



MONTHLY COUNCIL MEETING MINUTES

Tuesday, March 24, 2026

LOCATION/TIME - 1:00PM LIBRARY

Council:, , Paul Kavanagh, Marilyn Hunter, Bob Hyde, Cathy Maxwell,

Strata Mgt: Jesse Train

Regrets: Paul Dhaliwal, Ron Plankeel

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 – 1:09 PM

2) ADOPTION OF PREVIOUS MINUTES

It was **MOVED, SECONDED and CARRIED** to approve the minutes from February 24 2026, Council Meeting.

3) CARETAKER REPORT – Don Kendall

Stable Electric has replaced all the worn-out light sensors on the Townhouses. The Chelsea sign on the corner now has power and will come on at dark.

TH274 leak has been repaired by Crush Drainage. Jeff will be starting the concrete and retaining wall work when approved.

Fireside Room had two substantial leaks. RDR was called in to investigate and repair.

The perimeter drain around the clubhouse is plugged. Crush has been called to investigate.

4) FINANCIAL REPORT – Bob Hyde and Paul Kavanagh

The financial report for the month and year-ending February 28, 2026, was presented to Council. For the last fiscal year, we generated a surplus of \$152,947. It is recommended this surplus be transferred to the Contingency Reserve Fund. The following are highlights from the report:

Operations

Revenue

- Total revenue for the year is \$1,757,640 compared with an adjusted budget number of \$1,743,797. The adjusted budget reflects the transfer of \$218,000 of the prior year's surplus to the Contingency Reserve Fund. Actual revenue is higher than budget primarily due to higher than budgeted income from guest suite rentals, RV parking rentals and sales of remote controls. Interest income was lower than budget as a result of lower rates and cash balances.

Expenses

- Condo specific expenses totalled \$173,759 which is \$23,741 less than budget while townhouse specific expenses totalled \$129,115 which is \$20,885 less than budget. The favourable variance in both categories is due to less than anticipated repairs and maintenance expenses. On a combined basis, Garbage Pick-up was essentially on budget for the year. Additional expenses were incurred for Gate and Door Maintenance in the Condo parkades.
- Total common expenses for the year are \$1,301,820 which is \$93,956 below budget. All common expense categories were less than budget for the year except for Office Expenses where there was a minor overage. As previously reported, Repairs and Maintenance General was pushed higher than budget due to the cost of cleaning and painting the south wooden fence. While the total Recreation Centre Common expenses were less than budget owners should be aware of the additional expenditures in the following specific accounts:
 - Building R&M – due to extra cleaning of the guest suites and clubhouse in general, as well as the overhaul of the guest suites earlier in the year.
 - Lockup costs – due to paying for the weekend lockups that were previously included in the part-time caretaker's duties.
 - Pool R&M – due to repairing a number of leaks and replacing various filters and pumps in the pool and spa mechanical/plumbing systems. We also repaired and painted the pool deck earlier in the year.
 - Pool Supplies – due to higher usage because of the leaks.
 - Cleaning supplies – due to a greater focus on interior cleaning.

Utilities Consumption

- Consumption of electricity and natural gas in the Condos was less than budget for the year. The surplus of about \$69,495 will be carried forward to next year to reduce the revenue requirement.
- Overall water usage was less than budget. The surplus of about \$62,119 will be carried forward to next year to reduce the revenue requirement. During the year the City of Surrey replaced both water meters that service Chelsea Gardens. As a result, water consumption readings are more accurate than previously experienced.

Contingency Reserve Fund (CRF)

- The balance of the CRF at the end of the year was \$1,721,522 for an increase of \$104,205 from the previous year. For the year we earned interest of \$75,953 which was not budgeted. We also transferred the unused portion of the previous year's operating surplus (\$218,000) to the CRF.
- During the year we spent a total of \$1,023,468 compared with a budget of \$935,000. The excess spending was due to the following:
 - The actual cost of the painting project exceeded the budget estimate by \$25,211 due to the poor condition of the stucco on certain townhouses and the perimeter wall, as well as having to repair wood trim on certain townhouses. Extra costs were also incurred to recondition and paint the clubhouse arches and to paint the front gate lettering.
 - The actual cost of the gate structures repair project exceeded the budget estimate by \$27,748 due to the extensive water and insect damage to the structures which required significant structural repairs. The damage was caused by defects in the design and application of the original roofing material and the failure of previous repairs to prevent water ingress.
 - The replacement of the Windsor access control system at a cost of \$41,030 was not budgeted.

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

5) COMMITTEE REPORTS

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

CONDOMINIUMS – Cathy Maxwell

The numbering of condos to be installed on the balconies is in process. These are to identify which stack of units it is for emergency responders for means of egress purposes.

It was **MOVED, SECONDED and CARRIED** to allow Emergency Preparedness to move forward with this project.

TOWNHOUSES – Ron Plankeel

No Report

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

Spring is here! The Cherry Blossom Night was an amazing event—wonderful food, great company, and a perfect way to start the season. A big thank you to the volunteers and the Social Committee for a job well done.

A wall telephone will be installed in the rental rooms hallway. This will provide an added level of safety, allowing for emergency or short local calls if renters do not have access to a cell phone.

Brighter lamps have also been added to the guest suites. This thoughtful contribution from the Social Committee is greatly appreciated and enhances the comfort of our guests.

In preparation for pool season, three of us have registered for the pool maintenance program. Val Ferland will be opening the clubhouse on weekends and will also manage pool and spa chemical levels. Scott

McFadyn and I are taking the course to provide backup support for both Don Kendall and Val. This plan should help ensure the pool remains fully operational throughout the summer, barring any mechanical issues.

PONDS AND FOUNTAINS

The koi and turtle pond is beginning to wake up. Once the water temperature is consistently above 10°C, we expect to see increased activity.

As the fish started swimming, I was concerned they might be hungry and arranged to have food ready. However, when I attempted to feed them, they were not interested just yet—good intentions! The turtles have been checked and are still resting, which is normal for this time of year.

In preparation for the season, Scott has vacuumed the pond bottom, and work is underway to reconnect and prepare the filtration system.

Thanks to our dedicated maintenance volunteers and staff, the ponds and fountains are in excellent condition. Screens have also been added to the fountain intakes to help filter debris, which should reduce maintenance time going forward.

LANDSCAPING – Ron Plankeel

Spring Clean Up on-going.

SAFETY AND SECURITY – Ashley Orton

We have had multiple failures of the system this month. Victor, Zenon and I have been working to getting the system back up and running.

The latest was the car gate. We finally found that the electronic controller card had failed. We temporarily swapped it with the main man gate for the night, which rendered the man gate inoperative. The next day we used our last spare controller card to get it working.

The main pedestrian gate is operating but intermittently at times. The Windsor pedestrian gate is also giving us trouble. I have worked to keep the system going for years now, and it has, in my opinion, reached the end of its reliable life. Any more money spent on it is wasted at this point.

We also had an outsider break into a number of vehicles all over the complex. He spent about 4 hours in the complex. Don caught him and stopped him from taking his stolen goods – the police were informed. This is a good time to remind you to make sure your vehicles are locked – he seems to skip the locked ones. I know, we had 2 GPS units stolen from our car when it was not locked.

IRRIGATION – Norm Reid

This is repeated from last meeting minutes:

Council is looking into Volunteers for the irrigation start up. Please connect with Ron Plankeel, Norm Reid or put a request into jesse@crpm.ca. Failure to get volunteers for this will result in the addition of a large expense to the operating budget which could be as much as \$40,000 annually.

SOCIAL COMMITTEE – Linda Hart

Italian Night was a great success with another sold-out crowd. Guests enjoyed the Cannelloni and the gluten-free option was popular.

We are pleased to host our first Cherry Blossom Dinner on March 20, featuring Japanese Bento boxes with regular, diabetic, and gluten-free options. Tickets sold out in just one hour during pub night.

The Social committee will host the Annual Chelsea Gardens Volunteer Appreciation Event on Sunday, April 12 from 2:00 to 4:00 pm. This event is to recognize everyone who has volunteered at Chelsea Gardens this past year. Posters and sign-up sheets are on the bulletin boards in the clubhouse and condo lobbies.

Plans are underway for a Hawaiian Spring Dinner taking place April 18.

Another dance is scheduled for Friday, April 24 in the Fireside room. This event is BYOB.

After 14 years, Terry Hyde is stepping down from the social committee. Terry's commitment and contributions have been greatly appreciated, and her presence will be missed by all members of the social committee.

And lastly, to clear up any confusion... all social committee members pay for their dinner tickets like everyone else

ADMINISTRATION – No Report

RV LOT – Marilyn Thomas

Long time RV Committee volunteer Brian Coates has now stepped down from the Committee after nearly 15 years. We are very appreciative of his contributions. We welcome Wayne Topham to the RV Committee and look forward to his involvement and input.

There are currently 44 stalls occupied in the RV lot. In addition, there are 5 stalls designated for 3 new trailers and 2 tow vehicles coming in over the next 2 months. So far in May, there will be one visitor the first week of May and one move-out. Revenue for March should be \$950.

There has been no additional settlement since November/December to the RV lot low point in the main road. It has settled 16 - 18 mm, enough to be a concern. Mike Maxwell believes it is not a sink hole as we suspected last summer but is simply a settling of the pavement from the workload of the larger RV's and needs to be built up to prevent further settling. He recommends an asphalt patch of approximately 5 metres x 8 metres (perhaps 4M x 6M upon contractor assessment) and if we are to get this low patch paved in the spring, he suggests we also have the contractor touch up the settled asphalt patch in front of TH 305; it is approximately 3'x5'. Mike believes this is where Crush completed a water service repair a couple of years ago. The patch has settled significantly and is a tripping hazard. Mike has a contractor in mind that specializes in asphaltting. Mike thinks that the smaller patch in the RV lot would probably be done as a courtesy but at the most \$400 if they are contracted for the larger RV patch. This \$400 can be covered by our current budget.

Volunteers from those renting in the lot are currently cleaning up the mud patch just inside the back gate and shovelling up additional debris at the East fence by the Chelsea shed. Jeff has assisted by positioning his utility trailer in the two different locations and will dispose of the debris and recycling at the same time. Volunteers are also lined up who are able to repair our barbed wire and water shed. Our fence patching may also be a volunteer job or contractor repair. Further research is required.

Charlie Sweet has been working on the current security cameras in the lot to ensure that both are working properly. One has been down recently and now shows that its view is partially obstructed by a trailer which we will look at relocating within the lot. The Committee will research the advantages of a future add-on to the new Akuvox system to enhance the overall security of the RV lot.



CAPITAL WORKS COMMITTEE – Paul Kavanagh

No Report

INVESTMENT COMMITTEE – Paul Kavanagh

It was **MOVED, SECONDED and CARRIED** to approve re-investing the \$200,000 GIC maturing on March 6, 2026 into a further 5-year GIC.

EMERGENCY PREPAREDNESS – Doug McLeod –

See attached

PEST COMMITTEE –

A reminder that bird feeders are not permitted and this includes feeders on condo decks and upper townhouse decks as well. Bird feeders are a huge attraction to mice and rats.

We have a major infestation of ants and this might help with the issue. This should ease off once we get some drier weather.

Heavy rains can cause ants to enter homes (by the hundreds). Saturated soil floods their outdoor colonies, forcing them to seek dry, high ground. These "rain ants" usually enter through cracks in walls, doors, or windows seeking shelter, appearing shortly after a storm or during extended rainy periods.

Why They Come Inside

- **Flooding/Safety:** Saturated soil destroys or floods nests, forcing them to find dry, higher ground.
- **Food Scarcity:** Rain washes away food sources, forcing them to forage inside.
- **Seeking Moisture:** While some rain brings floods, others are drawn to the high humidity found in bathrooms or kitchens.

How to Handle Post-Rain Ants

- **Use Baits:** Place liquid baits near entry points, as workers will carry the bait back to the colony.
- **Seal Entrances:** Seal cracks in walls, gaps between bricks, and, check window and door frames.
- **Keep it Dry/Clean:** Wipe down counters to remove food particles and fix leaks to reduce moisture.

Ants often leave once the ground dries out and water recedes, but baiting helps speed up the process. These baits can be purchased at Canadian Tire, Home Depot, Amazon, etc and are not overly expensive. Once we have drier weather Don can spray outside to help eliminate outside colonies. Having Orkin come to every unit that currently has an issue is just not plausible due to the time involved with dealing with each individual unit so the more you can do to help your own situation the better. Let me know if you have a current serious issue and I will do my best to help you.

It was **MOVED, SECONDED and CARRIED** to instruct Orkin to set up an ant control program for the clubhouse.

6) BUSINESS ARISING FROM PREVIOUS MINUTES

- Residents Manual Update – A Special Thank you to Marilyn Thomas, Wendy McHale, Linda Smith and Colleen Loguisto** for the amount of work put into this update. Thanks to Zenon Jalbert for his technical assistance. It was decided that this would not be printed for all the Owners, but it would be posted to the website and available there for downloading and printing at owners' cost.
- Depreciation Report** – The final depreciation report is completed and will be posted to the Chelsea Today website.
- Brick Pavers** – It was **MOVED, SECONDED and CARRIED** to approve the quote of \$19,700 to fix the entrance way pavers.

- d) **Janitorial for the Clubhouse** – Quotes are being obtained for the Janitorial for the clubhouse and the Condo buildings. We have proposals from Standard Building Maintenance, and BrowMac, we are also waiting for a quote from Concorde Property Services.
- e) **Specific Unit Chimney Washing/Window Washing Quote** – Bogey's Building Maintenance will be on site starting April 16, 2026 to clean inaccessible windows for the Condo's, and All windows except 2nd floor balcony windows for the Townhouses including skylights. Specific Chimneys for Townhouse will also be cleaned.

Please remove your screens, close and lock your windows during this time. Please note they are spraying chemicals/water everywhere so put stuff away as they are not responsible for damages if windows are left open or anything on patios.

Starting Thursday April 16th at the Windsor, then the Kensington and last the Mayfair for the Condos then the Townhouses will commence.

Updates will be posted in the clubhouse and to the Chelsea today website of where the cleaners status. They will be starting each day at 8:00AM
The Contractor anticipates to be on site for roughly 5-7 days.

- f) **Garbage, Organics, and Recycling quotes** – GFL and Waste Management to provide competitive quotes on the garbage contract.
- g) **Electrical Work to the Corner sign** – This has been completed and now working.
- h) **Condo Roof Maintenance** – Roofix is scheduling the roof maintenance for the Condo Buildings.
- i) **Cell Service** – Council is investigating with Rogers about the cell service at Chelsea Gardens. This is in process. Rogers indicated that they would be escalating this as there are clear issues with the service for the cellular networks at Chelsea Gardens.
- j) **Addition of Wi-fi for Enterphones** – The Wi-Fi has been installed for the enterphones. This allows the full usage of the new enterphone systems.
- k) **Trash or Treasure Day** – Clutter guys have been booked for June 27th. Notices will be posted.
- l) **Units arrears for Levies and Strata Fees** – The Process for liens have been carried out for two units that have not provided the payment for the Roof Levies.
- m) **Dryer Vent Cleaning – Chelsea Gardens, LMS 1416 – 13888 70th Avenue, Surrey – T/H's**

Monday, June 8th – Arriving between 8:30/9AM – **INSIDES** – Starting from **T/H 101** working systematically to **T/H 182**.

Tuesday, June 9th – Arriving between 8:30/9AM – **INSIDES** – Starting from **T/H 183** working systematically to **T/H 262**.

Wednesday, June 10th – Arriving between 8:30/9AM – **INSIDES** – Starting from **T/H 263** working systematically to **T/H 334**.

Thursday, June 11th & Friday, June 12th & Monday, June 15th – Arriving between 8:30/9AM – **OUTSIDES**

Chelsea Gardens, LMS 1416 – 13888 70th Avenue, Surrey – Windsor Bldg.

Tuesday, June 16th – Arriving between 8:30/9AM – **INSIDES** – Starting from the Top floor working systematically down to the Ground floor, then clean **OUTSIDES**

Chelsea Gardens, LMS 1416 – 13888 70th Avenue, Surrey – Kensington Bldg.

Wednesday, June 17th – Arriving between 8:30/9AM – INSIDES – Starting from the Top floor working systematically down to the Ground floor, then clean OUTSIDES

Chelsea Gardens, LMS 1416 – 13888 70th Avenue, Surrey – Mayfair Bldg.

Thursday, June 18th – Arriving between 8:30/9AM – INSIDES – Starting from the Top floor working systematically down to the Ground floor, then clean OUTSIDES

Service Date Confirmation & Important Information

Unless we hear otherwise, the scheduled service date is considered confirmed.

Please review the following important information carefully:

• Rescheduling / Cancellation Policy

A minimum of ten (10) business days' notice is required to reschedule or cancel service.

Cancellations made with less notice will incur a non-cancellation penalty of 50% of the quoted price.

• Dryer Preparation

National Air will not be held responsible for any damage to dryers if foreign objects (including but not limited to socks, toothbrushes, chopsticks, coins, hair clips, etc.) are not removed from the dryer drum and lint trap prior to cleaning.

• Unit Access

If no one is home or our technicians are unable to access a unit for any reason, they will proceed to the next unit.

Units that cannot be accessed internally will still be cleaned from the exterior only.

• Service Timing

Each unit requires approximately 3 minutes for interior cleaning.

Time spent on each floor will depend on the number of units we are able to access.

• Cleaning Method

When cleaning the interior, dryers do not need to be moved.

All interior cleaning is performed through the lint trap using high-pressure air to push debris through the dryer channels and hose into the ducting. This material is then removed during exterior cleaning.

Technicians are inside each unit for only a couple of minutes.

- n) **Condo Control** – In process, if you do receive an email about Condo Control, please ignore at this time as we are not live yet.

7) NEW BUSINESS

1. **Mayfair Pillar SE corner** – This will be repaired by Jeff.
2. **Glass Quotes** – It was **MOVED, SECONDED and CARRIED** to approve the quotes from Peak Glass for 2 units that needed windows replaced.
3. **Roof above fireside Leak** – There was a leak on the new clubhouse roof, further investigation of the cause is taking place to see if the work and damage is covered under warranty.
4. **Clubhouse Front Door not latching** – The clubhouse door needed to be adjusted to make sure it latched properly. This has been completed.
5. **Clubhouse Toilet Replacement** – It is proposed to change the toilets in the clubhouse. This is being budgeted for next year.

6. **Townhouse mold/rot on wood ties** – It was determined to get a company to investigate the air quality of the exterior of a townhouse unit that is claiming to cause a health hazard.
7. **Fence Replacement** – It was approved to allow an owner to replace a bush with a fence at their own cost as long as it conforms to the property.
8. **Don Request for new Desk** – It was approved to build Don a new desk for the office.
9. **Concerns of perimeter Wall Cleaning** – Concerns were raised about the cleaning completed of the top of the perimeter wall, this will be investigated.
10. **Styrofoam and Other non-permitted item dumping** – Attached to these minutes is culprits of people who have in properly dumped items at the garbage areas of the condos. If you know who they are please reach out to the Council so proper bylaw violation letters can be sent.
11. **Paint Discount** – As a result of last year's painting project Chelsea Gardens residents have been offered a discount at DULUX Paints by quoting Acct# 322349540000 - (Please keep this account number on file and bring it with you when you visit our stores). Residents cannot charge the account but will receive a 30% discount on standard paint products purchased using the account info below – **This discount is effective for 1 year.**
12. **Block Party** – One of our internal neighbourhoods requested a repeat of their Annual Block Party. Council approved the proposed date of Saturday, July 11, 2026 and an alternate date of July 12 in case of rain. Notices will be posted.
13. **Road Section Repairs** – Quotes will be obtained for road section repairs in certain locations throughout the complex.
14. **New Utility Cart** – It was **MOVED, SECONDED and CARRIED** to approve bring forward a resolution at the AGM to replace the electric utility cart of up to \$30,000.
15. **Driveway repair and replacement Quotes** – more quotes will be obtained for required driveway replacements.
16. **Clubhouse Fridge** – The clubhouse fridge is not working properly. This will be investigated to repair it and if not repairable, the fridge will be replaced.
17. **Alteration Requests** – Owners are reminded that anyone requesting an alteration or improvement to their unit need to provide a request well in advance of the date of the work to start in order for the Council to review at their next Council meeting.
18. **Calling for Emergency Services** – **Make sure if you are calling emergency services that you clearly identify the unit number, building name and address as there are multiple units that are the same number which can lead to emergency response teams going to the wrong address.**

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.

A request for a parking stall rental. Options were sent to the unit.

Several requests for alterations were reviewed and Council provided direction to send approvals with caveats attached to the approvals.

A complaint was made about some lighting. These will be followed up on with the specific residents.

A report of a woodpecker was sent, this was investigated by Don.

A smoking complaint was received, a letter was sent to the source unit.

A request made for a pergola to be placed on a patio, the rules were sent to clarify if the structure meets the rules.

ADJOURNMENT: The meeting was adjourned at 5:00PM The next meeting is the AGM on **April 22nd 2026.**

CHELSEA GARDENS EMERGENCY PREPAREDNESS



MARCH 2026

FIRE RISKS AT CHELSEA GARDENS ARE SUBSTANTIAL

The likelihood of a devastating fire occurring in residential units at Chelsea Gardens is substantial. Such a fire could result in deaths or injury, and likely be economically disastrous, as well as cause a great deal of personal hardship for a number of residents.

In the past few years, we have had one very damaging fire in a condo unit (four units had to be vacated for months during repair), and there have been several smoke/fire close calls. These were caused by unattended stoves burning pots of food, and a small fire started by a resident using a gas torch to prepare food. There are probably other such incidents which have not been reported. We are fortunate not to have had any injuries.

Other fire hazards include:

- the improper use of open flame candles,
- use of damaged electrical cords (appliance and extension cords),
- use of damaged electrical equipment,
- overcharging of cell phones or use of inappropriate charging cords,
- smoking, particularly when in bed
- unsafe use of portable gas appliances (e.g. BBQs) inside and on decks and patios

Almost 5 years ago a disastrous fire occurred in Canterbury Green across 70 Ave. A propane BBQ tank on a 2nd floor deck exploded while the resident cooked food, resulting in an extensive fire and subsequent water damage. Over 80 units in the building were evacuated, and it took more than 2 years before any of the units could be re-occupied.

To reduce the risk of a devastating fire, every unit should have both a working fire extinguisher and a fire blanket available and accessible near the kitchen (where most in-unit fires occur). Learn how to properly use the fire extinguisher and blanket. Conduct a hazard hunt at least once a year to identify and remove potential fire sources, including those noted above. Be safety conscious and plan for containment when using any open flame. Do not use propane/butane torches or BBQs indoors.

If a fire breaks out in your unit, and you are sure you can contain it with the fire extinguisher/blanket, do so. If the fire is too big to put out, immediately evacuate the unit, pull the fire alarm if in a condo building, and call 911. When you are outside and safe, and after calling 911, call the Caretaker – 604.834.4578.

If in a condo and you hear the fire alarm, **assume it is a real emergency and evacuate**. Regardless of whether you are in a condo or a townhouse, when you become aware of a fire or potential fire, take your personal emergency grab-and-go kit and get all residents and pets out of the building. Remember to place the ORANGE decal on the outside of your door. Go to the designated meeting place and follow the instructions of the Zone/Building Captain.

DID YOU KNOW?

Emergency equipment in the home needs to be checked periodically to ensure availability and proper use. This includes: have fire extinguishers checked professionally (Google: Surrey Fire Extinguisher Servicing), and re-charged if necessary; ensure fire extinguishers and fire blankets are handy to the kitchen; replace smoke and gas detectors before they expire; and ensure detectors are not covered or blocked.

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 - Contingency - 02 (lms1416c)
February 2026

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	734,858.70
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
1038-1371	Prospera GIC - 3.1500% - Feb 6/2030	200,000.00
1109-0000	Due to Contingency from Operating	0.00
	TOTAL ASSETS	<u>1,734,858.70</u>

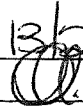
LIABILITIES

2010-0000	Accounts Payable	<u>13,336.69</u>
	TOTAL LIABILITIES	13,336.69

OWNERS EQUITY

RESERVES

3479-0015	ROOF REPLACEMENT	
3479-0017	Roof Replacement CRF Contribution	<u>-2,590,000.00</u>
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	104,204.66
	TOTAL OWNERS' EQUITY	<u>1,721,522.01</u>
	TOTAL LIABILITIES AND EQUITY	1,734,858.70

DATE: MAR. 13/2026
ACCOUNTANT: 
PROPERTY MANAGER: _____

Budget Comparison (Accrual)
CHELSEA - Contingency - 02 (Ims1416c)
February 2026

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	21,878.13	0.04	262,538.04	262,538.00	0.04	262,538.00
4010-6000	Strata Fees - Townhomes	47,598.50	47,598.50	0.00	571,182.00	571,182.00	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	69,476.63	0.04	1,051,720.04	833,720.00	218,000.04	833,720.00
4031-0000	Interest Income	1,869.40	0.00	1,869.40	75,953.09	0.00	75,953.09	0.00
	TOTAL	1,869.40	0.00	1,869.40	75,953.09	0.00	75,953.09	0.00
	TOTAL INCOME	71,346.07	69,476.63	1,869.44	1,127,673.13	833,720.00	293,953.13	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	0.00	4,166.63	4,166.63	43,646.49	50,000.00	6,353.51	50,000.00
	TOTAL OPERATING EXPS. - T.H.	0.00	4,166.63	4,166.63	43,646.49	50,000.00	6,353.51	50,000.00
COMMON EXPENSES								
LANDSCAPING & GROUNDS								
6431-2025	Tree Remedial Work	0.00	1,250.00	1,250.00	11,020.80	15,000.00	3,979.20	15,000.00
6451-2025	Privacy Fencing repairs	0.00	2,083.37	2,083.37	0.00	25,000.00	25,000.00	25,000.00
	TOTAL LANDS. & GROUNDS	0.00	3,333.37	3,333.37	11,020.80	40,000.00	28,979.20	40,000.00
REPAIR & MAINTENANCE- GENERAL								
6511-2025	Painting Project	64,247.19	58,333.37	-5,913.82	725,211.39	700,000.00	-25,211.39	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	13,336.69	12,083.37	-1,253.32	172,748.37	145,000.00	-27,748.37	145,000.00
	TOTAL REPAIR & MAINT.	77,583.88	70,416.74	-7,167.14	938,989.56	845,000.00	-93,989.56	845,000.00
ADMINISTRATION								
6968-0000	Depreciation Report	0.00	0.00	0.00	9,922.52	0.00	-9,922.52	0.00
	TOTAL ADMINISTRATION EXPENSES	0.00	0.00	0.00	9,922.52	0.00	-9,922.52	0.00
	TOTAL COMMON EXPENSES	77,583.88	73,750.11	-3,833.77	959,932.88	885,000.00	-74,932.88	885,000.00
	TOTAL EXPENSES	77,583.88	77,916.74	332.86	1,023,468.47	935,000.00	-88,468.47	935,000.00
	NET INCOME (LOSS)	-6,237.81	-8,440.11	2,202.30	104,204.66	-101,280.00	205,484.66	-101,280.00

Balance Sheet (Accrual)
CHELSEA - Operations - 02 (lms1416)
February 2026

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	155,004.26
1025-0120	Bank - Roof Replacement	394,013.44
1025-0121	Bank - Roofing Levy Holdback	8,704.89
1027-0000	Bank - Water Surcharge	132,366.85
1028-0064	Bank - Credit Card Secure Term	6,000.00
1028-1300	Bank - Golf Tournament Funds	3,703.31
1029-0000	Bank - Apt Utilities	77,848.76
1030-0000	Bank - Exercise Room	1,446.88
1040-0000	Bank - Social Committee	2,245.34
1200-0000	Prepaid Insurance	0.00
1205-0000	Prepaid Expenses	1,089.61
1300-0000	Accounts Receivable	15,561.42
1301-0002	A/R - Roof Replacement	11,397.72
	TOTAL ASSETS	809,599.83

LIABILITIES

2010-0000	Accounts Payable	93,429.44
2014-0000	Accrued Water & Sewer	0.00
2017-0000	Social Committee Fund	2,245.34
2018-0000	Exercise Room	1,446.88
2019-0000	Golf Tournament Fund	3,703.31
2035-0000	Security Deposits	300.00
2040-0000	Due to Contingency	0.00
2170-0000	Vacation Payable	8,149.90
2250-0000	Pre-Paid Fees	1,568.47
	TOTAL LIABILITIES	110,843.34

OWNERS EQUITY

RESERVES

3479-0015	ROOF REPLACEMENT	
3479-0016	Roof Replacement Levy	2,597,888.69
3479-0017	Roof Replacement CRF Contribution	2,590,000.00
3479-0018	Roof Replacement Expenses	-4,782,477.53
3479-0019	Roof Replacement Holdback	8,704.89
3479-0020	ROOF REPLACEMENT TOTAL	414,116.05
3510-0000	Net Income - Current Year	152,946.72
3510-2000	Net Income - Utilities	69,494.49

DATE: MAR. 13 / 2026
ACCOUNTANT: [Signature]
PROPERTY MANAGER: _____

3510-3000

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

62,199.23
698,756.49
809,599.83

Budget Comparison (Accrual) CHELSEA - Operations - 02 (lms1416) February 2026

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	71,905.37	323.09	866,741.52	862,864.00	3,877.52	862,864.00
4012-0000	CRF Strata Fees - Apartments	-21,878.17	-21,878.13	-0.04	-262,538.04	-262,538.00	-0.04	-262,538.00
4015-0000	Parking, Scooter & EV Parking	531.00	625.00	-94.00	6,522.00	7,500.00	-978.00	7,500.00
4021-0000	Miscellaneous	0.00	0.00	0.00	181.44	0.00	181.44	0.00
4022-0000	Move in/out	200.00	166.63	33.37	1,000.00	2,000.00	-1,000.00	2,000.00
4025-0000	Prior Year Surplus (Deficit)	0.00	9,089.13	-9,089.13	19,757.10	109,070.00	-89,312.90	109,070.00
	TOTAL	51,081.29	59,908.00	-8,826.71	631,664.02	718,896.00	-87,231.98	718,896.00
4030-0000	Strata Fees	135,544.08	135,544.12	-0.04	1,626,528.96	1,626,529.00	-0.04	1,626,529.00
4032-0000	CRF Strata Fees - Townhomes	-47,598.50	-47,598.50	0.00	-571,182.00	-571,182.00	0.00	-571,182.00
4037-0000	Prior Year Surplus	0.00	12,412.87	-12,412.87	26,589.20	148,954.00	-122,364.80	148,954.00
	TOTAL	87,945.58	100,358.49	-12,412.91	1,081,936.16	1,204,301.00	-122,364.84	1,204,301.00
OTHER								
4040-0000	Rental - Fireside Lounge	100.00	83.37	16.63	1,200.00	1,000.00	200.00	1,000.00
4045-0000	Rental - Caretaker Suite	600.00	550.00	50.00	6,600.00	6,600.00	0.00	6,600.00
4050-0000	Rental - Guest Suites	900.00	833.37	66.63	13,600.00	10,000.00	3,600.00	10,000.00
4055-0000	R.V. Parking	925.00	833.37	91.63	11,156.94	10,000.00	1,156.94	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	0.00	8.37	-8.37	125.00	100.00	25.00	100.00
4065-0000	Interest Income	413.76	708.37	-294.61	5,458.41	8,500.00	-3,041.59	8,500.00
4066-0000	Remote Control Sale	180.00	200.00	-20.00	5,700.00	2,400.00	3,300.00	2,400.00
4084-0000	Keys	-30.00	0.00	-30.00	0.00	0.00	0.00	0.00
	TOTAL OTHER	3,088.76	3,216.85	-128.09	44,040.35	38,600.00	5,440.35	38,600.00
	TOTAL INCOME	142,115.63	163,483.34	-21,367.71	1,757,640.53	1,961,797.00	-204,156.47	1,961,797.00
EXPENSES								
6030-0000	Apt Janitor/Contract Services	2,347.76	2,666.63	318.87	28,173.12	32,000.00	3,826.88	32,000.00
6208-0000	Building Maint. - Apartments	3,376.07	3,750.00	373.93	43,145.72	45,000.00	1,854.28	45,000.00
6215-0000	Equipment Maint.-Apartments	1,471.99	5,416.63	3,944.64	46,490.45	65,000.00	18,509.55	65,000.00
6268-0050	Elevator Maint. - Apartments	1,326.95	1,875.00	548.05	18,510.15	22,500.00	3,989.85	22,500.00
6275-0000	Gate & Door Maint. - Apartment	0.00	416.63	416.63	7,308.23	5,000.00	-2,308.23	5,000.00
6279-0000	Garbage Pick-up - Apts.	1,261.98	2,333.37	1,071.39	30,130.93	28,000.00	-2,130.93	28,000.00
	TOTAL EXPS. BEFORE UTILITIES	9,784.75	16,458.26	6,673.51	173,758.60	197,500.00	23,741.40	197,500.00
TOWNHOUSE EXPENSES								
6315-0000	Building Maint. - Townhomes	194.76	5,833.37	5,638.61	50,816.41	70,000.00	19,183.59	70,000.00
6320-0000	Garbage Pick-up - Townhomes	6,712.24	6,666.63	-45.61	78,298.56	80,000.00	1,701.44	80,000.00
	TOTAL OPERATING EXPS. - T.H.	6,907.00	12,500.00	5,593.00	129,114.97	150,000.00	20,885.03	150,000.00
COMMON EXPENSES								
LANDSCAPING & GROUNDS								
6415-0000	Landscape Contract	14,070.00	14,583.37	513.37	168,840.00	175,000.00	6,160.00	175,000.00
6425-0000	Drainage Repair & Maint-Ground	262.50	4,583.37	4,320.87	39,596.05	55,000.00	15,403.95	55,000.00
6435-0000	Plant Replacement & Imp-Ground	0.00	833.37	833.37	10,489.45	10,000.00	-489.45	10,000.00
6440-0000	Irrigation System	0.00	541.63	541.63	7,429.38	6,500.00	-929.38	6,500.00
6455-0000	Snow Removal	2,756.25	2,000.00	-756.25	5,722.50	24,000.00	18,277.50	24,000.00
	TOTAL LANDS. & GROUNDS	17,088.75	22,541.74	5,452.99	232,077.38	270,500.00	38,422.62	270,500.00
REPAIR & MAINTENANCE- GENERAL								
6510-0000	Repair & Maintenance	1,274.52	2,916.63	1,642.11	41,319.16	35,000.00	-6,319.16	35,000.00
6515-0000	Equipment Rep. & Maint.-Common	96.97	1,250.00	1,153.03	9,003.52	15,000.00	5,996.48	15,000.00
6520-0000	Supplies Equipment - Common	-103.41	1,250.00	1,353.41	10,474.23	15,000.00	4,525.77	15,000.00
6525-0000	Supplies Maintenance-Common	0.00	250.00	250.00	2,725.74	3,000.00	274.26	3,000.00
6535-0000	Enterphone and Security	65.76	500.00	434.24	3,031.62	6,000.00	2,968.38	6,000.00
6560-0000	Gate Repair & Maint. - Common	0.00	500.00	500.00	4,333.30	6,000.00	1,666.70	6,000.00
6565-0000	Pest Control - Common	1,333.23	1,666.63	333.40	15,250.86	20,000.00	4,749.14	20,000.00
	TOTAL REPAIR & MAINT.	2,667.07	8,333.26	5,666.19	86,138.43	100,000.00	13,861.57	100,000.00

	MTD Actual	MTD Budget	\$ Var	YTD Actual	YTD Budget	\$ Var	Annual	
UTILITIES								
6576-0000	Electricity	329.33	166.63	-162.70	1,546.75	2,000.00	453.25	2,000.00
6577-0000	Electricity Ponds - Common	543.79	416.63	-127.16	4,426.79	5,000.00	573.21	5,000.00
6580-0000	Electricity Stream - Common	776.15	666.63	-109.52	6,861.15	8,000.00	1,138.85	8,000.00
6595-0000	Telephone Caretaker	97.44	125.00	27.56	1,160.32	1,500.00	339.68	1,500.00
	TOTAL UTILITIES	1,746.71	1,374.89	-371.82	13,995.01	16,500.00	2,504.99	16,500.00
RV LOT EXPENSES								
6640-0000	Repair & Maintenance - RV Lot	0.00	208.37	208.37	2,121.61	2,500.00	378.39	2,500.00
6690-0000	Electricity - RV Lot	38.94	70.87	31.93	786.94	850.00	63.06	850.00
	TOTAL OPERATING EXPS-RV LOT	38.94	279.24	240.30	2,908.55	3,350.00	441.45	3,350.00
RECREATION CENTRE - COMMON								
6710-0000	Bldg Repair & Maint-Rec Centre	147.09	750.00	602.91	14,793.41	9,000.00	-5,793.41	9,000.00
6712-0000	Equip. Rep. & Maint.-Clubhouse	554.05	2,083.37	1,529.32	9,714.00	25,000.00	15,286.00	25,000.00
6715-0000	Lock Up Costs - Rec. Centre	160.00	200.00	40.00	4,720.00	2,400.00	-2,320.00	2,400.00
6725-0000	Exercise Equip R & M-Rec Centr	746.80	1,000.00	253.20	5,464.10	12,000.00	6,535.90	12,000.00
6730-0000	Workshop R & M-Rec. Centre	0.00	83.37	83.37	247.71	1,000.00	752.29	1,000.00
6735-0000	Pool Repair & Maint.-Rec. Cent	315.00	1,000.00	685.00	28,831.61	12,000.00	-16,831.61	12,000.00
6740-0000	Pool Supplies & Chemicals-Rec.	0.00	458.37	458.37	6,738.32	5,500.00	-1,238.32	5,500.00
6750-0000	Cleaning Supplies-Rec. Centre	360.37	208.37	-152.00	3,592.26	2,500.00	-1,092.26	2,500.00
6755-0000	Window & Carpet Cleaning-Rec.	0.00	83.37	83.37	0.00	1,000.00	1,000.00	1,000.00
6764-0000	Electricity - Rec. Centre	2,364.82	1,875.00	-489.82	20,635.82	22,500.00	1,864.18	22,500.00
6765-0000	Gas - Rec. Centre	932.76	2,000.00	1,067.24	11,443.55	24,000.00	12,556.45	24,000.00
	TOTAL OPER. EXPS-REC. CENTRE	5,580.89	9,741.85	4,160.96	106,180.78	116,900.00	10,719.22	116,900.00
SALARIES & BENEFITS								
6820-0000	Caretaker Salary and Benefits	5,453.92	5,666.63	212.71	61,929.23	68,000.00	6,070.77	68,000.00
6830-0000	Caretaker Assistant Wages	1,560.00	1,666.63	106.63	16,042.50	20,000.00	3,957.50	20,000.00
6865-0000	R. C. Janitor Wages and Ben.	1,887.65	1,916.63	28.98	24,230.30	23,000.00	-1,230.30	23,000.00
6875-0000	Payroll Costs	884.46	1,041.63	157.17	10,141.67	12,500.00	2,358.33	12,500.00
6890-0000	Workers Compensation Board	621.80	83.37	-538.43	674.30	1,000.00	325.70	1,000.00
	TOTAL SALARIES & PAYROLL COSTS	10,407.83	10,374.89	-32.94	113,018.00	124,500.00	11,482.00	124,500.00
OFFICE EXPENSES								
6910-0000	Equipment Rep. & Maint.-Office	0.00	83.37	83.37	887.71	1,000.00	112.29	1,000.00
6915-0000	Supplies	131.00	75.00	-56.00	1,066.55	900.00	-166.55	900.00
6920-0000	Telephone & Cable - Office	420.46	375.00	-45.46	4,735.38	4,500.00	-235.38	4,500.00
	TOTAL OFFICE EXPENSES	551.46	533.37	-18.09	6,689.64	6,400.00	-289.64	6,400.00
ADMINISTRATION								
6970-0000	AGM Expenses - Admin.	0.00	666.63	666.63	3,693.72	8,000.00	4,306.28	8,000.00
6975-0000	Council Expenses - Admin.	0.00	291.63	291.63	861.86	3,500.00	2,638.14	3,500.00
6980-0000	Legal Expenses	0.00	333.37	333.37	577.94	4,000.00	3,422.06	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	336.12	1,166.63	830.51	9,972.54	14,000.00	4,027.46	14,000.00
6985-0000	Insurance Appraisal	0.00	41.63	41.63	0.00	500.00	500.00	500.00
6990-0000	Insurance Premiums	51,532.88	51,532.88	0.00	618,395.00	618,395.00	0.00	618,395.00
6992-0000	Insurance Carrying Charges	906.75	906.75	0.00	10,881.44	10,881.00	-0.44	10,881.00
7000-0000	Management Fees	7,666.67	7,666.63	-0.04	92,000.04	92,000.00	-0.04	92,000.00
7010-0000	Property Taxes - Admin.	0.00	62.50	62.50	547.00	750.00	203.00	750.00
7020-0000	Security - Admin.	0.00	83.37	83.37	0.00	1,000.00	1,000.00	1,000.00
7023-0000	Emergency Preparedness	594.51	250.00	-344.51	2,269.06	3,000.00	730.94	3,000.00
7025-0000	Bank Charges	13.00	16.63	3.63	186.00	200.00	14.00	200.00
7030-0000	Strata Web Site	0.00	33.37	33.37	305.58	400.00	94.42	400.00
7050-0000	Miscellaneous	3.35	0.00	-3.35	160.47	0.00	-160.47	0.00
7051-0000	Statutory Financial Review	0.00	83.37	83.37	751.80	1,000.00	248.20	1,000.00
	TOTAL ADMINISTRATION EXPENSES	61,053.28	63,135.39	2,082.11	740,812.45	757,626.00	16,813.55	757,626.00
	TOTAL COMMON EXPENSES	99,134.93	116,314.63	17,179.70	1,301,820.24	1,395,776.00	93,955.76	1,395,776.00
	TOTAL EXPENSES	115,826.68	145,272.89	29,446.21	1,604,693.81	1,743,276.00	138,582.19	1,743,276.00
	NET INCOME (LOSS)	26,288.95	18,210.45	8,078.50	152,946.72	218,521.00	-65,574.28	218,521.00
REVENUE UTILITIES								
REVENUE - APARTMENT UTILITIES								
9260-0000	Utilities Income - Apts.	13,306.33	13,306.37	-0.04	159,675.96	159,676.00	-0.04	159,676.00
9262-0000	Utilities Interest Income	177.80	166.63	11.17	2,078.95	2,000.00	78.95	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	13,484.13	13,473.00	11.13	207,078.73	207,000.00	78.73	207,000.00
UTILITY EXPENSES								
ELECTRICITY - APARTMENTS								
9360-0000	Electricity Kens & Mayfair	1,803.62	2,750.00	946.38	26,608.62	33,000.00	6,391.38	33,000.00
9365-0000	Electricity Windsor	1,350.51	1,833.37	482.86	17,586.51	22,000.00	4,413.49	22,000.00

	MTD Actual	MTD Budget	\$ Var	YTD Actual	YTD Budget	\$ Var	Annual
TOTAL ELECTRICITY - APART.	3,154.13	4,583.37	1,429.24	44,195.13	55,000.00	10,804.87	55,000.00
GAS - APARTMENTS							
9410-0000 Gas - Mayfair	2,341.38	2,666.63	325.25	21,121.67	32,000.00	10,878.33	32,000.00
9420-0000 Gas - Kensington	1,505.78	5,000.00	3,494.22	37,115.78	60,000.00	22,884.22	60,000.00
9430-0000 Gas - Windsor	4,507.11	5,000.00	492.89	35,151.66	60,000.00	24,848.34	60,000.00
TOTAL GAS - APARTMENTS	8,354.27	12,666.63	4,312.36	93,389.11	152,000.00	58,610.89	152,000.00
TOTAL UTILITIES - APARTMENT	11,508.40	17,250.00	5,741.60	137,584.24	207,000.00	69,415.76	207,000.00
NET INCOME (LOSS) UTILITIES	1,975.73	-3,777.00	5,752.73	69,494.49	0.00	69,494.49	0.00
REVENUE - WATER INCOME							
9650-0000 Water - Apartments	8,160.58	8,160.62	-0.04	97,926.96	97,927.00	-0.04	97,927.00
9700-0000 Water - Townhouses	11,934.83	11,934.87	-0.04	143,217.96	143,218.00	-0.04	143,218.00
9725-0000 Water - Interest Income	298.87	208.37	90.50	3,628.43	2,500.00	1,128.43	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	20,394.28	20,303.86	90.42	271,129.20	270,000.00	1,129.20	270,000.00
WATER EXPENSE							
9850-0000 Water Usage	2,667.62	22,500.00	19,832.38	208,929.97	270,000.00	61,070.03	270,000.00
TOTAL WATER	2,667.62	22,500.00	19,832.38	208,929.97	270,000.00	61,070.03	270,000.00
NET INCOME (LOSS) WATER	17,726.66	-2,196.14	19,922.80	62,199.23	0.00	62,199.23	0.00

APRIL

Chelsea Gardens Events Calendar

UPCOMING EVENTS

April 12
Volunteer
Appreciation
Event
(see poster)

April 18
Hawaiian
Dinner
(See poster)

April 19
Movie Night
@7:00

April 24
Dance in the
Fireside
@7:00
(See poster)

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