

**CHELSEA GARDENS - LMS 1416**

**www.chelseatoday.org E-Mail: ross@crpm.ca / jesse@crpm.ca**

**COUNCIL MEETING MINUTES –TUESDAY, JANUARY 19, 2021, 1:00 PM VIA ZOOM**

**STRATA COUNCIL - 2020/2021**

**PRESIDENT**

*Murray Hill—K406*

**VICE-PRESIDENT**

**SECRETARY**

*Victor Monasch- T153*

**TREASURER**

*Anita Thompson – W325*

**COUNCIL MEMBERS AT LARGE**

*Ashley Orton – T243*

*Norm Reid – T302*

*Bob Hyde – T102*

**COMMITTEE ASSIGNMENTS**

*Murray – Townhouses, Irrigation, Executive,  
Clubhouse*

*Anita – Minutes, Executive, Social Liaison*

*Victor – Executive, Finance, Bring Forward, RV  
Committee, Clubhouse*

*Ashley – Security, Volunteers, Ponds & Fountains,  
Privacy Officer, Website*

*Norm – Apartments, Irrigation*

*Bob - Landscaping*

**CLUBHOUSE OFFICE**

**Valerie Morris**

*Closed until further notice...please phone the cell.*

**CARETAKERS**

**John Unger - (604) 834-4578**

**6:00 AM-3:30 PM-Most weekdays**

**Valerie Morris – Nights/Weekends**

**Phone: 3:30 PM-7:00 AM Thur. -Tuesday**

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

**(604) 834-4578**

**STRATA MANAGERS**

*Ross Ruddick – ross@crpm.ca*

*Jesse Train – jesse@crpm.ca*

**CROSSROADS MANAGEMENT LTD.**

**1001- 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:**

Bob Hyde  
Anita Thompson  
Ashley Orton  
Murray Hill  
Norm Reid  
Victor Monasch  
Bill Zemianski

**REGRETS**

Ross Ruddick, Senior Strata Manager  
Jesse Train, Strata Manager

**(1) CALL TO ORDER**

The meeting was called to order at 1:02 PM by Bill Zemianski, President, and a quorum being present.

**(2) ADOPTION OF PREVIOUS MINUTES**

It was **MOVED** and **SECONDED** to adopt the minutes of the December 15, 2020 meeting. **CARRIED**

**(3) CARETAKER REPORT SEPTEMBER 2020**

After a quiet Christmas and New Year, it was nice to come back to work feeling rested. With winter just starting, shovels and ice melt will still be a fixture at the entrance to the Condos and Clubhouse and I can still hope for the white stuff (on the mountains).

We have undergone a cleanup of the parkades in the condos. Just a reminder that the only items that can be placed in your vehicle spot are bicycles and non-combustible personal shopping carts and nothing else. With a City of Surrey fire inspection happening on March 16<sup>th</sup>, any combustible materials such as cardboard or mats under your vehicles to catch oil must be removed. Annual smoke and heat detector tests are also about to begin in the Condos. Please see the notices posted in your buildings as to dates that tests are being conducted.

Visitor Parking: Please see the bylaws regarding parking. Visitor parking is not for resident use. I'm not referring to a brief five-minute stay but for cars parked for days at a time. If you have visitors that are staying for more than several hours, a parking pass with unit number must be displayed on the front dash. Things should be getting better for those around the Kensington and Mayfair as the construction and repair of the units nears an end.

When move ins and outs are happening in the condos please make sure that the office is notified so that elevator pads can be put up. It is important to make sure all residents of a unit are listed in the emergency data base.

We still have issues with garbage being left at the compactor that should not be there. Please do not put items on the compactor that you think someone might want to use. It is a garbage area only. The recycle bins are also specific as to what can and can't go into them. Black garbage bags full of recycling cannot be put into the blue bins. The load will be rejected. If abuse in the area continues, the cameras will be used to determine who is creating the problem and fines will be issued.

TruLevel is working on lifting areas of sidewalks and taking care of tripping hazards. Crush Drainage and Plumbing is going to be working on repairs to the drainage in the Windsor building. Covid-19 protocol is still in effect in all common areas. We have done a good job up until now so let's keep up the good work. Our thoughts are with those that have experienced grief during the Christmas period.

Best to all.  
John

**(4) FINANCIAL REPORT - ANITA**

- a. The Treasurer reviewed the Financial Statements for the month of December, 2020 with Council. It was **MOVED** and **SECONDED** to approve the financial statements prepared by CrossRoads Management. **CARRIED**

Just to make note, COVID-19 has been here for over a year and because of that, our income has decreased as we are not renting out the fireside room or guest suites causing a decrease of \$9,800.00. This year, we are hoping by September that we can open things up again which will be a great help, both mentally and financially.

Our clubhouse is almost 27 years old and our mechanical systems are at the age of replacement. It was either extremely hot or cold in the clubhouse, so we knew something was wrong. Out of the seven Geo-Thermal units in the clubhouse, three have failed and have or are in the process of being replaced. We have gone to a split-heating cooling system, as Geo-Thermal is a much more expensive system to repair. We have four more to replace with the split-air heating cooling system. So far, we have spent \$58,941.76 on the clubhouse heating cooling system. We have been advised that we will probably have to replace the other four units over the next two years at an approximate cost of \$20,000.00 each.

Since 2016, we have spent over \$135,000.00 on townhouse domestic water system and major drainage issues mainly caused by tree roots. In some places, Townhouse owners have lost their main water (they had to get water by hoses from other townhouse units) for almost a week. This is an on-going problem and it is getting worse as time goes on. The original trees planted were not appropriate to their location. They have grown bigger and the roots are wrapping around the water and irrigation lines, lifting sidewalks, driveways and possibly damaging foundations. This could be a substantial expense if a water line were to break.

The Treasurer asked all Council members to ensure that all outstanding invoices for work done in the current fiscal year be submitted to CrossRoads for payment no later than the middle of February.

- b. The Strata Manager also reported on the arrears which are minimal.
- c. Status of Special Levy Authorizations: All levies have been paid but one owner remains in arrears for the late payment fine and the Council directed that CrossRoads follow-up.

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

- a. **Kensington Flood** – The Strata Manager updated Council on the status of this incident. The Strata Manager has been working with an adjuster from Capri/CMW to compile all the files, photos and reports to be able to attempt subrogation towards the City Fire Sub- Contractor and the sub-contractor from Phoenix Restoration for the second event. We are now at the stage where assistance from a professional subrogation company is required and the Strata Manager will be receiving contact information on firms who work on a contingency basis. It was **MOVED/ SECONDED** to use this process to proceed with an attempt at subrogation. **CARRIED**
- b. **Mayfair Fire Update** – This fire originated from a single unit and the total costs for the restoration are under the strata's deductible and the full costs will be assessed to the source unit to be paid by their insurance company.
- c. **Use of Parking Stalls** – The Strata Manager noted that the temporary conversion of two stalls into one was part of an HRT settlement agreement. Ross also noted that, in another stall, minor modifications to the lines need to be done.
- d. **Outstanding Fine** – a letter is being sent to collect money owing as one Council member was assured by the owner that they will pay.
- e. **Christmas Light Committee** – Bob will work on an anticipated budget for new lights for the upcoming year
- f. **Council Member's Wish Lists for 2021** – Anita has requests from the Council members and these include: Fencing in an unused area in the RV lot to accommodate extra storage, enhancements to the Windsor Camera System, an increase in the spending on garage door replacement to complete sooner. It was **MOVED / SECONDED** to include these items in the AGM package. **CARRIED**
- g. **Apartment Sanitizing by Integral** – This was completed and will be good for one year. On January 6<sup>th</sup> the three condominium buildings at Chelsea Gardens were done. All common areas in the three buildings were treated with the Integral Surface Protection Program's proprietary surface coating, Aegis Microbe Shield. The process started on the top floor of each building, where they treated the door frames and door handles on all units, railings, soft seating areas, bookshelves, elevator doors and buttons and common area door push bars. In the lobbies they also treated door handles, inside and out, furniture, mail boxes and any other surface that residents would touch. If there are questions, there is a QR code on the stickers that leads them to an explanation video.
- h. **Roof Proposals from Roy Dennis roofing and Design Roofing** – The Council asked the Strata Manager to consult with our roofing consultant and our staff about the anticipated life of the townhouse flat roofs to determine whether or not they will last until a full sloped roof replacement that is not anticipated for several years.
- i. **Non-Resident Vehicles** – The Strata Manager confirmed that vehicles owned by a non-resident have been removed from the strata rental stalls. Rental stalls will only be available for Chelsea Gardens residents who own and use the vehicle.
- j. **Electrical Room 13** – This project has been completed by Jeff and the cost was kept under \$4,000 a huge improvement from a quote from another contractor for \$31,000.
- k. **Parking Stall Survey** – Owners are reminded to submit the questionnaires. Council volunteers will be phoning the owners who have yet to send these in. Anita will call Windsor owners, Murray-Kensington and Ashley-Mayfair. About 45 units have yet to respond.
- l. **Cat Door** – Letter has been sent and the cat door has been removed. Owner has been advised that

the door is not to be re-installed.

- m. **Bylaw Violation** – A letter has been sent to the Owners. Fines will be assessed to the strata account and Council will review next meeting. It was **MOVED / SECONDED** to impose a fine. **CARRIED**
- n. **Legal Opinion** – The Strata Manager provided Council a legal opinion regarding a rental.
- o. **Kensington redecorating project** – Quotes have been received but two of the contractors will need to clarify their baseboard measurements and this has been tabled until those revised quotes are received.

## (6) **CORRESPONDENCE**

- An owner attended via Zoom to discuss a continuing problem with a neighbour. After the owner signed out of the meeting, the Council discussed the issue and directed the Strata Manager to send a bylaw violation to the other owner.
- One owner asked if the Council could request the user of an adjacent parking stall to properly center their car as they currently park almost all the way to the yellow line. Owners are asked to show consideration to other owners when parking.
- An owner complained about another vehicle parking over the stall lines in the parkade as well as having their vehicle extend about 2 feet beyond the length of the stall. The user of that stall will be sent a letter requiring them to remove items that are preventing them from using the stall properly,
- An Owner advised of an improvement in a previous noise problem situation.
- Two owners wrote regarding the recent notice as to what is permitted in parking stalls. They noted that it has been common practice for owners to leave their personal shopping carts in their assigned stalls. The Council discussed this and recognized that such items would not be a fire hazard. It was **MOVED/SECONDED** to permit the storage of bicycles and non-combustible and collapsible personal shopping carts in apartment parking stalls. **CARRIED**
- An owner wrote to inquire about the price of private rental parking stalls. Council, other than wanting to be advised of private arrangements so that they know who is using a parking stall, does not get involved in setting the rental price. This would be a private agreement between two owners. It is noted, however, that the going rate in similar properties in this area, is about \$25.00 per month.
- An owner wrote to inquire of the current delay setting for entering the building. This was adjusted to accommodate the needs of that owner.
- An owner wrote regarding the use of Visitor's Parking and apologized for doing so. Unfortunately the stall assignments are as noted and owners of larger vehicles may have to make private arrangements.
- An owner wrote to report a leak found in the attic by a house inspector. Upon investigation, it has been determined that this was an old leak that is no longer an issue and, had the home inspector done a proper job, it would not have been noted on the report. The Council will be charging back the cost of us having a contractor inspect this.
- An owner wrote to report a negative interaction with another owner regarding a visitor of theirs parking on the street. The neighbour that they describe as abusive was not wearing a mask when they knocked on the door. The Strata Manager was directed to correspond with the owner.
- There was lawn damage done by one of the restoration companies working on behalf of one owner and that company has committed to doing repairs or, should they fail to do so, we will have remediation done by our landscaper and charge them back the costs.
- An owner noted improper use of the garbage area. This is noted elsewhere in the minutes and firm action will be taken against any offender.

(7) **COMMITTEE REPORTS**

a. **APARTMENTS – NORM**

Northwest side of the Windsor on going. In Kensington locker area A, locker number 58, the water on the concrete floor seems to have dried up however, there are still issues with miscellaneous objects being left around the compactor area. The Mayfair Stairwell has still not been completed. Crush has started in the back of Windsor .

b. **TOWNHOUSES – MURRAY**

There are three more garage doors to get done later this month by Casp. TruLevel is coming on January 18<sup>th</sup> and 19<sup>th</sup> for driveway and walkway repairs. TH208 will have two new pads poured in their driveway, some root grinding done, a root barrier installed, and some walkway panels replaced. TruLevel notified us that Dan's driveway TH208 will be delayed until last week of January. Exact date to be confirmed shortly. All owners have been notified to move their vehicles from their driveways.

The tractor will be picked up, serviced and front tires replaced by Fraser Valley equipment this month.

Electrical Room work has been completed.

c. **CLUBHOUSE – BILL**

Council discussed the rule about booking guest suites and, noting that staff schedules and hours may change from time to time, amended the current rule to now read: "All Bookings for Guest suites may be booked with the appropriate staff member during days and hours that are posted in the clubhouse office." **MOVED/SECONDED** to approve this new wording. **CARRIED**

d. **SAFETY AND SECURITY - ASHLEY**

We will discuss where the Emergency Committee will store their equipment currently in the Clubhouse Pump room. As mentioned at the previous meeting, once this is done, and we confirm that the Walkie-Talkies have been taken out of the Electrical Rooms, we will have the rooms re-keyed.

e. **LANDSCAPING – BOB**

The landscaping crew has now started to do detailed clean-up on some of the front yards.

They are going to be looking into biological methods of attempting to control the chafer beetle/crow damage that has been happening in some areas around Chelsea Gardens.

TH242 & TH325 drainage repair to be done in the next fiscal year.

Costs of tree work due to roots:

2016-2017	\$ 8,872.50
2017-2018	\$11,597.14
	\$ 7,158.09
2018-2019	\$24,844.19
2019-2020	-----
2020-2021	<u>\$10,342.50</u>
<b>TOTAL</b>	<b><u>\$62,814.41</u></b>

About the same amount out of Operations for a TOTAL of approximately \$125,628.84.

f. **SOCIAL COMMITTEE – BILL**

The Social Committee have taken down this year's Christmas decorations. A big thank you to the Social Committee for a very beautiful display in the clubhouse.

The outside Christmas lights are permitted, this year only, to remain until January 31<sup>st</sup>. A big thank you to all the volunteers who set them up.

g. **ADMINISTRATION**

Ashley will work with Val to inspect our archived files and sort out what is not relevant and shred what is not. What is still valid (e.g. Alteration agreements) will be scanned and added to our information repository.

Staff Holidays and Coverage in 2021 – The Strata Manager will ask staff to submit holiday requests early in the year.

Council and the Strata Manager reviewed Val's Hours now that additional sanitization is not required.

A Council member had suggested that, prior to staff engaging outside contractors, we designate a few resident volunteers to a "sanity check". This is to determine if the work is minor enough to be done **safely and legally** by in house volunteers who have the knowledge. . This will save funds, or at least ensure we are not taken advantage of The Strata Manager will provide that direction to our staff.

h. **PONDS AND FOUNTAINS – ASHLEY**

Both replaced pumps are functioning properly and the fish are in hibernation.

i. **EMERGENCY PREPAREDNESS – Current report attached.**

Several Council members are to arrange a meeting with the Chair of the Emergency Preparedness Committee to discuss locations for storing equipment. Council members were provided a letter from Doug McLeod so as to get background on the issue. Anita reviewed the Committee's past expenditures and future anticipated requirements.

j. **RV LOT – SECURITY –VICTOR**

Over the last couple of months, the RV lot lights have not come on a couple of times. First time several of the breakers for the RV lot were turned off. Why?? Nobody knows. The last time all the breakers appeared to be on, not tripped. Cycled all the RV lot power breakers off then back on and the lights came back on. Will have to investigate if this happens again.

(8) **NEW BUSINESS**

- a. **Windsor Unit 120** – Work continues on remediating exterior drainage issues that impact this unit (and possibly one more) and it was noted that the builder had used pea gravel instead of drain rock.
- b. **TH328 – Drainage** – All lines were inspected by video and are clear. The issue is the abundance of rain.
- c. **Prohibited Items in Parking Stalls** – Modified rule.
- d. **Strata Insurance for 2021** – The Strata Manager noted to Council that we should be receiving pricing and terms shortly and, upon receipt, a quick Council meeting will be called for this issue and the redecorating quotations.
- e. **AGM – 2021** – Unless the Covid-19 situation improves dramatically and if the meeting restriction size is increased or lifted, the Annual General Meeting this year will be virtual and conducted via Zoom.
- f. **Resolutions Committee** – Council appointed Anita, Victor and Ashley to serve on the Resolution Committee and now invite volunteer owners to also be on the committee. Please contact the Strata Managers if you are interested. Notices will also be posted.
- g. **Nominations Committee** – Council appointed Murray and Bob to serve on the Nomination Committee and now invite volunteer owners to also be on the committee. Please contact the Strata

Managers if you are interested. Notices will also be posted.

- h. **New Electricians available to owners and the strata** – Mark & Steve – Westech – 604.968.0683 / Robert Anderson 604.618.6545, randersonelectrical@contractor.net.
- i. **Garbage Kensington and other Apartments**– When such incidents occur, Video will be reviewed to see who has dumped prohibited items and owners possibly be fined.
- j. **Car Accident – Front Garden** – A car ran into the new garden created last year. Damage was estimated to be around \$200.00 plus remediation of the lawn. Shawn and/or volunteers will be asked to do the work as ICBC is a nightmare to deal with.
- m. **First District Approved Quotes** – In between Council Meetings, there were a number of quotations from First District Mechanical that were voted on via Email and, in each case, there were votes taken with a **MOVER/SECONDER** and all votes were **CARRIED**
- n. **Leak from one townhouse to another** – there was a small leak from one unit into another that was a result of an unapproved alteration by a previous owner and this will be charged back to the source unit.
- o. **Boiler Companies soliciting business** – We are again having disreputable plumbing and heating companies attend Chelsea Gardens in person or by phoning owners who are soliciting business. Our experiences with these firms is less than satisfactory and we will be posting notices warning owners about them.
- o. **Unapproved alterations** - Council noted that one unit in the Windsor was proceeding with alterations without having submitted a request. The Strata Manager will correspond with them and require that an alteration agreement be signed. It was noted that the contractor, in violation of Work Safe regulations, had disposed of renovation materials by throwing them over the balcony to the ground.

#### **(9) ADJOURNMENT**

- The meeting was adjourned at 4:12 PM, The next Council meeting is Tuesday, February 16, 2021 at 1:00 PM –it will be done via Zoom.

**Ross Ruddick, Jesse Train, Shelley Melville, Strata Managers – CrossRoads Management**

#### **COUNCIL MEMBER RESIGNATION**

*The day following the Council Meeting, the President advised the Council and the Strata Managers that, due to some health issues (non life threatening) he would immediately be stepping down. The Strata Council and the Strata Managers would like to express their thanks to Bill Zemianski for his leadership and volunteer time during his time on Council and as President. He will be missed and we do wish him a successful and speedy recovery.*

*As per the Bylaws of the Strata Corporation, the Vice President, Murray Hill, will immediately assume the position of President for the duration of the term. Murray will take over Bill's position on the Executive Committee and, along with Victor, assume responsibility for the Clubhouse. Anita will now be the liaison to the Social Committee.*

*Owners are advised that they should retain their electronic or printed copies of the minutes for future use. Should an owner decide to sell, most prospective buyers will usually request two years 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. PDF copies can also be obtained from the website.*

**CrossRoads Management - EMERGENCY CONTACT- 24 HOUR SERVICE - (778) 578-4445**  
**Calling after hours for an emergency you will be asked to press "1".**  
**This takes you to our afterhours 24/7 Call centre who will then contact**  
**the Strata Managers (or their back-up) at home or cell phone.**

**Chelsea Gardens residents who have returned from the U.S. or elsewhere in the world are, as part of the Government's requirement to self-isolate for 14 days excluded for access to the clubhouse or apartments mailroom/mailboxes. Please arrange for someone else to collect your mail.**

**Balance Sheet (Accrual)**  
**CHELSEA - Contingency - 02 - (lms1416c)**  
**December 2020**  
**AS OF THE 10TH MONTH ENDING DECEMBER 31, 2020**

Page 1  
01/15/2021  
02:30 PM

Prepared For:  
Strata Plan LMS 1416 - CRF

Prepared By:  
Crossroads Management Ltd.  
#1001 - 7445 132nd Street  
Surrey, BC V3W 1J8  
Phone: 778-578-4445,

**ASSETS**

1025-0000 Bank - Westminster - Contingency	809,060.11
1038-1249 WSCU GIC - 1.85% - Jul.26/21	300,000.00
1038-1260 WSCU GIC - 1.85% - Aug.22/21	500,000.00
1038-1261 WSCU GIC - 1.85% - Aug.22/21	500,000.00
1038-1264 WSCU GIC - 1.85% - Sep.1/21	300,000.00
1106-0000 Insurance Claim Receivable	162,547.16
1109-0000 Due to Contingency from Operating	19,833.36
1109-0100 Due to CRF from Operating-Insurance	143,242.20

**TOTAL ASSETS**

2,734,682.83

**LIABILITIES**

2012-2500 Accrued Expenses	6,461.07
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**TOTAL LIABILITIES**

6,461.07

**OWNERS' EQUITY**

3500-0000 Net Income - Prior Years	2,450,185.52
3510-0000 Net Income - Current Year	278,036.24

**TOTAL OWNERS' EQUITY**

2,728,221.76

**TOTAL LIABILITIES AND EQUITY**

2,734,682.83

Date: JAN 15 2021  
Accountant: [Signature]  
Property Manager: [Signature]

**Budget Comparison (Accrual)**  
**CHELSEA - Contingency - 02 - (lms1416c)**  
**December 2020**

**AS OF THE 10TH MONTH ENDING DECEMBER 31, 2020**

Prepared For:  
Strata Plan LMS 1416 - CRF

Prepared By:  
Crossroads Management Ltd.  
#1001 - 7445 132nd Street  
Surrey, BC V3W 1J8  
Phone: 778-578-4445,

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
<b>INCOME</b>									
4010-5000 Strata Fees - Apartment	12,749.50	12,749.50	0.00	0.00	127,495.00	127,495.00	0.00	0.00	152,994.00
4010-6000 Strata Fees - Townhome	27,738.08	27,738.08	0.00	0.00	277,380.80	277,380.80	0.00	0.00	332,857.00
<b>TOTAL</b>	<b>40,487.58</b>	<b>40,487.58</b>	<b>0.00</b>	<b>0.00</b>	<b>404,875.80</b>	<b>404,875.80</b>	<b>0.00</b>	<b>0.00</b>	<b>485,851.00</b>
4031-0000 Interest Income	680.16	0.00	680.16	0	24,300.02	0.00	24,300.02	0	0.00
4031-6000 Interest Income- Insur. L	833.33	833.33	0.00	0.00	8,333.34	8,333.30	0.04	0.00	10,000.00
<b>TOTAL</b>	<b>1,513.49</b>	<b>833.33</b>	<b>680.16</b>	<b>81.62</b>	<b>32,633.36</b>	<b>8,333.30</b>	<b>24,300.06</b>	<b>291.6</b>	<b>10,000.00</b>
<b>TOTAL INCOME</b>	<b>42,001.07</b>	<b>41,320.91</b>	<b>680.16</b>	<b>1.65</b>	<b>437,509.16</b>	<b>413,209.10</b>	<b>24,300.06</b>	<b>5.88</b>	<b>495,851.00</b>
6276-2020 Kensington Interior Impr	0.00	21,187.50	21,187.50	100.0	0.00	127,125.00	127,125.00	100.0	169,500.00
6278-2020 Apt MUA Replacement	0.00	0.00	0.00	0	8,040.80	0.00	-8,040.80	0	0.00
6280-2020 Apartment Heating Syste	0.00	0.00	0.00	0	14,936.25	0.00	-14,936.25	0	0.00
<b>TOTAL EXPS. BEFORE UTILITIES</b>	<b>0.00</b>	<b>21,187.50</b>	<b>21,187.50</b>	<b>100.0</b>	<b>22,977.05</b>	<b>127,125.00</b>	<b>104,147.95</b>	<b>81.93</b>	<b>169,500.00</b>
<b>TOWNHOUSE EXPENSES</b>									
6342-2020 2020 Townhouse Envelo	2,414.52	6,666.67	4,252.15	63.78	66,384.32	66,666.70	282.38	0.42	80,000.00
6344-2020 Garage Doors	0.00	3,750.00	3,750.00	100.0	26,394.80	22,500.00	-3,894.80	-17.31	30,000.00
<b>TOTAL OPERATING EXPS. - T.H.</b>	<b>2,414.52</b>	<b>10,416.67</b>	<b>8,002.15</b>	<b>76.82</b>	<b>92,779.12</b>	<b>89,166.70</b>	<b>-3,612.42</b>	<b>-4.05</b>	<b>110,000.00</b>
<b>COMMON EXPENSES</b>									
<b>REPAIR &amp; MAINTENANCE- GENER</b>									
6513-2020 Drainage Repairs	0.00	0.00	0.00	0	10,342.50	0.00	-10,342.50	0	0.00
<b>TOTAL REPAIR &amp; MAINT.</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0</b>	<b>10,342.50</b>	<b>0.00</b>	<b>-10,342.50</b>	<b>0</b>	<b>0.00</b>
<b>RECREATION CENTRE - COMMON</b>									
6710-2020 Clubhouse-Boiler Replac	33,374.25	0.00	-33,374.25	0	33,374.25	0.00	-33,374.25	0	0.00
<b>TOTAL OPER. EXPS-REC. CENTRE</b>	<b>33,374.25</b>	<b>0.00</b>	<b>-33,374.25</b>	<b>0</b>	<b>33,374.25</b>	<b>0.00</b>	<b>-33,374.25</b>	<b>0</b>	<b>0.00</b>
<b>TOTAL COMMON EXPENSES</b>	<b>33,374.25</b>	<b>0.00</b>	<b>-33,374.25</b>	<b>0</b>	<b>43,716.75</b>	<b>0.00</b>	<b>-43,716.75</b>	<b>0</b>	<b>0.00</b>
<b>TOTAL EXPENSES</b>	<b>35,788.77</b>	<b>31,604.17</b>	<b>-4,184.60</b>	<b>-13.24</b>	<b>159,472.92</b>	<b>216,291.70</b>	<b>56,818.78</b>	<b>26.27</b>	<b>279,500.00</b>
<b>NET INCOME (LOSS)</b>	<b>6,212.30</b>	<b>9,716.74</b>	<b>-3,504.44</b>	<b>-36.07</b>	<b>278,036.24</b>	<b>196,917.40</b>	<b>81,118.84</b>	<b>41.19</b>	<b>216,351.00</b>
<b>REVENUE UTILITIES</b>									
<b>UTILITY EXPENSES</b>									

**Balance Sheet (Accrual)**  
**CHELSEA - Operations - 02 - (lms1416)**  
**December 2020**  
**AS OF THE 10TH MONTH ENDING DECEMBER 31, 2020**

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

Prepared By:  
Crossroads Management Ltd.  
#1001 - 7445 132nd Street  
Surrey, BC V3W 1J8  
Phone: 778-578-4445,

**ASSETS**

1010-0000 Petty Cash	212.35
1013-0000 Bank Shares	5.00
1020-0000 Bank - Westminster - Chequing	106,474.13
1025-0022 Bank - Insurance Levy	62,095.71
1027-0000 Bank - Water Surcharge	38,981.75
1028-1300 Bank - Golf Tournament Funds	3,089.16
1029-0000 Bank - Apt Utilities	22,275.18
1030-0000 Bank - Exercise Room	1,206.95
1040-0000 Bank - Social Committee	5,579.39
1200-0000 Prepaid Insurance	143,242.20
1300-0000 Accounts Receivable	1,316.20
1301-0084 A/R - Insurance Levy	677.84
<b>TOTAL ASSETS</b>	<u><u>385,155.86</u></u>

**LIABILITIES**

2010-0000 Accounts Payable	15,227.57
2014-0000 Accrued Water & Sewer	29,117.50
2017-0000 Social Committee Fund	5,579.39
2018-0000 Exercise Room	1,206.95
2019-0000 Golf Tournament Fund	3,089.16
2035-0000 Security Deposits	300.00
2040-0000 Due to Contingency	19,833.36
2040-0003 Due to Contingency-Insurance	143,242.20
2170-0000 Vacation Payable	2,789.27
2250-0000 Pre-Paid Fees	103.93
<b>TOTAL LIABILITIES</b>	<u><u>220,489.33</u></u>

**OWNERS' EQUITY**

**INSURANCE LEVY**

3400-0148 Insurance Levy Income	250,273.52
3400-0149 Insurance Levy Expenses	<u>-187,499.97</u>
<b>TOTAL INSURANCE LEVY</b>	62,773.55

3500-0000 Net Income - Prior Years	17,420.00
3510-0000 Net Income - Current Year	63,471.31
3510-2000 Net Income - Utilities	11,137.42
3510-3000 Net Income - Water & Sewer	<u>9,864.25</u>

**TOTAL OWNERS' EQUITY**

164,666.53

**TOTAL LIABILITIES AND EQUITY**

385,155.86

Date: JAN. 15, 2021  
Accountant: [Signature]  
Property Manager: [Signature]

**Budget Comparison (Accrual)  
CHELSEA - Operations - 02 - (lms1416)  
December 2020**

**AS OF THE 10TH MONTH ENDING DECEMBER 31, 2020**

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

Prepared By:  
Crossroads Management Ltd.  
#1001 - 7445 132nd Street  
Surrey, BC V3W 1J8  
Phone: 778-578-4445,

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
<b>INCOME</b>									
4010-0000 Strata Fees	56,437.15	56,437.33	-0.18	0.00	564,371.50	564,373.30	-1.80	0.00	677,248.00
4012-0000 CRF Strata Fees - Apart	-12,749.50	-12,749.50	0.00	0.00	-127,495.00	-127,495.00	0.00	0.00	-152,994.00
4013-0000 Fines	-250.00	0.00	-250.00	0	0.00	0.00	0.00	0	0.00
4015-0000 Parking & Scooter Parki	437.00	291.67	145.33	49.83	4,684.00	2,916.70	1,767.30	60.59	3,500.00
4022-0000 Move in/out	0.00	66.67	-66.67	-100.0	500.00	666.70	-166.70	-25.00	800.00
4025-0000 Prior Year Surplus (Defic	1,100.58	1,100.58	0.00	0.00	11,005.80	11,005.80	0.00	0.00	13,207.00
<b>TOTAL</b>	<b>44,975.23</b>	<b>45,146.75</b>	<b>-171.52</b>	<b>-0.38</b>	<b>453,066.30</b>	<b>451,467.50</b>	<b>1,598.80</b>	<b>0.35</b>	<b>541,761.00</b>
4030-0000 Strata Fees	102,798.33	102,798.33	0.00	0.00	1,027,983.30	1,027,983.30	0.00	0.00	1,233,580.00
4032-0000 CRF Strata Fees - Town	-27,738.08	-27,738.08	0.00	0.00	-277,380.80	-277,380.80	0.00	0.00	-332,857.00
4037-0000 Prior Year Surplus	2,421.83	2,421.83	0.00	0.00	24,218.30	24,218.30	0.00	0.00	29,062.00
<b>TOTAL</b>	<b>77,482.08</b>	<b>77,482.08</b>	<b>0.00</b>	<b>0.00</b>	<b>774,820.80</b>	<b>774,820.80</b>	<b>0.00</b>	<b>0.00</b>	<b>929,785.00</b>
<b>OTHER</b>									
4040-0000 Rental - Fireside Lounge	0.00	83.33	-83.33	-100.0	100.00	833.30	-733.30	-88.00	1,000.00
4045-0000 Rental - Caretaker Suite	600.00	600.00	0.00	0.00	6,000.00	6,000.00	0.00	0.00	7,200.00
4050-0000 Rental - Guest Suites	0.00	733.33	-733.33	-100.0	1,800.00	7,333.30	-5,533.30	-75.45	8,800.00
4055-0000 R.V. Parking	730.00	733.33	-3.33	-0.45	7,345.00	7,333.30	11.70	0.16	8,800.00
4060-0000 Miscellaneous	248.12	0.00	248.12	0	248.12	0.00	248.12	0	0.00
4065-0000 Interest Income	116.69	100.00	16.69	16.69	653.14	1,000.00	-346.86	-34.69	1,200.00
4066-0000 Remote Control Sale	0.00	125.00	-125.00	-100.0	1,675.00	1,250.00	425.00	34.00	1,500.00
4084-0000 Keys	50.00	0.00	50.00	0	80.00	0.00	80.00	0	0.00
<b>TOTAL OTHER</b>	<b>1,744.81</b>	<b>2,374.99</b>	<b>-630.18</b>	<b>-26.53</b>	<b>17,901.26</b>	<b>23,749.90</b>	<b>-5,848.64</b>	<b>-24.63</b>	<b>28,500.00</b>
<b>TOTAL INCOME</b>	<b>124,202.12</b>	<b>125,003.82</b>	<b>-801.70</b>	<b>-0.64</b>	<b>1,245,788.36</b>	<b>1,250,038.20</b>	<b>-4,249.84</b>	<b>-0.34</b>	<b>1,500,046.00</b>
6030-0000 Apt Janitor/Contract Ser	1,650.00	1,666.67	16.67	1.00	16,500.00	16,666.70	166.70	1.00	20,000.00
6208-0000 Building Maint. - Apartm	5,848.98	4,333.33	-1,515.65	-34.98	18,973.49	43,333.30	24,359.81	56.21	52,000.00
6215-0000 Equipment Maint. - Apartm	2,946.93	4,083.33	-1,136.40	-27.83	54,949.53	40,833.30	-14,116.23	-34.57	49,000.00
6268-0050 Elevator Maint. - Apartm	1,365.69	1,375.00	9.31	0.68	14,667.30	13,750.00	-917.30	-6.67	16,500.00
6275-0000 Gate & Door Maint. - Ap	0.00	500.00	-500.00	-100.0	3,775.51	5,000.00	-1,224.49	-24.49	6,000.00
6279-0000 Garbage Pick-up - Apts.	1,787.88	1,990.83	-202.95	-10.19	19,971.30	19,908.30	63.00	-0.32	23,890.00
<b>TOTAL EXPS. BEFORE UTILITIES</b>	<b>13,599.48</b>	<b>13,949.16</b>	<b>349.68</b>	<b>2.51</b>	<b>128,837.13</b>	<b>139,491.60</b>	<b>10,654.47</b>	<b>7.64</b>	<b>167,390.00</b>
<b>TOWNHOUSE EXPENSES</b>									
6315-0000 Building Maint. - Townho	9,246.60	4,750.00	-4,496.60	-94.67	43,338.19	47,500.00	4,161.81	8.76	57,000.00
6320-0000 Garbage Pick-up - Town	4,569.82	4,858.33	-288.51	-5.94	48,241.09	48,583.30	342.21	0.70	58,300.00
<b>TOTAL OPERATING EXPS. - T.H.</b>	<b>13,816.42</b>	<b>9,608.33</b>	<b>-4,208.09</b>	<b>-43.80</b>	<b>91,579.28</b>	<b>96,083.30</b>	<b>4,504.02</b>	<b>4.69</b>	<b>115,300.00</b>
<b>COMMON EXPENSES</b>									
<b>LANDSCAPING &amp; GROUNDS</b>									
6415-0000 Landscape Contract	11,550.00	11,833.33	-283.33	-2.39	115,689.00	118,333.30	2,644.30	2.23	142,000.00
6425-0000 Drainage Repair & Maint	1,098.90	416.67	-682.23	-163.7	3,704.89	4,166.70	461.81	11.08	5,000.00
6435-0000 Plant Replacement & Im	0.00	1,500.00	-1,500.00	-100.0	7,320.91	15,000.00	7,679.09	51.19	18,000.00
6440-0000 Irrigation System	25.00	333.33	-308.33	-92.50	2,107.76	3,333.30	1,225.54	36.77	4,000.00
6455-0000 Snow Removal	1,260.00	833.33	-426.67	-51.20	1,260.00	8,333.30	7,073.30	84.88	10,000.00
<b>TOTAL LANDS. &amp; GROUNDS</b>	<b>13,933.90</b>	<b>14,916.66</b>	<b>-982.76</b>	<b>-6.59</b>	<b>130,082.56</b>	<b>149,166.60</b>	<b>19,084.04</b>	<b>12.79</b>	<b>179,000.00</b>
<b>REPAIR &amp; MAINTENANCE- GENER</b>									
6510-0000 Repair & Maintenance	786.70	1,833.33	-1,046.63	-57.09	14,375.93	18,333.30	3,957.37	21.59	22,000.00
6515-0000 Equipment Rep. & Maint	3,842.62	1,416.67	-2,425.95	-171.2	9,412.55	14,166.70	4,754.15	33.56	17,000.00
6520-0000 Supplies Equipment - Co	0.00	666.67	-666.67	-100.0	4,681.93	6,666.70	1,984.77	29.77	8,000.00
6525-0000 Supplies Maintenance-C	127.67	250.00	-122.33	-48.93	2,010.21	2,500.00	489.79	19.59	3,000.00
6530-0000 Supplies Cleaning - Com	0.00	41.67	-41.67	-100.0	276.40	416.70	140.30	33.67	500.00
6535-0000 Enterphone and Security	33.78	625.00	-591.22	-94.60	9,426.63	6,250.00	-3,176.63	-50.83	7,500.00
6560-0000 Gate Repair & Maint. - C	0.00	250.00	-250.00	-100.0	2,379.84	2,500.00	120.16	4.81	3,000.00
6565-0000 Pest Control - Common	352.16	583.33	-231.17	-39.63	7,773.40	5,833.30	-1,940.10	-33.26	7,000.00
<b>TOTAL REPAIR &amp; MAINT.</b>	<b>5,142.93</b>	<b>5,666.67</b>	<b>-523.74</b>	<b>-9.24</b>	<b>50,336.89</b>	<b>56,666.70</b>	<b>6,329.81</b>	<b>11.17</b>	<b>68,000.00</b>

**Budget Comparison (Accrual)**  
**CHELSEA - Operations - 02 - (lms1416)**  
**December 2020**

**AS OF THE 10TH MONTH ENDING DECEMBER 31, 2020**

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
<b>UTILITIES</b>									
6576-0000 Electricity	168.00	257.50	89.50	34.76	1,730.00	2,575.00	845.00	32.82	3,090.00
6577-0000 Electricity Ponds - Com	407.00	429.17	22.17	5.17	4,220.00	4,291.70	71.70	1.67	5,150.00
6580-0000 Electricity Stream - Com	655.00	725.00	70.00	9.66	6,550.00	7,250.00	700.00	9.66	8,700.00
6595-0000 Telephone Caretaker	142.68	141.67	-1.01	-0.71	1,385.85	1,416.70	30.85	2.18	1,700.00
<b>TOTAL UTILITIES</b>	<b>1,372.68</b>	<b>1,553.34</b>	<b>180.66</b>	<b>11.63</b>	<b>13,885.85</b>	<b>15,533.40</b>	<b>1,647.55</b>	<b>10.61</b>	<b>18,640.00</b>
<b>RV LOT EXPENSES</b>									
6640-0000 Repair & Maintenance -	0.00	125.00	125.00	100.0	1,212.98	1,250.00	37.02	2.96	1,500.00
6690-0000 Electricity - RV Lot	71.00	77.50	6.50	8.39	710.00	775.00	65.00	8.39	930.00
<b>TOTAL OPERATING EXPS-RV LOT</b>	<b>71.00</b>	<b>202.50</b>	<b>131.50</b>	<b>64.94</b>	<b>1,922.98</b>	<b>2,025.00</b>	<b>102.02</b>	<b>5.04</b>	<b>2,430.00</b>
<b>RECREATION CENTRE - COMMON</b>									
6710-0000 Bldg Repair & Maint-Rec	2,665.84	1,000.00	-1,665.84	-166.5	7,631.94	10,000.00	2,368.06	23.68	12,000.00
6712-0000 Equip. Rep. & Maint.-Clu	3,603.66	1,500.00	-2,103.66	-140.2	15,725.79	15,000.00	-725.79	-4.84	18,000.00
6715-0000 Lock Up Costs - Rec. Ce	0.00	175.00	175.00	100.0	630.00	1,750.00	1,120.00	64.00	2,100.00
6720-0000 Guest Suites Telephone-	50.67	66.67	16.00	24.00	506.70	666.70	160.00	24.00	800.00
6725-0000 Exercise Equip R & M-R	0.00	250.00	250.00	100.0	1,380.03	2,500.00	1,119.97	44.80	3,000.00
6730-0000 Workshop R & M-Rec. C	0.00	125.00	125.00	100.0	167.67	1,250.00	1,082.33	86.59	1,500.00
6735-0000 Pool Repair & Maint.-Re	0.00	708.33	708.33	100.0	3,205.52	7,083.30	3,877.78	54.75	8,500.00
6740-0000 Pool Supplies & Chemic	341.51	375.00	33.49	8.93	2,474.92	3,750.00	1,275.08	34.00	4,500.00
6750-0000 Cleaning Supplies-Rec.	59.09	200.00	140.91	70.46	1,522.65	2,000.00	477.35	23.87	2,400.00
6755-0000 Window & Carpet Cleani	0.00	83.33	83.33	100.0	0.00	833.30	833.30	100.0	1,000.00
6764-0000 Electricity - Rec. Centre	1,721.00	2,000.00	279.00	13.95	17,855.00	20,000.00	2,145.00	10.73	24,000.00
6765-0000 Gas - Rec. Centre	1,242.87	1,250.00	7.13	0.57	9,337.02	12,500.00	3,162.98	25.30	15,000.00
<b>TOTAL OPER. EXPS-REC. CENTRE</b>	<b>9,684.64</b>	<b>7,733.33</b>	<b>-1,951.31</b>	<b>-25.23</b>	<b>60,437.24</b>	<b>77,333.30</b>	<b>16,896.06</b>	<b>21.85</b>	<b>92,800.00</b>
<b>SALARIES &amp; BENEFITS</b>									
6820-0000 Caretaker Salary and Be	5,252.22	5,355.00	102.78	1.92	51,437.66	53,550.00	2,112.34	3.94	64,260.00
6830-0000 Caretaker Assistant Wag	897.17	1,625.00	727.83	44.79	14,682.90	16,250.00	1,567.10	9.64	19,500.00
6865-0000 R. C. Janitor Wages and	1,228.50	1,875.00	646.50	34.48	5,318.25	18,750.00	13,431.75	71.64	22,500.00
6875-0000 Payroll Costs	571.35	916.67	345.32	37.67	8,589.45	9,166.70	577.25	6.30	11,000.00
6890-0000 Workers Compensation	0.00	125.00	125.00	100.0	0.00	1,250.00	1,250.00	100.0	1,500.00
<b>TOTAL SALARIES &amp; PAYROLL COS</b>	<b>7,949.24</b>	<b>9,896.67</b>	<b>1,947.43</b>	<b>19.68</b>	<b>80,028.26</b>	<b>98,966.70</b>	<b>18,938.44</b>	<b>19.14</b>	<b>118,760.00</b>
<b>OFFICE EXPENSES</b>									
6910-0000 Equipment Rep. & Maint	0.00	33.33	33.33	100.0	0.00	333.30	333.30	100.0	400.00
6915-0000 Supplies	0.00	91.67	91.67	100.0	327.50	916.70	589.20	64.27	1,100.00
6920-0000 Telephone & Cable - Offi	389.04	441.67	52.63	11.92	3,893.10	4,416.70	523.60	11.86	5,300.00
<b>TOTAL OFFICE EXPENSES</b>	<b>389.04</b>	<b>566.67</b>	<b>177.63</b>	<b>31.35</b>	<b>4,220.60</b>	<b>5,666.70</b>	<b>1,446.10</b>	<b>25.52</b>	<b>6,800.00</b>
<b>ADMINISTRATION</b>									
6970-0000 AGM Expenses - Admin.	0.00	416.67	416.67	100.0	3,580.09	4,166.70	586.61	14.08	5,000.00
6975-0000 Council Expenses - Adm	0.00	258.33	258.33	100.0	530.00	2,583.30	2,053.30	79.48	3,100.00
6980-0000 Legal Expenses	0.00	83.33	83.33	100.0	203.49	833.30	629.81	75.58	1,000.00
6984-0000 Postage and Printing	1,185.45	1,433.33	247.88	17.29	18,293.25	14,333.30	-3,959.95	-27.63	17,200.00
6985-0000 Insurance Appraisal	0.00	16.67	16.67	100.0	0.00	166.70	166.70	100.0	200.00
6990-0000 Insurance Premiums	71,621.08	50,787.75	-20,833.33	-41.02	716,210.80	507,877.50	-208,333.30	-41.02	609,453.00
6992-0000 Insurance Carrying Char	833.33	833.33	0.00	0.00	8,333.34	8,333.30	-0.04	0.00	10,000.00
6992-0025 Insurance Offset	0.00	0.00	0.00	0	-187,499.97	0.00	187,499.97	0	0.00
7000-0000 Management Fees	5,901.92	5,901.92	0.00	0.00	59,019.20	59,019.20	0.00	0.00	70,823.00
7010-0000 Property Taxes - Admin.	0.00	33.33	33.33	100.0	327.00	333.30	6.30	1.89	400.00
7020-0000 Security - Admin.	0.00	583.33	583.33	100.0	0.00	5,833.30	5,833.30	100.0	7,000.00
7023-0000 Emergency Preparednes	1,101.40	500.00	-601.40	-120.2	1,606.56	5,000.00	3,393.44	67.87	6,000.00
7025-0000 Bank Charges	10.00	12.50	2.50	20.00	115.00	125.00	10.00	8.00	150.00
7030-0000 Strata Web Site	0.00	33.33	33.33	100.0	91.10	333.30	242.20	72.67	400.00
7051-0000 Statutory Financial Revi	0.00	16.67	16.67	100.0	176.40	166.70	-9.70	-5.82	200.00
<b>TOTAL ADMINISTRATION EXPENSE</b>	<b>80,653.18</b>	<b>60,910.49</b>	<b>-19,742.69</b>	<b>-32.41</b>	<b>620,986.26</b>	<b>609,104.90</b>	<b>-11,881.36</b>	<b>-1.95</b>	<b>730,926.00</b>
<b>TOTAL COMMON EXPENSES</b>	<b>119,196.61</b>	<b>101,446.33</b>	<b>-17,750.28</b>	<b>-17.50</b>	<b>961,900.64</b>	<b>1,014,463.30</b>	<b>52,562.66</b>	<b>5.18</b>	<b>1,217,356.00</b>
<b>TOTAL EXPENSES</b>	<b>146,612.51</b>	<b>125,003.82</b>	<b>-21,608.69</b>	<b>-17.29</b>	<b>1,182,317.05</b>	<b>1,250,038.20</b>	<b>67,721.15</b>	<b>5.42</b>	<b>1,500,046.00</b>
<b>NET INCOME (LOSS)</b>	<b>-22,410.39</b>	<b>0.00</b>	<b>-22,410.39</b>	<b>0</b>	<b>63,471.31</b>	<b>0.00</b>	<b>63,471.31</b>	<b>0</b>	<b>0.00</b>

REVENUE UTILITIES  
Revenue - Apartment Utilities

**Budget Comparison (Accrual)**  
**CHELSEA - Operations - 02 - (Ims1416)**  
**December 2020**

**AS OF THE 10TH MONTH ENDING DECEMBER 31, 2020**

	<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.	11,839.42	11,839.42	0.00	0.00	118,394.20	118,394.20	0.00	0.00	142,073.00
9262-0000 Utilities Interest Income	22.69	0.00	22.69	0	133.23	0.00	133.23	0	0.00
9264-0000 Prior Year Surplus (Defic	0.00	0.00	0.00	0	-2,087.78	-2,088.00	0.22	0.01	-2,088.00
<b>Total Apartment Utilities</b>	<b>11,862.11</b>	<b>11,839.42</b>	<b>22.69</b>	<b>0.19</b>	<b>116,439.65</b>	<b>116,306.20</b>	<b>133.45</b>	<b>0.11</b>	<b>139,985.00</b>
<b>UTILITY EXPENSES</b>									
<b>Hydro - Apartments</b>									
9360-0000 Electricity Kens & Mayfai	2,470.00	2,465.00	-5.00	-0.20	23,622.00	24,650.00	1,028.00	4.17	29,580.00
9365-0000 Electricity Windsor	1,539.00	1,615.00	76.00	4.71	14,704.00	16,150.00	1,446.00	8.95	19,380.00
<b>Total Electricity - Apart.</b>	<b>4,009.00</b>	<b>4,080.00</b>	<b>71.00</b>	<b>1.74</b>	<b>38,326.00</b>	<b>40,800.00</b>	<b>2,474.00</b>	<b>6.06</b>	<b>48,960.00</b>
<b>Gas - Apartments</b>									
9410-0000 Gas - Mayfair	2,182.21	1,691.67	-490.54	-29.00	14,466.82	16,916.70	2,449.88	14.48	20,300.00
9420-0000 Gas - Kensington	4,464.71	2,833.33	-1,631.38	-57.58	26,333.56	28,333.30	1,999.74	7.06	34,000.00
9430-0000 Gas - Windsor	4,490.84	3,060.42	-1,430.42	-46.74	26,175.85	30,604.20	4,428.35	14.47	36,725.00
<b>Total Gas - Apartment</b>	<b>11,137.76</b>	<b>7,585.42</b>	<b>-3,552.34</b>	<b>-46.83</b>	<b>66,976.23</b>	<b>75,854.20</b>	<b>8,877.97</b>	<b>11.70</b>	<b>91,025.00</b>
<b>TOTAL UTILITIES - APARTMENT</b>	<b>15,146.76</b>	<b>11,665.42</b>	<b>-3,481.34</b>	<b>-29.84</b>	<b>105,302.23</b>	<b>116,654.20</b>	<b>11,351.97</b>	<b>9.73</b>	<b>139,985.00</b>
<b>NET INCOME (LOSS) UTILITIES</b>	<b>-3,284.65</b>	<b>174.00</b>	<b>-3,458.65</b>	<b>-1,987</b>	<b>11,137.42</b>	<b>-348.00</b>	<b>11,485.42</b>	<b>3,300.</b>	<b>0.00</b>
<b>REVENUE - WATER INCOME</b>									
9650-0000 Water - Apartments	5,368.00	5,368.00	0.00	0.00	53,680.00	53,680.00	0.00	0.00	64,416.00
9700-0000 Water - Townhouses	7,850.67	7,850.67	0.00	0.00	78,506.70	78,506.70	0.00	0.00	94,208.00
9725-0000 Water - Interest Income	32.91	0.00	32.91	0	550.72	0.00	550.72	0	0.00
9745-0000 Prior Year Surplus (Defic	0.00	0.00	0.00	0	16,080.81	16,081.00	-0.19	0.00	16,081.00
<b>TOTAL WATER INCOME</b>	<b>13,251.58</b>	<b>13,218.67</b>	<b>32.91</b>	<b>0.25</b>	<b>148,818.23</b>	<b>148,267.70</b>	<b>550.53</b>	<b>0.37</b>	<b>174,705.00</b>
<b>WATER EXPENSE</b>									
9850-0000 Water Usage	14,558.75	14,558.75	0.00	0.00	138,953.98	145,587.50	6,633.52	4.56	174,705.00
<b>TOTAL WATER</b>	<b>14,558.75</b>	<b>14,558.75</b>	<b>0.00</b>	<b>0.00</b>	<b>138,953.98</b>	<b>145,587.50</b>	<b>6,633.52</b>	<b>4.56</b>	<b>174,705.00</b>
<b>NET INCOME (LOSS) WATER</b>	<b>-1,307.17</b>	<b>-1,340.08</b>	<b>32.91</b>	<b>2.46</b>	<b>9,864.25</b>	<b>2,680.20</b>	<b>7,184.05</b>	<b>268.0</b>	<b>0.00</b>



# CHELSEA GARDENS EMERGENCY PREPAREDNESS

## January 2021

*Chelsea Program Goal – To ensure to the best of our abilities that, following an emergency event, Chelsea Gardens residents and visitors are kept safe from any subsequent hazards, treated immediately and effectively for injuries incurred, transported to medical care as soon as practical, if necessary, provided with care, shelter, food and water in the period immediately following the event and that property, facilities and equipment are protected from further damage.*

### THE UTILITIES AND FIRE SUPPRESSION TEAM

This is another report on one of the eight teams that comprise the Emergency Preparedness Response Program. The Utilities & Fire Suppression Team is one of the teams that would be actively moving about Chelsea Gardens to react to physical dangers during an emergency in our community. The acting leader of the team is Bob Hyde who also serves on our Strata Council. The other members are Lloyd Anderson, Fred Halcro, Murray Hill, Gerry Horne, Norm Reid and Ron Plankeel. (Murray and Norm also serve on the Strata Council.)

In cases of power failure the team must be able to open the apartment garages and the main gates. They must be able to extinguish small scale fires and to identify water leaks or broken pipes and turn off the water supply if needed. In the case of large scale emergencies the team members must be able to turn off electric power and/or natural gas to the different buildings. Knowing how to operate and maintain emergency assets like the power generators, heaters and floodlights is essential to the effectiveness of our response program.

During their meetings the team has become more familiar with the location of various utilities and supplies and where potential dangers might arise during an emergency. The team has been instrumental in developing a detailed map showing the location of the utilities throughout the complex.

The team is organizing a training session on the proper use of hand-held fire extinguishers, to be delivered by the City of Surrey Fire Department. This is another busy team working hard for the safety of Chelsea Gardens residents. Perhaps you would like to join them?

Volunteers are always needed because many Chelsea Gardens residents travel, so please get involved, in any way you can, by calling Doug McLeod ( Head of Leadership Team) at 604-996- 3504 or e-mail him at [kdmcleod@telus.net](mailto:kdmcleod@telus.net) . All Chelsea volunteers would love to have you on board.



CrossRoads Management Ltd.

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## **MANDATORY MASK WEARING NOW IN EFFECT**

Based on the order of the Chief Medical Health Officer of BC, Masks are now required in all public buildings and this does include strata corporations. Please wear one when in the clubhouse, halls, lobbies, elevators and garbage areas in the parking garages. Thank you for your cooperation with this new requirement. Stay safe everyone.



## **COVID – 19 GUIDELINES**

- ✚ Wash your hands frequently.
- ✚ Stay away from crowded spaces.
- ✚ Avoid touching your eyes, nose and mouth.
- ✚ Cover your cough either with a tissue or into your elbow.
- ✚ Stay at home as much as possible.
- ✚ Avoid public transportation if possible.
- ✚ Practice social distancing of at least 2 meters or 6 feet.
- ✚ Wear a mask, covering your nose and mouth, when out in common areas.
- ✚ Use gloves or keys when touching commonly used surfaces or items such as elevator buttons, door handles, etc.
- ✚ If you believe you are developing symptoms call 8-1-1 and do not go to a hospital unless directed to do so.
- ✚ Until the current order from Bonnie Henry is eased, your “bubble” is limited to residents of your unit. The only exception is if you live alone and then you are permitted one outsider who must be the same person.
- ✚ Wipe down surfaces with disinfectant or Lysol wipes. Dispose of these in the garbage and not down toilets.
- ✚ Stay current with safety information by watching the updates from Dr. Bonnie Henry.
- ✚ If hosting a driveway or backyard party, maintain six-foot distancing and do not have shared food or snacks.