



MONTHLY COUNCIL MEETING MINUTES

TUESDAY, JUNE 15, 2021

LOCATION/TIME - 1:00PM VIA ZOOM

Council: Murray Hill, Anita Thompson, Ashley Orton, Norm Reid, Bob Hyde, Ron Plankeel, Cee Mann

Strata Mgt: Ross Ruddick

Regrets: There were no regrets.

STRATA COUNCIL – 2021/2022

EXECUTIVES

Murray Hill - K406
Bob Hyde - T102
Cee Mann - T172
Anita Thompson - W325
Ashley Orton - T243

Norm Reid - T302
Ron Plankeel - T272

COMMITTEE ASSIGNMENTS

President, Townhouses,
Vice President, Finance
Secretary, Clubhouse,
Treasurer, Minutes, Social Committee
Security & Privacy, Volunteers, Ponds & Fountains, Website,
Emergency Preparedness Liaison
Apartments, Irrigation,
Bring Forward, RV Committee, Landscaping

CARETAKERS

John Unger Hours: 6:00 AM-3:30 PM-Most weekdays
Valerie Morris Nights/Weekends
(604) 834-4578 chelseagardens1416@gmail.com

STRATA MANAGER: CROSSROADS

Senior Strata Manager: Ross Ruddick ross@crpm.ca
Strata Manager: Jesse Train jesse@crpm.ca

1001- 7445 132ND STREET, SURREY, B.C. V3W 1J8
Phone: (778) 578-4445 Fax: (778) 578-4447

EMERGENCY CONTACT 24 HOUR SERVICE (778) 578-4445

Calling 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.

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 Chelsea website: www.chelseatoday.org

MOTIONS MADE BY COUNCIL MEMBERS ARE CARRIED UNANIMOUSLY UNLESS NOTED**(1) CALL TO ORDER**

Murray Hill, President, and a quorum being present called the meeting to order at 1:01 PM.

(2) ADOPTION OF PREVIOUS MINUTES

It was **MOVED** and **SECONDED** to adopt the minutes of the May 18, 2021 meeting.

CARRIED

(3) CARETAKER REPORT FOR JUNE 2021

It has been a busy month with so many new people moving into Chelsea Gardens. Welcome to all that have moved in. Please also fill out the emergency response forms as quickly as possible so we can keep our records up to date and at the same time fobs and gate control can be done. There has been a tremendous amount of work that has gone into creating and maintaining this for everyone's benefit. This also applies to residents currently living in Chelsea that have had changes to their resident information be it changes in occupancy or pets.

Visitor parking is meant for visitors. Please do not park in the visitors if you are a resident. When you do get visitors that are going to be staying for more than 4 hours, please make sure that a visitor parking pass is placed on the dash of the vehicle. This will eliminate violations being issued.

Lately we have had several unwanted visitors during the night. Please do not confront but call 911 as soon as you see someone trespassing. It is important not to put cans and bottles that are worth money into the blue bins of the condos since this attracts unwanted bin divers. There is one person in particular, a large man about 6ft 2 heavy set, black hair whose name is Christian. He is harmless but wanders around looking for his girlfriend. He has been known to knock on people's doors in the middle of the night or buzz people in the condos. He does leave peacefully if approached but it is best to call 911 since they are familiar with him and take him back to the half-way house.

The fishpond has become a focal point now that we have some new visitors along with the fish. Please do not feed the turtles or the fish. This responsibility has been allocated to someone in the complex. Flowers look great at the front boulevard by the club house and bench seating areas.

Covid-19 has set the renovation of the Kensington back by a few months, but we are aware of the issues and as soon as back orders are filled, we will be continuing with the reno. Please be patient.

It is also important to note that when Val and I have the phone after hours it is for emergency issues **only**.

We are in the process of determining the colours for the complex. Over the years trying to colour match has been difficult since the stucco colour has been bleached. The number and names will be logged so that we don't have to colour match anymore and can update our files with the office as well as with Sherwin Williams for, Lattice, Stucco walls, trims.

Just to quell a rumour. I have not resigned and will be here for a while longer unless something happens to expedite a departure. To all have a great January. Summer is just around the corner.

(4) FINANCIAL REPORT - ANITA

- a) The Treasurer reviewed the Financial Statements for the month of May 2021 with Council. It was **MOVED** and **SECONDED** to approve the financial statements prepared by CrossRoads Management.

CARRIED

GIC – A GIC will be allowed to lapse as the rate of interest on GIC's is currently far less than the interest earned in the regular bank account. It was **MOVED** and **SECONDED** **CARRIED**

b) The Strata Manager provided Council with a report on arrears and fines.

Based on financials for April we have net income for \$2130.77. May we have a net loss of -\$4,163.66 We are spending more money than what we take in. I know it is the busiest time of year but council members have been asked to watch their spending. It isn't a great start to the first three months being at a loss.

Apartment equipment maintenance we have spent in three months \$32,986.49 which is more than half of the budget for the entire year.

Water and gas consumption is way up. Please be aware of leaving windows and doors open with the fireplace or heat on and leaving water running when not needed. This costs us in strata fees.

Once again I will mention about taking the recyclable and Styrofoam to the Newton return-it at #110-13245 72 Ave Surrey which is not far from us! Please read the signs posted they are there for a reason!

(5) BUSINESS ARISING FROM PREVIOUS MINUTES

- **Kensington Flood**– The Strata Manager is waiting for the subrogation report.
- **Kensington Painting / Carpet Project** – Final touch-ups to the painting is awaiting the arrival of the new carpet tiles. These projects are scheduled for August 2nd to 13th. Council voted on replacing the center stairwell carpeting via email and this will proceed shortly.
- **EV Charging**–One quote for an owner attached. It was **MOVED** and **SECONDED** to approve this quotation (at the owner's expense) and permit the installation provided that it has a load management system and all permits are obtained. **CARRIED**
The EV committee is continuing to meet with contractors to determine the best course of action for the EV charging installations on both the Townhouses and apartments. Highlighting the apartments, the various contractors have examined all three apartments and are in the process of providing solutions and quotes to satisfy the EV ready program. In addition, Crossroads has provided much assistance obtaining requested information from BC Hydro. Regarding the Townhouses a number of contractors have formulated a technical solution and we are confident we will be able to present a level 2 EV charging package to our townhouse owners in the near future. The EV survey was sent as part of the May council meeting minutes and I encourage apartment owners to submit the survey to Crossroads and this is information needed to establish the best solution for the apartments.
- **Trash and Treasurer Reminder to Staff** – Gate must be closed during event.
- **Depreciation Report** – The Strata Manager is in the process of providing requested information to the report writer so that the updated depreciation report can be completed.
- **Cell Phone Enhancements** – Discussions with Telus and Rogers in progress.

(6) CORRESPONDENCE

- a) Council discussed correspondence sent in by an owner who was appealing a fine. After review, it was **MOVED** and **SECONDED** to deny the appeal. **CARRIED**
- b) Council reviewed correspondence from two owners regarding concerns about newly sodded lawns being improperly cut by a member of the landscaping crew. Ron Plankeel has dealt with this and it is anticipated that the areas of concern will recover.
- c) Council was informed of a verbal exchange between an owner and our landscaping contractor and both parties appear to be at fault. The owner did write to express regrets. We post the bylaw for the interest of all owners. Any concerns with any contractor should be put in writing to go to the Council member in charge of that area and they will deal with it.

OWNERS & RESIDENTS ARE REMINDED OF THE FOLLOWING STRATA BYLAW

3. Use of Property

(19) An Owner, occupant or tenant shall not abuse or direct the Chelsea Gardens staff, Strata Managers or any contractor or the contractor's employees working at Chelsea Gardens.

- d) Council received a note from Jack Devries about him working on the gazebo and expressing concerns about rotting and failing spindles. Jeff Morin will be asked to quote on installing the new type of railings.
- e) An owner responded to a bylaw violation letter that they had received. This was regarding an altercation involving a pet. The Council was satisfied with the response and assurances that it would not happen again but they would impose fines should this not be the case.
- f) An owner wrote with concerns about the in-floor radiant heat in their unit and how it is affecting their flooring. The Strata Manager will discuss this with John Unger.
- g) An owner wrote in to inquire as to when the windows were going to be washed. The strata's window washing is scheduled every two years. The owner also mentioned an eave that requires painting and John will investigate.
- h) There was back and forth correspondence between Nova Painting, Marsh Inspections, staff and Strata Management and, to simplify things, an on-site meeting is to be arranged.
- i) An owner wrote with request for service work relating to peeling paint on beige trim and Murray will investigate.
- j) An owner wrote requesting that picnic tables are put throughout the complex – Council advises that there is no money in the budget for this at this time.
- k) An owner wrote to thank parties involved for the sign/bulleting re Styrofoam at Kensington garbage area and to all the volunteers, council and strata members and John & Val for all their efforts. The owner also inquired about carpet upgrades for the stairwells in the Kensington. Council advises that this is being done.
- l) Owner wrote to inform Council of a parking issue in the Windsor Apartments. This was resolved by one owner moving their smaller vehicle to their other stall.

(7) COMMITTEE REPORTS

a) APARTMENTS– NORM

- The Air Conditioning is still tripping out and John is to discuss with First District.
- We are aware of deficiencies in the Kensington painting and have asked for a meeting with the consultant, painting company, John and a council member to deal with these issues. The carpet installation will still be awhile before it is installed. Yes the center stairway will be done also.
- The Windsor apartments have set up a recycle bin for the owners to put their recycle pop/beer/alcohol bottles in and they will use the money for their Christmas party. It will also save money on our recycling bill.

b) TOWNHOUSES– MURRAY

- Jeff is continuing work on the rot on townhouses, waiting for quote from Shawn to replace the rotting timber along the side of Th101. Murray is putting a list together for replacement of garage doors to begin shortly, and a second batch to be done in the fall. Owners should put in a work order if they feel their garage door is in dire need of replacement, otherwise Murray goes around and looks at the doors that he feels needs replacement. All doors scheduled to be replaced by fall of 2023. Irrigation is 90% complete and most areas are on the timers to run Wednesday and Saturday early mornings. If there is work to be done on your townhouse, please put in a work order and we will try to deal with it in a timely manner.

c) CLUBHOUSE – CEE

- If all goes well and BC would be opening for classes etc. on July 1st as phase 3 opening in BC.
- There was a request from the arts and crafts group wanting to resume in the Library on Mondays from 1-4 as it was prior to shut down. Of course, Marie would continue with the safety protocols that were previously enlisted; 6 foot spacing and cleaning of tables etc.
- It was **MOVED** and **SECONDED** to open allowing a maximum of six people in the Library and three in the pub for the arts and crafts group. **CARRIED**

d) SAFETY AND SECURITY – ASHLEY

- We had an unauthorized visitor to the Clubhouse and possibly the mailroom. A police report was filed, and an officer arrived and took the details from Ashley. As a result, a deadbolt was installed on the rear upper door by the guest suites. Ashley also installed a camera in the mailroom.
- A replacement security camera system was installed at the Windsor. Two cameras were installed in the lobby, one looking in and the other out. The underground parking cameras will be upgraded next.

e) LANDSCAPING – RON

- The Arborist will be here on June 29th to limb and clear out some smaller trees at TH #148 and 152.
- With the dollars already committed for this year, this will come close to maxing out the landscaping budget for this year.
- The extra proposed work by Shawn (composted bark mulch) etc. is about 30% complete.

f) SOCIAL COMMITTEE - ANITA**Summary of Chelsea Gardens Social Committee Meeting for June 2021**

- We are very excited to be able to celebrate Canada Day. Although we can't get together in a group (since we usually have about 200 people,) we can plan a picnic takeout meal, and our Chelsea Chicklets are hoping people will join in as they dance past. They will circle around Chelsea starting at 2:30, as we collect donations for the Surrey Food Bank. Tickets will go on sale starting on June 17th, and hopefully the weather will be more cooperative than last year. Tables and canopies can be reserved again.
- Our decorating team has ordered a canvas to go over the mantle in the Fireside Room, and we are looking forward to seeing it.
- When the rules change to allow bigger groups, we will carefully restart Wednesday morning coffee time, and we hope to have a few Food Trucks back on site later this summer.

g) ADMINISTRATION

- Council directed the Strata Manager to review the fall work schedule with the caretaker.
- Council wishes to remind all owners that the Chelsea Gardens staff are not to do work in individual strata lots on any items that are the responsibility of the owner. Staff are not to change light bulbs or clean-up accidents that is an owner issue. If owners request such work, they will be charged \$25.00 per hour. Ideally owners should make arrangements for these type of tasks with a contractor or a relative. Staff is only permitted to go into a unit if there is a potential for damage to other units or common property and then only to deal with the immediate issue and then have the owner call a contractor or their insurance company.
- Council meeting dates – Council meeting dates, although generally every four weeks, will be adjusted to be approximately 20 days into the month to allow for preparation of the financial statements. They will remain on Tuesdays at 1:00 PM.

h) PONDS AND FOUNTAINS – ASHLEY

- Jack has added a new denizen to the pond: "Scooter", a 5-year old, fully grown red ear turtle. He is taking well to the pond and has delighted a lot of our residents. If he fares well, we may provide him with company. Cherith provided a beautiful piece of deadwood which Scooter uses to suntan upon.
- We are also experimenting with the addition of a SAFE blue dye designed for ponds. This reduces the sunlight in the pond and therefore reduces algae growth.
- Some marginal plants have been added to the pond (lilies were outrageously expensive). The pond has received a lot of positive comments.
- On a side note: We request that you do NOT FEED the fish. Gerry and Anna do this every day. Excess/inappropriate food sinks to the bottom and rots. Also, please do not use the pond as a wishing well. A lot of coins have been found. This is not good for the fish or the vacuum we use to clean the pond.
- From pond guys: Please do not throw coins/rock into the pond – damages our equipment and feet. If you feel the absolute need to throw in coins – the Pond Guys ask you throw toonies as quarters and dimes are not worth the back ache.

i) **EMERGENCY PREPAREDNESS – DOUG MCLEOD, Emergency Program Leader**

The Emergency Program Leadership Team acknowledges the following recent Council decisions:

- Ashley Orton is the Council Liaison with the Emergency Program. We will forward Emergency Preparedness and Response information/requests to Council through Ashley.
- All Leadership Team members will be provided with fob access to the apartment buildings.
- Three keys to the RV Lot gate will be provided to the Leadership Team.
- No access to keys for the apartment elevators will be provided to the Emergency Program.
- Resident information on vulnerabilities are to be removed from the Fire Safety Plan boxes.

j) **RV LOT – RON**

- There was a weekend break in and volunteers from Council did work to beef up security. Ashley will investigate other security options.

k) **VOLUNTEERS** – Council wishes to thank all of our volunteers for their great work.

(8) NEW BUSINESS

- a) **1st District Quotes #1629** – This quote was tabled pending discussions about issues with the previously installed unit in the Windsor.
- b) **Outdoor Hose Bibs** - There are a number of exterior hose bibs that require repairs and John will provide a list to be sent to a plumber to provide a quote.
- c) **Gazebo** – Discussed by Council in the correspondence section above.
- d) **Batteries for drill** – It was **MOVED** and **SECONDED** to pay \$150.00 to replace batteries for a cordless drill. **CARRIED**
- e) **Windsor Carpeting and Painting Quotes** – It was **MOVED** and **SECONDED** to accept the quotation from Mira Floors & Interiors in the amount of **\$73,279.05** for the Windsor carpet project. **CARRIED**
It was **MOVED** and **SECONDED** to accept the quotations from Nova Painting & Restoration in the amount of **\$33,020.00 + GST** for painting and wallpaper removal and **\$15,931.00 + GST** for the baseboard replacement. **CARRIED**
- f) **Clubhouse Cleaning Quote** – Council discussed the level of satisfaction with the clubhouse cleaners and felt that we can do better. The Strata Manager was approached by Ionica Mitoi (who cleans the apartments) about expanding her work at Chelsea Gardens. She did provide a quotation and it was **MOVED** and **SECONDED** to accept the quotation from Ionica Mitoi for the clubhouse cleaning position in the amount of \$1,700.00 per month. **CARRIED**
- g) **Arborist Quote** – As this quotation was approved via email, it was necessary to ratify this at the council meeting, therefore, it was **MOVED** and **SECONDED** to accept the quotation from M.McConkey Arborist Services Ltd. In the amount of **\$2,546.25** for tree services at units #152, #148 and #322. **CARRIED**
- h) **Solar Panels for Townhouses** – This was brought up at the AGM and Bob Hyde has done some preliminary investigation. The first step will be to explore clubhouse options.
- i) **Owner interaction with Council Members** – Council discussed a situation where an owner, in spite of being advised to cease, continued to contact Council members at their homes and via their

personal emails. Council members are volunteers and this constitutes a nuisance. Council directed the Strata Manager to send the owner a bylaw violation letter.

- j) **Clubhouse** – Cee reviewed with Council a number of improvements/upgrades in the clubhouse. Cee will provide the Strata manager with the list and attach pictures for their review.
- k) **Kitty Litter and Downspout** – It was **MOVED** and **SECONDED** to send a letter to a resident who discarded kitty litter from their balcony to a unit below. The letter will indicate a chargeback for our staff to clean this up and a bylaw violation notice. **CARRIED**

(9) ADJOURNMENT

The meeting was adjourned at 3:35 PM.

The next Council meeting is Tuesday, July 27, 2021 at 1:00 PM –it will be held via Zoom.

Balance Sheet (Accrual)
CHELSEA - Contingency - 02 - (lms1416c)
April 2021
AS OF THE 2ND MONTH ENDING APRIL 30, 2021

Page 1
06/03/2021
10:39 AM

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	649,288.18
1038-1249 WSCU GIC - 1.85% - Jul.26/21	305,550.00
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
1109-0100 Due to CRF from Operating-Insurance	318,189.50

TOTAL ASSETS

2,735,574.84

LIABILITIES

2010-0000 Accounts Payable	12,563.73
2012-2500 Accrued Expenses	93,096.23

TOTAL LIABILITIES

105,659.96

OWNERS' EQUITY

3500-0000 Net Income - Prior Years	2,569,085.96
3510-0000 Net Income - Current Year	60,828.92

TOTAL OWNERS' EQUITY

2,629,914.88

TOTAL LIABILITIES AND EQUITY

2,735,574.84

Date: JUN 3/2021
Accountant: [Signature]
Property Manager: [Signature]

Budget Comparison (Accrual)
CHELSEA - Contingency - 02 - (lms1416c)
April 2021

AS OF THE 2ND MONTH ENDING APRIL 30, 2021

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
INCOME									
4010-5000 Strata Fees - Apartment	14,024.50	14,024.50	0.00	0.00	28,049.00	28,049.00	0.00	0.00	168,294.00
4010-6000 Strata Fees - Townhome	30,511.83	30,511.83	0.00	0.00	61,023.66	61,023.66	0.00	0.00	366,142.00
TOTAL	44,536.33	44,536.33	0.00	0.00	89,072.66	89,072.66	0.00	0.00	534,436.00
4031-0000 Interest Income	6,048.40	0.00	6,048.40	0	6,894.15	0.00	6,894.15	0	0.00
4031-6000 Interest Income- Insur. L	875.00	0.00	875.00	0	1,750.00	0.00	1,750.00	0	0.00
TOTAL	6,923.40	0.00	6,923.40	0	8,644.15	0.00	8,644.15	0	0.00
TOTAL INCOME	51,459.73	44,536.33	6,923.40	15.55	97,716.81	89,072.66	8,644.15	9.70	534,436.00
6276-2021 Windsor Interior Improve	0.00	14,291.67	14,291.67	100.0	0.00	28,583.34	28,583.34	100.0	171,500.00
6277-2021 Apartment Urgent Repair	11,741.00	6,666.67	-5,074.33	-76.11	11,741.00	13,333.34	1,592.34	11.94	80,000.00
6281-2021 Apartment Major Repairs	8,320.30	0.00	-8,320.30	0	8,320.30	0.00	-8,320.30	0	0.00
TOTAL EXPS. BEFORE UTILITIES	20,061.30	20,958.34	897.04	4.28	20,061.30	41,916.68	21,855.38	52.14	251,500.00
TOWNHOUSE EXPENSES									
6342-2021 2021 Townhouse Envelo	11,538.93	6,666.67	-4,872.26	-73.08	16,826.59	13,333.34	-3,493.25	-26.20	80,000.00
6344-2021 Garage Doors	0.00	2,916.67	2,916.67	100.0	0.00	5,833.34	5,833.34	100.0	35,000.00
6345-2021 Townhouse Flat Roof Re	0.00	16,666.67	16,666.67	100.0	0.00	33,333.34	33,333.34	100.0	200,000.00
TOTAL OPERATING EXPS. - T.H.	11,538.93	26,250.01	14,711.08	56.04	16,826.59	52,500.02	35,673.43	67.95	315,000.00
COMMON EXPENSES									
REPAIR & MAINTENANCE- GENER									
6510-2021 Depreciation Report	0.00	1,000.00	1,000.00	100.0	0.00	2,000.00	2,000.00	100.0	12,000.00
TOTAL REPAIR & MAINT.	0.00	1,000.00	1,000.00	100.0	0.00	2,000.00	2,000.00	100.0	12,000.00
RECREATION CENTRE - COMMON									
6711-2021 Clubhouse Cooling & He	0.00	3,500.00	3,500.00	100.0	0.00	7,000.00	7,000.00	100.0	42,000.00
TOTAL OPER. EXPS-REC. CENTRE	0.00	3,500.00	3,500.00	100.0	0.00	7,000.00	7,000.00	100.0	42,000.00
TOTAL COMMON EXPENSES	0.00	4,500.00	4,500.00	100.0	0.00	9,000.00	9,000.00	100.0	54,000.00
TOTAL EXPENSES	31,600.23	51,708.35	20,108.12	38.89	36,887.89	103,416.70	66,528.81	64.33	620,500.00
NET INCOME (LOSS)	19,859.50	-7,172.02	27,031.52	376.9	60,828.92	-14,344.04	75,172.96	524.0	-86,064.00

REVENUE UTILITIES

UTILITY EXPENSES

Balance Sheet (Accrual)
CHELSEA - Operations - 02 - (lms1416)
April 2021
AS OF THE 2ND MONTH ENDING APRIL 30, 2021

Page 1
06/03/2021
10:35 AM

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	48,908.33
1025-0022 Bank - Insurance Levy	327.79
1027-0000 Bank - Water Surcharge	37,934.75
1028-1300 Bank - Golf Tournament Funds	3,098.82
1029-0000 Bank - Apt Utilities	2,029.03
1030-0000 Bank - Exercise Room	1,210.72
1040-0000 Bank - Social Committee	5,596.84
1200-0000 Prepaid Insurance	318,189.50
1205-0000 Prepaid Expenses	1,347.49
1300-0000 Accounts Receivable	19,212.60
1301-0084 A/R - Insurance Levy	0.08

TOTAL ASSETS

438,073.30

LIABILITIES

2010-0000 Accounts Payable	22,031.61
2012-2500 Accrued Expenses	864.15
2014-0000 Accrued Water & Sewer	29,144.84
2017-0000 Social Committee Fund	5,596.84
2018-0000 Exercise Room	1,210.72
2019-0000 Golf Tournament Fund	3,098.82
2035-0000 Security Deposits	300.00
2040-0003 Due to Contingency-Insurance	318,189.50
2170-0000 Vacation Payable	3,100.47
2250-0000 Pre-Paid Fees	1,007.89

TOTAL LIABILITIES

384,544.84

OWNERS' EQUITY

INSURANCE LEVY

3400-0148 Insurance Levy Income	250,327.83
3400-0149 Insurance Levy Expenses	-249,999.96

TOTAL INSURANCE LEVY

327.87

3500-0000 Net Income - Prior Years	55,800.10
3510-0000 Net Income - Current Year	2,130.77
3510-2000 Net Income - Utilities	-13,520.19
3510-3000 Net Income - Water & Sewer	8,789.91

TOTAL OWNERS' EQUITY

53,528.46

TOTAL LIABILITIES AND EQUITY

438,073.30

Date: JUN 3/2021
Accountant: [Signature]
Property Manager: [Signature]

Budget Comparison (Accrual)
CHELSEA - Operations - 02 - (lms1416)
April 2021
AS OF THE 2ND MONTH ENDING APRIL 30, 2021

Page 1
06/03/2021
10:35 AM

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
INCOME									
4010-0000 Strata Fees	58,522.84	58,522.17	0.67	0.00	117,045.68	117,044.34	1.34	0.00	702,266.00
4012-0000 CRF Strata Fees - Apart	-14,024.50	-14,024.50	0.00	0.00	-28,049.00	-28,049.00	0.00	0.00	-168,294.00
4015-0000 Parking & Scooter Parki	487.00	458.33	28.67	6.26	949.00	916.66	32.34	3.53	5,500.00
4022-0000 Move in/out	200.00	66.67	133.33	199.9	500.00	133.34	366.66	274.9	800.00
4025-0000 Prior Year Surplus (Defic	1,474.75	1,474.75	0.00	0.00	2,949.50	2,949.50	0.00	0.00	17,697.00
TOTAL	46,660.09	46,497.42	162.67	0.35	93,395.18	92,994.84	400.34	0.43	557,969.00
4030-0000 Strata Fees	107,362.00	107,362.00	0.00	0.00	214,724.00	214,724.00	0.00	0.00	1,288,344.00
4032-0000 CRF Strata Fees - Town	-30,511.83	-30,511.83	0.00	0.00	-61,023.66	-61,023.66	0.00	0.00	-366,142.00
4037-0000 Prior Year Surplus	3,067.75	3,067.75	0.00	0.00	6,135.50	6,135.50	0.00	0.00	36,813.00
TOTAL	79,917.92	79,917.92	0.00	0.00	159,835.84	159,835.84	0.00	0.00	959,015.00
OTHER									
4040-0000 Rental - Fireside Lounge	0.00	41.67	-41.67	-100.0	0.00	83.34	-83.34	-100.0	500.00
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	0.00	333.33	-333.33	-100.0	0.00	666.66	-666.66	-100.0	4,000.00
4055-0000 R.V. Parking	665.00	733.33	-68.33	-9.32	1,490.00	1,466.66	23.34	1.59	8,800.00
4061-0000 Bylaw Fines	0.00	0.00	0.00	0	100.00	0.00	100.00	0	0.00
4065-0000 Interest Income	161.95	58.33	103.62	177.6	304.13	116.66	187.47	160.7	700.00
4066-0000 Remote Control Sale	0.00	125.00	-125.00	-100.0	0.00	250.00	-250.00	-100.0	1,500.00
TOTAL OTHER	1,426.95	1,891.66	-464.71	-24.57	3,094.13	3,783.32	-689.19	-18.22	22,700.00
TOTAL INCOME	128,004.96	128,307.00	-302.04	-0.24	256,325.15	256,614.00	-288.85	-0.11	1,539,684.00
6030-0000 Apt Janitor/Contract Ser	1,650.00	1,700.00	50.00	2.94	3,300.00	3,400.00	100.00	2.94	20,400.00
6208-0000 Building Maint. - Apartm	919.45	3,333.33	2,413.88	72.42	3,608.99	6,666.66	3,057.67	45.87	40,000.00
6215-0000 Equipment Maint.-Apart	21,896.72	5,167.50	-16,729.22	-323.7	26,100.20	10,335.00	-15,765.20	-152.5	62,010.00
6268-0050 Elevator Maint. - Apartm	1,365.39	1,458.33	92.94	6.37	2,730.78	2,916.66	185.88	6.37	17,500.00
6275-0000 Gate & Door Maint. - Ap	959.84	500.00	-459.84	-91.97	1,167.22	1,000.00	-167.22	-16.72	6,000.00
6279-0000 Garbage Pick-up - Apts.	1,255.53	2,175.00	919.47	42.27	2,816.33	4,350.00	1,533.67	35.26	26,100.00
TOTAL EXPS. BEFORE UTILITIES	28,046.93	14,334.16	-13,712.77	-95.66	39,723.52	28,668.32	-11,055.20	-38.56	172,010.00
TOWNHOUSE EXPENSES									
6315-0000 Building Maint. - Townho	7,272.19	4,834.92	-2,437.27	-50.41	8,247.69	9,669.84	1,422.15	14.71	58,019.00
6320-0000 Garbage Pick-up - Town	4,640.81	5,108.33	467.52	9.15	9,381.62	10,216.66	835.04	8.17	61,300.00
TOTAL OPERATING EXPS. - T.H.	11,913.00	9,943.25	-1,969.75	-19.81	17,629.31	19,886.50	2,257.19	11.35	119,319.00
COMMON EXPENSES									
LANDSCAPING & GROUNDS									
6415-0000 Landscape Contract	11,838.75	12,070.00	231.25	1.92	23,677.50	24,140.00	462.50	1.92	144,840.00
6425-0000 Drainage Repair & Maint	614.25	1,250.00	635.75	50.86	614.25	2,500.00	1,885.75	75.43	15,000.00
6435-0000 Plant Replacement & Im	0.00	1,250.00	1,250.00	100.0	651.00	2,500.00	1,849.00	73.96	15,000.00
6440-0000 Irrigation System	19.08	333.33	314.25	94.28	19.08	666.66	647.58	97.14	4,000.00
6455-0000 Snow Removal	0.00	833.33	833.33	100.0	0.00	1,666.66	1,666.66	100.0	10,000.00
TOTAL LANDS. & GROUNDS	12,472.08	15,736.66	3,264.58	20.75	24,961.83	31,473.32	6,511.49	20.69	188,840.00
REPAIR & MAINTENANCE- GENER									
6510-0000 Repair & Maintenance	-4,344.55	1,583.33	5,927.88	374.3	2,296.45	3,166.66	870.21	27.48	19,000.00
6515-0000 Equipment Rep. & Maint	92.78	1,333.33	1,240.55	93.04	728.86	2,666.66	1,937.80	72.67	16,000.00
6520-0000 Supplies Equipment - Co	0.00	466.67	466.67	100.0	64.53	933.34	868.81	93.09	5,600.00
6525-0000 Supplies Maintenance-C	269.70	375.00	105.30	28.08	575.88	750.00	174.12	23.22	4,500.00
6530-0000 Supplies Cleaning - Com	0.00	41.67	41.67	100.0	26.56	83.34	56.78	68.13	500.00
6535-0000 Enterphone and Security	210.32	791.67	581.35	73.43	428.38	1,583.34	1,154.96	72.94	9,500.00
6560-0000 Gate Repair & Maint. - C	87.50	250.00	162.50	65.00	87.50	500.00	412.50	82.50	3,000.00
6565-0000 Pest Control - Common	719.69	666.67	-53.02	-7.95	1,528.92	1,333.34	-195.58	-14.67	8,000.00
TOTAL REPAIR & MAINT.	-2,964.56	5,508.34	8,472.90	153.8	5,737.08	11,016.68	5,279.60	47.92	66,100.00
UTILITIES									

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

April 2021

AS OF THE 2ND MONTH ENDING APRIL 30, 2021

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
6576-0000 Electricity	161.00	175.00	14.00	8.00	314.35	350.00	35.65	10.19	2,100.00
6577-0000 Electricity Ponds - Com	359.00	416.67	57.67	13.84	700.48	833.34	132.86	15.94	5,000.00
6580-0000 Electricity Stream - Com	655.00	683.33	28.33	4.15	1,274.68	1,366.66	91.98	6.73	8,200.00
6595-0000 Telephone Caretaker	139.99	150.00	10.01	6.67	207.19	300.00	92.81	30.94	1,800.00
TOTAL UTILITIES	1,314.99	1,425.00	110.01	7.72	2,496.70	2,850.00	353.30	12.40	17,100.00
RV LOT EXPENSES									
6640-0000 Repair & Maintenance -	137.50	125.00	-12.50	-10.00	137.50	250.00	112.50	45.00	1,500.00
6690-0000 Electricity - RV Lot	74.00	79.17	5.17	6.53	145.27	158.34	13.07	8.25	950.00
TOTAL OPERATING EXPS-RV LOT	211.50	204.17	-7.33	-3.59	282.77	408.34	125.57	30.75	2,450.00
RECREATION CENTRE - COMMON									
6710-0000 Bldg Repair & Maint-Rec	50.00	833.33	783.33	94.00	2,195.07	1,666.66	-528.41	-31.70	10,000.00
6712-0000 Equip. Rep. & Maint.-Clu	3,367.70	1,750.00	-1,617.70	-92.44	6,909.36	3,500.00	-3,409.36	-97.41	21,000.00
6715-0000 Lock Up Costs - Rec. Ce	60.00	125.00	65.00	52.00	120.00	250.00	130.00	52.00	1,500.00
6720-0000 Guest Suites Telephone-	50.67	58.33	7.66	13.13	101.34	116.66	15.32	13.13	700.00
6725-0000 Exercise Equip R & M-R	0.00	500.00	500.00	100.0	0.00	1,000.00	1,000.00	100.0	6,000.00
6730-0000 Workshop R & M-Rec. C	0.00	125.00	125.00	100.0	0.00	250.00	250.00	100.0	1,500.00
6735-0000 Pool Repair & Maint.-Re	415.29	708.33	293.04	41.37	2,090.04	1,416.66	-673.38	-47.53	8,500.00
6740-0000 Pool Supplies & Chemic	0.00	333.33	333.33	100.0	467.34	666.66	199.32	29.90	4,000.00
6750-0000 Cleaning Supplies-Rec.	561.59	166.67	-394.92	-236.9	626.51	333.34	-293.17	-87.95	2,000.00
6755-0000 Window & Carpet Cleani	0.00	83.33	83.33	100.0	0.00	166.66	166.66	100.0	1,000.00
6764-0000 Electricity - Rec. Centre	1,607.00	1,791.67	184.67	10.31	3,131.05	3,583.34	452.29	12.62	21,500.00
6765-0000 Gas - Rec. Centre	1,060.40	1,141.67	81.27	7.12	2,229.43	2,283.34	53.91	2.36	13,700.00
TOTAL OPER. EXPS-REC. CENTRE	7,172.65	7,616.66	444.01	5.83	17,870.14	15,233.32	-2,636.82	-17.31	91,400.00
SALARIES & BENEFITS									
6820-0000 Caretaker Salary and Be	5,344.54	5,375.00	30.46	0.57	10,687.28	10,750.00	62.72	0.58	64,500.00
6830-0000 Caretaker Assistant Wag	1,312.56	1,625.00	312.44	19.23	2,643.36	3,250.00	606.64	18.67	19,500.00
6865-0000 R. C. Janitor Wages and	1,228.50	1,791.67	563.17	31.43	2,457.00	3,583.34	1,126.34	31.43	21,500.00
6875-0000 Payroll Costs	886.10	935.00	48.90	5.23	1,774.33	1,870.00	95.67	5.12	11,220.00
6890-0000 Workers Compensation	0.00	125.00	125.00	100.0	189.64	250.00	60.36	24.14	1,500.00
TOTAL SALARIES & PAYROLL COS	8,771.70	9,851.67	1,079.97	10.96	17,751.61	19,703.34	1,951.73	9.91	118,220.00
OFFICE EXPENSES									
6910-0000 Equipment Rep. & Maint	0.00	33.33	33.33	100.0	0.00	66.66	66.66	100.0	400.00
6915-0000 Supplies	0.00	83.33	83.33	100.0	38.06	166.66	128.60	77.16	1,000.00
6920-0000 Telephone & Cable - Offi	389.34	433.33	43.99	10.15	795.57	866.66	71.09	8.20	5,200.00
TOTAL OFFICE EXPENSES	389.34	549.99	160.65	29.21	833.63	1,099.98	266.35	24.21	6,600.00
ADMINISTRATION									
6970-0000 AGM Expenses - Admin.	0.00	416.67	416.67	100.0	3,096.24	833.34	-2,262.90	-271.5	5,000.00
6975-0000 Council Expenses - Adm	0.00	266.67	266.67	100.0	0.00	533.34	533.34	100.0	3,200.00
6980-0000 Legal Expenses	0.00	41.67	41.67	100.0	0.00	83.34	83.34	100.0	500.00
6984-0000 Postage and Printing	1,968.69	1,458.33	-510.36	-35.00	4,174.55	2,916.66	-1,257.89	-43.13	17,500.00
6985-0000 Insurance Appraisal	0.00	16.67	16.67	100.0	0.00	33.34	33.34	100.0	200.00
6990-0000 Insurance Premiums	53,031.58	53,031.58	0.00	0.00	106,063.16	106,063.16	0.00	0.00	636,379.00
6992-0000 Insurance Carrying Char	875.00	875.00	0.00	0.00	1,750.00	1,750.00	0.00	0.00	10,500.00
7000-0000 Management Fees	5,901.92	6,018.00	116.08	1.93	11,803.84	12,036.00	232.16	1.93	72,216.00
7010-0000 Property Taxes - Admin.	0.00	33.33	33.33	100.0	0.00	66.66	66.66	100.0	400.00
7020-0000 Security - Admin.	0.00	416.67	416.67	100.0	0.00	833.34	833.34	100.0	5,000.00
7023-0000 Emergency Preparednes	0.00	500.00	500.00	100.0	0.00	1,000.00	1,000.00	100.0	6,000.00
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	33.33	33.33	100.0	0.00	66.66	66.66	100.0	400.00
7051-0000 Statutory Financial Revi	0.00	16.67	16.67	100.0	0.00	33.34	33.34	100.0	200.00
TOTAL ADMINISTRATION EXPENSE	61,787.19	63,137.09	1,349.90	2.14	126,907.79	126,274.18	-633.61	-0.50	757,645.00
TOTAL COMMON EXPENSES	89,154.89	104,029.58	14,874.69	14.30	196,841.55	208,059.16	11,217.61	5.39	1,248,355.00
TOTAL EXPENSES	129,114.82	128,306.99	-807.83	-0.63	254,194.38	256,613.98	2,419.60	0.94	1,539,684.00
NET INCOME (LOSS)	-1,109.86	0.01	-1,109.87	-11.09	2,130.77	0.02	2,130.75	10.65	0.00
REVENUE UTILITIES									
Revenue - Apartment Utilities									
9260-0000 Utilities Income - Apts.	12,768.08	12,768.08	0.00	0.00	25,536.16	25,536.16	0.00	0.00	153,217.00
9262-0000 Utilities Interest Income	2.01	0.00	2.01	0	9.01	0.00	9.01	0	0.00
9264-0000 Prior Year Surplus (Defic	0.00	0.00	0.00	0	-5,101.46	-5,101.00	-0.46	-0.01	-5,101.00

Budget Comparison (Accrual)
CHELSEA - Operations - 02 - (lms1416)
April 2021
AS OF THE 2ND MONTH ENDING APRIL 30, 2021

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	<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>
Total Apartment Utilities	12,770.09	12,768.08	2.01	0.02	20,443.71	20,435.16	8.55	0.04	148,116.00
UTILITY EXPENSES									
Hydro - Apartments									
9360-0000 Electricity Kens & Mayfai	2,549.00	2,500.00	-49.00	-1.96	4,961.96	5,000.00	38.04	0.76	30,000.00
9365-0000 Electricity Windsor	1,633.00	1,691.67	58.67	3.47	3,182.83	3,383.34	200.51	5.93	20,300.00
Total Electricity - Apart.	4,182.00	4,191.67	9.67	0.23	8,144.79	8,383.34	238.55	2.85	50,300.00
Gas - Apartments									
9410-0000 Gas - Mayfair	2,247.39	1,716.67	-530.72	-30.92	5,048.28	3,433.34	-1,614.94	-47.04	20,600.00
9420-0000 Gas - Kensington	4,602.78	3,226.33	-1,376.45	-42.66	10,387.06	6,452.66	-3,934.40	-60.97	38,716.00
9430-0000 Gas - Windsor	4,517.05	3,208.33	-1,308.72	-40.79	10,383.77	6,416.66	-3,967.11	-61.83	38,500.00
Total Gas - Apartment	11,367.22	8,151.33	-3,215.89	-39.45	25,819.11	16,302.66	-9,516.45	-58.37	97,816.00
TOTAL UTILITIES - APARTMENT	15,549.22	12,343.00	-3,206.22	-25.98	33,963.90	24,686.00	-9,277.90	-37.58	148,116.00
NET INCOME (LOSS) UTILITIES	-2,779.13	425.08	-3,204.21	-753.7	-13,520.19	-4,250.84	-9,269.35	-218.0	0.00
REVENUE - WATER INCOME									
9650-0000 Water - Apartments	5,564.83	5,564.83	0.00	0.00	11,129.66	11,129.66	0.00	0.00	66,778.00
9700-0000 Water - Townhouses	8,138.50	8,138.50	0.00	0.00	16,277.00	16,277.00	0.00	0.00	97,662.00
9725-0000 Water - Interest Income	36.00	0.00	36.00	0	99.52	0.00	99.52	0	0.00
9745-0000 Prior Year Surplus (Defic	0.00	0.00	0.00	0	10,428.57	10,429.00	-0.43	0.00	10,429.00
TOTAL WATER INCOME	13,739.33	13,703.33	36.00	0.26	37,934.75	37,835.66	99.09	0.26	174,869.00
WATER EXPENSE									
9850-0000 Water Usage	14,572.42	14,572.42	0.00	0.00	29,144.84	29,144.84	0.00	0.00	174,869.00
TOTAL WATER	14,572.42	14,572.42	0.00	0.00	29,144.84	29,144.84	0.00	0.00	174,869.00
NET INCOME (LOSS) WATER	-833.09	-869.09	36.00	4.14	8,789.91	8,690.82	99.09	1.14	0.00

Balance Sheet (Accrual)
CHELSEA - Contingency - 02 - (lms1416c)
May 2021
AS OF THE 3RD MONTH ENDING MAY 31, 2021

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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	527,118.80
1038-1249 WSCU GIC - 1.85% - Jul.26/21	305,550.00
1038-1260 WSCU GIC - 1.85% - Aug.22/21	509,250.00
1038-1261 WSCU GIC - 1.85% - Aug.22/21	509,250.00
1038-1264 WSCU GIC - 1.85% - Sep. 1/21	300,000.00
1106-0000 Insurance Claim Receivable	162,547.16
1109-0100 Due to CRF from Operating-Insurance	<u>477,284.26</u>

TOTAL ASSETS

2,791,000.22

LIABILITIES

2010-0000 Accounts Payable	23,150.70
2012-2500 Accrued Expenses	<u>74,570.50</u>

TOTAL LIABILITIES

97,721.20

OWNERS' EQUITY

3500-0000 Net Income - Prior Years	2,569,085.96
3510-0000 Net Income - Current Year	<u>124,193.06</u>

TOTAL OWNERS' EQUITY

2,693,279.02

TOTAL LIABILITIES AND EQUITY

2,791,000.22

Date: JUN. 7/2021
Accountant: [Signature]
Property Manager: [Signature]

Budget Comparison (Accrual)
CHELSEA - Contingency - 02 - (lms1416c)
May 2021
AS OF THE 3RD MONTH ENDING MAY 31, 2021

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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
INCOME									
4010-5000 Strata Fees - Apartment	14,024.50	14,024.50	0.00	0.00	42,073.50	42,073.50	0.00	0.00	168,294.00
4010-6000 Strata Fees - Townhome	30,511.83	30,511.83	0.00	0.00	91,535.49	91,535.49	0.00	0.00	366,142.00
TOTAL	44,536.33	44,536.33	0.00	0.00	133,608.99	133,608.99	0.00	0.00	534,436.00
4031-0000 Interest Income	18,899.56	0.00	18,899.56	0	25,793.71	0.00	25,793.71	0	0.00
4031-6000 Interest Income- Insur. L	875.00	0.00	875.00	0	2,625.00	0.00	2,625.00	0	0.00
TOTAL	19,774.56	0.00	19,774.56	0	28,418.71	0.00	28,418.71	0	0.00
TOTAL INCOME	64,310.89	44,536.33	19,774.56	44.40	162,027.70	133,608.99	28,418.71	21.27	534,436.00
6276-2021 Windsor Interior Improve	0.00	14,291.67	14,291.67	100.0	0.00	42,875.01	42,875.01	100.0	171,500.00
6277-2021 Apartment Urgent Repair	7,074.77	6,666.67	-408.10	-6.12	18,815.77	20,000.01	1,184.24	5.92	80,000.00
6281-2021 Apartment Major Repairs	-8,320.30	0.00	8,320.30	0	0.00	0.00	0.00	0	0.00
TOTAL EXPS. BEFORE UTILITIES	-1,245.53	20,958.34	22,203.87	105.9	18,815.77	62,875.02	44,059.25	70.07	251,500.00
TOWNHOUSE EXPENSES									
6342-2021 2021 Townhouse Envelo	2,192.28	6,666.67	4,474.39	67.12	19,018.87	20,000.01	981.14	4.91	80,000.00
6344-2021 Garage Doors	0.00	2,916.67	2,916.67	100.0	0.00	8,750.01	8,750.01	100.0	35,000.00
6345-2021 Townhouse Flat Roof Re	0.00	16,666.67	16,666.67	100.0	0.00	50,000.01	50,000.01	100.0	200,000.00
TOTAL OPERATING EXPS. - T.H.	2,192.28	26,250.01	24,057.73	91.65	19,018.87	78,750.03	59,731.16	75.85	315,000.00
COMMON EXPENSES									
REPAIR & MAINTENANCE- GENER									
6510-2021 Depreciation Report	0.00	1,000.00	1,000.00	100.0	0.00	3,000.00	3,000.00	100.0	12,000.00
TOTAL REPAIR & MAINT.	0.00	1,000.00	1,000.00	100.0	0.00	3,000.00	3,000.00	100.0	12,000.00
RECREATION CENTRE - COMMON									
6711-2021 Clubhouse Cooling & He	0.00	3,500.00	3,500.00	100.0	0.00	10,500.00	10,500.00	100.0	42,000.00
TOTAL OPER. EXPS-REC. CENTRE	0.00	3,500.00	3,500.00	100.0	0.00	10,500.00	10,500.00	100.0	42,000.00
TOTAL COMMON EXPENSES	0.00	4,500.00	4,500.00	100.0	0.00	13,500.00	13,500.00	100.0	54,000.00
TOTAL EXPENSES	946.75	51,708.35	50,761.60	98.17	37,834.64	155,125.05	117,290.41	75.61	620,500.00
NET INCOME (LOSS)	63,364.14	-7,172.02	70,536.16	983.4	124,193.06	-21,516.06	145,709.12	677.2	-86,064.00
REVENUE UTILITIES									
UTILITY EXPENSES									

Balance Sheet (Accrual)
CHELSEA - Operations - 02 - (lms1416)
May 2021
AS OF THE 3RD MONTH ENDING MAY 31, 2021

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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	48,890.57
1027-0000 Bank - Water Surcharge	51,679.59
1028-1300 Bank - Golf Tournament Funds	3,101.32
1029-0000 Bank - Apt Utilities	3,435.07
1030-0000 Bank - Exercise Room	1,211.70
1040-0000 Bank - Social Committee	5,730.92
1200-0000 Prepaid Insurance	477,284.26
1205-0000 Prepaid Expenses	1,179.05
1300-0000 Accounts Receivable	3,998.74
TOTAL ASSETS	<u>596,728.57</u>



LIABILITIES

2010-0000 Accounts Payable	17,827.03
2014-0000 Accrued Water & Sewer	43,717.26
2017-0000 Social Committee Fund	5,730.92
2018-0000 Exercise Room	1,211.70
2019-0000 Golf Tournament Fund	3,101.32
2035-0000 Security Deposits	300.00
2040-0003 Due to Contingency-Insurance	477,284.26
2170-0000 Vacation Payable	3,474.90
2250-0000 Pre-Paid Fees	1,040.62
TOTAL LIABILITIES	<u>553,688.01</u>

OWNERS' EQUITY

INSURANCE LEVY

3400-0148 Insurance Levy Income	249,999.96
3400-0149 Insurance Levy Expenses	-249,999.96
3500-0000 Net Income - Prior Years	51,257.60
3510-0000 Net Income - Current Year	-4,163.66
3510-2000 Net Income - Utilities	-12,015.71
3510-3000 Net Income - Water & Sewer	7,962.33
TOTAL OWNERS' EQUITY	<u>43,040.56</u>
TOTAL LIABILITIES AND EQUITY	<u>596,728.57</u>

Date: JUN 17 2021
Accountant: 
Property Manager: 

Budget Comparison (Accrual)
CHELSEA - Operations - 02 - (lms1416)
May 2021

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AS OF THE 3RD MONTH ENDING MAY 31, 2021

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
INCOME									
4010-0000 Strata Fees	58,522.30	58,522.17	0.13	0.00	175,567.98	175,566.51	1.47	0.00	702,266.00
4012-0000 CRF Strata Fees - Apart	-14,024.50	-14,024.50	0.00	0.00	-42,073.50	-42,073.50	0.00	0.00	-168,294.00
4015-0000 Parking & Scooter Parki	487.00	458.33	28.67	6.26	1,436.00	1,374.99	61.01	4.44	5,500.00
4022-0000 Move in/out	200.00	66.67	133.33	199.9	700.00	200.01	499.99	249.9	800.00
4025-0000 Prior Year Surplus (Defic	1,474.75	1,474.75	0.00	0.00	4,424.25	4,424.25	0.00	0.00	17,697.00
TOTAL	46,659.55	46,497.42	162.13	0.35	140,054.73	139,492.26	562.47	0.40	557,969.00
4030-0000 Strata Fees	107,362.00	107,362.00	0.00	0.00	322,086.00	322,086.00	0.00	0.00	1,288,344.00
4032-0000 CRF Strata Fees - Town	-30,511.83	-30,511.83	0.00	0.00	-91,535.49	-91,535.49	0.00	0.00	-366,142.00
4037-0000 Prior Year Surplus	3,067.75	3,067.75	0.00	0.00	9,203.25	9,203.25	0.00	0.00	36,813.00
TOTAL	79,917.92	79,917.92	0.00	0.00	239,753.76	239,753.76	0.00	0.00	959,015.00
OTHER									
4040-0000 Rental - Fireside Lounge	0.00	41.67	-41.67	-100.0	0.00	125.01	-125.01	-100.0	500.00
4045-0000 Rental - Caretaker Suite	600.00	600.00	0.00	0.00	1,800.00	1,800.00	0.00	0.00	7,200.00
4050-0000 Rental - Guest Suites	40.00	333.33	-293.33	-88.00	40.00	999.99	-959.99	-96.00	4,000.00
4055-0000 R.V. Parking	660.00	733.33	-73.33	-10.00	2,150.00	2,199.99	-49.99	-2.27	8,800.00
4059-0000 EV Charging	30.00	0.00	30.00	0	30.00	0.00	30.00	0	0.00
4061-0000 Bylaw Fines	50.00	0.00	50.00	0	150.00	0.00	150.00	0	0.00
4065-0000 Interest Income	452.16	58.33	393.83	675.1	756.29	174.99	581.30	332.1	700.00
4066-0000 Remote Control Sale	410.00	125.00	285.00	228.0	410.00	375.00	35.00	9.33	1,500.00
4084-0000 Keys	20.00	0.00	20.00	0	20.00	0.00	20.00	0	0.00
TOTAL OTHER	2,262.16	1,891.66	370.50	19.59	5,356.29	5,674.98	-318.69	-5.62	22,700.00
TOTAL INCOME	128,839.63	128,307.00	532.63	0.42	385,164.78	384,921.00	243.78	0.06	1,539,684.00
6030-0000 Apt Janitor/Contract Ser	1,650.00	1,700.00	50.00	2.94	4,950.00	5,100.00	150.00	2.94	20,400.00
6208-0000 Building Maint. - Apartm	444.69	3,333.33	2,888.64	86.66	4,053.68	9,999.99	5,946.31	59.46	40,000.00
6215-0000 Equipment Maint.-Apart	6,886.29	5,167.50	-1,718.79	-33.26	32,986.49	15,502.50	-17,483.99	-112.7	62,010.00
6268-0050 Elevator Maint. - Apartm	1,416.84	1,458.33	41.49	2.85	4,147.62	4,374.99	227.37	5.20	17,500.00
6275-0000 Gate & Door Maint. - Ap	312.72	500.00	187.28	37.46	1,479.94	1,500.00	20.06	1.34	6,000.00
6279-0000 Garbage Pick-up - Apts.	1,338.90	2,175.00	836.10	38.44	4,155.23	6,525.00	2,369.77	36.32	26,100.00
TOTAL EXPS. BEFORE UTILITIES	12,049.44	14,334.16	2,284.72	15.94	51,772.96	43,002.48	-8,770.48	-20.40	172,010.00
TOWNHOUSE EXPENSES									
6315-0000 Building Maint. - Townho	11,205.25	4,834.92	-6,370.33	-131.7	19,452.94	14,504.76	-4,948.18	-34.11	58,019.00
6320-0000 Garbage Pick-up - Town	4,765.81	5,108.33	342.52	6.71	14,147.43	15,324.99	1,177.56	7.68	61,300.00
TOTAL OPERATING EXPS. - T.H.	15,971.06	9,943.25	-6,027.81	-60.62	33,600.37	29,829.75	-3,770.62	-12.64	119,319.00
COMMON EXPENSES									
LANDSCAPING & GROUNDS									
6415-0000 Landscape Contract	11,838.75	12,070.00	231.25	1.92	35,516.25	36,210.00	693.75	1.92	144,840.00
6425-0000 Drainage Repair & Maint	3,780.00	1,250.00	-2,530.00	-202.4	4,394.25	3,750.00	-644.25	-17.18	15,000.00
6435-0000 Plant Replacement & Im	2,288.72	1,250.00	-1,038.72	-83.10	2,939.72	3,750.00	810.28	21.61	15,000.00
6440-0000 Irrigation System	316.48	333.33	16.85	5.06	335.56	999.99	664.43	66.44	4,000.00
6455-0000 Snow Removal	0.00	833.33	833.33	100.0	0.00	2,499.99	2,499.99	100.0	10,000.00
TOTAL LANDS. & GROUNDS	18,223.95	15,736.66	-2,487.29	-15.81	43,185.78	47,209.98	4,024.20	8.52	188,840.00
REPAIR & MAINTENANCE- GENER									
6510-0000 Repair & Maintenance	1,134.48	1,583.33	448.85	28.35	3,430.93	4,749.99	1,319.06	27.77	19,000.00
6515-0000 Equipment Rep. & Maint	6,502.16	1,333.33	-5,168.83	-387.6	7,231.02	3,999.99	-3,231.03	-80.78	16,000.00
6520-0000 Supplies Equipment - Co	0.00	466.67	466.67	100.0	64.53	1,400.01	1,335.48	95.39	5,600.00
6525-0000 Supplies Maintenance-C	72.14	375.00	302.86	80.76	648.02	1,125.00	476.98	42.40	4,500.00
6530-0000 Supplies Cleaning - Com	16.56	41.67	25.11	60.26	43.12	125.01	81.89	65.51	500.00
6535-0000 Enterphone and Security	1,504.78	791.67	-713.11	-90.08	1,933.16	2,375.01	441.85	18.60	9,500.00
6560-0000 Gate Repair & Maint. - C	234.52	250.00	15.48	6.19	322.02	750.00	427.98	57.06	3,000.00
6565-0000 Pest Control - Common	1,192.58	666.67	-525.91	-78.89	2,721.50	2,000.01	-721.49	-36.07	8,000.00
TOTAL REPAIR & MAINT.	10,657.22	5,508.34	-5,148.88	-93.47	16,394.30	16,525.02	130.72	0.79	66,100.00

Budget Comparison (Accrual)
CHELSEA - Operations - 02 - (lms1416)
May 2021

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AS OF THE 3RD MONTH ENDING MAY 31, 2021

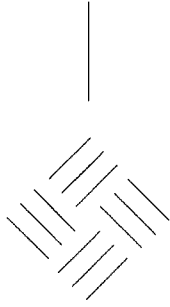
	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
UTILITIES									
6576-0000 Electricity	161.00	175.00	14.00	8.00	475.35	525.00	49.65	9.46	2,100.00
6577-0000 Electricity Ponds - Com	359.00	416.67	57.67	13.84	1,059.48	1,250.01	190.53	15.24	5,000.00
6580-0000 Electricity Stream - Com	655.00	683.33	28.33	4.15	1,929.68	2,049.99	120.31	5.87	8,200.00
6595-0000 Telephone Caretaker	67.20	150.00	82.80	55.20	274.39	450.00	175.61	39.02	1,800.00
TOTAL UTILITIES	1,242.20	1,425.00	182.80	12.83	3,738.90	4,275.00	536.10	12.54	17,100.00
RV LOT EXPENSES									
6640-0000 Repair & Maintenance -	0.00	125.00	125.00	100.0	137.50	375.00	237.50	63.33	1,500.00
6690-0000 Electricity - RV Lot	74.00	79.17	5.17	6.53	219.27	237.51	18.24	7.68	950.00
TOTAL OPERATING EXPS-RV LOT	74.00	204.17	130.17	63.76	356.77	612.51	255.74	41.75	2,450.00
RECREATION CENTRE - COMMON									
6710-0000 Bldg Repair & Maint-Rec	0.00	833.33	833.33	100.0	2,195.07	2,499.99	304.92	12.20	10,000.00
6712-0000 Equip. Rep. & Maint.-Clu	1,866.38	1,750.00	-116.38	-6.65	8,775.74	5,250.00	-3,525.74	-67.16	21,000.00
6715-0000 Lock Up Costs - Rec. Ce	75.00	125.00	50.00	40.00	195.00	375.00	180.00	48.00	1,500.00
6720-0000 Guest Suites Telephone-	50.67	58.33	7.66	13.13	152.01	174.99	22.98	13.13	700.00
6725-0000 Exercise Equip R & M-R	0.00	500.00	500.00	100.0	0.00	1,500.00	1,500.00	100.0	6,000.00
6730-0000 Workshop R & M-Rec. C	0.00	125.00	125.00	100.0	0.00	375.00	375.00	100.0	1,500.00
6735-0000 Pool Repair & Maint.-Re	224.12	708.33	484.21	68.36	2,314.16	2,124.99	-189.17	-8.90	8,500.00
6740-0000 Pool Supplies & Chemic	540.64	333.33	-207.31	-62.19	1,007.98	999.99	-7.99	-0.80	4,000.00
6750-0000 Cleaning Supplies-Rec.	204.49	166.67	-37.82	-22.69	831.00	500.01	-330.99	-66.20	2,000.00
6755-0000 Window & Carpet Cleani	0.00	83.33	83.33	100.0	0.00	249.99	249.99	100.0	1,000.00
6764-0000 Electricity - Rec. Centre	1,607.00	1,791.67	184.67	10.31	4,738.05	5,375.01	636.96	11.85	21,500.00
6765-0000 Gas - Rec. Centre	765.63	1,141.67	376.04	32.94	2,995.06	3,425.01	429.95	12.55	13,700.00
TOTAL OPER. EXPS-REC. CENTRE	5,333.93	7,616.66	2,282.73	29.97	23,204.07	22,849.98	-354.09	-1.55	91,400.00
SALARIES & BENEFITS									
6820-0000 Caretaker Salary and Be	5,344.54	5,375.00	30.46	0.57	16,031.82	16,125.00	93.18	0.58	64,500.00
6830-0000 Caretaker Assistant Wag	1,485.75	1,625.00	139.25	8.57	4,129.11	4,875.00	745.89	15.30	19,500.00
6865-0000 R. C. Janitor Wages and	1,228.50	1,791.67	563.17	31.43	3,685.50	5,375.01	1,689.51	31.43	21,500.00
6875-0000 Payroll Costs	906.29	935.00	28.71	3.07	2,680.62	2,805.00	124.38	4.43	11,220.00
6890-0000 Workers Compensation	0.00	125.00	125.00	100.0	189.64	375.00	185.36	49.43	1,500.00
TOTAL SALARIES & PAYROLL COS	8,965.08	9,851.67	886.59	9.00	26,716.69	29,555.01	2,838.32	9.60	118,220.00
OFFICE EXPENSES									
6910-0000 Equipment Rep. & Maint	0.00	33.33	33.33	100.0	0.00	99.99	99.99	100.0	400.00
6915-0000 Supplies	122.49	83.33	-39.16	-46.99	160.55	249.99	89.44	35.78	1,000.00
6920-0000 Telephone & Cable - Offi	389.34	433.33	43.99	10.15	1,184.91	1,299.99	115.08	8.85	5,200.00
TOTAL OFFICE EXPENSES	511.83	549.99	38.16	6.94	1,345.46	1,649.97	304.51	18.46	6,600.00
ADMINISTRATION									
6970-0000 AGM Expenses - Admin.	0.00	416.67	416.67	100.0	3,096.24	1,250.01	-1,846.23	-147.7	5,000.00
6975-0000 Council Expenses - Adm	0.00	266.67	266.67	100.0	0.00	800.01	800.01	100.0	3,200.00
6980-0000 Legal Expenses	203.66	41.67	-161.99	-388.7	203.66	125.01	-78.65	-62.91	500.00
6984-0000 Postage and Printing	1,325.88	1,458.33	132.45	9.08	5,500.43	4,374.99	-1,125.44	-25.72	17,500.00
6985-0000 Insurance Appraisal	0.00	16.67	16.67	100.0	0.00	50.01	50.01	100.0	200.00
6990-0000 Insurance Premiums	53,031.58	53,031.58	0.00	0.00	159,094.74	159,094.74	0.00	0.00	636,379.00
6992-0000 Insurance Carrying Char	875.00	875.00	0.00	0.00	2,625.00	2,625.00	0.00	0.00	10,500.00
7000-0000 Management Fees	6,250.16	6,018.00	-232.16	-3.86	18,054.00	18,054.00	0.00	0.00	72,216.00
7010-0000 Property Taxes - Admin.	0.00	33.33	33.33	100.0	0.00	99.99	99.99	100.0	400.00
7020-0000 Security - Admin.	8.35	416.67	408.32	98.00	8.35	1,250.01	1,241.66	99.33	5,000.00
7023-0000 Emergency Preparednes	400.72	500.00	99.28	19.86	400.72	1,500.00	1,099.28	73.29	6,000.00
7025-0000 Bank Charges	10.00	12.50	2.50	20.00	30.00	37.50	7.50	20.00	150.00
7030-0000 Strata Web Site	0.00	33.33	33.33	100.0	0.00	99.99	99.99	100.0	400.00
7051-0000 Statutory Financial Revi	0.00	16.67	16.67	100.0	0.00	50.01	50.01	100.0	200.00
TOTAL ADMINISTRATION EXPENSE	62,105.35	63,137.09	1,031.74	1.63	189,013.14	189,411.27	398.13	0.21	757,645.00
TOTAL COMMON EXPENSES	107,113.56	104,029.58	-3,083.98	-2.96	303,955.11	312,088.74	8,133.63	2.61	1,248,355.00
TOTAL EXPENSES	135,134.06	128,306.99	-6,827.07	-5.32	389,328.44	384,920.97	-4,407.47	-1.15	1,539,684.00
NET INCOME (LOSS)	-6,294.43	0.01	-6,294.44	-62.94	-4,163.66	0.03	-4,163.69	-13.87	0.00
REVENUE UTILITIES									
Revenue - Apartment Utilities									
9260-0000 Utilities Income - Apts.	12,768.08	12,768.08	0.00	0.00	38,304.24	38,304.24	0.00	0.00	153,217.00

Budget Comparison (Accrual)
CHELSEA - Operations - 02 - (lms1416)
May 2021

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AS OF THE 3RD MONTH ENDING MAY 31, 2021

	<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>
9262-0000 Utilities Interest Income	5.18	0.00	5.18	0	14.19	0.00	14.19	0	0.00
9264-0000 Prior Year Surplus (Defic	0.00	0.00	0.00	0	-5,101.46	-5,101.00	-0.46	-0.01	-5,101.00
Total Apartment Utilities	12,773.26	12,768.08	5.18	0.04	33,216.97	33,203.24	13.73	0.04	148,116.00
UTILITY EXPENSES									
Hydro - Apartments									
9360-0000 Electricity Kens & Mayfai	2,549.00	2,500.00	-49.00	-1.96	7,510.96	7,500.00	-10.96	-0.15	30,000.00
9365-0000 Electricity Windsor	1,633.00	1,691.67	58.67	3.47	4,815.83	5,075.01	259.18	5.11	20,300.00
Total Electricity - Apart.	4,182.00	4,191.67	9.67	0.23	12,326.79	12,575.01	248.22	1.97	50,300.00
Gas - Apartments									
9410-0000 Gas - Mayfair	1,379.78	1,716.67	336.89	19.62	6,428.06	5,150.01	-1,278.05	-24.82	20,600.00
9420-0000 Gas - Kensington	2,940.26	3,226.33	286.07	8.87	13,327.32	9,678.99	-3,648.33	-37.69	38,716.00
9430-0000 Gas - Windsor	2,766.74	3,208.33	441.59	13.76	13,150.51	9,624.99	-3,525.52	-36.63	38,500.00
Total Gas - Apartment	7,086.78	8,151.33	1,064.55	13.06	32,905.89	24,453.99	-8,451.90	-34.56	97,816.00
TOTAL UTILITIES - APARTMENT	11,268.78	12,343.00	1,074.22	8.70	45,232.68	37,029.00	-8,203.68	-22.15	148,116.00
NET INCOME (LOSS) UTILITIES	1,504.48	425.08	1,079.40	253.9	-12,015.71	-3,825.76	-8,189.95	-214.0	0.00
REVENUE - WATER INCOME									
9650-0000 Water - Apartments	5,564.83	5,564.83	0.00	0.00	16,694.49	16,694.49	0.00	0.00	66,778.00
9700-0000 Water - Townhouses	8,138.50	8,138.50	0.00	0.00	24,415.50	24,415.50	0.00	0.00	97,662.00
9725-0000 Water - Interest Income	41.51	0.00	41.51	0	141.03	0.00	141.03	0	0.00
9745-0000 Prior Year Surplus (Defic	0.00	0.00	0.00	0	10,428.57	10,429.00	-0.43	0.00	10,429.00
TOTAL WATER INCOME	13,744.84	13,703.33	41.51	0.30	51,679.59	51,538.99	140.60	0.27	174,869.00
WATER EXPENSE									
9850-0000 Water Usage	14,572.42	14,572.42	0.00	0.00	43,717.26	43,717.26	0.00	0.00	174,869.00
TOTAL WATER	14,572.42	14,572.42	0.00	0.00	43,717.26	43,717.26	0.00	0.00	174,869.00
NET INCOME (LOSS) WATER	-827.58	-869.09	41.51	4.78	7,962.33	7,821.73	140.60	1.80	0.00



CrossRoads Management Ltd.

June 18, 2021

INSURANCE DEDUCTIBLES FOR OWNERS

Chelsea Gardens owners should be aware of the deductibles on the Strata Insurance Policy so that they are sufficiently covered in the event of an insurance claim where they are held responsible.

The recent renewal, although premiums were reduced, did still keep very high deductible amounts. The key ones are:

Water:	\$250,000.00
Sewer:	\$250,000.00
Flood:	\$250,000.00
Sprinkler Discharge:	\$250,000.00
All Risks:	\$100,000.00 (this did drop from \$250,000.00)
Earthquake:	15% of \$145,914.00 = \$21,887,100 or an average of \$55,000.00

Owners have been asking our office about the dollar values they should be covered for in the event of an insurable loss. Part of the problem is that they are finding that the insurance brokers they usually use are not offering coverage for these higher levels. They are cutting back due to higher claims and concerns about their financial exposure for a large earthquake.

There are some insurers who are willing to write policies to these levels and they include:

Johnson Meier, #140 – 10362 King George Blvd., Surrey, 604-584-4456
Square One, #1410 – 650 West Georgia, Vancouver, 855-331-6933

Both of these brokers can write full policies or, should you wish to stay with your current broker, can write “top-up” policies at reasonable rates.

But....what do you really need for coverage?

Obviously full coverage is preferable but you can chance lower coverage based on our claims history in both apartments and townhouses.

In townhouses, a water or sewer claim would not be expected to exceed \$100,000.00 and our claims history is actually far lower than this. Fire, on the other hand, could be significantly higher but this is covered under the All Risk category so \$100,000.00 is sufficient.

Apartments are a slightly different matter. Fire would be the same as in townhouses and \$100,000.00 is all you need. The Mayfair fire was approximately at that level. A “normal” water damage claim should not exceed \$100,000.00 in spite of the fact that it could impact multiple units below you. The one to worry about would be sprinkler discharge. The Kensington flood was in the range of \$175,000.00 and, although we are still working on trying to subrogate this, it is a large amount of money. However...and this is important...the fire suppression lines in the apartments are located within the ceilings and, as such, that is common property and a breach of the line would be covered by the strata corporation. The exception to this would be an owner causing the sprinklers to discharge because of accidentally knocking the sprinkler head (i.e. when you are vacuuming or dusting up at ceiling level or by being not particularly smart by hanging stuff from the sprinkler heads. Again, for certainty and peace of mind, if you can get coverage of up to \$250,000.00 for sprinkler discharge coverage, it would be a thought.

As for coverage of your personal contents, we can't comment as we don't know how many Rembrandts you own. We do find that people underestimate how much they actually own so it is often worthwhile to do an inventory and add up the appliances, improvements, clothing, jewelry, dishes, china, silver, etc. It probably totals more than you think. In the process of doing this inventory, a digital camera and storage card can be very useful should there ever be a claim.

We hope this helps but, should you have any questions, we are always willing to talk to owners.

Ross Ruddick and Jesse Train – CrossRoads Management



CrossRoads Management Ltd.

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 ALL areas of the clubhouse and Condo buildings 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.
- ✚ Maximum of 10 people outside in your bubble, that does not mean 10 people one day and 10 different people the next day

ABSOLUTELY NO STYROFOAM PERMITTED



Please note that there is to be no Styrofoam put into the compactor, the garbage bins or the compactors. The Strata Corporation can be fined for this violation. These fines will be charged back to any offenders.

Styrofoam is recyclable and there is a close and convenient location near Chelsea Gardens to dispose of it at no cost to you:

Recycle depot at #110-13245 72 Avenue

Our staff has recently had to remove Styrofoam from the compactors and this is not their job. Please do your part to ensure that Styrofoam is properly recycled.

CHELSEA GARDENS

EMERGENCY PROGRAM - SURVEY RESULTS

RESPONSES

24 FROM RESIDENTS

THE SUVEY FROM VOLUNTEERS HAS BEEN REMOVED TO AVOID SURVEY BEING SKU'D
SO THIS IS REAL RESIDENT SUVEY RESULTS

ALL RESIDENTS	
YES	NO
66%	34%
59%	41%
56%	44%
22%	78%
31%	69%
28%	72%
34%	66%
28%	72%
3%	97%
63%	38%
13%	88%

QUESTION

ARE YOU AWARE OF THE CHELSEA GARDENS EMERGENCY PREPAREDNESS PROGRAM ?

HAVE YOU READ THE CHELSEA GARDENS EMERGENCY PREPAREDNESS GUIDE ?

DO YOU FEEL THE SMALL BUDGET (FROM STRATE FEE) PROVIDED FOR THIS SERVICE IS JUSTIFIED ?

DO YOU HAVE AN EMERGENCY KIT ?

ARE YOU PRSONALLY PREPARED FOR A FIRE OR GAS LEAK IN YOUR PLACE ?

DO YOU HAVE AN EXISTING PLAN ON WHERE TO GO IN CASE OF EVACUATION ?

DURING A CATASTROPHIC EVENT - IS IT YOUR THOUGHTS TO STAY IN CHELSEA GARDENS ?

ARE YOU ALREADY A VOLUNTEER WITH THE CHELSEA GARDENS EMERGENCY PROGRAM ?

WOULD YOU LIKE TO BE CONTACTED TO HELP VOLUNTEER IN THIS PROGRAM ?

DO YOU HAVE ADEQUATE INSURANCE TO COVER POTENTIAL LOSSES FROM A EMERGENCY TYPE EVENT ?

DO YOU HAVE ANY QUESTIONS ABOUT THE EMERGENCY PROGRAM ?

QUESTIONS from resident:

is the emergency program dated 2019 still the current one ? Answer - yes

The emergency program leadership team thanks those who participated.