



# MONTHLY COUNCIL MEETING AGENDA

Tuesday, June 3, 2025

## LOCATION/TIME - 1:00PM LIBRARY

**Council:** Bob Hyde, Ron Plankeel, Paul Kavanagh, Paul Dhaliwal, Cathy Maxwell, Marilyn Hunter  
**Strata Mgt:** Jesse Train

**Regrets:**

## STRATA COUNCIL - 2025/2026

### EXECUTIVES

Bob Hyde - T102  
Paul Kavanagh - T164  
Cathy Maxwell - T166  
Paul Dhaliwal - T172  
Marilyn Hunter - T168  
Ron Plankeel - T272

### Non-Council Assignments:

Zenon Jalbert - T202  
Marilyn Thomas - T168  
Marie Steen - T177  
Doug McLeod - M302  
Norm Reid - T302  
Mike Maxwell - T166  
Ashley Orton - T243

### COMMITTEE ASSIGNMENTS

President, Treasurer, Bring Forward, Capital Works  
Vice President, Security & Privacy, Treasurer, Capital Works  
Condos, Secretary, Minutes  
Condos, Pest Control Committee, RV Lot, Clubhouse  
Social Committee Liaison, Clubhouse, Ponds & Fountains  
Townhouses, Landscaping, Irrigation, Capital Works

Website, Security & Privacy  
RV Lot  
Pest Control  
Emergency Preparedness  
Irrigation  
Capital Works  
Security & Privacy, Website

## 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 – 1:03 PM**

**2) ADOPTION OF PREVIOUS MINUTES**

It was **MOVED, SECONDED and CARRIED** to approve the minutes from May 01, 2025, Council Meeting.

**3) CARETAKER REPORT – Don**

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

**YEAR-END OPERATING RESULTS**

The operating results for the year-ending February 28, 2025 were **MOVED, SECONDED and CARRIED** at the Annual General Meeting.

The operating surplus for the year-ending February 28, 2025 totaled \$258,024 of which \$39,503 was used to maintain the operating portion of the 2025/26 strata fees unchanged in the new budget. **It is MOVED, SECONDED and CARRIED that the remainder of the surplus amounting to \$218,521 be transferred to the Contingency Reserve Fund over the course of the year depending on operational requirements.**

**CURRENT YEAR FINANCIAL RESULTS**

**OPERATIONS BUDGET**

The financial statements for April, 2025 are attached to the minutes. After two months of operations we are showing a surplus of \$69,241. We anticipate the surplus being reduced over the coming months as more repairs and maintenance activities are undertaken.

Owners should be aware that the fiscal year of Chelsea Gardens runs from March 1<sup>st</sup> to February 28<sup>th</sup>. As we hold the Annual General Meeting in April and only at that time approve an operating budget, the strata fees collected for the months of March and April are at the previous year's level. The changes in Strata Fees approved at the AGM are not yet reflected in the monthly financial statements.

As a result of the new budget passed at the AGM owners will see no change in their strata fees related to operations. However, there will be an increase in the CRF component, as well as the cost of water. Your strata fee payment in May was distorted as it included the fee changes approved at the AGM.

**CONTINGENCY RESERVE FUND (CRF)**

- Interest earned on investments and the contingency reserve bank account, to the end of March, is \$48,816. This includes interest earned on the maturity of our GIC's.
- Expenditures in the first month totaled \$25,622 of which \$19,889 related to the emergency replacement of the water boiler in the Windsor condo building. This replacement was not budgeted.

It was Moved, Seconded and Carried to approve the April Financial statements as presented.

**5) BUSINESS ARISING FROM PREVIOUS MINUTES**

- Electrical Planning Report (EPR) and EV Ready Plan** – Council will meet with Motus Engineering to have them explain the EPR and what our next steps can be or what limitations we have.
- Auto Air Vents** – Waiting for Westech Schedule.
- Residents Manual Update** – It is proposed to form a committee to review the resident manual. If interested, please reach out to [jesse@crpm.ca](mailto:jesse@crpm.ca). We have not yet had anyone reach out to be part of this committee.
- Depreciation Report** – JRS Engineering is in the process of updating the Depreciation Report.
- Resident Caretaker Position** – Marie Orton has done a wonderful job compiling the Part-time Resident Caretaker Manual for the incoming person to fill this position. As noted in previous minutes we have

opened this to the residents of Chelsea Gardens as it is in fact that kind of position. We have had interest in this position from several people however, due to a change over in Council it was determined that it would be best reviewed by the current new council to make sure the determination of the entirety of the role of this person.

**Basic Scope or Work/Requirements includes:**

1. Being on call day/night in conjunction with other caretaker (may require attending an emergency to determine the best course of action i.e. Contact a specific trade, Council or Crossroads)
2. Weekend rounds of the property and condo buildings – review and report what is found
3. Water meter reads on weekends and holidays
4. Will need to obtain a swimming pool certification to be able to do the pool and spa chemical reads on weekends, holidays and some evenings. This would be paid by Chelsea Gardens.
5. Cleaning the pool on weekends and holidays **(will require to be in physical shape to be able to do this task)**
6. Set up for any move in/outs for the condos.
7. In Office hours Thursday – Monday – 11:00AM to 1:00PM (including any Holidays)
8. **Need computer skills to review emails and document items on a daily basis.**
9. Manage the guest suite and room rentals for the Clubhouse.
10. Weekend cleaning of the guest suites if required by schedule.
11. Work with the cleaners on scheduling the cleaning after suite rentals are completed.
12. Be able to do fob programming and enterphone programming.
13. Manage keys for various locations of the complex.
14. Manage a Petty Cash Fund
15. Nighttime Lock-up of the Clubhouse 10:00PM

**Compensation for this Position will be:**

1. It is agreed that the compensation for the Part-Time Resident Caretaker duties, as outlined above, will be at the net hourly of \$27.00. Deductions for EI, CPP and Income Tax will be made. Pay statements will be issued on the 15th and the last day of each month.
2. This is based on roughly a 12-15 hour work week, 5 days a week.
3. After 1 year of service, the position will be entitled to 2 weeks of paid vacation.
4. You would become an employee of Chelsea Gardens and would be paid by payroll.
5. Opportunity to pay into benefits will be provided, subject to wage negotiations.

Please reach out to [jesse@crpm.ca](mailto:jesse@crpm.ca) to identify if you are interested in this position as a part-time resident caretaker.

We would like to have this role filled out as soon as possible. Therefore, please indicate your interest by submitting a resume **by June 23<sup>rd</sup>, 2025.**

- f) **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.
- g) **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.

**From Clutter Guys:**

Chelsea Gardens

Date: June 21, 2025 (Saturday)

Start Time: 8:30 AM

Mark your calendars, as Clutter Guys will soon be onsite to help you de-clutter your home!

Starting at 8:30 AM our team will arrive to start removing all items placed curbside for proper recycling

or disposal, below is a list of acceptable & not acceptable items to help you along the way.

**Materials Accepted:**

- ✓ Appliances (Fridge, Stove, AC Unit, Freezer, Dishwasher etc)
- ✓ Furniture (Couch, Chair, Love Seat, Table etc)
- ✓ Electronics (T.V, Computer, DVD Player, Vacuum, Gaming Systems etc.)
- ✓ Household Paint (Must have original label & Be Sealed, No Industrial Paints Allowed)
- ✓ Wood (Must not exceed 6 Feet in Length)
- ✓ Scrap Metal (BBQ, Racking, Exercise Equipment etc.)
- ✓ Propane Tanks (Must be Empty)
- ✓ Mattresses (\$30.00 Per Piece Recycling Fee Includes Futons, Foamies & Box Springs)
- ✓ Car Batteries (New Item\*\*)
- ✓ Household (Broken toys, Plastic, Cardboard, bagged garbage/recycling etc.)

**Materials NOT Accepted**

- × NO Wastes that are radioactive, hazardous, Pathogenic, toxic, flammable, caustic, corrosive, explosive, or which in any way could be dangerous to the persons receiving and/or handling them.
- × NO Medications or Pharmaceuticals
- × NO Drywall, Acoustic Ceiling Tiles or any other renovation materials.
- × NO Organic/Yard Waste includes Food Waste, Grass Clippings, concrete, soil, bricks etc.
- × NO items weighing over 125lbs, unless broken down to manageable pieces.
- × NO Glues, Adhesives or Drywall mud unless 100% Dried Out.
- × NO Liquids or Oils (Including Motor Oil & Cooking Oil)
- × NO (On Rim) Vehicle Tires

**\*\*\*\*PLEASE NOTE:** Mattress Recycling Fee of \$30.00 is the responsibility of each homeowner\*\*\*\*  
Please call 604-830-2309 to be added to the list of pick-ups should you have any mattresses, box springs or futons to recycle.  
PLEASE ENSURE ALL HOUSEHOLD PAINTS ARE SEPARATED FROM ALL OTHER MATERIALS SET OUT (DO NOT BAG). Any spillage from poorly placed or damaged paint cans will be the responsibility of the Resident.

- h) **Access Control System** – Quotes are being obtained for a new access control system. This replacement is recommended to be done in the next couple of years. We are still waiting for more information on this.
- i) **Drainage for Landscaping** – Crush was out on site on June 2<sup>nd</sup> to do some preventative maintenance for the landscaping drainage throughout the complex.
- j) **Painting** – It was **MOVED, SECONDED and CARRIED** to approve Nova Painting & Restorations and they will start near the end of June. The Capital Projects Committee met with the painters on June 2<sup>nd</sup> to determine the process of scheduling and how the work will take place. Notices will be posted shortly providing information.
- k) **Hazardous Tree Removals and phase 2 of priority work** – McConkey Arborists have scheduled the removal of the dangerous trees from the second part of their report.
- l) **Fence Behind Windsor** - This has been tabled to review at the next meeting.
- m) **Fence Behind Bottom Row Townhouses** – Quotes will be obtained to apply new stain on the fence in this area.
- n) **Irrigation backflow warranty issues** – Clarification is needed on repairs to a backflow from Crush Plumbing.
- o) **Speed Signs** – Council will investigate the installation of more traffic signs. **This is further being reviewed and suggestions welcomed.**
- p) **Brick Pavers** – Council will investigate what is required to effect repairs to the brick roadway paving stones.

## 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 complaint was received about verbal abuse due to landscaping debris encroaching on a driveway. A letter will be sent.

A complaint was received about no window washing done this year, however, it has been delayed due to the roofing project, and now the painting project starts in June. After all these projects are completed, we will have condo and townhouses windows washed.

A complaint was received about the use of a leaf blower from someone doing some spring cleaning at 6:30PM. Council determined that this was an unreasonable complaint.

A complaint was received about another unit causing a banging noise on their patio in the evening. A letter will be sent to the source unit.

A complaint was received about the Christmas light cord still being hung up. A letter will be sent to have these removed.

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## 7) COMMITTEE REPORTS

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

### **CONDOMINIUMS –**

It was noticed that several “lens” covers for the florescent lights are missing in the stairwells of the following areas:

Mayfair:

- 3<sup>rd</sup> floor East stairwell
- 2<sup>nd</sup> floor East stairwell
- 1<sup>st</sup> floor East stairwell
- 1<sup>st</sup> floor West stairwell

Kensington:

- Parking stall has 1 bucket of paint and 1 can of paint in the stall
- 4<sup>th</sup> floor stairwell missing lens cover

Windsor:

- 4<sup>th</sup> floor stairwell by elevator has missing lens cover

No other issues noted in the condo buildings or in the parking garage. I walked around the back of the Kensington and came across one unit that had junk on the patio.

We are seeing an accumulation of storage items on the patios and balconies. It is reminded that these areas are not for storage. With the Painting project coming up these areas will need to be cleared to have work completed.

**TOWNHOUSES – No Report.**

## **CLUBHOUSE/POOL –**

The Social Committee has purchased new furniture for the fireside room. A “chair rail” has been installed along the wall to protect them from the new chairs. A raffle was held for the fireside wingback chairs and coffee table. A total of 22 ballots were received for the chairs and 2 for the table. The table was won by Azizeh and the winners of the chairs were Jasmine, Kathy Lockwood, Barb Eisinger and the Ortons.

The swimming pool deck has been repaired and painted and is ready for the summer season.

## **PONDS AND FOUNTAINS:**

Our fountains have been refreshed with annual cleaning and painting and look wonderful. The Koi Pond unexpectedly developed a hole in the water tap to fill the pond. This was immediately attended to with the help of Brad.

**Guest Suite Cleanliness and Repairs Required** – Council reviewed the status of the guest suites and it was determined that the guest suites are not in acceptable condition for rentals and It was **MOVED, SECONDED and CARRIED** to update the guest suites and do a deep clean of them. Council will spend up to \$10,000 to make this update and it is determined that this is an urgent necessity for the complex.

## **LANDSCAPING –**

6 micro clover lawns have been planted  
Arborist will start pruning on June 9th

**SAFETY AND SECURITY – No Report**

**IRRIGATION – Norm Reid – No Report**

## **SOCIAL COMMITTEE – Linda Hart**

- Chicken dinner was a winner with lots of compliments from happy attendees. We will definitely host another dinner like this in the future.
- High Tea is coming up on May 25. The committee put a call out to borrow teacups and teapots and as usual, Chelsea residents were eager to step up and lend a helping hand.
- We are excited to announce that new furniture has been ordered for the Fireside room and is expected mid-June. This purchase was made possible with the profits from various social committee events. Thank you for your support!

Council approves the Signage for Fireside Room on the doors and the gate.

**ADMINISTRATION – No Report**

**PONDS AND FOUNTAINS – No Report**

## **RV LOT – Marilyn Thomas**

The winter has been busier than normal with a total of 11 move-in and move-outs in the Chelsea RV lot between January and the end of May. The category that jumped the most is the addition of 5 RV's/campers. At the present time, there are only four stalls remaining open pending confirmation of the 2 that are on hold for new residents. My thanks to Barry Miller of the RV Committee for handling the administration during my RV trip this winter. The RV Committee will turn its attention to three areas this year: a review of bylaws and rules for the RV lot as these have not been updated recently; short and long term maintenance needs of the lot; and ongoing cooperation with the Security Committee which is especially important as the lot fills up with very valuable vehicles New inquiries can be directed to Marilyn Thomas at [marilyn.thomas112@me.com](mailto:marilyn.thomas112@me.com) or 604-817-1310.

It was noted that the landscapers will be requested to do an organic debris clean up in the lot.

## **ROOFING COMMITTEE –**

The Townhouse Roof Replacement Project is near completion. The contractor has made good progress lately on the remaining sheet metal and siding work. The project will be essentially complete by the end of May. The project closeout meeting will be scheduled in the near future.

The following is the update from the final progress meeting held on May 22<sup>th</sup>, 2025.

- The sheet metal crews are working on the last row installing metal flashing with the gutter crew right behind.
- The metal and gutter work should be complete by next week.
- At that time Mack Kirk will be bringing in more workers to finish off the siding and shingles on the lower roofs.
- A manlift will be delivered today to begin work on the small metal roofs on certain of the townhouses.
- Three more final inspections were done today.
- The remaining final inspections and project cleanup will be completed before the project closeout meeting.

The Mack Kirk representative expressed appreciation to owners for their patience and cooperation throughout the project. It was noted that there were relatively few issues for a project of this magnitude.

Mack Kirk submitted their tenth progress billing on April 28<sup>th</sup>, 2025. From a billing perspective the first phase of the project is 100% complete while phase 2 is 93% complete. The total value of work completed to date is \$3,863,000 (including GST). The customary 10% holdback has been retained from this amount pending final inspection.

The total extras billed to date on Phase 2 amount to \$80,715 bringing the total change orders to \$166,288. The project contingency was approved at \$541,432. Owners approved transferring any unused contingency at the conclusion of the project to the Contingency Reserve Fund.

Phoenix has produced 124 inspection reports to date and maintains a carry forward list of any outstanding issues. To date project management and inspection services have cost \$229,041 out of a total budget of \$260,000. The project manager is progressing with final inspections on the completed blocks.

Ted Neef is doing the final inspections.

### **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](mailto:ted@phoenixroofconsultants.ca) and [admin@phoenixroofconsultants.ca](mailto: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.

## **CAPITAL PROJECTS COMMITTEE –**

At the inaugural meeting of the newly elected Chelsea Gardens Council on May 1, 2025 it was decided to form a Capital Works Committee (the “CWC”). The mandate of this committee is to oversee and make recommendations to Council on future infrastructure replacement and refurbishment projects of a significant nature. At the Annual General Meeting on April 22, 2025 owners approved two such projects.

The first project with an approved budget of \$700,000 is the painting of all wood and stucco surfaces throughout Chelsea Gardens. The last time these surfaces were painted was in 2009. Council solicited quotes from three professional painting contractors. The base quotes excluding any estimates to replace rotten materials ranged from \$642,467 to \$754,754.

Following presentations by each of the bidders and checking of references the CWC recommended and Council approved awarding the painting contract to the lowest cost bidder, Nova Painting & Restorations. Council also agreed to hire an independent consultant to check the quality of Nova’s work. At this time Council believes there is sufficient room in the budget to cover repairs to rotten materials and inspection costs. It is anticipated the work will commence around the end of June or early July, weather permitting, and will take about three months to complete. Owners will receive appropriate notices and information prior to the commencement of work.

The second project with an approved budget of \$145,000 is in the refurbishment of the front and east gate structures, the front pedestrian gate structure and corner sign. These structures have suffered water damage due to inappropriate roofing materials and subsequent water infiltration. Council relied on Phoenix Roofing Consultants to prepare a list of four preferred contractors to replace the roofing materials and to affect any necessary structural repairs. The quotes ranged from \$110,651 to \$127,018. Council approved awarding the contract to Flynn Group of Companies who submitted the lowest bid. The CWC is also recommending that Council engage Phoenix Roofing Consultants to inspect the work.

The bids do not include the cost associated with making structural repairs caused by the water damage. A preliminary investigation has determined that the damage to the front and east gate structures, as well as the large corner sign is extensive. The full extend of the damage will only become evident as the work progresses. Structural repairs will be carried out on a time and materials basis. Work commenced on June 2<sup>nd</sup> and the completion date will depend on the extend of the structural repairs that will be required.

It was **MOVED, SECONDED and CARRIED** to approve Pheonix Roofing Consultants to provide regular inspections throughout this work.

## **INVESTMENT COMMITTEE – No Report**

## **EMERGENCY PREPAREDNESS – Doug McLeod**

## **PEST COMMITTEE –**

It was **MOVED, SECONDED and CARRIED** to approve the addition of 18 bait stations to add an extra two unit inspections per month as per the contract.

### **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 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) **Fire Safety Company** – Council will obtain quotes for the annual fire inspection contract.
- b) **Flag Bylaw Intentions** – It was noted that there has been increased flag activity around the complex due to the current situations in the world. We do have a flag bylaw that restricts the size of the flags and how many can be put up on normal days outside of Canada Day. There have been complaints referring to decorative plant ornaments that are flags and this is not the intention of the bylaw and will not be considered flags.
- c) **Irrigation Leaks** – Repairs are in process with the volunteers.
- d) **Water Meter** – The City of Surrey will need to replace the water meter outside the east gate.
- e) **Kensington Sprinkler Repair** – The leak in the sprinkler line has been repaired.
- f) **Awning Installs** – It is reminded to Owners that awnings must be retractable as per the bylaws.
- g) **Library Tables and Chairs** – Social Committee proposed to replace the tables and chairs in the library. Council is in support of this, however, cannot commit to funds until the guest suite project is completed.
- h) **Water Restrictions:** As per the City of Surrey

## OUTSIDE WATERING LIMITATIONS

**From May 1 to October 15 each year, Surrey imposes outdoor watering restrictions. We are currently at Stage 1.**

**During Stage 1 the following is permitted:**



An automatic shut-off device (spray nozzle) is required on hoses for all watering and washing activities.



**Lawn watering: By sprinkler, Saturday from 5 am to 7 am. By handheld hose, Saturday from 6 am to 9 am.**



Flowers, planters, shrubs, and trees watering any day from 5 am to 9 am if using a sprinkler, or any day at any time if using a handheld hose, soaker hose, water container, or drip irrigation.



Watering vegetable gardens anytime.



Washing a car or a boat any day at any time with a handheld hose on gravel area or paved area where wash water cannot enter any stormwater drains. We recommend using a commercial car wash which uses less water and treat the waste water.



Washing or pressure washing outdoor surfaces any day at any time with a handheld hose or pressure washer.



Filling or topping up a pool, hot tub, ornamental fountain or water feature.

## **ADJOURNMENT**

The meeting was adjourned at 4:53PM  
The next Council meeting is June 24, 2025

# CHELSEA GARDENS EMERGENCY PREPAREDNESS

JUNE 2025



## EMERGENCY PREPAREDNESS THOUGHTS

### YES – IT CAN HAPPEN TO YOU!

An event or situation may or may not be an emergency for each of us as individuals. However, the more significant impacts of an emergency to us personally are often common: stress, injury or death, loss of property, displacement, family disruption, financial loss; and likely many other impacts that are not so common and/or more personal.

It is important to recognize that these impacts could directly affect you – reducing hazards (thus potential emergencies) and being better prepared to withstand and survive them could mean the difference between you being safe, comfortable and retaining your assets and possessions, or you being injured, homeless, and/or losing what you have worked so very hard for.

Actions that you can take to reduce hazards and impacts in your home include:

- have a small portable fire extinguisher and/or fire blanket readily accessible in or near your kitchen;
- install a water leak detection system in your laundry, bathrooms, kitchen, boiler room;
- eliminate electrical hazards including frayed and exposed wires, broken sockets, lighting, and appliances, overloaded circuits, excessive use of extension cords;
- modify, repair or remove loose flooring (carpets, laminate, etc.)
- minimize earthquake hazards:
  - adequately secure, or remove, heavy objects on the walls and ceiling near beds to prevent falling
  - adequately secure bookshelves to walls to prevent overturning
  - store heavy items on lower shelves
  - lock roller wheels on heavy furniture (desks, cabinets, tables, chairs, etc.) to prevent movement

There are a number of community resources available to assist residents to plan and become better prepared (including a “grab-n-go bag” of essentials) to withstand and survive catastrophic emergency events such as fires, earthquakes, power outages and floods:

- **EMERGENCY MANAGEMENT BC**  
<https://www2.gov.bc.ca/gov/content/safety/emergency-management/preparedbc/know-your-hazards/earthquakes-tsunamis/earthquakes>
- **SURREY EMERGENCY PROGRAM**  
<https://www.surrey.ca/about-surrey/surrey-emergency-program>
- **VANCOUVER EMERGENCY PROGRAM**  
<https://vancouver.ca/home-property-development/prepare-for-an-earthquake-and-other-disasters.aspx>
- **GOVERNMENT OF CANADA**  
<https://www.getprepared.gc.ca/cnt/rsrscs/pblctns/yprprdnssgd/index-en.aspx>

**DID YOU KNOW?** You can help us respond to problems at your unit by leaving a key with a neighbour and telling the Chelsea Gardens office who has that key, and/or by leaving a key at the office – the office keeps resident keys in a secure safe designated only for such keys, and accessible only by Council members and office staff.

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](mailto:kdmcleod@telus.net), or 778.591.3999.

**Balance Sheet (Accrual)**  
**CHELSEA - Operations - 02 (lms1416)**  
**April 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

**ASSETS**

1010-0000	Petty Cash	212.35
1013-0000	Bank Shares	5.00
1020-0000	Bank - Westminster - Chequing	218,054.55
1025-0120	Bank - Roof Replacement	4,502.85
1025-0121	Bank - Roofing Levy Holdback	396,916.00
1027-0000	Bank - Water Surcharge	67,079.46
1028-1300	Bank - Golf Tournament Funds	3,605.61
1029-0000	Bank - Apt Utilities	52,401.55
1030-0000	Bank - Exercise Room	1,408.71
1040-0000	Bank - Social Committee	6,662.81
1200-0000	Prepaid Insurance	75,115.74
1205-0000	Prepaid Expenses	2,520.00
1300-0000	Accounts Receivable	18,948.58
1301-0002	A/R - Roof Replacement	1,145,821.08
	<b>TOTAL ASSETS</b>	1,993,254.29

**LIABILITIES**

2010-0000	Accounts Payable	25,775.87
2014-0000	Accrued Water & Sewer	45,000.00
2017-0000	Social Committee Fund	6,662.81
2018-0000	Exercise Room	1,408.71
2019-0000	Golf Tournament Fund	3,605.61
2035-0000	Security Deposits	300.00
2040-0016	Due to Contingency from Levy	87,388.43
2170-0000	Vacation Payable	7,933.73
2250-0000	Pre-Paid Fees	1,560.97
	<b>TOTAL LIABILITIES</b>	179,636.13

**OWNERS EQUITY**

**RESERVES**

3479-0015	ROOF REPLACEMENT	
3479-0016	Roof Replacement Levy	2,587,258.65
3479-0017	Roof Replacement CRF Contribution	2,590,000.00
3479-0018	Roof Replacement Expenses	-4,114,323.15
3479-0019	Roof Replacement Holdback	396,916.00
3479-0020	ROOF REPLACEMENT TOTAL	1,459,851.50

3500-0000	Net Income - Prior Years	221,342.30
3510-0000	Net Income - Current Year	69,241.33

DATE: MAY 26 2025  
ACCOUNTANT: [Signature]  
PROPERTY MANAGER: [Signature]

3510-2000	Net Income - Utilities	41,103.57
3510-3000	Net Income - Water & Sewer	<u>22,079.46</u>
	<b>TOTAL OWNERS' EQUITY</b>	<u>1,813,618.16</u>
	<b>TOTAL LIABILITIES AND EQUITY</b>	1,993,254.29

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

Prepared For:  
CHELSEA - Operations - 02  
Surrey, BC

Prepared By:  
Crossroads Management Ltd.  
#215 -7455 - 132nd Street  
Surrey BC, V3W 1I8  
Phone (778) 578-4445

	MTD Actual	MTD Budget	\$ Var	YTD Actual	YTD Budget	\$ Var	Annual
<b>INCOME</b>							
4010-0000	76,310.60	71,905.33	4,405.27	144,456.92	143,810.66	646.26	862,864.00
4012-0000	-21,878.17	-21,878.17	0.00	-43,756.34	-43,756.34	0.00	-262,538.00
4015-0000	606.00	625.00	-19.00	962.00	1,250.00	-288.00	7,500.00
4022-0000	0.00	166.67	-166.67	0.00	333.34	-333.34	2,000.00
4025-0000	9,089.17	9,089.17	0.00	18,178.34	18,178.34	0.00	109,070.00
<b>TOTAL</b>	<b>64,127.60</b>	<b>59,908.00</b>	<b>4,219.60</b>	<b>119,840.92</b>	<b>119,816.00</b>	<b>24.92</b>	<b>718,896.00</b>
4030-0000	135,544.08	135,544.08	0.00	271,088.16	271,088.16	0.00	1,626,529.00
4032-0000	-47,598.50	-47,598.50	0.00	-95,197.00	-95,197.00	0.00	-571,182.00
4037-0000	12,412.83	12,412.83	0.00	24,825.66	24,825.66	0.00	148,954.00
<b>TOTAL</b>	<b>100,358.41</b>	<b>100,358.41</b>	<b>0.00</b>	<b>200,716.82</b>	<b>200,716.82</b>	<b>0.00</b>	<b>1,204,301.00</b>
<b>OTHER</b>							
4040-0000	150.00	83.33	66.67	150.00	166.66	-16.66	1,000.00
4045-0000	600.00	550.00	50.00	600.00	1,100.00	-500.00	6,600.00
4050-0000	600.00	833.33	-233.33	950.00	1,666.66	-716.66	10,000.00
4055-0000	1,000.00	833.33	166.67	1,991.94	1,666.66	325.28	10,000.00
4062-0000	0.00	8.33	-8.33	0.00	16.66	-16.66	100.00
4065-0000	886.78	708.33	178.45	1,888.52	1,416.66	471.86	8,500.00
4066-0000	360.00	200.00	160.00	620.00	400.00	220.00	2,400.00
4084-0000	0.00	0.00	0.00	30.00	0.00	30.00	0.00
<b>TOTAL OTHER</b>	<b>3,596.78</b>	<b>3,216.65</b>	<b>380.13</b>	<b>6,230.46</b>	<b>6,433.30</b>	<b>-202.84</b>	<b>38,600.00</b>
<b>TOTAL INCOME</b>	<b>168,082.79</b>	<b>163,483.06</b>	<b>4,599.73</b>	<b>326,788.20</b>	<b>326,966.12</b>	<b>-177.92</b>	<b>1,961,797.00</b>
<b>EXPENSES</b>							
6030-0000	2,347.76	2,666.67	318.91	4,695.52	5,333.34	637.82	32,000.00
6208-0000	2,356.74	3,750.00	1,393.26	11,153.50	7,500.00	-3,653.50	45,000.00
6215-0000	1,496.87	5,416.67	3,919.80	6,823.11	10,833.34	4,010.23	65,000.00
6268-0050	3,504.65	1,875.00	-1,629.65	4,831.60	3,750.00	-1,081.60	22,500.00
6275-0000	0.00	416.67	416.67	0.00	833.34	833.34	5,000.00
6279-0000	2,069.37	2,333.33	263.96	4,252.15	4,666.66	414.51	28,000.00
<b>TOTAL EXPS. BEFORE UTILITIES</b>	<b>11,775.39</b>	<b>16,458.34</b>	<b>4,682.95</b>	<b>31,755.88</b>	<b>32,916.68</b>	<b>1,160.80</b>	<b>197,500.00</b>
<b>TOWNHOUSE EXPENSES</b>							
6315-0000	4,796.24	5,833.33	1,037.09	5,051.39	11,666.66	6,615.27	70,000.00
6320-0000	6,332.30	6,666.67	334.37	12,664.60	13,333.34	668.74	80,000.00
<b>TOTAL OPERATING EXPS. - T.H.</b>	<b>11,128.54</b>	<b>12,500.00</b>	<b>1,371.46</b>	<b>17,715.99</b>	<b>25,000.00</b>	<b>7,284.01</b>	<b>150,000.00</b>
<b>COMMON EXPENSES</b>							
<b>LANDSCAPING &amp; GROUNDS</b>							
6415-0000	14,070.00	14,583.33	513.33	28,140.00	29,166.66	1,026.66	175,000.00
6425-0000	798.00	4,583.33	3,785.33	798.00	9,166.66	8,368.66	55,000.00
6435-0000	824.18	833.33	9.15	824.18	1,666.66	842.48	10,000.00
6440-0000	40.77	541.67	500.90	40.77	1,083.34	1,042.57	6,500.00
6455-0000	0.00	2,000.00	2,000.00	0.00	4,000.00	4,000.00	24,000.00
<b>TOTAL LANDS. &amp; GROUNDS</b>	<b>15,732.95</b>	<b>22,541.66</b>	<b>6,808.71</b>	<b>29,802.95</b>	<b>45,083.32</b>	<b>15,280.37</b>	<b>270,500.00</b>
<b>REPAIR &amp; MAINTENANCE- GENERAL</b>							
6510-0000	5,417.85	2,916.67	-2,501.18	7,321.41	5,833.34	-1,488.07	35,000.00
6515-0000	1,696.89	1,250.00	-446.89	1,921.53	2,500.00	578.47	15,000.00
6520-0000	1,880.94	1,250.00	-630.94	2,754.98	2,500.00	-254.98	15,000.00
6525-0000	71.10	250.00	178.90	71.10	500.00	428.90	3,000.00
6535-0000	74.42	500.00	425.58	403.97	1,000.00	596.03	6,000.00
6560-0000	861.00	500.00	-361.00	861.00	1,000.00	139.00	6,000.00
6565-0000	948.04	1,666.67	718.63	1,896.08	3,333.34	1,437.26	20,000.00
<b>TOTAL REPAIR &amp; MAINT.</b>	<b>10,950.24</b>	<b>8,333.34</b>	<b>-2,616.90</b>	<b>15,230.07</b>	<b>16,666.68</b>	<b>1,436.61</b>	<b>100,000.00</b>
<b>UTILITIES</b>							
6576-0000	118.00	166.67	48.67	236.00	333.34	97.34	2,000.00

	MTD Actual	MTD Budget	\$ Var	YTD Actual	YTD Budget	\$ Var	Annual	
6577-0000	Electricity Ponds - Common	365.00	416.67	51.67	730.00	833.34	103.34	5,000.00
6580-0000	Electricity Stream - Common	599.00	666.67	67.67	1,198.00	1,333.34	135.34	8,000.00
6595-0000	Telephone Caretaker	95.20	125.00	29.80	190.40	250.00	59.60	1,500.00
	<b>TOTAL UTILITIES</b>	<b>1,177.20</b>	<b>1,375.01</b>	<b>197.81</b>	<b>2,354.40</b>	<b>2,750.02</b>	<b>395.62</b>	<b>16,500.00</b>
	<b>RV LOT EXPENSES</b>							
6640-0000	Repair & Maintenance - RV Lot	0.00	208.33	208.33	204.75	416.66	211.91	2,500.00
6690-0000	Electricity - RV Lot	68.00	70.83	2.83	136.00	141.66	5.66	850.00
	<b>TOTAL OPERATING EXPS-RV LOT</b>	<b>68.00</b>	<b>279.16</b>	<b>211.16</b>	<b>340.75</b>	<b>558.32</b>	<b>217.57</b>	<b>3,350.00</b>
	<b>RECREATION CENTRE - COMMON</b>							
6710-0000	Bldg Repair & Maint-Rec Centre	1,323.76	750.00	-573.76	4,014.44	1,500.00	-2,514.44	9,000.00
6712-0000	Equip. Rep. & Maint.-Clubhouse	1,160.27	2,083.33	923.06	2,447.31	4,166.66	1,719.35	25,000.00
6715-0000	Lock Up Costs - Rec. Centre	460.00	200.00	-260.00	980.00	400.00	-580.00	2,400.00
6725-0000	Exercise Equip R & M-Rec Centr	0.00	1,000.00	1,000.00	1,146.29	2,000.00	853.71	12,000.00
6730-0000	Workshop R & M-Rec. Centre	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
6735-0000	Pool Repair & Maint.-Rec. Cent	2,312.59	1,000.00	-1,312.59	2,642.59	2,000.00	-642.59	12,000.00
6740-0000	Pool Supplies & Chemicals-Rec.	0.00	458.33	458.33	902.41	916.66	14.25	5,500.00
6750-0000	Cleaning Supplies-Rec. Centre	156.78	208.33	51.55	264.26	416.66	152.40	2,500.00
6755-0000	Window & Carpet Cleaning-Rec.	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
6764-0000	Electricity - Rec. Centre	1,661.00	1,875.00	214.00	3,322.00	3,750.00	428.00	22,500.00
6765-0000	Gas - Rec. Centre	862.16	2,000.00	1,137.84	1,921.53	4,000.00	2,078.47	24,000.00
	<b>TOTAL OPER. EXPS-REC. CENTRE</b>	<b>7,936.56</b>	<b>9,741.65</b>	<b>1,805.09</b>	<b>17,640.83</b>	<b>19,483.30</b>	<b>1,842.47</b>	<b>116,900.00</b>
	<b>SALARIES &amp; BENEFITS</b>							
6820-0000	Caretaker Salary and Benefits	5,453.92	5,666.67	212.75	10,662.26	11,333.34	671.08	68,000.00
6830-0000	Caretaker Assistant Wages	0.00	1,666.67	1,666.67	0.00	3,333.34	3,333.34	20,000.00
6865-0000	R. C. Janitor Wages and Ben.	1,887.65	1,916.67	29.02	3,775.30	3,833.34	58.04	23,000.00
6875-0000	Payroll Costs	810.24	1,041.67	231.43	1,585.48	2,083.34	497.86	12,500.00
6890-0000	Workers Compensation Board	0.00	83.33	83.33	52.50	166.66	114.16	1,000.00
	<b>TOTAL SALARIES &amp; PAYROLL COSTS</b>	<b>8,151.81</b>	<b>10,375.01</b>	<b>2,223.20</b>	<b>16,075.54</b>	<b>20,750.02</b>	<b>4,674.48</b>	<b>124,500.00</b>
	<b>OFFICE EXPENSES</b>							
6910-0000	Equipment Rep. & Maint.-Office	0.00	83.33	83.33	291.18	166.66	-124.52	1,000.00
6915-0000	Supplies	0.00	75.00	75.00	574.85	150.00	-424.85	900.00
6920-0000	Telephone & Cable - Office	315.56	375.00	59.44	621.04	750.00	128.96	4,500.00
	<b>TOTAL OFFICE EXPENSES</b>	<b>315.56</b>	<b>533.33</b>	<b>217.77</b>	<b>1,487.07</b>	<b>1,066.66</b>	<b>-420.41</b>	<b>6,400.00</b>
	<b>ADMINISTRATION</b>							
6970-0000	AGM Expenses - Admin.	0.00	666.67	666.67	3,693.72	1,333.34	-2,360.38	8,000.00
6975-0000	Council Expenses - Admin.	0.00	291.67	291.67	0.00	583.34	583.34	3,500.00
6980-0000	Legal Expenses	416.86	333.33	-83.53	416.86	666.66	249.80	4,000.00
6984-0000	Postage and Printing	420.47	1,166.67	746.20	1,310.71	2,333.34	1,022.63	14,000.00
6985-0000	Insurance Appraisal	0.00	41.67	41.67	0.00	83.34	83.34	500.00
6990-0000	Insurance Premiums	51,532.92	51,532.92	0.00	103,065.84	103,065.84	0.00	618,395.00
6992-0000	Insurance Carrying Charges	906.79	906.75	-0.04	1,813.58	1,813.50	-0.08	10,881.00
7000-0000	Management Fees	7,408.34	7,666.67	258.33	14,816.68	15,333.34	516.66	92,000.00
7010-0000	Property Taxes - Admin.	0.00	62.50	62.50	0.00	125.00	125.00	750.00
7020-0000	Security - Admin.	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
7023-0000	Emergency Preparedness	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
7025-0000	Bank Charges	13.00	16.67	3.67	26.00	33.34	7.34	200.00
7030-0000	Strata Web Site	0.00	33.33	33.33	0.00	66.66	66.66	400.00
7051-0000	Statutory Financial Review	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
	<b>TOTAL ADMINISTRATION EXPENSES</b>	<b>60,698.38</b>	<b>63,135.51</b>	<b>2,437.13</b>	<b>125,143.39</b>	<b>126,271.02</b>	<b>1,127.63</b>	<b>757,626.00</b>
	<b>TOTAL COMMON EXPENSES</b>	<b>105,030.70</b>	<b>116,314.67</b>	<b>11,283.97</b>	<b>208,075.00</b>	<b>232,629.34</b>	<b>24,554.34</b>	<b>1,395,776.00</b>
	<b>TOTAL EXPENSES</b>	<b>127,934.63</b>	<b>145,273.01</b>	<b>17,338.38</b>	<b>257,546.87</b>	<b>290,546.02</b>	<b>32,999.15</b>	<b>1,743,276.00</b>
	<b>NET INCOME (LOSS)</b>	<b>40,148.16</b>	<b>18,210.05</b>	<b>21,938.11</b>	<b>69,241.33</b>	<b>36,420.10</b>	<b>32,821.23</b>	<b>218,521.00</b>
	<b>REVENUE UTILITIES</b>							
	<b>REVENUE - APARTMENT UTILITIES</b>							
9260-0000	Utilities Income - Apts.	13,306.33	13,306.33	0.00	26,612.66	26,612.66	0.00	159,676.00
9262-0000	Utilities Interest Income	151.32	166.67	-15.35	328.64	333.34	-4.70	2,000.00
9264-0000	Prior Year Surplus (Deficit)	0.00	0.00	0.00	45,323.82	45,324.00	-0.18	45,324.00
	<b>TOTAL APARTMENT UTILITIES</b>	<b>13,457.65</b>	<b>13,473.00</b>	<b>-15.35</b>	<b>72,265.12</b>	<b>72,270.00</b>	<b>-4.88</b>	<b>207,000.00</b>
	<b>UTILITY EXPENSES</b>							
	<b>ELECTRICITY - APARTMENTS</b>							
9360-0000	Electricity Kens & Mayfair	2,255.00	2,750.00	495.00	4,510.00	5,500.00	990.00	33,000.00
9365-0000	Electricity Windsor	1,476.00	1,833.33	357.33	2,952.00	3,666.66	714.66	22,000.00
	<b>TOTAL ELECTRICITY - APART.</b>	<b>3,731.00</b>	<b>4,583.33</b>	<b>852.33</b>	<b>7,462.00</b>	<b>9,166.66</b>	<b>1,704.66</b>	<b>55,000.00</b>
	<b>GAS - APARTMENTS</b>							
9410-0000	Gas - Mayfair	2,733.65	2,666.67	-66.98	5,864.10	5,333.34	-530.76	32,000.00

		MTD Actual	MTD Budget	\$ Var	YTD Actual	YTD Budget	\$ Var	Annual
9420-0000	Gas - Kensington	4,484.00	5,000.00	516.00	8,968.00	10,000.00	1,032.00	60,000.00
9430-0000	Gas - Windsor	4,080.33	5,000.00	919.67	8,867.45	10,000.00	1,132.55	60,000.00
	<b>TOTAL GAS - APARTMENTS</b>	<b>11,297.98</b>	<b>12,666.67</b>	<b>1,368.69</b>	<b>23,699.55</b>	<b>25,333.34</b>	<b>1,633.79</b>	<b>152,000.00</b>
	<b>TOTAL UTILITIES - APARTMENT</b>	<b>15,028.98</b>	<b>17,250.00</b>	<b>2,221.02</b>	<b>31,161.55</b>	<b>34,500.00</b>	<b>3,338.45</b>	<b>207,000.00</b>
	<b>NET INCOME (LOSS) UTILITIES</b>	<b>-1,571.33</b>	<b>-3,777.00</b>	<b>2,205.67</b>	<b>41,103.57</b>	<b>37,770.00</b>	<b>3,333.57</b>	<b>0.00</b>
	<b>REVENUE - WATER INCOME</b>							
9650-0000	Water - Apartments	8,160.58	8,160.58	0.00	16,321.16	16,321.16	0.00	97,927.00
9700-0000	Water - Townhouses	11,934.83	11,934.83	0.00	23,869.66	23,869.66	0.00	143,218.00
9725-0000	Water - Interest Income	186.99	208.33	-21.34	532.79	416.66	116.13	2,500.00
9745-0000	Prior Year Surplus (Deficit)	0.00	0.00	0.00	26,355.85	26,355.00	0.85	26,355.00
	<b>TOTAL WATER INCOME</b>	<b>20,282.40</b>	<b>20,303.74</b>	<b>-21.34</b>	<b>67,079.46</b>	<b>66,962.48</b>	<b>116.98</b>	<b>270,000.00</b>
	<b>WATER EXPENSE</b>							
9850-0000	Water Usage	22,500.00	22,500.00	0.00	45,000.00	45,000.00	0.00	270,000.00
	<b>TOTAL WATER</b>	<b>22,500.00</b>	<b>22,500.00</b>	<b>0.00</b>	<b>45,000.00</b>	<b>45,000.00</b>	<b>0.00</b>	<b>270,000.00</b>
	<b>NET INCOME (LOSS) WATER</b>	<b>-2,217.60</b>	<b>-2,196.26</b>	<b>-21.34</b>	<b>22,079.46</b>	<b>21,962.48</b>	<b>116.98</b>	<b>0.00</b>

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

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**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	692,075.95
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
1111-0009	Due to CRF from levy	87,388.43
	<b>TOTAL ASSETS</b>	<u>1,779,464.38</u>

**OWNERS EQUITY**

**RESERVES**

3479-0015	ROOF REPLACEMENT	
3479-0017	Roof Replacement CRF Contribution	-2,590,000.00
3479-0020	ROOF REPLACEMENT TOTAL	<u>-2,590,000.00</u>
3500-0000	Net Income - Prior Years	4,207,317.35
3510-0000	Net Income - Current Year	162,147.03
	<b>TOTAL OWNERS' EQUITY</b>	<u>1,779,464.38</u>
	<b>TOTAL LIABILITIES AND EQUITY</b>	<u>1,779,464.38</u>

DATE: MAY 27/2025  
ACCOUNTANT:   
PROPERTY MANAGER: 

**Budget Comparison (Accrual)  
CHELSEA - Contingency - 02 (lms1416c)  
April 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	21,878.17	21,878.17	0.00	43,756.34	43,756.34	0.00	262,538.00
4010-6000	Strata Fees - Townhomes	47,598.50	47,598.50	0.00	95,197.00	95,197.00	0.00	571,182.00
	<b>TOTAL</b>	<b>69,476.67</b>	<b>69,476.67</b>	<b>0.00</b>	<b>138,953.34</b>	<b>138,953.34</b>	<b>0.00</b>	<b>833,720.00</b>
4031-0000	Interest Income	1,948.56	0.00	1,948.56	48,816.04	0.00	48,816.04	0.00
	<b>TOTAL</b>	<b>1,948.56</b>	<b>0.00</b>	<b>1,948.56</b>	<b>48,816.04</b>	<b>0.00</b>	<b>48,816.04</b>	<b>0.00</b>
	<b>TOTAL INCOME</b>	<b>71,425.23</b>	<b>69,476.67</b>	<b>1,948.56</b>	<b>187,769.38</b>	<b>138,953.34</b>	<b>48,816.04</b>	<b>833,720.00</b>
<b>EXPENSES</b>								
6280-2025	Hot Water Tank Replacement	0.00	0.00	0.00	19,889.10	0.00	-19,889.10	0.00
	<b>TOTAL EXPS. BEFORE UTILITIES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>19,889.10</b>	<b>0.00</b>	<b>-19,889.10</b>	<b>0.00</b>
<b>TOWNHOUSE EXPENSES</b>								
6342-2025	2025 Townhouse Envelope Repairs	4,431.13	4,166.67	-264.46	5,733.25	8,333.34	2,600.09	50,000.00
	<b>TOTAL OPERATING EXPS. - T.H.</b>	<b>4,431.13</b>	<b>4,166.67</b>	<b>-264.46</b>	<b>5,733.25</b>	<b>8,333.34</b>	<b>2,600.09</b>	<b>50,000.00</b>
<b>COMMON EXPENSES</b>								
<b>LANDSCAPING &amp; GROUNDS</b>								
6431-2025	Tree Remedial Work	0.00	1,250.00	1,250.00	0.00	2,500.00	2,500.00	15,000.00
6451-2025	Privacy Fencing repairs	0.00	2,083.33	2,083.33	0.00	4,166.66	4,166.66	25,000.00
	<b>TOTAL LANDS. &amp; GROUNDS</b>	<b>0.00</b>	<b>3,333.33</b>	<b>3,333.33</b>	<b>0.00</b>	<b>6,666.66</b>	<b>6,666.66</b>	<b>40,000.00</b>
<b>REPAIR &amp; MAINTENANCE- GENERAL</b>								
6511-2025	Painting Project	0.00	58,333.33	58,333.33	0.00	116,666.66	116,666.66	700,000.00
6560-2025	Front Entrance & East Gate Repairs	0.00	12,083.33	12,083.33	0.00	24,166.66	24,166.66	145,000.00
	<b>TOTAL REPAIR &amp; MAINT.</b>	<b>0.00</b>	<b>70,416.66</b>	<b>70,416.66</b>	<b>0.00</b>	<b>140,833.32</b>	<b>140,833.32</b>	<b>845,000.00</b>
	<b>TOTAL COMMON EXPENSES</b>	<b>0.00</b>	<b>73,749.99</b>	<b>73,749.99</b>	<b>0.00</b>	<b>147,499.98</b>	<b>147,499.98</b>	<b>885,000.00</b>
	<b>TOTAL EXPENSES</b>	<b>4,431.13</b>	<b>77,916.66</b>	<b>73,485.53</b>	<b>25,622.35</b>	<b>155,833.32</b>	<b>130,210.97</b>	<b>935,000.00</b>
	<b>NET INCOME (LOSS)</b>	<b>66,994.10</b>	<b>-8,439.99</b>	<b>75,434.09</b>	<b>162,147.03</b>	<b>-16,879.98</b>	<b>179,027.01</b>	<b>-101,280.00</b>

# JUNE

## Chelsea Gardens Event Calendar

### UPCOMING EVENTS AT A GLANCE

June 8  
@ 7:00  
Movie Night

June 20  
Pizza Night  
(cash bar— see  
poster)

June 29  
@ 7:00  
Movie Night

July 1st  
Chelsea  
Gardens  
Canada Day  
Event

SUN	MON	TUE	WED	THU	FRI	SAT	
1	2 Pool Exercises 9:00 Craft & Chat 1:00 Ladies Pool 6:00 Pool Volleyball 6:15 Canasta 6:30	3 Pool Exercises 9:00 Bridge 6:30 Poker Pool 7:00	4 Pool Exercises 9:00 Coffee 9:15 Poker 6:00 Whist 6:30	5 Pool Exercises 9:00 Dance – Adv. 2:00 Dance – All 2:30 Euchre 7:00	6 Pool Exercises 9:00 BYOB Pub Night	7	
8 	9 Pool Exercises 9:00 Craft & Chat 1:00 Ladies Pool 6:00 Pool Volleyball 6:15 Canasta 6:30	10 Pool Exercises 9:00 Bridge 6:30 Poker Pool 7:00	11 Pool Exercises 9:00 Coffee 9:15 Poker 6:00 Whist 6:30	12 Pool Exercises 9:00 Dance – Adv. 2:00 Dance – All 2:30 Euchre 7:00	13 Pool Exercises 9:00 BYOB Pub Night	14	
15 	16 Pool Exercises 9:00 Craft & Chat 1:00 Ladies Pool 6:00 Pool Volleyball 6:15 Canasta 6:30	17 Pool Exercises 9:00 Bridge 6:30 Poker Pool 7:00	18 Pool Exercises 9:00 Coffee 9:15 Poker 6:00 Whist 6:30	19 Pool Exercises 9:00 Dance – Adv. 2:00 Dance – All 2:30 Euchre 7:00	20 Pool Exercises 9:00 	21	
22	23 Pool Exercises 9:00 Craft & Chat 1:00 Ladies Pool 6:00 Pool Volleyball 6:15 Canasta 6:30	24 Pool Exercises 9:00 Bridge 6:30 Poker Pool 7:00	25 Pool Exercises 9:00 Coffee 9:15 Poker 6:00 Whist 6:30	26 Pool Exercises 9:00 Dance – Adv. 2:00 Dance – All 2:30 Euchre 7:00	27 Pool Exercises 9:00 BYOB Pub Night	28	
29 	30 Pool Exercises 9:00 Craft & Chat 1:00 Ladies Pool 6:00 Pool Volleyball 6:15 Canasta 6:30	 Pool/Deck Exercises—Monday to Friday mornings @ 9:00 Pool Volleyball—Monday Nights @ 6:15					