



MONTHLY COUNCIL MEETING MINUTES

Tuesday, September 23, 2025

LOCATION/TIME - 1:00PM LIBRARY

Council:, Ron Plankeel, Paul Kavanagh, Marilyn Hunter, Bob Hyde, Cathy Maxwell, Paul Dhaliwal
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
NON-EMERGENCY CALLS - 604-501-0479

STRATA MANAGER: CROSSROADS

Strata Manager: Jesse Train 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

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

1) CALL TO ORDER – 1:00PM

2) ADOPTION OF PREVIOUS MINUTES

It was **MOVED, SECONDED and CARRIED** to approve the minutes from August 26, 2025, Council Meeting.

3) CARETAKER REPORT –

A new motor for the hot tub jet pump was installed. Fraser Health was in and inspection for the hot tub was passed. Condo heating units will be turned on Sept.25th All the fountains have new spray heads installed. The reflection pond had all the old plastic piping removed and new heads installed. The old pump was removed and replaced with a new one. Thank you to Mike Williams for all his hard work on these fountains. City of Surrey will be shutting of the main water supply on Oct.2 to install new water meter at the east gate. Water will be off from 9:30 am to 2:00 pm. And the east gate shut down for the day. The swimming pool will close on Oct. 14 for the season.

4) FINANCIAL REPORT – Bob Hyde and Paul Kavanagh –

OPERATIONS

We are now half way through our fiscal year. The operations financials for August indicate a surplus of \$68,137. This includes an amount apportioned from last year's surplus.

Last fiscal year there was a significant surplus from the operations budget that was approved to be allocated to the Contingency Reserve Fund. A large portion of that surplus has been transferred to the CRF in this and past months. The remaining will be allocated over the remaining six months of the fiscal year.

Up to the end of August, the actual surplus of income less expenses during this this fiscal is \$16,771. Last year at this time we had a comparative surplus of \$156,914. This hopefully indicates that this year's budget predictions will be more representative come the end of the fiscal year.

Revenue

- Year-to-date revenue continues to be bit above budget. This is again due to higher than predicted guest suite rentals, RV parking, and remote sales revenues.

Expenses

- Year-to-date condo specific costs are very close (2% less) to what the budget predicted. Townhouse expenses are also close, at 7% less than predicted for this time of the year.
- Common expenses overall are under 4% less than budget. Last month's financial report highlights the specific accounts that are over-budget.

CONTINGENCY RESERVE FUND (CRF)

The CRF balance to the end of August is \$1,752,531. This is \$229,940 less than July due mainly because of August expenditures of \$149,446 on the painting project plus \$139,988 towards the structural repairs to the main and east entrances plus the corner Chelsea Gardens sign.

As noted in the Capital Projects Committee report later in the minutes, the painting and structural repairs projects will both be over budget. It is planned that the excess will also come from the CRF.

5) BUSINESS ARISING FROM PREVIOUS MINUTES

- a) **Painting Project** – The painting project has been significantly completed, and deficiencies will be reviewed.

It was **MOVED, SECONDED and CARRIED** to accept a change order to paint the front entrance Chelsea Gardens letters and the front and back arches of the clubhouse for a total of \$31,282. Plus GST to have this completed.

- b) **Residents Manual Update** – Wendy McHale, Georgina Ooms, Linda Smith and Marilyn Thomas have volunteered to work on the resident manual update, they are meeting on a regular basis and will continue to meet as required, The committee would like to thank Zenon for the assistance in the formatting of the document.
- c) **Depreciation Report** – JRS Engineering is in the process of updating the Depreciation Report.
- d) **Access Control System** – The security team have prepared a proposal to bring forward for the AGM in 2026.
- e) **Brick Pavers** – Sand has been placed in the holes of the pavers to remove the trip hazard. We are looking at options and quotes to have these properly repaired.
- f) **Fire Safety Quotes** – We are waiting for Community fire and City fire to provide us with updated proposals to review.
- g) **Windsor Tree Trimming Request** – Council sent a survey out to the residents of the Windsor. After reviewing the residents responses 25 out of 31 had no issue of trimming back more of the trees in front of the Windsor. Further the Council reviewed this with McConkey Arborist and it was encouraged by them not to trim any further at this time. However, to keep a review on the trees in the Spring.
- h) **Water Meter** – The City of Surrey will be out on October 2 to change the Water meter out. The east gate will be closed for the day and water off to the complex from 9am – 2pm. This is to accommodate the changing of a water meter outside the east gate.
- i) **Smoking on Common Property** – Jesse reached out to CHOA to get an opinion from them on the smoking and the main point we got from this response was that smokers have a choice on where they smoke, all other people around them often have no choice and are affected negatively by that choice to smoke.

It is encouraged that any complaints about people smoking on common property that are causing a nuisance or hazard are identified by the complainant so the Council can identify and send a violation letter to identify that unit is in fact causing a nuisance and it would be up to them to resolve that issue.

It was **MOVED, SECONDED and CARRIED** to spend up to \$5000 to have Clark Wilson review all the Chelsea bylaws, rules, and complaints about smoking to devise a plan and appropriate bylaw or rule that can help govern the smoking situation.

It was **MOVED, SECONDED and CARRIED** to send letters to several units that have been identified as source units of smoking that have caused a violation of bylaw 3.

It was determined to send a letter to all contractors to not smoke on Chelsea property to help reduce any further smoking issues.

It is encouraged that anyone that is a smoker, to purchase air filters/purifiers to be placed in their units to resolve smoke issues from one unit to another. This may help to reduce any complaints of smoke entering from one unit to another.

- j) **Volunteers for Clubhouse Closing** – We are still looking for volunteers to help close the clubhouse throughout the week
- k) **Credit Card** – We have received the card; however, the wrong name was put on the card, Prospera will be contacted to make this change.

- l) **Arborist Tree removal – between TH178&189 Leaning Tree** – The removal for this tree has been postponed due to members of the crew being sick.
- m) **Workshop Committee** – The workshop committee is in need of volunteers to cover various jobs such as: maintaining/repairing the tools, emptying the garbage and dust collector. Provide shop tours and waiver forms for new applicants of the shop. Volunteers will need some mechanical skills, and someone with experience with tool operation.
- n) **Email Distribution List** – We are still waiting for the email list to be back in operation. However, the Chelsea Today postings always send a notification to the email signed up with the website. It is encouraged to sign up to the Chelsea Today Website: www.chelseatoday.org.
- o) **Elevators** – Council is investigating the plan for elevator repairs and updating.
- p) **True Level Work** – True level will be on site on October 7th do take care of sidewalk and driveway.

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.

IT IS ADVISED: FOR COUNCIL TO ADDRESS COMPLAINTS OR WORK ORDERS: Council and Staff requires identification of unit, incident that occurred, time the incident, the more information the better for Council to better understand.

WORK ORDERS – IF YOU DO NOT IDENTIFY THE UNIT YOUR RESIDE IN OR CONTACT INFORMATION, ACTION ON THE WORK ORDER CANNOT BE COMPLETED.

Several complaints received about smoking; letters will be sent to the source units.

There was a complaint about a resident revving their car engine late at night causing a disturbance. A letter will be sent about this noise violation.

A suggestion was provided about the use of the gym. Several of the suggestions are not viable and reviewed previously. Contractors are noted that they use the facilities to use the washroom; we must provide them with this ability for our regular day to day contractors.

A deficiency was noted about the chimney chase at a townhouse unit, this is being investigated with the painting consultant and Jeff Morin.

A complaint was sent about a unit's guest speeding in the complex. A letter will be sent to the unit about their guest.

A compliment was sent about Doug McLeod: I would like to compliment Doug McLeod on what a wonderful job he has done to set up the emergency response effort within Chelsea Gardens. His initiative to organize and lead an Emergency Response Team to help Chelsea Gardeners with help, when they need it has been inspiring. The expo he and the team put together was very educational and showed the huge effort and progress the team has made over the years. I now have a much better understanding of the entire program and what it is designed to accomplish. It is one thing to read about it in the minutes, etc. but quite another to "see" it. A "well done" to Doug and all the volunteers.

A complaint was sent about another unit parking on their driveway apron. A follow up if this is still occurring will be issued.

A complaint was sent about notices being taken down from Strata Bulletins. These bulletins are for Strata use only.

A request was made about the Kensington Lighting. This will be approved on a trial basis. There are in-ground lights, that are beyond repair, they need to be fully replaced, and this can be further investigated.

It was approved to allow a unit to enclose their patio 60%.

The area outside the clubhouse workshop may have a drainage problem, this will be reviewed with Crush Plumbing.

Several complaints about a resident soliciting letters/notices to residents, this was discussed earlier in the minutes.

A suggestion was provided about adding cameras to the hallways for the condo buildings. This is under consideration, but not at this time.

A letter was received complaining about another resident putting a note under their door. This is not acceptable and if you have an issue reach out to the Council, submit a work order or jesse@crpm.ca

A request was made to install stairs for a ground unit in the Windsor. A scope of work needs to be reviewed by Council to approve this.

7) COMMITTEE REPORTS

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

CONDOMINIUMS –

Mayfair

- 1st floor stairwell door by unit 105 is not latching.
- garage elevator vestibule - baseboard heater is missing its cover.

Otherwise, the garage areas in all the Condo buildings are clean and free of debris and the stairwells and hallways are clean.

Thank you to the People in the Windsor for participating in the Tree Survey, further investigation will take place.

TOWNHOUSES –

- NOVA is finished painting
- Jeff will finish the wood marked with orange paint.

CLUBHOUSE/POOL/GUEST SUITES/GYM

Council Report – Clubhouse

Chelsea Gardens

Date: September 19, 2025

As the summer season winds down, so are our major clubhouse projects. This year has been a productive one, and we're pleased to share the following updates:

- Pool Deck: Repairs have been completed, and the entire surface has been freshly painted,

providing a clean and safe space for residents to enjoy.

- Pool Maintenance: A new robotic pool cleaner has been added to keep the water sparkling and reduce manual maintenance time.
- Rental Rooms: The three rental rooms are nearing completion after a full makeover.

Upgrades include:

- New flooring and fresh paint throughout
- Modern lamps and updated bed coverings
- Enhanced Wi-Fi service for guests
- A thorough deep clean to ensure a fresh, inviting environment

Residents can look forward to a complete write-up with pictures once all work is finalized.

The clubhouse continues to be a welcoming hub for the Chelsea Gardens community, and these improvements will help ensure it remains a comfortable and well-maintained space for years to come.

PONDS AND FOUNTAINS

1. Overview

This report provides an update on the condition and recent improvements to the streams, fountains, and koi pond throughout Chelsea Gardens.

A special thank you to all the hard-working volunteers who keep these special features so beautiful.

2. Fountains & Streams

- Uniform Fountainheads:
 - All fountainheads across the property have now been upgraded and standardized.
 - The new design reflects the Chelsea Gardens logo, creating a consistent and elegant visual theme throughout the complex.
 - Residents and visitors have commented positively on the improved look and sound of the water features.
- Maintenance & Performance:
 - Water flow is steady and balanced in each fountain.
 - Routine checks continue to ensure no clogs or leaks, and water clarity is being maintained.

3. Koi Pond

- Pump Upgrade:
 - The koi pond has been fitted with a new, fully functional pump, replacing the previous unit that was unreliable.
 - The new system provides excellent circulation and aeration, supporting a healthier environment for aquatic life.
- Wildlife Status:
 - All koi, turtles, and goldfish appear healthy and active.
 - Observations indicate that they are well-fed and thriving.
- Water Quality:
 - Clear water with proper oxygen levels has been noted since the pump installation.
 - Scheduled testing continues as part of routine pond maintenance.

4. Recommendations / Next Steps

- Continue with regular inspections and cleaning schedules for fountains and streams.
- Monitor the koi pond's pump for optimal performance, especially during peak summer temperatures.
- Consider signage reminding residents and guests not to overfeed fish and turtles to maintain water quality.

5. Conclusion

The upgrades to the fountainheads and koi pond pump have greatly enhanced both aesthetics and functionality across Chelsea Gardens. Our water features remain a highlight of the property and a source of enjoyment for residents and visitors alike.

LANDSCAPING –

- Fall cleanup is starting.
- The clover has not been a success in replacement of chafer beetle affected lawns. Options will be investigated that people could have done at their own expense.

SAFETY AND SECURITY – Ashley Orton

IRRIGATION – Norm Reid –

SOCIAL COMMITTEE – Linda Hart

Here's another season for the Social Committee. It looks like a very full fun-filled schedule.

The Council has been very busy in your absence over the summer. The rental suites are taking a little longer than anticipated due to their rental popularity. New flooring in rooms 1 and 2 should start up again this week. Room 1 flooring should be completed by Friday and room 2 the week after. Robbie the pool Robot seems to be quite popular. This has helped to free up staff time to more important endeavors. The pool is also noticeably cleaner as it scrubs rather than just vacuums. The fountain heads have been changed to reflect more on a consistent theme throughout and intended to look like the Chelsea logo. Two fountains have been added to the reflection pond with the intention of adding a few plants that will flower throughout the summer and possibly updated lighting in the gazebo. The biggest change from the council will be addressing complaints of smoking in the gazebo and in front of the Mayflower. These are complaints that are affecting the health of residents with true asthma issues and having to close all windows just to be healthy. The smoking area will be moved to the covered area in front of our entrance. We as a council are required to address these serious issues and have done the best to accommodate without putting in a total nonsmoking policy. Residents currently are still able to smoke within the confines of their own homes. Update. It appears the covered area out front will not work as there is valuable input to discourage this. At this time, we will research this further and review at our next council meeting.

Social Committee Meeting Sept 3, 2025

- After a nice summer break, the social committee is happy to be back planning new events.
- Members are busy working out the details for the corn & hotdog dinner taking place Friday, Sept 19. Ticket sales were fast and furious, and we weren't surprised to sell out on the first night of sales.
- Planning for the annual newcomers' event is underway and this year we are looking forward to welcoming approx. 30 new neighbours.
- On Oct 17, we are hosting an Indian dinner. Optional - come in your favorite Sari if you have one.
- The committee is hosting a dance on Halloween night, from 7 to 10 pm in the Fireside room. Costumes are optional but encouraged. This event is BYOB.

ADMINISTRATION – No Report

RV LOT – Marilyn Thomas

Council Report - September 2025

RV Lot - Marilyn Thomas

The RV lot continues to be a very busy place as our residents go out for and return from camping trips almost on a daily basis. A solicitation for volunteers from within RV lot renters netted two volunteers - Char Jagers and Ken Leslie - bringing our committee up to four people. Thank you for volunteering. An orientation session is scheduled for just before our next committee meeting occurring in the next week or two.

There have been no security issues reported although repairs are needed to our fencing to ensure this continues and clean-up required of the brush and trees on both the west and east sides just outside the fencing but still on our property. There has been one motorhome sold and moved out (mine) at the end of August and a hold on the stall within days for a possible new Chelsea purchaser with a similar sized motorhome. One tow vehicle has moved out as well. We currently have just 4 open stalls for RV's/campers and a current monthly revenue of \$950.

Special Report to Council
RV Lot Maintenance - September 23, 2025

1. Dip in roadway of RV lot: Mike Maxwell and I have inspected a dip measuring 5 x 8 meters or 40 sq meters in the main roadway in the RV lot as previously discussed with Council in a Spring meeting. It is in the middle of the main roadway used by all the large vehicles in the lot as they enter and exit so we cannot ignore it. If this is a sink hole developing, repairs would consist of a saw cut and remove existing asphalt, fill in base materials and replace. Estimated cost, according to Mike, would be in the range of \$8,000. Mike feels that the cause of the problem is soft soil and lots of load in this area over the years.

Mike's expert opinion is for him and I to monitor the dip on a monthly basis and track any changes that are occurring. He has the appropriate surveying tools to accomplish this. A change of 2 or 3 cm's per month would indicate the problem needs to be addressed. Measurements have been made on June 4, August 23 and now September 20. It was observed that the dip has increased very slightly in this period from June to August but more significantly from August to September where there has been a change of 7 mm. This is not enough to act on but does raise a red flag for continued monitoring and monthly reports to Council.

2. Clean up of grounds on our property outside of the RV lot fence: I understand that Council has discussed this topic, and I want to add in the support of the RV Committee for this issue. For security purposes, it is recommended to trim all trees on both east and west sides back over the fences and limbs cut off from ground to a height of at least 8 feet so no one can jump over the fences. The brush should be cleared from both areas to enhance vision from the lot into these areas to discourage transients and potential break-ins. The RV Committee will be looking at repairing the barbed wire currently in place and will work with our Security Committee to investigate an appropriate security system capable of capturing higher resolution pictures and increased storage to make it possible to identify events when/if issues arise. We will look at also, in the short term, moving the inoperable security cameras along the back fence to be pointed downwards so to give the impression they may be working.

CAPITAL PROJECTS COMMITTEE –

The Capital Works Committee (the "CWC") is currently providing oversight on the painting and gate structures projects.

Painting Project:

- Approved budget of \$700,000. Progress billings and/or committed to date total \$715,098.
- The painting project is complete except for the clubhouse arches and front vehicle gate lettering. The value of the base contract with Nova Painting is \$642,472. The contract with Nova Painting requires that 50% of the base contract value be paid upon completion of the project which is expected before mid-September. The remainder will be paid in equal monthly instalments to February 2026.
- We have paid an additional \$26,971 to Nova for repairs to townhouse wood trim and stucco and the perimeter wall stucco. A further \$32,846 is committed to address the clubhouse arches and the front vehicle gate lettering.
- We have a separate contract valued at \$35,821 for inspection services. To date we have been billed \$20,889 and expect the total to come in under budget for this component of the project.
- Residents are reminded to direct all questions and concerns to Project Manager, Shawn Sivan, at shawn@novapainting.ca, or 778-836-3940.

Refurbish Gate Structures:

- Approved budget of \$145,000. Progress billings to date total \$155,347.
- The roof replacements on the front vehicle and pedestrian gates, the east pedestrian gate and the corner sign are complete. A total of \$127,067 has been billed by the general contractor, Flynn Group of Companies. Phoenix Roofing Consultants were hired to inspect and certify the roof repairs.
- The initial cost estimate of Flynn's work was \$110,651 for the gate and sign roofs. The additional cost of \$23,117 was required to repair the extensive water damage to the front vehicle gate structure.
- The total paid to Bolduc Contracting to date for repairs to the east pedestrian gate and the corner sign amounts to \$25,603. The preliminary cost estimate for these repairs was \$18,816 (including GST). The additional cost was incurred to address the extensive water and insect damage to these structures.

INVESTMENT COMMITTEE – No Report

EMERGENCY PREPAREDNESS – Doug McLeod –

PEST COMMITTEE –

We still have a few rat sightings throughout the complex, be diligent in not attracting the rodents.

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) **Janitorial Issues** – There is an issue with the current cleaner of the clubhouse. We have had some deep cleaning completed to a standard and it will be seen if the cleaning is maintained, if it is not then further actions will be taken for the cleaning service.
- b) **Illegal Petition** – A letter was sent to the source unit that kept soliciting letters to the residents. This soliciting is against the bylaws, and it was also a nuisance to many of the residents of Chelsea Gardens. The request was to change the nozzles for the Mayfair and Kensington fountains to a nozzle that can be seen from the units. All the Fountain heads are typical throughout Chelsea Gardens, in order to increase the height of the water spray would require a new and bigger pump that may or may not accommodate the size of the fountain. Therefore, the nozzles will all remain the same throughout the complex. It was **MOVED, SECONDED and CARRIED** to fine the source unit soliciting \$200 for breach of the bylaws. The total fines could have reached up to \$1600 for the number of bylaws breached for this situation. Further soliciting issues will result in further bylaw violations.

Council kindly reminds everyone that:

- Suggestions regarding common property should be submitted in writing to the Strata Council or raised during an Annual or Special General Meeting.

- Repeatedly distributing flyers or messages after a decision has been made, or in a manner that pressures or intimidates residents or council, may be considered harassment under our bylaws and the Strata Property Act.

- Harassment of council members or fellow residents will not be tolerated. The council may refer serious or ongoing incidents to bylaw enforcement or, if necessary, to legal counsel.

We ask that communication remain courteous, constructive, and respectful of all residents' right to quiet enjoyment of their homes.

Thank you for helping us maintain a positive and cooperative atmosphere at Chelsea Gardens.

- c) **Privacy Fence addition** – It was **MOVED, SECONDED and CARRIED** to approve the alteration of an additional lattice privacy fence.
- d) **Fire Department Access** – the Fire Department has been provided the proper codes for access. It is now up to the FD to make sure they have the code from dispatch on arrival.
- e) **RV lot landscaping clean up** – Council will review with the RV committee and landscapers to see what is required to be done for brush clean up of the lot for security purposes.
- f) **Cat/Dog Waste Removal** – This has been tabled for discussion. It is advised that cat waste with kitty litter is not to be flushed down the toilet.
- g) **Kensington Lighting** – Council approved the install of lighting similar to what is around the fishpond. This is on a trial basis to see if it will work throughout the year or not.
- h) **In Ground Lighting** – The lighting in ground is decommissioned right now, however, will be investigated to bring back to operation.
- i) **In-appropriate Actions in Clubhouse** – It was noted that two non-residents, or caregivers were in the clubhouse bathroom engaging in sexual activities. The source unit will be sent a letter for this violation as they are not supposed to be in or utilizing the clubhouse without being with the resident of the unit.
- j) **Parking in Visitors** – It is noted that the large projects have been completed and the parking around the property has been restored. There will be no excuse for residents to park in visitor parking. Bylaws, rules and towing will be applied to violators.
- k) **Large Item Pick Up** – a request for large item pickup was made. It appears there may be an updated program with the City that makes Chelsea eligible, this will be investigated.
- l) **Soap Use in Condos** – This has been sent in previous minutes, however, some issues are still occurring. There is a unit that is having soap suds come into the bathroom

ADJOURNMENT : The meeting was adjourned at 5:03PM The next Council meeting is October 28th, 2025.



September 2025

EMERGENCY PREPAREDNESS GRAB and GO KIT

Are you prepared if you have to leave your home overnight, for a period of days or longer? There are many types of emergencies, including fires, floods and earthquakes, that may require you to evacuate quickly.

Here are some suggestions for a handy Grab-and-Go kit. As a general guideline, have one per household member and have enough supplies for 3 days. Commercial emergency kits are also available from many stores and websites, including Amazon, Costco, 72hrs.ca

Backpack or duffle bag for kit contents	Cell phone chargers
Contact list with phone & email addresses	Flash drive or external hard drive with essential documents, photos
Essential medicines in original prescription bottles	Small tools – multi-headed screw driver, pliers, wrench, etc
Bottled water	Pocket knife, Exacto knife
Food packs or snacks	Raincoat, poncho, emergency blanket, work gloves
First aid kit	Spare car keys, home keys
Pet food, leash, waste bags, medications	Toiletries – toothpaste, brush, soap, facecloth
Cash	Clean socks, underwear
Flashlight and spare batteries	Whistle
Heavy duty scissors, duct tape, scotch tape, rope	Water purification tablets or filtration straw (e.g. LifeStraw)
Permanent marker, pen, notepad	Spare eyeglasses

DID YOU KNOW?

Leak detectors are a good way to know if there water spilling in you apartment or townhouse. These can be purchased through any hardware store or online and come in a number of models and types. The simplest will sound an alarm while others can notify you via text if you are away

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

Balance Sheet (Accrual)
CHELSEA - Operations - 02 (Ims1416)
August 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	65,775.99
1025-0120	Bank - Roof Replacement	371,468.80
1025-0121	Bank - Roofing Levy Holdback	8,574.18
1027-0000	Bank - Water Surcharge	94,387.15
1028-1300	Bank - Golf Tournament Funds	3,647.71
1029-0000	Bank - Apt Utilities	60,470.82
1030-0000	Bank - Exercise Room	1,425.16
1040-0000	Bank - Social Committee	2,211.63
1200-0000	Prepaid Insurance	89,997.54
1205-0000	Prepaid Expenses	2,348.85
1300-0000	Accounts Receivable	11,263.77
1301-0002	A/R - Roof Replacement	28,104.45
	TOTAL ASSETS	739,893.40

LIABILITIES

2010-0000	Accounts Payable	33,894.77
2014-0000	Accrued Water & Sewer	45,000.00
2017-0000	Social Committee Fund	2,211.63
2018-0000	Exercise Room	1,425.16
2019-0000	Golf Tournament Fund	3,647.71
2035-0000	Security Deposits	300.00
2040-0000	Due to Contingency	68,000.00
2170-0000	Vacation Payable	7,480.72
2250-0000	Pre-Paid Fees	1,839.48
	TOTAL LIABILITIES	163,799.47

OWNERS EQUITY

RESERVES

3479-0015	ROOF REPLACEMENT	
3479-0016	Roof Replacement Levy	2,592,050.78
3479-0017	Roof Replacement CRF Contribution	2,590,000.00
3479-0018	Roof Replacement Expenses	-4,782,477.53
3479-0019	Roof Replacement Holdback	8,574.18
3479-0020	ROOF REPLACEMENT TOTAL	408,147.43
3500-0000	Net Income - Prior Years	0.00
3510-0000	Net Income - Current Year	63,117.76

DATE: SEP. 22/2025
ACCOUNTANT: [Signature]
PROPERTY MANAGER: _____

3510-2000	Net Income - Utilities	55,441.59
3510-3000	Net Income - Water & Sewer	49,387.15
	TOTAL OWNERS' EQUITY	<u>576,093.93</u>
	TOTAL LIABILITIES AND EQUITY	<u>739,893.40</u>

Budget Comparison (Accrual) CHELSEA - Operations - 02 (lms1416) August 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	
INCOME								
4010-0000	Strata Fees	72,228.46	71,905.33	323.13	433,370.76	431,431.98	1,938.78	862,864.00
4012-0000	CRF Strata Fees - Apartments	-21,878.17	-21,878.17	0.00	-131,269.02	-131,269.02	0.00	-262,538.00
4015-0000	Parking, Scooter & EV Parking	556.00	625.00	-69.00	3,011.00	3,750.00	-739.00	7,500.00
4021-0000	Miscellaneous	0.00	0.00	0.00	100.00	0.00	100.00	0.00
4022-0000	Move in/out	200.00	166.67	33.33	600.00	1,000.02	-400.02	2,000.00
4025-0000	Prior Year Surplus (Deficit)	-25,688.75	9,089.17	-34,777.92	19,757.10	54,535.02	-34,777.92	109,070.00
	TOTAL	25,417.54	59,908.00	-34,490.46	325,569.84	359,448.00	-33,878.16	718,896.00
4030-0000	Strata Fees	135,544.08	135,544.08	0.00	813,264.48	813,264.48	0.00	1,626,529.00
4032-0000	CRF Strata Fees - Townhomes	-47,598.50	-47,598.50	0.00	-285,591.00	-285,591.00	0.00	-571,182.00
4037-0000	Prior Year Surplus	-35,474.95	12,412.83	-47,887.78	26,589.20	74,476.98	-47,887.78	148,954.00
	TOTAL	52,470.63	100,358.41	-47,887.78	554,262.68	602,150.46	-47,887.78	1,204,301.00
OTHER								
4040-0000	Rental - Fireside Lounge	0.00	83.33	-83.33	500.00	499.98	0.02	1,000.00
4045-0000	Rental - Caretaker Suite	600.00	550.00	50.00	3,000.00	3,300.00	-300.00	6,600.00
4050-0000	Rental - Guest Suites	0.00	833.33	-833.33	5,800.00	4,999.98	800.02	10,000.00
4055-0000	R.V. Parking	975.00	833.33	141.67	5,941.94	4,999.98	941.96	10,000.00
4062-0000	Dish and Cutlery Rental	0.00	8.33	-8.33	50.00	49.98	0.02	100.00
4065-0000	Interest Income	264.44	708.33	-443.89	3,889.03	4,249.98	-360.95	8,500.00
4066-0000	Remote Control Sale	0.00	200.00	-200.00	2,700.00	1,200.00	1,500.00	2,400.00
4084-0000	Keys	0.00	0.00	0.00	30.00	0.00	30.00	0.00
	TOTAL OTHER	1,839.44	3,216.65	-1,377.21	21,910.97	19,299.90	2,611.07	38,600.00
	TOTAL INCOME	79,727.61	163,483.06	-83,755.45	901,743.49	980,898.36	-79,154.87	1,961,797.00
EXPENSES								
6030-0000	Apt Janitor/Contract Services	2,347.76	2,666.67	318.91	14,086.56	16,000.02	1,913.46	32,000.00
6208-0000	Building Maint. - Apartments	1,663.31	3,750.00	2,086.69	29,160.35	22,500.00	-6,660.35	45,000.00
6215-0000	Equipment Maint.-Apartments	1,053.24	5,416.67	4,363.43	27,652.86	32,500.02	4,847.16	65,000.00
6268-0050	Elevator Maint. - Apartments	1,326.95	1,875.00	548.05	8,258.70	11,250.00	2,991.30	22,500.00
6275-0000	Gate & Door Maint. - Apartment	0.00	416.67	416.67	2,039.56	2,500.02	460.46	5,000.00
6279-0000	Garbage Pick-up - Apts.	3,488.21	2,333.33	-1,154.88	15,856.41	13,999.98	-1,856.43	28,000.00
	TOTAL EXPS. BEFORE UTILITIES	9,879.47	16,458.34	6,578.87	97,054.44	98,750.04	1,695.60	197,500.00
TOWNHOUSE EXPENSES								
6315-0000	Building Maint. - Townhomes	1,942.59	5,833.33	3,890.74	29,459.17	34,999.98	5,540.81	70,000.00
6320-0000	Garbage Pick-up - Townhomes	10,204.25	6,666.67	-3,537.58	40,125.12	40,000.02	-125.10	80,000.00
	TOTAL OPERATING EXPS. - T.H.	12,146.84	12,500.00	353.16	69,584.29	75,000.00	5,415.71	150,000.00
COMMON EXPENSES								
LANDSCAPING & GROUNDS								
6415-0000	Landscape Contract	14,070.00	14,583.33	513.33	84,420.00	87,499.98	3,079.98	175,000.00
6425-0000	Drainage Repair & Maint-Ground	6,562.50	4,583.33	-1,979.17	25,079.25	27,499.98	2,420.73	55,000.00
6435-0000	Plant Replacement & Imp-Ground	1,244.00	833.33	-410.67	8,310.70	4,999.98	-3,310.72	10,000.00
6440-0000	Irrigation System	0.00	541.67	541.67	5,322.27	3,250.02	-2,072.25	6,500.00
6455-0000	Snow Removal	0.00	2,000.00	2,000.00	0.00	12,000.00	12,000.00	24,000.00
	TOTAL LANDS. & GROUNDS	21,876.50	22,541.66	665.16	123,132.22	135,249.96	12,117.74	270,500.00
REPAIR & MAINTENANCE- GENERAL								
6510-0000	Repair & Maintenance	2,653.32	2,916.67	263.35	23,755.50	17,500.02	-6,255.48	35,000.00
6515-0000	Equipment Rep. & Maint.-Common	0.00	1,250.00	1,250.00	8,834.55	7,500.00	-1,334.55	15,000.00
6520-0000	Supplies Equipment - Common	3,080.07	1,250.00	-1,830.07	6,672.38	7,500.00	827.62	15,000.00
6525-0000	Supplies Maintenance-Common	54.49	250.00	195.51	2,562.05	1,500.00	-1,062.05	3,000.00
6535-0000	Enterphone and Security	63.79	500.00	436.21	1,011.99	3,000.00	1,988.01	6,000.00
6560-0000	Gate Repair & Maint. - Common	2,141.93	500.00	-1,641.93	3,674.93	3,000.00	-674.93	6,000.00
6565-0000	Pest Control - Common	1,284.04	1,666.67	382.63	6,997.27	10,000.02	3,002.75	20,000.00
	TOTAL REPAIR & MAINT.	9,277.64	8,333.34	-944.30	53,508.67	50,000.04	-3,508.63	100,000.00
UTILITIES								

	MTD Actual	MTD Budget	\$ Var	YTD Actual	YTD Budget	\$ Var	Annual
6576-0000 Electricity	49.42	166.67	117.25	639.42	1,000.02	360.60	2,000.00
6577-0000 Electricity Ponds - Common	343.00	416.67	73.67	2,168.00	2,500.02	332.02	5,000.00
6580-0000 Electricity Stream - Common	515.00	666.67	151.67	3,510.00	4,000.02	490.02	8,000.00
6595-0000 Telephone Caretaker	97.44	125.00	27.56	575.68	750.00	174.32	1,500.00
TOTAL UTILITIES	1,004.86	1,375.01	370.15	6,893.10	8,250.06	1,356.96	16,500.00
RV LOT EXPENSES							
6640-0000 Repair & Maintenance - RV Lot	0.00	208.33	208.33	204.75	1,249.98	1,045.23	2,500.00
6690-0000 Electricity - RV Lot	68.00	70.83	2.83	408.00	424.98	16.98	850.00
TOTAL OPERATING EXPS-RV LOT	68.00	279.16	211.16	612.75	1,674.96	1,062.21	3,350.00
RECREATION CENTRE - COMMON							
6710-0000 Bldg Repair & Maint-Rec Centre	608.90	750.00	141.10	10,859.07	4,500.00	-6,359.07	9,000.00
6712-0000 Equip. Rep. & Maint.-Clubhouse	336.00	2,083.33	1,747.33	4,224.31	12,499.98	8,275.67	25,000.00
6715-0000 Lock Up Costs - Rec. Centre	80.00	200.00	120.00	2,040.00	1,200.00	-840.00	2,400.00
6725-0000 Exercise Equip R & M-Rec Centr	853.80	1,000.00	146.20	2,000.09	6,000.00	3,999.91	12,000.00
6730-0000 Workshop R & M-Rec. Centre	87.98	83.33	-4.65	87.98	499.98	412.00	1,000.00
6735-0000 Pool Repair & Maint.-Rec. Cent	600.00	1,000.00	400.00	16,081.13	6,000.00	-10,081.13	12,000.00
6740-0000 Pool Supplies & Chemicals-Rec.	827.56	458.33	-369.23	4,358.67	2,749.98	-1,608.69	5,500.00
6750-0000 Cleaning Supplies-Rec. Centre	787.21	208.33	-578.88	1,913.88	1,249.98	-663.90	2,500.00
6755-0000 Window & Carpet Cleaning-Rec.	0.00	83.33	83.33	0.00	499.98	499.98	1,000.00
6764-0000 Electricity - Rec. Centre	1,661.00	1,875.00	214.00	9,966.00	11,250.00	1,284.00	22,500.00
6765-0000 Gas - Rec. Centre	770.48	2,000.00	1,229.52	5,716.89	12,000.00	6,283.11	24,000.00
TOTAL OPER. EXPS-REC. CENTRE	6,612.93	9,741.65	3,128.72	57,248.02	58,449.90	1,201.88	116,900.00
SALARIES & BENEFITS							
6820-0000 Caretaker Salary and Benefits	5,453.92	5,666.67	212.75	30,715.97	34,000.02	3,284.05	68,000.00
6830-0000 Caretaker Assistant Wages	1,200.00	1,666.67	466.67	7,432.50	10,000.02	2,567.52	20,000.00
6865-0000 R. C. Janitor Wages and Ben.	1,887.65	1,916.67	29.02	11,504.40	11,500.02	-4.38	23,000.00
6875-0000 Payroll Costs	812.64	1,041.67	229.03	4,836.04	6,250.02	1,413.98	12,500.00
6890-0000 Workers Compensation Board	0.00	83.33	83.33	52.50	499.98	447.48	1,000.00
TOTAL SALARIES & PAYROLL COSTS	9,354.21	10,375.01	1,020.80	54,541.41	62,250.06	7,708.65	124,500.00
OFFICE EXPENSES							
6910-0000 Equipment Rep. & Maint.-Office	0.00	83.33	83.33	585.73	499.98	-85.75	1,000.00
6915-0000 Supplies	0.00	75.00	75.00	818.99	450.00	-368.99	900.00
6920-0000 Telephone & Cable - Office	446.26	375.00	-71.26	2,283.52	2,250.00	-33.52	4,500.00
TOTAL OFFICE EXPENSES	446.26	533.33	87.07	3,688.24	3,199.98	-488.26	6,400.00
ADMINISTRATION							
6968-0000 Depreciation Report	-2,480.63	0.00	2,480.63	0.00	0.00	0.00	0.00
6970-0000 AGM Expenses - Admin.	0.00	666.67	666.67	3,693.72	4,000.02	306.30	8,000.00
6975-0000 Council Expenses - Admin.	0.00	291.67	291.67	0.00	1,750.02	1,750.02	3,500.00
6980-0000 Legal Expenses	0.00	333.33	333.33	533.85	1,999.98	1,466.13	4,000.00
6984-0000 Postage and Printing	1,350.00	1,166.67	-183.33	5,531.75	7,000.02	1,468.27	14,000.00
6985-0000 Insurance Appraisal	0.00	41.67	41.67	0.00	250.02	250.02	500.00
6990-0000 Insurance Premiums	51,532.92	51,532.92	0.00	309,197.52	309,197.52	0.00	618,395.00
6992-0000 Insurance Carrying Charges	906.79	906.75	-0.04	5,440.74	5,440.50	-0.24	10,881.00
7000-0000 Management Fees	7,666.67	7,666.67	0.00	46,000.02	46,000.02	0.00	92,000.00
7010-0000 Property Taxes - Admin.	0.00	62.50	62.50	547.00	375.00	-172.00	750.00
7020-0000 Security - Admin.	0.00	83.33	83.33	0.00	499.98	499.98	1,000.00
7023-0000 Emergency Preparedness	0.00	250.00	250.00	405.16	1,500.00	1,094.84	3,000.00
7025-0000 Bank Charges	13.00	16.67	3.67	93.00	100.02	7.02	200.00
7030-0000 Strata Web Site	0.00	33.33	33.33	55.97	199.98	144.01	400.00
7050-0000 Miscellaneous	0.07	0.00	-0.07	112.06	0.00	-112.06	0.00
7051-0000 Statutory Financial Review	0.00	83.33	83.33	751.80	499.98	-251.82	1,000.00
TOTAL ADMINISTRATION EXPENSES	58,988.82	63,135.51	4,146.69	372,362.59	378,813.06	6,450.47	757,626.00
TOTAL COMMON EXPENSES	107,629.22	116,314.67	8,685.45	671,987.00	697,888.02	25,901.02	1,395,776.00
TOTAL EXPENSES	129,655.53	145,273.01	15,617.48	838,625.73	871,638.06	33,012.33	1,743,276.00
NET INCOME (LOSS)	-49,927.92	18,210.05	-68,137.97	63,117.76	109,260.30	-46,142.54	218,521.00
REVENUE UTILITIES							
REVENUE - APARTMENT UTILITIES							
9260-0000 Utilities Income - Apts.	13,306.33	13,306.33	0.00	79,837.98	79,837.98	0.00	159,676.00
9262-0000 Utilities Interest Income	176.67	166.67	10.00	963.54	1,000.02	-36.48	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
TOTAL APARTMENT UTILITIES	13,483.00	13,473.00	10.00	126,125.34	126,162.00	-36.66	207,000.00
UTILITY EXPENSES							
ELECTRICITY - APARTMENTS							
9360-0000 Electricity Kens & Mayfair	2,255.00	2,750.00	495.00	13,530.00	16,500.00	2,970.00	33,000.00
9365-0000 Electricity Windsor	1,476.00	1,833.33	357.33	8,856.00	10,999.98	2,143.98	22,000.00
TOTAL ELECTRICITY - APART.	3,731.00	4,583.33	852.33	22,386.00	27,499.98	5,113.98	55,000.00

	MTD Actual	MTD Budget	\$ Var	YTD Actual	YTD Budget	\$ Var	Annual
GAS - APARTMENTS							
9410-0000 Gas - Mayfair	831.90	2,666.67	1,834.77	10,260.39	16,000.02	5,739.63	32,000.00
9420-0000 Gas - Kensington	3,040.00	5,000.00	1,960.00	22,572.00	30,000.00	7,428.00	60,000.00
9430-0000 Gas - Windsor	1,157.33	5,000.00	3,842.67	15,465.36	30,000.00	14,534.64	60,000.00
TOTAL GAS - APARTMENTS	5,029.23	12,666.67	7,637.44	48,297.75	76,000.02	27,702.27	152,000.00
TOTAL UTILITIES - APARTMENT	8,760.23	17,250.00	8,489.77	70,683.75	103,500.00	32,816.25	207,000.00
NET INCOME (LOSS) UTILITIES	4,722.77	-3,777.00	8,499.77	55,441.59	22,662.00	32,779.59	0.00
REVENUE - WATER INCOME							
9650-0000 Water - Apartments	8,160.58	8,160.58	0.00	48,963.48	48,963.48	0.00	97,927.00
9700-0000 Water - Townhouses	11,934.83	11,934.83	0.00	71,608.98	71,608.98	0.00	143,218.00
9725-0000 Water - Interest Income	296.23	208.33	87.90	1,758.11	1,249.98	508.13	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
TOTAL WATER INCOME	20,391.64	20,303.74	87.90	148,686.42	148,177.44	508.98	270,000.00
WATER EXPENSE							
9850-0000 Water Usage	22,500.00	22,500.00	0.00	99,299.27	135,000.00	35,700.73	270,000.00
TOTAL WATER	22,500.00	22,500.00	0.00	99,299.27	135,000.00	35,700.73	270,000.00
NET INCOME (LOSS) WATER	-2,108.36	-2,196.26	87.90	49,387.15	13,177.44	36,209.71	0.00

Balance Sheet (Accrual)
CHELSEA - Contingency - 02 (lms1416c)
August 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	952,531.44
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
	TOTAL ASSETS	1,752,531.44

LIABILITIES

2010-0000	Accounts Payable	4,476.15
	TOTAL LIABILITIES	4,476.15

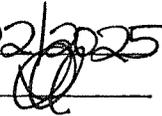
OWNERS EQUITY

RESERVES

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	4,207,317.35
3510-0000	Net Income - Current Year	130,737.94

	TOTAL OWNERS' EQUITY	1,748,055.29
	TOTAL LIABILITIES AND EQUITY	1,752,531.44

DATE: SEP. 22/2025
ACCOUNTANT: 
PROPERTY MANAGER: _____

Budget Comparison (Accrual)
CHELSEA - Contingency - 02 (lms1416c)
August 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	
INCOME								
4010-5000	Strata Fees - Apartments	21,878.17	21,878.17	0.00	131,269.02	131,269.02	0.00	262,538.00
4010-6000	Strata Fees - Townhomes	47,598.50	47,598.50	0.00	285,591.00	285,591.00	0.00	571,182.00
4025-0000	Prior Year Surplus (Deficit)	0.00	0.00	0.00	150,000.00	0.00	150,000.00	0.00
	TOTAL	69,476.67	69,476.67	0.00	566,860.02	416,860.02	150,000.00	833,720.00
4031-0000	Interest Income	3,352.00	0.00	3,352.00	61,805.24	0.00	61,805.24	0.00
	TOTAL	3,352.00	0.00	3,352.00	61,805.24	0.00	61,805.24	0.00
	TOTAL INCOME	72,828.67	69,476.67	3,352.00	628,665.26	416,860.02	211,805.24	833,720.00
EXPENSES								
6280-2025	Hot Water Tank Replacement	0.00	0.00	0.00	19,889.10	0.00	-19,889.10	0.00
	TOTAL EXPS. BEFORE UTILITIES	0.00	0.00	0.00	19,889.10	0.00	-19,889.10	0.00
TOWNHOUSE EXPENSES								
6342-2025	2025 Townhouse Envelope Repairs	4,164.28	4,166.67	2.39	28,905.08	25,000.02	-3,905.06	50,000.00
	TOTAL OPERATING EXPS. - T.H.	4,164.28	4,166.67	2.39	28,905.08	25,000.02	-3,905.06	50,000.00
COMMON EXPENSES								
LANDSCAPING & GROUNDS								
6431-2025	Tree Remedial Work	0.00	1,250.00	1,250.00	11,020.80	7,500.00	-3,520.80	15,000.00
6451-2025	Privacy Fencing repairs	0.00	2,083.33	2,083.33	0.00	12,499.98	12,499.98	25,000.00
	TOTAL LANDS. & GROUNDS	0.00	3,333.33	3,333.33	11,020.80	19,999.98	8,979.18	40,000.00
REPAIR & MAINTENANCE- GENERAL								
6511-2025	Painting Project	149,446.08	58,333.33	-91,112.75	287,321.16	349,999.98	62,678.82	700,000.00
6560-2025	Front Entrance & East Gate Repairs	139,988.25	12,083.33	-127,904.92	148,310.55	72,499.98	-75,810.57	145,000.00
	TOTAL REPAIR & MAINT.	289,434.33	70,416.66	-219,017.67	435,631.71	422,499.96	-13,131.75	845,000.00
ADMINISTRATION								
6968-0000	Depreciation Report	2,480.63	0.00	-2,480.63	2,480.63	0.00	-2,480.63	0.00
	TOTAL ADMINISTRATION EXPENSES	2,480.63	0.00	-2,480.63	2,480.63	0.00	-2,480.63	0.00
	TOTAL COMMON EXPENSES	291,914.96	73,749.99	-218,164.97	449,133.14	442,499.94	-6,633.20	885,000.00
	TOTAL EXPENSES	296,079.24	77,916.66	-218,162.58	497,927.32	467,499.96	-30,427.36	935,000.00
	NET INCOME (LOSS)	-223,250.57	-8,439.99	-214,810.58	130,737.94	-50,639.94	181,377.88	-101,280.00

OCTOBER

Chelsea Gardens Events Calendar

SUN	MON	TUE	WED	THU	FRI	SAT	
<p>UPCOMING EVENTS AT A GLANCE</p> <p>Oct 5 Newcomers' Welcome @ 1:00</p> <p>Oct 12 Movie Night @ 7:00</p> <p>Oct 17 Indian Dinner (see poster)</p> <p>Oct 31 Halloween at the Gate @ 5:30</p> <p>Oct 31 Halloween Dance @ 7:00 (see poster)</p>			<p>1 </p> <p>Coffee 9:15 Poker 6:00 Whist 6:30</p>	<p>2</p> <p>Weights/Bands 9:00 2K Walk Away 9:30 Dance – Adv. 2:00 Dance – All 2:30 Euchre 7:00</p>	<p>3</p> <p>Osteo 9:00 Chair Yoga 9:30 BYOB Pub Night</p>	4	
	<p>5 </p>	<p>6</p> <p>Weights/Bands 9:00 2K Walk Away 9:30 Craft & Chat 1:00 Ladies Pool 6:00 Canasta 6:30 Choir 6:30</p>	<p>7</p> <p>Osteo 9:00 Chair Yoga 9:30 Bridge 6:30 Bible Study 7:00 Poker Pool 7:00</p>	<p>8 </p> <p>Coffee 9:15 Poker 6:00 Whist 6:30</p>	<p>9</p> <p>Weights/Bands 9:00 2K Walk Away 9:30 Dance – Adv. 2:00 Dance – All 2:30 Euchre 7:00</p>	<p>10</p> <p>Osteo 9:00 Chair Yoga 9:30 BYOB Pub Night</p>	11
	<p>12 </p>	<p>13</p> <p>Weights/Bands 9:00 2K Walk Away 9:30 Craft & Chat 1:00 Ladies Pool 6:00 Canasta 6:30 Choir 6:30</p>	<p>14</p> <p>Osteo 9:00 Chair Yoga 9:30 Bridge 6:30 Bible Study 7:00 Poker Pool 7:00</p>	<p>15 </p> <p>Coffee 9:15 Poker 6:00 Whist 6:30</p>	<p>16</p> <p>Weights/Bands 9:00 2K Walk Away 9:30 Dance – Adv. 2:00 Dance – All 2:30 Euchre 7:00</p>	<p>17</p> <p>Osteo 9:00 Chair Yoga 9:30 Indian Dinner </p>	18
		<p>19</p> <p>Weights/Bands 9:00 2K Walk Away 9:30 Craft & Chat 1:00 Ladies Pool 6:00 Canasta 6:30 Choir 6:30</p>	<p>21</p> <p>Osteo 9:00 Chair Yoga 9:30 Bridge 6:30 Bible Study 7:00 Poker Pool 7:00</p>	<p>22 </p> <p>Coffee 9:15 Poker 6:00 Whist 6:30</p>	<p>23</p> <p>Weights/Bands 9:00 2K Walk Away 9:30 Dance – Adv. 2:00 Dance – All 2:30 Euchre 7:00</p>	<p>24</p> <p>Osteo 9:00 Chair Yoga 9:30 BYOB Pub Night</p>	25
		<p>26</p> <p>Weights/Bands 9:00 2K Walk Away 9:30 Craft & Chat 1:00 Ladies Pool 6:00 Canasta 6:30 Choir 6:30</p>	<p>28</p> <p>Osteo 9:00 Chair Yoga 9:30 Bridge 6:30 Bible Study 7:00 Poker Pool 7:00</p>	<p>29 </p> <p>Coffee 9:15 Poker 6:00 Whist 6:30</p>	<p>30</p> <p>Weights/Bands 9:00 2K Walk Away 9:30 Dance – Adv. 2:00 Dance – All 2:30 Euchre 7:00</p>	<p>31</p> <p>Osteo 9:00 Chair Yoga 9:30 BYOB Pub Night Halloween Dance 7:00 </p>	