



MONTHLY COUNCIL MEETING MINUTES

Tuesday, October 24, 2023

LOCATION/TIME - 1:00PM LIBRARY

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

Strata Mgt: Jesse Train

Regrets:

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

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, Privacy
Landscaping, Irrigation, Ponds & Fountains

Non-Council Assignments:

Zenon Jalbert - T202
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

NON-EMERGENCY CALLS - 604-501-0479

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 center 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 – 1:00 PM

ADOPTION OF PREVIOUS MINUTES

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

CARETAKER REPORT OCTOBER 2023

Tasks completed by myself and Dave include draining the pool and feeding the pool water into the two roundabout and the front lions-head fountains. The fountains were cleaned. The roundabout fountain was painted, a new pump installed and repairs made to the spout. The lions-head fountain was also restarted and is running well. Different styles of nozzles are being tested on the Mayfair fountain. Thanks to Mike Williams for coordinating and working along with Dave on this project.

The old pool liner has been removed and a new one installed. All of the pool fittings still have to be replaced and finishing touches done, including removing wrinkles from the liner. The installers have advised that all the skimmers need to be replaced and pricing has been given to Council. The skimmers clean the surface of the pool by sucking in water. It has also been approved to paint the pool stairs and this will start once the liner is complete.

FINANCIAL REPORT – Bob Hyde and Paul Kavanagh

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

OPERATIONS BUDGET

As of September 30, we have completed seven months of our fiscal year. The overall condition of the operations budget is in better shape than in the previous two years. Revenue over expenses up to the end of September was \$139,044, whereas last year this time it was negative \$1,066. Thus things are better so far this year; however there are still five months to go in the fiscal year.

Revenue

- To date revenues are higher than budgeted, primarily from apartment move-ins, guest suite rentals, FOB sales, and interest income.

Expenses

- Apartment specific expenses so far are much less than budgeted, primarily due to lower equipment maintenance. Townhouse specific expenses are also less than budgeted to date due to lower building maintenance. However, as noted previously, winter is coming and that is when problems tend to be more prevalent.
- Common expenses, as a whole, are less than budgeted on a year-to-date basis. However, there are over-budget spending in the Repair & Maintenance categories due to larger than planned and unanticipated expenditures primarily for the following: overhaul of the two stream pumps; replacement of golf cart batteries; purchases of remotes; and repairs to entry gates. We continue to be challenged by unexpected maintenance for the clubhouse pool and hot tub infrastructure.

CONTINGENCY RESERVE FUND (CRF)

- Interest earned to the end of September is \$71,790, primarily from investments and from the Operations Budget for the loan made for the annual payment of the strata's insurance. Interest income does not include interest earned on GICs which is recognized on maturity of the investments. Currently we have \$1.0 million invested in GICs at 4.786% coming due near the end of February next year.

- The approved CRF budgeted items this year were \$645,000. To the end of September, we have spent \$358,339 of this, with each expenditure coming well within the budget for each item.
- The Townhouse roof replacements are finished for this year with the total cost coming in below budget due to obtaining competitive quotes for the work.
- On recommendation of the Roofing Committee, Council chose not to continue with the remainder of the replacement of the Clubhouse roof (\$150,000) this year. This project will be rescheduled for a future year.

BUSINESS ARISING FROM PREVIOUS MINUTES

Pest Control – It was **MOVED, SECONDED and CARRIED** to terminate Atlas as the pest control company. We will switch to Orkin and implement a weekly program. Units that have been experiencing a higher rate of infestation will be given initial priority.

Work to resolve the on-going situation at a block of townhouse units is in progress. A letter has been sent, and various companies are involved in testing and restoring the problem unit. The charges for this work will be sent back to the source units' owner.

It is strongly encouraged that if you do find signs of mouse activity to contact a pest control company to interior exclusion in your unit to block any access points for the mice to access the interior of your home this would be at an Owners expense. Also to set up any traps or deterrents around your unit. It is vital that no food is left around the property, food is stored in plastic containers, clutter in all areas of your unit is cleaned up etc. It is Owners responsibility to make sure that there is no reason the mice should be attracted to your unit.

If it is determined that the source of the access to the unit is caused by one of the listed items above, then the strata will have to look at recovering any costs for the pest control company be charged back to the owner.

It is noted that a good deterrent is rodents away odor free – can be found on www.rodentsawayodoraway.com, it can be found on amazon, available at Canadian Tire or Princess Auto.

Snow Plow for Cart – Council is working on repairing the plow.

Painting of Visitor Parking Signs and Pavement Speed Signs – The metal signs are completed and installed. Work on the street painting will be done when weather permits.

Pool Liner Replacement and Skimmers – The pool liner has been installed; some other work needs to be done. There are wrinkles that are visible that will be resolved upon full completion. It was discovered that the skimmers need to be replaced. It was **MOVED, SECONDED and CARRIED** to approve the replacement of all three skimmers, with funds to come from the CRF. Failure to replace them could lead to problems with the pool liner and the warranty would not be valid without this work being completed.

Glass Awning In Clubhouse – There are 7 total sealed units that will be replaced in the glass awning.

Expiring Smoke Detectors – Council will be ordering smoke detectors to start the replacement of the expiring smoke detectors throughout the complex.

Condo Horizontal and Vertical Drainpipe Cleaning – Work is on-going. A couple of failed pipes in the Kensington were discovered and will be repaired.

Main Drain Line along 68th Ave – We are still waiting for the city to reply to our request for the results of their scoping of their line that runs from the RV lot out under 68th Avenue.

Drain Blockage in the RV Lot – Crush has completed work to clear some blockages they found in the lines.

Clubhouse Cracked Tiles – MorInventive has completed some of the tile repairs in the clubhouse. There are a few more areas to be looked at.

Condo Exposed Balcony Surface Painting – MorInventive will be working with Don to have these balcony issues resolved.

Updated Bylaws and Rules – This is repeated from the last minutes. The updated bylaws and rules are available on the website, chelseatoday.org. Council discussed the option of printing new sets of rules and bylaws for all Owners; however the cost associated with this is considerable. Anyone can access the website and have the bylaws and rules printed at their own cost. If you do not have a printer, you can download the file, add it to a USB stick and take it to Staples to print. You can also email 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.

UPDATE

A supply of bylaws and rules has been printed and are available at the office for \$5.00 per set, which is the cost of printing.

Fountains – The Council has approved the social committee to oversee the updating of the fountains and they will be trying out different designs of nozzles to see how the water flows. Decisions have not been made yet on the style of the nozzles for the fountains.

Snow Removal – It was **MOVED, SECONDED and CARRIED** to approve the snow removal contract with South Fraser Custom Landscaping.

Electric Cart Tires – The new tires for the cart have been installed.

Altercation with an Owner and Landscaper – Council reviewed both sides of the stories between an Owner and the landscaper. Council submitted a letter to the unit Owner with a response. The landscapers apologized to the Council for the altercation that occurred and the Council asked that this Owner refrain from any communication with the landscapers. Council believes that there is no more action required on this situation.

CORRESPONDENCE

A letter was received about wrinkles in the pool liner. The work is not yet completed so these will be removed in due course.

There have been several reports of mice in units. This will be reviewed with the new pest control contractor.

A complaint has been received about smoking in a unit causing an issue to another resident. A letter will be sent to the source unit of the smoke. Although there is no bylaw against smoking in your unit, if it does cause a nuisance to another unit it would be in violation of Bylaw 3.

A letter was received in regards to an altercation between the landscapers and a unit Owner. This is discussed earlier in the minutes.

A response letter was received about various questions about bylaws, caretaker phone, recycling issues, and the trash and treasure day.

A complaint was received by an Owner about another Owner knocking on their door to complain about what they are doing in the unit. The Owner in question will be reminded to go through the proper process of submitting a complaint to Council.

A request was made to replace dead cedar hedges with a privacy fence. A new hedge had already been planted there and it died from lack of water. Council will propose options to the Owner.

COMMITTEE REPORTS

APARTMENTS – Debbie

- Cleaning out of sanitary vertical and horizontal lines in the apartment parkades is in progress by Westech Plumbing. The Kensington was completed on October 19. The Mayfair is scheduled for October 25th and the Windsor on October 26th.
- Dumping by the Mayfair / Kensington compactor remains an intermittent problem but has gradually lessened overall.

TOWNHOUSES – Mike

- All the garage doors have been completed for the year.

CLUBHOUSE – Paul D

- The hot tub had some issues but now has been restored.
- Council is looking into an option of acquiring permanent deck anchors that would be installed in holes drilled into the pool deck surface, as well as new poles for the volleyball net.

LANDSCAPING – Ron

- Trying to keep ahead of the leaves
- Looking for volunteers to have their front lawn redone in “micro-clover” come spring time. Looking for 3 or 4 townhouse owners to try it for their front lawns

Positives:

- drought tolerant
- resistant to dog urine
- does not attract the Chafer bug
- provides nitrogen to the soil
- needs less mowing

Negatives:

- not many flowers (less if mowed) but does attract bees
- 2” to 4” in height
- can be considered invasive

SAFETY AND SECURITY – Ashley

- Paul Kavanagh has taken over from Ron as backup Safety and Privacy person. I have been working with Paul to show him the ropes.
- We went through footage on the Mayfair/Kensington camera system to identify the person who stole a motorbike. Face picture is not clear, but we handed over the footage to the police.



- Next month, I will work on a cabinet to secure the system in the Windsor, similar to the one for the Mayfair/ Kensington.

IRRIGATION – Ron

- The lines were blown out at the end of September (nice to have it done while the temp was still decent) A couple of control problems still have to be rectified. Will stock up on supplies for spring.

SOCIAL COMMITTEE

- Our Oktoberfest Dinner was another sold-out event. The food was great, and everything was perfectly cooked. Many people took advantage of the German beer that we brought in for the event, and it was also a sellout. Thank you, Ann Brokop, for providing music and helping to set the mood. Our next event will be Halloween at the gate, with lots of candy to distribute to neighbourhood kids, and scary decorations. It promises to be a spooktacular event. November there will be an International Potluck with a cash Bar. This will be a relaxed gathering, as we gear up for all our Christmas activities. Look for details early next month. It's been an expensive month for us, with a new television for the Fireside, as well as the new piano. Thank you to everyone who helped with both of these projects. The participation of our residents in the things we sponsor is what makes all these things possible.

ADMINISTRATION – No Report

PONDS AND FOUNTAINS – Ron

- The Social Committee is looking into changing out the fountain heads. We look forward to the result.
- The Mayfair fountain pump is not functioning and work is being done to restore it as soon as possible.
- Will have to winterize the turtles in November.

RV LOT – No Report

ROOFING COMMITTEE – Paul K

- The replacement of the roof on units 197 to 202 undertaken by Northwood Roofing is complete and they have satisfactorily addressed the outstanding items. Final payment can now be made to Northwood.
- Phoenix Roofing Consultants have prepared comprehensive specifications for the completion of the remaining 41 townhouse buildings. These specifications have been forwarded to the Roofing Committee for review.
- Materials are on site for Crown Roofing to complete several flat roof small repair jobs on certain Townhouses and the east side Clubhouse roof. Work will commence as the weather permits.

INVESTMENT COMMITTEE – Paul K

Introduction

The Chelsea Gardens Investment Committee was elected at the AGM held on April 17, 2023. The members of the Committee are Barb Gregg (W420), Mary Lou Leslie (T109) and Paul Kavanagh (T164). The Committee met recently to review the provisions of the Strata Property Act and Regulations, Chelsea Gardens Bylaw 42; Investment Committee and Chelsea Gardens current investment portfolio and practices. The Committee also reviewed best practices including those published by the Vancouver Island Strata Owners Association.

In this report the Committee has outlined its rationale for the adoption of a set of investment objectives that will be used to guide future investment decisions. In addition, the Committee has developed a recommendation to specifically guide investments in guaranteed investment certificates (GICs) to reduce interest rate risk.

Investment Objectives

Chelsea Gardens Strata Councils' overall objective is to balance potential investment returns against risk. Generous returns can have a significantly beneficial effect on the contributions required to fund anticipated expenditures, but are generally not achievable without exposing the Contingency Reserve Fund ("CRF" or the "Fund") to unacceptable risks of loss of capital. Section 95 of the Strata Property Act and Regulation 6.11 of the Strata Property Regulations (see Appendix A) list a range of permissible investments suitable for a prudent CRF investment plan. Chelsea Gardens Bylaw 42 Investment Committee (see Appendix B), provides further restrictions in that there can be no risk of loss to the principle invested and there can be no penalty for early termination other than the loss of interest.

The first step in drawing up an investment plan is a statement of objectives, agreed to by Council. The most basic investment plan is to just open a business savings account for the CRF with the same bank that manages the operating account. While this strategy minimizes risk and ensures availability of cash, it is very unlikely to protect the CRF against inflation. Supplementary investments in term deposits, GICs, and Government of Canada bonds can raise realized returns significantly without an appreciable increase in risk. Bylaw 42 essentially limits the investment in bonds to those issued by the Government of Canada or a province provided these bonds are held to maturity. Investments in Corporate bonds are not permitted as these would expose the CRF to unacceptable levels of risk due to the possibility of default. Bylaw 42 also prohibits investments in fixed income exchange traded funds due to the potential loss of the principle invested.

A prudent set of objectives include the following:

- 1) Realize average returns at least equal to anticipated rates of inflation in order to preserve the purchasing power of the Contingency Reserve Fund;
- 2) Ensure that an appropriate portion of the Contingency Reserve Fund can be quickly and reliably converted into cash to meet planned and unplanned expenditures;
- 3) Ensure sufficient flexibility to react to changes in economic conditions, interest rates, and inflation;
- 4) Minimize risk of capital loss by diversification and security choice;
- 5) Keep it simple and transparent to facilitate management.

Recommendation

The Investment Committee recommends Council adopt the above noted investment objectives.

It was **MOVED, SECONDED and CARRIED** to adopt this recommendation as a plan moving forward.

Interest Rate Risk

Chelsea Gardens current practice is to invest excess cash in guaranteed investment certificates (GICs) that mature on the same date. While this is a secure way of investing it does not provide diversification to protect the CRF from potential fluctuations in interest rates. Also, when maturity dates are the same, the rate of return may not keep up with the rate of inflation.

Generally speaking, the less access an investor has to their funds before the GICs maturity date and the more committed the investor is to leaving their funds in the GIC, the more interest will be earned. One way to minimize risk and maximize the income earned on GICs is to stagger the maturity dates in a process called laddering.

GIC laddering is an investment technique that allows Council to take advantage of the higher interest rates offered for long-term GICs without locking away all strata funds at the same time. Using this strategy means one GIC will mature every 12 months or a shorter time period based on cash flow requirements. As GICs mature at different intervals, this minimizes the risks that come with reinvesting significant amounts during a period of unfavourable interest rates. Instead, Council continually has the opportunity to reinvest smaller portions of CRF at different times. While Council cannot "time" the market to always achieve the highest rates, laddering will help improve investment returns over the long-term. The following are pros and cons of laddering GICs.

Pros

- Take advantage of higher interest rates offered with longer terms.
- Ensures liquidity, since at least one GIC will mature periodically and be accessible without penalty.
- More responsive to interest rate changes. If rates increase, maturing GICs can be reinvested at a better rate. If rates decrease, you have the assurance that some of your funds are already locked in at higher rates.

Cons

- GICs can struggle to keep up with inflation, even when interest rates rise dramatically, so these longer-term investments may not earn as much as you could elsewhere.

Periodically, the interest rate schedule on GICs may pay a lower rate on longer terms. At such times, Council should re-visit this strategy and get some professional advice on long-term expectations for the financial markets.

Chelsea Gardens maintains a contingency reserve account in addition to the funds invested in GIC's. At the end of September, the balance of this account was \$1,671,610. This account currently earns interest at 5.7% (Prime of 7.2% minus 1.5%). The balance fluctuates based on the timing of expenditures. Long-term interest rates are forecast to decline over the next year and into 2025. Accordingly, the interest rate earned on the contingency reserve account should be periodically compared to other investment opportunities to ensure Chelsea Gardens maximizes the income earned on its investments.

Recommendations

The Investment Committee recommends that Council adopt a GIC laddering strategy. The strategy should support Chelsea Gardens investment objectives of preserving purchasing power of the Contingency Reserve Fund and ensuring timely access to meet cash flow requirements.

The Investment Committee also recommends the interest rate earned on the contingency reserve account be periodically compared to other investment opportunities to maximize the return on investment.

It was **MOVED, SECONDED and CARRIED** to adopt these recommendations as a plan moving forward.

EMERGENCY PREPAREDNESS –

Emergency Preparedness Program

Highlights 2023 – Year to Date

The following are the main activities undertaken by the Emergency Preparedness Program teams so far this year.

- Monthly information inserts for Council Minutes to promote the importance of personal preparedness, and to inform owners / residents of program activities, issues, and concerns.
- Evacuation exercise for the residents of the Kensington and Mayfair apartment buildings. This exercise generated action items for response improvements and follow-up communications.
- Table top exercise during which all teams were presented with an emergency scenario and were asked to identify issues and suggest improvements related to the activation process, communication and human and physical resources.
- First Aid Training equipment purchased and the training delivered to team members and other residents.
- Ongoing training for team members in the use of two-way radios.

- Review of event and activity reporting, logging and priority setting processes with team members associated with an emergency incident response.
- Review of the water system mapping for Chelsea Gardens to determine location of water shutoffs to be used in the event of an emergency.
- Development of a master list of emergency incident scenarios to be used in a future training exercise.
- Recruitment and training of new team members to enhance our ability to effectively respond to emergencies in Chelsea Gardens.
- Team meetings to review and reinforce emergency response responsibilities and actions, and to generate new ideas related to potential emergency impacts and resources to mitigate those impacts.

NEW BUSINESS

Pool Mechanical Room, Corroded Fan – Westech discovered this deficiency in the pool mechanical room, a quote will be obtained.

Defibrillators for Apartment Lobbies – It was requested by the Council to revisit the decision not to purchase defibrillators for the apartment buildings.

Council felt that having a defibrillator in the clubhouse makes sense due to its' many events involving communal groups. The clubhouse access is primarily limited to residents, with few non-residents in the Clubhouse. This makes theft of the defibrillator far less likely.

Advice from two qualified past professionals suggests that defibrillators would likely not be utilized if placed in the apartment lobbies. Also having them placed in the lobbies, there would be no security against theft since many non-residents routinely pass through the apartment lobbies.

However, further investigation will take place.

Flu Shots – November 24th will be another Flu and COVID shot date. A new signup sheet will be posted in the clubhouse shortly for signup.

Leaf Cleaning – It is noted that it is the fall season and there are many leaves falling on the property. The landscapers are doing what they can to control and remove the leaves from the property and the leaves may be blown by mistake onto patios or gardens. Please acknowledge this so it can be identified to the landscapers to resolve.

Townhome Boiler Servicing – John Sadler plumbing will do group rate servicing based on the scope of work listed below. Notices will be posted to advise the contact information for John Sadler.

Pricing will depend on what type of boiler you have. If you have a high efficiency boiler, it will be \$265 + GST. If you have a convectional boiler, it will be \$220 + GST. If enough people book, we can offer a bit of a discount on the price.

The items included in the service are:

Perform Annual Boiler Maintenance. Inspect and test all boiler components.

Boiler Relief
Gas Valve
Gas Pressure
Thermocouple

Powerpile
Pilot
Burners
Flame Quality

Fire Brick
Heat Exchanger
Boiler Gauge
Aquastats

Radiant Aquastat
Pumps
Expansion Tank
Test Boiler Feed Valve
Backflow Preventer
Zone Valves
Auto Air Vents

Boiler Drain
Mixing Valve
Water Quality
Transformer
Relay
Operating Temperature
Roll-out Limit

Flow Switch
Low Water Cut-off
Vent Damper
Venting
Test for Gas Leaks
Test for Carbon Monoxide

However, the servicing may not take place until January due to previous scheduling. Alternatively, you can contact Westech or another company to arrange for this service.

Glass Quote – Council reviewed a quote from Peak Glass to have various units' failed sealed window units replaced. A council members' unit was involved, and that member recused himself from the vote. It was **MOVED, SECONDED and CARRIED** to approve the quote from Peak Glass.

Gutter Cleaning – It was **MOVED, SECONDED and CARRIED** to approve the upper level gutter cleaning.

Dryer Vent Cleaning – It was **MOVED, SECONDED and CARRIED** to approve the dryer vent cleaning. Notices will be posted.

ADJOURNMENT

The meeting was adjourned at 4:28PM

The next Council meeting is Tuesday, November 21 @ 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 - Operations - 02 (lms1416)
September 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	181,417.48
1027-0000	Bank - Water Surcharge	60,053.82
1028-1300	Bank - Golf Tournament Funds	3,332.30
1029-0000	Bank - Apt Utilities	44,671.32
1030-0000	Bank - Exercise Room	1,301.95
1040-0000	Bank - Social Committee	6,157.76
1200-0000	Prepaid Insurance	294,385.00
1300-0000	Accounts Receivable	2,408.69
	TOTAL ASSETS	593,945.67

LIABILITIES

2010-0000	Accounts Payable	17,029.76
2014-0000	Accrued Water & Sewer	48,126.00
2017-0000	Social Committee Fund	6,157.76
2018-0000	Exercise Room	1,301.95
2019-0000	Golf Tournament Fund	3,332.30
2035-0000	Security Deposits	300.00
2040-0003	Due to Contingency-Insurance	294,385.00
2170-0000	Vacation Payable	2,401.83
2250-0000	Pre-Paid Fees	1,046.85
	TOTAL LIABILITIES	374,081.45

OWNERS EQUITY

RESERVES

3500-0000	Net Income - Prior Years	29,047.27
3510-0000	Net Income - Current Year	139,044.04
3510-2000	Net Income - Utilities	39,845.09
3510-3000	Net Income - Water & Sewer	11,927.82
	TOTAL OWNERS' EQUITY	219,864.22
	TOTAL LIABILITIES AND EQUITY	593,945.67

Date: OCT. 17/2023
Accountant: [Signature]
Property Manager: [Signature]

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

	MTD Actual	MTD Budget	\$ Var	YTD Actual	YTD Budget	\$ Var	Annual	
INCOME								
4010-0000	Strata Fees	71,444.60	71,444.33	0.27	500,107.27	500,110.31	-3.04	857,332.00
4012-0000	CRF Strata Fees - Apartments	-21,036.75	-21,036.75	0.00	-147,257.25	-147,257.25	0.00	-252,441.00
4015-0000	Parking, Scooter & EV Parking	681.00	625.00	56.00	4,791.00	4,375.00	416.00	7,500.00
4022-0000	Move in/out	200.00	83.33	116.67	1,900.00	583.31	1,316.69	1,000.00
4025-0000	Prior Year Surplus (Deficit)	1,040.42	1,040.42	0.00	7,282.94	7,282.94	0.00	12,485.00
	TOTAL	52,329.27	52,156.33	172.94	366,823.96	365,094.31	1,729.65	625,876.00
4030-0000	Strata Fees	133,013.42	133,013.42	0.00	931,093.94	931,093.94	0.00	1,596,161.00
4032-0000	CRF Strata Fees - Townhomes	-45,767.75	-45,767.75	0.00	-320,374.25	-320,374.25	0.00	-549,213.00
4037-0000	Prior Year Surplus	2,615.25	2,615.25	0.00	18,306.75	18,306.75	0.00	31,383.00
	TOTAL	89,860.92	89,860.92	0.00	629,026.44	629,026.44	0.00	1,078,331.00
OTHER								
4040-0000	Rental - Fireside Lounge	0.00	66.67	-66.67	750.00	466.69	283.31	800.00
4045-0000	Rental - Caretaker Suite	600.00	600.00	0.00	4,200.00	4,200.00	0.00	7,200.00
4050-0000	Rental - Guest Suites	0.00	750.00	-750.00	7,250.00	5,250.00	2,000.00	9,000.00
4055-0000	R.V. Parking	800.00	833.33	-33.33	5,400.00	5,833.31	-433.31	10,000.00
4060-0000	Miscellaneous	0.00	0.00	0.00	50.00	0.00	50.00	0.00
4061-0000	Bylaw Fines	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	998.62	125.00	873.62	5,157.11	875.00	4,282.11	1,500.00
4066-0000	Remote Control Sale	0.00	150.00	-150.00	2,375.00	1,050.00	1,325.00	1,800.00
4084-0000	Keys	0.00	0.00	0.00	10.00	0.00	10.00	0.00
	TOTAL OTHER	2,398.62	2,525.00	-126.38	25,267.11	17,675.00	7,592.11	30,300.00
	TOTAL INCOME	144,588.81	144,542.25	46.56	1,021,117.51	1,011,795.75	9,321.76	1,734,507.00
EXPENSES								
6030-0000	Apt Janitor/Contract Services	2,089.50	2,500.00	410.50	14,626.50	17,500.00	2,873.50	30,000.00
6208-0000	Building Maint. - Apartments	912.17	3,333.33	2,421.16	7,794.27	23,333.31	15,539.04	40,000.00
6215-0000	Equipment Maint.-Apartments	1,274.41	6,250.00	4,975.59	16,317.58	43,750.00	27,432.42	75,000.00
6268-0050	Elevator Maint. - Apartments	1,327.68	1,458.33	130.65	10,656.30	10,208.31	-447.99	17,500.00
6275-0000	Gate & Door Maint. - Apartment	0.00	500.00	500.00	1,257.78	3,500.00	2,242.22	6,000.00
6279-0000	Garbage Pick-up - Apts.	2,473.20	2,250.00	-223.20	13,404.22	15,750.00	2,345.78	27,000.00
	TOTAL EXPS. BEFORE UTILITIES	8,076.96	16,291.66	8,214.70	64,056.65	114,041.62	49,984.97	195,500.00
TOWNHOUSE EXPENSES								
6315-0000	Building Maint. - Townhomes	1,501.32	5,166.67	3,665.35	23,367.57	36,166.69	12,799.12	62,000.00
6320-0000	Garbage Pick-up - Townhomes	5,449.16	6,666.67	1,217.51	40,604.46	46,666.69	6,062.23	80,000.00
	TOTAL OPERATING EXPS. - T.H.	6,950.48	11,833.34	4,882.86	63,972.03	82,833.38	18,861.35	142,000.00
COMMON EXPENSES								
LANDSCAPING & GROUNDS								
6415-0000	Landscape Contract	14,070.00	14,166.67	96.67	98,490.00	99,166.69	676.69	170,000.00
6425-0000	Drainage Repair & Maint-Ground	5,451.34	1,666.67	-3,784.67	5,451.34	11,666.69	6,215.35	20,000.00
6435-0000	Plant Replacement & Imp-Ground	0.00	1,083.33	1,083.33	4,016.25	7,583.31	3,567.06	13,000.00
6440-0000	Irrigation System	0.00	333.33	333.33	380.40	2,333.31	1,952.91	4,000.00
6455-0000	Snow Removal	0.00	1,166.67	1,166.67	100.00	8,166.69	8,066.69	14,000.00
	TOTAL LANDS. & GROUNDS	19,521.34	18,416.67	-1,104.67	108,437.99	128,916.69	20,478.70	221,000.00
REPAIR & MAINTENANCE- GENERAL								
6510-0000	Repair & Maintenance	1,804.46	1,583.33	-221.13	8,418.50	11,083.31	2,664.81	19,000.00
6515-0000	Equipment Rep. & Maint.-Common	154.59	1,083.33	928.74	14,218.58	7,583.31	-6,635.27	13,000.00
6520-0000	Supplies Equipment - Common	-287.71	416.67	704.38	4,331.66	2,916.69	-1,414.97	5,000.00
6525-0000	Supplies Maintenance-Common	0.00	208.33	208.33	506.34	1,458.31	951.97	2,500.00
6530-0000	Supplies Cleaning - Common	0.00	41.67	41.67	0.00	291.69	291.69	500.00
6535-0000	Enterphone and Security	68.69	791.67	722.98	3,853.07	5,541.69	1,688.62	9,500.00
6560-0000	Gate Repair & Maint. - Common	0.00	291.67	291.67	4,044.50	2,041.69	-2,002.81	3,500.00
6565-0000	Pest Control - Common	540.75	1,333.33	792.58	7,818.05	9,333.31	1,515.26	16,000.00

TOTAL REPAIR & MAINT.		2,280.78	5,750.00	3,469.22	43,190.70	40,250.00	-2,940.70	69,000.00
UTILITIES								
6576-0000	Electricity	170.00	200.00	30.00	1,208.00	1,400.00	192.00	2,400.00
6577-0000	Electricity Ponds - Common	393.00	466.67	73.67	2,911.00	3,266.69	355.69	5,600.00
6580-0000	Electricity Stream - Common	612.00	733.33	121.33	4,284.00	5,133.31	849.31	8,800.00
6595-0000	Telephone Caretaker	95.20	141.67	46.47	675.36	991.69	316.33	1,700.00
TOTAL UTILITIES		1,270.20	1,541.67	271.47	9,078.36	10,791.69	1,713.33	18,500.00
RV LOT EXPENSES								
6640-0000	Repair & Maintenance - RV Lot	0.00	125.00	125.00	0.00	875.00	875.00	1,500.00
6690-0000	Electricity - RV Lot	64.00	79.17	15.17	468.00	554.19	86.19	950.00
TOTAL OPERATING EXPS-RV LOT		64.00	204.17	140.17	468.00	1,429.19	961.19	2,450.00
RECREATION CENTRE - COMMON								
6710-0000	Bldg Repair & Maint-Rec Centre	105.49	750.00	644.51	972.01	5,250.00	4,277.99	9,000.00
6712-0000	Equip. Rep. & Maint.-Clubhouse	257.25	2,083.33	1,826.08	4,144.62	14,583.31	10,438.69	25,000.00
6715-0000	Lock Up Costs - Rec. Centre	80.00	175.00	95.00	640.00	1,225.00	585.00	2,100.00
6725-0000	Exercise Equip R & M-Rec Centr	0.00	1,000.00	1,000.00	8,512.54	7,000.00	-1,512.54	12,000.00
6730-0000	Workshop R & M-Rec. Centre	0.00	83.33	83.33	69.00	583.31	514.31	1,000.00
6735-0000	Pool Repair & Maint.-Rec. Cent	1,283.60	750.00	-533.60	5,989.24	5,250.00	-739.24	9,000.00
6740-0000	Pool Supplies & Chemicals-Rec.	582.14	458.33	-123.81	3,577.15	3,208.31	-368.84	5,500.00
6750-0000	Cleaning Supplies-Rec. Centre	44.78	183.33	138.55	1,235.79	1,283.31	47.52	2,200.00
6755-0000	Window & Carpet Cleaning-Rec.	0.00	83.33	83.33	0.00	583.31	583.31	1,000.00
6764-0000	Electricity - Rec. Centre	1,707.00	2,000.00	293.00	12,679.00	14,000.00	1,321.00	24,000.00
6765-0000	Gas - Rec. Centre	1,302.73	2,166.67	863.94	8,387.16	15,166.69	6,779.53	26,000.00
TOTAL OPER. EXPS-REC. CENTRE		5,362.99	9,733.32	4,370.33	46,206.51	68,133.24	21,926.73	116,800.00
SALARIES & BENEFITS								
6820-0000	Caretaker Salary and Benefits	4,583.34	5,000.00	416.66	31,871.85	35,000.00	3,128.15	60,000.00
6830-0000	Caretaker Assistant Wages	1,276.10	1,625.00	348.90	8,786.86	11,375.00	2,588.14	19,500.00
6865-0000	R. C. Janitor Wages and Ben.	1,680.00	1,833.33	153.33	11,760.00	12,833.31	1,073.31	22,000.00
6875-0000	Payroll Costs	828.50	1,000.00	171.50	5,825.46	7,000.00	1,174.54	12,000.00
6890-0000	Workers Compensation Board	0.00	125.00	125.00	52.50	875.00	822.50	1,500.00
TOTAL SALARIES & PAYROLL COSTS		8,367.94	9,583.33	1,215.39	58,296.67	67,083.31	8,786.64	115,000.00
OFFICE EXPENSES								
6910-0000	Equipment Rep. & Maint.-Office	0.00	91.67	91.67	635.23	641.69	6.46	1,100.00
6915-0000	Supplies	0.00	75.00	75.00	207.60	525.00	317.40	900.00
6920-0000	Telephone & Cable - Office	316.69	291.67	-25.02	2,176.29	2,041.69	-134.60	3,500.00
TOTAL OFFICE EXPENSES		316.69	458.34	141.65	3,019.12	3,208.38	189.26	5,500.00
ADMINISTRATION								
6970-0000	AGM Expenses - Admin.	0.00	416.67	416.67	3,728.78	2,916.69	-812.09	5,000.00
6975-0000	Council Expenses - Admin.	500.00	291.67	-208.33	500.00	2,041.69	1,541.69	3,500.00
6980-0000	Legal Expenses	0.00	375.00	375.00	471.33	2,625.00	2,153.67	4,500.00
6984-0000	Postage and Printing	272.97	1,416.67	1,143.70	5,121.69	9,916.69	4,795.00	17,000.00
6985-0000	Insurance Appraisal	0.00	16.67	16.67	0.00	116.69	116.69	200.00
6990-0000	Insurance Premiums	58,877.00	58,877.00	0.00	412,139.00	412,139.00	0.00	706,524.00
6992-0000	Insurance Carrying Charges	1,630.83	1,630.83	0.00	11,415.81	11,415.81	0.00	19,570.00
7000-0000	Management Fees	6,988.58	6,988.58	0.00	48,920.06	48,920.06	0.00	83,863.00
7010-0000	Property Taxes - Admin.	0.00	54.17	54.17	542.47	379.19	-163.28	650.00
7020-0000	Security - Admin.	0.00	166.67	166.67	0.00	1,166.69	1,166.69	2,000.00
7023-0000	Emergency Preparedness	455.53	333.33	-122.20	2,044.17	2,333.31	289.14	4,000.00
7025-0000	Bank Charges	10.00	12.50	2.50	70.00	87.50	17.50	150.00
7030-0000	Strata Web Site	52.90	33.33	-19.57	192.00	233.31	41.31	400.00
7051-0000	Statutory Financial Review	0.00	116.67	116.67	202.13	816.69	614.56	1,400.00
TOTAL ADMINISTRATION EXPENSES		68,787.81	70,729.76	1,941.95	485,347.44	495,108.32	9,760.88	848,757.00
TOTAL COMMON EXPENSES		105,971.75	116,417.26	10,445.51	754,044.79	814,920.82	60,876.03	1,397,007.00
TOTAL EXPENSES		120,999.19	144,542.26	23,543.07	882,073.47	1,011,795.82	129,722.35	1,734,507.00
NET INCOME (LOSS)		23,589.62	-0.01	23,589.63	139,044.04	-0.07	139,044.11	0.00
REVENUE UTILITIES								
REVENUE - APARTMENT UTILITIES								
9260-0000	Utilities Income - Apts.	15,531.50	15,531.50	0.00	108,720.50	108,720.50	0.00	186,378.00
9262-0000	Utilities Interest Income	208.31	0.00	208.31	1,106.16	0.00	1,106.16	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
TOTAL APARTMENT UTILITIES		15,739.81	15,531.50	208.31	132,533.61	131,427.50	1,106.11	209,085.00
UTILITY EXPENSES								
ELECTRICITY - APARTMENTS								
9360-0000	Electricity Kens & Mayfair	2,537.00	2,756.25	219.25	17,759.00	19,293.75	1,534.75	33,075.00
9365-0000	Electricity Windsor	1,593.00	1,750.00	157.00	11,151.00	12,250.00	1,099.00	21,000.00
TOTAL ELECTRICITY - APART.		4,130.00	4,506.25	376.25	28,910.00	31,543.75	2,633.75	54,075.00

GAS - APARTMENTS								
9410-0000	Gas - Mayfair	1,101.78	2,741.67	1,639.89	14,314.51	19,191.69	4,877.18	32,900.00
9420-0000	Gas - Kensington	2,008.17	5,217.50	3,209.33	26,102.70	36,522.50	10,419.80	62,610.00
9430-0000	Gas - Windsor	1,716.28	4,958.33	3,242.05	23,361.31	34,708.31	11,347.00	59,500.00
	TOTAL GAS - APARTMENTS	4,826.23	12,917.50	8,091.27	63,778.52	90,422.50	26,643.98	155,010.00
	TOTAL UTILITIES - APARTMENT	8,956.23	17,423.75	8,467.52	92,688.52	121,966.25	29,277.73	209,085.00
	NET INCOME (LOSS) UTILITIES	6,783.58	-1,892.25	8,675.83	39,845.09	9,461.25	30,383.84	0.00
REVENUE - WATER INCOME								
9650-0000	Water - Apartments	5,760.00	5,760.00	0.00	40,320.00	40,320.00	0.00	69,120.00
9700-0000	Water - Townhouses	8,424.00	8,424.00	0.00	58,968.00	58,968.00	0.00	101,088.00
9725-0000	Water - Interest Income	280.04	0.00	280.04	2,257.56	0.00	2,257.56	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
	TOTAL WATER INCOME	14,464.04	14,184.00	280.04	123,841.40	121,584.00	2,257.40	192,504.00
WATER EXPENSE								
9850-0000	Water Usage	16,042.00	16,042.00	0.00	111,913.58	112,294.00	380.42	192,504.00
	TOTAL WATER	16,042.00	16,042.00	0.00	111,913.58	112,294.00	380.42	192,504.00
	NET INCOME (LOSS) WATER	-1,577.96	-1,858.00	280.04	11,927.82	9,290.00	2,637.82	0.00

Balance Sheet (Accrual)
CHELSEA - Contingency - 02 (lms1416c)
September 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	1,671,610.06
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	147,191.42
1109-0100	Due to CRF from Operating-Insurance	294,385.00
	TOTAL ASSETS	<u>3,113,186.48</u>

LIABILITIES

2010-0000	Accounts Payable	0.00
2012-2500	Accrued Expenses	10,381.80
	TOTAL LIABILITIES	<u>10,381.80</u>

OWNERS EQUITY

RESERVES

3500-0000	Net Income - Prior Years	2,921,721.81
3510-0000	Net Income - Current Year	181,082.87
	TOTAL OWNERS' EQUITY	<u>3,102,804.68</u>
	TOTAL LIABILITIES AND EQUITY	<u>3,113,186.48</u>

Date: Oct. 17/2023
Accountant: [Signature]
Property Manager: [Signature]

Budget Comparison (Accrual) CHELSEA - Contingency - 02 (Ims1416c) September 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	
INCOME								
4010-5000	Strata Fees - Apartments	21,036.75	21,036.75	0.00	147,257.25	147,257.25	0.00	252,441.00
4010-6000	Strata Fees - Townhomes	45,767.75	45,767.75	0.00	320,374.25	320,374.25	0.00	549,213.00
	TOTAL	66,804.50	66,804.50	0.00	467,631.50	467,631.50	0.00	801,654.00
4031-0000	Interest Income	8,027.51	0.00	8,027.51	60,374.30	0.00	60,374.30	0.00
4031-6000	Interest Income- Insur. Loan	1,630.83	1,630.83	0.00	11,415.81	11,415.81	0.00	19,570.00
	TOTAL	9,658.34	1,630.83	8,027.51	71,790.11	11,415.81	60,374.30	19,570.00
	TOTAL INCOME	76,462.84	68,435.33	8,027.51	539,421.61	479,047.31	60,374.30	821,224.00
TOWNHOUSE EXPENSES								
6342-2023	2023 Townhouse Envelope Repairs	5,582.61	7,083.33	1,500.72	37,269.81	49,583.31	12,313.50	85,000.00
6344-2023	Garage Doors	4,778.55	4,166.67	-611.88	47,785.50	29,166.69	-18,618.81	50,000.00
6345-2023	Townhouse Roof	0.00	16,666.67	16,666.67	168,357.18	116,666.69	-51,690.49	200,000.00
	TOTAL OPERATING EXPS. - T.H.	10,361.16	27,916.67	17,555.51	253,412.49	195,416.69	-57,995.80	335,000.00
REPAIR & MAINTENANCE- GENERAL								
6510-2023	Sinkhole Remediation	0.00	0.00	0.00	10,536.75	0.00	-10,536.75	0.00
6521-2023	Fire Equipment Replacement	0.00	8,333.33	8,333.33	62,695.50	58,333.31	-4,362.19	100,000.00
	TOTAL REPAIR & MAINT.	0.00	8,333.33	8,333.33	73,232.25	58,333.31	-14,898.94	100,000.00
RECREATION CENTRE - COMMON								
6707-2023	Clubhouse Roof Replacement	0.00	12,500.00	12,500.00	0.00	87,500.00	87,500.00	150,000.00
6708-2023	Clubhouse Pool Liner Replacement	0.00	1,666.67	1,666.67	2,000.00	11,666.69	9,666.69	20,000.00
6712-2023	Clubhouse Awning Restoration	0.00	3,333.33	3,333.33	29,694.00	23,333.31	-6,360.69	40,000.00
	TOTAL OPER. EXPS-REC. CENTRE	0.00	17,500.00	17,500.00	31,694.00	122,500.00	90,806.00	210,000.00
	TOTAL COMMON EXPENSES	0.00	25,833.33	25,833.33	104,926.25	180,833.31	75,907.06	310,000.00
	TOTAL EXPENSES	10,361.16	53,750.00	43,388.84	358,338.74	376,250.00	17,911.26	645,000.00
	NET INCOME (LOSS)	66,101.68	14,685.33	51,416.35	181,082.87	102,797.31	78,285.56	176,224.00

NOVEMBER Events Calendar

Sun	Mon	Tue	Wed	Thu	Fri	Sat
<p>EXERCISE CLASSES</p> <p>Tuesdays OSTEO 9:00 am</p> <p>CHAIR YOGA 9:30am</p> <p>Thursdays WEIGHTS & BANDS 9:00</p> <p>WALK AWAY POUNDS 9:30am</p> <p>Fridays OSTEO 9:00 am</p> <p>CHAIR YOGA 9:30am</p>	<p>1 Coffee 9:15 am Poker 6 pm Whist 7 pm</p>	<p>2 Dance Advanced 2:00 Everyone 2:30 Euchre 7 pm</p>	<p>3 Pub Night BYOB 5 to 7 pm</p>	<p>4</p>		
<p>5</p>	<p>6 Arts/Chats 1pm Canasta 6:30pm Ladies Pool 6pm Chelseas Singers 6:30</p>	<p>7 Pillow Pals 1:30 Bridge 6:30 pm Bible Study 7pm Poker Pool 7pm</p>	<p>8 Coffee 9:15 am Poker 6 pm Whist 7 pm</p>	<p>9 Dance Advanced 2:00 Everyone 2:30 Euchre 7 pm</p>	<p>10 Pub Night BYOB 5 to 7 pm</p>	<p>11</p>
<p>12</p>	<p>13 Arts/Chats 1pm Canasta 6:30pm Ladies Pool 6pm Chelseas Singers 6:30</p>	<p>14 Bridge 6:30 pm Bible Study 7pm Poker Pool 7pm</p>	<p>15 Coffee 9:15 am Poker 6 pm Whist 7 pm</p>	<p>16 Dance Advanced 2:00 Everyone 2:30 Euchre 7 pm</p>	<p>17 POT LUCK DINNER See poster for details</p>	<p>18</p>
<p>19 GREY CUP 2:30 BYOB & APPY</p>	<p>20 Arts/Chats 1pm Canasta 6:30pm Ladies Pool 6pm Chelseas Singers 6:30</p>	<p>21 Pillow Pals 1:30 Bridge 6:30 pm Bible Study 7pm Poker Pool 7pm</p>	<p>22 Coffee 9:15 am Poker 6 pm Whist 7 pm</p>	<p>23 Dance Advanced 2:00 Everyone 2:30 Euchre 7 pm</p>	<p>24 Pub Night BYOB 5 to 7 pm</p>	<p>25</p>
<p>26</p>	<p>27 Arts/Chats 1pm Canasta 6:30pm Ladies Pool 6pm Chelseas Singers 6:30</p>	<p>28 Bridge 6:30 pm Bible Study 7pm Poker Pool 7pm</p>	<p>29 Coffee 9:15 am Poker 6 pm Whist 7 pm</p>	<p>30 Dance Advanced 2:00 Everyone 2:30 Euchre 7 pm</p>	<p>1 Pub Night BYOB 5 to 7 pm</p>	<p>2</p>

**Upcoming
EVENTS
at a
Glance**

**Friday,
November 17
POT LUCK
DINNER**
See poster for
details

**Sunday,
November 19
GREY CUP**
2:30 pm
Bring Your Own
Bottle & Appy

**Play
SNOOKER/
POOL/
BILLIARDS
Anytime**