



# MONTHLY COUNCIL MEETING MINUTES

Tuesday, March 25, 2025

## LOCATION/TIME - 1:00PM LIBRARY

**Council:** Bob Hyde, Ashley Orton, Debbie Thorburn, Mike Williams, Ron Plankeel, Paul Kavanagh  
**Strata Mgt:** Jesse Train

**Regrets:** Paul Dhaliwal

## 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  
Marie Orton -Weekends On Call, Office Monday, Thursday-Saturday 11:00 am to 1:00 pm  
**Emergency only : (604) 834-4578 Email: [chelseagardens1416@outlook.com](mailto:chelseagardens1416@outlook.com)**  
**NON-EMERGENCY CALLS - 604-501-0479**

## STRATA MANAGER: CROSSROADS

Strata Manager: Jesse Train [jesse@crpm.ca](mailto:jesse@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 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](http://www.chelseatoday.org)

**\*\*MOTIONS MADE BY COUNCIL MEMBERS ARE CARRIED UNANIMOUSLY UNLESS NOTED\*\***

### **1) CALL TO ORDER – 1:00 PM**

Stan Corfe presented to the Council in regards to Combi-Boiler installation requirements.

### **2) ADOPTION OF PREVIOUS MINUTES**

It was **MOVED, SECONDED and CARRIED** to approve the minutes from February 25, 2025 Council Meeting.

### **3) CARETAKER REPORT – Don**

- The Lionshead pump will get a new single-phase motor. It will take two weeks to arrive and then will be installed.
- The turtles have been moved back into the fish pond.
- A new water heater has been installed in the Windsor.
- We are waiting for Pond's Pool to paint the hot tub lines. This will hopefully be done in the first week of April.
- The mailbox lock in the Kensington has been fixed and the mail that was being held by Canada Post will be re-delivered.
- The concrete repair to stop the leaks in the Kensington locker area has been completed.
- The leak in the parkade of the Mayfair has also been repaired.
- A section of fence that is shared with the care home behind the Windsor is down. Jeff will repair it and Jesse will advise the care home of the situation.

### **4) FINANCIAL REPORT – Bob Hyde and Paul Kavanagh**

The financial report for the month and year-ending February 28, 2025, was presented to Council. For the last fiscal year, we are reporting a surplus of \$258,000. The following are highlights from the report:

#### **Operations**

##### **Revenue**

- Total revenue for the year is \$1,891,846 which is \$12,923 higher than budget primarily due to higher than budgeted incomes for move in/out, interest, guest suite rentals, and RV parking rentals.

##### **Expenses**

- Condo specific expenses totalled \$162,472 which is \$64,028 less than budget while townhouse specific expenses totalled \$104,643 which is \$57,857 less than budget. The favourable variance in both categories is due to less than anticipated repairs and maintenance expenses. Garbage pick-up was essentially on budget for the year.
- Total common expenses for the year are \$1,366,707 which is \$123,216 below budget. All common expense categories were less than budget for the year except for RV Lot Expenses where there was a minor overage due to clearing a clogged drain. As noted above, repairs and maintenance expenses came in less than budget with two exceptions. Repair and maintenance expenses were above budget for the pool due to a number of leaks and also for drainage issues due to the extra work required to clear tree roots from various drains.

##### **Utilities Consumption**

- Consumption of electricity and natural gas in the Condos was less than budget for the year. The surplus of about \$45,300 will be carried forward to next year.
- Overall water usage was less than budget. The surplus of about \$26,400 will be carried forward to next year. Domestic water enters Chelsea Gardens through two water meters. Residents should be aware that consumption of water through the east gate meter has been estimated for the year because the meter is not working correctly. The actual consumption and cost may come in above or below the estimate. The east gate usage accounts for about 20% of total water consumption.

## **Contingency Reserve Fund (CRF)**

- The balance of the CRF at the end of the year was \$1,611,235. The reduction from the previous year-end is due to the \$2,590,000 contribution to the Townhouse roof replacement project compared with net income of \$734,331.
- For the year we earned interest of \$116,290 which was not budgeted. This interest income served to offset the loss on the Kensington insurance claim which totalled \$97,579.
- In total we spent \$86,034 on other CRF projects compared with a budget of \$161,195.

It was **MOVED, SECONDED and CARRIED** to approve the February 2025 Financials as presented.

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

- Electrical Planning Report (EPR) and EV Ready Plan** – We are waiting for the final version of the Electrical Planning Report.
- Auto Air Vents** – The apartments have been completed. The townhomes will be scheduled next. Once dates for the work are confirmed notices will be posted.
- Residents Manual Update** – This update has been tabled.
- Depreciation Report** – JRS is in the process of updating the Depreciation Report.
- Drain Cleaning** – The horizontal and vertical drain stack cleaning for the condos is planned for this spring.
- Proxies** – Proxies for this years' AGM will again be a simple proxy, with no voting directions added to the proxy form. Please be aware that when you give someone your proxy you are either giving them permission to cast your vote as they see fit, or you trust them to cast your vote as you may have directed it to be cast. The only way to have 100% control over how your vote is cast is to attend the AGM and cast it yourself.
- Dryer Vent Cleaning** – National Air will be on site for this on the dates listed below. If you are unable to be home to allow access to your unit on your assigned day, please arrange for a trusted friend or neighbour to give access to your unit.

Tuesday, April 22nd – Arriving between 8:30/9AM – INSIDES – Starting from T/H 101 and working systematically to T/H 182.

Wednesday, April 23rd – Arriving between 8:30/9AM – INSIDES – Starting from T/H 183 and working systematically to T/H 262.

Thursday, April 24th – Arriving between 8:30/9AM – INSIDES – Starting from T/H 263 and working systematically to T/H 334.

Friday, April 25th & Monday, April 28th – Tuesday, April 29th – Arriving between 8:30/9AM – OUTSIDES of T/H buildings.

Wednesday, April 30th – Arriving between 8:30/9AM – INSIDES – Windsor building starting from the top floor working systematically down to the ground floor, then clean OUTSIDES.

Thursday, May 1st – Arriving between 8:30/9AM – INSIDES – Kensington building starting from the top floor working systematically down to the ground floor, then clean OUTSIDES.

Friday, May 2nd – Arriving between 8:30/9AM – INSIDES – Mayfair building starting from the top floor working systematically down to the ground floor, then clean OUTSIDES.

NATIONAL AIR WILL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO DRYER IF FOREIGN OBJECTS (E.I. SOCKS, TOOTHBRUSHES, CHOP STICKS, COINS, HAIR CLIPS ETC) ARE NOT REMOVED FROM INSIDE YOUR DRYER WELL OR LINT TRAP PRIOR TO CLEANING

Note:

If someone is not home or National Air cannot gain access into a unit for any reason they will move on to the next unit and continue onwards. Units where access is not available to the inside will still be cleaned from the outside.

Note:

When cleaning the insides, National Air does not require the dryers to be moved. All inside cleaning is done through the lint trap on the dryer using high pressure air which pushes anything that could be in the channels of the dryer or hose into the ducting. When they clean from the outsides, this is drawn out. They are in each unit for only a couple of minutes.

- h) **Tru-Level Concrete Quote** – It was **MOVED, SECONDED and CARRIED** to approve the work to be done for slab jacking and crack filling in priority areas.
- i) **Resident Caretaker Position** – The scope of work has been finalized and will be available for review upon request. If interested in the position, please contact [jesse@crpm.ca](mailto:jesse@crpm.ca) and it will be forwarded to you for your review. The incoming Council will be conducting interviews of the applicants for this position.
- j) **Boiler Installations** – Council met with Stan Corfe (of Stan Corfe Plumbing and Heating) to discuss the installations of the combination boiler systems that have been installed in several units in Chelsea Gardens. It was noted that the installation requires an external expansion tank as per BC building code when dealing with two separate water systems (in-floor heating and domestic hot water). However, there is some confusion over this as some of the manufacturers are not including this in their installation instructions due to their units having internal expansion tanks. Stan will be seeking clarification of the requirements for Council to review.
- k) **RV Lot Catch Basin Decommissioning** – This will be scheduled with Crush.
- l) **Improper Awning Install** – This was resolved by the gutter company. No further alterations were required.
- m) **Condo Parking Garage Leaks** – Several active garage leaks have been repaired by polyurethane injections. It was **MOVED, SECONDED and CARRIED** to approve the quote to have a crack in the wall above the Windsor parkade ramp filled.
- n) **Apartment Roof Maintenance** – The roof maintenance for the apartments will be scheduled after the Townhouse roofs are completed. Townhouse roofs are anticipated to be completed by the middle of April.
- o) **Lions Head Pump** – A new single-phase motor will be purchased to swap out the previous motor for the new pump.

## 6) 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.

- a) A request to install an AC unit/heat pump unit was received. This is approved as long as bylaws are followed.
- b) The council received an expression of concern about speeding within the complex. A resolution for removable speed bumps is being proposed at the AGM.

- c) A request was made to hang string lights year-round, however, the rules state: summer lighting can be displayed from May 15 to September 15<sup>th</sup>, then the lights must be taken down.
- d) A complaint about water pooling was received. Unfortunately, in the affected area, there is not much that can be done about the water pooling.
- e) There were two reports of gurgling in kitchen drains in condo buildings. When the horizontal and vertical drain stacks are cleaned the issue should be resolved.
- f) A response was received about a noise violation letter. Council will arrange to have a flooring company inspect the flooring of a unit to make sure that the subflooring matches what was reported, by the previous owners, to have been installed.

## **7) COMMITTEE REPORTS**

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

### **CONDOMINIUMS – Debbie**

- Several repair/maintenance issues have taken place as noted in the Caretaker report.
- Please remember to minimize noise from 10:00 PM to 8:00 AM so as not to disturb your neighbours.

### **TOWNHOUSES – Mike**

- No Report

### **CLUBHOUSE – Paul D**

- Work has been completed in the caretaker suite including cleaning and appliance repairs.
- It was decided to table the decision to purchase a new commercial Rowing Machine.

### **LANDSCAPING – Ron**

- Spring cleanup is almost finished.
- Council will arrange to have 8 yards of composted bark mulch to be dumped in three different spots around the complex for residents to help themselves to for use in their gardens. This will be arranged for the beginning of May.
- The experiment with clover lawns will start this spring when the roofers are finished.

### **SAFETY AND SECURITY – Ashley**

- Our FOB system is aging, outdated and at end of life. Adding any doors is very expensive – in fact, at the clubhouse, we have had to double up on three doors because of licencing limitations. In addition, the parent company is unwilling to provide support as they would have us upgrade the software (and possibly hardware) first. Citilok, who provides us support at present, has mentioned that they have very little support from Viscount systems (our current system). To this end, Victor, Zenon, Paul K and I have been involved in investigating, and are looking to other companies' solutions. We were shown a system by WeTech which is far superior to ours, with no practical limits on doors and allows residents to have up to 4 phone numbers per unit to open gates and the ability to see who they are letting in via a smartphone app. We are also requesting Citilok to showcase another system that they recommend and give us pricing. My concern is that is if any of our 4 FOB servers failed, the system would be down and we would be vulnerable. The hardware is about 12 years old and at some point, in the near future may not be available anymore. Over the last few years, we have had several failures. Victor, Zenon and I have worked to try to increase reliability but can only go so far.
- Secondly, as residents have mentioned recently, the Kensington mailbox lock was tampered with. I spoke to the mailman and he said that the mailbox belongs to the strata, but Canada post would not allow us access to it to fix it, and neither would they fix it. This makes for an impossible situation but he left a note for his supervisor. In the meanwhile, we had an incident where the mail panel was opened and mail removed along with the lock on the 19<sup>th</sup>. I got the video footage and handed it over to the police on the 20<sup>th</sup>. We found out on the 21<sup>st</sup> that the person who removed the mail was legitimately from Canada post and had taken the mail until the lock was fixed, which should happen soon.

### **IRRIGATION – Norm Reid**

- No Report

### **SOCIAL COMMITTEE – Linda Hart**

- We served 94 residents at this year's Italian Night. The night was a great success with lots of compliments received.
- Val's going away party was attended by approx. 65 residents. Special thanks to the council for sponsoring this event, Val was happy with her send-off!
- We are busy planning the St. Patrick's Day dinner, featuring Shepherd's pie as the main course. In case you didn't hear, tickets sold out in just over an hour. The volunteer appreciation event is taking place April 13, with the posters going up in the next few days.

### **ADMINISTRATION**

- No Report

### **PONDS AND FOUNTAINS – Ron**

- The turtles are back in the pond.
- Al and Gerry Dyck have volunteered to feed the fish this summer. Thank you.

### **RV LOT – Marilyn Thomas**

- 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 is progressing at a good pace despite some poor weather conditions. The flat roof crews are able to work under tarps and the shingle crews have been able to take advantage of breaks in the weather. The following is the update from the progress meeting held on March 6th, 2025.

- The flat roof crew are finishing up the Western inside row and will be moving on Units 139-144 which is where the shingle crew are currently working.
- Recently the flat roof crew have been working on TH units 121-126, 139-144, 183-188 and 193-196 while shingles have been installed on TH units 111-114, 115-120, 127-132 and 139-144.
- The sheet metal crew are finishing Units 203-208 and will be moving down to the South row working their way from East to West where they had previously left off.
- The gutters are completed on the second row in from the East and various areas are complete on the South-western buildings.
- The gutters have been left out in certain areas as the sheet metal crew still needs to access those areas.
- Final inspections have been completed up to the second row from the East.

A request was made of the contractor to clean up certain visitor parking spots as well as the main staging area.

Residents are reminded to read the notices issued by Mack Kirk so that they know when the crews will begin work on their townhouse roofs. Due to the vagaries of the weather the work flow may change at short notice. It is also advisable to reread the start-up notice as this document explains the contractor's and residents' responsibilities. Council is asking residents to be patient and respectful when interacting with the contractor's personnel. Residents will be asked to move vehicles that are interfering with the efficient work flow.

Mack Kirk submitted their eighth progress billing on February 28th, 2025. From a billing perspective the first phase of the project is 99% complete while phase 2 is 49% complete. This brings the total value of work completed to date to \$3,844,737 (including GST). The customary 10% holdback has been retained from this amount pending final inspection.

Phoenix has produced 99 inspection reports to date and maintains a carry forward list of any outstanding issues. To date we have been billed \$156,194 for project management and inspection services out of a total budget of \$260,000. As noted above the project manager is progressing with final inspections on the completed blocks.

Phoenix has prepared specifications for the work required to repair the main vehicle and pedestrian gate structures. A request for quotes will be issued after the completion of the Townhouse roof replacement project.

Cost estimates for this work, as well as repairs to the east gate structure will be included in the resolutions presented at the upcoming Annual General Meeting.

### **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, 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**

- No Report

#### **PEST COMMITTEE – Paul D**

- Skunk Relocation is being reviewed by the committee and Orkin.
- 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](mailto:mariefostvelt@gmail.com)). Inquiries for pest control can go to [jesse@crpm.ca](mailto: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

### **8) NEW BUSINESS**

#### **a) AGM Items**

1. Budget – It was **MOVED, SECONDED and CARRIED** to approve the draft budget which calls for a minor increase in total strata fees. Particulars to note in the proposed budget are:
  - Zero increase for ops budget fees
  - 4% increase to CRF contributions
  - Planned operation budget surplus of \$218,521 (to be transferred to CRF once approved)
  - 7% decrease in overall operations budget expenses
  - 10% increase in water/sewer rate (despite City of Surrey increase of 21%)

2. Resolutions – It was **MOVED, SECONDED and CARRIED** to approve these resolutions to be presented at the AGM.
- \$700,000 for complex wide painting project.
  - \$145,000 for front entry, front kiosk, corner sign and east gate kiosk structural and roof repairs.
  - Envelope Repairs \$50,000
  - Privacy Fence Replacements - \$25,000
  - Priority Tree Removal - \$15,000
  - Installation of Speed Bumps - \$3,500
  - Furnace replacement bylaw
  - Investigation Cost bylaw
- b) **Trash or Treasure Day** – Items may be placed out on June 20th and those not claimed will be picked up by garbage/recycling on the 21<sup>st</sup>. Due to some people abusing Trash and Treasure Day last year, a restriction is being placed on the volume of items which may be put out. Residents may not put out items in excess of those which will fit in a space of 4 feet wide x 8 feet long x 4 feet tall.
- c) **Garage Sale Day** – June 14<sup>th</sup> will be the scheduled day for a garage sale from 8:00AM – 4:00PM. Garage doors should be closed during this time to avoid pest control issues.
- d) **Windsor Front Garden** – A request was made to restore the gardens at the front of the Windsor. Council will review this with the landscapers.
- e) **Access Control System** – Quotes are being obtained about getting a new access control system. This is recommended to be done in the next couple of years.
- f) **Fence Damaged Behind Windsor** – The neighboring property will be contacted to see what they are doing on their end to remove the fallen tree and repair the fence that was damaged.
- g) **Chelsea Speeding** – Due to the speeding issues in the complex it is being proposed at the AGM to install removable speed bumps.
- h) **Drainage in Backyard Areas** – The affected areas will be reviewed in the summer to see if there are ongoing drainage issues.
- i) **Townhouse Balcony Approved Surfaces for Owners to Install** –The incoming council will review this.
- j) **Elevator Contract** – It was **MOVED, SECONDED and CARRIED** to approve the elevator contract for another 3 years.
- k) **Morinventive Contracting** – Council discussed the proposed fee increases by Morinventive Contracting.
- l) **LED Track Lighting for Library and Pub** – It was **MOVED, SECONDED and CARRIED** to approve the change out of the lighting in the library and Pub.
- m) **Ice Cream Event** – It was requested to have a hosted ice-cream event by a local real estate company; however, it was determined that this was a form of advertising, therefore, the request was denied.

## ADJOURNMENT

The meeting was adjourned at 5:57PM  
The next Council meeting is the AGM  
AGM is scheduled for April 22<sup>nd</sup>, 2025

**Balance Sheet (Accrual)**  
**CHELSEA - Operations - 02 (lms1416)**  
**February 2025**

Page 1  
03/19/2025  
12:33 PM

**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	274,423.62
1025-0120	Bank - Roof Replacement	798,104.22
1025-0121	Bank - Roofing Levy Holdback	309,682.78
1027-0000	Bank - Water Surcharge	96,340.35
1028-1300	Bank - Golf Tournament Funds	3,584.61
1029-0000	Bank - Apt Utilities	67,737.59
1030-0000	Bank - Exercise Room	1,400.51
1040-0000	Bank - Social Committee	6,624.02
1200-0000	Prepaid Insurance	0.00
1205-0000	Prepaid Expenses	3,150.00
1300-0000	Accounts Receivable	15,095.17
1301-0002	A/R - Roof Replacement	1,155,575.23
	<b>TOTAL ASSETS</b>	2,731,935.45

**LIABILITIES**

2010-0000	Accounts Payable	111,185.51
2014-0000	Accrued Water & Sewer	0.00
2017-0000	Social Committee Fund	6,624.02
2018-0000	Exercise Room	1,400.51
2019-0000	Golf Tournament Fund	3,584.61
2035-0000	Security Deposits	0.00
2170-0000	Vacation Payable	7,293.99
2250-0000	Pre-Paid Fees	2,458.61
	<b>TOTAL LIABILITIES</b>	132,547.25

**OWNERS EQUITY**

**RESERVES**

3479-0015	ROOF REPLACEMENT	
3479-0016	Roof Replacement Levy	2,584,420.42
3479-0017	Roof Replacement CRF Contribution	2,590,000.00
3479-0018	Roof Replacement Expenses	-3,220,740.97
3479-0019	Roof Replacement Holdback	309,682.78
3479-0020	ROOF REPLACEMENT TOTAL	2,263,362.23
3500-0000	Net Income - Prior Years	9,759.47
3500-0500	Prior Year-Adjustment	-3,437.50
3510-0000	Net Income - Current Year	258,024.33

DATE: MAR. 19, 2025  
ACCOUNTANT: [Signature]  
PROPERTY MANAGER: [Signature]

3510-2000	Net Income - Utilities	45,323.82
3510-3000	Net Income - Water & Sewer	26,355.85
	<b>TOTAL OWNERS' EQUITY</b>	<u>2,599,388.20</u>
	<b>TOTAL LIABILITIES AND EQUITY</b>	<u>2,731,935.45</u>

## Budget Comparison (Accrual) CHELSEA - Operations - 02 (lms1416) February 2025

**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	
<b>INCOME</b>								
4010-0000	Strata Fees	71,063.73	71,063.88	-0.15	852,764.43	852,767.00	-2.57	852,767.00
4012-0000	CRF Strata Fees - Apartments	-21,036.75	-21,036.75	0.00	-252,441.00	-252,441.00	0.00	-252,441.00
4015-0000	Parking, Scooter & EV Parking	656.00	625.00	31.00	7,872.00	7,500.00	372.00	7,500.00
4022-0000	Move in/out	0.00	83.37	-83.37	3,800.00	1,000.00	2,800.00	1,000.00
4025-0000	Prior Year Surplus (Deficit)	6,290.28	6,290.28	0.00	75,483.03	75,483.03	0.00	75,483.03
	<b>TOTAL</b>	<b>56,973.26</b>	<b>57,025.78</b>	<b>-52.52</b>	<b>687,478.46</b>	<b>684,309.03</b>	<b>3,169.43</b>	<b>684,309.03</b>
4030-0000	Strata Fees	133,713.37	133,713.37	0.00	1,604,560.00	1,604,560.00	0.00	1,604,560.00
4032-0000	CRF Strata Fees - Townhomes	-45,767.75	-45,767.75	0.00	-549,213.00	-549,213.00	0.00	-549,213.00
4037-0000	Prior Year Surplus	8,597.30	8,597.30	0.00	103,167.16	103,167.16	0.00	103,167.16
	<b>TOTAL</b>	<b>96,542.92</b>	<b>96,542.92</b>	<b>0.00</b>	<b>1,158,514.16</b>	<b>1,158,514.16</b>	<b>0.00</b>	<b>1,158,514.16</b>
<b>OTHER</b>								
4040-0000	Rental - Fireside Lounge	75.00	83.37	-8.37	1,075.00	1,000.00	75.00	1,000.00
4045-0000	Rental - Caretaker Suite	600.00	600.00	0.00	7,200.00	7,200.00	0.00	7,200.00
4050-0000	Rental - Guest Suites	1,100.00	750.00	350.00	13,050.00	9,000.00	4,050.00	9,000.00
4055-0000	R.V. Parking	992.74	750.00	242.74	10,542.42	9,000.00	1,542.42	9,000.00
4060-0000	Miscellaneous	0.00	0.00	0.00	10.00	0.00	10.00	0.00
4061-0000	Bylaw Fines	200.00	0.00	200.00	100.00	0.00	100.00	0.00
4062-0000	Dish and Cutlery Rental	0.00	0.00	0.00	50.00	0.00	50.00	0.00
4065-0000	Interest Income	900.74	625.03	275.71	11,052.39	7,499.81	3,552.58	7,499.81
4066-0000	Remote Control Sale	100.00	200.00	-100.00	2,745.00	2,400.00	345.00	2,400.00
4084-0000	Keys	10.00	0.00	10.00	30.00	0.00	30.00	0.00
	<b>TOTAL OTHER</b>	<b>3,978.48</b>	<b>3,008.40</b>	<b>970.08</b>	<b>45,854.81</b>	<b>36,099.81</b>	<b>9,755.00</b>	<b>36,099.81</b>
	<b>TOTAL INCOME</b>	<b>157,494.66</b>	<b>156,577.10</b>	<b>917.56</b>	<b>1,891,847.43</b>	<b>1,878,923.00</b>	<b>12,924.43</b>	<b>1,878,923.00</b>
<b>EXPENSES</b>								
6030-0000	Apt Janitor/Contract Services	2,214.87	2,500.00	285.13	25,951.59	30,000.00	4,048.41	30,000.00
6208-0000	Building Maint. - Apartments	4,357.28	5,000.00	642.72	35,144.51	60,000.00	24,855.49	60,000.00
6215-0000	Equipment Maint.-Apartments	6,808.47	6,666.63	-141.84	54,722.18	80,000.00	25,277.82	80,000.00
6268-0050	Elevator Maint. - Apartments	1,247.69	1,875.00	627.31	18,468.62	22,500.00	4,031.38	22,500.00
6275-0000	Gate & Door Maint. - Apartment	0.00	583.37	583.37	2,910.16	7,000.00	4,089.84	7,000.00
6279-0000	Garbage Pick-up - Apts.	1,991.62	2,250.00	258.38	25,274.85	27,000.00	1,725.15	27,000.00
	<b>TOTAL EXPS. BEFORE UTILITIES</b>	<b>16,619.93</b>	<b>18,875.00</b>	<b>2,255.07</b>	<b>162,471.91</b>	<b>226,500.00</b>	<b>64,028.09</b>	<b>226,500.00</b>
<b>TOWNHOUSE EXPENSES</b>								
6315-0000	Building Maint. - Townhomes	1,335.93	7,500.00	6,164.07	29,046.19	90,000.00	60,953.81	90,000.00
6320-0000	Garbage Pick-up - Townhomes	6,154.68	6,041.63	-113.05	75,597.11	72,500.00	-3,097.11	72,500.00
	<b>TOTAL OPERATING EXPS. - T.H.</b>	<b>7,490.61</b>	<b>13,541.63</b>	<b>6,051.02</b>	<b>104,643.30</b>	<b>162,500.00</b>	<b>57,856.70</b>	<b>162,500.00</b>
<b>COMMON EXPENSES</b>								
<b>LANDSCAPING &amp; GROUNDS</b>								
6415-0000	Landscape Contract	14,070.00	14,500.00	430.00	168,840.00	174,000.00	5,160.00	174,000.00
6425-0000	Drainage Repair & Maint-Ground	0.00	1,666.63	1,666.63	37,844.67	20,000.00	-17,844.67	20,000.00
6435-0000	Plant Replacement & Imp-Ground	0.00	1,083.37	1,083.37	4,862.48	13,000.00	8,137.52	13,000.00
6440-0000	Irrigation System	0.00	333.37	333.37	936.57	4,000.00	3,063.43	4,000.00
6455-0000	Snow Removal	7,061.25	2,000.00	-5,061.25	9,948.75	24,000.00	14,051.25	24,000.00
	<b>TOTAL LANDS. &amp; GROUNDS</b>	<b>21,131.25</b>	<b>19,583.37</b>	<b>-1,547.88</b>	<b>222,432.47</b>	<b>235,000.00</b>	<b>12,567.53</b>	<b>235,000.00</b>
<b>REPAIR &amp; MAINTENANCE- GENERAL</b>								
6510-0000	Repair & Maintenance	5,377.80	4,166.63	-1,211.17	28,608.69	50,000.00	21,391.31	50,000.00
6515-0000	Equipment Rep. & Maint.-Common	60.00	1,458.37	1,398.37	8,086.56	17,500.00	9,413.44	17,500.00
6520-0000	Supplies Equipment - Common	0.00	1,000.00	1,000.00	13,505.56	12,000.00	-1,505.56	12,000.00
6525-0000	Supplies Maintenance-Common	0.00	250.00	250.00	1,118.42	3,000.00	1,881.58	3,000.00
6530-0000	Supplies Cleaning - Common	0.00	41.63	41.63	0.00	500.00	500.00	500.00
6535-0000	Enterphone and Security	199.95	791.63	591.68	1,921.72	9,500.00	7,578.28	9,500.00
6560-0000	Gate Repair & Maint. - Common	787.50	500.00	-287.50	4,007.23	6,000.00	1,992.77	6,000.00
6565-0000	Pest Control - Common	1,070.40	1,666.63	596.23	16,579.62	20,000.00	3,420.38	20,000.00
	<b>TOTAL REPAIR &amp; MAINT.</b>	<b>7,495.65</b>	<b>9,874.89</b>	<b>2,379.24</b>	<b>73,827.80</b>	<b>118,500.00</b>	<b>44,672.20</b>	<b>118,500.00</b>

	MTD Actual	MTD Budget	\$ Var	YTD Actual	YTD Budget	\$ Var	Annual
<b>UTILITIES</b>							
6576-0000	Electricity	-90.20	200.00	290.20	1,410.80	2,400.00	2,400.00
6577-0000	Electricity Ponds - Common	-76.26	466.63	542.89	4,351.74	5,600.00	5,600.00
6580-0000	Electricity Stream - Common	1,274.83	733.37	-541.46	7,113.83	8,800.00	8,800.00
6595-0000	Telephone Caretaker	95.20	125.00	29.80	1,142.40	1,500.00	1,500.00
	<b>TOTAL UTILITIES</b>	<b>1,203.57</b>	<b>1,525.00</b>	<b>321.43</b>	<b>14,018.77</b>	<b>18,300.00</b>	<b>18,300.00</b>
<b>RV LOT EXPENSES</b>							
6640-0000	Repair & Maintenance - RV Lot	45.00	125.00	80.00	1,957.85	1,500.00	1,500.00
6690-0000	Electricity - RV Lot	36.95	79.13	42.18	771.95	950.00	950.00
	<b>TOTAL OPERATING EXPS-RV LOT</b>	<b>81.95</b>	<b>204.13</b>	<b>122.18</b>	<b>2,729.80</b>	<b>2,450.00</b>	<b>2,450.00</b>
<b>RECREATION CENTRE - COMMON</b>							
6710-0000	Bldg Repair & Maint-Rec Centre	2,837.20	750.00	-2,087.20	7,236.42	9,000.00	9,000.00
6712-0000	Equip. Rep. & Maint.-Clubhouse	-2,318.93	2,083.37	4,402.30	19,933.52	25,000.00	25,000.00
6715-0000	Lock Up Costs - Rec. Centre	380.00	183.37	-196.63	1,810.00	2,200.00	2,200.00
6725-0000	Exercise Equip R & M-Rec Centr	0.00	1,000.00	1,000.00	2,558.48	12,000.00	12,000.00
6730-0000	Workshop R & M-Rec. Centre	0.00	83.37	83.37	76.44	1,000.00	1,000.00
6735-0000	Pool Repair & Maint.-Rec. Cent	285.00	750.00	465.00	10,507.83	9,000.00	9,000.00
6740-0000	Pool Supplies & Chemicals-Rec.	0.00	458.37	458.37	4,339.12	5,500.00	5,500.00
6750-0000	Cleaning Supplies-Rec. Centre	134.99	208.37	73.38	2,131.43	2,500.00	2,500.00
6755-0000	Window & Carpet Cleaning-Rec.	0.00	83.37	83.37	0.00	1,000.00	1,000.00
6764-0000	Electricity - Rec. Centre	1,733.41	2,000.00	266.59	19,982.41	24,000.00	24,000.00
6765-0000	Gas - Rec. Centre	1,946.48	2,000.00	53.52	14,698.48	24,000.00	24,000.00
	<b>TOTAL OPER. EXPS-REC. CENTRE</b>	<b>4,998.15</b>	<b>9,600.22</b>	<b>4,602.07</b>	<b>83,274.13</b>	<b>115,200.00</b>	<b>115,200.00</b>
<b>SALARIES &amp; BENEFITS</b>							
6820-0000	Caretaker Salary and Benefits	5,208.34	5,416.63	208.29	61,298.20	65,000.00	65,000.00
6830-0000	Caretaker Assistant Wages	638.05	1,625.00	986.95	14,675.15	19,500.00	19,500.00
6865-0000	R. C. Janitor Wages and Ben.	1,780.80	1,833.37	52.57	20,865.60	22,000.00	22,000.00
6875-0000	Payroll Costs	970.04	1,000.00	29.96	11,549.63	12,000.00	12,000.00
6890-0000	Workers Compensation Board	540.30	83.37	-456.93	592.80	1,000.00	1,000.00
	<b>TOTAL SALARIES &amp; PAYROLL COSTS</b>	<b>9,137.53</b>	<b>9,958.37</b>	<b>820.84</b>	<b>108,981.38</b>	<b>119,500.00</b>	<b>119,500.00</b>
<b>OFFICE EXPENSES</b>							
6910-0000	Equipment Rep. & Maint.-Office	0.00	100.00	100.00	129.77	1,200.00	1,200.00
6915-0000	Supplies	0.00	75.00	75.00	151.32	900.00	900.00
6920-0000	Telephone & Cable - Office	268.65	333.37	64.72	3,873.39	4,000.00	4,000.00
	<b>TOTAL OFFICE EXPENSES</b>	<b>268.65</b>	<b>508.37</b>	<b>239.72</b>	<b>4,154.48</b>	<b>6,100.00</b>	<b>6,100.00</b>
<b>ADMINISTRATION</b>							
6970-0000	AGM Expenses - Admin.	398.00	500.00	102.00	7,539.68	6,000.00	6,000.00
6975-0000	Council Expenses - Admin.	259.06	291.63	32.57	1,536.33	3,500.00	3,500.00
6980-0000	Legal Expenses	0.00	375.00	375.00	498.75	4,500.00	4,500.00
6984-0000	Postage and Printing	1,228.11	1,000.00	-228.11	10,567.19	12,000.00	12,000.00
6985-0000	Insurance Appraisal	0.00	16.63	16.63	1,233.75	200.00	200.00
6990-0000	Insurance Premiums	60,496.38	60,496.37	-0.01	725,956.01	725,956.00	725,956.00
6992-0000	Insurance Carrying Charges	1,371.35	2,093.12	721.77	16,456.20	25,117.00	25,117.00
7000-0000	Management Fees	7,408.34	7,500.00	91.66	88,900.08	90,000.00	90,000.00
7000-1000	Strata Management- Extras	0.00	0.00	0.00	567.00	0.00	0.00
7010-0000	Property Taxes - Admin.	0.00	54.13	54.13	546.00	650.00	650.00
7020-0000	Security - Admin.	0.00	166.63	166.63	210.00	2,000.00	2,000.00
7023-0000	Emergency Preparedness	1,134.30	250.00	-884.30	2,667.22	3,000.00	3,000.00
7025-0000	Bank Charges	13.00	12.50	-0.50	150.00	150.00	150.00
7030-0000	Strata Web Site	0.00	33.37	33.37	229.52	400.00	400.00
7050-0000	Miscellaneous	0.00	0.00	0.00	1.38	0.00	0.00
7051-0000	Statutory Financial Review	0.00	116.63	116.63	229.95	1,400.00	1,400.00
	<b>TOTAL ADMINISTRATION EXPENSES</b>	<b>72,308.54</b>	<b>72,906.01</b>	<b>597.47</b>	<b>857,289.06</b>	<b>874,873.00</b>	<b>874,873.00</b>
	<b>TOTAL COMMON EXPENSES</b>	<b>116,625.29</b>	<b>124,160.36</b>	<b>7,535.07</b>	<b>1,366,707.89</b>	<b>1,489,923.00</b>	<b>1,489,923.00</b>
	<b>TOTAL EXPENSES</b>	<b>140,735.83</b>	<b>156,576.99</b>	<b>15,841.16</b>	<b>1,633,823.10</b>	<b>1,878,923.00</b>	<b>1,878,923.00</b>
	<b>NET INCOME (LOSS)</b>	<b>16,758.83</b>	<b>0.11</b>	<b>16,758.72</b>	<b>258,024.33</b>	<b>0.00</b>	<b>258,024.33</b>
<b>REVENUE UTILITIES</b>							
<b>REVENUE - APARTMENT UTILITIES</b>							
9260-0000	Utilities Income - Apts.	13,860.08	13,860.12	-0.04	166,320.96	166,321.00	166,321.00
9262-0000	Utilities Interest Income	185.77	100.04	85.73	2,939.15	1,200.04	1,200.04
9264-0000	Prior Year Surplus (Deficit)	0.00	0.00	0.00	41,978.96	41,978.96	41,978.96
	<b>TOTAL APARTMENT UTILITIES</b>	<b>14,045.85</b>	<b>13,960.16</b>	<b>85.69</b>	<b>211,239.07</b>	<b>209,500.00</b>	<b>209,500.00</b>
<b>UTILITY EXPENSES</b>							
<b>ELECTRICITY - APARTMENTS</b>							
9360-0000	Electricity Kens & Mayfair	173.55	2,916.63	2,743.08	27,101.55	35,000.00	35,000.00

	MTD Actual	MTD Budget	\$ Var	YTD Actual	YTD Budget	\$ Var	Annual
9365-0000 Electricity Windsor	-78.52	1,875.00	1,953.52	17,672.48	22,500.00	4,827.52	22,500.00
<b>TOTAL ELECTRICITY - APART.</b>	<b>95.03</b>	<b>4,791.63</b>	<b>4,696.60</b>	<b>44,774.03</b>	<b>57,500.00</b>	<b>12,725.97</b>	<b>57,500.00</b>
<b>GAS - APARTMENTS</b>							
9410-0000 Gas - Mayfair	4,926.88	2,666.63	-2,260.25	26,788.35	32,000.00	5,211.65	32,000.00
9420-0000 Gas - Kensington	8,704.59	5,000.00	-3,704.59	48,820.26	60,000.00	11,179.74	60,000.00
9430-0000 Gas - Windsor	8,782.30	5,000.00	-3,782.30	45,532.61	60,000.00	14,467.39	60,000.00
<b>TOTAL GAS - APARTMENTS</b>	<b>22,413.77</b>	<b>12,666.63</b>	<b>-9,747.14</b>	<b>121,141.22</b>	<b>152,000.00</b>	<b>30,858.78</b>	<b>152,000.00</b>
<b>TOTAL UTILITIES - APARTMENT</b>	<b>22,508.80</b>	<b>17,458.26</b>	<b>-5,050.54</b>	<b>165,915.25</b>	<b>209,500.00</b>	<b>43,584.75</b>	<b>209,500.00</b>
<b>NET INCOME (LOSS) UTILITIES</b>	<b>-8,462.95</b>	<b>-3,498.10</b>	<b>-4,964.85</b>	<b>45,323.82</b>	<b>0.00</b>	<b>45,323.82</b>	<b>0.00</b>
<b>REVENUE - WATER INCOME</b>							
9650-0000 Water - Apartments	7,494.40	7,494.40	0.00	89,932.80	89,932.80	0.00	89,932.80
9700-0000 Water - Townhouses	10,960.56	10,960.56	0.00	131,526.72	131,526.72	0.00	131,526.72
9725-0000 Water - Interest Income	272.67	150.00	122.67	3,695.69	1,800.00	1,895.69	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
<b>TOTAL WATER INCOME</b>	<b>18,727.63</b>	<b>18,604.96</b>	<b>122.67</b>	<b>230,521.18</b>	<b>228,625.49</b>	<b>1,895.69</b>	<b>228,625.49</b>
<b>WATER EXPENSE</b>							
9850-0000 Water Usage	12,828.14	19,052.17	6,224.03	204,165.33	228,625.49	24,460.16	228,625.49
<b>TOTAL WATER</b>	<b>12,828.14</b>	<b>19,052.17</b>	<b>6,224.03</b>	<b>204,165.33</b>	<b>228,625.49</b>	<b>24,460.16</b>	<b>228,625.49</b>
<b>NET INCOME (LOSS) WATER</b>	<b>5,899.49</b>	<b>-447.21</b>	<b>6,346.70</b>	<b>26,355.85</b>	<b>0.00</b>	<b>26,355.85</b>	<b>0.00</b>

**Balance Sheet (Accrual)**  
**CHELSEA - Contingency - 02 (lms1416c)**  
**February 2025**

**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	621,234.82
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
	<b>TOTAL ASSETS</b>	<b>1,621,234.82</b>

**LIABILITIES**

2010-0000	Accounts Payable	3,917.47
2012-2500	Accrued Expenses	0.00
	<b>TOTAL LIABILITIES</b>	<b>3,917.47</b>

**OWNERS EQUITY**

**RESERVES**

3300-0578	Insurance claim Expenses	0.00
3300-6100	TOTAL CAPITAL WORKS PROJECTS	0.00
	<b>TOTAL RESERVES</b>	<b>0.00</b>

3479-0015	ROOF REPLACEMENT	
3479-0017	Roof Replacement CRF Contribution	-2,590,000.00
3479-0020	ROOF REPLACEMENT TOTAL	-2,590,000.00

3500-0000	Net Income - Prior Years	3,468,550.67
3500-0500	Prior Year-Adjustment	4,435.87
3510-0000	Net Income - Current Year	734,330.81
	<b>TOTAL OWNERS' EQUITY</b>	<b>1,617,317.35</b>
	<b>TOTAL LIABILITIES AND EQUITY</b>	<b>1,621,234.82</b>

DATE: MAR. 19 / 2025  
ACCOUNTANT:   
PROPERTY MANAGER: 

**Budget Comparison (Accrual)  
CHELSEA - Contingency - 02 (Ims1416c)  
February 2025**

**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	
<b>INCOME</b>								
4010-5000	Strata Fees - Apartments	21,036.75	21,036.75	0.00	252,441.00	252,441.00	0.00	252,441.00
4010-6000	Strata Fees - Townhomes	45,767.75	45,767.75	0.00	549,213.00	549,213.00	0.00	549,213.00
	<b>TOTAL</b>	<b>66,804.50</b>	<b>66,804.50</b>	<b>0.00</b>	<b>801,654.00</b>	<b>801,654.00</b>	<b>0.00</b>	<b>801,654.00</b>
4031-0000	Interest Income	3,383.71	0.00	3,383.71	116,289.90	0.00	116,289.90	0.00
	<b>TOTAL</b>	<b>3,383.71</b>	<b>0.00</b>	<b>3,383.71</b>	<b>116,289.90</b>	<b>0.00</b>	<b>116,289.90</b>	<b>0.00</b>
	<b>TOTAL INCOME</b>	<b>70,188.21</b>	<b>66,804.50</b>	<b>3,383.71</b>	<b>917,943.90</b>	<b>801,654.00</b>	<b>116,289.90</b>	<b>801,654.00</b>
<b>TOWNHOUSE EXPENSES</b>								
6342-2024	2024 Townhouse Envelope Repairs	459.00	7,083.37	6,624.37	49,269.17	85,000.00	35,730.83	85,000.00
	<b>TOTAL OPERATING EXPS. - T.H.</b>	<b>459.00</b>	<b>7,083.37</b>	<b>6,624.37</b>	<b>49,269.17</b>	<b>85,000.00</b>	<b>35,730.83</b>	<b>85,000.00</b>
<b>COMMON EXPENSES</b>								
<b>LANDSCAPING &amp; GROUNDS</b>								
6425-2024	Tree Risk Assessment & Remediation	0.00	1,666.63	1,666.63	17,745.00	20,000.00	2,255.00	20,000.00
	<b>TOTAL LANDS. &amp; GROUNDS</b>	<b>0.00</b>	<b>1,666.63</b>	<b>1,666.63</b>	<b>17,745.00</b>	<b>20,000.00</b>	<b>2,255.00</b>	<b>20,000.00</b>
<b>REPAIR &amp; MAINTENANCE- GENERAL</b>								
6512-2024	Electrical Planning Report	0.00	3,333.37	3,333.37	12,075.00	40,000.00	27,925.00	40,000.00
6514-0005	Insurance Claim	97,578.92	0.00	-97,578.92	97,578.92	0.00	-97,578.92	0.00
6521-2024	Fire Equipment Replacement	0.00	0.00	0.00	750.00	0.00	-750.00	0.00
	<b>TOTAL REPAIR &amp; MAINT.</b>	<b>97,578.92</b>	<b>3,333.37</b>	<b>-94,245.55</b>	<b>110,403.92</b>	<b>40,000.00</b>	<b>-70,403.92</b>	<b>40,000.00</b>
<b>RV LOT EXPENSES</b>								
6640-2024	RV Lot - Painting	0.00	516.25	516.25	6,195.00	6,195.00	0.00	6,195.00
	<b>TOTAL OPERATING EXPS-RV LOT</b>	<b>0.00</b>	<b>516.25</b>	<b>516.25</b>	<b>6,195.00</b>	<b>6,195.00</b>	<b>0.00</b>	<b>6,195.00</b>
<b>ADMINISTRATION</b>								
6968-0000	Depreciation Report	0.00	833.37	833.37	0.00	10,000.00	10,000.00	10,000.00
	<b>TOTAL ADMINISTRATION EXPENSES</b>	<b>0.00</b>	<b>833.37</b>	<b>833.37</b>	<b>0.00</b>	<b>10,000.00</b>	<b>10,000.00</b>	<b>10,000.00</b>
	<b>TOTAL COMMON EXPENSES</b>	<b>97,578.92</b>	<b>6,349.62</b>	<b>-91,229.30</b>	<b>134,343.92</b>	<b>76,195.00</b>	<b>-58,148.92</b>	<b>76,195.00</b>
	<b>TOTAL EXPENSES</b>	<b>98,037.92</b>	<b>13,432.99</b>	<b>-84,604.93</b>	<b>183,613.09</b>	<b>161,195.00</b>	<b>-22,418.09</b>	<b>161,195.00</b>
	<b>NET INCOME (LOSS)</b>	<b>-27,849.71</b>	<b>53,371.51</b>	<b>-81,221.22</b>	<b>734,330.81</b>	<b>640,459.00</b>	<b>93,871.81</b>	<b>640,459.00</b>

# APRIL

## Chelsea Gardens Events Calendar

Calendar sponsored by the Chelsea Gardens' Social Committee 2025

### UPCOMING EVENTS AT A GLANCE

Apr 6  
Movie Night  
@ 7:00

Apr 13  
Volunteer  
Appreciation  
(see poster)

Apr 25  
Quarter  
Chicken  
Dinner  
@ 5:30

Apr 27  
Movie Night  
@ 7:00

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 Osteo 9:00 Chair Yoga 9:30 Bridge 6:30 Bible Study 7:00 Poker Pool 7:00	2  Coffee 9:15 Poker 6:00 Whist 6:30	3 Weights/Bands 9:00 2K Walk Away 9:30 Dance – Adv. 2:00 Dance – All 2:30 Euchre 7:00	4 Osteo 9:00 Chair Yoga 9:30 BYOB Pub Night 5:00 to 7:00	5
6 	7 Weights/Bands 9:00 2K Walk Away 9:30 Craft & Chat 1:00 Ladies Pool 6:00 Canasta 6:30	8 Osteo 9:00 Chair Yoga 9:30 Bridge 6:30 Bible Study 7:00 Poker Pool 7:00	9  Coffee 9:15 Poker 6:00 Whist 6:30	10 Weights/Bands 9:00 2K Walk Away 9:30 Dance – Adv. 2:00 Dance – All 2:30 Euchre 7:00	11 Osteo 9:00 Chair Yoga 9:30 BYOB Pub Night 5:00 to 7:00	12
13 VOLUNTEER APPRECIATION EVENT	14 Weights/Bands 9:00 2K Walk Away 9:30 Craft & Chat 1:00 Ladies Pool 6:00 Canasta 6:30	15 Osteo 9:00 Chair Yoga 9:30 Bridge 6:30 Bible Study 7:00 Poker Pool 7:00	16  Coffee 9:15 Poker 6:00 Whist 6:30	17 Weights/Bands 9:00 2K Walk Away 9:30 Dance – Adv. 2:00 Dance – All 2:30 Euchre 7:00	18 Osteo 9:00 Chair Yoga 9:30 BYOB Pub Night 5:00 to 7:00	19
20/27 	21/28 Weights/Bands 9:00 2K Walk Away 9:30 Craft & Chat 1:00 Ladies Pool 6:00 Canasta 6:30	22/29 Osteo 9:00 Chair Yoga 9:30 Bridge 6:30 Bible Study 7:00 Poker Pool 7:00	23/30  Coffee 9:15 Poker 6:00 Whist 6:30	24 Weights/Bands 9:00 2K Walk Away 9:30 Dance – Adv. 2:00 Dance – All 2:30 Euchre 7:00	25 Osteo 9:00 Chair Yoga 9:30 QUARTER CHICKEN DINNER (Cash Bar)	26