



# MONTHLY COUNCIL MEETING MINUTES

Tuesday, October 28, 2025

## LOCATION/TIME - 1:00PM LIBRARY

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

**Regrets:** Paul Dhaliwal

## 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 – 1:01PM**

**2) ADOPTION OF PREVIOUS MINUTES**

It was **MOVED, SECONDED and CARRIED** to approve the minutes from September 23, 2025, Council Meeting.

**3) CARETAKER REPORT –**

Leak in the hot tub pressure gauge has been repaired by Pond's.  
Pool is closed for the fall and winter, deck furniture has been put away.  
The condo building roof drains have been cleaned.  
Debris cleaning in all pond's will be ongoing until the leaves finish falling.  
City of Surrey has now installed both new water meters and water reads are now accurate and in balance.  
Surrey also repaired the sunken water cover area at the East Gate.

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

**OPERATIONS**

We are now seven months into our fiscal year. The results of operations for the period ending September 30<sup>th</sup> indicate a surplus of \$81,813. This includes an amount approved 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.

Up to the end of September, the actual surplus of income less expenses during this fiscal year is \$35,467. Last year at this time we had a comparative surplus of \$186,836. This should indicate 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 five percent (5%) less than budget. Townhouse expenses are 12% less than predicted for this time of the year.
- Common expenses overall are also five percent (5%) less than budget year-to-date. In the current month, the only accounts over budget are: (i) Plant Replacement and Improvements, due to having a leaning Spruce tree removed, (ii) Clubhouse Equipment Repairs, due to the Chelsea Strata contribution to the cost of the new library furniture, (iii) Janitor Wages, due to deep cleaning one of the guest suites, and (iv) Emergency Preparedness due to the replenishment of supplies.

**CONTINGENCY RESERVE FUND (CRF)**

The CRF balance to the end of September is \$1,862,294. This is \$109,763 more than August due to the allocation of last year's operating surplus to the CRF.

As noted in the Capital Works 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) **Access Control** – The server that controls the access control for the Windsor has failed and was beyond repair. For access to the building, we hired security to maintain the doors while Council sorted out the options on what to do. This has been an item that the Council has been aware of, and the security committee determined to research into options for this certain situation. There is a good chance that this could occur for all the other servers on the system. It is in the best interest of the Strata to no longer maintain the current system. The Committee reviewed several quotes on replacement of the full systems to determine a ballpark number to go ahead with and it was **MOVED, SECONDED and CARRIED** to

approve the implementation of a new system with WETECH for Windsor only. Further investigation will take place for the rest of the complex. This will be out of the CRF as an emergency expense. The total cost for this project at the Windsor will be \$29,631.00

- b) **Painting Project** – Deficiencies are still being followed up on.
- c) **Residents Manual Update** – in process.
- d) **Depreciation Report** – Site inspection will take place the end of October.
- e) **Brick Pavers** – Sand has been placed in the holes of the pavers to remove the trip hazard as a temporary repair. We are looking at options and quotes to have these properly repaired.
- f) **Fire Safety Quotes** – Council reviewed quotes from City Fire and Radius Fire for the annual inspections for the fire safety equipment. It was **MOVED, SECONDED and CARRIED** to approve the quote from Radius Fire.
- g) **Windsor Tree Trimming Request** – Below is a report from McConkey Arborist about the Windsor tree situation:  
Regarding the beech tree in front of the Windsor building, the homeowner expressed concern that it was encroaching on the building and balconies as well wanted more sunlight onto the homeowner's patio. Upon visual inspection, I agreed with the homeowner's concern and have pruned the tree to provide more than eight feet of clearance, which I believe is adequate. I do not recommend a more aggressive pruning approach at this time, as it could be detrimental to the tree's health, especially considering the recent decline and removal of the adjacent beech tree. We can revisit the tree during the next pruning schedule to determine if further pruning can be done to allow more light into the units and patios. Markus McConkey – Professional Arborist.
- h) **Water Meter Replacement** – The City has successfully replaced the water meters.
- i) **Smoking on Common Property** – Breakdown of situation has been sent to Clark Wilson, Strata Lawyers, as well as all complaints to date to determine the coverage required and what options they can provide for us to come up with a solution.

Below is what we decided at the last meeting:

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 Chelsa 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 weekend. Please connect with [jesse@crpm.ca](mailto:jesse@crpm.ca) if you are interested in helping out the operations of the clubhouse.
- k) **Credit Card** – We are waiting for Prospera to change the name on the Chelsea credit card.
- l) **Email Distribution List** – 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](http://www.chelseatoday.org).
- m) **True Level Work** – The work done by True Level has been completed, Council is reviewing more areas to be done and added to the list to be done in the spring.
- n) **Janitorial Issues** – Council is still not satisfied with the current cleaning of the clubhouse. Complaints have been sent to the company providing this service. However, alternative options are being investigated as well.
- o) **Cat/Dog Waste Removal** – further investigation on this item.
- p) **Snow Removal** – It was **MOVED, SECONDED and CARRIED** to approve the snow removal contract with South Fraser Custom Landscaping.
- q) **Fountains** – Council reviewed several letters about the fountains. Council has decided that this will be further reviewed in the Spring and at this time no further action will be taken.

## 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.**

A letter will be sent to an offending guest of a townhouse unit.

Council reviewed a request to cut down the shrubs blocking the view of traffic in front of the Kensington and Mayfair parking garage entrance. This will be investigated. A reminder to residents of the Mayfair and Kensington that the front of the buildings are for pick up, drop off, deliveries, ambulance and fire trucks and not for residents or their guests to be parking for hours. Sometimes vehicles are parking overnight. We do have visitor parking.

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

Smoking complaints have been received; letters have been sent. Council will investigate complaints as they are received prior to letters being sent.

Complaints received about Christmas lights being up to early, council will review.

A complaint was received about a speeding vehicle from NOVA, this was sent onto the painters.

Further smoking situations were brought to the Strata to review, this is in process with a Strata Lawyer.

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## **7) COMMITTEE REPORTS**

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

### **CONDOMINIUMS –**

Nothing to report

### **TOWNHOUSES –**

Roofs and painting complete – it has been a busy year.

### **CLUBHOUSE/POOL/GUEST SUITES/GYM**

It's been a wonderful pool season filled with activity and laughter. From morning water exercises and Monday volleyball games to Friday pub nights on the deck, the pool area has been a lively gathering place for cooling off, visiting with friends, sunbathing, or simply relaxing with a good book.

As we transition into fall, preparations are already underway for the Christmas Concert, featuring our talented actors, singers, and dancers — all busy rehearsing to bring festive cheer to the community. Inside the clubhouse, there's always something happening: card games, snooker, and a variety of social activities for everyone to enjoy.

### **Save the Date!**

Join us for the Open House on November 14th from 1:30–6:00 p.m. to see the beautifully refreshed rental rooms. Each room now features new flooring, fresh paint, updated lamps, and modern bedding. Residents can borrow sheets and bedding (just wash and return them promptly), and guests can enjoy improved Wi-Fi access in the upstairs rooms, gym, and pool area. A Keurig coffee machine will soon be added for morning convenience.

This event coincides with Pub Night, so stay a while, enjoy a drink after 4:00 p.m., and mingle with neighbours — everyone is welcome!

The clubhouse is now beautifully decorated for fall, and the Indian Dinner was a delicious success, thanks to the ever-creative Social Committee. With winter fast approaching, our seasonal activities are now in full swing!

### **PONDS AND FOUNTAINS**

The koi and turtle pond are winding down for the winter season. Once the water temperature remains consistently below 10°C, our turtles, koi, and goldfish stop eating and settle in for a long winter nap. The goldfish have already disappeared into the deeper area of the pond, while the turtles can still be seen basking on their logs — but not for long! They'll soon be relocated to their indoor winter pond and will return to the pond in the spring, well-rested and ready to explore again. Now comes the fun part — catching them and convincing them that it's bedtime (and not escape time)!

Our walkway lights around the pond continue to operate from dusk until morning. Be sure to take a stroll and enjoy the monthly colour changes — a special touch suggested by residents whose homes overlook the pond.

## LANDSCAPING –

Leaf cleanup is well underway

The outstanding Work Orders's are being cleaned up

## SAFETY AND SECURITY – Ashley Orton

The FOB system for the Windsor apartments went down on Thursday.

One of our main concerns came to pass – the computer server for the building died, never to rise again. WE thought we had a spare but the technician tried and it did not work either.

The council will have to decide whether we spend on a legacy replacement or use this event to transition to a new, more modern, properly supported system.

The odds are that other servers in the remaining apartments and clubhouse will fail in the near future.

## IRRIGATION – Norm Reid –

Windup meeting will be held this week

Will discuss if there is enough interest and volunteers to continue next year

## SOCIAL COMMITTEE – Linda Hart

It was **MOVED, SECONDED and CARRIED** to approve a seminar from *Image Power for those that want to look their best* hosted by the Social Committee

## Social Committee Report - Linda Hart

- **The Newcomers' Event** was very well received with 16 new residents enjoying the afternoon. This year we introduced an expo showcasing the various activities offered at Chelsea. Spokespersons from various groups attended including arts & crafts, blog/website, cards, choir, dance, emergency preparedness, exercise, golf, RV lot, volunteering, Wednesday morning coffee/tea and workshop. A big thank you to everyone who participated and shared your interests with our new neighbours.
- **Halloween at the Gate** begins at 5:30 with volunteers handing out LARGE handfuls of candy to our keen trick or treaters thanks to our community's generous candy donations. Once again, we will be offering the adults a cup of yummy corn chowder. Later on, the committee is hosting a Halloween Dance from 7 to 10 pm in the Fireside room. This event is BYOB and everyone is welcome with or without a costume!

## ADMINISTRATION – No Report

## RV LOT – Marilyn Thomas

The dip in the pavement in the RV lot continues to be monitored by myself and Mike Maxwell with the help of Cathy Maxwell this month. We can report that there was no additional sinking of the pavement for the first time since we started measuring in June. Monitoring will continue through the winter.

The RV Committee is turning their attention to needed maintenance and security improvements for the lot. A walk around occurred on Monday, October 20 with Council members Ron Plankeel and Marilyn Hunter, and Shawn Allen (landscaper). The focus was on the over-growth of the trees and bushes just outside of all fences but primarily the west, east and south fences that are compromising the security of the RV lot. The trees are

growing into the barbed wire on the top of the fencing and the brush etc on the perimeter of the lot provides good camouflage for anyone attempting to break through the fencing. The blackberry bushes on the east side will be trimmed back from the fence but otherwise left as is as a deterrent/blockade to the outside of the fencing. We believe that the lot security should be strengthened in a phased-in plan (being developed) due to the current condition of the fencing, increased value and number of vehicles now contained within the lot. This plan will also include repairing the barb wire, reinforcing the fencing and blocking out sight into the lot and examining the camera system. That plan will be completed in time to get it to Council and then the next AGM.

We are asking permission now to start improvements by having Shawn trim trees and bushes this Fall at a total of \$1800 plus GST. The RV lot brings in revenue averaging \$1,000 per month which could be used to fund this effort. The details as provided by Shawn are:

- Prune all trees and shrubs 2 feet away from all fences.
- Provide a minimum 1 foot of branch clearance above the barbwire.
- Prune any trees overhanging the fence that may interfere with RV parking spaces.
- Clean debris (leaves etc.) between the fence and walls or curbs.

All pruning and debris would be removed from site.

Cost: 1,800.00 + GST Regards, Shawn Allen

It was **MOVED, SECONDED and CARRIED** to approve this expense.

#### **CAPITAL PROJECTS COMMITTEE –**

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

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#### **Painting Project:**

- Approved budget of \$700,000. A final accounting of the project costs will be presented in the November minutes.
- The painting project is essentially complete with Nova working on a few minor issues. The contractor recently completed the clubhouse arches and front vehicle gate lettering.
- The independent inspector wrote the application process for the clubhouse arches and was on site to ensure the surface preparation and application of paint were carried out according to the specifications.
- As previously reported the actual cost of this project will exceed the budget estimate due to the condition of the stucco on certain townhouses and the perimeter wall. Extra costs were also incurred to repair wood trim on certain townhouses. Residents should note that the wood trim marked with an orange “X” will be addressed by Jeff Morin as weather permits.

#### **Refurbish Gate Structures:**

- Approved budget of \$145,000. A final accounting of the project costs will be presented in the November minutes.
- The roof replacements on the front vehicle and pedestrian gates, the east pedestrian gate and the corner sign are complete. The holdback on this project will now be released to the contractor.

- As previously reported the actual cost of this project will exceed the budget estimate due to the extensive water and insect damage to the structures which resulted in significant structural repairs.

**INVESTMENT COMMITTEE – No Report**

**EMERGENCY PREPAREDNESS – Doug McLeod –**

"A response to the author of the kind words for the Chelsea Gardens Emergency Program and its volunteers in the Monthly Council Meeting Minutes for September:

The Chelsea Gardens Emergency Program volunteers are sincerely appreciative of the sentiments regarding the program as expressed in the Correspondence section of the September Council Minutes. Doug acknowledges that his vision, based on a provincial model, was the spark that initiated the program. However, the credit for its significant progress since inception in 2017 really belongs to all of the more than 100 past and current program volunteers, as without their effective contributions of time, energy and insight we would not have the collective neighbourhood response capability we have today. That said, we will continue our efforts to improve our emergency response capabilities for the benefit of all Chelsea Gardens residents and owners. And of course, more volunteers will always help us to achieve these improvements. Regards, the Program Leadership Team Marylou Leslie Don Pittendreigh Ron Bergman Doug McLeod"

**EMERGENCY RESPONSE DECISIONS**

When larger scale emergency situations in Chelsea Gardens are identified, the current process calls for the Council President or designate and the Emergency Program Leader or designate to confer as to the appropriate collective response by the strata. If the situation warrants it, these two representatives will agree to activate the Chelsea Gardens Emergency Response Teams and, by standing agreement, the Incident Command Team will assume responsibility for response actions.

Some of the appropriate emergency response actions may involve decisions for safety and/or protection of property that would normally be the responsibility of the Stata Council. Significant examples of such decisions include (but are not limited to):

- Shutting off gas, water and/or electricity supply to Condo or Townhouse buildings, or units therein, or to the Clubhouse, and
- Restricting access to residences, buildings and/or other parts of the strata property, including most of the Clubhouse spaces which may be used as the Incident Command Post.

The Incident Command Team will endeavor to consult with one or more members of the Strata Council when these types of situations arise, and to this end, the Emergency Program Leadership Team requests that Council, in a declared emergency situation, endeavor to have a Council Member(s) immediately available to the Incident Commander.

Situation may arise, however, when a Strata Council Member may not be readily available for consultation with respect to making timely decisions. Hence the Leadership Team also requests that Council, due to the potential urgent need for timely decisions to mitigate emergency impacts and provide for the safety of residents and property, pre-authorize the Incident Commander to make emergency response decisions on behalf of the strata, in the absence of a Strata Council Member, provided that the Incident Commander is a member of the Emergency Program Leadership Team.

The Emergency Program Leadership Team: Doug McLeod (M302) Marylou Leslie (TH109) Don Pittendreigh (W123) Ron Bergman (TH231)

It was **MOVED, SECONDED and CARRIED** to approve this procedure in case of a Large-Scale Emergency.

## 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) **Gutter Cleaning** – It was **MOVED, SECONDED and CARRIED** to approve the gutter cleaning for the end of November.
- b) **Specific Unit Chimney Washing** – This will be planned to be done at the same time as the gutter cleaning.
- c) **Irrigation Issue** – Crush Plumbing has completed the irrigation repair required.
- d) **Crush Drain Work** – Roots were removed from a drain that was required at a townhouse unit. Further a catch basin was blocked, and this is continued to be investigated.
- e) **Pool Sand Filter** – This has been completed.
- f) **Roofers Lawn Damage update** – The lawn repairs will be completed in the spring of 2026.
- g) **Vendor List For Residents to be Updated** – Council will be reviewing the recommend vendors list that is posted to Chelsea Today website. Council is calling for some volunteers to take part in this exercise.
- h) **Garbage Contract** – GFL reached out to see if new would be interested in a quote for waste services to be reinstate with the City. Quotes will be obtained.
- i) **Condo Control Software** – Crossroads is in the process of implementing a management software system that will be tested over the next several months.
- j) **Visitor Parking abuse** – A letter was sent to the unit that is abusing the visitor parking.

**ADJOURNMENT** : The meeting was adjourned at 5:13PM The next Council meeting is December 2, 2025



## OCTOBER 2025

### VACATION EMERGENCY PREPAREDNESS TIPS

A thoroughly enjoyable time away from home can become an agonizing nightmare on your return if a bad (and often preventable or compensable) incident occurs at home. What could happen? Actually, a number of things could occur, including but not limited to:

- Flooding from a broken water pipe, hose or sewer back-up (your unit or a neighbour),
- Fire or explosion in the building
- Rodent infestation,
- Break-in and vandalism/theft,
- Power outage - spoiled fridge/freezer contents.

If you are leaving a pet behind, make arrangements for emergency pet medical care during your absence, including payments.

Provide a trip itinerary and emergency contact details for family members and for you while away, to several friends/neighbours.

Keep a record with you of important document/account/telephone numbers, including passports, bank accounts and debit/credit cards, insurance agents, doctors, pharmacies.

To minimize potential financial and property losses, consider taking the following actions before leaving on your trip:

- Leave a key to your unit at the Clubhouse office (in a safe used only for resident keys, and identified with a code only accessible to office staff);
- Turn off water supply sources in your unit, including to the washing machine;
- Arrange for someone to regularly check your unit (many insurance carriers require at least bi-weekly home checks, some more frequently), pick up items left at your door, and check your vehicle if it remains at home;
- Store valuables in a secure location, possibly away from your home;
- Review your insurance coverage, limitations, and deductibles.

#### DID YOU KNOW?

A free mass public alert system, called **ALERTABLE**, is available for Android and iOS based smart phones, tablets and smart speakers (Alexa, Google Home, etc.). It can be downloaded from the Google Play Store or the Apple Store. Both federal and provincial emergency management agencies recommend its use.

**ALERTABLE** provides near real time notices of emergency and disaster situations (and less severe incidents if selected) from municipal, regional, provincial and federal agencies. The user can customize the information received based on location, incident type and severity. Incident types include natural disasters (e.g. earthquakes, floods), weather warnings (rain, ice, snow, lightning storms), health advisories, transportation incidents and other dangers (e.g. gas leaks, explosions, etc.) The severity level of the notice is described as either Critical or Advisory.

**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 - Contingency - 02 (lms1416c)**  
**September 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

<b>ASSETS</b>		
1025-0000	Bank - Westminster - Contingency	1,005,627.70
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
1109-0000	Due to Contingency from Operating	56,666.65
	<b>TOTAL ASSETS</b>	<u>1,862,294.35</u>
<b>LIABILITIES</b>		
2010-0000	Accounts Payable	79,192.37
	<b>TOTAL LIABILITIES</b>	<u>79,192.37</u>
<b>OWNERS EQUITY</b>		
<b>RESERVES</b>		
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	165,784.63
	<b>TOTAL OWNERS' EQUITY</b>	<u>1,783,101.98</u>
	<b>TOTAL LIABILITIES AND EQUITY</b>	<u>1,862,294.35</u>

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

**Budget Comparison (Accrual)**  
**CHELSEA - Contingency - 02 (Ims1416c)**  
**September 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	153,147.19	153,147.19	0.00	262,538.00
4010-6000	Strata Fees - Townhomes	47,598.50	47,598.50	0.00	333,189.50	333,189.50	0.00	571,182.00
4025-0000	Prior Year Surplus (Deficit)	68,000.00	0.00	68,000.00	218,000.00	0.00	218,000.00	0.00
	<b>TOTAL</b>	<b>137,476.67</b>	<b>69,476.67</b>	<b>68,000.00</b>	<b>704,336.69</b>	<b>486,336.69</b>	<b>218,000.00</b>	<b>833,720.00</b>
4031-0000	Interest Income	2,791.28	0.00	2,791.28	64,596.52	0.00	64,596.52	0.00
	<b>TOTAL</b>	<b>2,791.28</b>	<b>0.00</b>	<b>2,791.28</b>	<b>64,596.52</b>	<b>0.00</b>	<b>64,596.52</b>	<b>0.00</b>
	<b>TOTAL INCOME</b>	<b>140,267.95</b>	<b>69,476.67</b>	<b>70,791.28</b>	<b>768,933.21</b>	<b>486,336.69</b>	<b>282,596.52</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	6,581.84	4,166.67	-2,415.17	35,486.92	29,166.69	-6,320.23	50,000.00
	<b>TOTAL OPERATING EXPS. - T.H.</b>	<b>6,581.84</b>	<b>4,166.67</b>	<b>-2,415.17</b>	<b>35,486.92</b>	<b>29,166.69</b>	<b>-6,320.23</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	11,020.80	8,750.00	-2,270.80	15,000.00
6451-2025	Privacy Fencing repairs	0.00	2,083.33	2,083.33	0.00	14,583.31	14,583.31	25,000.00
	<b>TOTAL LANDS. &amp; GROUNDS</b>	<b>0.00</b>	<b>3,333.33</b>	<b>3,333.33</b>	<b>11,020.80</b>	<b>23,333.31</b>	<b>12,312.51</b>	<b>40,000.00</b>
<b>REPAIR &amp; MAINTENANCE- GENERAL</b>								
6511-2025	Painting Project	87,538.29	58,333.33	-29,204.96	374,859.45	408,333.31	33,473.86	700,000.00
6560-2025	Front Entrance & East Gate Repairs	11,101.13	12,083.33	982.20	159,411.68	84,583.31	-74,828.37	145,000.00
	<b>TOTAL REPAIR &amp; MAINT.</b>	<b>98,639.42</b>	<b>70,416.66</b>	<b>-28,222.76</b>	<b>534,271.13</b>	<b>492,916.62</b>	<b>-41,354.51</b>	<b>845,000.00</b>
<b>ADMINISTRATION</b>								
6968-0000	Depreciation Report	0.00	0.00	0.00	2,480.63	0.00	-2,480.63	0.00
	<b>TOTAL ADMINISTRATION EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,480.63</b>	<b>0.00</b>	<b>-2,480.63</b>	<b>0.00</b>
	<b>TOTAL COMMON EXPENSES</b>	<b>98,639.42</b>	<b>73,749.99</b>	<b>-24,889.43</b>	<b>547,772.56</b>	<b>516,249.93</b>	<b>-31,522.63</b>	<b>885,000.00</b>
	<b>TOTAL EXPENSES</b>	<b>105,221.26</b>	<b>77,916.66</b>	<b>-27,304.60</b>	<b>603,148.58</b>	<b>545,416.62</b>	<b>-57,731.96</b>	<b>935,000.00</b>
	<b>NET INCOME (LOSS)</b>	<b>35,046.69</b>	<b>-8,439.99</b>	<b>43,486.68</b>	<b>165,784.63</b>	<b>-59,079.93</b>	<b>224,864.56</b>	<b>-101,280.00</b>

**Balance Sheet (Accrual)**  
**CHELSEA - Operations - 02 (lms1416)**  
**September 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	57,095.99
1025-0120	Bank - Roof Replacement	378,873.09
1025-0121	Bank - Roofing Levy Holdback	8,597.73
1027-0000	Bank - Water Surcharge	114,797.00
1028-0064	Bank - Credit Card Secure Term	6,000.00
1028-1300	Bank - Golf Tournament Funds	3,657.73
1029-0000	Bank - Apt Utilities	65,195.95
1030-0000	Bank - Exercise Room	1,429.07
1040-0000	Bank - Social Committee	2,217.70
1200-0000	Prepaid Insurance	93,717.99
1205-0000	Prepaid Expenses	945.00
1300-0000	Accounts Receivable	12,064.59
1301-0002	A/R - Roof Replacement	21,728.38
	<b>TOTAL ASSETS</b>	766,537.57

**LIABILITIES**

2010-0000	Accounts Payable	26,380.62
2014-0000	Accrued Water & Sewer	67,500.00
2017-0000	Social Committee Fund	2,217.70
2018-0000	Exercise Room	1,429.07
2019-0000	Golf Tournament Fund	3,657.73
2035-0000	Security Deposits	300.00
2040-0000	Due to Contingency	56,666.65
2170-0000	Vacation Payable	7,807.96
2250-0000	Pre-Paid Fees	1,583.07
	<b>TOTAL LIABILITIES</b>	167,542.80

**OWNERS EQUITY  
RESERVES**

3479-0015	ROOF REPLACEMENT	
3479-0016	Roof Replacement Levy	2,593,079.00
3479-0017	Roof Replacement CRF Contribution	2,590,000.00
3479-0018	Roof Replacement Expenses	-4,782,477.53
3479-0019	Roof Replacement Holdback	8,597.73
3479-0020	<b>ROOF REPLACEMENT TOTAL</b>	409,199.20
3510-0000	Net Income - Current Year	81,813.19
3510-2000	Net Income - Utilities	60,685.38

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

3510-3000

Net Income - Water & Sewer  
**TOTAL OWNERS' EQUITY**  
**TOTAL LIABILITIES AND EQUITY**

47,297.00  
598,994.77  
766,537.57

**Budget Comparison (Accrual)  
CHELSEA - Operations - 02 (lms1416)  
September 2025**

**Prepared For:**  
CHELSEA - Operations - 02  
  
Surrey, BC

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

	MTD Actual	MTD Budget	\$ Var	YTD Actual	YTD Budget	\$ Var	Annual	
<b>INCOME</b>								
4010-0000	Strata Fees	72,228.46	71,905.33	323.13	505,599.22	503,337.31	2,261.91	862,864.00
4012-0000	CRF Strata Fees - Apartments	-21,878.17	-21,878.17	0.00	-153,147.19	-153,147.19	0.00	-262,538.00
4015-0000	Parking, Scooter & EV Parking	556.00	625.00	-69.00	3,567.00	4,375.00	-808.00	7,500.00
4021-0000	Miscellaneous	20.00	0.00	20.00	120.00	0.00	120.00	0.00
4022-0000	Move in/out	-200.00	166.67	-366.67	400.00	1,166.69	-766.69	2,000.00
4025-0000	Prior Year Surplus (Deficit)	0.00	9,089.17	-9,089.17	19,757.10	63,624.19	-43,867.09	109,070.00
	<b>TOTAL</b>	<b>50,726.29</b>	<b>59,908.00</b>	<b>-9,181.71</b>	<b>376,296.13</b>	<b>419,356.00</b>	<b>-43,059.87</b>	<b>718,896.00</b>
4030-0000	Strata Fees	135,544.08	135,544.08	0.00	948,808.56	948,808.56	0.00	1,626,529.00
4032-0000	CRF Strata Fees - Townhomes	-47,598.50	-47,598.50	0.00	-333,189.50	-333,189.50	0.00	-571,182.00
4037-0000	Prior Year Surplus	0.00	12,412.83	-12,412.83	26,589.20	86,889.81	-60,300.61	148,954.00
	<b>TOTAL</b>	<b>87,945.58</b>	<b>100,358.41</b>	<b>-12,412.83</b>	<b>642,208.26</b>	<b>702,508.87</b>	<b>-60,300.61</b>	<b>1,204,301.00</b>
<b>OTHER</b>								
4040-0000	Rental - Fireside Lounge	0.00	83.33	-83.33	500.00	583.31	-83.31	1,000.00
4045-0000	Rental - Caretaker Suite	600.00	550.00	50.00	3,600.00	3,850.00	-250.00	6,600.00
4050-0000	Rental - Guest Suites	2,200.00	833.33	1,366.67	8,000.00	5,833.31	2,166.69	10,000.00
4055-0000	R.V. Parking	870.00	833.33	36.67	6,811.94	5,833.31	978.63	10,000.00
4062-0000	Dish and Cutlery Rental	0.00	8.33	-8.33	50.00	58.31	-8.31	100.00
4065-0000	Interest Income	266.86	708.33	-441.47	4,155.89	4,958.31	-802.42	8,500.00
4066-0000	Remote Control Sale	540.00	200.00	340.00	3,240.00	1,400.00	1,840.00	2,400.00
4084-0000	Keys	0.00	0.00	0.00	30.00	0.00	30.00	0.00
	<b>TOTAL OTHER</b>	<b>4,476.86</b>	<b>3,216.65</b>	<b>1,260.21</b>	<b>26,387.83</b>	<b>22,516.55</b>	<b>3,871.28</b>	<b>38,600.00</b>
	<b>TOTAL INCOME</b>	<b>143,148.73</b>	<b>163,483.06</b>	<b>-20,334.33</b>	<b>1,044,892.22</b>	<b>1,144,381.42</b>	<b>-99,489.20</b>	<b>1,961,797.00</b>
<b>EXPENSES</b>								
6030-0000	Apt Janitor/Contract Services	2,347.76	2,666.67	318.91	16,434.32	18,666.69	2,232.37	32,000.00
6208-0000	Building Maint. - Apartments	420.00	3,750.00	3,330.00	29,580.35	26,250.00	-3,330.35	45,000.00
6215-0000	Equipment Maint.-Apartments	4,612.74	5,416.67	803.93	32,265.60	37,916.69	5,651.09	65,000.00
6268-0050	Elevator Maint. - Apartments	1,605.20	1,875.00	269.80	9,863.90	13,125.00	3,261.10	22,500.00
6275-0000	Gate & Door Maint. - Apartment	0.00	416.67	416.67	2,039.56	2,916.69	877.13	5,000.00
6279-0000	Garbage Pick-up - Apts.	3,834.63	2,333.33	-1,501.30	19,691.04	16,333.31	-3,357.73	28,000.00
	<b>TOTAL EXPS. BEFORE UTILITIES</b>	<b>12,820.33</b>	<b>16,458.34</b>	<b>3,638.01</b>	<b>109,874.77</b>	<b>115,208.38</b>	<b>5,333.61</b>	<b>197,500.00</b>
<b>TOWNHOUSE EXPENSES</b>								
6315-0000	Building Maint. - Townhomes	1,474.68	5,833.33	4,358.65	30,933.85	40,833.31	9,899.46	70,000.00
6320-0000	Garbage Pick-up - Townhomes	5,752.09	6,666.67	914.58	45,877.21	46,666.69	789.48	80,000.00
	<b>TOTAL OPERATING EXPS. - T.H.</b>	<b>7,226.77</b>	<b>12,500.00</b>	<b>5,273.23</b>	<b>76,811.06</b>	<b>87,500.00</b>	<b>10,688.94</b>	<b>150,000.00</b>
<b>COMMON EXPENSES</b>								
<b>LANDSCAPING &amp; GROUNDS</b>								
6415-0000	Landscape Contract	14,070.00	14,583.33	513.33	98,490.00	102,083.31	3,593.31	175,000.00
6425-0000	Drainage Repair & Maint-Ground	0.00	4,583.33	4,583.33	25,079.25	32,083.31	7,004.06	55,000.00
6435-0000	Plant Replacement & Imp-Ground	2,047.50	833.33	-1,214.17	10,358.20	5,833.31	-4,524.89	10,000.00
6440-0000	Irrigation System	1,405.95	541.67	-864.28	6,728.22	3,791.69	-2,936.53	6,500.00
6455-0000	Snow Removal	0.00	2,000.00	2,000.00	0.00	14,000.00	14,000.00	24,000.00
	<b>TOTAL LANDS. &amp; GROUNDS</b>	<b>17,523.45</b>	<b>22,541.66</b>	<b>5,018.21</b>	<b>140,655.67</b>	<b>157,791.62</b>	<b>17,135.95</b>	<b>270,500.00</b>
<b>REPAIR &amp; MAINTENANCE- GENERAL</b>								
6510-0000	Repair & Maintenance	1,905.00	2,916.67	1,011.67	25,660.50	20,416.69	-5,243.81	35,000.00
6515-0000	Equipment Rep. & Maint.-Common	72.00	1,250.00	1,178.00	8,906.55	8,750.00	-156.55	15,000.00
6520-0000	Supplies Equipment - Common	763.69	1,250.00	486.31	7,436.07	8,750.00	1,313.93	15,000.00
6525-0000	Supplies Maintenance-Common	79.64	250.00	170.36	2,641.69	1,750.00	-891.69	3,000.00
6535-0000	Enterphone and Security	67.15	500.00	432.85	1,079.14	3,500.00	2,420.86	6,000.00
6560-0000	Gate Repair & Maint. - Common	0.00	500.00	500.00	3,674.93	3,500.00	-174.93	6,000.00
6565-0000	Pest Control - Common	1,463.19	1,666.67	203.48	8,460.46	11,666.69	3,206.23	20,000.00
	<b>TOTAL REPAIR &amp; MAINT.</b>	<b>4,350.67</b>	<b>8,333.34</b>	<b>3,982.67</b>	<b>57,859.34</b>	<b>58,333.38</b>	<b>474.04</b>	<b>100,000.00</b>
<b>UTILITIES</b>								

	MTD Actual	MTD Budget	\$ Var	YTD Actual	YTD Budget	\$ Var	Annual
6576-0000 Electricity	114.00	166.67	52.67	753.42	1,166.69	413.27	2,000.00
6577-0000 Electricity Ponds - Common	343.00	416.67	73.67	2,511.00	2,916.69	405.69	5,000.00
6580-0000 Electricity Stream - Common	515.00	666.67	151.67	4,025.00	4,666.69	641.69	8,000.00
6595-0000 Telephone Caretaker	97.44	125.00	27.56	673.12	875.00	201.88	1,500.00
<b>TOTAL UTILITIES</b>	<b>1,069.44</b>	<b>1,375.01</b>	<b>305.57</b>	<b>7,962.54</b>	<b>9,625.07</b>	<b>1,662.53</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	1,458.31	1,253.56	2,500.00
6690-0000 Electricity - RV Lot	68.00	70.83	2.83	476.00	495.81	19.81	850.00
<b>TOTAL OPERATING EXPS-RV LOT</b>	<b>68.00</b>	<b>279.16</b>	<b>211.16</b>	<b>680.75</b>	<b>1,954.12</b>	<b>1,273.37</b>	<b>3,350.00</b>
<b>RECREATION CENTRE - COMMON</b>							
6710-0000 Bldg Repair & Maint-Rec Centre	526.68	750.00	223.32	11,385.75	5,250.00	-6,135.75	9,000.00
6712-0000 Equip. Rep. & Maint.-Clubhouse	3,549.25	2,083.33	-1,465.92	7,773.56	14,583.31	6,809.75	25,000.00
6715-0000 Lock Up Costs - Rec. Centre	1,080.00	200.00	-880.00	3,120.00	1,400.00	-1,720.00	2,400.00
6725-0000 Exercise Equip R & M-Rec Centr	0.00	1,000.00	1,000.00	2,000.09	7,000.00	4,999.91	12,000.00
6730-0000 Workshop R & M-Rec. Centre	26.31	83.33	57.02	114.29	583.31	469.02	1,000.00
6735-0000 Pool Repair & Maint.-Rec. Cent	1,974.16	1,000.00	-974.16	18,055.29	7,000.00	-11,055.29	12,000.00
6740-0000 Pool Supplies & Chemicals-Rec.	0.00	458.33	458.33	4,358.67	3,208.31	-1,150.36	5,500.00
6750-0000 Cleaning Supplies-Rec. Centre	153.80	208.33	54.53	2,067.68	1,458.31	-609.37	2,500.00
6755-0000 Window & Carpet Cleaning-Rec.	0.00	83.33	83.33	0.00	583.31	583.31	1,000.00
6764-0000 Electricity - Rec. Centre	1,661.00	1,875.00	214.00	11,627.00	13,125.00	1,498.00	22,500.00
6765-0000 Gas - Rec. Centre	741.21	2,000.00	1,258.79	6,458.10	14,000.00	7,541.90	24,000.00
<b>TOTAL OPER. EXPS-REC. CENTRE</b>	<b>9,712.41</b>	<b>9,741.65</b>	<b>29.24</b>	<b>66,960.43</b>	<b>68,191.55</b>	<b>1,231.12</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	36,169.89	39,666.69	3,496.80	68,000.00
6830-0000 Caretaker Assistant Wages	600.00	1,666.67	1,066.67	8,032.50	11,666.69	3,634.19	20,000.00
6865-0000 R. C. Janitor Wages and Ben.	2,395.15	1,916.67	-478.48	13,899.55	13,416.69	-482.86	23,000.00
6875-0000 Payroll Costs	812.64	1,041.67	229.03	5,648.68	7,291.69	1,643.01	12,500.00
6890-0000 Workers Compensation Board	0.00	83.33	83.33	52.50	583.31	530.81	1,000.00
<b>TOTAL SALARIES &amp; PAYROLL COSTS</b>	<b>9,261.71</b>	<b>10,375.01</b>	<b>1,113.30</b>	<b>63,803.12</b>	<b>72,625.07</b>	<b>8,821.95</b>	<b>124,500.00</b>
<b>OFFICE EXPENSES</b>							
6910-0000 Equipment Rep. & Maint.-Office	301.98	83.33	-218.65	887.71	583.31	-304.40	1,000.00
6915-0000 Supplies	0.00	75.00	75.00	818.99	525.00	-293.99	900.00
6920-0000 Telephone & Cable - Office	406.28	375.00	-31.28	2,689.80	2,625.00	-64.80	4,500.00
<b>TOTAL OFFICE EXPENSES</b>	<b>708.26</b>	<b>533.33</b>	<b>-174.93</b>	<b>4,396.50</b>	<b>3,733.31</b>	<b>-663.19</b>	<b>6,400.00</b>
<b>ADMINISTRATION</b>							
6970-0000 AGM Expenses - Admin.	0.00	666.67	666.67	3,693.72	4,666.69	972.97	8,000.00
6975-0000 Council Expenses - Admin.	0.00	291.67	291.67	0.00	2,041.69	2,041.69	3,500.00
6980-0000 Legal Expenses	0.00	333.33	333.33	533.85	2,333.31	1,799.46	4,000.00
6984-0000 Postage and Printing	299.51	1,166.67	867.16	5,831.26	8,166.69	2,335.43	14,000.00
6985-0000 Insurance Appraisal	0.00	41.67	41.67	0.00	291.69	291.69	500.00
6990-0000 Insurance Premiums	51,532.92	51,532.92	0.00	360,730.44	360,730.44	0.00	618,395.00
6992-0000 Insurance Carrying Charges	906.79	906.75	-0.04	6,347.53	6,347.25	-0.28	10,881.00
7000-0000 Management Fees	7,666.67	7,666.67	0.00	53,666.69	53,666.69	0.00	92,000.00
7010-0000 Property Taxes - Admin.	0.00	62.50	62.50	547.00	437.50	-109.50	750.00
7020-0000 Security - Admin.	0.00	83.33	83.33	0.00	583.31	583.31	1,000.00
7023-0000 Emergency Preparedness	1,269.39	250.00	-1,019.39	1,674.55	1,750.00	75.45	3,000.00
7025-0000 Bank Charges	13.00	16.67	3.67	106.00	116.69	10.69	200.00
7030-0000 Strata Web Site	23.98	33.33	9.35	79.95	233.31	153.36	400.00
7050-0000 Miscellaneous	0.00	0.00	0.00	112.06	0.00	-112.06	0.00
7051-0000 Statutory Financial Review	0.00	83.33	83.33	751.80	583.31	-168.49	1,000.00
<b>TOTAL ADMINISTRATION EXPENSES</b>	<b>61,712.26</b>	<b>63,135.51</b>	<b>1,423.25</b>	<b>434,074.85</b>	<b>441,948.57</b>	<b>7,873.72</b>	<b>757,626.00</b>
<b>TOTAL COMMON EXPENSES</b>	<b>104,406.20</b>	<b>116,314.67</b>	<b>11,908.47</b>	<b>776,393.20</b>	<b>814,202.69</b>	<b>37,809.49</b>	<b>1,395,776.00</b>
<b>TOTAL EXPENSES</b>	<b>124,453.30</b>	<b>145,273.01</b>	<b>20,819.71</b>	<b>963,079.03</b>	<b>1,016,911.07</b>	<b>53,832.04</b>	<b>1,743,276.00</b>
<b>NET INCOME (LOSS)</b>	<b>18,695.43</b>	<b>18,210.05</b>	<b>485.38</b>	<b>81,813.19</b>	<b>127,470.35</b>	<b>-45,657.16</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	93,144.31	93,144.31	0.00	159,676.00
9262-0000 Utilities Interest Income	179.03	166.67	12.36	1,142.57	1,166.69	-24.12	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>13,485.36</b>	<b>13,473.00</b>	<b>12.36</b>	<b>139,610.70</b>	<b>139,635.00</b>	<b>-24.30</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	15,785.00	19,250.00	3,465.00	33,000.00
9365-0000 Electricity Windsor	1,476.00	1,833.33	357.33	10,332.00	12,833.31	2,501.31	22,000.00
<b>TOTAL ELECTRICITY - APART.</b>	<b>3,731.00</b>	<b>4,583.33</b>	<b>852.33</b>	<b>26,117.00</b>	<b>32,083.31</b>	<b>5,966.31</b>	<b>55,000.00</b>

	MTD Actual	MTD Budget	\$ Var	YTD Actual	YTD Budget	\$ Var	Annual
<b>GAS - APARTMENTS</b>							
9410-0000 Gas - Mayfair	757.28	2,666.67	1,909.39	11,017.67	18,666.69	7,649.02	32,000.00
9420-0000 Gas - Kensington	2,750.00	5,000.00	2,250.00	25,322.00	35,000.00	9,678.00	60,000.00
9430-0000 Gas - Windsor	1,003.29	5,000.00	3,996.71	16,468.65	35,000.00	18,531.35	60,000.00
<b>TOTAL GAS - APARTMENTS</b>	<b>4,510.57</b>	<b>12,666.67</b>	<b>8,156.10</b>	<b>52,808.32</b>	<b>88,666.69</b>	<b>35,858.37</b>	<b>152,000.00</b>
<b>TOTAL UTILITIES - APARTMENT</b>	<b>8,241.57</b>	<b>17,250.00</b>	<b>9,008.43</b>	<b>78,925.32</b>	<b>120,750.00</b>	<b>41,824.68</b>	<b>207,000.00</b>
<b>NET INCOME (LOSS) UTILITIES</b>	<b>5,243.79</b>	<b>-3,777.00</b>	<b>9,020.79</b>	<b>60,685.38</b>	<b>18,885.00</b>	<b>41,800.38</b>	<b>0.00</b>
<b>REVENUE - WATER INCOME</b>							
9650-0000 Water - Apartments	8,160.58	8,160.58	0.00	57,124.06	57,124.06	0.00	97,927.00
9700-0000 Water - Townhouses	11,934.83	11,934.83	0.00	83,543.81	83,543.81	0.00	143,218.00
9725-0000 Water - Interest Income	314.44	208.33	106.11	2,072.55	1,458.31	614.24	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>20,409.85</b>	<b>20,303.74</b>	<b>106.11</b>	<b>169,096.27</b>	<b>168,481.18</b>	<b>615.09</b>	<b>270,000.00</b>
<b>WATER EXPENSE</b>							
9850-0000 Water Usage	22,500.00	22,500.00	0.00	121,799.27	157,500.00	35,700.73	270,000.00
<b>TOTAL WATER</b>	<b>22,500.00</b>	<b>22,500.00</b>	<b>0.00</b>	<b>121,799.27</b>	<b>157,500.00</b>	<b>35,700.73</b>	<b>270,000.00</b>
<b>NET INCOME (LOSS) WATER</b>	<b>-2,090.15</b>	<b>-2,196.26</b>	<b>106.11</b>	<b>47,297.00</b>	<b>10,981.18</b>	<b>36,315.82</b>	<b>0.00</b>

UPCOMING  
EVENTS  
AT A  
GLANCE

# NOVEMBER

## Chelsea Gardens Events Calendar

**Nov 2**  
Movie Night  
@ 7:00

**Nov 21**  
Potluck  
(see poster)

**Nov 23**  
Movie Night  
@ 7:00

SUN	MON	TUE	WED	THU	FRI	SAT
2 	3 Weights/Bands 9:00 2K Walk Away 9:30 Craft & Chat 1:00 Ladies Pool 6:00 Canasta 6:30 Choir 6:30	4 Osteo 9:00 Chair Yoga 9:30 Bridge 6:30 Bible Study 7:00 Poker Pool 7:00	5  Coffee 9:15 Poker 6:00 Whist 6:30	6 Weights/Bands 9:00 2K Walk Away 9:30 Dance – Adv. 2:00 Dance – All 2:30 Euchre 7:00	7 Osteo 9:00 Chair Yoga 9:30 BYOB Pub Night	1/8
9	10 Weights/Bands 9:00 2K Walk Away 9:30 Craft & Chat 1:00 Ladies Pool 6:00 Canasta 6:30 Choir 6:30	11 Osteo 9:00  Chair Yoga 9:30 Bridge 6:30 Bible Study 7:00 Poker Pool 7:00	12  Coffee 9:15 Poker 6:00 Whist 6:30	13 Weights/Bands 9:00 2K Walk Away 9:30 Dance – Adv. 2:00 Dance – All 2:30 Euchre 7:00	14 Osteo 9:00 Chair Yoga 9:30 BYOB Pub Night	15
16	17 Weights/Bands 9:00 2K Walk Away 9:30 Craft & Chat 1:00 Ladies Pool 6:00 Canasta 6:30 Choir 6:30	18 Osteo 9:00 Chair Yoga 9:30 Bridge 6:30 Bible Study 7:00 Poker Pool 7:00	19  Coffee 9:15 Poker 6:00 Whist 6:30	20 Weights/Bands 9:00 2K Walk Away 9:30 Dance – Adv. 2:00 Dance – All 2:30 Euchre 7:00	21 Osteo 9:00 Chair Yoga 9:30  (cash bar)	22
23/30 	24 Weights/Bands 9:00 2K Walk Away 9:30 Craft & Chat 1:00 Ladies Pool 6:00 Canasta 6:30 Choir 6:30	25 Osteo 9:00 Chair Yoga 9:30 Bridge 6:30 Bible Study 7:00 Poker Pool 7:00	26  Coffee 9:15 Poker 6:00 Whist 6:30	27 Weights/Bands 9:00 2K Walk Away 9:30 Dance – Adv. 2:00 Dance – All 2:30 Euchre 7:00	28 Osteo 9:00 Chair Yoga 9:30 BYOB Pub Night	29