



MONTHLY COUNCIL MEETING MINUTES

Tuesday, January 27, 2026

LOCATION/TIME - 1:00PM LIBRARY

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

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 – 1:05 PM

2) ADOPTION OF PREVIOUS MINUTES

It was **MOVED, SECONDED and CARRIED** to approve the minutes from January 6 2026, Council Meeting.

3) CARETAKER REPORT –

No Report

4) FINANCIAL REPORT – Bob Hyde and Paul Kavanagh

The financial report for the period ending December 31, 2025, was presented to Council.

OPERATIONS

We are now ten months of the way through our fiscal year. The results of operations for the period ending December 31st indicate a surplus of \$107,994. This includes an amount apportioned from last year's surplus. Last fiscal year there was a significant surplus from the operations budget (about \$218,000) that was approved to be allocated to the Contingency Reserve Fund.

Revenue

- Other revenue on a year-to-date basis continues to be above budget. This is due to higher than predicted guest suite rentals and sales of remote controls.

Expenses

- Year-to-date condo specific costs continue to be less than budget. All accounts were less than budget in the month of December except Gate and Door maintenance. We had an emergency repair to one of the Kensington parkade gates and a follow-up visit to replace the tension spring (total cost of \$4,080). Condo specific costs are expected to be under budget for the year.
- Townhouse specific expenses are less than budgeted in the month and on a year-to-date basis. Townhouse expenses are expected to be within budget for the year.
- In total, common expenses continue to be about 5% less than budget on a year-to-date basis. In the current month the only category higher than budget was the Recreation Centre. We spent about \$7,200 in Pool Repair & Maintenance. This included \$5,032 to replace a spa jet pump and \$1,144 to rebuild the access hatch on the pool deck which had become a safety concern. Barring any unforeseen emergencies, common expenses should also be under budget for the year.

CONTINGENCY RESERVE FUND (CRF)

The CRF balance as of the end of November is \$1,722,672. To date we have earned \$71,745 in interest income of our CRF funds. This interest is not budgeted.

The largest expenditures to date were on the painting and gate structure re-roofing projects. The only unplanned expenditure so far this year has been the upgrade to the Windsor access control system.

Townhouse envelope repairs are over budget on a year-to-date basis but are expected to be on budget by year-end.

It was **MOVED, SECONDED and CARRIED** to approve the Financial Statements for December 2025. The financial statements were produced in the earlier January Meeting Minutes.

5) COMMITTEE REPORTS

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

CONDOMINIUMS – Cathy Maxwell

Alterations have been followed up on, everything seems to be in order at this time.

TOWNHOUSES – Ron Plankeel

No Report

CLUBHOUSE/POOL/GUEST SUITES/GYM/PONDS & FOUNTAINS – Marilyn Hunter

As this was a short month leading into our Council meeting, there is not a great deal to report.

The outdoor swimming pool is now being maintained at 50°F for the remainder of the winter. Council has approved the purchase of a winter mesh pool cover, which will help retain heat while preventing debris from entering the pool. This will result in cost savings on heating, chemicals, and water evaporation. This particular cover allows rain and snow to pass through the mesh, eliminating the need for additional pumping. It is a high-quality product and comes with an 8-year warranty.

Lynne Matkovic has kindly volunteered to complete prechecks of the guest suites to ensure they are clean, fully stocked, and ready for incoming guests. The recent addition of Keurig coffee machines in each suite has been very well received.

We are still seeking volunteers to assist with closing the clubhouse at 10:00 p.m. on Saturdays and Sundays. We believe we have found someone to handle morning openings, and before hiring an outside service, we are hopeful a resident will step forward. Closing takes approximately 30 minutes and would be a great way to support our community.

The clubhouse continues to be busier than ever, with wonderful activities taking place both day and night. Crossroads has introduced a new management platform called Condo Control, which will save time and help organize tasks, work orders, and even allow Council members to vote online on important issues. Once all information has been entered and verified, the system will be rolled out to residents. For those who are not comfortable with technology, there will be no change, as office staff are available daily from 11:00 a.m. to 1:00 p.m. to assist. For those who wish to use the system, residents will be able to log in to book amenities and track their individual work orders through to completion. Updates on this project will be shared as it progresses.

PONDS AND FOUNTAINS

As overnight temperatures continue to dip below freezing, our amazing koi can still be seen slowly poking their noses out to bask in the sunshine. While they are moving more slowly, they remain beautiful to watch.

There is no need to worry about the pond freezing over. A small heater has been installed that activates only when temperatures drop below freezing. This helps maintain proper water chemistry and eliminates the need to cut holes in the ice.

I must admit I already miss the spectacular Christmas lights that welcomed us as we entered Chelsea Gardens. I know ponds and fountains are my focus—but weren't the lights incredible this year?

The lights around the koi pond will be changing again on the 31st, so be sure to come out after dark to have a look. A little bird tells me they'll be a solid colour this time. Until next time, enjoy the sunshine

VOLUNTEERS NEEDED – CLUBHOUSE EVENING CLOSE-UP

We are looking for volunteers to help close the clubhouse at 10:00 p.m. on Saturdays and Sundays.

The task takes approximately 30 minutes and involves a simple walk-through to ensure doors are locked and lights are turned off. This small commitment helps avoid the need to hire an outside service and keeps costs down for our community.

If you are able to help—even occasionally—please contact the Chelsea office or speak with a Council member. Your support would be greatly appreciated!

LANDSCAPING – Ron Plankeel

Winter Clean up continues.

SAFETY AND SECURITY – Ashley Orton

No Report

IRRIGATION – Norm Reid

No Report

SOCIAL COMMITTEE – Linda Hart

Report in last Meeting Minutes

ADMINISTRATION – No Report

RV LOT – Marilyn Thomas

The January rental income was \$1,050. The YTD income from the RV lot at the end of November/25 was \$8,936 compared to and expected YTD income of \$7,499. This is approximately \$1400 higher than expected due to an increased number of temporary rentals (5) and a nearly full lot. Only one stall rental was terminated during the Dec-January timeframe. Expenses are slightly higher due to the clean up of the periphery of the lot at a total of \$1890.00. No other expenses are planned to fiscal year end. The Committee is completing some rule revisions for approval at the AGM to address administrative changes and is addressing how the RV lot fits into the new condo management program and new access control system.

CAPITAL WORKS COMMITTEE – Paul Kavanagh

Report submitted in previous January Meeting.

INVESTMENT COMMITTEE –

Council will investigate re-investing another \$200,000 into a GIC to have at least 1 million dollars invested.

EMERGENCY PREPAREDNESS – Doug McLeod –

Report submitted in previous January meeting.

PEST COMMITTEE –

Ant and Mouse Prevention Notice

We are currently experiencing an ant issue in several townhouses. In at least one unit, the ants may be Pharaoh ants, which are very small and yellow-brown in colour.

Important:

If you suspect Pharaoh ants, do not use store-bought spray insecticides under any circumstances. Spraying can make the problem worse by causing the colony to spread. Contact the office or Marie directly if you do suspect Pharaoh ants.

Ant Control Recommendations

If you are seeing ants of any kind:

- Use ant bait boxes (dry or liquid), available at Canadian Tire, Home Depot, or similar stores.
- Place them in areas where ants are visible.
- Liquid ant treatments such as Ortho Ant B Gon or Safer's Ant Killer may also be used.
- Apply drops directly along the ant trail (this may take a minute to identify). If the ants do not go to the drop you need to apply them in a different location.
- The ants will carry the bait back to the nest, helping eliminate the colony.

- Do not spray indoor ants with store bought insecticides. Sprays only kill the ants they touch and do not address the nest.

Cleaning and Deterrents

- Wash affected indoor areas with a citrus-scented detergent.
- You may also use a homemade spray to disrupt ant trails:
- Mix equal parts white vinegar and water, plus a few drops of dish soap (preferably Dawn), in a spray bottle.
- Spray directly on ant trails, doorways, and other entry points.

Outdoor Treatment

At this time, outdoor spraying is not recommended due to weather conditions. Ant bait traps and liquid drops can still be used effectively outdoors. Come spring Don will spray for outdoor ants.

Pest Control Services: Calling Orkin to treat individual homes is very expensive. We ask that residents first try the steps above before requesting professional pest control.

Mouse Prevention

We have also received a few reports of mice.

IMPORTANT!!!

Please take the following steps to help prevent entry:

- Seal gaps around pipes in kitchens, bathrooms, and laundry areas using a rough steel wool.
- Check common entry points such as:
 - Fireplaces
 - Under stoves
 - Under dishwashers
- Fill any openings with steel wool.
- Maintain good household cleanliness, especially in kitchens. Remove any clutter as mice like these areas for nesting and breeding.
- Store all package food—including pet food—in sealed plastic containers. Mice can smell food from over 50 feet away.

IMPORTANT!!!

Thoroughly clean any areas where droppings are found using a citrus or lavender-scented detergent. You see the droppings but you don't see the urine. Mice, like dogs, communicate through their urine. Mice excrete certain pheromones in their urine that communicate whether there's nearby food or a threat, as well as who's ready to mate and who's related to whom. A point of interest - One female mouse can have as many as 150 babies in just one year so we do not want them communicating that they are ready to mate inside your home.

Thank you for your cooperation in helping manage these issues proactively.

6) BUSINESS ARISING FROM PREVIOUS MINUTES

- a) Residents Manual Update** – This is still on going and the volunteers are making progress.
- b) Depreciation Report** – Draft Report received and under review, Council will provide a summary report in the next meeting minutes.
- c) Brick Pavers** – Mike Maxwell came out to the meeting and discussed the pavers for the roadways and discuss a plan moving forward. The pavers are full depth pavers in a bed of gravel, there is significant settlement and pieces of pavers that have broken off. To date we have been filling them with a fine gravel to fill the voids in the pavers, moving forward we plan to add a cement in the mixture to allow the gravel to bind together for a better temporary fix.

- d) **Asphalt Trip Hazards** – Tru-level will be requested to quote on grinding down edges of the asphalt to remove any trip hazards on site.
- e) **Smoking on Common Property** – Council has reached out to CHOA, an engineering firm, and obtained a legal opinion. This has resulted in no definitive recommendations. We will be presenting a vote with options at the AGM to close this unfortunate issue.
- f) **Janitorial for the Clubhouse** – A new cleaner will be requested from Standard Cleaning.
- g) **Specific Unit Chimney Washing** – This will be attended to in the Spring.
- h) **Garbage, Organics, and Recycling quotes** – Several garbage companies have been requested to quote on the overall contract.
- i) **Condo Control Software** – We are in the process of getting the condo control software up and running.
- j) **Driveway issue at townhouse units** – Roots are causing issues to the driveway and this will be added to the list for Tru – Level.
- k) **Resolution Committee** – Georgina Ooms T174, Wendy McHale W432, Paul Kavanaugh and Bob Hyde will be on the Resolution Committee. The resolution committee will meet on February 17, 2026 at 1:00PM.
- l) **Nomination Committee** - Georgina Ooms T174, Wendy McHale W432, Ron Plankeel T272 have formed the Nomination Committee to try to find individuals who would like to run for Council. If you are interested in joining Council for the next fiscal year, please contact one of the individuals listed here. It is encouraged that residents from the apartments put their name forward to be part of the Council.
- m) **Boilers Teardown Maintenance** – It was **MOVED, SECONDED and CARRIED** to approve the teardown maintenance of all the boilers.
- n) **Phones in Rental Rooms** – One phone will be installed to accommodate all three of the guest suites for emergency purposes.
- o) **Roof Maintenance Work Quote RooFix** – It was **MOVED, SECONDED and CARRIED** to approve quote from RooFix to do apartment roof maintenance work. Ted Neef, from Pheonix Roofing Consultants is currently working on specifications for the apartment roof replacement project to take place to be planned for the Spring of 2027.
- p) **Insurance Renewal** – The insurance renewal is coming up for March 1st, 2026. ACERA, BFL and HUB are all putting bids for the Strata Policy.

7) NEW BUSINESS

1. **Landscaping Ideas** – Council is looking at options to bring forward as a guideline that Owners can do to change the front lawn areas to get rid of the grass. This will go to the resolution committee.
2. **Pool Cover** – It was **MOVED, SECONDED and CARRIED** to approve the purchasing of winter pool cover to save money on heating costs of the pool during the winter months.
3. **Electrical Work to the Corner sign** – The Electrical work/lights that were at the corner sign were disconnected several years ago. Alternative options will be investigated to return some sort of lighting to the area.

4. **Gym Equipment Maintenance Quote** – It was **MOVED, SECONDED and CARRIED** to approve the maintenance schedule with fitness machine technicians.
5. **Fountain Flow** – A further complaint about a fountain was received, this has been communicated with this owner before. Council has determined that this issue is closed. We continue to maintain the fountains in the best interest of Chelsea Gardens and the flow is not significantly different than what was initially there.
6. **Lost Item** – It was reported that someone stole a jacket and sunglasses from the men's washroom, however, it was not that case the items were found, so there was no theft.
7. **Locks in Changerooms** – The lockers in the changerooms will be reviewed. If you utilize a locker and have a lock on locker indefinitely, please notify the office.

8) 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.

- Patio enlargement requests were reviewed and found to be within the parameters of the guidelines. Alteration letters will be sent.
- A report of a leak to a skylight. This will be forwarded to Mack Kirk.
- An enterphone issue was resolved.
- A complaint was made about a resident not breaking down boxes in the Windsor.
- A request was made about the accessibility in the Kensington; a letter will be sent to the person who made the request.
- A report of a laundry issue, which was not a strata problem. However, it was communicated that the dryer that this resident purchased was not compatible with the electrical power of the unit.
- A follow up request on fence work was submitted. This was sent onto Don and Jeff Morin to see what needed to be done.

ADJOURNMENT: The meeting was adjourned at 4:05PM The next Council meeting is Tuesday February 24, 2026

🌟 VOLUNTEERS NEEDED 🌟

Clubhouse Evening Close-Up

Can you spare 30 minutes?

We are looking for **volunteers to help close the clubhouse at 10:00 p.m. on Saturdays and Sundays.**

What's involved?

- ✓ A quick walk-through
- ✓ Locking doors
- ✓ Turning off lights

Why it matters

Your help allows us to **avoid hiring an outside service**, helping keep costs down for everyone in our community.

Interested?

Please contact the **Chelsea Office**
or speak with **any Council member**

Even occasional help makes a big difference!

Thank you for supporting our Chelsea community 

Balance Sheet (Accrual)
CHELSEA - Contingency - 02 (lms1416c)
December 2025

Page 1
01/15/2026
6:10 PM

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	900,005.72
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	22,666.66
	TOTAL ASSETS	<u>1,722,672.38</u>

OWNERS EQUITY

RESERVES

3479-0015	ROOF REPLACEMENT	
3479-0017	Roof Replacement CRF Contribution	-2,590,000.00
3479-0020	ROOF REPLACEMENT TOTAL	<u>-2,590,000.00</u>
3500-0000	Net Income - Prior Years	4,207,317.35
3510-0000	Net Income - Current Year	105,355.03
	TOTAL OWNERS' EQUITY	<u>1,722,672.38</u>
	TOTAL LIABILITIES AND EQUITY	<u>1,722,672.38</u>

DATE: JAN. 15/2026
ACCOUNTANT: [Signature]
PROPERTY MANAGER: [Signature]

**Budget Comparison (Accrual)
CHELSEA - Contingency - 02 (lms1416c)
December 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	218,781.70	218,781.70	0.00	262,538.00
4010-6000	Strata Fees - Townhomes	47,598.50	47,598.50	0.00	475,985.00	475,985.00	0.00	571,182.00
4025-0000	Prior Year Surplus (Deficit)	0.00	0.00	0.00	218,000.00	0.00	218,000.00	0.00
	TOTAL	69,476.67	69,476.67	0.00	912,766.70	694,766.70	218,000.00	833,720.00
4031-0000	Interest Income	2,304.24	0.00	2,304.24	71,745.10	0.00	71,745.10	0.00
	TOTAL	2,304.24	0.00	2,304.24	71,745.10	0.00	71,745.10	0.00
	TOTAL INCOME	71,780.91	69,476.67	2,304.24	984,511.80	694,766.70	289,745.10	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	1,115.71	4,166.67	3,050.96	43,646.49	41,666.70	-1,979.79	50,000.00
	TOTAL OPERATING EXPS. - T.H.	1,115.71	4,166.67	3,050.96	43,646.49	41,666.70	-1,979.79	50,000.00
COMMON EXPENSES								
LANDSCAPING & GROUNDS								
6431-2025	Tree Remedial Work	0.00	1,250.00	1,250.00	11,020.80	12,500.00	1,479.20	15,000.00
6451-2025	Privacy Fencing repairs	0.00	2,083.33	2,083.33	0.00	20,833.30	20,833.30	25,000.00
	TOTAL LANDS. & GROUNDS	0.00	3,333.33	3,333.33	11,020.80	33,333.30	22,312.50	40,000.00
REPAIR & MAINTENANCE- GENERAL								
6511-2025	Painting Project	56,786.94	58,333.33	1,546.39	596,717.01	583,333.30	-13,383.71	700,000.00
6535-2025	Emergency Repairs-Access &	0.00	0.00	0.00	41,029.80	0.00	-41,029.80	0.00
6560-2025	Front Entrance & East Gate Repairs	0.00	12,083.33	12,083.33	159,411.68	120,833.30	-38,578.38	145,000.00
	TOTAL REPAIR & MAINT.	56,786.94	70,416.66	13,629.72	797,158.49	704,166.60	-92,991.89	845,000.00
ADMINISTRATION								
6968-0000	Depreciation Report	2,480.63	0.00	-2,480.63	7,441.89	0.00	-7,441.89	0.00
	TOTAL ADMINISTRATION EXPENSES	2,480.63	0.00	-2,480.63	7,441.89	0.00	-7,441.89	0.00
	TOTAL COMMON EXPENSES	59,267.57	73,749.99	14,482.42	815,621.18	737,499.90	-78,121.28	885,000.00
	TOTAL EXPENSES	60,383.28	77,916.66	17,533.38	879,156.77	779,166.60	-99,990.17	935,000.00
	NET INCOME (LOSS)	11,397.63	-8,439.99	19,837.62	105,355.03	-84,399.90	189,754.93	-101,280.00

Balance Sheet (Accrual)
CHELSEA - Operations - 02 (lms1416)
December 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	21,657.05
1025-0120	Bank - Roof Replacement	392,141.30
1025-0121	Bank - Roofing Levy Holdback	8,663.53
1027-0000	Bank - Water Surcharge	91,597.32
1028-0064	Bank - Credit Card Secure Term	6,000.00
1028-1300	Bank - Golf Tournament Funds	3,685.72
1029-0000	Bank - Apt Utilities	76,586.02
1030-0000	Bank - Exercise Room	1,440.00
1040-0000	Bank - Social Committee	2,234.67
1200-0000	Prepaid Insurance	104,879.34
1205-0000	Prepaid Expenses	0.76
1300-0000	Accounts Receivable	12,722.65
1301-0002	A/R - Roof Replacement	11,397.72
	TOTAL ASSETS	733,223.43

LIABILITIES

2010-0000	Accounts Payable	14,888.94
2014-0000	Accrued Water & Sewer	45,000.00
2017-0000	Social Committee Fund	2,234.67
2018-0000	Exercise Room	1,440.00
2019-0000	Golf Tournament Fund	3,685.72
2035-0000	Security Deposits	300.00
2040-0000	Due to Contingency	22,666.66
2170-0000	Vacation Payable	7,409.02
2250-0000	Pre-Paid Fees	736.20
	TOTAL LIABILITIES	98,361.21

OWNERS EQUITY
RESERVES

3479-0015	ROOF REPLACEMENT	
3479-0016	Roof Replacement Levy	2,596,016.55
3479-0017	Roof Replacement CRF Contribution	2,590,000.00
3479-0018	Roof Replacement Expenses	-4,782,477.53
3479-0019	Roof Replacement Holdback	8,663.53
3479-0020	ROOF REPLACEMENT TOTAL	412,202.55
3510-0000	Net Income - Current Year	107,994.49
3510-2000	Net Income - Utilities	68,067.86

DATE: JAN. 15 / 2026
ACCOUNTANT: 
PROPERTY MANAGER: 

3510-3000

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

46,597.32
634,862.22
733,223.43

Budget Comparison (Accrual) CHELSEA - Operations - 02 (Ims1416) December 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	722,284.60	719,053.30	3,231.30	862,864.00
4012-0000	CRF Strata Fees - Apartments	-21,878.17	-21,878.17	0.00	-218,781.70	-218,781.70	0.00	-262,538.00
4015-0000	Parking, Scooter & EV Parking	506.00	625.00	-119.00	5,185.00	6,250.00	-1,065.00	7,500.00
4021-0000	Miscellaneous	0.00	0.00	0.00	330.00	0.00	330.00	0.00
4022-0000	Move in/out	0.00	166.67	-166.67	400.00	1,666.70	-1,266.70	2,000.00
4023-0000	Remote Control Sale	30.00	0.00	30.00	30.00	0.00	30.00	0.00
4025-0000	Prior Year Surplus (Deficit)	0.00	9,089.17	-9,089.17	19,757.10	90,891.70	-71,134.60	109,070.00
	TOTAL	50,886.29	59,908.00	-9,021.71	529,205.00	599,080.00	-69,875.00	718,896.00
4030-0000	Strata Fees	135,544.08	135,544.08	0.00	1,355,440.80	1,355,440.80	0.00	1,626,529.00
4032-0000	CRF Strata Fees - Townhomes	-47,598.50	-47,598.50	0.00	-475,985.00	-475,985.00	0.00	-571,182.00
4037-0000	Prior Year Surplus	0.00	12,412.83	-12,412.83	26,589.20	124,128.30	-97,539.10	148,954.00
	TOTAL	87,945.58	100,358.41	-12,412.83	906,045.00	1,003,584.10	-97,539.10	1,204,301.00
OTHER								
4040-0000	Rental - Fireside Lounge	450.00	83.33	366.67	1,050.00	833.30	216.70	1,000.00
4045-0000	Rental - Caretaker Suite	600.00	550.00	50.00	5,400.00	5,500.00	-100.00	6,600.00
4050-0000	Rental - Guest Suites	1,400.00	833.33	566.67	11,150.00	8,333.30	2,816.70	10,000.00
4055-0000	R.V. Parking	375.00	833.33	-458.33	9,311.94	8,333.30	978.64	10,000.00
4061-0000	Bylaw Fines	0.00	0.00	0.00	200.00	0.00	200.00	0.00
4062-0000	Dish and Cutlery Rental	50.00	8.33	41.67	100.00	83.30	16.70	100.00
4065-0000	Interest Income	188.60	708.33	-519.73	4,737.94	7,083.30	-2,345.36	8,500.00
4066-0000	Remote Control Sale	1,470.00	200.00	1,270.00	4,870.00	2,000.00	2,870.00	2,400.00
4084-0000	Keys	0.00	0.00	0.00	30.00	0.00	30.00	0.00
	TOTAL OTHER	4,533.60	3,216.65	1,316.95	36,849.88	32,166.50	4,683.38	38,600.00
	TOTAL INCOME	143,365.47	163,483.06	-20,117.59	1,472,099.88	1,634,830.60	-162,730.72	1,961,797.00
EXPENSES								
6030-0000	Apt Janitor/Contract Services	2,347.76	2,666.67	318.91	23,477.60	26,666.70	3,189.10	32,000.00
6208-0000	Building Maint. - Apartments	2,515.46	3,750.00	1,234.54	37,990.87	37,500.00	-490.87	45,000.00
6215-0000	Equipment Maint.-Apartments	3,302.49	5,416.67	2,114.18	39,407.33	54,166.70	14,759.37	65,000.00
6268-0050	Elevator Maint. - Apartments	1,655.60	1,875.00	219.40	15,856.25	18,750.00	2,893.75	22,500.00
6275-0000	Gate & Door Maint. - Apartment	4,080.30	416.67	-3,663.63	6,522.83	4,166.70	-2,356.13	5,000.00
6279-0000	Garbage Pick-up - Apts.	1,707.04	2,333.33	626.29	26,054.98	23,333.30	-2,721.68	28,000.00
	TOTAL EXPS. BEFORE UTILITIES	15,608.65	16,458.34	849.69	149,309.86	164,583.40	15,273.54	197,500.00
TOWNHOUSE EXPENSES								
6315-0000	Building Maint. - Townhomes	0.00	5,833.33	5,833.33	50,259.74	58,333.30	8,073.56	70,000.00
6320-0000	Garbage Pick-up - Townhomes	6,332.29	6,666.67	334.38	64,874.08	66,666.70	1,792.62	80,000.00
	TOTAL OPERATING EXPS. - T.H.	6,332.29	12,500.00	6,167.71	115,133.82	125,000.00	9,866.18	150,000.00
COMMON EXPENSES								
LANDSCAPING & GROUNDS								
6415-0000	Landscape Contract	14,070.00	14,583.33	513.33	140,700.00	145,833.30	5,133.30	175,000.00
6425-0000	Drainage Repair & Maint-Ground	4,711.35	4,583.33	-128.02	39,333.55	45,833.30	6,499.75	55,000.00
6435-0000	Plant Replacement & Imp-Ground	0.00	833.33	833.33	10,489.45	8,333.30	-2,156.15	10,000.00
6440-0000	Irrigation System	0.00	541.67	541.67	7,429.38	5,416.70	-2,012.68	6,500.00
6455-0000	Snow Removal	918.75	2,000.00	1,081.25	1,128.75	20,000.00	18,871.25	24,000.00
	TOTAL LANDS. & GROUNDS	19,700.10	22,541.66	2,841.56	199,081.13	225,416.60	26,335.47	270,500.00
REPAIR & MAINTENANCE- GENERAL								
6510-0000	Repair & Maintenance	1,125.00	2,916.67	1,791.67	38,365.04	29,166.70	-9,198.34	35,000.00
6515-0000	Equipment Rep. & Maint.-Common	0.00	1,250.00	1,250.00	8,906.55	12,500.00	3,593.45	15,000.00
6520-0000	Supplies Equipment - Common	78.52	1,250.00	1,171.48	10,057.24	12,500.00	2,442.76	15,000.00
6525-0000	Supplies Maintenance-Common	0.00	250.00	250.00	2,725.74	2,500.00	-225.74	3,000.00
6535-0000	Enterphone and Security	70.59	500.00	429.41	2,901.83	5,000.00	2,098.17	6,000.00
6560-0000	Gate Repair & Maint. - Common	0.00	500.00	500.00	3,997.30	5,000.00	1,002.70	6,000.00
6565-0000	Pest Control - Common	1,284.04	1,666.67	382.63	12,633.59	16,666.70	4,033.11	20,000.00
	TOTAL REPAIR & MAINT.	2,558.15	8,333.34	5,775.19	79,587.29	83,333.40	3,746.11	100,000.00

	MTD Actual	MTD Budget	\$ Var	YTD Actual	YTD Budget	\$ Var	Annual	
UTILITIES								
6576-0000	Electricity	116.00	166.67	50.67	1,101.42	1,666.70	565.28	2,000.00
6577-0000	Electricity Ponds - Common	343.00	416.67	73.67	3,540.00	4,166.70	626.70	5,000.00
6580-0000	Electricity Stream - Common	515.00	666.67	151.67	5,570.00	6,666.70	1,096.70	8,000.00
6595-0000	Telephone Caretaker	97.44	125.00	27.56	965.44	1,250.00	284.56	1,500.00
	TOTAL UTILITIES	1,071.44	1,375.01	303.57	11,176.86	13,750.10	2,573.24	16,500.00
RV LOT EXPENSES								
6640-0000	Repair & Maintenance - RV Lot	26.86	208.33	181.47	2,121.61	2,083.30	-38.31	2,500.00
6690-0000	Electricity - RV Lot	68.00	70.83	2.83	680.00	708.30	28.30	850.00
	TOTAL OPERATING EXPS-RV LOT	94.86	279.16	184.30	2,801.61	2,791.60	-10.01	3,350.00
RECREATION CENTRE - COMMON								
6710-0000	Bldg Repair & Maint-Rec Centre	854.98	750.00	-104.98	13,487.82	7,500.00	-5,987.82	9,000.00
6712-0000	Equip. Rep. & Maint.-Clubhouse	336.00	2,083.33	1,747.33	8,902.70	20,833.30	11,930.60	25,000.00
6715-0000	Lock Up Costs - Rec. Centre	340.00	200.00	-140.00	4,180.00	2,000.00	-2,180.00	2,400.00
6725-0000	Exercise Equip R & M-Rec Centr	0.00	1,000.00	1,000.00	2,915.38	10,000.00	7,084.62	12,000.00
6730-0000	Workshop R & M-Rec. Centre	0.00	83.33	83.33	247.71	833.30	585.59	1,000.00
6735-0000	Pool Repair & Maint.-Rec. Cent	7,249.75	1,000.00	-6,249.75	26,934.18	10,000.00	-16,934.18	12,000.00
6740-0000	Pool Supplies & Chemicals-Rec.	0.00	458.33	458.33	5,360.76	4,583.30	-777.46	5,500.00
6750-0000	Cleaning Supplies-Rec. Centre	450.17	208.33	-241.84	3,013.77	2,083.30	-930.47	2,500.00
6755-0000	Window & Carpet Cleaning-Rec.	0.00	83.33	83.33	0.00	833.30	833.30	1,000.00
6764-0000	Electricity - Rec. Centre	1,661.00	1,875.00	214.00	16,610.00	18,750.00	2,140.00	22,500.00
6765-0000	Gas - Rec. Centre	709.36	2,000.00	1,290.64	9,109.79	20,000.00	10,890.21	24,000.00
	TOTAL OPER. EXPS-REC. CENTRE	11,601.26	9,741.65	-1,859.61	90,762.11	97,416.50	6,654.39	116,900.00
SALARIES & BENEFITS								
6820-0000	Caretaker Salary and Benefits	5,453.92	5,666.67	212.75	51,021.39	56,666.70	5,645.31	68,000.00
6830-0000	Caretaker Assistant Wages	1,680.00	1,666.67	-13.33	12,922.50	16,666.70	3,744.20	20,000.00
6865-0000	R. C. Janitor Wages and Ben.	1,887.65	1,916.67	29.02	20,455.00	19,166.70	-1,288.30	23,000.00
6875-0000	Payroll Costs	885.38	1,041.67	156.29	8,304.82	10,416.70	2,111.88	12,500.00
6890-0000	Workers Compensation Board	0.00	83.33	83.33	52.50	833.30	780.80	1,000.00
	TOTAL SALARIES & PAYROLL COSTS	9,906.95	10,375.01	468.06	92,756.21	103,750.10	10,993.89	124,500.00
OFFICE EXPENSES								
6910-0000	Equipment Rep. & Maint.-Office	0.00	83.33	83.33	887.71	833.30	-54.41	1,000.00
6915-0000	Supplies	14.85	75.00	60.15	833.84	750.00	-83.84	900.00
6920-0000	Telephone & Cable - Office	406.28	375.00	-31.28	3,908.64	3,750.00	-158.64	4,500.00
	TOTAL OFFICE EXPENSES	421.13	533.33	112.20	5,630.19	5,333.30	-296.89	6,400.00
ADMINISTRATION								
6970-0000	AGM Expenses - Admin.	0.00	666.67	666.67	3,693.72	6,666.70	2,972.98	8,000.00
6975-0000	Council Expenses - Admin.	861.86	291.67	-570.19	861.86	2,916.70	2,054.84	3,500.00
6980-0000	Legal Expenses	0.00	333.33	333.33	533.85	3,333.30	2,799.45	4,000.00
6983-0001	Records storage	0.00	0.00	0.00	210.00	0.00	-210.00	0.00
6984-0000	Postage and Printing	221.06	1,166.67	945.61	8,007.53	11,666.70	3,659.17	14,000.00
6985-0000	Insurance Appraisal	0.00	41.67	41.67	0.00	416.70	416.70	500.00
6990-0000	Insurance Premiums	51,532.92	51,532.92	0.00	515,329.20	515,329.20	0.00	618,395.00
6992-0000	Insurance Carrying Charges	906.79	906.75	-0.04	9,067.90	9,067.50	-0.40	10,881.00
7000-0000	Management Fees	7,666.67	7,666.67	0.00	76,666.70	76,666.70	0.00	92,000.00
7010-0000	Property Taxes - Admin.	0.00	62.50	62.50	547.00	625.00	78.00	750.00
7020-0000	Security - Admin.	0.00	83.33	83.33	0.00	833.30	833.30	1,000.00
7023-0000	Emergency Preparedness	0.00	250.00	250.00	1,674.55	2,500.00	825.45	3,000.00
7025-0000	Bank Charges	28.00	16.67	-11.33	160.00	166.70	6.70	200.00
7030-0000	Strata Web Site	0.00	33.33	33.33	205.08	333.30	128.22	400.00
7050-0000	Miscellaneous	45.06	0.00	-45.06	157.12	0.00	-157.12	0.00
7051-0000	Statutory Financial Review	0.00	83.33	83.33	751.80	833.30	81.50	1,000.00
	TOTAL ADMINISTRATION EXPENSES	61,262.36	63,135.51	1,873.15	617,866.31	631,355.10	13,488.79	757,626.00
	TOTAL COMMON EXPENSES	106,616.25	116,314.67	9,698.42	1,099,661.71	1,163,146.70	63,484.99	1,395,776.00
	TOTAL EXPENSES	128,557.19	145,273.01	16,715.82	1,364,105.39	1,452,730.10	88,624.71	1,743,276.00
	NET INCOME (LOSS)	14,808.28	18,210.05	-3,401.77	107,994.49	182,100.50	-74,106.01	218,521.00
REVENUE UTILITIES								
REVENUE - APARTMENT UTILITIES								
9260-0000	Utilities Income - Apts.	13,306.33	13,306.33	0.00	133,063.30	133,063.30	0.00	159,676.00
9262-0000	Utilities Interest Income	192.06	166.67	25.39	1,705.93	1,666.70	39.23	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	13,498.39	13,473.00	25.39	180,093.05	180,054.00	39.05	207,000.00
UTILITY EXPENSES								
ELECTRICITY - APARTMENTS								
9360-0000	Electricity Kens & Mayfair	2,255.00	2,750.00	495.00	22,550.00	27,500.00	4,950.00	33,000.00

	MTD Actual	MTD Budget	\$ Var	YTD Actual	YTD Budget	\$ Var	Annual
9365-0000 Electricity Windsor	1,476.00	1,833.33	357.33	14,760.00	18,333.30	3,573.30	22,000.00
TOTAL ELECTRICITY - APART.	3,731.00	4,583.33	852.33	37,310.00	45,833.30	8,523.30	55,000.00
GAS - APARTMENTS							
9410-0000 Gas - Mayfair	2,140.13	2,666.67	526.54	16,157.38	26,666.70	10,509.32	32,000.00
9420-0000 Gas - Kensington	2,394.00	5,000.00	2,606.00	33,216.00	50,000.00	16,784.00	60,000.00
9430-0000 Gas - Windsor	3,984.03	5,000.00	1,015.97	25,341.81	50,000.00	24,658.19	60,000.00
TOTAL GAS - APARTMENTS	8,518.16	12,666.67	4,148.51	74,715.19	126,666.70	51,951.51	152,000.00
TOTAL UTILITIES - APARTMENT	12,249.16	17,250.00	5,000.84	112,025.19	172,500.00	60,474.81	207,000.00
NET INCOME (LOSS) UTILITIES	1,249.23	-3,777.00	5,026.23	68,067.86	7,554.00	60,513.86	0.00
REVENUE - WATER INCOME							
9650-0000 Water - Apartments	8,160.58	8,160.58	0.00	81,605.80	81,605.80	0.00	97,927.00
9700-0000 Water - Townhouses	11,934.83	11,934.83	0.00	119,348.30	119,348.30	0.00	143,218.00
9725-0000 Water - Interest Income	235.73	208.33	27.40	3,049.72	2,083.30	966.42	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	20,331.14	20,303.74	27.40	230,359.67	229,392.40	967.27	270,000.00
WATER EXPENSE							
9850-0000 Water Usage	22,500.00	22,500.00	0.00	183,762.35	225,000.00	41,237.65	270,000.00
TOTAL WATER	22,500.00	22,500.00	0.00	183,762.35	225,000.00	41,237.65	270,000.00
NET INCOME (LOSS) WATER	-2,168.86	-2,196.26	27.40	46,597.32	4,392.40	42,204.92	0.00

FEBRUARY

Chelsea Gardens Events Calendar

UPCOMING EVENTS

Feb 15
Movie Night
@ 7:00

Feb 21
Italian Night
(see poster)

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