

**CHELSEA GARDENS - LMS 1416**

[www.chelseastrata.com](http://www.chelseastrata.com)

E-Mail: [ross@crpm.ca](mailto:ross@crpm.ca) or [chelseacouncil@crpm.ca](mailto:chelseacouncil@crpm.ca)

**COUNCIL MEETING MINUTES – WEDNESDAY MAY 24, 2017 – 1:00 PM CLUBHOUSE LIBRARY**

**STRATA COUNCIL - 2016/2017**

**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 ARE to Noon

Guest suite booking and Keys

**CARETAKERS**

(7:00 ARE-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](mailto:ross@crpm.ca)

[jesse@crpm.ca](mailto: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

Zenon Jalbert

Charlie Sweet

Bob Hurley

Garry Kirkland

Gordon Yamashita

**REGRETS**

Ross Ruddick, Strata Manager

Jesse Train, Strata Manager

**(1) CALL TO ORDER**

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

**(2) ADOPTION OF PREVIOUS MINUTES**

It was **MOVED** and **SECONDED** to adopt the minutes of the April 18, 2017 council meeting as circulated.

**CARRIED**

**(3) CARETAKER'S REPORT – MAY 2017**

With the blossoms out and the gardeners in full swing the motivation to get out and spruce things up has been on so many minds. The three mermaids we had in the streams cleaning and getting their hands dirty have been greatly appreciated. A thanks to Patti, Diane and Barb. I can't forget the men who have also given so much of their time cleaning up and pressure washing, testing irrigation and cleaning the fish pond etc. There has been a tremendous amount of winter grunge to get rid of. Pressure washing has been going well with so many home owners getting rid of the green.

The issue of fobs has been a problem with our servers. Given the amount of use the system has not been adequate enough to provide uninterrupted service. Blue Mountain is coming to replace the old ones with new between the 29<sup>th</sup> / 30<sup>th</sup> of May. This will make entries for Val and I much easier since we won't have to do

call outs to our provider all the time. We will also start installation of antennas in the Mayfair and Windsor parkades so that there will be cell service, important for providing safety.

I wish I had better news for the home owners that have been dealing with drainage issues for such a long time. It is coming to an end but has also provided us with some insight of things that we should be aware of in our future. Contractors will be called upon to give us some quotes on cleaning or running new pipe.

We tried a new carpet cleaner and were favorably impressed by the job he was able to provide for us in the exercise facility. I have asked him to provide us with a proposal to do the condos so we can make a decision once our contract with the current company comes to an end.

The heating system is going to be shut down beginning of June and once the system is down work will begin to finally get the leaks and stains dealt with on the second floor of the Kensington and Windsor. Carpets will go in shortly after that.

Thanks for all the owners that have provided us with alternate access to units in order to proceed with the dryer vent cleaning. We will be going through the exercise again in July when the fire and safety inspections are dealt with. Doug McCloud is also orchestrating a program to deal with emergency response and preparedness. Val and I will be working with him in conjunction with our local fire department. We will be doing a full emergency drill during the summer with the date still to be determined. Val and I are also in the process of trying to coordinate our workloads so that we can do our fire alarm testing at the same time every month instead of the way we currently do it.

Cleaning of the gutters and buildings is about to commence and will provide the schedule of where they are going to start and move to next. The list of Service requests has been a long one since winter and slowly but surely we will get at them such as providing paint for touch up, gutters, ants, gardening issues, ... don't hesitate in giving me a reminder. Every request is listed but unfortunately not always put on the priority list.

Thanks - John Unger

#### **(4) FINANCIAL REPORT**

The Treasurer reviewed the March 31, 2017 year end and the April 30, 2017 Financial Statements with council. It was **MOVED/SECONDED** to approve the financial statements prepared by CrossRoads Management to April 30, 2017. **CARRIED**

Strata Fees, chargeback items and By-law fines are being reduced as CrossRoads pursues these. The Accounts receivable amounts are very low.

There is a GIC in the amount of \$100,000.00 maturing May 27, 2017. It was **MOVED** and **SECONDED** to take these funds (principal only) and add another \$50,000.00 to this and place it in a 1 year fixed GIC at Westminster Savings at a rate of 1.65%. **CARRIED**

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

- a. **Entrance Bricks** – The bricks at the entrance have been completed. There were quite a few broken pavers and there were no more in stock so the contractor installed 2 rows of new grey pavers. Council is very happy with the job done.
- b. **Trench between TH 152** – Council along with a couple expert volunteers will be assessing the next steps that need to be taken.
- c. **Boulder Retaining Wall** – South Fraser Landscaping installed a rock retaining wall at the back of a couple townhouses to stop soil erosion from occurring. The job was done very well and the owners are pleased with the results.
- d. **Kensington Vic Couplers** – The in floor radiant heating system will be turned off at the end of May. Once this is done the replacement of the Vic Couplers on floor two of the Kensington will start. This will include removal of drywall extending from one end of the hallway to the other end, removal of failed pipe insulation, removal of old Vic Couplers, installation of new Vic Couplers, installation of new pipe insulation and drywall repairs.
- e. **Windsor Domestic Hot Water Pipes** – The Domestic Hot Water pipes will be replaced at the end of June or early July. Owners will be informed that there will be no hot water for at least half a day while this project takes place. Adequate notice will be provided to owners when this work is scheduled.
- f. **Depreciation Report** – Council reviewed two quotes to renew the depreciation report and it was **MOVED** and **SECONDED** to have McArthur Vantell Limited to renew the Depreciation Report for \$9,450.00 **CARRIED**
- g. **Rotten Lattice** – The volunteers carried out repair work on the lattice work in the past are no longer able to do the work. Council would like to thank these individuals for their hard work and dedication over the past years. The Strata Manager and Council will investigate alternative options to replace the lattice work although new volunteers would certainly be welcome.
- h. **South Shared Fencing** – The fence along the south side of the complex is rotting and falling apart. The Strata Manager is obtaining quotes to replace the fence and will look into cost sharing with the adjacent complex.
- i. **Chelsea Sign Garden Bed** – The wood tie garden bed located on the corner of 138<sup>th</sup> and 70<sup>th</sup> avenue is starting to fall apart. It was **MOVED** and **SECONDED** to spend \$2700 to install new landscape ties and do the necessary backfilling required. **CARRIED**
- j. **Clubhouse Boiler** – It was **MOVED** and **SECONDED** to have Scott from Westech replace the clubhouse boiler with a like for like Allied boiler for \$9,795 plus GST. **CARRIED**
- k. **Dryer Vent Cleaning** – Dryer Vent cleaning will be completed by May 26<sup>th</sup> 2017.
- l. **Mayfair Lobby Painting Quotes** – It was **MOVED** and **SECONDED** to approve the quote for \$6,999.00 from Remdal to remove the wall paper, paint the wood trim, the walls and the ceiling in the Mayfair Lobby. **CARRIED**

- m. **Trash or Treasure Day** – Trash or Treasure day is scheduled for Friday, June 9<sup>th</sup>, 2017. Please put your treasures out on Friday, June 9<sup>th</sup>, 2017 after 12 noon and the Trash will be picked up by AJM Disposal starting on Saturday, June 10<sup>th</sup>, 2017 in the early morning. A reminder that paint cans are not to be left outside until Saturday morning to remove any temptation to vandals. Posters will be placed in all buildings with more information.
- n. **Golf Tournament – August 20<sup>th</sup>** – The Golf Tournament is scheduled for Sunday, August 20<sup>th</sup> 2017. This year we are returning to staggered tee times as it does make the logistics and organizing much easier for the Strata Manager who organizes this event for Chelsea Gardens. This has proven to be a very successful event over the past number of years and the funds raised from vendor participation and contributions have gone towards a variety of worthwhile additions to Chelsea Gardens including the AED in the clubhouse.

## (6) CORRESPONDENCE

- An owner is concerned there is a car consistently parked in visitor parking all over the complex. Council has authorized the caretaker to tow these vehicles if they continue to park in visitor parking for a long duration.
- An owner requested to have their patio re-sealed. Council will have True Level come and quote for this owner but this would be an owner expense.
- An owner indicated that the garage gate control box is open and unlocked since fall of last year. The caretaker advised that this is not a concern or security issue.
- An owner requested to remove the grass in front of their townhouse and install river rock and planters. After checking with the landscaping firm, Council denied this request as it would take away from the continuity of the complex and the river rocks could be an issue.
- Correspondence was received regarding some fencing issues by the Windsor and the RV lot. The caretaker has been notified and will look into fixing these issues.
- An owner wrote regarding pressure washing their patio. Council would like to remind owners that pressure washing 1<sup>st</sup> level patios is permitted however pressure washing any balconies is not due to the significant damage it can do to the membrane. There are a variety of products, including “30 Seconds” that, combined with a brush or broom, are effective in cleaning off balconies.
- Owners responded to a complaint, telling Council their side of the story. Council thanks these owners for their correspondence. Council would like to remind owners to be courteous and respectful to all using the facilities. The owners also thought it would be a good idea to get an additional TV for the Library or have the Fireside TV connected to cable. The Strata Manager suggested that this could be possible with the new Telus Fibre Optic program that is coming to Surrey soon.
- An owner requested to get better signage in front of the Mayfair that shows no parking. Council understands that there already is sufficient signage.

## **(7) COMMITTEE REPORTS**

- **APARTMENTS** – The Strata Manager is looking into a company to provide pricing to clean condo balconies at the owners expense. A sign up sheet will be put up in the lobbies for owners that would like to take advantage of this service.
- **TOWNHOUSES** – Garage door repairs have started. The spindle and envelope project is underway and the contractor has informed Council there are not enough spindles to complete the project. The contractor is going to look into possible solutions to accommodate the shortage. Another contractor will be brought in to do repairs on belly boards on some townhouses.
- **CLUBHOUSE** – The gym floor was recently deep cleaned restoring the carpeting to a near new condition.
- **SAFETY AND SECURITY** –The electrician will be in contact with the security liaison to have a look at the front gate cameras.

**WHEN ENTERING OR EXITING THE COMPLEX OR ANY APARTMENT IT IS CRITICAL THAT YOU WAIT FOR THE GATE OR OVERHEAD DOOR TO FULLY CLOSE BEFORE PROCEEDING. CRIMINALS OFTEN FOLLOW VEHICLES ONTO THE PROPERTY OR INTO A PARKADE BECAUSE OWNERS ARE IMPATIENT AND UNWILLING TO WAIT. SAFETY AND SECURITY IS EVERYONE'S RESPONSIBILITY.**

- **LANDSCAPING** – Several Linden trees will be reviewed by an arborist for complete removal due to the trees consistently making a mess with aphids and attracting wasps. The de-greening program is still underway.
- **BY-LAWS** – The new by-laws were sent to Land Titles for registration.
- **RV-LOT** – The Strata Manager has requested the RV liaison to find a suitable date to have the RV lot cleaned and lines re-painted.
- **ADMINISTRATION** – The Strata Cell phone is: 604-834-4578 and either John Unger or Val Morris will answer calls. The cell phone is not to be used for work order requests as these do need to be in writing. After business hours the Strata Call phone is to be used for emergencies only. Emergencies would be situations that require immediate attention so as to mitigate damages to property. The CrossRoads after hours call centre will also contact the Strata Manager at any time should there be an emergency.
- **SOCIAL COMMITTEE** –

**See Attached Social Committee Minutes and Calendar at the back of these Minutes**

## **8) NEW BUSINESS**

- **Server upgrade** – The current servers are lacking in capacity causing complications with access control in the apartments and the front gate. The servers are currently being built and will be installed the week of May 29<sup>th</sup> to June 3<sup>rd</sup>.

- **Perimeter fence project** – 3 quotes were reviewed by Council and it was **MOVED** and **SECONDED** to accept Remdal's quote of \$16,280.00 to have the outside of the perimeter fence washed, primed and painted. **CARRIED**
- **Annual Fire Inspection** – The annual fire inspection of fire extinguishers, fire alarms and common area smoke detectors will be done on July 5<sup>th</sup> and 6<sup>th</sup>
- **Windsor and Kensington Stairwell Carpets** – The stairwell carpets to be replaced after the Vic couplers and pipe installation. Council reviewed three different color options for the carpeting and selected the "1453 unite"
- **Driveway Pressure Washing** – The Strata Manager and Council are working on a sign up sheet for town house owners to have their driveways, patios and walkways pressure washed at their own expense. Currently we are looking for a contractor to take on this job.
- **Roof leaks** – A water leak occurred due to a leak in the flat roof. The roofer was able to fix the leak and it seemed that the damage was minimal until the restoration company opened up the walls where dry rot was found. The Strata has completed the necessary repairs to the unit but was informed that the job needs some more attention. The Strata Manager will contact the contractor to fix the issues that were brought up.

Another leak was discovered that did damage to a couple units. The extent of the damage was minimal after the roofer fixed the leak. The drywall contractor was called out to fix the water damage.

- **Gutter Cleaning, Window and Skylight Cleaning** – It was **MOVED** and **SECONDED** to accept the quote from Bogey's building maintenance for \$16750.00 plus GST to clean top and bottom gutters, window cleaning of all inaccessible exterior windows and cleaning of all town home skylights. **CARRIED**
- **Patio Heater** – The Strata Manager offered to donate a patio heater for the pool deck. It was **MOVED** and **SECONDED** to accept this offer. **CARRIED**
- **Shower Before Using the Pool** – Council would like to remind owners who are using the pool to shower before using and then to shower again if you have applied sunscreen. Chemicals from all the sunscreen is making the pool water very oily and results in difficulties to chemically balance the pool in addition to causing the additional labor to manually clean the pool liner



- **Hardship Rental Request** – The Council had received a request for a hearing to consider a request to receive an exemption to the Chelsea Garden’s rental restriction bylaw on the basis of hardship. The Council accommodated the request for a hearing to be part of the agenda for today’s Council meeting. The individual did not appear in person as promised so the Council reviewed the documentation that had been submitted. Based on that documentation it was **MOVED** and **SECONDED** to deny this request and to have the Strata Manager communicate that decision in writing. **CARRIED**
- **Plumbing Companies/BC Safety Authority** – The Strata Manager was contacted by the BC Safety Authority (the BC Government agency that has regulatory authority over things such as gas fitters, boilers, elevators, etc.) and they are very concerned about the activities of one or more Plumbing Companies who have been actively soliciting business in Chelsea Gardens. There are concerns about business ethics and honesty along with questions as to whether or not they employ ticketed gas fitters. We have had several Chelsea Gardens owners who have been over-charged for substandard service. The Strata Council and Strata Managers do suggest that you contact our caretaker for recommended plumbing firms and we have attached an updated list of contractors that the strata corporation has used with complete satisfaction. Owners have been receiving phone calls from these unscrupulous plumbing companies claiming that the Strata Corporation/Strata Manager has sent them for an annual “inspection”. This is completely false and we would not dispatch any trade to see an owner without advising you in advance. Please be careful.



## (9) ADJOURNMENT

- The meeting was adjourned at 3:30 PM.
- The next council meeting is Tuesday June 20, 2017 at 1:00 PM – Clubhouse library

Ross Ruddick and Jesse Train, Strata Managers - 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.***

# Residents of Chelsea Gardens

## Trash + Treasure Day – June 9<sup>th</sup> & 10<sup>th</sup> 2017

Dear Residents,

Mark your Calendars for Trash or Treasurer Day. On Friday, June 9<sup>th</sup> you may place unwanted items at curbside (apartments will have designated areas) at noon so that others can see if your trash is their treasurer. AjM Disposal will then come on Saturday, June 10<sup>th</sup> to remove anything remaining. Please do not put out any paint until Saturday morning. Collection commences at **9 am on Saturday** when AjM will be removing the items placed curbside for proper disposal and recycling. As this program is designed to assist with the removal of items not accepted in your regular garbage service, please familiarize yourself with the accepted items. If you have any specific questions in regards to the listed items please email ([info@ajmdisposal.com](mailto:info@ajmdisposal.com)) or call our office. Our crew and vehicles will be making multiple trips throughout the day, please have your items at the curb for **9 am** Saturday, June 10.

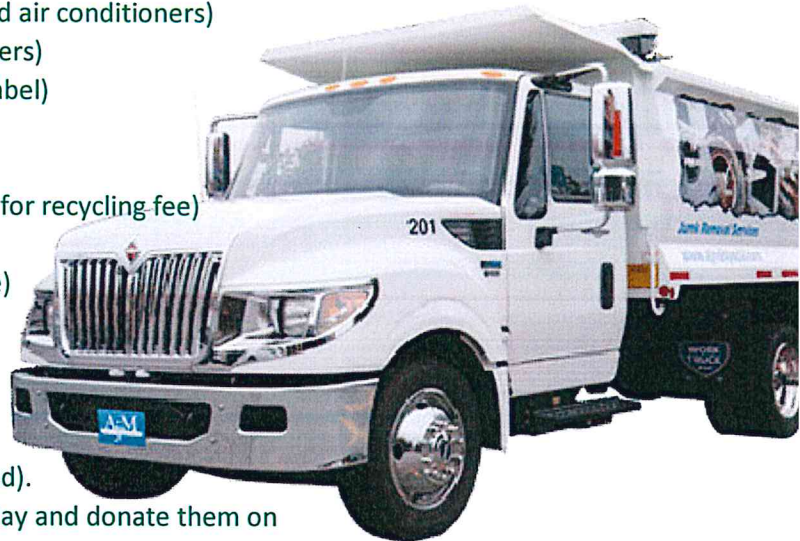
**\*\*\*\*Need a hand?\*\*\*\* - Our staff are more than happy to help you get a large item to the curb. Please contact our office to register for this service \$15.00+gst/per item payable at time of service to AjM Disposal (cash, cheque, visa or MC)**

### Materials Accepted:

- FURNITURE
- APPLIANCES (Includes Fridges/Freezers and air conditioners)
- ELECTRONICS (T.V.s, Computers, DVD Players)
- HOUSEHOLD PAINTS (must have original label)
- SCRAP METAL (BBQ's)
- WOOD (Must not exceed 8 feet in length)
- MATTRESSES/BOXSPRINGS (\$15 per piece for recycling-fee)
- EMPTY PROPANE TANKS
- CAR/LIGHT TRUCK TIRES (max. 2 per home)
- LIGHT BULBS (Florescent "CFL" bulbs)
- LEAD-ACID VEHICLE BATTERIES
- **\*\*\*\* Clothing Donations\*\*\*\***

Please bag the articles and leave them at your door (wet clothing cannot be donated).

We will collect them during the clean-up day and donate them on your behalf.



### Materials Not Accepted:

- **DIRT, ROCKS, CONCRETE or BRICK**
- **AUTOMOTIVE FLUIDS (Oil, antifreeze, transmission/power steering fluid)**
- **HAZARDOUS, FLAMMABLE, or BIOMEDICAL WASTE**
- **GYPROC (Drywall)**
- **BLUE BOX RECYCLABLE ITEMS (Please place out with regular weekly service)**
- **ITEMS WEIGHING OVER 125lbs (Please break down items that exceed this weight)**

**\*\* Materials not accepted will be not be taken by our crew\*\***



Questions?? Please contact us!  
Office: 604-590-1857 Website: [www.ajmdisposal.com](http://www.ajmdisposal.com)

**Balance Sheet (Accrual)**  
**CHELSEA - Contingency - 02 - (lms1416c)**  
**March 2017**  
**AS OF THE 1ST MONTH ENDING MARCH 31, 2017**

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5/4/2017  
11:48 AM

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	336,228.79
1038-1058 Scotia GIC - 2.00% - May.27/17	100,000.00
1038-1090 WSCU GIC - 1.60% - Feb.16/18	100,000.00
1038-1099 WSCU GIC - 1.45% - Jun.22/17	100,000.00
1038-1102 WSCU GIC - 1.55% - Jul.27/17	200,000.00
1038-1124 WSCU GIC - 1.55% - Nov.19/17	150,000.00
1038-1125 WSCU GIC - 1.55% - Nov.19/17	150,000.00
1038-1126 WSCU GIC - 1.55% - Nov.19/17	150,000.00
1038-1127 WSCU GIC - 1.55% - Nov.19/17	150,000.00
1038-1128 WSCU GIC - 1.55% - Nov.19/17	150,000.00
1038-1136 WSCU GIC - 1.55% - Jan.26/18	300,000.00
1200-0000 Prepaid Insurance	46,237.75
<b>TOTAL ASSETS</b>	<u><u>1,932,466.54</u></u>

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

3500-0000 Net Income - Prior Years	1,903,490.98
3510-0000 Net Income - Current Year	28,975.56
<b>TOTAL OWNERS' EQUITY</b>	<u><u>1,932,466.54</u></u>
<b>TOTAL LIABILITIES AND EQUITY</b>	<u><u>1,932,466.54</u></u>

Date: MAY 4/17  
Accountant: [Signature]  
Property Manager: [Signature]



**Balance Sheet (Accrual)**  
**CHELSEA - Operations - 02 - (lms1416)**  
**March 2017**  
**AS OF THE 1ST MONTH ENDING MARCH 31, 2017**

Page 1  
5/4/2017  
12:15 PM

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	111,136.26
1027-0000 Bank - Water Surcharge	69,586.98
1028-1300 Bank - Golf Tournament Funds	586.23
1029-0000 Bank - Apt Utilities	6,460.78
1030-0000 Bank - Exercise Room	1,126.29
1040-0000 Bank - Social Committee	10,745.58
1200-0000 Prepaid Insurance	47,162.74
1205-0000 Prepaid Expenses	1,949.07
1220-0000 Caretaker Suite	74,305.56
1221-0003 Tree Restitution S/D - Due July 2017	200.00
1300-0000 Accounts Receivable	<u>5,224.03</u>
<b>TOTAL ASSETS</b>	<u><u>328,988.52</u></u>
<b>LIABILITIES</b>	
2010-0000 Accounts Payable	50,849.45
2014-0000 Accrued Water & Sewer	13,294.92
2017-0000 Social Committee Fund	10,745.58
2018-0000 Exercise Room	1,126.29
2019-0000 Golf Tournament Fund	224.01
2035-0000 Security Deposits	300.00
2040-0003 Due to Contingency-Insurance	46,237.75
2040-0011 Due to CRF -Insurance interest	1,233.32
2170-0000 Vacation Payable	1,044.94
2250-0000 Pre-Paid Fees	<u>658.49</u>
<b>TOTAL LIABILITIES</b>	125,714.75
<b>OWNERS' EQUITY</b>	
<b>RESERVES</b>	
3499-0000 Owners' Equity/Caretaker Suite	74,305.56
3500-0000 Net Income - Prior Years	88,269.20
3510-0000 Net Income - Current Year	19,197.01
3510-2000 Net Income - Utilities	6,460.78
3510-3000 Net Income - Water & Sewer	<u>15,041.22</u>
<b>TOTAL OWNERS' EQUITY</b>	<u>203,273.77</u>
<b>TOTAL LIABILITIES AND EQUITY</b>	<u><u>328,988.52</u></u>

Date: MAY 4/17  
Accountant: [Signature]  
Property Manager: [Signature]

**Budget Comparison (Accrual)**  
**CHELSEA - Operations - 02 - (lms1416)**  
**March 2017**  
**AS OF THE 1ST MONTH ENDING MARCH 31, 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	41,404.67	41,404.67	0.00	0.00	496,856.00
4012-0000 CRF Strata Fees - Apart	-11,283.92	-11,283.92	0.00	0.00	-11,283.92	-11,283.92	0.00	0.00	-135,407.00
4015-0000 Parking & Scooter Parkin	325.00	125.00	200.00	160.00	325.00	125.00	200.00	160.00	1,500.00
4022-0000 Move in/out	0.00	83.33	-83.33	-100.0	0.00	83.33	-83.33	-100.0	1,000.00
4025-0000 Prior Year Surplus (Defici	2,467.00	2,467.00	0.00	0.00	2,467.00	2,467.00	0.00	0.00	29,604.00
<b>TOTAL</b>	<b>32,912.75</b>	<b>32,796.08</b>	<b>116.67</b>	<b>0.36</b>	<b>32,912.75</b>	<b>32,796.08</b>	<b>116.67</b>	<b>0.36</b>	<b>393,553.00</b>
4030-0000 Strata Fees	74,248.42	74,248.42	0.00	0.00	74,248.42	74,248.42	0.00	0.00	890,981.00
4032-0000 CRF Strata Fees - Town	-24,549.42	-24,549.42	0.00	0.00	-24,549.42	-24,549.42	0.00	0.00	-294,593.00
4037-0000 Prior Year Surplus	4,614.25	4,614.25	0.00	0.00	4,614.25	4,614.25	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>54,313.25</b>	<b>54,313.25</b>	<b>0.00</b>	<b>0.00</b>	<b>651,759.00</b>
<b>OTHER</b>									
4040-0000 Rental - Fireside Lounge	150.00	58.33	91.67	157.16	150.00	58.33	91.67	157.16	700.00
4045-0000 Rental - Caretaker Suite	600.00	600.00	0.00	0.00	600.00	600.00	0.00	0.00	7,200.00
4050-0000 Rental - Guest Suites	840.00	733.33	106.67	14.55	840.00	733.33	106.67	14.55	8,800.00
4055-0000 R.V. Parking	675.00	666.67	8.33	1.25	675.00	666.67	8.33	1.25	8,000.00
4060-0000 Miscellaneous	0.00	25.00	-25.00	-100.0	0.00	25.00	-25.00	-100.0	300.00
4065-0000 Interest Income	131.93	75.00	56.93	75.91	131.93	75.00	56.93	75.91	900.00
4066-0000 Remote Control Sale	100.00	0.00	100.00	0	100.00	0.00	100.00	0	0.00
<b>TOTAL OTHER</b>	<b>2,496.93</b>	<b>2,158.33</b>	<b>338.60</b>	<b>15.69</b>	<b>2,496.93</b>	<b>2,158.33</b>	<b>338.60</b>	<b>15.69</b>	<b>25,900.00</b>
<b>TOTAL INCOME</b>	<b>89,722.93</b>	<b>89,267.66</b>	<b>455.27</b>	<b>0.51</b>	<b>89,722.93</b>	<b>89,267.66</b>	<b>455.27</b>	<b>0.51</b>	<b>1,071,212.00</b>
6030-0000 Apt Janitor/Contract Serv	1,250.00	1,513.00	263.00	17.38	1,250.00	1,513.00	263.00	17.38	18,156.00
6208-0000 Building Maint. - Apartme	115.50	3,433.25	3,317.75	96.64	115.50	3,433.25	3,317.75	96.64	41,199.00
6215-0000 Equipment Maint.-Apart	1,357.62	3,771.67	2,414.05	64.00	1,357.62	3,771.67	2,414.05	64.00	45,260.00
6268-0050 Elevator Maint. - Apartm	1,113.36	1,203.50	90.14	7.49	1,113.36	1,203.50	90.14	7.49	14,442.00
6275-0000 Gate & Door Maint. - Apa	262.50	544.83	282.33	51.82	262.50	544.83	282.33	51.82	6,538.00
6279-0000 Garbage Pick-up - Apts.	1,700.11	1,672.50	-27.61	-1.65	1,700.11	1,672.50	-27.61	-1.65	20,070.00
<b>TOTAL EXPS. BEFORE UTILITIES</b>	<b>5,799.09</b>	<b>12,138.75</b>	<b>6,339.66</b>	<b>52.23</b>	<b>5,799.09</b>	<b>12,138.75</b>	<b>6,339.66</b>	<b>52.23</b>	<b>145,665.00</b>
<b>TOWNHOUSE EXPENSES</b>									
6315-0000 Building Maint. - Townho	1,233.50	4,970.83	3,737.33	75.19	1,233.50	4,970.83	3,737.33	75.19	59,650.00
6320-0000 Garbage Pick-up - Town	2,944.44	3,373.17	428.73	12.71	2,944.44	3,373.17	428.73	12.71	40,478.00
6350-0000 Garbage Recycling - Tow	782.70	1,026.83	244.13	23.78	782.70	1,026.83	244.13	23.78	12,322.00
<b>TOTAL OPERATING EXPS. - T.H.</b>	<b>4,960.64</b>	<b>9,370.83</b>	<b>4,410.19</b>	<b>47.06</b>	<b>4,960.64</b>	<b>9,370.83</b>	<b>4,410.19</b>	<b>47.06</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	10,500.00	11,046.75	546.75	4.95	132,561.00
6425-0000 Drainage Repair & Maint	0.00	1,087.33	1,087.33	100.00	0.00	1,087.33	1,087.33	100.00	13,048.00
6435-0000 Plant Replacement & Im	0.00	2,750.00	2,750.00	100.00	0.00	2,750.00	2,750.00	100.00	33,000.00
6440-0000 Irrigation System	0.00	250.00	250.00	100.00	0.00	250.00	250.00	100.00	3,000.00
6455-0000 Snow Removal	1,155.00	901.25	-253.75	-28.16	1,155.00	901.25	-253.75	-28.16	10,815.00
<b>TOTAL LANDS. &amp; GROUNDS</b>	<b>11,655.00</b>	<b>16,035.33</b>	<b>4,380.33</b>	<b>27.32</b>	<b>11,655.00</b>	<b>16,035.33</b>	<b>4,380.33</b>	<b>27.32</b>	<b>192,424.00</b>
<b>REPAIR &amp; MAINTENANCE- GENER</b>									
6510-0000 Repair & Maintenance	0.00	2,489.17	2,489.17	100.00	0.00	2,489.17	2,489.17	100.00	29,870.00
6515-0000 Equipment Rep. & Maint.	2,878.51	1,666.67	-1,211.84	-72.71	2,878.51	1,666.67	-1,211.84	-72.71	20,000.00
6520-0000 Supplies Equipment - Co	325.40	340.83	15.43	4.53	325.40	340.83	15.43	4.53	4,090.00
6525-0000 Supplies Maintenance-C	172.96	250.00	77.04	30.82	172.96	250.00	77.04	30.82	3,000.00
6530-0000 Supplies Cleaning - Com	0.00	103.00	103.00	100.00	0.00	103.00	103.00	100.00	1,236.00
6535-0000 Interphone and Security	0.00	83.33	83.33	100.00	0.00	83.33	83.33	100.00	1,000.00
6560-0000 Gate Repair & Maint. - C	0.00	386.25	386.25	100.00	0.00	386.25	386.25	100.00	4,635.00
6565-0000 Pest Control - Common	462.26	750.00	287.74	38.37	462.26	750.00	287.74	38.37	9,000.00
<b>TOTAL REPAIR &amp; MAINT.</b>	<b>3,839.13</b>	<b>6,069.25</b>	<b>2,230.12</b>	<b>36.74</b>	<b>3,839.13</b>	<b>6,069.25</b>	<b>2,230.12</b>	<b>36.74</b>	<b>72,831.00</b>

**Budget Comparison (Accrual)**  
**CHELSEA - Operations - 02 - (lms1416)**  
**March 2017**  
**AS OF THE 1ST MONTH ENDING MARCH 31, 2017**

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
<b>UTILITIES</b>									
6576-0000 Electricity - Common	115.00	124.33	9.33	7.50	115.00	124.33	9.33	7.50	1,492.00
6577-0000 Electricity Ponds - Com	408.00	640.83	232.83	36.33	408.00	640.83	232.83	36.33	7,690.00
6580-0000 Electricity Stream - Com	467.00	482.08	15.08	3.13	467.00	482.08	15.08	3.13	5,785.00
6595-0000 Telephone Caretaker	67.20	141.67	74.47	52.57	67.20	141.67	74.47	52.57	1,700.00
<b>TOTAL UTILITIES</b>	<b>1,057.20</b>	<b>1,388.91</b>	<b>331.71</b>	<b>23.88</b>	<b>1,057.20</b>	<b>1,388.91</b>	<b>331.71</b>	<b>23.88</b>	<b>16,667.00</b>
<b>RV LOT EXPENSES</b>									
6640-0000 Repair & Maintenance -	0.00	200.00	200.00	100.00	0.00	200.00	200.00	100.00	2,400.00
6690-0000 Electricity - RV Lot	78.00	117.67	39.67	33.71	78.00	117.67	39.67	33.71	1,412.00
<b>TOTAL OPERATING EXPS-RV LOT</b>	<b>78.00</b>	<b>317.67</b>	<b>239.67</b>	<b>75.45</b>	<b>78.00</b>	<b>317.67</b>	<b>239.67</b>	<b>75.45</b>	<b>3,812.00</b>
<b>RECREATION CENTRE - COMMON</b>									
6710-0000 Bldg Repair & Maint-Rec	1,532.86	474.42	-1,058.44	-223.1	1,532.86	474.42	-1,058.44	-223.1	5,693.00
6712-0000 Equip. Rep. & Maint.-Clu	1,627.52	1,676.67	49.15	2.93	1,627.52	1,676.67	49.15	2.93	20,120.00
6715-0000 Lock Up Costs - Rec. Ce	210.00	166.67	-43.33	-26.00	210.00	166.67	-43.33	-26.00	2,000.00
6720-0000 Guest Suites Telephone-	242.22	247.83	5.61	2.26	242.22	247.83	5.61	2.26	2,974.00
6725-0000 Exercise Equip R & M-R	0.00	383.75	383.75	100.00	0.00	383.75	383.75	100.00	4,605.00
6730-0000 Workshop R & M-Rec. C	0.00	125.00	125.00	100.00	0.00	125.00	125.00	100.00	1,500.00
6735-0000 Pool Repair & Maint.-Re	0.00	1,087.08	1,087.08	100.00	0.00	1,087.08	1,087.08	100.00	13,045.00
6740-0000 Pool Supplies & Chemic	0.00	340.83	340.83	100.00	0.00	340.83	340.83	100.00	4,090.00
6750-0000 Cleaning Supplies-Rec.	56.00	191.33	135.33	70.73	56.00	191.33	135.33	70.73	2,296.00
6755-0000 Window & Carpet Cleani	0.00	108.33	108.33	100.00	0.00	108.33	108.33	100.00	1,300.00
6764-0000 Electricity - Rec. Centre	1,613.00	1,583.33	-29.67	-1.87	1,613.00	1,583.33	-29.67	-1.87	19,000.00
6765-0000 Gas - Rec. Centre	1,123.77	938.25	-185.52	-19.77	1,123.77	938.25	-185.52	-19.77	11,259.00
<b>TOTAL OPER. EXPS-REC. CENTRE</b>	<b>6,405.37</b>	<b>7,323.49</b>	<b>918.12</b>	<b>12.54</b>	<b>6,405.37</b>	<b>7,323.49</b>	<b>918.12</b>	<b>12.54</b>	<b>87,882.00</b>
<b>SALARIES &amp; BENEFITS</b>									
6820-0000 Caretaker Salary and Be	4,819.28	5,040.00	220.72	4.38	4,819.28	5,040.00	220.72	4.38	60,480.00
6830-0000 Caretaker Assistant Wag	1,204.27	1,416.67	212.40	14.99	1,204.27	1,416.67	212.40	14.99	17,000.00
6865-0000 R. C. Janitor Wages and	1,256.48	1,583.33	326.85	20.64	1,256.48	1,583.33	326.85	20.64	19,000.00
6870-0000 Janitorial Contract	0.00	125.00	125.00	100.00	0.00	125.00	125.00	100.00	1,500.00
6890-0000 Workers Compensation	1,069.59	125.00	-944.59	-755.6	1,069.59	125.00	-944.59	-755.6	1,500.00
<b>TOTAL SALARIES &amp; PAYROLL COS</b>	<b>8,349.62</b>	<b>8,290.00</b>	<b>-59.62</b>	<b>-0.72</b>	<b>8,349.62</b>	<b>8,290.00</b>	<b>-59.62</b>	<b>-0.72</b>	<b>99,480.00</b>
<b>OFFICE EXPENSES</b>									
6910-0000 Equipment Rep. & Maint.	0.00	33.33	33.33	100.00	0.00	33.33	33.33	100.00	400.00
6915-0000 Supplies	31.55	83.33	51.78	62.14	31.55	83.33	51.78	62.14	1,000.00
6920-0000 Telephone & Cable - Offi	420.15	428.50	8.35	1.95	420.15	428.50	8.35	1.95	5,142.00
6950-0000 Miscellaneous Exp. - Offi	28.00	8.33	-19.67	-236.1	28.00	8.33	-19.67	-236.1	100.00
<b>TOTAL OFFICE EXPENSES</b>	<b>479.70</b>	<b>553.49</b>	<b>73.79</b>	<b>13.33</b>	<b>479.70</b>	<b>553.49</b>	<b>73.79</b>	<b>13.33</b>	<b>6,642.00</b>
<b>ADMINISTRATION</b>									
6965-0000 Audit - Admin.	0.00	429.17	429.17	100.00	0.00	429.17	429.17	100.00	5,150.00
6970-0000 AGM Expenses - Admin.	2,017.34	462.33	-1,555.01	-336.3	2,017.34	462.33	-1,555.01	-336.3	5,548.00
6975-0000 Council Expenses - Admi	0.00	247.75	247.75	100.00	0.00	247.75	247.75	100.00	2,973.00
6980-0000 Legal Expenses	0.00	1,137.83	1,137.83	100.00	0.00	1,137.83	1,137.83	100.00	13,654.00
6984-0000 Postage and Printing	2,442.92	1,395.67	-1,047.25	-75.04	2,442.92	1,395.67	-1,047.25	-75.04	16,748.00
6990-0000 Insurance Premiums	15,412.58	15,412.58	0.00	0.00	15,412.58	15,412.58	0.00	0.00	184,951.00
6992-0000 Insurance Carrying Char	308.33	308.33	0.00	0.00	308.33	308.33	0.00	0.00	3,700.00
6995-0000 Licenses & Permits - Ad	0.00	58.33	58.33	100.00	0.00	58.33	58.33	100.00	700.00
7000-0000 Management Fees	5,536.65	5,536.92	0.27	0.00	5,536.65	5,536.92	0.27	0.00	66,443.00
7005-0000 Membership Fees-Admin	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
7010-0000 Property Taxes - Admin.	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
7020-0000 Security - Admin.	1,916.27	2,574.33	658.06	25.56	1,916.27	2,574.33	658.06	25.56	30,892.00
7025-0000 Bank Charges	10.00	12.50	2.50	20.00	10.00	12.50	2.50	20.00	150.00
7030-0000 Strata Web Site	0.00	70.83	70.83	100.00	0.00	70.83	70.83	100.00	850.00
7050-0000 Miscellaneous	258.08	41.67	-216.41	-519.3	258.08	41.67	-216.41	-519.3	500.00
7051-0000 Statutory Financial Revie	0.00	16.67	16.67	100.00	0.00	16.67	16.67	100.00	200.00
<b>TOTAL ADMINISTRATION EXPENSE</b>	<b>27,902.17</b>	<b>27,779.91</b>	<b>-122.26</b>	<b>-0.44</b>	<b>27,902.17</b>	<b>27,779.91</b>	<b>-122.26</b>	<b>-0.44</b>	<b>333,359.00</b>
<b>TOTAL COMMON EXPENSES</b>	<b>59,766.19</b>	<b>67,758.05</b>	<b>7,991.86</b>	<b>11.79</b>	<b>59,766.19</b>	<b>67,758.05</b>	<b>7,991.86</b>	<b>11.79</b>	<b>813,097.00</b>
<b>TOTAL EXPENSES</b>	<b>70,525.92</b>	<b>89,267.63</b>	<b>18,741.71</b>	<b>20.99</b>	<b>70,525.92</b>	<b>89,267.63</b>	<b>18,741.71</b>	<b>20.99</b>	<b>1,071,212.00</b>
<b>NET INCOME (LOSS)</b>	<b>19,197.01</b>	<b>0.03</b>	<b>19,196.98</b>	<b>63,989</b>	<b>19,197.01</b>	<b>0.03</b>	<b>19,196.98</b>	<b>63,989</b>	<b>0.00</b>
<b>REVENUE UTILITIES</b>									
Revenue - Apartment Utilities									

**Budget Comparison (Accrual)**  
**CHELSEA - Operations - 02 - (lms1416)**  
**March 2017**  
**AS OF THE 1ST MONTH ENDING MARCH 31, 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>
9260-0000 Utilities Income - Apts.	10,506.25	10,506.25	0.00	0.00	10,506.25	10,506.25	0.00	0.00	126,075.00
9262-0000 Utilities Interest Income	19.69	0.00	19.69	0	19.69	0.00	19.69	0	0.00
9264-0000 Prior Year Surplus (Defici	9,903.83	9,904.00	-0.17	0.00	9,903.83	9,904.00	-0.17	0.00	9,904.00
<b>Total Apartment Utilities</b>	<b>20,429.77</b>	<b>20,410.25</b>	<b>19.52</b>	<b>0.10</b>	<b>20,429.77</b>	<b>20,410.25</b>	<b>19.52</b>	<b>0.10</b>	<b>135,979.00</b>
<b>UTILITY EXPENSES</b>									
<b>Electricity</b>									
9360-0000 Electricity Kens & Mayfai	2,662.00	2,849.92	187.92	6.59	2,662.00	2,849.92	187.92	6.59	34,199.00
9365-0000 Electricity Windsor	1,576.00	1,836.08	260.08	14.16	1,576.00	1,836.08	260.08	14.16	22,033.00
<b>Total Electricity - Apart.</b>	<b>4,238.00</b>	<b>4,686.00</b>	<b>448.00</b>	<b>9.56</b>	<b>4,238.00</b>	<b>4,686.00</b>	<b>448.00</b>	<b>9.56</b>	<b>56,232.00</b>
<b>Gas - Apartments</b>									
9410-0000 Gas - Mayfair	2,232.74	1,613.42	-619.32	-38.39	2,232.74	1,613.42	-619.32	-38.39	19,361.00
9420-0000 Gas - Kensington	3,601.59	2,373.50	-1,228.09	-51.74	3,601.59	2,373.50	-1,228.09	-51.74	28,482.00
9430-0000 Gas - Windsor	3,896.66	2,658.67	-1,237.99	-46.56	3,896.66	2,658.67	-1,237.99	-46.56	31,904.00
<b>Total Gas - Apartment</b>	<b>9,730.99</b>	<b>6,645.59</b>	<b>-3,085.40</b>	<b>-46.43</b>	<b>9,730.99</b>	<b>6,645.59</b>	<b>-3,085.40</b>	<b>-46.43</b>	<b>79,747.00</b>
<b>TOTAL UTILITIES - APARTMENT</b>	<b>13,968.99</b>	<b>11,331.59</b>	<b>-2,637.40</b>	<b>-23.27</b>	<b>13,968.99</b>	<b>11,331.59</b>	<b>-2,637.40</b>	<b>-23.27</b>	<b>135,979.00</b>
<b>NET INCOME (LOSS) UTILITIES</b>	<b>6,460.78</b>	<b>9,078.66</b>	<b>-2,617.88</b>	<b>-28.84</b>	<b>6,460.78</b>	<b>9,078.66</b>	<b>-2,617.88</b>	<b>-28.84</b>	<b>0.00</b>
<b>REVENUE - WATER INCOME</b>									
9650-0000 Water - Apartments	4,846.42	4,846.42	0.00	0.00	4,846.42	4,846.42	0.00	0.00	58,157.00
9700-0000 Water - Townhouses	7,087.83	7,087.83	0.00	0.00	7,087.83	7,087.83	0.00	0.00	85,054.00
9725-0000 Water - Interest Income	73.48	0.00	73.48	0	73.48	0.00	73.48	0	0.00
9745-0000 Prior Year Surplus (Defici	16,328.41	16,328.00	0.41	0.00	16,328.41	16,328.00	0.41	0.00	16,328.00
<b>TOTAL WATER INCOME</b>	<b>28,336.14</b>	<b>28,262.25</b>	<b>73.89</b>	<b>0.26</b>	<b>28,336.14</b>	<b>28,262.25</b>	<b>73.89</b>	<b>0.26</b>	<b>159,539.00</b>
<b>WATER EXPENSE</b>									
9850-0000 Water Usage	13,294.92	13,294.92	0.00	0.00	13,294.92	13,294.92	0.00	0.00	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>13,294.92</b>	<b>13,294.92</b>	<b>0.00</b>	<b>0.00</b>	<b>159,539.00</b>
<b>NET INCOME (LOSS) WATER</b>	<b>15,041.22</b>	<b>14,967.33</b>	<b>73.89</b>	<b>0.49</b>	<b>15,041.22</b>	<b>14,967.33</b>	<b>73.89</b>	<b>0.49</b>	<b>0.00</b>

**Balance Sheet (Accrual)**  
**CHELSEA - Contingency - 02 - (lms1416c)**  
**April 2017**  
**AS OF THE 2ND MONTH ENDING APRIL 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	321,235.02
1038-1058 Scotia GIC - 2.00% - May.27/17	100,000.00
1038-1090 WSCU GIC - 1.60% - Feb.16/18	100,000.00
1038-1099 WSCU GIC - 1.45% - Jun.22/17	100,000.00
1038-1102 WSCU GIC - 1.55% - Jul.27/17	200,000.00
1038-1124 WSCU GIC - 1.55% - Nov.19/17	150,000.00
1038-1125 WSCU GIC - 1.55% - Nov.19/17	150,000.00
1038-1126 WSCU GIC - 1.55% - Nov.19/17	150,000.00
1038-1127 WSCU GIC - 1.55% - Nov.19/17	150,000.00
1038-1128 WSCU GIC - 1.55% - Nov.19/17	150,000.00
1038-1136 WSCU GIC - 1.55% - Jan.26/18	300,000.00
1200-0000 Prepaid Insurance	92,475.50

**TOTAL ASSETS**

1,963,710.52

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

3500-0000 Net Income - Prior Years	1,903,490.98
3510-0000 Net Income - Current Year	60,219.54

**TOTAL OWNERS' EQUITY**

1,963,710.52

**TOTAL LIABILITIES AND EQUITY**

1,963,710.52

Date: MAY 11 2017  
Accountant: [Signature]  
Property Manager: [Signature]



**Balance Sheet (Accrual)**  
**CHELSEA - Operations - 02 - (lms1416)**  
**April 2017**  
**AS OF THE 2ND MONTH ENDING APRIL 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	106,896.74
1027-0000 Bank - Water Surcharge	40,317.91
1028-1300 Bank - Golf Tournament Funds	224.50
1029-0000 Bank - Apt Utilities	4,463.88
1030-0000 Bank - Exercise Room	1,127.40
1040-0000 Bank - Social Committee	6,770.85
1200-0000 Prepaid Insurance	94,325.48
1205-0000 Prepaid Expenses	5,352.83
1220-0000 Caretaker Suite	74,305.56
1221-0003 Tree Restitution S/D - Due July 2017	200.00
1300-0000 Accounts Receivable	5,989.88
<b>TOTAL ASSETS</b>	<u><u>340,480.03</u></u>
<b>LIABILITIES</b>	
2010-0000 Accounts Payable	3,898.55
2014-0000 Accrued Water & Sewer	26,589.84
2017-0000 Social Committee Fund	6,770.85
2018-0000 Exercise Room	1,127.40
2019-0000 Golf Tournament Fund	224.50
2035-0000 Security Deposits	300.00
2040-0003 Due to Contingency-Insurance	92,475.50
2040-0011 Due to CRF -Insurance interest	2,466.64
2170-0000 Vacation Payable	1,326.14
2250-0000 Pre-Paid Fees	579.11
<b>TOTAL LIABILITIES</b>	<u>135,758.53</u>
<b>OWNERS' EQUITY</b>	
<b>RESERVES</b>	
3499-0000 Owners' Equity/Caretaker Suite	74,305.56
3500-0000 Net Income - Prior Years	81,187.95
3510-0000 Net Income - Current Year	31,036.04
3510-2000 Net Income - Utilities	4,463.88
3510-3000 Net Income - Water & Sewer	13,728.07
<b>TOTAL OWNERS' EQUITY</b>	<u>204,721.50</u>
<b>TOTAL LIABILITIES AND EQUITY</b>	<u><u>340,480.03</u></u>

Date: MAY 18/17  
Accountant: [Signature]  
Property Manager: [Signature]

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

**AS OF THE 2ND MONTH ENDING APRIL 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	82,809.34	82,809.34	0.00	0.00	496,856.00
4012-0000 CRF Strata Fees - Apart	-11,283.92	-11,283.92	0.00	0.00	-22,567.84	-22,567.84	0.00	0.00	-135,407.00
4015-0000 Parking & Scooter Parkin	325.00	125.00	200.00	160.00	650.00	250.00	400.00	160.00	1,500.00
4022-0000 Move in/out	50.00	83.33	-33.33	-40.00	50.00	166.66	-116.66	-70.00	1,000.00
4025-0000 Prior Year Surplus (Defici	2,467.00	2,467.00	0.00	0.00	4,934.00	4,934.00	0.00	0.00	29,604.00
<b>TOTAL</b>	<b>32,962.75</b>	<b>32,796.08</b>	<b>166.67</b>	<b>0.51</b>	<b>65,875.50</b>	<b>65,592.16</b>	<b>283.34</b>	<b>0.43</b>	<b>393,553.00</b>
4030-0000 Strata Fees	74,248.42	74,248.42	0.00	0.00	148,496.84	148,496.84	0.00	0.00	890,981.00
4032-0000 CRF Strata Fees - Town	-24,549.42	-24,549.42	0.00	0.00	-49,098.84	-49,098.84	0.00	0.00	-294,593.00
4037-0000 Prior Year Surplus	4,614.25	4,614.25	0.00	0.00	9,228.50	9,228.50	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>108,626.50</b>	<b>108,626.50</b>	<b>0.00</b>	<b>0.00</b>	<b>651,759.00</b>
<b>OTHER</b>									
4040-0000 Rental - Fireside Lounge	150.00	58.33	91.67	157.16	300.00	116.66	183.34	157.16	700.00
4045-0000 Rental - Caretaker Suite	600.00	600.00	0.00	0.00	1,200.00	1,200.00	0.00	0.00	7,200.00
4050-0000 Rental - Guest Suites	1,000.00	733.33	266.67	36.36	1,840.00	1,466.66	373.34	25.46	8,800.00
4055-0000 R.V. Parking	675.00	666.67	8.33	1.25	1,350.00	1,333.34	16.66	1.25	8,000.00
4060-0000 Miscellaneous	2.00	25.00	-23.00	-92.00	2.00	50.00	-48.00	-96.00	300.00
4062-0000 Dish and Cutlery Rental	100.00	0.00	100.00	0	100.00	0.00	100.00	0	0.00
4065-0000 Interest Income	139.05	75.00	64.05	85.40	270.98	150.00	120.98	80.65	900.00
4066-0000 Remote Control Sale	0.00	0.00	0.00	0	100.00	0.00	100.00	0	0.00
4084-0000 Keys	150.00	0.00	150.00	0	150.00	0.00	150.00	0	0.00
<b>TOTAL OTHER</b>	<b>2,816.05</b>	<b>2,158.33</b>	<b>657.72</b>	<b>30.47</b>	<b>5,312.98</b>	<b>4,316.66</b>	<b>996.32</b>	<b>23.08</b>	<b>25,900.00</b>
<b>TOTAL INCOME</b>	<b>90,092.05</b>	<b>89,267.66</b>	<b>824.39</b>	<b>0.92</b>	<b>179,814.98</b>	<b>178,535.32</b>	<b>1,279.66</b>	<b>0.72</b>	<b>1,071,212.00</b>
6030-0000 Apt Janitor/Contract Serv	1,250.00	1,513.00	263.00	17.38	2,500.00	3,026.00	526.00	17.38	18,156.00
6208-0000 Building Maint. - Apartme	979.30	3,433.25	2,453.95	71.48	1,094.80	6,866.50	5,771.70	84.06	41,199.00
6215-0000 Equipment Maint.-Apart	1,412.22	3,771.67	2,359.45	62.56	2,769.84	7,543.34	4,773.50	63.28	45,260.00
6268-0050 Elevator Maint. - Apartm	1,121.40	1,203.50	82.10	6.82	2,234.76	2,407.00	172.24	7.16	14,442.00
6275-0000 Gate & Door Maint. - Apa	0.00	544.83	544.83	100.00	262.50	1,089.66	827.16	75.91	6,538.00
6279-0000 Garbage Pick-up - Apts.	1,301.31	1,672.50	371.19	22.19	3,001.42	3,345.00	343.58	10.27	20,070.00
<b>TOTAL EXPS. BEFORE UTILITIES</b>	<b>6,064.23</b>	<b>12,138.75</b>	<b>6,074.52</b>	<b>50.04</b>	<b>11,863.32</b>	<b>24,277.50</b>	<b>12,414.18</b>	<b>51.13</b>	<b>145,665.00</b>
<b>TOWNHOUSE EXPENSES</b>									
6315-0000 Building Maint. - Townho	7,839.51	4,970.83	-2,868.68	-57.71	9,073.01	9,941.66	868.65	8.74	59,650.00
6320-0000 Garbage Pick-up - Town	2,944.44	3,373.17	428.73	12.71	5,888.88	6,746.34	857.46	12.71	40,478.00
6350-0000 Garbage Recycling - Tow	782.70	1,026.83	244.13	23.78	1,565.40	2,053.66	488.26	23.78	12,322.00
<b>TOTAL OPERATING EXPS. - T.H.</b>	<b>11,566.65</b>	<b>9,370.83</b>	<b>-2,195.82</b>	<b>-23.43</b>	<b>16,527.29</b>	<b>18,741.66</b>	<b>2,214.37</b>	<b>11.82</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	21,000.00	22,093.50	1,093.50	4.95	132,561.00
6425-0000 Drainage Repair & Maint	0.00	1,087.33	1,087.33	100.00	0.00	2,174.66	2,174.66	100.00	13,048.00
6435-0000 Plant Replacement & Im	0.00	2,750.00	2,750.00	100.00	0.00	5,500.00	5,500.00	100.00	33,000.00
6440-0000 Irrigation System	0.00	250.00	250.00	100.00	0.00	500.00	500.00	100.00	3,000.00
6455-0000 Snow Removal	0.00	901.25	901.25	100.00	1,155.00	1,802.50	647.50	35.92	10,815.00
<b>TOTAL LANDS. &amp; GROUNDS</b>	<b>10,500.00</b>	<b>16,035.33</b>	<b>5,535.33</b>	<b>34.52</b>	<b>22,155.00</b>	<b>32,070.66</b>	<b>9,915.66</b>	<b>30.92</b>	<b>192,424.00</b>
<b>REPAIR &amp; MAINTENANCE- GENER</b>									
6510-0000 Repair & Maintenance	761.25	2,489.17	1,727.92	69.42	761.25	4,978.34	4,217.09	84.71	29,870.00
6515-0000 Equipment Rep. & Maint.	6,904.18	1,666.67	-5,237.51	-314.2	9,782.69	3,333.34	-6,449.35	-193.4	20,000.00
6520-0000 Supplies Equipment - Co	253.26	340.83	87.57	25.69	578.66	681.66	103.00	15.11	4,090.00
6525-0000 Supplies Maintenance-C	145.00	250.00	105.00	42.00	317.96	500.00	182.04	36.41	3,000.00
6530-0000 Supplies Cleaning - Com	0.00	103.00	103.00	100.00	0.00	206.00	206.00	100.00	1,236.00
6535-0000 Enterphone and Security	0.00	83.33	83.33	100.00	0.00	166.66	166.66	100.00	1,000.00
6560-0000 Gate Repair & Maint. - C	0.00	386.25	386.25	100.00	0.00	772.50	772.50	100.00	4,635.00
6565-0000 Pest Control - Common	421.31	750.00	328.69	43.83	883.57	1,500.00	616.43	41.10	9,000.00
<b>TOTAL REPAIR &amp; MAINT.</b>	<b>8,485.00</b>	<b>6,069.25</b>	<b>-2,415.75</b>	<b>-39.80</b>	<b>12,324.13</b>	<b>12,138.50</b>	<b>-185.63</b>	<b>-1.53</b>	<b>72,831.00</b>

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

**April 2017**

**AS OF THE 2ND MONTH ENDING APRIL 30, 2017**

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
<b>UTILITIES</b>									
6576-0000 Electricity - Common	115.00	124.33	9.33	7.50	230.00	248.66	18.66	7.50	1,492.00
6577-0000 Electricity Ponds - Com	408.00	640.83	232.83	36.33	816.00	1,281.66	465.66	36.33	7,690.00
6580-0000 Electricity Stream - Com	467.00	482.08	15.08	3.13	934.00	964.16	30.16	3.13	5,785.00
6595-0000 Telephone Caretaker	67.20	141.67	74.47	52.57	134.40	283.34	148.94	52.57	1,700.00
<b>TOTAL UTILITIES</b>	<b>1,057.20</b>	<b>1,388.91</b>	<b>331.71</b>	<b>23.88</b>	<b>2,114.40</b>	<b>2,777.82</b>	<b>663.42</b>	<b>23.88</b>	<b>16,667.00</b>
<b>RV LOT EXPENSES</b>									
6640-0000 Repair & Maintenance -	0.00	200.00	200.00	100.00	0.00	400.00	400.00	100.00	2,400.00
6690-0000 Electricity - RV Lot	78.00	117.67	39.67	33.71	156.00	235.34	79.34	33.71	1,412.00
<b>TOTAL OPERATING EXPS-RV LOT</b>	<b>78.00</b>	<b>317.67</b>	<b>239.67</b>	<b>75.45</b>	<b>156.00</b>	<b>635.34</b>	<b>479.34</b>	<b>75.45</b>	<b>3,812.00</b>
<b>RECREATION CENTRE - COMMON</b>									
6710-0000 Bldg Repair & Maint-Rec	1,552.65	474.42	-1,078.23	-227.2	3,085.51	948.84	-2,136.67	-225.1	5,693.00
6712-0000 Equip. Rep. & Maint.-Clu	565.94	1,676.67	1,110.73	66.25	2,193.46	3,353.34	1,159.88	34.59	20,120.00
6715-0000 Lock Up Costs - Rec. Ce	150.00	166.67	16.67	10.00	360.00	333.34	-26.66	-8.00	2,000.00
6720-0000 Guest Suites Telephone-	242.22	247.83	5.61	2.26	484.44	495.66	11.22	2.26	2,974.00
6725-0000 Exercise Equip R & M-R	200.00	383.75	183.75	47.88	200.00	767.50	567.50	73.94	4,605.00
6730-0000 Workshop R & M-Rec. C	0.00	125.00	125.00	100.00	0.00	250.00	250.00	100.00	1,500.00
6735-0000 Pool Repair & Maint.-Re	296.78	1,087.08	790.30	72.70	296.78	2,174.16	1,877.38	86.35	13,045.00
6740-0000 Pool Supplies & Chemic	538.09	340.83	-197.26	-57.88	538.09	681.66	143.57	21.06	4,090.00
6750-0000 Cleaning Supplies-Rec.	569.97	191.33	-378.64	-197.9	625.97	382.66	-243.31	-63.58	2,296.00
6755-0000 Window & Carpet Cleani	0.00	108.33	108.33	100.00	0.00	216.66	216.66	100.00	1,300.00
6764-0000 Electricity - Rec. Centre	1,613.00	1,583.33	-29.67	-1.87	3,226.00	3,166.66	-59.34	-1.87	19,000.00
6765-0000 Gas - Rec. Centre	1,001.43	938.25	-63.18	-6.73	2,125.20	1,876.50	-248.70	-13.25	11,259.00
<b>TOTAL OPER. EXPS-REC. CENTRE</b>	<b>6,730.08</b>	<b>7,323.49</b>	<b>593.41</b>	<b>8.10</b>	<b>13,135.45</b>	<b>14,646.98</b>	<b>1,511.53</b>	<b>10.32</b>	<b>87,882.00</b>
<b>SALARIES &amp; BENEFITS</b>									
6820-0000 Caretaker Salary and Be	5,080.52	5,040.00	-40.52	-0.80	9,899.80	10,080.00	180.20	1.79	60,480.00
6830-0000 Caretaker Assistant Wag	1,383.26	1,416.67	33.41	2.36	2,587.53	2,833.34	245.81	8.68	17,000.00
6865-0000 R. C. Janitor Wages and	1,416.48	1,583.33	166.85	10.54	2,672.96	3,166.66	493.70	15.59	19,000.00
6870-0000 Janitorial Contract	0.00	125.00	125.00	100.00	0.00	250.00	250.00	100.00	1,500.00
6890-0000 Workers Compensation	0.00	125.00	125.00	100.00	1,069.59	250.00	-819.59	-327.8	1,500.00
<b>TOTAL SALARIES &amp; PAYROLL COS</b>	<b>7,880.26</b>	<b>8,290.00</b>	<b>409.74</b>	<b>4.94</b>	<b>16,229.88</b>	<b>16,580.00</b>	<b>350.12</b>	<b>2.11</b>	<b>99,480.00</b>
<b>OFFICE EXPENSES</b>									
6910-0000 Equipment Rep. & Maint.	0.00	33.33	33.33	100.00	0.00	66.66	66.66	100.00	400.00
6915-0000 Supplies	97.42	83.33	-14.09	-16.91	128.97	166.66	37.69	22.61	1,000.00
6920-0000 Telephone & Cable - Offi	420.15	428.50	8.35	1.95	840.30	857.00	16.70	1.95	5,142.00
6950-0000 Miscellaneous Exp. - Offi	0.00	8.33	8.33	100.00	28.00	16.66	-11.34	-68.07	100.00
<b>TOTAL OFFICE EXPENSES</b>	<b>517.57</b>	<b>553.49</b>	<b>35.92</b>	<b>6.49</b>	<b>997.27</b>	<b>1,106.98</b>	<b>109.71</b>	<b>9.91</b>	<b>6,642.00</b>
<b>ADMINISTRATION</b>									
6965-0000 Audit - Admin.	0.00	429.17	429.17	100.00	0.00	858.34	858.34	100.00	5,150.00
6970-0000 AGM Expenses - Admin.	763.57	462.33	-301.24	-65.16	2,780.91	924.66	-1,856.25	-200.7	5,548.00
6975-0000 Council Expenses - Admi	0.00	247.75	247.75	100.00	0.00	495.50	495.50	100.00	2,973.00
6980-0000 Legal Expenses	0.00	1,137.83	1,137.83	100.00	0.00	2,275.66	2,275.66	100.00	13,654.00
6984-0000 Postage and Printing	596.29	1,395.67	799.38	57.28	3,039.21	2,791.34	-247.87	-8.88	16,748.00
6990-0000 Insurance Premiums	15,412.58	15,412.58	0.00	0.00	30,825.16	30,825.16	0.00	0.00	184,951.00
6992-0000 Insurance Carrying Char	308.33	308.33	0.00	0.00	616.66	616.66	0.00	0.00	3,700.00
6995-0000 Licenses & Permits - Ad	0.00	58.33	58.33	100.00	0.00	116.66	116.66	100.00	700.00
7000-0000 Management Fees	5,536.65	5,536.92	0.27	0.00	11,073.30	11,073.84	0.54	0.00	66,443.00
7005-0000 Membership Fees-Admin	0.00	25.00	25.00	100.00	0.00	50.00	50.00	100.00	300.00
7010-0000 Property Taxes - Admin.	0.00	50.00	50.00	100.00	0.00	100.00	100.00	100.00	600.00
7020-0000 Security - Admin.	2,488.53	2,574.33	85.80	3.33	4,404.80	5,148.66	743.86	14.45	30,892.00
7025-0000 Bank Charges	10.00	12.50	2.50	20.00	20.00	25.00	5.00	20.00	150.00
7030-0000 Strata Web Site	0.00	70.83	70.83	100.00	0.00	141.66	141.66	100.00	850.00
7050-0000 Miscellaneous	258.08	41.67	-216.41	-519.3	516.16	83.34	-432.82	-519.3	500.00
7051-0000 Statutory Financial Revie	0.00	16.67	16.67	100.00	0.00	33.34	33.34	100.00	200.00
<b>TOTAL ADMINISTRATION EXPENSE</b>	<b>25,374.03</b>	<b>27,779.91</b>	<b>2,405.88</b>	<b>8.66</b>	<b>53,276.20</b>	<b>55,559.82</b>	<b>2,283.62</b>	<b>4.11</b>	<b>333,359.00</b>
<b>TOTAL COMMON EXPENSES</b>	<b>60,622.14</b>	<b>67,758.05</b>	<b>7,135.91</b>	<b>10.53</b>	<b>120,388.33</b>	<b>135,516.10</b>	<b>15,127.77</b>	<b>11.16</b>	<b>813,097.00</b>
<b>TOTAL EXPENSES</b>	<b>78,253.02</b>	<b>89,267.63</b>	<b>11,014.61</b>	<b>12.34</b>	<b>148,778.94</b>	<b>178,535.26</b>	<b>29,756.32</b>	<b>16.67</b>	<b>1,071,212.00</b>
<b>NET INCOME (LOSS)</b>	<b>11,839.03</b>	<b>0.03</b>	<b>11,839.00</b>	<b>39,463</b>	<b>31,036.04</b>	<b>0.06</b>	<b>31,035.98</b>	<b>51,726</b>	<b>0.00</b>
<b>REVENUE UTILITIES</b>									

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

**April 2017**

**AS OF THE 2ND MONTH ENDING APRIL 30, 2017**

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
<b>Revenue - Apartment Utilities</b>									
9260-0000 Utilities Income - Apts.	10,506.25	10,506.25	0.00	0.00	21,012.50	21,012.50	0.00	0.00	126,075.00
9262-0000 Utilities Interest Income	15.67	0.00	15.67	0	35.36	0.00	35.36	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>10,521.92</b>	<b>10,506.25</b>	<b>15.67</b>	<b>0.15</b>	<b>30,951.69</b>	<b>30,916.50</b>	<b>35.19</b>	<b>0.11</b>	<b>135,979.00</b>
<b>UTILITY EXPENSES</b>									
<b>Electricity</b>									
9360-0000 Electricity Kens & Mayfai	2,662.00	2,849.92	187.92	6.59	5,324.00	5,699.84	375.84	6.59	34,199.00
9365-0000 Electricity Windsor	1,576.00	1,836.08	260.08	14.16	3,152.00	3,672.16	520.16	14.16	22,033.00
<b>Total Electricity - Apart.</b>	<b>4,238.00</b>	<b>4,686.00</b>	<b>448.00</b>	<b>9.56</b>	<b>8,476.00</b>	<b>9,372.00</b>	<b>896.00</b>	<b>9.56</b>	<b>56,232.00</b>
<b>Gas - Apartments</b>									
9410-0000 Gas - Mayfair	1,937.69	1,613.42	-324.27	-20.10	4,170.43	3,226.84	-943.59	-29.24	19,361.00
9420-0000 Gas - Kensington	3,047.99	2,373.50	-674.49	-28.42	6,649.58	4,747.00	-1,902.58	-40.08	28,482.00
9430-0000 Gas - Windsor	3,295.14	2,658.67	-636.47	-23.94	7,191.80	5,317.34	-1,874.46	-35.25	31,904.00
<b>Total Gas - Apartment</b>	<b>8,280.82</b>	<b>6,645.59</b>	<b>-1,635.23</b>	<b>-24.61</b>	<b>18,011.81</b>	<b>13,291.18</b>	<b>-4,720.63</b>	<b>-35.52</b>	<b>79,747.00</b>
<b>TOTAL UTILITIES - APARTMENT</b>	<b>12,518.82</b>	<b>11,331.59</b>	<b>-1,187.23</b>	<b>-10.48</b>	<b>26,487.81</b>	<b>22,663.18</b>	<b>-3,824.63</b>	<b>-16.88</b>	<b>135,979.00</b>
<b>NET INCOME (LOSS) UTILITIES</b>	<b>-1,996.90</b>	<b>-825.34</b>	<b>-1,171.56</b>	<b>-141.9</b>	<b>4,463.88</b>	<b>8,253.32</b>	<b>-3,789.44</b>	<b>-45.91</b>	<b>0.00</b>
<b>REVENUE - WATER INCOME</b>									
9650-0000 Water - Apartments	4,846.42	4,846.42	0.00	0.00	9,692.84	9,692.84	0.00	0.00	58,157.00
9700-0000 Water - Townhouses	7,087.83	7,087.83	0.00	0.00	14,175.66	14,175.66	0.00	0.00	85,054.00
9725-0000 Water - Interest Income	47.52	0.00	47.52	0	121.00	0.00	121.00	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>11,981.77</b>	<b>11,934.25</b>	<b>47.52</b>	<b>0.40</b>	<b>40,317.91</b>	<b>40,196.50</b>	<b>121.41</b>	<b>0.30</b>	<b>159,539.00</b>
<b>WATER EXPENSE</b>									
9850-0000 Water Usage	13,294.92	13,294.92	0.00	0.00	26,589.84	26,589.84	0.00	0.00	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>26,589.84</b>	<b>26,589.84</b>	<b>0.00</b>	<b>0.00</b>	<b>159,539.00</b>
<b>NET INCOME (LOSS) WATER</b>	<b>-1,313.15</b>	<b>-1,360.67</b>	<b>47.52</b>	<b>3.49</b>	<b>13,728.07</b>	<b>13,606.66</b>	<b>121.41</b>	<b>0.89</b>	<b>0.00</b>

# Chelsea Gardens Emergency Readiness Program

**Program Leader: Doug McLeod**

**Unit #275**

**778.591.3999**

The Chelsea Gardens Emergency Readiness Program is endorsed and supported by the Strata Council of Chelsea Gardens. It is also supported by the City of Surrey's Emergency Program and the City's Emergency Program Manager, Assistant Fire Chief Mark Griffioen. The Chelsea program will be modelled after the City's Neighbourhood Emergency Preparedness Program.

## **Program Objective:**

To ensure the community is able to collectively and effectively mitigate potential damages due to, prepare for, respond to, and recover from emergency events (such as fire, earthquake, power outage, flood) that could adversely affect the residents of Chelsea Gardens.

## **What Does It Look Like?**

The program will be managed and operated by a group of 20 to 30 volunteer residents of Chelsea Gardens, formed into the following preparedness and response teams:

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

## **What Is Involved For Volunteers?**

Volunteers will learn about and commit to personal preparedness activities to enable them to be better able to respond to assist others during an emergency. They will learn about what to do as part of one or more of the teams noted above during an emergency, and participate in training and exercises related to those activities. In addition to these activities, volunteers will become more connected on a daily basis with our community in Chelsea Gardens.

## **When Will It Be Implemented?**

Recruiting of volunteers has already begun. More volunteers are needed, and can contact Doug at the number above to join the program.

Volunteer recruitment is expected to take about two months, until the end of June. The volunteers will then meet to review the program development process and identify team members.

The program is expected to be in place and volunteers trained to respond effectively by the end of the year. The program will be maintained over time with the addition of new volunteers and on-going training and exercise activities, with the support of the City of Surrey.



## CHELSEA GARDENS GOLF TOURNAMENT AND BARBEQUE

# Sunday, August 20th

## NICO WYND GOLF COURSE



Back by popular demand!

It's back! The hugely popular Annual Chelsea Gardens Golf Tournament is scheduled for Sunday, August 20th at Nico Wynd Golf Course followed by a fabulous Barbecue at our own clubhouse.

The "Best Ball" format opens this up to all levels of golfers and non-golfers alike so everyone is encouraged to attend. You don't need to be a good golfer.

There will be prizes for teams, men's and ladies longest drive, closest to the pin, longest putts and much more. Huge raffle prizes including a wine basket that is over-flowing with bottles and goodies. And...prizes for every participant ...whether golfing or not.

The entry fee includes green fees, goody bag, prizes, BBQ steak (or chicken or fish) dinner and a great time. Non golfers more than welcome at the BBQ dinner at the Chelsea Gardens clubhouse.

**GOLF ENTRIES LIMITED TO A MAXIMUM OF 72 PLAYERS—FIRST ENTERED/FIRST IN.**

### ENTRY FEES

**GOLFER—\$59.00**

**GOLF/DINNER/PRIZES**

**NON-GOLFER—\$27.00**

**DINNER/RAFFLE PRIZES**

MAKE CHEQUES PAYABLE TO THE  
CHELSEA GOLF COMMITTEE AND  
LEAVE IN PROPERTY MANAGER  
MAILBOXES

### CONTACT

**ROSS OR  
MAUREEN OR  
JESSE AT:  
778-578-4445**

**OR**

**GARRY KIRKLAND  
604-501-9698**

**HURRY** Enter Now!

*Invite any former Chelsea residents. If we get enough golfers we can have a shotgun start so everyone can get back to our clubhouse at around the same time.*

**TEES TIMES WILL  
COMMENCE AT  
APPROXIMATELY  
1:00 PM.**

## CONTRACTORS AVAILABLE TO WORK INSIDE UNITS AT CHELSEA GARDENS

The Contractors listed below are firms that owners and the Strata Corporation have used with satisfaction. While we offer no guarantee to individual owners, we continue to employ them for a variety of Strata related jobs. Feel free to use these contractors or to suggest other firms for a future updated listing.

<u>TRADE</u>	<u>COMPANY</u>	<u>CONTACT</u>	<u>PHONE</u>
CONSTRUCTION/GENERAL REPAIRS			
	Morinventive	Jeff Morin	604-649-5572
	Carmichael Construction	Rob Carmichael	604-970-3777
ELECTRICAL			
	Stable Electric	Jonathan	778-908-2648
GARAGE DOORS			
	Valley All Door		604-533-4121
	White Rock Garage Doors		604-536-3732
GARBAGE & RECYCLING			
	AJM	Matt	604-590-1857
	Tidy Trailer	Kristin	604-329-3796
GAS/HW TANKS/PLUMBER			
	Westec Plumbing	Scott	604-538-7369
	Alloyd Plumbing	Lloyd	604-868-5630
LOCKS & KEYS			
	Coastal Lock & Safe	Lance	604-599-5397
PAINTING/DRYWALL			
	Ric's Drywall Repair	Ric	604-328-6256
	Remdal Painting		604-882-5155
	Paul Dyck	Paul	604-802-1665
WINDOW WASHING			
	Bogey's Building Maintenance	Bogey	778-828-8711
PRESSURE WASHING DRIVEWAYS			
RESTORATION/EMERGENCY RESPONSE			
ROOFING			
	Wiley Roofing	604-454-4084	
	Wiley Roofing	Jim Wiley	604-454-4084

**Chelsea Garden's Executive Summary**  
**of Social Committee Minutes April 5, 2017**

**Irish Stew Pub Night:** The evening was a great success and many raved about the homemade stew! The secret ingredients have been disclosed; equal parts beef broth and Double Chocolate Stout! Yum! The Baileys that was generously donated was greatly appreciated. The hue of green dominated every fun photo taken.

**April Fools Dinner/Dance:** No Joking, this evening proved to be a fun well attended evening compete with a lovely gourmet dinner and DJ music that catered to all tastes. Just a reminder, this event was a dinner/dance event, so for residents to attend the dance, they needed to buy a ticket for the entire event.

**Volunteer Appreciation:** We appreciate all of our volunteers and will celebrate just that on April 30<sup>th</sup>.

**Anniversary Tea:** On May 28<sup>th</sup>, the Social Committee will provide a grand afternoon to any couple who have been married 50 years or more.

**Canada Day:** Save the date for this special July 1<sup>st</sup> celebration! You won't want to miss our ceremonial 'Flag Raising'. Watch for a sign up sheet with details regarding the beard growing contest.

**Incident at Cash Bar-** a resident brought their own wine on a 'Cash Bar' night.

Unfortunately it was learned too late to confront the person. It is important to follow all regulations associated with our Bar licence, so that we do not have our license taken away and put our volunteer servers in jeopardy of charges against them.

# Chelsea Gardens

## JUNE EVENTS CALENDAR

Sun	Mon	Tues	Wed	Thu	Fri	Sat
				1 Lady'sFun Dance 4 pm Bridge 6:30 pm Euchre 7pm	2 Horses 4:00pm Pub Night 5-7pm <b>Music of the '60s &amp; 70's 7:30pm</b>	3
4	5 Billiards 2pm Cribbage 2 pm Ladies Snooker 7 pm Canasta 6:45 pm	6 Bridge 6:30pm Poker pool 7:00	7 Coffee 9:45am Whist 7pm Poker 7pm	8 Lady'sFun Dance 4 pm Bridge 6:30 pm Euchre 7pm	9 Horses 4:00pm Pub Night 5-7pm	10
11	12 Billiards 2pm Cribbage 2 pm Ladies Snooker 7 pm Canasta 6:45 pm	13 Bridge 6:30pm Poker pool 7:00	14 Coffee 9:45am Whist 7pm Poker 7pm	15 Lady'sFun Dance 4 pm Bridge 6:30 pm Euchre 7pm	16 Horses 4:00pm Pub Night 5-7pm Karaoke and cash bar	17
18	19 Billiards 2pm Cribbage 2 pm Ladies Snooker 7 pm Canasta 6:45 pm	20 Bridge 6:30pm Poker pool 7:00	21 Coffee 9:45am Whist 7pm Poker 7pm	22 Lady'sFun Dance 4 pm Bridge 6:30 pm Euchre 7pm	23 Horses 4:00pm Pub Night 5-7pm	24
25	26 Billiards 2pm Cribbage 2 pm Ladies Snooker 7 pm Canasta 6:45 pm	27 Bridge 6:30pm Poker pool 7:00	28 Coffee 9:45am Whist 7pm Poker 7pm	29 Lady'sFun Dance 4 pm Bridge 6:30 pm Euchre 7pm	30 Horses 4:00pm Pub Night 5-7pm	



**JUNE 2<sup>ND</sup>, 7:30 PM REMINISCE WITH THE MUSIC OF THE 60'S AND 70'S.**  
**WATCH FOR THE POSTERS!**  
**JUNE 9<sup>TH</sup> TRASH AND TREASURE**  
**JUNE 16<sup>TH</sup>, 5:00 PM- KARAOKE AND CASH BAR**