

**CHELSEA GARDENS - LMS 1416**

**www.chelseastrata.com E-Mail: ross@crpm.ca or chelseacouncil@crpm.ca**

**COUNCIL MEETING MINUTES – TUESDAY DECEMBER 19, 2017 – 1:00 PM CLUBHOUSE LIBRARY**

**STRATA COUNCIL - 2017/2018**

**PRESIDENT**

Zenon Jalbert – TH-202

**VICE-PRESIDENT**

Bernice Hutton - TH-149

**SECRETARY**

Bob Hurley - W-122

**TREASURER**

Victor Monasch- T153

**COUNCIL MEMBERS AT LARGE**

Garry Kirkland - K-405

Gordon Yamashita - K202

Charlie Sweet – W227

**LANDSCAPING**

Bernice Hutton - TH-149

**SECURITY**

Charlie Sweet-W227

**MAINTENANCE/LIAISONS**

Garry Kirkland - Townhouses

Gordon Yamashita – Apartments

**SOCIAL LIAISON**

Bob Hurley

**RV COMMITTEE LIAISON**

Gordon Yamashita

**APARTMENT LIAISON**

Gordon Yamashita

**TOWNHOME LIAISON/MAINTENANCE**

Garry Kirkland

**CLUBHOUSE EXERCISE ROOM/WORKSHOP**

**/BRING FORWARD**

Zenon Jalbert

**FOUNTAINS/PONDS**

Bob Hurley

**CLUBHOUSE OFFICE**

Valerie Morris

M, TU, TH, and F - 11:00 AM to Noon

Guest suite booking and Keys

**CARETAKERS**

(7:00 AM-3:00 PM-Monday-Friday)

John Unger - (604) 834-4578

(5:00 PM-7:00 AM Monday-Friday)

(7:00AM-1:00PM Saturday)

Nights/weekends – Valerie Morris

(604) 834-4578

**STRATA MANAGERS**

Ross Ruddick

Jesse Train

E-Mail: ross@crpm.ca

jesse@crpm.ca

**CROSSROADS MANAGEMENT LTD.**

1011, 7445 132<sup>ND</sup> STREET,

SURREY, B.C. V3W 1J8

Phone: (778) 578-4445

Fax: (778) 578-4447

**EMERGENCY CONTACT**

24 HOUR SERVICE (778) 578-4445

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

**ATTENDANCE:**

Bernice Hutton

Victor Monasch

Charlie Sweet

Garry Kirkland

Gordon Yamashita

Bob Hurley

**REGRETS**

Zenon Jalbert

Jesse Train, Strata Manager

At the end of the meeting Bernice Hutton officially resigned from Council. Council is very sad to see her go and thanked her for the many years of excellent service and dedication to Chelsea Gardens.

Council has appointed Murray Hill, K406 to join Council for the rest of the term.

**(1) CALL TO ORDER**

The meeting was called to order at 1:00 PM by Bernice Hutton, Vice President and a quorum being present.

**(2) ADOPTION OF PREVIOUS MINUTES**

It was **MOVED** and **SECONDED** to adopt the minutes of the November 21, 2017 council meeting as circulated.

**CARRIED**

**(3) CARETAKER'S REPORT – NOVEMBER 2017 – JOHN UNGER**

It's hard to believe that another year has come and gone. Seems like we just had Christmas and here it is again. The good part is that I haven't had to shovel the white stuff so far this year. Going back in my day timer it was Dec. 5 when I started to shovel last year and it didn't let up until well into January.

The city of Surrey has finally started action on the speeders travelling next the complex and have put up readers. Watching the traffic slow down when they see their speed seems to be having the desired effect.

This is just a reminder with the infestation of crows (for lack of a better word) that garbage and recycling should be secure and

difficult for the birds to attempt opening containers. It is also a reminder that bird seed is not to be used other than Hummingbird feeders. It attracts rodents and vermin.

There are also a few vehicles that are leaking oil in particular in the underground parkades. First and foremost the leak should be fixed. Using kitty litter as an absorbent is fine during clean up but it is not to be used as a permanent solution to an oil drip. The kitty litter does migrate into your neighbours parking spaces and makes a mess. Cardboard is also unacceptable under a vehicle and it was noted in the last visit from the fire inspectors that it is a fire hazard.

Concrete sealing in the undergrounds has also been taking place to alleviate water dripping onto vehicles. Brandon has been doing a great job and I appreciate his making sure that he leaves everything neat and clean.

The hot tub has been running without too many issues but again I do request that use of oils and bath bombs not be used and showers are taken prior to entry. It helps maintain a better balance with the pool chemistry.

During this holiday season you will see extra efforts regarding security making sure that our stairwells are not home to the homeless. Just a reminder to call the nonemergency number if you have had someone go through your car or have suspicions. The police will also make a concerted effort to answer a call should there be a theft in progress or attempted break in and will respond immediately.

I'd like to thank everyone for their support this past year. I have enjoyed the conversations, work requirements and the willingness of the volunteers to step up and help make this such a vibrant and well run community.

Merry Christmas and Happy New Year to all  
John Unger

#### **(4) EMERGENCY PREPAREDNESS REPORT**

Initial activities of the Chelsea Gardens Emergency Preparedness Program are in full swing, there are now 50 volunteers working on everyone's behalf to make Chelsea Gardens a safer and more resilient community. However, we can use more volunteers in all areas of the program, as there is considerable work to do and more participation spreads the load. Also, current members may be away at times (even perhaps when an emergency occurs), and others have to withdraw - albeit unwillingly. This opportunity is a fantastic way to understand how to better prepare yourself and your home for emergencies, as well as to contribute in a positive and meaningful way to your community. The program is organized into the following 8 teams:

- First Aid
- Shelter and Care Giving
- Communications and Transportation
- Utilities and Fire Suppression
- Damage Assessment
- Light Urban Search and Rescue
- Personal Preparedness
- Leadership

If you are likely to offer your services to help when an emergency occurs, why not volunteer now and be better prepared to help through knowledge, understanding and training gained by advanced preparation? Give Doug McLeod, Program Leader, a call at 778.591.3999, or send him an email at [kdmcleod@telus.net](mailto:kdmcleod@telus.net) to get more information.

#### **(5) FINANCIAL REPORT**

The Treasurer reviewed the Financial Statements to November 30, 2017 with Council. It was **MOVED** and

**SECONDED** to approve the financial statements prepared by CrossRoads to November 30, 2017. **CARRIED**  
Chargeback items and By-law fines are being reduced.

**(6) BUSINESS ARISING FROM THE MINUTES**

- a. **Kensington Damaged Door** – The contractor is ordering a new door.
- b. **TELUS Fibre Optic** – Representatives from TELUS/Ledcor held well attended information sessions in the Fireside Room. We have many owners that have signed up for the service but require more owners to sign up to commence the project. We are attaching the permission form at the back of the minutes for owners to sign and return **if you have already filled this form out you DO NOT need to fill out another form.** It is recommended that every owner sign this as, even if you have no wish to switch to Telus, it will be a positive step to have your unit wired for high speed internet for the future. There is no cost or obligation for the program underway. In the future there may be a cost so it is wise and recommended choice to do it now.
- c. **Clubhouse Cleaning** – The contractor has been advised that they were approved to clean the exterior of the clubhouse. Due to the freezing weather and snow this work has been postponed until the New Year.
- d. **Fall Gutter Cleaning** – Gutter cleaning was recently completed.
- e. **Water Damage** – A roof leak in one of the town houses was fixed and the interior damage also repaired.
- f. **Auto air Separators – Kensington** – The Mechanical contractor installed additional auto air separators to aid with the heating challenges in the Kensington.
- g. **Re-covering Pub chairs and Stools** – The Strata Council, along with the Golf Committee has proposed a cost sharing arrangement with the Social Committee to re-cover pub chairs and bar stools with vinyl seats and fabric backs. The Strata Manager is obtaining a quote and the Social Committee is expected to discuss this at their next meeting.
- h. **Clubhouse Bathroom Reno** – The renovations were recently completed.
- i. **Apartment Address Signs** – The Strata Manager has contacted a company to provide pricing to supply and install new address signs for the apartment buildings.
- j. **Pest Situation** – A unit is dealing with some major pest issues and is in the process of being resolved.
- k. **Resolution Committee** – Zenon Jalbert and Bernice Hutton have volunteered to be on the Resolution Committee. Individuals who may have an interest in serving on either committee are asked to contact the Strata Manager.

- l. Nominations Committee** – Bob Hurley has volunteered to be on the nomination committee and will need a non Council member to volunteer as well. Individuals who may have an interest in serving on either committee are asked to contact the Strata Manager.
- m. MUA Air Balancing** – The Strata Manager is waiting for a report from the mechanical contractor in regards to the unbalanced air-flow in the Kensington building.
- n. City Fire Monitoring** – The Strata Manager will be terminating the monitoring contract with Fraser Valley Fire and will be hiring City Fire to do the monitoring.
- o. Lights/Noise makers for outside stairwells** – The contractor will be meeting with a council member to explore lighting/noise makers in the outside stairwells to deter the homeless from sleeping there.

## **(7) CORRESPONDENCE**

- An Owner wrote about a musty smell in their unit after a flood occurred.
- Council received correspondence about some large bushes in front of this Owners window. The landscapers have trimmed down these bushes.
- An owner wrote council regarding a constant noise in their apartment. Unfortunately Council, staff and the Strata Manager have been in this unit and are not able to hear this noise. Council does not believe this is an actionable item.
- An Owner is very concerned about the welfare of a dog residing in one of the townhouse units. They stated that the dog is left on the front deck when no one is home and has a very high pitched cry/bark and seems to be in distress. The Strata Manager will send a letter to this Owner.
- An event group has requested to change the time slot of another group. The Strata Manager obtained all the group requests and put together a schedule that would best compensate all the groups. If there is an issue between two group times then the two groups need to come to an agreement before anything can be changed.

## **(8) COMMITTEE REPORTS**

- **TOWNHOUSES** – No Report
- **APARTMENTS** – No Report
- **CLUBHOUSE** – The clubhouse washrooms have been completed and the office is next on the to-do list.

- **SAFETY AND SECURITY** – For the Holiday Season, Council has decided to hire a patrol security guard to patrol the complex and make sure no suspicious activity takes place. Optimum Security has been hired from December 21<sup>st</sup>, 2017 until January 2<sup>nd</sup> 2018 starting at 10PM until 4AM.
- **LANDSCAPING** – Now that the snow has come, the landscapers, the snow removal company and the caretakers will be hard at work salting the walkway areas. It was noted the pathways along the fountain area, leading up to the clubhouse are very slippery. Please try to avoid using these walkways.
- **BY-LAWS** – Council suggested some possible By-law amendments for the next AGM. These will be referred to the Resolution Committee.
- **RV-LOT** – Owners are encouraged to advise both staff and the RV Committee when they are planning on being away for an extended period of time.
- **ADMINISTRATION** – No Report
- **SOCIAL COMMITTEE** – See attached calendar at the back of these minutes. The Executive Summary from their December 6<sup>th</sup> meeting is also attached.

#### (9) NEW BUSINESS

- a. **Irrigation** – Chelsea Gardens is very lucky to have so many dedicated volunteers and one group being the irrigation crew. Barry Miller intends to retire from leading this group, Council was very happy that he decided to do it again for one more year saving the Strata a considerable amount of money. He has decided to retire for good now and that means the Irrigation crew is looking for someone to step up. Please contact the Strata Manager if you would like to volunteer to help out next year and if there is someone willing to step up to the leadership role of this group.
- b. **FOB de-activation for new Owners** – The Council discussed wording provided by the Strata Manager that would be put on the Form B's issued by CrossRoads Management indicating that all existing FOB's would be de-activated upon possession. This is for security purposes as not all FOB or clickers registered to a unit are always passed along to the new owners. Some, issued for family, caregivers, housekeepers, etc. may not be returned. The Council asked that the de-activation be set to three days after possession which would allow the new owner's time to bring their FOB's and clickers into the Chelsea office for verification.
- c. **ICBC** – The Strata Manager reached out to ICBC when the wall on the corner of 138<sup>th</sup> and 70<sup>th</sup> to determine if they would cover the deductible. Initially we were told no because it was a stolen vehicle but ICBC has reached out stating they will cover our deductible costs.
- d. **Windsor Fire Door** – The Windsor Fire door is in rough shape and needs replacing. The Strata Manager will communicate with the proper company to have this replaced.
- e. **WINTERIZATION REMINDER** - With the cold weather approaching, it is important that all residents take appropriate measures to ensure that damage to their units or to the common property of the complex does not occur from a frozen pipe.

**Please detach all hoses from the outdoor hose bibs.** Hoses left attached to a hose bib during the winter months will cause pipes to break and the Owner will be responsible for any damage that occurs inside the home and for the cost of repairing the piping.

The Council strongly recommends that Owners follow these steps:

- In the event that you go on holidays, please leave your heat on at a reasonable temperature so that the water pipes in the walls and elsewhere inside your unit do not freeze.
- If you have one, turn off the water shut-off valve to the external hose bib and drain the last small amount of water from within the tap. If you do not have a separate shut-off valve for your outdoor hose bib, it is advisable to shut off the water supply at the main valve in your furnace room if you go away. In any event, do not leave hoses attached to exterior hose bibs.
- Locate the water shut-off valve in your furnace room to ensure that you can quickly shut off your water system in case of emergency.
- Please do not wash your car when the temperature is, or will go, below zero, as the water run-off can freeze, creating a slipping hazard on roadways and sidewalks.
- Please remember to purchase ice melt for your own use on your sidewalk and driveway. Do not use table salt on concrete as this will cause a very quick deterioration of the concrete.

With the holidays in full swing, it's easy to get wrapped up in the celebrations and neglect the potential Hazards in your home. Each year, many residential fires occur that can easily be prevented with some safety precautions.

### **Space Heaters**

- Ensure your heater has a Canadian Standards Association (CSA) label.
- Portable space heaters should be kept at least 1 metre (3 feet) from anything combustible (drapes, paper, furniture, bedding, wallpaper, etc.)
- Never place clothes on a heater to dry.
- Avoid leaving heaters on when you leave the house or go to bed.

### **Indoor Lighting**

- Examine strings each year before use and replace worn-out sets.
- Unplug light strings when replacing bulbs.
- Unplug all lighting before you go to bed or leave your home.
- Only use those with a CSA label and are marked for indoor use.

**(9) ADJOURNMENT**

- The meeting was adjourned at 3:20 PM.
- The next council meeting is Tuesday January 23, 2017 – Clubhouse library

Jesse Train, Strata Manager - CrossRoads Management

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

**CrossRoads Management - EMERGENCY CONTACT- 24 HOUR SERVICE - (778) 578-4445**

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

**Balance Sheet (Accrual)**  
**CHELSEA - Contingency - 02 - (lms1416c)**  
**November 2017**  
**AS OF THE 9TH MONTH ENDING NOVEMBER 30, 2017**

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Prepared For:  
Strata Plan LMS 1416 - CRF

Prepared By:  
Crossroads Management Ltd.  
#1011 - 7445 132nd. Street  
Surrey, BC V3W 1J8

**ASSETS**

1025-0000 Bank - Westminster - Contingency	192,748.75
1038-1090 WSCU GIC - 1.60% - Feb.16/18	100,000.00
1038-1136 WSCU GIC - 1.55% - Jan.26/18	300,000.00
1038-1150 WSCU GIC - 1.65% - Jun.27/18	150,000.00
1038-1165 WSCU GIC - 1.90% - Aug.10/18	250,000.00
1038-1174 WSCU GIC - 2.15% - Oct.24/18	200,000.00
1038-1182 WSCU GIC - 2.18% - May.23/19	750,000.00
1200-0000 Prepaid Insurance	46,237.77

**TOTAL ASSETS** 1,988,986.52

**OWNERS' EQUITY**  
**RESERVES**

3500-0000 Net Income - Prior Years	1,903,490.98
3510-0000 Net Income - Current Year	85,495.54

**TOTAL OWNERS' EQUITY** 1,988,986.52

**TOTAL LIABILITIES AND EQUITY** 1,988,986.52

Date: Dec. 14/17  
Accountant: [Signature]  
Property Manager: [Signature]

**Budget Comparison (Accrual)**  
**CHELSEA - Contingency - 02 - (lms1416c)**  
**November 2017**

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**AS OF THE 9TH MONTH ENDING NOVEMBER 30, 2017**

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Surrey, BC V3W 1J8

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
<b>INCOME</b>									
4010-5000 Strata Fees - Apartments	11,283.92	11,283.92	0.00	0.00	101,555.28	101,555.28	0.00	0.00	135,407.00
4010-6000 Strata Fees - Townhome	24,549.42	24,549.42	0.00	0.00	220,944.78	220,944.78	0.00	0.00	294,593.00
<b>TOTAL</b>	<b>35,833.34</b>	<b>35,833.34</b>	<b>0.00</b>	<b>0.00</b>	<b>322,500.06</b>	<b>322,500.06</b>	<b>0.00</b>	<b>0.00</b>	<b>430,000.00</b>
4031-0000 Interest Income	12,329.31	0.00	12,329.31	0	25,458.29	0.00	25,458.29	0	0.00
4031-6000 Interest Income- Insur. L	308.33	0.00	308.33	0	2,774.97	0.00	2,774.97	0	0.00
<b>TOTAL</b>	<b>12,637.64</b>	<b>0.00</b>	<b>12,637.64</b>	<b>0</b>	<b>28,233.26</b>	<b>0.00</b>	<b>28,233.26</b>	<b>0</b>	<b>0.00</b>
<b>TOTAL INCOME</b>	<b>48,470.98</b>	<b>35,833.34</b>	<b>12,637.64</b>	<b>35.27</b>	<b>350,733.32</b>	<b>322,500.06</b>	<b>28,233.26</b>	<b>8.75</b>	<b>430,000.00</b>
<b>TOTAL EXPS. BEFORE UTILITIES</b>									
6276-2017 2017 Mayfair Lobby/Park	0.00	2,083.33	2,083.33	100.00	24,503.42	18,749.97	-5,753.45	-30.69	25,000.00
6277-2017 2017 Wind/Ken Stairwell	0.00	1,333.33	1,333.33	100.00	13,497.75	11,999.97	-1,497.78	-12.48	16,000.00
6278-2017 2017 Wind/Ken Pipe Re	0.00	5,833.33	5,833.33	100.00	51,696.08	52,499.97	803.89	1.53	70,000.00
6279-2017 2017 Wind/Mayfair Cellul	0.00	625.00	625.00	100.00	8,502.06	5,625.00	-2,877.06	-51.15	7,500.00
6280-2017 Hot Water Tank Replace	0.00	0.00	0.00	0	8,242.50	0.00	-8,242.50	0	0.00
<b>TOTAL EXPS. BEFORE UTILITIES</b>	<b>0.00</b>	<b>9,874.99</b>	<b>9,874.99</b>	<b>100.00</b>	<b>106,441.81</b>	<b>88,874.91</b>	<b>-17,566.90</b>	<b>-19.77</b>	<b>118,500.00</b>
<b>TOWNHOUSE EXPENSES</b>									
6319-2017 2017 TH Exterior Washin	0.00	1,666.67	1,666.67	100.00	18,720.45	15,000.03	-3,720.42	-24.80	20,000.00
6342-2017 2017 Townhouse Envelo	16,789.26	6,250.00	-10,539.26	-168.6	83,623.76	56,250.00	-27,373.76	-48.66	75,000.00
6344-2017 2017 Doors and Window	0.00	1,666.67	1,666.67	100.00	18,340.70	15,000.03	-3,340.67	-22.27	20,000.00
<b>TOTAL OPERATING EXPS. - T.H.</b>	<b>16,789.26</b>	<b>9,583.34</b>	<b>-7,205.92</b>	<b>-75.19</b>	<b>120,684.91</b>	<b>86,250.06</b>	<b>-34,434.85</b>	<b>-39.92</b>	<b>115,000.00</b>
<b>COMMON EXPENSES</b>									
<b>REPAIR &amp; MAINTENANCE- GENER</b>									
6510-2017 2017 Exterior Perimeter	0.00	2,083.33	2,083.33	100.00	17,094.00	18,749.97	1,655.97	8.83	25,000.00
6511-2017 Irrigation Repairs	0.00	0.00	0.00	0	8,326.92	0.00	-8,326.92	0	0.00
6512-2017 Main Water Line Repair	0.00	0.00	0.00	0	6,684.09	0.00	-6,684.09	0	0.00
<b>TOTAL REPAIR &amp; MAINT.</b>	<b>0.00</b>	<b>2,083.33</b>	<b>2,083.33</b>	<b>100.00</b>	<b>32,105.01</b>	<b>18,749.97</b>	<b>-13,355.04</b>	<b>-71.23</b>	<b>25,000.00</b>
<b>RECREATION CENTRE - COMMON</b>									
6709-2017 Clubhouse Improvement	4,779.54	1,666.67	-3,112.87	-186.7	10,468.69	15,000.03	4,531.34	30.21	20,000.00
6710-2017 Clubhouse-Boiler Replac	0.00	0.00	0.00	0	10,284.75	0.00	-10,284.75	0	0.00
6712-2016 2016 Lighting retro-fit Cl	0.00	0.00	0.00	0	-14,747.39	0.00	14,747.39	0	0.00
<b>TOTAL OPER. EXPS-REC. CENTRE</b>	<b>4,779.54</b>	<b>1,666.67</b>	<b>-3,112.87</b>	<b>-186.7</b>	<b>6,006.05</b>	<b>15,000.03</b>	<b>8,993.98</b>	<b>59.96</b>	<b>20,000.00</b>
<b>SALARIES &amp; BENEFITS</b>									
<b>TOTAL COMMON EXPENSES</b>	<b>4,779.54</b>	<b>3,750.00</b>	<b>-1,029.54</b>	<b>-27.45</b>	<b>38,111.06</b>	<b>33,750.00</b>	<b>-4,361.06</b>	<b>-12.92</b>	<b>45,000.00</b>
<b>TOTAL EXPENSES</b>	<b>21,568.80</b>	<b>23,208.33</b>	<b>1,639.53</b>	<b>7.06</b>	<b>265,237.78</b>	<b>208,874.97</b>	<b>-56,362.81</b>	<b>-26.98</b>	<b>278,500.00</b>
<b>NET INCOME (LOSS)</b>	<b>26,902.18</b>	<b>12,625.01</b>	<b>14,277.17</b>	<b>113.09</b>	<b>85,495.54</b>	<b>113,625.09</b>	<b>-28,129.55</b>	<b>-24.76</b>	<b>151,500.00</b>
<b>REVENUE UTILITIES</b>									
<b>UTILITY EXPENSES</b>									

**Balance Sheet (Accrual)**  
**CHELSEA - Operations - 02 - (lms1416)**  
**November 2017**  
**AS OF THE 9TH MONTH ENDING NOVEMBER 30, 2017**

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Prepared For:  
Strata Plan LMS1416  
Surrey, BC  
  
Surrey, BC

Prepared By:  
Crossroads Management Ltd.  
#1011 - 7445 132nd. Street  
Surrey, BC V3W 1J8

<b>ASSETS</b>	
1010-0000 Petty Cash	500.00
1013-0000 Bank Shares	5.00
1020-0000 Bank - Westminster - Chequing	75,800.58
1027-0000 Bank - Water Surcharge	73,814.93
1028-1300 Bank - Golf Tournament Funds	2,427.01
1029-0000 Bank - Apt Utilities	22,679.85
1030-0000 Bank - Exercise Room	1,137.11
1040-0000 Bank - Social Committee	4,583.78
1106-0000 Insurance Claim Receivable	2,500.00
1200-0000 Prepaid Insurance	47,162.76
1205-0000 Prepaid Expenses	2,081.06
1220-0000 Caretaker Suite	74,305.56
1221-0003 Tree Restitution S/D - Due July 2017	200.00
1300-0000 Accounts Receivable	6,487.55
<b>TOTAL ASSETS</b>	<u><u>313,685.19</u></u>
<b>LIABILITIES</b>	
2010-0000 Accounts Payable	56,323.06
2014-0000 Accrued Water & Sewer	13,294.92
2017-0000 Social Committee Fund	4,583.78
2018-0000 Exercise Room	1,137.11
2019-0000 Golf Tournament Fund	2,427.01
2035-0000 Security Deposits	300.00
2040-0003 Due to Contingency-Insurance	46,237.77
2040-0011 Due to CRF -Insurance interest	924.99
2170-0000 Vacation Payable	2,260.06
2250-0000 Pre-Paid Fees	1,226.73
<b>TOTAL LIABILITIES</b>	<u>128,715.43</u>
<b>OWNERS' EQUITY</b>	
<b>RESERVES</b>	
3499-0000 Owners' Equity/Caretaker Suite	74,305.56
3500-0000 Net Income - Prior Years	31,619.20
3510-0000 Net Income - Current Year	46,157.80
3510-2000 Net Income - Utilities	22,419.01
3510-3000 Net Income - Water & Sewer	10,468.19
<b>TOTAL OWNERS' EQUITY</b>	<u>184,969.76</u>
<b>TOTAL LIABILITIES AND EQUITY</b>	<u><u>313,685.19</u></u>

Date: Dec 14 2017  
Accountant: [Signature]  
[Signature]

**Budget Comparison (Accrual)**  
**CHELSEA - Operations - 02 - (lms1416)**  
**November 2017**

**AS OF THE 9TH MONTH ENDING NOVEMBER 30, 2017**

Prepared For:  
 Strata Plan LMS1416  
 Surrey, BC  
  
 Surrey, BC

Prepared By:  
 Crossroads Management Ltd.  
 #1011 - 7445 132nd. Street  
 Surrey, BC V3W 1J8

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
<b>INCOME</b>									
4010-0000 Strata Fees	41,404.67	41,404.67	0.00	0.00	372,642.03	372,642.03	0.00	0.00	496,856.00
4012-0000 CRF Strata Fees - Apart	-11,283.92	-11,283.92	0.00	0.00	-101,555.28	-101,555.28	0.00	0.00	-135,407.00
4015-0000 Parking & Scooter Parkin	325.00	125.00	200.00	160.00	2,895.00	1,125.00	1,770.00	157.33	1,500.00
4022-0000 Move in/out	200.00	83.33	116.67	140.01	750.00	749.97	0.03	0.00	1,000.00
4025-0000 Prior Year Surplus (Defici	2,467.00	2,467.00	0.00	0.00	22,203.00	22,203.00	0.00	0.00	29,604.00
<b>TOTAL</b>	<b>33,112.75</b>	<b>32,796.08</b>	<b>316.67</b>	<b>0.97</b>	<b>296,934.75</b>	<b>295,164.72</b>	<b>1,770.03</b>	<b>0.60</b>	<b>393,553.00</b>
<b>4030-0000 Strata Fees</b>									
4030-0000 Strata Fees	74,248.42	74,248.42	0.00	0.00	668,235.78	668,235.78	0.00	0.00	890,981.00
4032-0000 CRF Strata Fees - Town	-24,549.42	-24,549.42	0.00	0.00	-220,944.78	-220,944.78	0.00	0.00	-294,593.00
4037-0000 Prior Year Surplus	4,614.25	4,614.25	0.00	0.00	41,528.25	41,528.25	0.00	0.00	55,371.00
<b>TOTAL</b>	<b>54,313.25</b>	<b>54,313.25</b>	<b>0.00</b>	<b>0.00</b>	<b>488,819.25</b>	<b>488,819.25</b>	<b>0.00</b>	<b>0.00</b>	<b>651,759.00</b>
<b>OTHER</b>									
4040-0000 Rental - Fireside Lounge	0.00	58.33	-58.33	-100.0	900.00	524.97	375.03	71.44	700.00
4045-0000 Rental - Caretaker Suite	600.00	600.00	0.00	0.00	5,400.00	5,400.00	0.00	0.00	7,200.00
4050-0000 Rental - Guest Suites	0.00	733.33	-733.33	-100.0	7,680.00	6,599.97	1,080.03	16.36	8,800.00
4055-0000 R.V. Parking	660.00	666.67	-6.67	-1.00	5,715.00	6,000.03	-285.03	-4.75	8,000.00
4057-0000 Parking	15.00	0.00	15.00	0	15.00	0.00	15.00	0	0.00
4060-0000 Miscellaneous	0.00	25.00	-25.00	-100.0	22.00	225.00	-203.00	-90.22	300.00
4061-0000 Bylaw Fines	0.00	0.00	0.00	0	50.00	0.00	50.00	0	0.00
4062-0000 Dish and Cutlery Rental	0.00	0.00	0.00	0	250.00	0.00	250.00	0	0.00
4065-0000 Interest Income	141.89	75.00	66.89	89.19	1,375.95	675.00	700.95	103.84	900.00
4066-0000 Remote Control Sale	0.00	0.00	0.00	0	1,740.00	0.00	1,740.00	0	0.00
4084-0000 Keys	0.00	0.00	0.00	0	155.00	0.00	155.00	0	0.00
<b>TOTAL OTHER</b>	<b>1,416.89</b>	<b>2,158.33</b>	<b>-741.44</b>	<b>-34.35</b>	<b>23,302.95</b>	<b>19,424.97</b>	<b>3,877.98</b>	<b>19.96</b>	<b>25,900.00</b>
<b>TOTAL INCOME</b>	<b>88,842.89</b>	<b>89,267.66</b>	<b>-424.77</b>	<b>-0.48</b>	<b>809,056.95</b>	<b>803,408.94</b>	<b>5,648.01</b>	<b>0.70</b>	<b>1,071,212.00</b>
<b>6030-0000 Apt Janitor/Contract Serv</b>									
6030-0000 Apt Janitor/Contract Serv	1,250.00	1,513.00	263.00	17.38	11,250.00	13,617.00	2,367.00	17.38	18,156.00
6208-0000 Building Maint. - Apartme	5,487.73	3,433.25	-2,054.48	-59.84	22,360.74	30,899.25	8,538.51	27.63	41,199.00
6215-0000 Equipment Maint.-Apart	6,916.57	3,771.67	-3,144.90	-83.38	31,565.02	33,945.03	2,380.01	7.01	45,260.00
6268-0050 Elevator Maint. - Apartm	1,165.86	1,203.50	37.64	3.13	10,715.79	10,831.50	115.71	1.07	14,442.00
6275-0000 Gate & Door Maint. - Apa	361.59	544.83	183.24	33.63	-334.47	4,903.47	5,237.94	106.82	6,538.00
6279-0000 Garbage Pick-up - Apts.	1,172.20	1,672.50	500.30	29.91	15,481.45	15,052.50	-428.95	-2.85	20,070.00
<b>TOTAL EXPS. BEFORE UTILITIES</b>	<b>16,353.95</b>	<b>12,138.75</b>	<b>-4,215.20</b>	<b>-34.73</b>	<b>91,038.53</b>	<b>109,248.75</b>	<b>18,210.22</b>	<b>16.67</b>	<b>145,665.00</b>
<b>TOWNHOUSE EXPENSES</b>									
6315-0000 Building Maint. - Townho	2,610.09	4,970.83	2,360.74	47.49	47,840.04	44,737.47	-3,102.57	-6.94	59,650.00
6320-0000 Garbage Pick-up - Town	3,190.41	3,373.17	182.76	5.42	29,144.28	30,358.53	1,214.25	4.00	40,478.00
6350-0000 Garbage Recycling - Tow	625.21	1,026.83	401.62	39.11	7,516.77	9,241.47	1,724.70	18.66	12,322.00
<b>TOTAL OPERATING EXPS. - T.H.</b>	<b>6,425.71</b>	<b>9,370.83</b>	<b>2,945.12</b>	<b>31.43</b>	<b>84,501.09</b>	<b>84,337.47</b>	<b>-163.62</b>	<b>-0.19</b>	<b>112,450.00</b>
<b>COMMON EXPENSES</b>									
<b>LANDSCAPING &amp; GROUNDS</b>									
6415-0000 Landscape Contract	10,500.00	11,046.75	546.75	4.95	94,500.00	99,420.75	4,920.75	4.95	132,561.00
6425-0000 Drainage Repair & Maint	503.50	1,087.33	583.83	53.69	14,093.14	9,785.97	-4,307.17	-44.01	13,048.00
6435-0000 Plant Replacement & Im	0.00	2,750.00	2,750.00	100.00	37,643.69	24,750.00	-12,893.69	-52.10	33,000.00
6440-0000 Irrigation System	38.88	250.00	211.12	84.45	2,217.08	2,250.00	32.92	1.46	3,000.00
6455-0000 Snow Removal	611.52	901.25	289.73	32.15	2,466.52	8,111.25	5,644.73	69.59	10,815.00
<b>TOTAL LANDS. &amp; GROUNDS</b>	<b>11,653.90</b>	<b>16,035.33</b>	<b>4,381.43</b>	<b>27.32</b>	<b>150,920.43</b>	<b>144,317.97</b>	<b>-6,602.46</b>	<b>-4.57</b>	<b>192,424.00</b>
<b>REPAIR &amp; MAINTENANCE- GENER</b>									
6510-0000 Repair & Maintenance	961.86	2,489.17	1,527.31	61.36	21,172.65	22,402.53	1,229.88	5.49	29,870.00
6515-0000 Equipment Rep. & Maint.	1,276.54	1,666.67	390.13	23.41	17,092.84	15,000.03	-2,092.81	-13.95	20,000.00
6520-0000 Supplies Equipment - Co	1,236.52	340.83	-895.69	-262.8	3,601.35	3,067.47	-533.88	-17.40	4,090.00
6525-0000 Supplies Maintenance-C	149.82	250.00	100.18	40.07	1,868.91	2,250.00	381.09	16.94	3,000.00
6530-0000 Supplies Cleaning - Com	6.70	103.00	96.30	93.50	216.61	927.00	710.39	76.63	1,236.00
6535-0000 Enterphone and Security	0.00	83.33	83.33	1.00	0.00	749.97	749.97	100.00	1,000.00
6560-0000 Gate Repair & Maint. - C	189.66	386.25	196.59	41.90	1,316.45	3,476.25	2,159.80	62.13	4,635.00

**Budget Comparison (Accrual)**  
**CHELSEA - Operations - 02 - (Ims1416)**  
**November 2017**

**AS OF THE 9TH MONTH ENDING NOVEMBER 30, 2017**

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
6565-0000 Pest Control - Common	216.56	750.00	533.44	71.13	4,672.98	6,750.00	2,077.02	30.77	9,000.00
<b>TOTAL REPAIR &amp; MAINT.</b>	<b>4,037.66</b>	<b>6,069.25</b>	<b>2,031.59</b>	<b>33.47</b>	<b>49,941.79</b>	<b>54,623.25</b>	<b>4,681.46</b>	<b>8.57</b>	<b>72,831.00</b>
<b>UTILITIES</b>									
6576-0000 Electricity - Common	114.00	124.33	10.33	8.31	1,039.00	1,118.97	79.97	7.15	1,492.00
6577-0000 Electricity Ponds - Com	408.00	640.83	232.83	36.33	3,672.00	5,767.47	2,095.47	36.33	7,690.00
6580-0000 Electricity Stream - Com	589.00	482.08	-106.92	-22.18	4,691.00	4,338.72	-352.28	-8.12	5,785.00
6595-0000 Telephone Caretaker	67.20	141.67	74.47	52.57	523.59	1,275.03	751.44	58.94	1,700.00
<b>TOTAL UTILITIES</b>	<b>1,178.20</b>	<b>1,388.91</b>	<b>210.71</b>	<b>15.17</b>	<b>9,925.59</b>	<b>12,500.19</b>	<b>2,574.60</b>	<b>20.60</b>	<b>16,667.00</b>
<b>RV LOT EXPENSES</b>									
6640-0000 Repair & Maintenance -	0.00	200.00	200.00	100.00	1,585.50	1,800.00	214.50	11.92	2,400.00
6690-0000 Electricity - RV Lot	69.00	117.67	48.67	41.36	666.00	1,059.03	393.03	37.11	1,412.00
<b>TOTAL OPERATING EXPS-RV LOT</b>	<b>69.00</b>	<b>317.67</b>	<b>248.67</b>	<b>78.28</b>	<b>2,251.50</b>	<b>2,859.03</b>	<b>607.53</b>	<b>21.25</b>	<b>3,812.00</b>
<b>RECREATION CENTRE - COMMON</b>									
6710-0000 Bldg Repair & Maint-Rec	595.85	474.42	-121.43	-25.60	5,568.98	4,269.78	-1,299.20	-30.43	5,693.00
6712-0000 Equip. Rep. & Maint.-Clu	1,359.29	1,676.67	317.38	18.93	10,933.28	15,090.03	4,156.75	27.55	20,120.00
6715-0000 Lock Up Costs - Rec. Ce	135.00	166.67	31.67	19.00	1,290.00	1,500.03	210.03	14.00	2,000.00
6720-0000 Guest Suites Telephone-	259.02	247.83	-11.19	-4.52	2,268.45	2,230.47	-37.98	-1.70	2,974.00
6725-0000 Exercise Equip R & M-R	762.64	383.75	-378.89	-98.73	2,294.78	3,453.75	1,158.97	33.56	4,605.00
6730-0000 Workshop R & M-Rec. C	0.00	125.00	125.00	100.00	1,705.76	1,125.00	-580.76	-51.62	1,500.00
6735-0000 Pool Repair & Maint.-Re	301.63	1,087.08	785.45	72.25	2,639.35	9,783.72	7,144.37	73.02	13,045.00
6740-0000 Pool Supplies & Chemic	0.00	340.83	340.83	100.00	2,289.31	3,067.47	778.16	25.37	4,090.00
6750-0000 Cleaning Supplies-Rec.	214.21	191.33	-22.88	-11.96	1,389.73	1,721.97	332.24	19.29	2,296.00
6755-0000 Window & Carpet Cleani	0.00	108.33	108.33	100.00	0.00	974.97	974.97	100.00	1,300.00
6764-0000 Electricity - Rec. Centre	1,613.00	1,583.33	-29.67	-1.87	14,517.00	14,249.97	-267.03	-1.87	19,000.00
6765-0000 Gas - Rec. Centre	800.81	938.25	137.44	14.65	7,589.66	8,444.25	854.59	10.12	11,259.00
<b>TOTAL OPER. EXPS-REC. CENTRE</b>	<b>6,041.45</b>	<b>7,323.49</b>	<b>1,282.04</b>	<b>17.51</b>	<b>52,486.30</b>	<b>65,911.41</b>	<b>13,425.11</b>	<b>20.37</b>	<b>87,882.00</b>
<b>SALARIES &amp; BENEFITS</b>									
6820-0000 Caretaker Salary and Be	5,251.10	5,040.00	-211.10	-4.19	45,486.00	45,360.00	-126.00	-0.28	60,480.00
6830-0000 Caretaker Assistant Wag	1,403.84	1,416.67	12.83	0.91	12,468.71	12,750.03	281.32	2.21	17,000.00
6865-0000 R. C. Janitor Wages and	1,416.48	1,583.33	166.85	10.54	12,588.32	14,249.97	1,661.65	11.66	19,000.00
6870-0000 Janitorial Contract	0.00	125.00	125.00	100.00	0.00	1,125.00	1,125.00	100.00	1,500.00
6890-0000 Workers Compensation	0.00	125.00	125.00	100.00	1,069.59	1,125.00	55.41	4.93	1,500.00
<b>TOTAL SALARIES &amp; PAYROLL COS</b>	<b>8,071.42</b>	<b>8,290.00</b>	<b>218.58</b>	<b>2.64</b>	<b>71,612.62</b>	<b>74,610.00</b>	<b>2,997.38</b>	<b>4.02</b>	<b>99,480.00</b>
<b>OFFICE EXPENSES</b>									
6910-0000 Equipment Rep. & Maint.	242.39	33.33	-209.06	-627.2	242.39	299.97	57.58	19.20	400.00
6915-0000 Supplies	46.10	83.33	37.23	44.68	684.50	749.97	65.47	8.73	1,000.00
6920-0000 Telephone & Cable - Offi	445.21	428.50	-16.71	-3.90	3,899.67	3,856.50	-43.17	-1.12	5,142.00
6950-0000 Miscellaneous Exp. - Offi	0.00	8.33	8.33	100.00	28.00	74.97	46.97	62.65	100.00
<b>TOTAL OFFICE EXPENSES</b>	<b>733.70</b>	<b>553.49</b>	<b>-180.21</b>	<b>-32.56</b>	<b>4,854.56</b>	<b>4,981.41</b>	<b>126.85</b>	<b>2.55</b>	<b>6,642.00</b>
<b>ADMINISTRATION</b>									
6965-0000 Audit - Admin.	0.00	429.17	429.17	100.00	0.00	3,862.53	3,862.53	100.00	5,150.00
6970-0000 AGM Expenses - Admin.	0.00	462.33	462.33	100.00	2,780.91	4,160.97	1,380.06	33.17	5,548.00
6975-0000 Council Expenses - Admi	102.87	247.75	144.88	58.48	234.52	2,229.75	1,995.23	89.48	2,973.00
6980-0000 Legal Expenses	0.00	1,137.83	1,137.83	100.00	10,027.52	10,240.47	212.95	2.08	13,654.00
6984-0000 Postage and Printing	1,376.35	1,395.67	19.32	1.38	16,101.94	12,561.03	-3,540.91	-28.19	16,748.00
6990-0000 Insurance Premiums	15,412.58	15,412.58	0.00	0.00	138,713.22	138,713.22	0.00	0.00	184,951.00
6992-0000 Insurance Carrying Char	308.33	308.33	0.00	0.00	2,774.97	2,774.97	0.00	0.00	3,700.00
6995-0000 Licenses & Permits - Ad	0.00	58.33	58.33	100.00	0.00	524.97	524.97	100.00	700.00
7000-0000 Management Fees	5,536.65	5,536.92	0.27	0.00	49,829.85	49,832.28	2.43	0.00	66,443.00
7005-0000 Membership Fees-Admin	0.00	25.00	25.00	100.00	0.00	225.00	225.00	100.00	300.00
7010-0000 Property Taxes - Admin.	0.00	50.00	50.00	100.00	321.00	450.00	129.00	28.67	600.00
7020-0000 Security - Admin.	2,032.19	2,574.33	542.14	21.06	22,584.93	23,168.97	584.04	2.52	30,892.00
7025-0000 Bank Charges	10.00	12.50	2.50	20.00	90.00	112.50	22.50	20.00	150.00
7030-0000 Strata Web Site	385.01	70.83	-314.18	-443.5	770.02	637.47	-132.55	-20.79	850.00
7050-0000 Miscellaneous	276.14	41.67	-234.47	-562.6	961.46	375.03	-586.43	-156.3	500.00
7051-0000 Statutory Financial Revie	0.00	16.67	16.67	100.00	176.40	150.03	-26.37	-17.58	200.00
<b>TOTAL ADMINISTRATION EXPENSE</b>	<b>25,440.12</b>	<b>27,779.91</b>	<b>2,339.79</b>	<b>8.42</b>	<b>245,366.74</b>	<b>250,019.19</b>	<b>4,652.45</b>	<b>1.86</b>	<b>333,359.00</b>
<b>TOTAL COMMON EXPENSES</b>	<b>57,225.45</b>	<b>67,758.05</b>	<b>10,532.60</b>	<b>15.54</b>	<b>587,359.53</b>	<b>609,822.45</b>	<b>22,462.92</b>	<b>3.68</b>	<b>813,097.00</b>
<b>TOTAL EXPENSES</b>	<b>80,005.11</b>	<b>89,267.63</b>	<b>9,262.52</b>	<b>10.38</b>	<b>762,899.15</b>	<b>803,408.67</b>	<b>40,509.52</b>	<b>5.04</b>	<b>1,071,212.00</b>
<b>NET INCOME (LOSS)</b>	<b>8,837.78</b>	<b>0.03</b>	<b>8,837.75</b>	<b>0.459</b>	<b>46,157.80</b>	<b>0.27</b>	<b>46,157.53</b>	<b>17.095</b>	<b>0.00</b>

**Budget Comparison (Accrual)**  
**CHELSEA - Operations - 02 - (lms1416)**  
**November 2017**

**AS OF THE 9TH MONTH ENDING NOVEMBER 30, 2017**

	<u>MTD Actual</u>	<u>MTD Budget</u>	<u>\$ Var.</u>	<u>% Var.</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>\$ Var.</u>	<u>% Var.</u>	<u>Annual</u>
<b>REVENUE UTILITIES</b>									
Revenue - Apartment Utilities									
9260-0000 Utilities Income - Apts.	10,506.25	10,506.25	0.00	0.00	94,556.25	94,556.25	0.00	0.00	126,075.00
9262-0000 Utilities Interest Income	43.58	0.00	43.58	0	213.38	0.00	213.38	0	0.00
9264-0000 Prior Year Surplus (Defici	0.00	0.00	0.00	0	9,903.83	9,904.00	-0.17	0.00	9,904.00
<b>Total Apartment Utilities</b>	<b>10,549.83</b>	<b>10,506.25</b>	<b>43.58</b>	<b>0.41</b>	<b>104,673.46</b>	<b>104,460.25</b>	<b>213.21</b>	<b>0.20</b>	<b>135,979.00</b>
<b>UTILITY EXPENSES</b>									
Gas									
9360-0000 Electricity Kens & Mayfai	2,518.00	2,849.92	331.92	11.65	23,526.00	25,649.28	2,123.28	8.28	34,199.00
9365-0000 Electricity Windsor	1,475.00	1,836.08	361.08	19.67	13,982.00	16,524.72	2,542.72	15.39	22,033.00
<b>Total Electricity - Apart.</b>	<b>3,993.00</b>	<b>4,686.00</b>	<b>693.00</b>	<b>14.79</b>	<b>37,508.00</b>	<b>42,174.00</b>	<b>4,666.00</b>	<b>11.06</b>	<b>56,232.00</b>
Gas - Apartments									
9410-0000 Gas - Mayfair	1,777.99	1,613.42	-164.57	-10.20	12,195.26	14,520.78	2,325.52	16.02	19,361.00
9420-0000 Gas - Kensington	260.84	2,373.50	2,112.66	89.01	13,098.72	21,361.50	8,262.78	38.68	28,482.00
9430-0000 Gas - Windsor	3,201.59	2,658.67	-542.92	-20.42	19,452.47	23,928.03	4,475.56	18.70	31,904.00
<b>Total Gas - Apartment</b>	<b>5,240.42</b>	<b>6,645.59</b>	<b>1,405.17</b>	<b>21.14</b>	<b>44,746.45</b>	<b>59,810.31</b>	<b>15,063.86</b>	<b>25.19</b>	<b>79,747.00</b>
<b>TOTAL UTILITIES - APARTMENT</b>	<b>9,233.42</b>	<b>11,331.59</b>	<b>2,098.17</b>	<b>18.52</b>	<b>82,254.45</b>	<b>101,984.31</b>	<b>19,729.86</b>	<b>19.35</b>	<b>135,979.00</b>
<b>NET INCOME (LOSS) UTILITIES</b>	<b>1,316.41</b>	<b>-825.34</b>	<b>2,141.75</b>	<b>259.50</b>	<b>22,419.01</b>	<b>2,475.94</b>	<b>19,943.07</b>	<b>805.47</b>	<b>0.00</b>
<b>REVENUE - WATER INCOME</b>									
9650-0000 Water - Apartments	4,846.42	4,846.42	0.00	0.00	43,617.78	43,617.78	0.00	0.00	58,157.00
9700-0000 Water - Townhouses	7,087.83	7,087.83	0.00	0.00	63,790.47	63,790.47	0.00	0.00	85,054.00
9725-0000 Water - Interest Income	102.99	0.00	102.99	0	632.85	0.00	632.85	0	0.00
9745-0000 Prior Year Surplus (Defici	0.00	0.00	0.00	0	16,328.41	16,328.00	0.41	0.00	16,328.00
<b>TOTAL WATER INCOME</b>	<b>12,037.24</b>	<b>11,934.25</b>	<b>102.99</b>	<b>0.86</b>	<b>124,369.51</b>	<b>123,736.25</b>	<b>633.26</b>	<b>0.51</b>	<b>159,539.00</b>
<b>WATER EXPENSE</b>									
9850-0000 Water Usage	13,294.92	13,294.92	0.00	0.00	113,901.32	119,654.28	5,752.96	4.81	159,539.00
<b>TOTAL WATER</b>	<b>13,294.92</b>	<b>13,294.92</b>	<b>0.00</b>	<b>0.00</b>	<b>113,901.32</b>	<b>119,654.28</b>	<b>5,752.96</b>	<b>4.81</b>	<b>159,539.00</b>
<b>NET INCOME (LOSS) WATER</b>	<b>-1,257.68</b>	<b>-1,360.67</b>	<b>102.99</b>	<b>7.57</b>	<b>10,468.19</b>	<b>4,081.97</b>	<b>6,386.22</b>	<b>156.45</b>	<b>0.00</b>

# JANUARY EVENTS CALENDAR

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	<b>1</b> 11:00 am <b>POLAR BEAR PLUNGE</b>	<b>2</b> Bridge 6:30pm Poker pool 7pm Bible study 7:30pm	<b>3</b> Coffee 9:45am Whist 7pm Poker 7 pm	<b>4</b> Ladies' Dance 5:30 TO 7:00 pm Bridge 7:00 pm Euchre 7 pm	<b>5</b> Horses 4:00pm Pub Night 5:00-7:00 pm	<b>6</b>
<b>7</b>	<b>8</b> Billiards 2 pm Cribbage 2 pm Canasta 6:45 pm Ladies Snooker 7 pm	<b>9</b> Bridge 6:30pm Poker pool 7pm Bible study 7:30pm	<b>10</b> Coffee 9:45am Whist 7pm Poker 7 pm	<b>11</b> Ladies' Dance 5:30 TO 7:00 pm Bridge 7:00 pm Euchre 7 pm	<b>12</b> Horses 4:00pm Pub Night 5:00-7:00 pm	<b>13</b>
<b>14</b>	<b>15</b> Billiards 2 pm Cribbage 2 pm Canasta 6:45 pm Ladies Snooker 7 pm	<b>16</b> Bridge 6:30pm Poker pool 7pm Bible study 7:30pm-	<b>17</b> Coffee 9:45am Whist 7pm Poker 7 pm	<b>18</b> Ladies' Dance 5:30 TO 7:00 pm Bridge 7:00 pm Euchre 7 pm	<b>19</b> Horses 4:00pm Pub Night 5:00-7:00 pm	<b>20</b>
<b>21</b>	<b>22</b> Billiards 2 pm Cribbage 2 pm Canasta 6:45 pm Ladies Snooker 7 pm	<b>23</b> Bridge 6:30pm Poker pool 7pm Bible study 7:30pm-	<b>24</b> Coffee 9:45am Whist 7pm Poker 7 pm	<b>25</b> Ladies' Dance 5:30 TO 7:00 pm Bridge 7:00 pm Euchre 7 pm	<b>26</b> Horses 4:00pm Pub Night 5:00-7:00 pm	<b>27</b>
<b>28</b>	<b>29</b> Billiards 2 pm Cribbage 2 pm Canasta 6:45 pm Ladies Snooker 7 pm	<b>30</b> Bridge 6:30pm Poker pool 7pm Bible study 7:30pm-	<b>31</b> Coffee 9:45am Whist 7pm Poker 7 pm	EXERCISES IN THE FIRESIDE LOUNGE 9:00 AM MONDAY & THURSDAY WEIGHTS & BANDS TUESDAY & FRIDAY, OSTEO WALK AWAY THE POUNDS 9:30 AM THURSDAY		



POLAR BEAR PLUNGE, MONDAY JANUARY 1<sup>ST</sup> AT 11:00 AM.  
THE COFFEE WILL BE READY AT 10:45  
BREAKFAST TO FOLLOW-WATCH FOR POSTERS

## Highlights:

- Food Bank boxes are in the lobbies of the condo buildings and the clubhouse until Dec 18<sup>th</sup>. Please check for expiry dates as the Food Bank cannot accept expired food products.
- A bin has been placed in the lobby of the clubhouse to collect clothing for The Front Room. In need of warm jackets, gloves socks etc.
- Christmas Caroling Monday Dec 18 leaving the clubhouse at 7pm and gathering in the Windsor lobby for refreshments at the end of the ride. Bring a flashlight and enjoy the sights around Chelsea.
- New Years' Eve dinner tickets on sale Fri. Dec. 15<sup>th</sup> (4:30 pm – 5:30 pm); Mon. Dec 18<sup>th</sup> (5:30 pm – 7 pm) and Wed Dec 20<sup>th</sup> (9:30 am – 10:30 am). \$40 each for a full catered meal by Kalmar Restaurant. Tickets are limited.
- New Years' dance – join us in the Fireside Room and dance with Sincerely Yours – starting at 9 pm. This event is free and sponsored by the Social Committee.
- Polar Bear Swim and Breakfast– Jan 1<sup>st</sup> – swim at 11 am followed by breakfast. Swimmers eat free and guests pay \$5 each.
- Look for the next newsletter to arrive January 2nd

Date: \_\_\_\_/\_\_\_\_/\_\_\_\_  
YYYY/MM/DD

# Suite Wiring Permission Form

TELUS building # \_\_\_\_\_

## Resident Contact Information

Occupant Name: \_\_\_\_\_  Home Phone: ( \_\_\_\_ ) \_\_\_\_ - \_\_\_\_\_

Please indicate preferred method of contact

Mobile Phone: ( \_\_\_\_ ) \_\_\_\_ - \_\_\_\_\_  Email: \_\_\_\_\_

Address: \_\_\_\_\_ - \_\_\_\_\_  
Unit # Building # Street name and type (eg. St., Dr., Ave.) Direction City Postal Code

Homeowner Name (if required): \_\_\_\_\_ Contact Number: ( \_\_\_\_ ) \_\_\_\_ - \_\_\_\_\_

TELUS Rep: \_\_\_\_\_ ID# \_\_\_\_\_ Phone Number: ( \_\_\_\_ ) \_\_\_\_ - \_\_\_\_\_ (Call for product & offer questions)

## Suite-Specific Information

Installation technicians will work with your strata management organization or landlord to determine the best time to work inside the building, and together will notify residents of the planned installation timeframe. When the on-site timeframe has been agreed upon, our technicians will visit your suite, determine the ideal location to place the new fibre connection, and install a small plastic panel which acts as the fibre access point. Our technicians will do everything possible to minimize any visual impacts inside your suite, and return any moved furnishings to their original location upon completion of their work.

Additional comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I agree to have a fibre optic connection place in my suite, and to be contacted by TELUS about a potential service connection in the future  
 I refuse to allow TELUS to place a fibre optic connection in my suite

\_\_\_\_\_  
Authorizer's Signature

Construction question? Call: \_\_\_\_\_

Please sign at the bottom of this form and leave it in any of the Strata Manager mailboxes in the clubhouse or the apartments