre-Paid Fees	1,965.57
	<b>TOTAL LIABILITIES</b>	<b>525,916.45</b>

**OWNERS EQUITY**

**RESERVES**

3500-0000	Net Income - Prior Years	36,358.61
3510-0000	Net Income - Current Year	101,826.53
3510-2000	Net Income - Utilities	25,763.20
3510-3000	Net Income - Water & Sewer	15,134.23
	<b>TOTAL OWNERS' EQUITY</b>	<b>179,082.57</b>
	<b>TOTAL LIABILITIES AND EQUITY</b>	<b>704,999.02</b>

Date: AUG 21 2023  
Accountant: [Signature]  
Property Manager: [Signature]

## Budget Comparison (Accrual) CHELSEA - Operations - 02 (Ims1416) July 2023

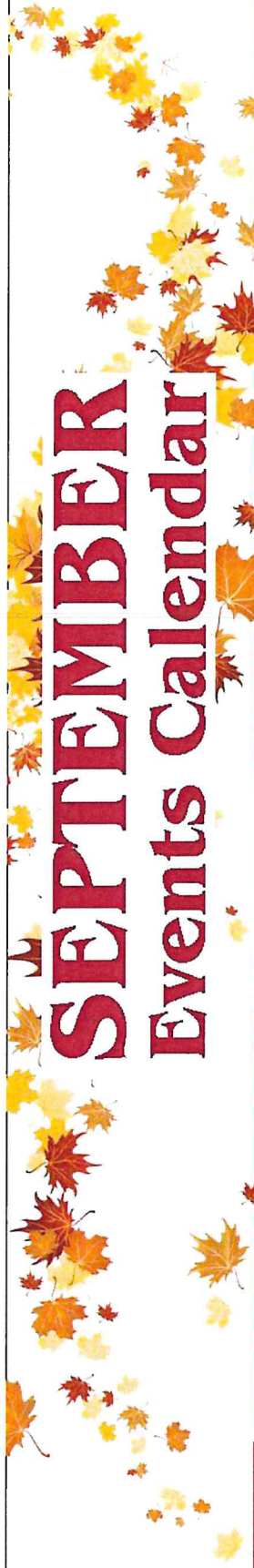
Prepared For:  
CHELSEA - Operations - 02  
  
Surrey, BC

Prepared By:  
Crossroads Management Ltd.  
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Surrey BC, V3W 1J8  
Phone (778) 578-4445

	MTD Actual	MTD Budget	\$ Var	YTD Actual	YTD Budget	\$ Var	Annual	
<b>INCOME</b>								
4010-0000	Strata Fees	71,444.60	71,444.33	0.27	357,218.07	357,221.65	-3.58	857,332.00
4012-0000	CRF Strata Fees - Apartments	-21,036.75	-21,036.75	0.00	-105,183.75	-105,183.75	0.00	-252,441.00
4015-0000	Parking, Scooter & EV Parking	681.00	625.00	56.00	3,429.00	3,125.00	304.00	7,500.00
4022-0000	Move in/out	800.00	83.33	716.67	1,100.00	416.65	683.35	1,000.00
4025-0000	Prior Year Surplus (Deficit)	1,040.42	1,040.42	0.00	5,202.10	5,202.10	0.00	12,485.00
	<b>TOTAL</b>	<b>52,929.27</b>	<b>52,156.33</b>	<b>772.94</b>	<b>261,765.42</b>	<b>260,781.65</b>	<b>983.77</b>	<b>625,876.00</b>
4030-0000	Strata Fees	133,013.42	133,013.42	0.00	665,067.10	665,067.10	0.00	1,596,161.00
4032-0000	CRF Strata Fees - Townhomes	-45,767.75	-45,767.75	0.00	-228,838.75	-228,838.75	0.00	-549,213.00
4037-0000	Prior Year Surplus	2,615.25	2,615.25	0.00	13,076.25	13,076.25	0.00	31,383.00
	<b>TOTAL</b>	<b>89,860.92</b>	<b>89,860.92</b>	<b>0.00</b>	<b>449,304.60</b>	<b>449,304.60</b>	<b>0.00</b>	<b>1,078,331.00</b>
<b>OTHER</b>								
4040-0000	Rental - Fireside Lounge	0.00	66.67	-66.67	600.00	333.35	266.65	800.00
4045-0000	Rental - Caretaker Suite	600.00	600.00	0.00	3,000.00	3,000.00	0.00	7,200.00
4050-0000	Rental - Guest Suites	0.00	750.00	-750.00	4,800.00	3,750.00	1,050.00	9,000.00
4055-0000	R.V. Parking	775.00	833.33	-58.33	3,800.00	4,166.65	-366.65	10,000.00
4060-0000	Miscellaneous	0.00	0.00	0.00	50.00	0.00	50.00	0.00
4062-0000	Dish and Cutlery Rental	0.00	0.00	0.00	25.00	0.00	25.00	0.00
4065-0000	Interest Income	884.56	125.00	759.56	3,168.66	625.00	2,543.66	1,500.00
4066-0000	Remote Control Sale	0.00	150.00	-150.00	1,985.00	750.00	1,235.00	1,800.00
	<b>TOTAL OTHER</b>	<b>2,259.56</b>	<b>2,525.00</b>	<b>-265.44</b>	<b>17,428.66</b>	<b>12,625.00</b>	<b>4,803.66</b>	<b>30,300.00</b>
	<b>TOTAL INCOME</b>	<b>145,049.75</b>	<b>144,542.25</b>	<b>507.50</b>	<b>728,498.68</b>	<b>722,711.25</b>	<b>5,787.43</b>	<b>1,734,507.00</b>
<b>EXPENSES</b>								
6030-0000	Apt Janitor/Contract Services	2,089.50	2,500.00	410.50	10,447.50	12,500.00	2,052.50	30,000.00
6208-0000	Building Maint. - Apartments	1,151.78	3,333.33	2,181.55	5,818.79	16,666.65	10,847.86	40,000.00
6215-0000	Equipment Maint.-Apartments	1,096.66	6,250.00	5,153.34	12,623.51	31,250.00	18,626.49	75,000.00
6268-0050	Elevator Maint. - Apartments	2,556.18	1,458.33	-1,097.85	8,000.94	7,291.65	-709.29	17,500.00
6275-0000	Gate & Door Maint. - Apartment	0.00	500.00	500.00	910.70	2,500.00	1,589.30	6,000.00
6279-0000	Garbage Pick-up - Apts.	1,760.22	2,250.00	489.78	10,033.53	11,250.00	1,216.47	27,000.00
	<b>TOTAL EXPS. BEFORE UTILITIES</b>	<b>8,654.34</b>	<b>16,291.66</b>	<b>7,637.32</b>	<b>47,834.97</b>	<b>81,458.30</b>	<b>33,623.33</b>	<b>195,500.00</b>
<b>TOWNHOUSE EXPENSES</b>								
6315-0000	Building Maint. - Townhomes	2,593.96	5,166.67	2,572.71	8,116.19	25,833.35	17,717.16	62,000.00
6320-0000	Garbage Pick-up - Townhomes	5,449.16	6,666.67	1,217.51	29,706.14	33,333.35	3,627.21	80,000.00
	<b>TOTAL OPERATING EXPS. - T.H.</b>	<b>8,043.12</b>	<b>11,833.34</b>	<b>3,790.22</b>	<b>37,822.33</b>	<b>59,166.70</b>	<b>21,344.37</b>	<b>142,000.00</b>
<b>COMMON EXPENSES</b>								
<b>LANDSCAPING &amp; GROUNDS</b>								
6415-0000	Landscape Contract	14,070.00	14,166.67	96.67	70,350.00	70,833.35	483.35	170,000.00
6425-0000	Drainage Repair & Maint-Ground	0.00	1,666.67	1,666.67	0.00	8,333.35	8,333.35	20,000.00
6435-0000	Plant Replacement & Imp-Ground	971.25	1,083.33	112.08	4,016.25	5,416.65	1,400.40	13,000.00
6440-0000	Irrigation System	38.26	333.33	295.07	310.41	1,666.65	1,356.24	4,000.00
6455-0000	Snow Removal	0.00	1,166.67	1,166.67	100.00	5,833.35	5,733.35	14,000.00
	<b>TOTAL LANDS. &amp; GROUNDS</b>	<b>15,079.51</b>	<b>18,416.67</b>	<b>3,337.16</b>	<b>74,776.66</b>	<b>92,083.35</b>	<b>17,306.69</b>	<b>221,000.00</b>
<b>REPAIR &amp; MAINTENANCE- GENERAL</b>								
6510-0000	Repair & Maintenance	1,187.79	1,583.33	395.54	3,926.30	7,916.65	3,990.35	19,000.00
6515-0000	Equipment Rep. & Maint.-Common	0.00	1,083.33	1,083.33	10,996.94	5,416.65	-5,580.29	13,000.00
6520-0000	Supplies Equipment - Common	27.51	416.67	389.16	4,109.54	2,083.35	-2,026.19	5,000.00

6525-0000	Supplies Maintenance-Common	0.00	208.33	208.33	140.29	1,041.65	901.36	2,500.00
6530-0000	Supplies Cleaning - Common	0.00	41.67	41.67	0.00	208.35	208.35	500.00
6535-0000	Enterphone and Security	71.02	791.67	720.65	3,456.92	3,958.35	501.43	9,500.00
6560-0000	Gate Repair & Maint. - Common	510.20	291.67	-218.53	1,614.33	1,458.35	-155.98	3,500.00
6565-0000	Pest Control - Common	4,386.24	1,333.33	-3,052.91	6,793.13	6,666.65	-126.48	16,000.00
	<b>TOTAL REPAIR &amp; MAINT.</b>	<b>6,182.76</b>	<b>5,750.00</b>	<b>-432.76</b>	<b>31,037.45</b>	<b>28,750.00</b>	<b>-2,287.45</b>	<b>69,000.00</b>
	<b>UTILITIES</b>							
6576-0000	Electricity	173.00	200.00	27.00	865.00	1,000.00	135.00	2,400.00
6577-0000	Electricity Ponds - Common	425.00	466.67	41.67	2,125.00	2,333.35	208.35	5,600.00
6580-0000	Electricity Stream - Common	612.00	733.33	121.33	3,060.00	3,666.65	606.65	8,800.00
6595-0000	Telephone Caretaker	95.20	141.67	46.47	484.96	708.35	223.39	1,700.00
	<b>TOTAL UTILITIES</b>	<b>1,305.20</b>	<b>1,541.67</b>	<b>236.47</b>	<b>6,534.96</b>	<b>7,708.35</b>	<b>1,173.39</b>	<b>18,500.00</b>
	<b>RV LOT EXPENSES</b>							
6640-0000	Repair & Maintenance - RV Lot	0.00	125.00	125.00	0.00	625.00	625.00	1,500.00
6690-0000	Electricity - RV Lot	68.00	79.17	11.17	340.00	395.85	55.85	950.00
	<b>TOTAL OPERATING EXPS-RV LOT</b>	<b>68.00</b>	<b>204.17</b>	<b>136.17</b>	<b>340.00</b>	<b>1,020.85</b>	<b>680.85</b>	<b>2,450.00</b>
	<b>RECREATION CENTRE - COMMON</b>							
6710-0000	Bldg Repair & Maint-Rec Centre	168.00	750.00	582.00	866.52	3,750.00	2,883.48	9,000.00
6712-0000	Equip. Rep. & Maint.-Clubhouse	2,358.19	2,083.33	-274.86	3,446.37	10,416.65	6,970.28	25,000.00
6715-0000	Lock Up Costs - Rec. Centre	80.00	175.00	95.00	480.00	875.00	395.00	2,100.00
6725-0000	Exercise Equip R & M-Rec Centr	0.00	1,000.00	1,000.00	8,512.54	5,000.00	-3,512.54	12,000.00
6730-0000	Workshop R & M-Rec. Centre	0.00	83.33	83.33	69.00	416.65	347.65	1,000.00
6735-0000	Pool Repair & Maint.-Rec. Cent	177.98	750.00	572.02	4,132.81	3,750.00	-382.81	9,000.00
6740-0000	Pool Supplies & Chemicals-Rec.	596.80	458.33	-138.47	2,739.96	2,291.65	-448.31	5,500.00
6750-0000	Cleaning Supplies-Rec. Centre	467.22	183.33	-283.89	1,191.01	916.65	-274.36	2,200.00
6755-0000	Window & Carpet Cleaning-Rec.	0.00	83.33	83.33	0.00	416.65	416.65	1,000.00
6764-0000	Electricity - Rec. Centre	1,853.00	2,000.00	147.00	9,265.00	10,000.00	735.00	24,000.00
6765-0000	Gas - Rec. Centre	1,308.92	2,166.67	857.75	6,076.24	10,833.35	4,757.11	26,000.00
	<b>TOTAL OPER. EXPS-REC. CENTRE</b>	<b>7,010.11</b>	<b>9,733.32</b>	<b>2,723.21</b>	<b>36,779.45</b>	<b>48,666.60</b>	<b>11,887.15</b>	<b>116,800.00</b>
	<b>SALARIES &amp; BENEFITS</b>							
6820-0000	Caretaker Salary and Benefits	4,583.34	5,000.00	416.66	22,705.17	25,000.00	2,294.83	60,000.00
6830-0000	Caretaker Assistant Wages	1,276.10	1,625.00	348.90	6,234.66	8,125.00	1,890.34	19,500.00
6865-0000	R. C. Janitor Wages and Ben.	1,680.00	1,833.33	153.33	8,400.00	9,166.65	766.65	22,000.00
6875-0000	Payroll Costs	828.50	1,000.00	171.50	4,168.46	5,000.00	831.54	12,000.00
6890-0000	Workers Compensation Board	0.00	125.00	125.00	52.50	625.00	572.50	1,500.00
	<b>TOTAL SALARIES &amp; PAYROLL COSTS</b>	<b>8,367.94</b>	<b>9,583.33</b>	<b>1,215.39</b>	<b>41,560.79</b>	<b>47,916.65</b>	<b>6,355.86</b>	<b>115,000.00</b>
	<b>OFFICE EXPENSES</b>							
6910-0000	Equipment Rep. & Maint.-Office	0.00	91.67	91.67	477.61	458.35	-19.26	1,100.00
6915-0000	Supplies	0.00	75.00	75.00	207.60	375.00	167.40	900.00
6920-0000	Telephone & Cable - Office	316.69	291.67	-25.02	1,542.91	1,458.35	-84.56	3,500.00
	<b>TOTAL OFFICE EXPENSES</b>	<b>316.69</b>	<b>458.34</b>	<b>141.65</b>	<b>2,228.12</b>	<b>2,291.70</b>	<b>63.58</b>	<b>5,500.00</b>
	<b>ADMINISTRATION</b>							
6970-0000	AGM Expenses - Admin.	0.00	416.67	416.67	3,728.78	2,083.35	-1,645.43	5,000.00
6975-0000	Council Expenses - Admin.	0.00	291.67	291.67	0.00	1,458.35	1,458.35	3,500.00
6980-0000	Legal Expenses	0.00	375.00	375.00	103.83	1,875.00	1,771.17	4,500.00
6984-0000	Postage and Printing	906.21	1,416.67	510.46	4,059.52	7,083.35	3,023.83	17,000.00
6985-0000	Insurance Appraisal	0.00	16.67	16.67	0.00	83.35	83.35	200.00
6990-0000	Insurance Premiums	58,877.00	58,877.00	0.00	294,385.00	294,385.00	0.00	706,524.00
6992-0000	Insurance Carrying Charges	1,630.83	1,630.83	0.00	8,154.15	8,154.15	0.00	19,570.00
7000-0000	Management Fees	6,988.58	6,988.58	0.00	34,942.90	34,942.90	0.00	83,863.00
7010-0000	Property Taxes - Admin.	0.00	54.17	54.17	542.47	270.85	-271.62	650.00
7020-0000	Security - Admin.	0.00	166.67	166.67	0.00	833.35	833.35	2,000.00
7023-0000	Emergency Preparedness	0.00	333.33	333.33	1,588.64	1,666.65	78.01	4,000.00
7025-0000	Bank Charges	10.00	12.50	2.50	50.00	62.50	12.50	150.00
7030-0000	Strata Web Site	0.00	33.33	33.33	0.00	166.65	166.65	400.00
7051-0000	Statutory Financial Review	0.00	116.67	116.67	202.13	583.35	381.22	1,400.00
	<b>TOTAL ADMINISTRATION EXPENSES</b>	<b>68,412.62</b>	<b>70,729.76</b>	<b>2,317.14</b>	<b>347,757.42</b>	<b>353,648.80</b>	<b>5,891.38</b>	<b>848,757.00</b>
	<b>TOTAL COMMON EXPENSES</b>	<b>106,742.83</b>	<b>116,417.26</b>	<b>9,674.43</b>	<b>541,014.85</b>	<b>582,086.30</b>	<b>41,071.45</b>	<b>1,397,007.00</b>
	<b>TOTAL EXPENSES</b>	<b>123,440.29</b>	<b>144,542.26</b>	<b>21,101.97</b>	<b>626,672.15</b>	<b>722,711.30</b>	<b>96,039.15</b>	<b>1,734,507.00</b>
	<b>NET INCOME (LOSS)</b>	<b>21,609.46</b>	<b>-0.01</b>	<b>21,609.47</b>	<b>101,826.53</b>	<b>-0.05</b>	<b>101,826.58</b>	<b>0.00</b>

REVENUE UTILITIES								
REVENUE - APARTMENT UTILITIES								
9260-0000	Utilities Income - Apts.	15,531.50	15,531.50	0.00	77,657.50	77,657.50	0.00	186,378.00
9262-0000	Utilities Interest Income	152.54	0.00	152.54	717.01	0.00	717.01	0.00
9264-0000	Prior Year Surplus (Deficit)	0.00	0.00	0.00	22,706.95	22,707.00	-0.05	22,707.00
	<b>TOTAL APARTMENT UTILITIES</b>	<b>15,684.04</b>	<b>15,531.50</b>	<b>152.54</b>	<b>101,081.46</b>	<b>100,364.50</b>	<b>716.96</b>	<b>209,085.00</b>
UTILITY EXPENSES								
ELECTRICITY - APARTMENTS								
9360-0000	Electricity Kens & Mayfair	2,537.00	2,756.25	219.25	12,685.00	13,781.25	1,096.25	33,075.00
9365-0000	Electricity Windsor	1,593.00	1,750.00	157.00	7,965.00	8,750.00	785.00	21,000.00
	<b>TOTAL ELECTRICITY - APART.</b>	<b>4,130.00</b>	<b>4,506.25</b>	<b>376.25</b>	<b>20,650.00</b>	<b>22,531.25</b>	<b>1,881.25</b>	<b>54,075.00</b>
GAS - APARTMENTS								
9410-0000	Gas - Mayfair	1,376.97	2,741.67	1,364.70	12,226.69	13,708.35	1,481.66	32,900.00
9420-0000	Gas - Kensington	2,510.49	5,217.50	2,707.01	22,306.09	26,087.50	3,781.41	62,610.00
9430-0000	Gas - Windsor	1,998.90	4,958.33	2,959.43	20,135.48	24,791.65	4,656.17	59,500.00
	<b>TOTAL GAS - APARTMENTS</b>	<b>5,886.36</b>	<b>12,917.50</b>	<b>7,031.14</b>	<b>54,668.26</b>	<b>64,587.50</b>	<b>9,919.24</b>	<b>155,010.00</b>
	<b>TOTAL UTILITIES - APARTMENT</b>	<b>10,016.36</b>	<b>17,423.75</b>	<b>7,407.39</b>	<b>75,318.26</b>	<b>87,118.75</b>	<b>11,800.49</b>	<b>209,085.00</b>
	<b>NET INCOME (LOSS) UTILITIES</b>	<b>5,667.68</b>	<b>-1,892.25</b>	<b>7,559.93</b>	<b>25,763.20</b>	<b>13,245.75</b>	<b>12,517.45</b>	<b>0.00</b>
REVENUE - WATER INCOME								
9650-0000	Water - Apartments	5,760.00	5,760.00	0.00	28,800.00	28,800.00	0.00	69,120.00
9700-0000	Water - Townhouses	8,424.00	8,424.00	0.00	42,120.00	42,120.00	0.00	101,088.00
9725-0000	Water - Interest Income	449.78	0.00	449.78	1,747.97	0.00	1,747.97	0.00
9745-0000	Prior Year Surplus (Deficit)	0.00	0.00	0.00	22,295.84	22,296.00	-0.16	22,296.00
	<b>TOTAL WATER INCOME</b>	<b>14,633.78</b>	<b>14,184.00</b>	<b>449.78</b>	<b>94,963.81</b>	<b>93,216.00</b>	<b>1,747.81</b>	<b>192,504.00</b>
WATER EXPENSE								
9850-0000	Water Usage	16,042.00	16,042.00	0.00	79,829.58	80,210.00	380.42	192,504.00
	<b>TOTAL WATER</b>	<b>16,042.00</b>	<b>16,042.00</b>	<b>0.00</b>	<b>79,829.58</b>	<b>80,210.00</b>	<b>380.42</b>	<b>192,504.00</b>
	<b>NET INCOME (LOSS) WATER</b>	<b>-1,408.22</b>	<b>-1,858.00</b>	<b>449.78</b>	<b>15,134.23</b>	<b>13,006.00</b>	<b>2,128.23</b>	<b>0.00</b>



# SEPTEMBER

## Events Calendar

Sun	Mon	Tue	Wed	Thu	Fri	Sat
Exercise Groups	Monday	Tuesday	Friday	31 Euchre 7 pm Dance 3:00	1 Pub Night BYOB	2
9:00am	Pool Exercise	Pool Exercise	Pool Exercise			
6:15 pm	Pool Volleyball (until further notice)					
3	4 Arts/Crafts 1:00 Canasta 6:45pm Ladies' Snooker 6pm Volleyball 6:15	5 Pillow Pals 1:30 Bridge 6:30 pm	6 Coffee 9:30 Whist 7 pm Poker 6 pm	7 Euchre 7 pm Dance 3:00	8 Corn & Burgers Cash bar only Bar: 4:30 Dinner: 5:30	9
10	11 Arts/Crafts 1:00 Canasta 6:45pm Ladies' Snooker 6pm Volleyball 6:15	12 Bridge 6:30 pm	13 Coffee 9:30 Whist 7 pm Poker 6 pm	14 Euchre 7 pm Dance 3:00	15 Pub Night BYOB	16
17	18 Newcomers Welcome Invitation only See side bar for more info	19 Pillow Pals 1:30 Bridge 6:30 pm	20 Coffee 9:30 Whist 7 pm Poker 6 pm	21 Euchre 7 pm Dance 3:00	22 Pub Night BYOB	23
24	25 Arts/Crafts 1:00 Canasta 6:45pm Ladies' Snooker 6pm Volleyball 6:15	26 Bridge 6:30 pm	27 Coffee 9:30 Whist 7 pm Poker 6 pm	28 Euchre 7 pm Dance 3:00	29 Pub Night BYOB	30

**Upcoming EVENTS at a Glance**

**Corn & Burgers**  
**Friday, Sept. 8**  
 Cash Bar  
**Open 4:30**  
 Leave drinks at home  
**Dinner 5:30**

**Newcomers Welcome**  
**Sunday, Sept. 17**  
 Invitation only  
*if you are a new-comer between August 1 2022 - August 31, 2023*  
*And you have not received your invitation contact*  
 Terry @  
 604-598-8711

**Play SNOOKER/ POOL/ BILLIARDS Anytime**