



MONTHLY COUNCIL MEETING MINUTES

Tuesday, January 28, 2025

LOCATION/TIME - 1:00PM LIBRARY

Council: Bob Hyde, Ashley Orton, Debbie Thorburn, Mike Williams, Ron Plankeel

Strata Mgt: Jesse Train

Regrets: Paul Dhaliwal, Paul Kavanagh

STRATA COUNCIL - 2024/2025

EXECUTIVES

Bob Hyde - T102
 Ashley Orton - T243
 Mike Williams - T219
 Paul Dhaliwal - T172
 Debbie Thorburn - T188
 Paul Kavanagh - T164
 Ron Plankeel - T272

COMMITTEE ASSIGNMENTS

President, Treasurer, Bring Forward
 Vice President, Security & Privacy, Website
 Townhouses, Secretary, Roofing, Ponds and Fountains
 Clubhouse, Pest Control Committee
 Condominiums, Social Committee Liaison, Minutes
 Treasurer, Roofing, Emergency Response, Privacy
 Landscaping, Irrigation, Roofing, Ponds & Fountains

Non-Council Assignments:

Zenon Jalbert - T202
 Marilyn Thomas - T168
 Terry Aguillon - K212

Website Norm Reid - T302 Irrigation
 RV Lot
 Roofing

CARETAKERS

Don Kendall Hours: 7:00 AM-3:30 PM- weekdays

Valerie Morris-Weekends On Call, Office Monday, Thursday-Saturday 11:00 am to 1:00 pm

Emergency only : (604) 834-4578 Email: chelseagardens1416@outlook.com

NON-EMERGENCY CALLS - 604-501-0479

STRATA MANAGER: CROSSROADS

Strata Manager:

Jesse Train

jesse@crpm.ca

#215 - 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 after hours for an emergency you will be asked to press "1".

This takes you to our afterhours 24/7 Call center 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 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****

CALL TO ORDER – 1:00 PM

ADOPTION OF PREVIOUS MINUTES

It was **MOVED, SECONDED and CARRIED** to approve the minutes from December 17, 2024 Council Meeting.

CARETAKER REPORT – Don

- The RV lot drain was clogged with roots at the far end. Crush came and removed a large root which was causing the obstruction.
- The Lionshead fountain pump was taken out and a quote for repairing it is being obtained. If it is not repairable or the cost is too high, a new one has been ordered and will be put in.
- A new chemical sprayer has been purchased and ant spraying around the complex will now be done by staff.
- There was a new leak in the copper piping in the pool pump room which Westech has repaired.
- The hot tub has been drained and cleaned as is done every six weeks.

FINANCIAL REPORT – Bob Hyde and Paul Kavanagh

OPERATIONS

Revenue

- Year-to-date revenue is \$7,781 higher than budget primarily due to higher than budgeted incomes for interest, guest suite rentals, and RV parking rentals.

Expenses

- Condo expenses are continuing to be significantly less than anticipated mostly due to reduced building and equipment maintenance. Townhouse expenses are also considerably less than expected primarily due to reduced building maintenance costs.
- All common expense categories combined are \$109,523 below budget up to the end of December. As noted last month, the Clubhouse's pool, hot tub, plus strata drainage system specific accounts repair expenses are significantly more than budgeted due to unforeseen expenditures. There will be additional billing to the drainage account for addressing more clogging issues by the RV lot.

CONTINGENCY RESERVE FUND (CRF)

- On a year-to-date basis a total of \$106,779 has been earned in interest income.
- To the end of December, a total of \$85,575 has been spent on CRF related items compared to the total budget of \$161,195. It is anticipated that each approved CRF item will be at or below budget. The only item not yet invoiced is the Depreciation Report, that is expected by the end of the fiscal year.

TOWNHOUSE ROOF REPLACEMENT

- To the end of December, we have been billed \$2,376,235 by Mack Kirk Roofing and Phoenix Roof Consultants. As per the contract agreement, \$206,028 of this is held in a holdback account by us for the work done by Mack Kirk.

BUDGET 2025-2026

- Our fiscal year ends February 28. Work will be beginning on developing next year's budget. If any council members or resident have thoughts on items to be considered, please forward them to Crossroads or Council.

It was **MOVED, SECONDED and CARRIED** to approve the December Financials as presented.

BUSINESS ARISING FROM PREVIOUS MINUTES

Electrical Planning Reports and EV Ready Plan – The EPR is nearing completions with some minor edits left to do.

Fireside Room – The Social Committee and Council are continuing to review the agreement.

East Gate, Main Entrance Kiosks, and Front Entrance Structure – Council had Pheonix Roofing consultants review the common area structures. Several contractors have been contacted to provide pricing for roof and structural repairs for these structures. A resolution will be presented to the Owners at the 2025 AGM.

Auto Air Vents – Westech will be scheduling the Windsor Building for replacing the Auto Air Vents.

Residents Manual Update – Council is working on the Resident Manuel Update.

Paint Assessment – Council reviewed a painting assessment from NOVA Painting and Restoration. Nova provided a report which indicated that the stucco siding on the buildings (Condos and Townhouses) is in satisfactory condition. However, there was efflorescence staining/streaking in multiple areas caused by water ingress and moisture transfer. The wood trim throughout the complex varied in condition. The wood gable panels with southern exposure have significant mold and mildew issues. It has been a long time since these surfaces were painted. The Council is seriously considering a major painting project for the entire complex to be phased over 2 years. At this time, we do not anticipate a levy for this work. Options for financing this project entirely out of the CRF are being discussed. A colour change is not planned due to complexity of approvals and the increased cost involved in changing colours.

Depreciation Report – JRS will be scheduling

Privacy Fences – This is repeated from previous minutes: Council discussed the options for replacement of the lattice privacy fences. As many of the privacy fences have deteriorated significantly, a resolution for managing privacy fence repair/replacement is being considered for presentation at the 2025 AGM. Consideration is being given to going to a different style of fence that is cheaper and easier to maintain.

Drain Cleaning – The horizontal and vertical drain stacks for the apartments are postponed until the spring.

Running for Council – If you are interested in running for Council, please submit your resume/biography to any Council member or to jesse@crpm.ca by March 20th 2025. It is always best to give advanced notice of your intent to run for Council so that your information can be included in the AGM package.

Resolution Committee – Debbie Thorburn, Bob Hyde and Paul Kavanagh will be on the resolution committee for the upcoming AGM in April. Zenon Jalbert and Karen Hall have volunteered to be the non-council members. A date will be scheduled in the middle of February for the committee to meet to discuss the potential resolutions and a final meeting will be scheduled for middle of March to finalize the proposals to go to the Council at their March Council Meeting. Any Owner can bring forward a proposal to be forwarded to this meeting for consideration.

Shared Fence. – The neighboring complex (Hyland Village Park) has completed the repair of the fence that had fallen, using all new, treated 4x4 posts.

Dryer Vent Cleaning – Council reviewed a quote from National Air, further quotes will be obtained.

Tru-Level Concrete Quote – Crush will be contacted to see if the work done in the parking garage of a unit may have caused the cracks in the front entrance concrete slabs of two townhouse units.

Wi-Fi Calling – It is recommended that if you have issues with your cell phone service, you should try turning on Wi-Fi Calling. Service in Chelsea Gardens has always been spotty, and this cannot be satisfactorily resolved as no providers are willing to mount repeaters at Chelsea Gardens. Council will look at options of trying to install service boosters to improve reception.

Exterior Drainage Preventative Maintenance Program – Council will consider budgeting about \$16,000 to do preventative maintenance on the pipes each year.

Kensington Flood Update – We have received our final settlement totaling \$52,257.69 after disbursements to other effected parties and lawyers' fees.

Smoking Issues – It is reminded that smoking in your unit is allowed, however, if it causes issues for another unit this can be in violation of Bylaw 3 (Use of Property).

CORRESPONDENCE

Correspondence was either answered by a Council member, Caretaker or Crossroads verbally, or by letter sent through mail or email. If they were not answered in this way the response is indicated in the minutes below.

Several Pest issues were reported. These were passed onto Marie to discuss with Orkin for scheduling.

A request was made to park a truck in the RV lot and this was sent to the RV committee to review.

A request was made to change out the fireplace of a unit. This was reviewed and approved by council.

A request was made to expand a unit's patio. This was approved as per the allowable extension in the bylaws.

A request was made to install a natural gas hookup on the patio. This was approved.

A letter was received expressing that the roofers are doing a great job. It was noted in this letter that the siding work is much more extensive than in previous roof replacements. This is due to the discovery of rot damage behind the siding.

Several complaints were made about smoke coming from a specific unit. This has been an ongoing issue and it was **MOVED, SECONDED and CARRIED** to send another bylaw violation letter to this unit and to apply a \$200 fine for the violation.

A complaint was received about a unit allowing guests to park on the roadway in front of their unit. This can be done in a drop off situation, however the vehicles in front of this unit were staying for much longer durations. Council discussed this and it was decided to issue a bylaw violation letter, however Council has since been informed that the residents responsible for the infraction have moved out.

A complaint was received about a unit allowing renovation work to go past the allotted time in the bylaws. The complaint noted that it was momentary, therefore it was not determined to be a bylaw violation.

A request was made to change a parking spot in the Mayfair. Information was provided to the resident who made the request.

Another request was made to switch parking stalls in the Kensington. Information was also provided to the resident who made this request.

A complaint was received about the cellphone reception in a unit. This is a known issue throughout Chelsea Gardens and attempts have been made in the past to boost signals throughout the complex however, this was not successful. As noted earlier in the minutes, it is advised to turn on "wi-fi calling".

A complaint was received about a potentially oversized dog. The council will need to investigate. This may have been a visiting dog.

A report of a townhouse units' kitchen sink backing up was received. Don has reviewed this and Crush plumbing has been requested to investigate.

A report was received expressing concerns about a resident parking inappropriately and possibly acting irrationally. Their emergency contact has been contacted.

COMMITTEE REPORTS

These reports are not necessarily submitted by the specific committee lead.

CONDOMINIUMS – Debbie

- There have been reports of residents using the visitor parking as well as reports of residents using other residents' stalls without permission. Please be aware that residents are not to use the visitor parking and may not use anyone else's assigned stall without obtaining permission from that stalls' owner.
- A number of parking stalls have been found to have had oil or other vehicle fluids leaked onto the concrete. This damages the concrete and is a violation of Rule 2k. Owners are reminded to have their cars repaired immediately when a leak is noticed and to clean the stall of the leaked fluid(s).
- In view of a recent occurrence, it must be mentioned that it is inappropriate for residents to send their neighbour(s) letters or notes of complaint, either signed or anonymously. This can be considered harassment. If there is a concern about a neighbours' actions or activities, a letter or email should be sent to jesse@crpm.ca. Jesse will then bring the issue of concern to Council's attention for their investigation.

TOWNHOUSES – Mike

- No Report

CLUBHOUSE – Paul D

- It is noted that residents have allowed visitors to use the gym. This is against the rules as the gym is for resident use only.

LANDSCAPING - Ron

- Leaf clean-up in the backyards is completed.
- Leaf clean-up along the street is complete.
- Final front clean-up and trimming is in process.

SAFETY AND SECURITY – Ashley

- The RV committee is reviewing options for RV lot security.
- Pool Signs are finally up around the Pool and Spa.
- It is recommended that residents should provide emergency keys to the Strata to be stored safely in the Council Office or to give one to a local resident.

IRRIGATION – Norm Reid

- No Report

SOCIAL COMMITTEE – Linda Hart

- No Report

ADMINISTRATION

- No Report

PONDS AND FOUNTAINS – Ron

- The pump has been removed from the lion's head front fountain. We are waiting for a replacement pump to arrive if needed, but Westech is checking to see if we can repair the motor for the current pump. We are waiting for pricing.
- We are looking for a volunteer to feed the fish and the turtles. If interested, please reach out to Council.

RV LOT – Marilyn Thomas

There has been a steady trickle of activity through December and January. There have been two new RV's and one new vehicle move-in on a long-term basis and a motorcycle and truck temporarily as they are being sold. That leaves only 4 open stalls out of 52 (two new stalls have been created via recent renumbering).

Good news: the drain by stalls 9 and 10 has been cleared of the massive tree root that has been blocking it for well over a year. It continued to be a problem after the cleaning of the RV lot and contrary to some beliefs, it was not the cleaning/mud that caused the problem. We have been unable to use stalls 9 and 10 on a regular basis up until now so this fix now adds those much-needed stalls to our inventory.

The roofing company used space allocated for Chelsea Gardens for all three of their garbage bins and the machine bucket temporarily from Dec 23-27 rather than 3 of our stalls. No problems were reported.

Stalls 10 and 11 will now be used for the anticipated snow in early February and throughout the winter. The vehicle from stall 11 has been moved to stall 3 for the winter to accommodate the snow removal. The RV Committee will be monitoring the situation closely.

All requests for stalls, move in and move outs, replacement of vehicles, questions or concerns about the RV lot should be directed to Barry Miller at 604-597-4497 until further notice.

ROOFING COMMITTEE – Paul K

The Townhouse Roof Replacement Project has now exceeded the halfway point. Residents should be aware that the posted schedule is slightly out of date as the project is ahead of schedule. The contractor has been alternating between flat and sloped roofs depending on the weather. The schedule will be updated when the work flow returns to a more normal pattern. The following is the update from the progress meeting held on January 16, 2025.

- The remaining final inspections have been carried out on the east road. For the most part, minor deficiencies were corrected by the crew during the inspections. There are a few items to be addressed by the gutter contractor.
- Twenty-four (24) units have flats, chimney caps, metal and gutters remaining.
- The flat roof crew are back on site working on the south road. Two buildings are left in phase one for the sheet metal work. The upper gutters are complete on phase one and the lowers will be completed once the metal work is all done.
- The contractor has received and is addressing a variety of complaints including debris on site, lack of adequate notice of work, and restricted access to driveways and parking. The contractor is aware that their activities have caused damage to some lawns, particularly around the main staging area. The damage to landscaping will be reviewed and repaired at the end of the project.
- Residents should be aware that repairs to building exteriors from damage that occurred prior to the commencement of the project are not included in the scope of the current project. Council will work with the contractor to arrange for the repairs but depending on who and what caused the original damage the cost may be passed on to the owners.
- Phoenix has completed 70 inspections to date and maintains a schedule of outstanding items. As noted above the final inspections have been performed on the East Road.

ROOF COMPLAINT Information

Phoenix Roof Consultants and Mack Kirk would prefer all questions/concerns to come via email so we have a record of issues – ted@phoenixroofconsultants.ca and admin@phoenixroofconsultants.ca.

Ted Neef, Phoenix Roofing Consultants can be reached at 604-317-3786. Preference is by email as there is a record of the complaint/issue.

If there is an emergency roof issue such as a leak – follow the below steps as per our project start up notice:

Leaks

While we do not expect any leaks to occur while the roofing is underway, in the case that your unit experiences a roof leak, the following steps should be taken:

1. Speak with the roofing foreman on site if this occurs during normal working hours. Contact Jason at Mack Kirk Roofing at 604-833-4998.
2. After normal working hours please call (778) 389-6458. State the project name "Chelsea Gardens" when calling.
3. Contact Phoenix Roof Consultants at 604-317-3786.

INVESTMENT COMMITTEE – Paul K

- No Report

EMERGENCY PREPAREDNESS – Paul K

- See Attached

PEST COMMITTEE – Paul D

- Treatments for mice are on-going. There are currently too many requests for the amount of service we can get from Orkin. This will be reviewed with Orkin.
- The ant spraying has begun with our new sprayer. I have sprayed two exteriors and one interior so far. The investment has paid for itself already.
- The Kensington hallways have been sprayed, however, now some residents have cockroach sightings in their units as the hallway spray may have pushed them into the units. This is on-going. Please make sure you submit sightings ASAP.
- Marie Steen is the points person for pest control inquiries. Thank you, Marie for taking on this responsibility. Marie Steen can be reached at (mariefostvelt@gmail.com). Inquiries for pest control can go to jesse@crpm.ca and Don or Val. These will be forwarded to Marie for scheduling with Orkin.

To help control mice issues it is recommended by Orkin to:

1. Keep all garbage in containers with tight-fitting lids
2. Remove any food outside:
Don't feed stray or wild animals
3. Clean up any leftover food after your pet is done eating
4. Clean up pet waste
5. Keep food prep and storage areas clean:
Store dry goods, birdseed and dry pet food in hard-walled containers with tight-fitting lids
Avoid leaving produce out. Keep it in the refrigerator
6. Eliminate water sources:
Fix leaky taps, sweating pipes and open drains

NEW BUSINESS

Val's Retirement – As many people already know, Val is moving to the island at the end of February. She will be greatly missed and very hard to replace. Council will need to determine what the new live in caretaker contract will entail and this will be factored into our upcoming budget. If anyone in the complex has any leads on anyone age 55+ who would be interested in the live in caretaker position, please reach out by sending suggestions to jesse@crpm.ca

Soap Use – It was noted by the plumber that a gurgling toilet in one unit was caused by another unit utilizing too much soap, perhaps while showering. Soap suds were found to be backing up to the toilet. Residents are reminded not to use excessive amounts of products when showering, bathing, cleaning dishes etc.

False Alarm from Renovations – The contractors of a unit in the Windsor caused a false alarm, which the fire department showed up for. Unfortunately, this is a charge from the City and it will be charged back to the unit that caused the false alarm. It will be advised that the unit owner should pass this false alarm bill to their contractors for not taking the appropriate precautions when doing work in the unit.

Wescan Disposal Increase – The Garbage compactor collectors have increased their rate by 20%.

Townhouse Unit Seepage Leak – Westech will be reviewing a leak in a townhouse unit.

RV Lot Catch Basin Roots – It was discovered that there were more drainage systems in the RV lot that are completely clogged with roots. When Crush was out to clear all these roots, they also discovered a hidden catch basin just outside the fence. It was suggested by Crush to decommission this catch basin. A quote will be obtained for this.

Long Distance Charges on Enterphones – It is noted that long distance numbers were used on the enterphone and this has resulted in long distance charges being applied to the strata's phone bill. Letters will be sent to the units involved. Moving forward any long-distance numbers will be removed from the enterphone system.

Kensington Mechanical Room Pump Leak – A leak was discovered in the Kensington Mechanical Room. Westech was called to review and repair.

Mayfair Electrical Discrepancy – Council went to review an exterior Christmas light issue at the Mayfair. Unfortunately, the lights had been taken down by the time Ron could review. Council will review at the time of installation of the Christmas lights this year.

AGM Venue – A venue is being sought for this years' AGM. The venue that was used last year is not available.

Improper Awning Install – The unapproved installation of an awning on a townhouse unit is affecting the gutter replacement portion of the roof project on that unit. Due to this being an improper installation and an unapproved alteration, the expenses to remove and reinstall the awning will be at the sole cost of the Owner. The re-installation will have to be approved by Council.

Roofing Garbage Bin –There was a complaint about the garbage bin location by TH155. Unfortunately, this is the only spot where the garbage bin can be placed because of where the roofers are currently working.

ADJOURNMENT

The meeting was adjourned at 4:02 PM

The next Council meeting is Tuesday, February 25, 2025.

CHELSEA GARDENS EMERGENCY PREPAREDNESS



JANUARY 2025

Chelsea Gardens Emergency Program Tied to California Wildfires

The devastating wildfires in California are a stark reminder that disasters can strike anywhere and anytime, and that local emergency response resources can quickly become overwhelmed. That is why it is important for us as individuals, and as a community, to be prepared.

As individuals, our preparations as a minimum need to include an evacuation plan, a grab and go bag with essential supplies, and a 3-day supply of non-perishable food and water if emergency services are delayed. As a community, the Chelsea Gardens Emergency Program is our way of making sure we are ready to step up if local police, fire and ambulance are not available or delayed, and when they can respond, to provide support to them.

In the early 1970's there was also a set of devastating wildfires in California. In the aftermath a number of problems with the response and coordination among the many responding agencies were identified. The result was the development of a standardized incident management process called the Incident Command System (ICS). This process has been widely adopted across North America as a command and control system for managing on-scene operations for all types of disasters. BC was the first Canadian province to adopt this system in 1992. The ICS principles are incorporated into the BC Emergency Management System (BCEMS) which is used by all local and regional emergency response agencies. This common process also makes it easier to integrate resources from BC to support the California wildfire response, including command and operational personnel. And for them to reciprocate when needed.

The Chelsea Gardens Emergency Program has adopted the ICS principles in designing our response processes and team structure, which enhances our ability to effectively coordinate with local responders. The leadership team (Doug, Ron, Marylou, Wendy and Paul) have all taken the online introductory ICS course offered by the Justice Institute of BC.

DID YOU KNOW? There are two main water-supply lines to Chelsea Gardens from the City of Surrey: one at the front gate and the other at the east gate. These are automatically balanced to provide consistent water pressure across the complex. If one supply line is damaged in an emergency it can be shut off and water will still be supplied to the entire complex via the other source. The Utilities and Fire Suppression team has mapped all the water shutoff valves within the complex, and is being trained to isolate sections of the system in case of a pipe rupture, while maintaining water supply to other parts of our community.

Our community is always changing: residents move out and others move in, some decline in capability with time, and others have changes in personal priorities. Thus, volunteers leave the program. We will always need more volunteers to ensure our emergency response is effective. If you are interested in contributing to your community in a very positive way, contact the Emergency Program Leader, Doug McLeod, at kdmcleod@telus.net, or 778.591.3999.

Balance Sheet (Accrual)
CHELSEA - Contingency - 02 (lms1416c)
December 2024

Prepared For:
CHELSEA - Contingency - 02

Surrey, BC

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

ASSETS

| | | |
|-----------|-------------------------------------|--------------|
| 1025-0000 | Bank - Westminster - Contingency | 1,766,090.64 |
| 1038-1363 | Prospera GIC - 5.0000% - Mar 6/2025 | 200,000.00 |
| 1038-1364 | Prospera GIC - 5.0000% - Mar 6/2026 | 200,000.00 |
| 1038-1365 | Prospera GIC - 4.2000% - Mar 6/2027 | 200,000.00 |
| 1038-1366 | Prospera GIC - 4.1000% - Mar 6/2028 | 200,000.00 |
| 1038-1367 | Prospera GIC - 4.1000% - Mar 6/2029 | 200,000.00 |
| 1106-0000 | Insurance Claim Receivable | 147,191.42 |
| | TOTAL ASSETS | 2,913,282.06 |

LIABILITIES

| | | |
|-----------|--------------------------|----------|
| 2010-0000 | Accounts Payable | 1,046.50 |
| 2012-2500 | Accrued Expenses | 4,435.87 |
| | TOTAL LIABILITIES | 5,482.37 |

OWNERS EQUITY

RESERVES

| | | |
|-----------|-----------------------------------|---------------|
| 3479-0015 | ROOF REPLACEMENT | |
| 3479-0017 | Roof Replacement CRF Contribution | -1,250,000.00 |
| 3479-0020 | ROOF REPLACEMENT TOTAL | -1,250,000.00 |

| | | |
|-----------|-------------------------------------|--------------|
| 3500-0000 | Net Income - Prior Years | 3,468,550.67 |
| 3510-0000 | Net Income - Current Year | 689,249.02 |
| | TOTAL OWNERS' EQUITY | 2,907,799.69 |
| | TOTAL LIABILITIES AND EQUITY | 2,913,282.06 |

DATE: JAN. 20/2025
ACCOUNTANT: 
PROPERTY MANAGER: _____

Budget Comparison (Accrual)
CHELSEA - Contingency - 02 (Ims1416c)
December 2024

Prepared For:
CHELSEA - Contingency - 02

Surrey, BC

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

| | MTD Actual | MTD Budget | \$ Var | YTD Actual | YTD Budget | \$ Var | Annual | |
|--|--------------------------------------|-------------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| INCOME | | | | | | | | |
| 4010-5000 | Strata Fees - Apartments | 21,036.75 | 21,036.75 | 0.00 | 210,367.50 | 210,367.50 | 0.00 | 252,441.00 |
| 4010-6000 | Strata Fees - Townhomes | 45,767.75 | 45,767.75 | 0.00 | 457,677.50 | 457,677.50 | 0.00 | 549,213.00 |
| | TOTAL | 66,804.50 | 66,804.50 | 0.00 | 668,045.00 | 668,045.00 | 0.00 | 801,654.00 |
| 4031-0000 | Interest Income | 6,169.37 | 0.00 | 6,169.37 | 106,779.19 | 0.00 | 106,779.19 | 0.00 |
| | TOTAL | 6,169.37 | 0.00 | 6,169.37 | 106,779.19 | 0.00 | 106,779.19 | 0.00 |
| | TOTAL INCOME | 72,973.87 | 66,804.50 | 6,169.37 | 774,824.19 | 668,045.00 | 106,779.19 | 801,654.00 |
| TOWNHOUSE EXPENSES | | | | | | | | |
| 6342-2024 | 2024 Townhouse Envelope Repairs | 1,046.50 | 7,083.33 | 6,036.83 | 48,810.17 | 70,833.30 | 22,023.13 | 85,000.00 |
| | TOTAL OPERATING EXPS. - T.H. | 1,046.50 | 7,083.33 | 6,036.83 | 48,810.17 | 70,833.30 | 22,023.13 | 85,000.00 |
| COMMON EXPENSES | | | | | | | | |
| LANDSCAPING & GROUNDS | | | | | | | | |
| 6425-2024 | Tree Risk Assessment & Remediation | 0.00 | 1,666.67 | 1,666.67 | 17,745.00 | 16,666.70 | -1,078.30 | 20,000.00 |
| | TOTAL LANDS. & GROUNDS | 0.00 | 1,666.67 | 1,666.67 | 17,745.00 | 16,666.70 | -1,078.30 | 20,000.00 |
| REPAIR & MAINTENANCE- GENERAL | | | | | | | | |
| 6512-2024 | Electrical Planning Report | 0.00 | 3,333.33 | 3,333.33 | 12,075.00 | 33,333.30 | 21,258.30 | 40,000.00 |
| 6521-2024 | Fire Equipment Replacement | 0.00 | 0.00 | 0.00 | 750.00 | 0.00 | -750.00 | 0.00 |
| | TOTAL REPAIR & MAINT. | 0.00 | 3,333.33 | 3,333.33 | 12,825.00 | 33,333.30 | 20,508.30 | 40,000.00 |
| RV LOT EXPENSES | | | | | | | | |
| 6640-2024 | RV Lot - Painting | 0.00 | 516.25 | 516.25 | 6,195.00 | 5,162.50 | -1,032.50 | 6,195.00 |
| | TOTAL OPERATING EXPS-RV LOT | 0.00 | 516.25 | 516.25 | 6,195.00 | 5,162.50 | -1,032.50 | 6,195.00 |
| ADMINISTRATION | | | | | | | | |
| 6968-0000 | Depreciation Report | 0.00 | 833.33 | 833.33 | 0.00 | 8,333.30 | 8,333.30 | 10,000.00 |
| | TOTAL ADMINISTRATION EXPENSES | 0.00 | 833.33 | 833.33 | 0.00 | 8,333.30 | 8,333.30 | 10,000.00 |
| | TOTAL COMMON EXPENSES | 0.00 | 6,349.58 | 6,349.58 | 36,765.00 | 63,495.80 | 26,730.80 | 76,195.00 |
| | TOTAL EXPENSES | 1,046.50 | 13,432.91 | 12,386.41 | 85,575.17 | 134,329.10 | 48,753.93 | 161,195.00 |
| | NET INCOME (LOSS) | 71,927.37 | 53,371.59 | 18,555.78 | 689,249.02 | 533,715.90 | 155,533.12 | 640,459.00 |

Balance Sheet (Accrual)
CHELSEA - Operations - 02 (lms1416)
December 2024

Prepared For:
CHELSEA - Operations - 02

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 | 142,705.10 |
| 1025-0120 | Bank - Roof Replacement | 488,171.30 |
| 1025-0121 | Bank - Roofing Levy Holdback | 206,028.42 |
| 1027-0000 | Bank - Water Surcharge | 58,899.31 |
| 1028-1300 | Bank - Golf Tournament Funds | 3,562.56 |
| 1029-0000 | Bank - Apt Utilities | 72,010.63 |
| 1030-0000 | Bank - Exercise Room | 1,391.90 |
| 1040-0000 | Bank - Social Committee | 6,583.27 |
| 1200-0000 | Prepaid Insurance | 123,735.41 |
| 1300-0000 | Accounts Receivable | 14,251.52 |
| 1301-0000 | A/R - Other | 0.00 |
| 1301-0002 | A/R - Roof Replacement | 1,172,282.92 |
| | TOTAL ASSETS | 2,289,839.69 |

LIABILITIES

| | | |
|-----------|--------------------------|-----------|
| 2010-0000 | Accounts Payable | 31,749.84 |
| 2012-2500 | Accrued Expenses | 0.00 |
| 2014-0000 | Accrued Water & Sewer | 38,104.24 |
| 2017-0000 | Social Committee Fund | 6,583.27 |
| 2018-0000 | Exercise Room | 1,391.90 |
| 2019-0000 | Golf Tournament Fund | 3,562.56 |
| 2035-0000 | Security Deposits | 300.00 |
| 2170-0000 | Vacation Payable | 6,671.80 |
| 2250-0000 | Pre-Paid Fees | 741.87 |
| | TOTAL LIABILITIES | 89,105.48 |

OWNERS EQUITY

RESERVES

| | | |
|-----------|-----------------------------------|---------------|
| 3479-0015 | ROOF REPLACEMENT | |
| 3479-0016 | Roof Replacement Levy | 2,580,660.89 |
| 3479-0017 | Roof Replacement CRF Contribution | 1,250,000.00 |
| 3479-0018 | Roof Replacement Expenses | -2,170,206.67 |
| 3479-0019 | Roof Replacement Holdback | 206,028.42 |
| 3479-0020 | ROOF REPLACEMENT TOTAL | 1,866,482.64 |

| | | |
|-----------|--------------------------|-----------|
| 3500-0000 | Net Income - Prior Years | 39,534.56 |
| 3500-0500 | Prior Year-Adjustment | -3,437.50 |

DATE: JAN. 20/2025
ACCOUNTANT: [Signature]
PROPERTY MANAGER: _____

| | | |
|-----------|-------------------------------------|---------------------|
| 3510-0000 | Net Income - Current Year | 218,980.48 |
| 3510-2000 | Net Income - Utilities | 58,378.96 |
| 3510-3000 | Net Income - Water & Sewer | 20,795.07 |
| | TOTAL OWNERS' EQUITY | <u>2,200,734.21</u> |
| | TOTAL LIABILITIES AND EQUITY | <u>2,289,839.69</u> |

Budget Comparison (Accrual) CHELSEA - Operations - 02 (lms1416) December 2024

Prepared For:
CHELSEA - Operations - 02

Surrey, BC

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

| | MTD Actual | MTD Budget | \$ Var | YTD Actual | YTD Budget | \$ Var | Annual | |
|--|-------------------------------------|-------------------|-------------------|-----------------|---------------------|---------------------|------------------|---------------------|
| INCOME | | | | | | | | |
| 4010-0000 | Strata Fees | 71,063.77 | 71,063.92 | -0.15 | 710,636.93 | 710,639.20 | -2.27 | 852,767.00 |
| 4012-0000 | CRF Strata Fees - Apartments | -21,036.75 | -21,036.75 | 0.00 | -210,367.50 | -210,367.50 | 0.00 | -252,441.00 |
| 4015-0000 | Parking, Scooter & EV Parking | 631.00 | 625.00 | 6.00 | 6,260.00 | 6,250.00 | 10.00 | 7,500.00 |
| 4022-0000 | Move in/out | 400.00 | 83.33 | 316.67 | 3,800.00 | 833.30 | 2,966.70 | 1,000.00 |
| 4025-0000 | Prior Year Surplus (Deficit) | 6,290.25 | 6,290.25 | 0.00 | 62,902.50 | 62,902.50 | 0.00 | 75,483.03 |
| | TOTAL | 57,348.27 | 57,025.75 | 322.52 | 573,231.93 | 570,257.50 | 2,974.43 | 684,309.03 |
| 4030-0000 | Strata Fees | 133,713.33 | 133,713.33 | 0.00 | 1,337,133.30 | 1,337,133.30 | 0.00 | 1,604,560.00 |
| 4032-0000 | CRF Strata Fees - Townhomes | -45,767.75 | -45,767.75 | 0.00 | -457,677.50 | -457,677.50 | 0.00 | -549,213.00 |
| 4037-0000 | Prior Year Surplus | 8,597.26 | 8,597.26 | 0.00 | 85,972.60 | 85,972.60 | 0.00 | 103,167.16 |
| | TOTAL | 96,542.84 | 96,542.84 | 0.00 | 965,428.40 | 965,428.40 | 0.00 | 1,158,514.16 |
| OTHER | | | | | | | | |
| 4040-0000 | Rental - Fireside Lounge | 50.00 | 83.33 | -33.33 | 800.00 | 833.30 | -33.30 | 1,000.00 |
| 4045-0000 | Rental - Caretaker Suite | 600.00 | 600.00 | 0.00 | 6,000.00 | 6,000.00 | 0.00 | 7,200.00 |
| 4050-0000 | Rental - Guest Suites | 850.00 | 750.00 | 100.00 | 10,700.00 | 7,500.00 | 3,200.00 | 9,000.00 |
| 4055-0000 | R.V. Parking | 900.00 | 750.00 | 150.00 | 8,640.00 | 7,500.00 | 1,140.00 | 9,000.00 |
| 4060-0000 | Miscellaneous | 0.00 | 0.00 | 0.00 | 10.00 | 0.00 | 10.00 | 0.00 |
| 4061-0000 | Bylaw Fines | 0.00 | 0.00 | 0.00 | -100.00 | 0.00 | -100.00 | 0.00 |
| 4062-0000 | Dish and Cutlery Rental | 0.00 | 0.00 | 0.00 | 25.00 | 0.00 | 25.00 | 0.00 |
| 4065-0000 | Interest Income | 732.97 | 624.98 | 107.99 | 9,304.40 | 6,249.80 | 3,054.60 | 7,499.81 |
| 4066-0000 | Remote Control Sale | 200.00 | 200.00 | 0.00 | 2,465.00 | 2,000.00 | 465.00 | 2,400.00 |
| 4084-0000 | Keys | 10.00 | 0.00 | 10.00 | 20.00 | 0.00 | 20.00 | 0.00 |
| | TOTAL OTHER | 3,342.97 | 3,008.31 | 334.66 | 37,864.40 | 30,083.10 | 7,781.30 | 36,099.81 |
| | TOTAL INCOME | 157,234.08 | 156,576.90 | 657.18 | 1,576,524.73 | 1,565,769.00 | 10,755.73 | 1,878,923.00 |
| EXPENSES | | | | | | | | |
| 6030-0000 | Apt Janitor/Contract Services | 2,214.87 | 2,500.00 | 285.13 | 21,521.85 | 25,000.00 | 3,478.15 | 30,000.00 |
| 6208-0000 | Building Maint. - Apartments | 2,236.66 | 5,000.00 | 2,763.34 | 31,743.53 | 50,000.00 | 18,256.47 | 60,000.00 |
| 6215-0000 | Equipment Maint.-Apartments | 7,839.90 | 6,666.67 | -1,173.23 | 41,808.63 | 66,666.70 | 24,858.07 | 80,000.00 |
| 6268-0050 | Elevator Maint. - Apartments | 1,419.91 | 1,875.00 | 455.09 | 15,801.02 | 18,750.00 | 2,948.98 | 22,500.00 |
| 6275-0000 | Gate & Door Maint. - Apartment | 0.00 | 583.33 | 583.33 | 2,910.16 | 5,833.30 | 2,923.14 | 7,000.00 |
| 6279-0000 | Garbage Pick-up - Apts. | 1,981.37 | 2,250.00 | 268.63 | 21,249.05 | 22,500.00 | 1,250.95 | 27,000.00 |
| | TOTAL EXPS. BEFORE UTILITIES | 15,692.71 | 18,875.00 | 3,182.29 | 135,034.24 | 188,750.00 | 53,715.76 | 226,500.00 |
| TOWNHOUSE EXPENSES | | | | | | | | |
| 6315-0000 | Building Maint. - Townhomes | 5,235.75 | 7,500.00 | 2,264.25 | 27,358.76 | 75,000.00 | 47,641.24 | 90,000.00 |
| 6320-0000 | Garbage Pick-up - Townhomes | 6,098.75 | 6,041.67 | -57.08 | 63,072.06 | 60,416.70 | -2,655.36 | 72,500.00 |
| | TOTAL OPERATING EXPS. - T.H. | 11,334.50 | 13,541.67 | 2,207.17 | 90,430.82 | 135,416.70 | 44,985.88 | 162,500.00 |
| COMMON EXPENSES | | | | | | | | |
| LANDSCAPING & GROUNDS | | | | | | | | |
| 6415-0000 | Landscape Contract | 14,070.00 | 14,500.00 | 430.00 | 140,700.00 | 145,000.00 | 4,300.00 | 174,000.00 |
| 6425-0000 | Drainage Repair & Maint-Ground | 1,680.00 | 1,666.67 | -13.33 | 37,057.17 | 16,666.70 | -20,390.47 | 20,000.00 |
| 6435-0000 | Plant Replacement & Imp-Ground | 45.00 | 1,083.33 | 1,038.33 | 4,862.48 | 10,833.30 | 5,970.82 | 13,000.00 |
| 6440-0000 | Irrigation System | 0.00 | 333.33 | 333.33 | 906.33 | 3,333.30 | 2,426.97 | 4,000.00 |
| 6455-0000 | Snow Removal | 0.00 | 2,000.00 | 2,000.00 | 210.00 | 20,000.00 | 19,790.00 | 24,000.00 |
| | TOTAL LANDS. & GROUNDS | 15,795.00 | 19,583.33 | 3,788.33 | 183,735.98 | 195,833.30 | 12,097.32 | 235,000.00 |
| REPAIR & MAINTENANCE- GENERAL | | | | | | | | |
| 6510-0000 | Repair & Maintenance | 1,417.10 | 4,166.67 | 2,749.57 | 22,615.89 | 41,666.70 | 19,050.81 | 50,000.00 |
| 6515-0000 | Equipment Rep. & Maint.-Common | 189.00 | 1,458.33 | 1,269.33 | 7,753.56 | 14,583.30 | 6,829.74 | 17,500.00 |
| 6520-0000 | Supplies Equipment - Common | 1,981.85 | 1,000.00 | -981.85 | 7,246.21 | 10,000.00 | 2,753.79 | 12,000.00 |
| 6525-0000 | Supplies Maintenance-Common | 0.00 | 250.00 | 250.00 | 1,078.42 | 2,500.00 | 1,421.58 | 3,000.00 |
| 6530-0000 | Supplies Cleaning - Common | 0.00 | 41.67 | 41.67 | 0.00 | 416.70 | 416.70 | 500.00 |
| 6535-0000 | Enterphone and Security | 85.38 | 791.67 | 706.29 | 1,635.05 | 7,916.70 | 6,281.65 | 9,500.00 |
| 6560-0000 | Gate Repair & Maint. - Common | 0.00 | 500.00 | 500.00 | 2,870.60 | 5,000.00 | 2,129.40 | 6,000.00 |
| 6565-0000 | Pest Control - Common | 2,888.55 | 1,666.67 | -1,221.88 | 13,678.60 | 16,666.70 | 2,988.10 | 20,000.00 |
| | TOTAL REPAIR & MAINT. | 6,561.88 | 9,875.01 | 3,313.13 | 56,878.33 | 98,750.10 | 41,871.77 | 118,500.00 |

| | MTD Actual | MTD Budget | \$ Var | YTD Actual | YTD Budget | \$ Var | Annual | |
|--------------------------------------|---|-------------------|-------------------|------------------|---------------------|---------------------|-------------------|---------------------|
| UTILITIES | | | | | | | | |
| 6576-0000 | Electricity | 123.00 | 200.00 | 77.00 | 1,378.00 | 2,000.00 | 622.00 | 2,400.00 |
| 6577-0000 | Electricity Ponds - Common | 413.00 | 466.67 | 53.67 | 4,015.00 | 4,666.70 | 651.70 | 5,600.00 |
| 6580-0000 | Electricity Stream - Common | 573.00 | 733.33 | 160.33 | 5,266.00 | 7,333.30 | 2,067.30 | 8,800.00 |
| 6595-0000 | Telephone Caretaker | 95.20 | 125.00 | 29.80 | 952.00 | 1,250.00 | 298.00 | 1,500.00 |
| | TOTAL UTILITIES | 1,204.20 | 1,525.00 | 320.80 | 11,611.00 | 15,250.00 | 3,639.00 | 18,300.00 |
| RV LOT EXPENSES | | | | | | | | |
| 6640-0000 | Repair & Maintenance - RV Lot | 105.00 | 125.00 | 20.00 | 986.45 | 1,250.00 | 263.55 | 1,500.00 |
| 6690-0000 | Electricity - RV Lot | 65.00 | 79.17 | 14.17 | 670.00 | 791.70 | 121.70 | 950.00 |
| | TOTAL OPERATING EXPS-RV LOT | 170.00 | 204.17 | 34.17 | 1,656.45 | 2,041.70 | 385.25 | 2,450.00 |
| RECREATION CENTRE - COMMON | | | | | | | | |
| 6710-0000 | Bldg Repair & Maint-Rec Centre | 540.90 | 750.00 | 209.10 | 3,899.93 | 7,500.00 | 3,600.07 | 9,000.00 |
| 6712-0000 | Equip. Rep. & Maint.-Clubhouse | 1,273.65 | 2,083.33 | 809.68 | 19,261.52 | 20,833.30 | 1,571.78 | 25,000.00 |
| 6715-0000 | Lock Up Costs - Rec. Centre | 200.00 | 183.33 | -16.67 | 1,350.00 | 1,833.30 | 483.30 | 2,200.00 |
| 6725-0000 | Exercise Equip R & M-Rec Centr | 0.00 | 1,000.00 | 1,000.00 | 1,266.31 | 10,000.00 | 8,733.69 | 12,000.00 |
| 6730-0000 | Workshop R & M-Rec. Centre | 0.00 | 83.33 | 83.33 | 76.44 | 833.30 | 756.86 | 1,000.00 |
| 6735-0000 | Pool Repair & Maint.-Rec. Cent | 420.00 | 750.00 | 330.00 | 9,058.00 | 7,500.00 | -1,558.00 | 9,000.00 |
| 6740-0000 | Pool Supplies & Chemicals-Rec. | 0.00 | 458.33 | 458.33 | 3,693.67 | 4,583.30 | 889.63 | 5,500.00 |
| 6750-0000 | Cleaning Supplies-Rec. Centre | 474.70 | 208.33 | -266.37 | 1,996.44 | 2,083.30 | 86.86 | 2,500.00 |
| 6755-0000 | Window & Carpet Cleaning-Rec. | 0.00 | 83.33 | 83.33 | 0.00 | 833.30 | 833.30 | 1,000.00 |
| 6764-0000 | Electricity - Rec. Centre | 1,659.00 | 2,000.00 | 341.00 | 16,590.00 | 20,000.00 | 3,410.00 | 24,000.00 |
| 6765-0000 | Gas - Rec. Centre | 1,238.82 | 2,000.00 | 761.18 | 11,478.22 | 20,000.00 | 8,521.78 | 24,000.00 |
| | TOTAL OPER. EXPS-REC. CENTRE | 5,807.07 | 9,599.98 | 3,792.91 | 68,670.53 | 95,999.80 | 27,329.27 | 115,200.00 |
| SALARIES & BENEFITS | | | | | | | | |
| 6820-0000 | Caretaker Salary and Benefits | 5,208.34 | 5,416.67 | 208.33 | 50,881.52 | 54,166.70 | 3,285.18 | 65,000.00 |
| 6830-0000 | Caretaker Assistant Wages | 1,276.10 | 1,625.00 | 348.90 | 12,761.00 | 16,250.00 | 3,489.00 | 19,500.00 |
| 6865-0000 | R. C. Janitor Wages and Ben. | 1,780.80 | 1,833.33 | 52.53 | 17,304.00 | 18,333.30 | 1,029.30 | 22,000.00 |
| 6875-0000 | Payroll Costs | 886.02 | 1,000.00 | 113.98 | 9,660.83 | 10,000.00 | 339.17 | 12,000.00 |
| 6890-0000 | Workers Compensation Board | 0.00 | 83.33 | 83.33 | 52.50 | 833.30 | 780.80 | 1,000.00 |
| | TOTAL SALARIES & PAYROLL COSTS | 9,151.26 | 9,958.33 | 807.07 | 90,659.85 | 99,583.30 | 8,923.45 | 119,500.00 |
| OFFICE EXPENSES | | | | | | | | |
| 6910-0000 | Equipment Rep. & Maint.-Office | 0.00 | 100.00 | 100.00 | 129.77 | 1,000.00 | 870.23 | 1,200.00 |
| 6915-0000 | Supplies | 0.00 | 75.00 | 75.00 | 151.32 | 750.00 | 598.68 | 900.00 |
| 6920-0000 | Telephone & Cable - Office | 334.60 | 333.33 | -1.27 | 3,270.14 | 3,333.30 | 63.16 | 4,000.00 |
| | TOTAL OFFICE EXPENSES | 334.60 | 508.33 | 173.73 | 3,551.23 | 5,083.30 | 1,532.07 | 6,100.00 |
| ADMINISTRATION | | | | | | | | |
| 6970-0000 | AGM Expenses - Admin. | 0.00 | 500.00 | 500.00 | 7,141.68 | 5,000.00 | -2,141.68 | 6,000.00 |
| 6975-0000 | Council Expenses - Admin. | 902.27 | 291.67 | -610.60 | 1,277.27 | 2,916.70 | 1,639.43 | 3,500.00 |
| 6980-0000 | Legal Expenses | 0.00 | 375.00 | 375.00 | 498.75 | 3,750.00 | 3,251.25 | 4,500.00 |
| 6984-0000 | Postage and Printing | 634.35 | 1,000.00 | 365.65 | 9,063.15 | 10,000.00 | 936.85 | 12,000.00 |
| 6985-0000 | Insurance Appraisal | 1,233.75 | 16.67 | -1,217.08 | 1,233.75 | 166.70 | -1,067.05 | 200.00 |
| 6990-0000 | Insurance Premiums | 60,496.33 | 60,496.33 | 0.00 | 604,963.30 | 604,963.30 | 0.00 | 725,956.00 |
| 6992-0000 | Insurance Carrying Charges | 1,371.35 | 2,093.08 | 721.73 | 13,713.50 | 20,930.80 | 7,217.30 | 25,117.00 |
| 7000-0000 | Management Fees | 7,408.34 | 7,500.00 | 91.66 | 74,083.40 | 75,000.00 | 916.60 | 90,000.00 |
| 7000-1000 | Strata Management- Extras | 0.00 | 0.00 | 0.00 | 567.00 | 0.00 | -567.00 | 0.00 |
| 7010-0000 | Property Taxes - Admin. | 0.00 | 54.17 | 54.17 | 546.00 | 541.70 | -4.30 | 650.00 |
| 7020-0000 | Security - Admin. | 0.00 | 166.67 | 166.67 | 210.00 | 1,666.70 | 1,456.70 | 2,000.00 |
| 7023-0000 | Emergency Preparedness | 0.00 | 250.00 | 250.00 | 1,532.92 | 2,500.00 | 967.08 | 3,000.00 |
| 7025-0000 | Bank Charges | 13.00 | 12.50 | -0.50 | 124.00 | 125.00 | 1.00 | 150.00 |
| 7030-0000 | Strata Web Site | 0.00 | 33.33 | 33.33 | 129.77 | 333.30 | 203.53 | 400.00 |
| 7050-0000 | Miscellaneous | 0.00 | 0.00 | 0.00 | 1.38 | 0.00 | -1.38 | 0.00 |
| 7051-0000 | Statutory Financial Review | 0.00 | 116.67 | 116.67 | 229.95 | 1,166.70 | 936.75 | 1,400.00 |
| | TOTAL ADMINISTRATION EXPENSES | 72,059.39 | 72,906.09 | 846.70 | 715,315.82 | 729,060.90 | 13,745.08 | 874,873.00 |
| | TOTAL COMMON EXPENSES | 111,083.40 | 124,160.24 | 13,076.84 | 1,132,079.19 | 1,241,602.40 | 109,523.21 | 1,489,923.00 |
| | TOTAL EXPENSES | 138,110.61 | 156,576.91 | 18,466.30 | 1,357,544.25 | 1,565,769.10 | 208,224.85 | 1,878,923.00 |
| | NET INCOME (LOSS) | 19,123.47 | -0.01 | 19,123.48 | 218,980.48 | -0.10 | 218,980.58 | 0.00 |
| REVENUE UTILITIES | | | | | | | | |
| REVENUE - APARTMENT UTILITIES | | | | | | | | |
| 9260-0000 | Utilities Income - Apts. | 13,860.08 | 13,860.08 | 0.00 | 138,600.80 | 138,600.80 | 0.00 | 166,321.00 |
| 9262-0000 | Utilities Interest Income | 255.09 | 100.00 | 155.09 | 2,523.70 | 1,000.00 | 1,523.70 | 1,200.04 |
| 9264-0000 | Prior Year Surplus (Deficit) | 0.00 | 0.00 | 0.00 | 41,978.96 | 41,978.96 | 0.00 | 41,978.96 |
| | TOTAL APARTMENT UTILITIES | 14,115.17 | 13,960.08 | 155.09 | 183,103.46 | 181,579.76 | 1,523.70 | 209,500.00 |
| UTILITY EXPENSES | | | | | | | | |
| ELECTRICITY - APARTMENTS | | | | | | | | |
| 9360-0000 | Electricity Kens & Mayfair | 2,376.00 | 2,916.67 | 540.67 | 24,552.00 | 29,166.70 | 4,614.70 | 35,000.00 |

| | | MTD Actual | MTD Budget | \$ Var | YTD Actual | YTD Budget | \$ Var | Annual |
|-----------|------------------------------------|------------------|------------------|----------------|-------------------|-------------------|------------------|-------------------|
| 9365-0000 | Electricity Windsor | 1,559.00 | 1,875.00 | 316.00 | 16,192.00 | 18,750.00 | 2,558.00 | 22,500.00 |
| | TOTAL ELECTRICITY - APART. | 3,935.00 | 4,791.67 | 856.67 | 40,744.00 | 47,916.70 | 7,172.70 | 57,500.00 |
| | GAS - APARTMENTS | | | | | | | |
| 9410-0000 | Gas - Mayfair | 2,939.03 | 2,666.67 | -272.36 | 18,476.62 | 26,666.70 | 8,190.08 | 32,000.00 |
| 9420-0000 | Gas - Kensington | 5,727.46 | 5,000.00 | -727.46 | 34,123.91 | 50,000.00 | 15,876.09 | 60,000.00 |
| 9430-0000 | Gas - Windsor | 4,965.18 | 5,000.00 | 34.82 | 31,379.97 | 50,000.00 | 18,620.03 | 60,000.00 |
| | TOTAL GAS - APARTMENTS | 13,631.67 | 12,666.67 | -965.00 | 83,980.50 | 126,666.70 | 42,686.20 | 152,000.00 |
| | TOTAL UTILITIES - APARTMENT | 17,566.67 | 17,458.34 | -108.33 | 124,724.50 | 174,583.40 | 49,858.90 | 209,500.00 |
| | NET INCOME (LOSS) UTILITIES | -3,451.50 | -3,498.26 | 46.76 | 58,378.96 | 6,996.36 | 51,382.60 | 0.00 |
| | REVENUE - WATER INCOME | | | | | | | |
| 9650-0000 | Water - Apartments | 7,494.40 | 7,494.40 | 0.00 | 74,944.00 | 74,944.00 | 0.00 | 89,932.80 |
| 9700-0000 | Water - Townhouses | 10,960.56 | 10,960.56 | 0.00 | 109,605.60 | 109,605.60 | 0.00 | 131,526.72 |
| 9725-0000 | Water - Interest Income | 213.94 | 150.00 | 63.94 | 3,164.57 | 1,500.00 | 1,664.57 | 1,800.00 |
| 9745-0000 | Prior Year Surplus (Deficit) | 0.00 | 0.00 | 0.00 | 5,365.97 | 5,365.97 | 0.00 | 5,365.97 |
| | TOTAL WATER INCOME | 18,668.90 | 18,604.96 | 63.94 | 193,080.14 | 191,415.57 | 1,664.57 | 228,625.49 |
| | WATER EXPENSE | | | | | | | |
| 9850-0000 | Water Usage | 19,052.12 | 19,052.12 | 0.00 | 172,285.07 | 190,521.20 | 18,236.13 | 228,625.49 |
| | TOTAL WATER | 19,052.12 | 19,052.12 | 0.00 | 172,285.07 | 190,521.20 | 18,236.13 | 228,625.49 |
| | NET INCOME (LOSS) WATER | -383.22 | -447.16 | 63.94 | 20,795.07 | 894.37 | 19,900.70 | 0.00 |

FEBRUARY

Chelsea Gardens Events Calendar

UPCOMING EVENTS AT A GLANCE

Feb 2
Movie Night
@ 7:00

Feb 21
Italian Dinner
@ 4:30
cash bar, see
poster

Feb 23
Movie Night
@ 7:00

| Sun | Mon | Tue | Wed | Thu | Fri | Sat |
|---|--|---|--|---|--|-----|
| | | | | | | 1 |
| 2  | 3 Weights/Bands 9:00 2K Walk Away 9:30 Craft & Chat 1:00 Ladies Pool 6:00 Canasta 6:30 | 4 Osteo 9:00 Chair Yoga 9:30 Pillow Pals 1:30 Bridge 6:30 Bible Study 7:00 Poker Pool 7:00 | 5  Coffee 9:15 Poker 6:00 Whist 7:00 | 6 Weights/Bands 9:00 2K Walk Away 9:30 Dance – Adv. 2:00 Dance – All 2:30 Euchre 7:00 | 7 Osteo 9:00 Chair Yoga 9:30 BYOB Pub Night 5:00 to 7:00 | 8 |
| 9 | 10 Weights/Bands 9:00 2K Walk Away 9:30 Craft & Chat 1:00 Ladies Pool 6:00 Canasta 6:30 | 11 Osteo 9:00 Chair Yoga 9:30 Bridge 6:30 Bible Study 7:00 Poker Pool 7:00 | 12  Coffee 9:15 Poker 6:00 Whist 7:00 | 13 Weights/Bands 9:00 2K Walk Away 9:30 Dance – Adv. 2:00 Dance – All 2:30 Euchre 7:00 | 14 Osteo 9:00 Chair Yoga 9:30 BYOB Pub Night 5:00 to 7:00  | 15 |
| 16 | 17 Weights/Bands 9:00 2K Walk Away 9:30 Craft & Chat 1:00 Ladies Pool 6:00 Canasta 6:30 | 18 Osteo 9:00 Chair Yoga 9:30 Pillow Pals 1:30 Bridge 6:30 Bible Study 7:00 Poker Pool 7:00 | 19  Coffee 9:15 Poker 6:00 Whist 7:00 | 20 Weights/Bands 9:00 2K Walk Away 9:30 Dance – Adv. 2:00 Dance – All 2:30 Euchre 7:00 | 21 Osteo 9:00 Chair Yoga 9:30 Italian Dinner Night  | 22 |
| 23  | 24 Weights/Bands 9:00 2K Walk Away 9:30 Craft & Chat 1:00 Ladies Pool 6:00 Canasta 6:30 | 25 Osteo 9:00 Chair Yoga 9:30 Bridge 6:30 Bible Study 7:00 Poker Pool 7:00 | 26  Coffee 9:15 Poker 6:00 Whist 7:00 | 27 Weights/Bands 9:00 2K Walk Away 9:30 Dance – Adv. 2:00 Dance – All 2:30 Euchre 7:00 | 28 Osteo 9:00 Chair Yoga 9:30 BYOB Pub Night 5:00 to 7:00 | |