



MONTHLY COUNCIL MEETING MINUTES

TUESDAY, FEBRUARY 22, 2022

LOCATION/TIME - 1:00 PM BY ZOOM CONFERENCE

Council: Murray Hill, Anita Thompson, Ashley Orton, Norm Reid, Ron Plankeel & Bob Hyde.

Strata Mgt: Jesse Train and Ross Ruddick (via Zoom)

Regrets: There were no regrets.

STRATA COUNCIL – 2021/2022

EXECUTIVES

Murray Hill - K406
 Bob Hyde - T102
 Anita Thompson - W325
 Ashley Orton - T243
 Norm Reid - T302
 Ron Plankeel - T272

COMMITTEE ASSIGNMENTS

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

CARETAKERS

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

STRATA MANAGERS: CROSSROADS

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

#215- 7455 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 1:00 PM.

(2) ADOPTION OF PREVIOUS MINUTES

An error was noted in the wording in section 10 of the minutes. It should have read:

Extend Storage Capacity of the Security PVRS for Clubhouse and Mayfair/Kensington – it was **MOVED** and **SECONDED** to purchase 2 storage drives in the amount of \$1000.00. This will be included in the next budget. **CARRIED**

With the correction noted, it was then **MOVED** and **SECONDED** to adopt the minutes of the January 25, 2022 meeting. **CARRIED**

(3) CARETAKER REPORT FOR FEBRUARY 2022

It is hard to believe that we are approaching the end of February. There are some positives that have come about and once again we are in full swing in the club house with a reminder that when walking through the facility you must still wear a mask and be double vaccinated which is based on the honour system. The only exception for now is the Hot Tub that will remain as one person or family group signing in and using at a time.

This is a reminder that floods cause far more damage to units below than they usually do to the unit that causes the issue. It is important to make sure that insurance companies are called ASAP so that work and mitigation can begin quickly. There is a push now from insurance companies to give a discount if you have water detection devices installed in your units. There is a cost involved but in the long run peace of mind is worth it.

City Fire has completed the work required to satisfy the Surrey Fire inspector. All in all, the visit was the most thorough we have ever had and from our end we had only 2 minor issues that were each a quick fix and so happy with our result.

The issue with the east gate has been fixed and was traced to condensation affecting reception between the fob and the reader. Thanks to Ashley and Barry Miller for helping source the problem.

Please do not put furniture or large items by the compactors. A chair was recently left at the dumpsters. We are not responsible for the disposal of these items. We have had cat houses, mirrors, shelving, etc. left at the dumpsters this month alone and unless it is garbage it is the responsibility of each resident to dispose of or hold on to until Trash or Treasure days. We know who did the illegal disposal because of our camera's and this is a reminder that disposal of anything that cannot go in the recycle or compactor is not allowed.

There was another break in at the RV lot. If anyone has any suggestions as to how to curb this, we are all ears. It is a difficult area to monitor. On that note any time you notice unusual activity it is important to, either phone the police while it is happening or do a non-emergency report of theft. We still see many bottles and cans that can be refunded in the blue bins. This only keeps the dumpster divers coming into the complex in particular the Kensington. We had a visitor 2/22/22 on a bike between 5.30 and 7.00 am and although we couldn't catch him it is proof that they are here during the night. Windsor has a program in place to eliminate the visitors and seems to be working because they have already collected over \$600.00 in bottles and cans for the Christmas party or whatever. If someone would like to take up the task in the Kensington please let me know.

We have also noticed that there are many phone numbers that have changed and have not been noted with the office. In the case of emergency this information is valuable as well as knowing who has the keys to your home. In our last flood had the information been correct or a key left with the office the damage in the units below would have been mitigated sooner with less damage. Food for thought.

With spring at our doorstep and daylight savings almost upon us, (March 13 – Nov. 6th), clean up from the winter has begun. Pressure washing, cleaning decks, gardening and all the fun things about spring will soon be here. Getting the pool ready for the upcoming year is also a priority

Have a great month ahead. John

(4) FINANCIAL REPORT - ANITA

- a) The Treasurer reviewed the Financial Statements for the month of **January, 2022** with Council. It was **MOVED** and **SECONDED** to approve the financial statements prepared by CrossRoads Management. **CARRIED**
- b) The Strata Manager provided Council with a report on arrears and fines. The Strata Managers will follow up with the Owners by sending out arrears' letters.

Financial Report:

We are almost at year end and what a year it's been! Our snow removal budget is \$10,000.00 and we spent \$15,039.26 so far. Let's hope we do not get any more snow or ice; we have had our share this year!

With the cold weather our gas bills were huge! Clubhouse which everyone pays was \$1,901.01 which went up \$633.04 from December, consumption was up 47.00 GJ. For apartments only Mayfair was \$4,178.20 went up from December \$1,148.22 consumption was up 90.5 GJ, Kensington was \$7,781.81 went up from December \$2,433.85 consumption was up 141.20 GJ and Windsor was \$8,012.44 which went up \$2,058.44 from December consumption was up 159.40 GJ. As everyone knows the prices of everything have skyrocketed which does include gas!

Council was reminded to let contractors know to have all bills submitted by February 28 no later as it is our year end.

(5) BUSINESS ARISING FROM PREVIOUS MINUTES

- a) **Windsor and Kensington Project** – This project is getting close to completion. The final inspection is scheduled for February 23rd.
- b) **Filling Ivan's Position** – CrossRoads will run ads to seek to fill the position.
- c) **Resolution Committee Appointments** – See the Report in the New Business Section.
- d) **Mice Infestation TH149** – It is improving but the back of the townhouse needs clear-cutting.
- e) **First District Meeting Results** – A meeting has been scheduled for Monday, February 28 – 1:00 PM to review the QR Code system.
- f) **Telus Info Session Request** – Council will be obtaining a date and time for Telus to promote their offerings and this will allow discounts to continue.
- g) **Roofs** – T219 – crack in ceiling will be checked by the roofing contractor. Siding still need to be done. Need to do a walk around to prioritize roofs to be done in 2022.

(6) COMMITTEE REPORTS

a) APARTMENTS– NORM

- Mira Floors came in and replaced the carpet in the north stairwell of the Kensington. Nova Painting has been back to do some of the deficiencies in the Kensington and The Windsor. The water leak in the Mayfair - the affected units have been told to get a hold of their insurance companies.

b) CLUBHOUSE – BOB

- With the recent lessening of Covid-19 restrictions, it's great to see that Clubhouse activities can start to ramp up to normal. Council and CrossRoads Management are looking at the restriction changes and are working on how they should specifically apply to use of the Clubhouse. We will get this information out to residents as soon as possible; please heed the notices posted at Clubhouse entrances.
- Council received Legal Advice from Veronica Franco / Clark Wilson LLP as well as two other leading strata lawyers and this confirmed our ability to require masks and vaccine passports while the Public Health Order remains in effect.

c) TOWNHOUSES – MURRAY

- Casp was in a couple of weeks ago to finish 10 garage doors for 2021. They will be back late summer or fall of this year, if your garage door needs replacement or repair, please put in a work order. Do not get in touch with contractor yourself!!
- TruLevel was in this week and finished concrete work for 2021. People saw them on the property and wanted to get work done, please put in a work order if you need work done. Don't ask Contractor to do work as they work off a list of Work Orders. TruLevel will be back in the fall of 2022.
- We had McConkey remove a big pine tree at Th188 that was interfering with the gas meter and a root barrier was installed as they had a crack appearing in their foundation.
- We had Crush come in and fix a main water leak in front of Th194.
- Contractors are here to do work that is quoted, and they have the go ahead to do. Owners are not to approach them to do work that has not been approved by council or the Strata.

d) SAFETY AND SECURITY – ASHLEY

- Mayfair residents were having a problem of hearing visitors using their Enterphone panel. Apex security was called in to fix the issue. The volume is now turned up as high as it can go. We have tested it with a resident – it is audible now but not as loud as they would have liked. Also, a network component in the panel is defective and has been ordered by Apex and will be replaced when it arrives. The East gate has been having issues. John and Ashley looked at it on Tuesday and Ashley determined that the issue was the receiver unit that was sending incorrect info to the FOB system and so was being ignored. The box was wet, and it worked again after drying it out. The RV lot was broken into yet again. A hole was cut in the fencing facing the street, and one trailer was broken into. The hole has been patched with a sheet of plywood. Something more permanent needs to be done, Charley Sweet has offered a suggestion to use an infrared beam system that will alert us if the beam is broken. Ashley would also like to stress this is also a means of egress to Chelsea Gardens especially through the fence sections facing the street on either side of the RV lot. Ashley has cleaned up the drug containers and related items/liquor bottles/food containers and they are back. We need to remedy this at some point going forward.

e) **LANDSCAPING– RON**

- Continuing with the winter clean-up.

f) **SOCIAL COMMITTEE** – The March Social Calendar attached to these Minutes.

Summary of Chelsea Gardens Social Committee Meeting for February 2022

- Christmas activities were very different this year, but it felt really good to get together again.
- Many thanks to those who helped prepare food and coffee for Christmas coffee, and to Patricia Lynn and Dave Bremner for contributing music and trivia for Ugly Sweater Night. We were sorry that we had to cancel our New Year's Eve dinner and our Polar Bear Swim but, hopefully, next year.
- Many of the food donations for the Food Bank are still unusable, so we are considering cash/cheque donations only for next year.
- We are so glad to finally be able to plan events, and we will start Wednesday morning coffee in March. We are planning to finally hold a welcome/information get-together for newcomers in April, as well as hopefully a spring dinner. Please stay tuned.

Any event the Social Committee organizes will be done in accordance to Fraser Health and with direction from our Strata council.

g) **ADMINISTRATION**

- Ashley informed Council that he will not be seeking re-election after this term is up. "I feel that I have passed my "best by" date; I've achieved some good things for our community and some that I've not been able to and have come to terms with that. If council wishes, I am willing to continue my security role – just not as a council member."

h) **PONDS AND FOUNTAINS – ASHLEY**

- Jack and Ashley put the UV filter back in place now that the cold snap is over. The Chelsea heron is back and hungry and so we have reactivated the sprayer. Jack has submitted a detailed report regarding the turtles.

FISH AND TURTLE POND YEARLY UPDATE

Hello Residents:

My name is Jack and I am part of a team that looks after the fish/turtle pond.

I look after general maintenance and wellbeing of the pond and plants and this letter is to keep you informed.

Going back a few years – we introduced a special UV filter system. This keeps the beneficial bacteria in the pond whilst also circulating the water to prevent algae buildup. The old system was to drain the pond, so this new tech system was a substantial saving and less shock to the fish environment.

We then introduced a high-pressure sprayer with a motion detector to keep the big bad heron away. It's probably keeping the heron away 80% of the time.

Last year – we introduced 3 turtles to the pond and the pond became a focal point for anybody walking and/or bringing in their families to watch. Not many communities in B.C. can claim the status of having a fish/turtle pond. This is good for our real estate values.

Feeding time is usually early morning by volunteer by Gerry and 7ish in the evening by Anna. It's always joyous to watch Anna giving children fish food so they can participate.

There was talk about turtles laying eggs – please note these are red ear slider turtles, which belong more in the southern continent, so hatching of eggs would not occur – it would require an incubator.

There was also talk of the turtles having salmonella. Most reptiles do. It is not enough to harm anything or person, so that should not be a concern. That is why people have lizards/turtles for pets.

Why red ear slider turtles if they are not part of the northern continent it's because back in the 60's/70's, many children had a little turtle bowl in their room. Those turtles were the red ear sliders. Many got flushed into our lake systems and you know the rest.

Our turtles come from the Urban Reptile Rescue Society, whom I regularly meet with. There has also been discussion to turn the empty gazebo pond into a turtle sanctuary, but I would like to table that suggestion for next year to be more experienced with the turtles and habitat.

Bad news – we had an extraordinary harsh winter – and the male turtle (Scooter) did not make it. He has been replaced with a female turtle, you will notice she is larger and has a very colorful shell.

Best regards, Jack

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

- The Emergency Preparedness Report is attached to these minutes.

j) **RV LOT – RON**

- Another hole was cut in the fence and has been boarded up- with plywood.
- The Strata Manager will be creating an RV application form to reflect the required conditions to obtain a stall in the lot.
- RV break in Friday, February 4th.

k) **IRRIGATION**

- We have replenished our supplies for the upcoming season, if you notice a damaged sprinkler head, please report it. This is done on a volunteer basis, and we would like to do repairs prior to the sprinklers going off. Leaks can be costly. Again, please report any issues you notice.

(7) NEW BUSINESS

- a) **Annual General Meeting (AGM)** – The date for the AGM will be Monday, March 21, 2022. This will be a return to an in-person meeting but there will also be directed proxies for those owners unable to participate. It should be noted that the venue, in compliance with the Public Health Order, does require all attendees to be fully vaccinated and to present the vaccine card and identification. Masks will also be required except when speaking to the floor.
- b) **East Gate** – This has been completed.
- c) **Quotes for Cleaning Horizontals and Verticals in the Apartments** – It was **MOVED** and **SECONDED** to accept the quotation from Westech in the amount of \$9,046.80 to clean the horizontal and vertical down pipes in the apartments. **CARRIED**
- d) **Mechanical Contract Discussion** – First District is going to do training for the system on Monday, February 28th.
- e) **Resolution Committee Summary** – The Resolution Committee, after a couple of meetings,

submitted a list of possible resolutions for the Strata Council to consider. After discussion, the Strata Council approved the following to go forward to the Annual General Meeting:

RULES FOR RATIFICATION

1. GENERAL

- j. **The rental rates for the upcoming year will be:** (only the changes are noted)
- Electric vehicles parked in apartments and using a 15 Amp/110 Volt plug - \$25.00 per month.
 - Fobs and scan cards - \$10.00. Clickers - \$75.00.
 - Apartment move-in/move-out fees. - \$200.00 one-time charge.
 - Guest Suite Rental rate. - \$50.00 per night.
 - Replacement price for visitor parking passes - \$50.00
 - RV stall rental rate for owners and tenants. – \$25.00 per month.
 - RV stall rental for non-RV vehicles - \$25.00
 - RV Lot key deposit - \$10.00.
 - Service fee for owners using staff for non strata issues: \$25.00 per half hour / Minimum Charge is \$25.00.

The Strata Council may, as a condition of use of the common facilities in the apartments and the Clubhouse, require that all users be fully vaccinated against Covid-19. Owners may apply for an exemption to this rule based on medical or human rights concerns but will be required to submit documentation.

2. USE OF THE EXTERIOR OF THE STRATA LOT

Other types of lighting – Owners may display summer seasonal lighting on patios and balconies and other areas between May 15 and September 15. The lights should be fully operational and, if defective, must be repaired or replaced or removed. The lighting cannot interfere with the activities (including pruning or trimming) of the landscapers or other contractors. The lighting intensity should be sufficiently discrete as to not bother other neighbours. Lighting that does bother other neighbours can be, at the discretion of Council, ordered removed or put on a timer to limit the hours of operation. The lighting, including the light strings, must be removed during the remaining part of the year unless the Council approves a written request.

With Council permission (as required by the bylaws) owners may have a reasonable number of vegetable plants, in planters, and these may be located in the front or back yards or on patios and balconies.

f. RULES FOR RENTAL OF FIRESIDE LOUNGE

- F 1) The Fireside Room and kitchen area are available to be rented by an owner or resident for their own personal exclusive use provided it is not required or booked for the Strata Council, or a recognized Chelsea Gardens club or user group. Bookings for the month of December, if **NOT** cancelled **THIRTY** days prior to the event, are **NON-REFUNDABLE**. The areas must not be used for commercial purposes. A rental fee, set annually in these rules, will be required to be paid, by the owner or resident, to the Strata Corporation at the time of booking. Should there be conflicts in bookings, the Strata Council can determine the priority.

Resident Passenger Vehicle Parking in RV Lot

If space is available and not required for RV's or tow vehicles or strata use, residents may apply for permission to park passenger vehicles, registered and insured in the name of the Chelsea Gardens resident, at a monthly fee as set out annually in the rules. The maximum size for such vehicles is a 12-person passenger van. Rentals are based on a "last-in" – "first-out" basis and a vehicle will have to be removed within 7 days should the space be required for an RV; a tow vehicle or strata use. The fee for a key deposit will still apply.

Owners are permitted to advertise items or services for sale or activities of interest on a bulletin board to be located in the parking garage lobbies and the clubhouse mail room if they are dated and are removed within 10 days and are no larger than letter size (8.5" X 11"), Chelsea residents (not outside contractors) offering services may indefinitely post business cards on these bulletin boards. (Not to exceed a standard business card size) Items posted are not to be removed by other residents.

Owners may install front door cameras or other cameras provided that the field of view and photo or video memory does not capture or look into any other owner's unit including their strata lot, their limited common property or the common property considered to be associated with their unit (example front, back or side yards, driveways, patios, balconies). Owners will be required to submit an alteration request and, once installed, a photo showing the field of view must be submitted to Council for verification.

No food products may be stored in apartment lockers with the exception of canned food in metal containers or preserves in properly sealed glass jars.

Bylaws for Amending

3. Use of Property

Change to read:

- (5)(a) No laundry, clothing, bedding or non-decorative items shall be hung from, stored on, or displayed from windows, decks, patios, or other parts of the strata lot such that they are visible from the outside of the building. Outdoor patio furniture is allowed on patios and balconies. Canadian and Province of BC flags that are of reasonable size (not to exceed 2' X 4') and in good condition are exempt. provided that the attachment of any item does not compromise the building envelope.
- (7)(a) Charcoal BBQs are not permitted in Chelsea Gardens. Wood chips are not permitted to be added to any BBQ. It is recommended that owners have a small fire extinguisher in the vicinity of the BBQ while it is in use.

Change to read:

- (12) No attachments are allowed on any of the exterior surfaces which will compromise the building envelope on any apartment building(s) or townhouses. Small decorative items, attached to wood trim without fully penetrating to the envelope, are permitted. Planters must be secured and have drip trays. No potted plants or planter boxes or any other items are permitted to be outside of balcony railings. Items that are inside of or on top of balcony railings must be secured (without compromising the building envelope) so that there is no danger of falling.

Change to read:

- (15) Owners may apply to council for permission to install ductless split air conditioning units provided that the building envelope is not compromised and that the exterior part of the system operates at 55 decibels or less and that the exterior unit is discretely placed so as not to be an eyesore to other units.

Owners may also install interior, stand-alone air conditioning units that vent to the exterior through a flush mounted window attachment. Air conditioners that protrude from a window or the side of a building to the exterior are not permitted. Plans and the location of the exterior unit must be approved in advance by the Strata Council who may make it a condition of approval that the installation is done by a professional contractor.

4. Pets

- (1) An Owner, tenant or occupant must not keep any pets on a strata lot other than one or more of the following:
A reasonable number of small caged mammals.

Change to read:

- (b) a maximum of 2 small caged mammals;

5. Inform Strata Corporation

- (1) Within 2 weeks of becoming an Owner, an Owner must inform the Strata Corporation of the Owner's name, strata lot number and mailing address outside the Strata Plan, if any.
- (2) On request by the Strata Corporation, a tenant must inform the Strata Corporation of his or her name.

Add two new subsections:

- (3) Owners are required to provide the names of all persons who will be residing in a strata lot.
- (4) Owners and tenants are required to provide the Strata Corporation at least one additional method of contact over and above the mailing address and this contact information is to be a phone number or email address.

6. Obtain Approval Before Altering a Strata Lot

- (1) An Owner must obtain the written approval of the Strata Corporation before making an alteration to a strata lot that involves any of the following:
 - (h) The installation of electric vehicle chargers inside or outside a garage. The Strata Council will be entitled to demand the installation of safety devices (such as load limiters or future technology) so as to prevent over-loading of electrical circuits. The Strata Council is also permitted to demand permits if required by BC Hydro and/or the municipality.

35. Rental Restrictions

Add new subsection:

- (7) An owner who rents or leases a strata lot contrary the prohibitions of short-term rentals under bylaw 36 (3) shall be subject to a fine of up to \$1000.00. This fine may be applied, at the discretion of council, every day.

37. Recreational Vehicles

Resident passenger vehicle Parking in RV Lot

If space is available and not required for RV's or tow vehicles or strata use, residents may apply for permission to park passenger vehicles, registered and insured in the name of the Chelsea Gardens resident, at a monthly fee as set out annually in the rules. The maximum size for such vehicles is a 12-person passenger van. Rentals are based on a "last-in" – "first-out" basis and a vehicle will have to be removed within 7 days should the space be required for an RV, a tow vehicle or strata use. The fee for a key deposit will still apply.

AGM SPENDING RESOLUTIONS

- Security enhancements for RV Lot and Front Entry Gate - \$3,500.00.
- Garage doors - \$40,000.00 - 55 Singles / 2 Years
- Townhouse Envelope - \$85,000.00
- Townhouse flat & sloped roofs - \$200,000.00
- Final geo-thermal to heat pump conversion in clubhouse - \$30,000.00
- Clubhouse roof replacement - \$150,000.00.
- Clubhouse – replace tile (with LVP) in mailroom, foyer and hallways - \$20,000.00

Section 71 resolution:

“Be it Resolved, by a ¾ vote of the owners, LMS 1416, that the Strata Corporation, acting through the Strata Council, is permitted to change (over time) the appearance of the buildings by replacing all green coloured metal flashings, gutters or other metal items with a dark chocolate brown metal material. Be it further resolved that the Strata Corporation, acting through the Strata Council, is permitted to change (over time) the appearance of the balcony railing system from spindles and wide railings to metal railings and glass.”

It was **MOVED** and **SECONDED** to put all of the above forward to the owners along with the projected budget prepared by the Treasurer. **CARRIED**

(8) CORRESPONDENCE

- a) An owner wrote to thank Shawn for a great job with their garden trimming.
- b) Council was contacted by an owner concerned about unattended dogs barking continuously. Surrey Bylaws and the SPCA were contacted and this issue appears to have been resolved.
- c) An owner wrote questioning whether or not hummingbird feeders are permitted and they are.
- d) An owner wrote with concerns of some Christmas Lights still up and letters were sent.
- e) Council received a couple of written complaints regarding noise and letters will be sent.
- f) Owner wrote with concerns of neighbouring unit being vacant and not checked on a regular basis. The Strata Manager will reach out to the emergency contacts about this. All owners should be aware that when a unit is vacant and not being checked on a regular basis, it could void the homeowner insurance policy should there be a claim.
- g) Owner wrote concerning a breaker that often blows. This is a main breaker and it is being replaced in the main panel. The panel inside the owner's unit is the responsibility of the owner.
- i) Owner wrote to advise of strong cooking odours in the hallway of the Windsor. All owners should use their hood fans when cooking.
- j) Owner wrote regarding an insurance issue and questioned how the insurance works. The Strata Manager will be producing a full write up about procedures and responsibilities in the event of an insurance claim.
- k) An owner wrote with an interest for taking on cleaning contract. The owner was advised that we do have a current contract that does not expire until September of 2022.

- l) Owner wrote to request authorization to have renters due to a financial hardship as defined by Section 144 of the Strata Property Act. This matter was discussed by Council and they were satisfied that a financial hardship does exist and it was **MOVED** and **SECONDED** to approve a rental exemption with the stipulation that it be for a maximum period of one year. **CARRIED.**
- m) Owner wrote with compliments on the landscaping done adjacent to their unit.
- n) Owner wrote to see if there was a better solution to the weak cell service in the complex. The Strata manager will reach out to Telus and Rogers once again.
- o) Owner wrote to congratulate the Windsor decorating committee on the beautiful job they have done in the lobbies in the Windsor.
- p) An owner wrote about fire concerns when batteries are collected for re-cycling. Although a rare occurrence, this can happen when 9 Volt batteries that still have considerable charge life remaining, come in contact with other metals or the contacts of other batteries. Please ensure that the 9 Volt batteries you place in the re-cycling bin is fully spent or, if not, put tape over the contacts.

(9) ADJOURNMENT

The meeting was adjourned at 4:00 PM.

The next Council meeting is Tuesday, March 22, 2022 at 1:00 PM – Location - TBA

Poor Cell Service

While the Strata Manager will continue to have discussions with both Telus and Rogers about the installation of cell enhancements, it would be very helpful if all owners using either of these carriers put in phone and email complaints about the very poor reception at Chelsea Gardens.

MANDATORY MASK WEARING STILL 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 requirement. Stay safe everyone. Owners accessing the pub and Fireside Room for social activities may remove masks when seated.



CrossRoads Management has moved

We are in the same business park and the new office address is:

#215 – 7455 – 132nd Street, Surrey, BC V3W 1J8

Phone, fax and email addresses will remain unchanged.

Please note the new address for all mail communications.



CHELSEA GARDENS EMERGENCY PREPAREDNESS

February 2022

DISASTER STATISTICS - 2021

Top 10 World Disasters (by number of deaths)

1. Earthquake in Haiti: kills 2,248
2. Super Typhoon Rai in Philippines: kills 375
3. Floods, Landslides in China: kills at least 302
4. Floods in Europe: kills more than 230 in Germany, Belgium
5. Cyclone Seroja in Indonesia, East Timor, and Australia: kills at least 222
6. Flash Floods in India and Nepal: kills 201
7. Cyclone Tauktae in India: kills at least 200
8. Tornado in United States: kills 92 across 5 states
9. Hurricane Ida in United States: kills 91 across 9 states
10. Volcano Eruption in Indonesia: kills more than 40

How many disasters occurred in North America in 2021?

The United States experienced a record-smashing 20 weather or climate disasters in 2021, each of which resulted in at least \$1 billion in damages (NOAA map by NCEI, Jan. 24, 2022). BC alone experienced 3 major disasters: June Heat Dome, summer wildfires, November flooding.

How many earthquakes were there in 2021?

During 2021, British Columbia had **1 earthquake of magnitude M5.0**, 13 between M4.0 and M5.0, 304 between M3.0 and M4.0, and 922 quakes between M2.0 and M3.0. There were also 1421 earthquakes below magnitude 2.0 which people don't normally feel. Southwestern British Columbia is one of the most seismically active regions in Canada, with about 400 felt earthquakes occurring each year.

The year was a very active period for global seismicity, with 19 major earthquakes, three of which were over M8.0. The year was also the most seismically active since 2007.

ARE YOU PREPARED?

If you would like assistance in getting prepared for any emergency at Chelsea Gardens, please contact Anita McKie, at amckie@telus.net, Leader of the Personal Preparedness Team.

Volunteers are always needed, so please get involved *in any way*, and call Doug McLeod (Head of Leadership Team) at 604-996-3504 or email Doug at kdmcleod@telus.net. All Chelsea volunteers would love to have you on board.

Balance Sheet (Accrual)
CHELSEA - Contingency - 02 - (lms1416c)
January 2022
AS OF THE 11TH MONTH ENDING JANUARY 31, 2022

Page 1
02/15/2022
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Prepared For:
Strata Plan LMS 1416 - CRF

Prepared By:
Crossroads Management Ltd.
#215 - 7455 132nd Street
Surrey, BC V3W 1J8
Phone: 778-578-4445,

ASSETS

1025-0000 Bank - Westminster - Contingency	1,481,155.28
1038-1286 WSCU GIC - 1.33% - Mar.8/23	500,000.00
1038-1287 WSCU GIC - 1.33% - Mar.8/23	500,000.00
1106-0000 Insurance Claim Receivable	162,547.16
1109-0100 Due to CRF from Operating-Insurance	53,031.62

TOTAL ASSETS

2,696,734.06

LIABILITIES

2010-0000 Accounts Payable	8,712.85
2012-2500 Accrued Expenses	17,051.57

TOTAL LIABILITIES

25,764.42

OWNERS' EQUITY

3500-0000 Net Income - Prior Years	2,569,085.96
3510-0000 Net Income - Current Year	101,883.68

TOTAL OWNERS' EQUITY

2,670,969.64

TOTAL LIABILITIES AND EQUITY

2,696,734.06

Date: Feb. 15/2022
Accountant: [Signature]
Property Manager: [Signature]

Page 1
02/15/2022
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Prepared By:
Crossroads Management Ltd.
#215 - 7455 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	154,269.50	154,269.50	0.00	0.00	168,294.00
4010-6000 Strata Fees - Townhome	30,511.83	30,511.83	0.00	0.00	335,630.13	335,630.13	0.00	0.00	366,142.00
TOTAL	44,536.33	44,536.33	0.00	0.00	489,899.63	489,899.63	0.00	0.00	534,436.00
4031-0000 Interest Income	1,302.83	0.00	1,302.83	0	49,677.70	0.00	49,677.70	0	0.00
4031-6000 Interest Income- Insur. L	875.00	0.00	875.00	0	9,625.00	0.00	9,625.00	0	0.00
TOTAL	2,177.83	0.00	2,177.83	0	59,302.70	0.00	59,302.70	0	0.00
TOTAL INCOME	46,714.16	44,536.33	2,177.83	4.89	549,202.33	489,899.63	59,302.70	12.11	534,436.00
6276-2021 Windsor Interior Improve	1,281.71	14,291.67	13,009.96	91.03	154,512.91	157,208.37	2,695.46	1.71	171,500.00
6277-2021 Apartment Urgent Repair	0.00	6,666.67	6,666.67	100.0	25,394.02	73,333.37	47,939.35	65.37	80,000.00
TOTAL EXPS. BEFORE UTILITIES	1,281.71	20,958.34	19,676.63	93.88	179,906.93	230,541.74	50,634.81	21.96	251,500.00
TOWNHOUSE EXPENSES									
6342-2021 2021 Townhouse Envelo	500.00	6,666.67	6,166.67	92.50	45,013.38	73,333.37	28,319.99	38.62	80,000.00
6344-2021 Garage Doors	0.00	2,916.67	2,916.67	100.0	23,394.92	32,083.37	8,688.45	27.08	35,000.00
6345-2021 Townhouse Flat Roof Re	0.00	16,666.67	16,666.67	100.0	145,851.29	183,333.37	37,482.08	20.44	200,000.00
TOTAL OPERATING EXPS. - T.H.	500.00	26,250.01	25,750.01	98.10	214,259.59	288,750.11	74,490.52	25.80	315,000.00
COMMON EXPENSES									
REPAIR & MAINTENANCE- GENER									
6510-2021 Depreciation Report	0.00	1,000.00	1,000.00	100.0	9,922.00	11,000.00	1,078.00	9.80	12,000.00
6512-2021 Emergency Main Water	8,242.50	0.00	-8,242.50	0	8,242.50	0.00	-8,242.50	0	0.00
TOTAL REPAIR & MAINT.	8,242.50	1,000.00	-7,242.50	-724.2	18,164.50	11,000.00	-7,164.50	-65.13	12,000.00
RECREATION CENTRE - COMMON									
6711-2021 Clubhouse Cooling & He	0.00	3,500.00	3,500.00	100.0	34,987.63	38,500.00	3,512.37	9.12	42,000.00
TOTAL OPER. EXPS-REC. CENTRE	0.00	3,500.00	3,500.00	100.0	34,987.63	38,500.00	3,512.37	9.12	42,000.00
TOTAL COMMON EXPENSES	8,242.50	4,500.00	-3,742.50	-83.17	53,152.13	49,500.00	-3,652.13	-7.38	54,000.00
TOTAL EXPENSES	10,024.21	51,708.35	41,684.14	80.61	447,318.65	568,791.85	121,473.20	21.36	620,500.00
NET INCOME (LOSS)	36,689.95	-7,172.02	43,861.97	611.57	101,883.68	-78,892.22	180,775.90	229.1	-86,064.00

Balance Sheet (Accrual)
CHELSEA - Operations - 02 - (lms1416)
January 2022
AS OF THE 11TH MONTH ENDING JANUARY 31, 2022

Page 1
02/15/2022
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Prepared For:
Strata Plan LMS1416
Surrey, BC

Surrey, BC

Prepared By:
Crossroads Management Ltd.
#215 - 7455 132nd Street
Surrey, BC V3W 1J8
Phone: 778-578-4445,

ASSETS

1010-0000 Petty Cash	212.35
1013-0000 Bank Shares	5.00
1020-0000 Bank - Westminster - Chequing	81,142.21
1027-0000 Bank - Water Surcharge	38,649.43
1028-1300 Bank - Golf Tournament Funds	3,121.15
1029-0000 Bank - Apt Utilities	4,939.56
1030-0000 Bank - Exercise Room	1,219.45
1040-0000 Bank - Social Committee	5,767.57
1200-0000 Prepaid Insurance	53,031.62
1205-0000 Prepaid Expenses	1,852.81
1300-0000 Accounts Receivable	8,342.90
1301-0000 A/R - Other	58.94

TOTAL ASSETS

198,342.99

LIABILITIES

2010-0000 Accounts Payable	24,908.84
2012-2500 Accrued Expenses	3,769.50
2014-0000 Accrued Water & Sewer	43,717.26
2017-0000 Social Committee Fund	5,767.57
2018-0000 Exercise Room	1,219.45
2019-0000 Golf Tournament Fund	3,121.15
2035-0000 Security Deposits	300.00
2040-0000 Due to Contingency	966.00
2040-0003 Due to Contingency-Insurance	53,031.62
2170-0000 Vacation Payable	3,840.89
2250-0000 Pre-Paid Fees	485.92

TOTAL LIABILITIES

141,128.20

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	14,917.60
3510-0000 Net Income - Current Year	62,397.91
3510-2000 Net Income - Utilities	-15,032.89
3510-3000 Net Income - Water & Sewer	-5,067.83

TOTAL OWNERS' EQUITY

57,214.79

TOTAL LIABILITIES AND EQUITY

198,342.99

Date: Feb 15/2022
Accountant: [Signature]
Property Manager: [Signature]

Budget Comparison (Accrual)
CHELSEA - Operations - 02 - (lms1416)
January 2022
AS OF THE 11TH MONTH ENDING JANUARY 31, 2022

Page 1
02/15/2022
01:00 PM

Prepared For:
Strata Plan LMS1416
Surrey, BC

Surrey, BC

Prepared By:
Crossroads Management Ltd.
#215 - 7455 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	643,746.38	643,743.87	2.51	0.00	702,266.00
4012-0000 CRF Strata Fees - Apart	-14,024.50	-14,024.50	0.00	0.00	-154,269.50	-154,269.50	0.00	0.00	-168,294.00
4015-0000 Parking & Scooter Parki	812.00	458.33	353.67	77.16	5,607.00	5,041.63	565.37	11.21	5,500.00
4015-0100 EV Charging	0.00	0.00	0.00	0	240.00	0.00	240.00	0	0.00
4022-0000 Move in/out	100.00	66.67	33.33	49.99	2,400.00	733.37	1,666.63	227.2	800.00
4025-0000 Prior Year Surplus (Defic	1,474.75	1,474.75	0.00	0.00	16,222.25	16,222.25	0.00	0.00	17,697.00
TOTAL	46,884.55	46,497.42	387.13	0.83	513,946.13	511,471.62	2,474.51	0.48	557,969.00
4030-0000 Strata Fees	107,362.00	107,362.00	0.00	0.00	1,180,982.00	1,180,982.00	0.00	0.00	1,288,344.00
4032-0000 CRF Strata Fees - Town	-30,511.83	-30,511.83	0.00	0.00	-335,630.13	-335,630.13	0.00	0.00	-366,142.00
4037-0000 Prior Year Surplus	3,067.75	3,067.75	0.00	0.00	33,745.25	33,745.25	0.00	0.00	36,813.00
TOTAL	79,917.92	79,917.92	0.00	0.00	879,097.12	879,097.12	0.00	0.00	959,015.00
OTHER									
4040-0000 Rental - Fireside Lounge	100.00	41.67	58.33	139.9	350.00	458.37	-108.37	-23.64	500.00
4045-0000 Rental - Caretaker Suite	600.00	600.00	0.00	0.00	6,600.00	6,600.00	0.00	0.00	7,200.00
4050-0000 Rental - Guest Suites	495.00	333.33	161.67	48.50	5,215.00	3,666.63	1,548.37	42.23	4,000.00
4055-0000 R.V. Parking	720.00	733.33	-13.33	-1.82	8,010.00	8,066.63	-56.63	-0.70	8,800.00
4061-0000 Bylaw Fines	0.00	0.00	0.00	0	550.00	0.00	550.00	0	0.00
4062-0000 Dish and Cutlery Rental	50.00	0.00	50.00	0	75.00	0.00	75.00	0	0.00
4065-0000 Interest Income	96.49	58.33	38.16	65.42	1,432.61	641.63	790.98	123.2	700.00
4066-0000 Remote Control Sale	250.00	125.00	125.00	100.0	2,230.00	1,375.00	855.00	62.18	1,500.00
4084-0000 Keys	0.00	0.00	0.00	0	85.00	0.00	85.00	0	0.00
TOTAL OTHER	2,311.49	1,891.66	419.83	22.19	24,547.61	20,808.26	3,739.35	17.97	22,700.00
TOTAL INCOME	129,113.96	128,307.00	806.96	0.63	1,417,590.86	1,411,377.00	6,213.86	0.44	1,539,684.00
6030-0000 Apt Janitor/Contract Ser	2,089.50	1,700.00	-389.50	-22.91	18,607.99	18,700.00	92.01	0.49	20,400.00
6208-0000 Building Maint. - Apartm	705.46	3,333.33	2,627.87	78.84	15,420.43	36,666.63	21,246.20	57.94	40,000.00
6215-0000 Equipment Maint.-Apart	1,655.16	5,167.50	3,512.34	67.97	72,508.41	56,842.50	-15,665.91	-27.56	62,010.00
6268-0050 Elevator Maint. - Apartm	1,204.77	1,458.33	253.56	17.39	15,448.41	16,041.63	593.22	3.70	17,500.00
6275-0000 Gate & Door Maint. - Ap	0.00	500.00	500.00	100.0	4,309.52	5,500.00	1,190.48	21.65	6,000.00
6279-0000 Garbage Pick-up - Apts.	1,249.26	2,175.00	925.74	42.56	23,998.02	23,925.00	-73.02	-0.31	26,100.00
TOTAL EXPS. BEFORE UTILITIES	6,904.15	14,334.16	7,430.01	51.83	150,292.78	157,675.76	7,382.98	4.68	172,010.00
TOWNHOUSE EXPENSES									
6315-0000 Building Maint. - Townho	520.99	4,834.92	4,313.93	89.22	50,782.65	53,184.12	2,401.47	4.52	58,019.00
6320-0000 Garbage Pick-up - Town	5,081.39	5,108.33	26.94	0.53	55,874.44	56,191.63	317.19	0.56	61,300.00
TOTAL OPERATING EXPS. - T.H.	5,602.38	9,943.25	4,340.87	43.66	106,657.09	109,375.75	2,718.66	2.49	119,319.00
COMMON EXPENSES									
LANDSCAPING & GROUNDS									
6415-0000 Landscape Contract	11,838.75	12,070.00	231.25	1.92	130,226.25	132,770.00	2,543.75	1.92	144,840.00
6425-0000 Drainage Repair & Maint	1,835.00	1,250.00	-585.00	-46.80	15,571.18	13,750.00	-1,821.18	-13.24	15,000.00
6435-0000 Plant Replacement & Im	683.00	1,250.00	567.00	45.36	8,977.72	13,750.00	4,772.28	34.71	15,000.00
6440-0000 Irrigation System	0.00	333.33	333.33	100.0	1,655.99	3,666.63	2,010.64	54.84	4,000.00
6455-0000 Snow Removal	5,200.64	833.33	-4,367.31	-524.0	15,039.26	9,166.63	-5,872.63	-64.07	10,000.00
TOTAL LANDS. & GROUNDS	19,557.39	15,736.66	-3,820.73	-24.28	171,470.40	173,103.26	1,632.86	0.94	188,840.00
REPAIR & MAINTENANCE- GENER									
6510-0000 Repair & Maintenance	2,806.19	1,583.33	-1,222.86	-77.23	17,297.68	17,416.63	118.95	0.68	19,000.00
6515-0000 Equipment Rep. & Maint	0.00	1,333.33	1,333.33	100.0	11,970.15	14,666.63	2,696.48	18.39	16,000.00
6520-0000 Supplies Equipment - Co	0.00	466.67	466.67	100.0	760.09	5,133.37	4,373.28	85.19	5,600.00
6525-0000 Supplies Maintenance-C	39.47	375.00	335.53	89.47	4,087.57	4,125.00	37.43	0.91	4,500.00
6530-0000 Supplies Cleaning - Com	0.00	41.67	41.67	100.0	43.12	458.37	415.25	90.59	500.00
6535-0000 Enterphone and Security	60.62	791.67	731.05	92.34	7,022.16	8,708.37	1,686.21	19.36	9,500.00
6560-0000 Gate Repair & Maint. - C	257.25	250.00	-7.25	-2.90	1,284.52	2,750.00	1,465.48	53.29	3,000.00
6565-0000 Pest Control - Common	710.79	666.67	-44.12	-6.62	9,129.81	7,333.37	-1,796.44	-24.50	8,000.00

Page 2
02/15/2022
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	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
TOTAL REPAIR & MAINT.	3,874.32	5,508.34	1,634.02	29.66	51,595.10	60,591.74	8,996.64	14.85	66,100.00
UTILITIES									
6576-0000 Electricity	166.00	175.00	9.00	5.14	1,793.05	1,925.00	131.95	6.85	2,100.00
6577-0000 Electricity Ponds - Com	359.00	416.67	57.67	13.84	3,928.91	4,583.37	654.46	14.28	5,000.00
6580-0000 Electricity Stream - Com	701.00	683.33	-17.67	-2.59	7,441.09	7,516.63	75.54	1.00	8,200.00
6595-0000 Telephone Caretaker	134.03	150.00	15.97	10.65	1,463.39	1,650.00	186.61	11.31	1,800.00
TOTAL UTILITIES	1,360.03	1,425.00	64.97	4.56	14,626.44	15,675.00	1,048.56	6.69	17,100.00
RV LOT EXPENSES									
6640-0000 Repair & Maintenance -	668.81	125.00	-543.81	-435.0	1,550.00	1,375.00	-175.00	-12.73	1,500.00
6690-0000 Electricity - RV Lot	66.00	79.17	13.17	16.64	762.86	870.87	108.01	12.40	950.00
TOTAL OPERATING EXPS-RV LOT	734.81	204.17	-530.64	-259.9	2,312.86	2,245.87	-66.99	-2.98	2,450.00
RECREATION CENTRE - COMMON									
6710-0000 Bldg Repair & Maint-Rec	4.48	833.33	828.85	99.46	3,554.23	9,166.63	5,612.40	61.23	10,000.00
6712-0000 Equip. Rep. & Maint.-Clu	321.22	1,750.00	1,428.78	81.64	19,932.81	19,250.00	-682.81	-3.55	21,000.00
6715-0000 Lock Up Costs - Rec. Ce	60.00	125.00	65.00	52.00	810.00	1,375.00	565.00	41.09	1,500.00
6720-0000 Guest Suites Telephone-	-108.88	58.33	167.21	286.6	704.06	641.63	-62.43	-9.73	700.00
6725-0000 Exercise Equip R & M-R	87.14	500.00	412.86	82.57	529.48	5,500.00	4,970.52	90.37	6,000.00
6730-0000 Workshop R & M-Rec. C	25.00	125.00	100.00	80.00	25.00	1,375.00	1,350.00	98.18	1,500.00
6735-0000 Pool Repair & Maint.-Re	0.00	708.33	708.33	100.0	5,313.64	7,791.63	2,477.99	31.80	8,500.00
6740-0000 Pool Supplies & Chemic	0.00	333.33	333.33	100.0	3,412.55	3,666.63	254.08	6.93	4,000.00
6750-0000 Cleaning Supplies-Rec.	131.86	166.67	34.81	20.89	2,037.96	1,833.37	-204.59	-11.16	2,000.00
6755-0000 Window & Carpet Cleani	0.00	83.33	83.33	100.0	315.00	916.63	601.63	65.63	1,000.00
6764-0000 Electricity - Rec. Centre	1,607.00	1,791.67	184.67	10.31	17,583.93	19,708.37	2,124.44	10.78	21,500.00
6765-0000 Gas - Rec. Centre	1,901.01	1,141.67	-759.34	-66.51	13,207.70	12,558.37	-649.33	-5.17	13,700.00
TOTAL OPER. EXPS-REC. CENTRE	4,028.83	7,616.66	3,587.83	47.11	67,426.36	83,783.26	16,356.90	19.52	91,400.00
SALARIES & BENEFITS									
6820-0000 Caretaker Salary and Be	5,344.54	5,375.00	30.46	0.57	56,132.97	59,125.00	2,992.03	5.06	64,500.00
6830-0000 Caretaker Assistant Wag	1,276.10	1,625.00	348.90	21.47	16,657.70	17,875.00	1,217.30	6.81	19,500.00
6865-0000 R. C. Janitor Wages and	1,680.00	1,791.67	111.67	6.23	15,961.47	19,708.37	3,746.90	19.01	21,500.00
6875-0000 Payroll Costs	898.60	935.00	36.40	3.89	9,804.71	10,285.00	480.29	4.67	11,220.00
6890-0000 Workers Compensation	0.00	125.00	125.00	100.0	189.64	1,375.00	1,185.36	86.21	1,500.00
TOTAL SALARIES & PAYROLL COS	9,199.24	9,851.67	652.43	6.62	98,746.49	108,368.37	9,621.88	8.88	118,220.00
OFFICE EXPENSES									
6910-0000 Equipment Rep. & Maint	0.00	33.33	33.33	100.0	0.00	366.63	366.63	100.0	400.00
6915-0000 Supplies	0.00	83.33	83.33	100.0	634.65	916.63	281.98	30.76	1,000.00
6920-0000 Telephone & Cable - Offi	322.40	433.33	110.93	25.60	4,141.29	4,766.63	625.34	13.12	5,200.00
TOTAL OFFICE EXPENSES	322.40	549.99	227.59	41.38	4,775.94	6,049.89	1,273.95	21.06	6,600.00
ADMINISTRATION									
6970-0000 AGM Expenses - Admin.	0.00	416.67	416.67	100.0	3,096.24	4,583.37	1,487.13	32.45	5,000.00
6975-0000 Council Expenses - Adm	131.77	266.67	134.90	50.59	3,115.61	2,933.37	-182.24	-6.21	3,200.00
6980-0000 Legal Expenses	0.00	41.67	41.67	100.0	203.66	458.37	254.71	55.57	500.00
6984-0000 Postage and Printing	1,419.17	1,458.33	39.16	2.69	16,479.18	16,041.63	-437.55	-2.73	17,500.00
6985-0000 Insurance Appraisal	0.00	16.67	16.67	100.0	1,076.25	183.37	-892.88	-486.9	200.00
6990-0000 Insurance Premiums	53,031.58	53,031.58	0.00	0.00	583,347.38	583,347.38	0.00	0.00	636,379.00
6992-0000 Insurance Carrying Char	875.00	875.00	0.00	0.00	9,625.00	9,625.00	0.00	0.00	10,500.00
7000-0000 Management Fees	6,018.00	6,018.00	0.00	0.00	66,198.00	66,198.00	0.00	0.00	72,216.00
7010-0000 Property Taxes - Admin.	0.00	33.33	33.33	100.0	554.00	366.63	-187.37	-51.11	400.00
7020-0000 Security - Admin.	0.00	416.67	416.67	100.0	302.35	4,583.37	4,281.02	93.40	5,000.00
7023-0000 Emergency Preparednes	0.00	500.00	500.00	100.0	2,789.66	5,500.00	2,710.34	49.28	6,000.00
7025-0000 Bank Charges	10.00	12.50	2.50	20.00	110.00	137.50	27.50	20.00	150.00
7030-0000 Strata Web Site	0.00	33.33	33.33	100.0	215.67	366.63	150.96	41.18	400.00
7050-0000 Miscellaneous	0.00	0.00	0.00	0	0.09	0.00	-0.09	0	0.00
7051-0000 Statutory Financial Revi	0.00	16.67	16.67	100.0	176.40	183.37	6.97	3.80	200.00
TOTAL ADMINISTRATION EXPENSE	61,485.52	63,137.09	1,651.57	2.62	687,289.49	694,507.99	7,218.50	1.04	757,645.00
TOTAL COMMON EXPENSES	100,562.54	104,029.58	3,467.04	3.33	1,098,243.08	1,144,325.38	46,082.30	4.03	1,248,355.00
TOTAL EXPENSES	113,069.07	128,306.99	15,237.92	11.88	1,355,192.95	1,411,376.89	56,183.94	3.98	1,539,684.00
NET INCOME (LOSS)	16,044.89	0.01	16,044.88	160.4	62,397.91	0.11	62,397.80	56.72	0.00
REVENUE UTILITIES									

Budget Comparison (Accrual)
CHELSEA - Operations - 02 - (lms1416)
January 2022
AS OF THE 11TH MONTH ENDING JANUARY 31, 2022

Page 3
02/15/2022
01:00 PM

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
Revenue - Apartment Utilities									
9260-0000 Utilities Income - Apts.	12,768.08	12,768.08	0.00	0.00	140,448.88	140,448.88	0.00	0.00	153,217.00
9262-0000 Utilities Interest Income	10.05	0.00	10.05	0	124.77	0.00	124.77	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	12,778.13	12,768.08	10.05	0.08	135,472.19	135,347.88	124.31	0.09	148,116.00
UTILITY EXPENSES									
Hydro - Apartments									
9360-0000 Electricity Kens & Mayfai	2,549.00	2,500.00	-49.00	-1.96	27,886.21	27,500.00	-386.21	-1.40	30,000.00
9365-0000 Electricity Windsor	1,551.00	1,691.67	140.67	8.32	17,542.26	18,608.37	1,066.11	5.73	20,300.00
Total Electricity - Apart.	4,100.00	4,191.67	91.67	2.19	45,428.47	46,108.37	679.90	1.47	50,300.00
Gas - Apartments									
9410-0000 Gas - Mayfair	4,178.20	1,716.67	-2,461.53	-143.3	21,567.25	18,883.37	-2,683.88	-14.21	20,600.00
9420-0000 Gas - Kensington	7,781.81	3,226.33	-4,555.48	-141.2	42,396.39	35,489.63	-6,906.76	-19.46	38,716.00
9430-0000 Gas - Windsor	8,012.44	3,208.33	-4,804.11	-149.7	41,112.97	35,291.63	-5,821.34	-16.49	38,500.00
Total Gas - Apartment	19,972.45	8,151.33	-11,821.12	-145.0	105,076.61	89,664.63	-15,411.98	-17.19	97,816.00
TOTAL UTILITIES - APARTMENT	24,072.45	12,343.00	-11,729.45	-95.03	150,505.08	135,773.00	-14,732.08	-10.85	148,116.00
NET INCOME (LOSS) UTILITIES	-11,294.32	425.08	-11,719.40	-2,756	-15,032.89	-425.12	-14,607.77	-3,436	0.00
REVENUE - WATER INCOME									
9650-0000 Water - Apartments	5,564.83	5,564.83	0.00	0.00	61,213.13	61,213.13	0.00	0.00	66,778.00
9700-0000 Water - Townhouses	8,138.50	8,138.50	0.00	0.00	89,523.50	89,523.50	0.00	0.00	97,662.00
9725-0000 Water - Interest Income	31.16	0.00	31.16	0	477.08	0.00	477.08	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	13,734.49	13,703.33	31.16	0.23	161,642.28	161,165.63	476.65	0.30	174,869.00
WATER EXPENSE									
9850-0000 Water Usage	14,572.42	14,572.42	0.00	0.00	166,710.11	160,296.62	-6,413.49	-4.00	174,869.00
TOTAL WATER	14,572.42	14,572.42	0.00	0.00	166,710.11	160,296.62	-6,413.49	-4.00	174,869.00
NET INCOME (LOSS) WATER	-837.93	-869.09	31.16	3.59	-5,067.83	869.01	-5,936.84	-683.1	0.00

**MASKS ARE
MANDATORY
IN THE
CLUBHOUSE
UNLESS
SEATED**

HOT TUB
sign up
necessary

**EVENTS at a
Glance**
Movie Night
Sun. March 13
7:00pm

**EXERCISE
CLASSES**

**Mondays and
Thursdays**
WEIGHTS &
BANDS 9:00am
WALK AWAY THE
POUNDS 9:30am

**Tuesdays and
Fridays**
OSTEO 9:00 am

**Play
SNOOKER/
POOL/
BILLIARDS**
Anytime



Sun	Mon	Tue	Wed	Thu	Fri	Sat
27	28 Arts & Crafts 1-4 pm Canasta 6:45pm Ladies'	1 Bridge 6:30 pm Poker Pool 7 pm Bible Study 7:00 pm	2 Coffee 9:45 Dance 1:30 Whist 7 pm Poker 6 pm	3 Bible Study 1pm Euchre 7 pm Bridge 6:30 pm	4 Pub Night BYOB	5
6	7 Arts & Crafts 1-4 pm Canasta 6:45pm Ladies'	8 Bridge 6:30 pm Poker Pool 7 pm Bible Study 7:00 pm	9 Coffee 9:45 Dance 1:30 Whist 7 pm Poker 6 pm	10 Bible Study 1pm Euchre 7 pm Bridge 6:30 pm	11 Pub Night BYOB	12
13 Movie Night 7:00 pm 	14 Arts & Crafts 1-4 pm Canasta 6:45pm Ladies'	15 Bridge 6:30 pm Poker Pool 7 pm Bible Study 7:00 pm	16 Coffee 9:45 Dance 1:30 Whist 7 pm Poker 6 pm	17 Bible Study 1pm Euchre 7 pm Bridge 6:30 pm	18 Pub Night BYOB	19
20	21 Arts & Crafts 1-4 pm Canasta 6:45pm Ladies'	22 Bridge 6:30 pm Poker Pool 7 pm Bible Study 7:00 pm	23 Coffee 9:45 Dance 1:30 Whist 7 pm Poker 6 pm	24 Bible Study 1pm Euchre 7 pm Bridge 6:30 pm	25 Pub Night BYOB	26
27	28 Arts & Crafts 1-4 pm Canasta 6:45pm Ladies'	29 Bridge 6:30 pm Poker Pool 7 pm Bible Study 7:00 pm	30 Coffee 9:45 Dance 1:30 Whist 7 pm Poker 6 pm	31 Bible Study 1pm Euchre 7 pm Bridge 6:30 pm	1 Pub Night BYOB	2