MONTHLY COUNCIL MEETING MINUTES

Tuesday, July 28, 2026

LOCATION/TIME - 1:00PM LIBRARY

Council:, , Paul Kavanagh, Susie Glowsky, Ashley Orton, Ron Bergman
Strata Mgt: Jesse Train
Absent: Cathy Maxwell, Marilyn Hunter, Bob Hyde

STRATA COUNCIL - 2025/2026

EXECUTIVES		**COMMITTEE ASSIGNMENTS**
Bob Hyde	- T102	President, Treasurer, Bring Forward, Capital Works
Paul Kavanagh	- T164	Vice President, Security& Privacy, Treasurer, Capital Works
Cathy Maxwell	- T166	Secretary, Minutes, Pest Control
Susie Glowsky	- T314	Townhouses,
Marilyn Hunter	- T168	Social Committee Liaison, Clubhouse, Ponds & Fountains
Ashley Orton	- T243	Condo's, Security & Privacy, Website
Ron Bergman	- T231	Landscaping, Irrigation
Non-Council Assignments:		
Zenon Jalbert	- T202	Website, Security & Privacy
Marilyn Thomas	- T168	RV Lot
Marie Steen	- T177	Pest Control
Doug McLeod	- M302	Emergency Preparedness
Norm Reid	- T302	Irrigation
Mike Maxwell	- T166	Capital Works

CARETAKERS

Don Kendall Hours: 7:00 AM-3:30 PM- weekdays
Office Staff - Marie Orton and Linda Hart – Everyday - 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 CONTACT24 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 – 1:01 PM

HEARING – Council reviewed the owner's dispute regarding the chargeback for the Peak Glass service call. The invoice related to the investigation of reported window concerns and the replacement of the window locking mechanism. In accordance with the Strata's bylaws, the repair and replacement of attached door and window hardware is the responsibility of the owner. As the service involved both the replacement hardware and the contractor's labour (including the minimum one-hour service charge), Council confirmed that the chargeback was appropriately applied and resolved to uphold its original decision.

2) ADOPTION OF PREVIOUS MINUTES

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

3) CARETAKER REPORT – Don Kendall –

- Fishpond Railing Painting: The fishpond railing painting project has been completed.
- Swimming Pool: The pool will be temporarily closed on August 6, 2026, from 1:00 p.m. to 2:00 p.m. to accommodate the annual Fraser Health inspection.
- Stream Leak Investigation: The source of the stream leak has not yet been identified. Crush Drainage has been engaged to complete a camera inspection of the drainage system to assist in locating the leak.
- Kensington Parkade: The damaged parkade drain grates have now been replaced.
- Door Hardware: Thank you to Zenon for replacing the door handles at the Clubhouse, the Kensington front entrance, and the Windsor pedestrian gate.
- Swimming Pool Liner: The tear in the swimming pool liner has been successfully repaired

4) FINANCIAL REPORT – Bob Hyde and Paul Kavanagh

OPERATIONS BUDGET

The financial report for the period ending June 30, 2026, was presented to Council. After four months of operations we are showing a small surplus of $6,328. In the month of June, we recorded a deficit of $18,046 due to the timing of certain expenses as highlighted below. The budget for these expenses is spread evenly throughout the year.

Revenue

- Other revenue is above budget due to the sales of remotes for the new access control system.

Expenses

- Condo and Townhouse specific expenses are above budget for the month of June.

  Condo building maintenance is over budget due to the cost of roof repairs ($6,048) in keeping with our annual maintenance program. We also incurred costs of $3,590 related to the annual dryer vent cleaning. Gate and door maintenance is above budget due to the $9,429 incurred to effect repairs to the Mayfair parkade gates.

  In June building maintenance for townhouses included $7,811 for dryer vent cleaning.

  Garbage pickup for Condos and Townhouses is above budget due to the timing of the payment ($7,000) for the annual trash collection, the budget for which is spread evenly over the year.

- Certain individual accounts were above budget in the month including the following:
  - Plant replacement and improvements, due to installing composted bark mulch in various locations around the property. This is over and above the regular landscaping contract.
  - Repairs and maintenance-general, due to the $20,500 spent to repair the main entrance pavers.

CONTINGENCY RESERVE FUND (CRF)

- Interest earned on investments and the contingency reserve bank account, to the end of June, is $43,914. This includes interest earned on the maturity of our GIC's.

- Expenditures to date total $187,586. These include $171,045 for the new Akuvox access control system compared to a budget of $175,000. We also paid a $7,500 deposit on the acquisition of the new utility cart.

- After four months the net increase in the CRF is $201,248, bringing the balance to $1,934,897. This includes $54,967 that has been transferred from operations in line with the approved budget.

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

Arrears – Several Owners are in arrears for various reasons, strata fees, chargebacks, bylaw/rule violations. Letters have been sent to these residents.

It is noted that we have placed 3 liens on properties that have not been paying Strata Fees or the Roof Levy.

5) COMMITTEE REPORTS

<u>These reports are not necessarily submitted by the specific committee lead.</u>

CONDOMINIUMS – Ashley Orton
Styrofoam is still being dumped in the Mayfair / Kensington bin areas. This is not to be done. Owners are asked to please take this to the recycle depot.

TOWNHOUSES – Susie Glowsky
We are in the process of gathering up driveway work orders for "crack repairs".

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

Our swimming pool over the last month got a cut in the liner, we are unaware of how this occurred. We contacted the previous installer right away but it was deemed that this was not a warranty item. Ashley and Zenon drained the pool to just below the gash area and performed their magic. We now have a great repair with just a matching band-aid.

A deck shed has recently been installed in the pool area. This should help to tidy that corner and protect the volleyball net and poles. There is an addition of more pool noodles for us to enjoy and also to be stood in our shed. There is a recent addition of various water toys for the family swim also stored hopefully in a bin to be used at family swim. Please help us to keep this area tidy by returning all items to its proper storage location.

Robbie, our robotic pool cleaner now has a smaller version of himself. I like to call him Robbie Jr. or mini Robbie. He will be used to keep the fountain ponds clean and save Scotty from the tedious hour after hour vacuuming. Hopefully we have better uses for his time although he wasn't very happy with the assembly of our wonderful new pool shed that came in a thousand pieces and many bolts. Sorry about that.

The Billiard table has had a gash and a hole in the cloth. The billiard company has informed us that it needs a complete replacement. The new felt has been ordered and will be the same high-end quality as before. Unfortunately, this comes with a warning, the same quality cloth will be replaced on an ongoing basis with normal wear and tear but not with carelessness. This replacement and levelling will be just under $2,000.00. This should provide us with many more years of enjoyment of our wonderful billiard table.

<u>Ponds and Fountains</u>

Please take the time to sit by our koi and turtle pond, especially in our warm summer nights. The upgrade project is basically complete and the water is clear so we can now watch the many goldfish babies growing.

You can also watch feeding time on a Sunday at about 6:30. Of course they are being fed on a regular basis every day by our wonderful volunteers Al and Gerry Dyck.

The city of Surrey still has a level 2 water restriction which means that we cannot water our lawns or refill our fountains. Our common area bushes and trees are in great need of regular watering. Everyone can help, not only by watering your own area but reach out a bit and help our the vegetation next door and across from you.

It seems that at this time of year volunteers are in great need. I could use a few more volunteers to help with the koi pond on a regular basis. I am also aware of openings in irrigation and plant watering so please consider your contribution back to Chelsea.

LANDSCAPING – Ron Bergman

With the continuing drought conditions it is important that residents continue to water shrubs and trees around their residences and in common areas as far as they can reach. The landscaping committee has purchased two 100ft collapsible hoses that can be used for common areas that cannot be reached by residents. We currently have volunteers at the Windsor, Kensington and Mayfair, as well as members of the landscaping committee that are watering along walkways and other common areas around the complex. A big THANK YOU to everyone who has volunteered and to all residents who have been regularly watering. If you would like to borrow a hose, or volunteer, please contact Ron Bergman or any member of the landscaping committee.

There have been several inquiries regarding the landscaping options and alteration approval letters have been sent to the following townhouses: TH 314/315, TH 180/181, TH 264/265. So far, the Large Rock and Gravel option has been the most popular.

Approval has also been sent to TH 115 to remove a hedge. Work to be completed by Allen Bros at owners expense.

With the dryer weather there is less need for mowing so the landscapers have been focusing on trimming shrubs and foliage around the complex. They will be doing multiple passes so if your unit has not been done yet they may be coming soon. The new Condo Control Service Request process is now being used for work orders. This will allow residents to track their requests and receive updates as work is completed.

The landscaping committee did a walkaround of the complex on July 21 and 29. The intent is to identify and prioritize landscaping activities and to provide input towards developing a landscaping plan for Chelsea Gardens. Initial findings will be presented to council at the August meeting.

SAFETY AND SECURITY – Ashley Orton

We had issues with our car gates, we had to call in Precision twice. Thankfully, “Car Gate” has been put to bed. Paul and I are working on updating our strata’s privacy policy. A young, new driver decided to check the strength of our outside perimeter wall with his now totaled car; repairs will be required. A claim as been submitted to ICBC.

Zenon has been working on the Windsor pedestrian gate closing issues – over the centuries, the gate is out of kilter which is preventing the normal closure – it is fixed for the time being, but a permanent solution will be needed in the future.

There was an ongoing issue with a camera in the Mayfair garbage room. This issue has been resolved with the replacement of the camera cable.

IRRIGATION – Ron Bergman

The sprinkler system remains off, with the exception of the flower beds from the clubhouse to the front gate. The irrigation committee is looking for volunteers to hopefully start up the system next year. Norm Reid has agreed to share his expertise, but he cannot do the physical labour. Council will also look at commercial options but this is expected to be very expensive**.**

Council is asking all residents to assist in keeping our shrubbery healthy by hand watering shrubs and plants around their residences and in nearby common areas. Under Stage 2 watering restrictions (and even stage 3) hand watering using a garden hose or water container is allowed at any time.

SOCIAL COMMITTEE – Linda Hart

Canada Day celebrations were quite different this year with the return of the Chelsea Horse Derby after several years stalled. Thanks to our generous residents, the Chelsea Horse Derby raised $1,489. The prize money was divided equally among the winning team Elly Mae's Critters, resident Cindy Herbstreit, and the Social Committee. The Best in Show title and $100 prize money, went to the well-deserved Mayfair Nuggets team. A lot of thought and imagination went into their costumes and props. They even had a wagon containing gold nuggets, picks, shovels, and faux dynamite! It was a fun day!

ADMINISTRATION – No Report

RV LOT – Marilyn Thomas and Susie Glowsky

There has been one temporary vehicle move out and one of the same move in. There are currently 5 open stalls. The monthly revenue is now approximately $1,140. Everyone renting in the lot can now see this $30 monthly charge on your account in the new Condo Control program sent out to all owners recently.

The bottom foot of the water shed has been cleaned, reinforced, sealed and painted thanks to Barry Miller, Tina Berardo and Char Jaggers.

Council approved the replacement of the lock on the main gate of the RV lot. The lock will be keyed to the same keys as we have now to avoid a complicated replacement process. Replacement and realignment of the worn-out security cameras is being investigated. The possible implementation of gates to work with the new Akuvox fob system will be delayed until all facets of the new system are working well and then we will assess the pros and cons very carefully. The Committee will now look at the need to trim the tree branches back over the northwest fencing to eliminate tree sap from falling on vehicles in those closest stalls and work will continue to keep the lot clean.

CAPITAL WORKS COMMITTEE – Paul Kavanagh

No Report

INVESTMENT COMMITTEE – Paul Kavanagh

No Report

EMERGENCY PREPAREDNESS – Doug McLeod –

See attached

PEST COMMITTEE – Marie Steen

Pest Control Update (Marie Steen / Orkin)

- **Cockroaches**
  - Active cockroach activity continues in the **Kensington**, and **one unit in the Mayfair** is still being monitored.

- Several reported sightings in the Mayfair were determined to be false alarms, but all reports continue to be investigated.
  - Current baiting treatments are only providing short-term control, and additional spraying in the Kensington may be required.
  - Approximately **five units** in the Kensington are currently affected. Infestations are significantly lower than during the previous outbreak, but continued monitoring and treatment are required.
  - One unit continues to experience recurring activity. Orkin recommends removing the dishwasher to allow treatment behind and inside the appliance, as dishwashers were previously identified as a major pathway for cockroach movement between units.
  - Approval is requested to hire Charlie Sweet to remove and reinstall the dishwasher on **August 6 or August 13** to facilitate treatment.
  - Orkin has also provided pricing for a potential **multi-unit treatment program** at **$159 plus tax per unit**, including the initial treatment and two monthly follow-up visits. At this time, Marie does not recommend proceeding with a building-wide treatment due to the difficulty of obtaining resident cooperation and the significant disruption that would result.
- **Carpenter Ants**
  - One unit has experienced worsening carpenter ant activity and has been scheduled for dusting and spraying on **July 30**, allowing the owner sufficient time to prepare and vacate the unit during treatment.
  - Another affected unit has reported no new carpenter ant activity following baiting and will continue to be monitored.
  - Confirmation is requested that the additional treatment costs are approved by Council.
- **Mouse Control**
  - Outdoor mouse bait box inspections have been temporarily delayed while Orkin prioritizes in-suite pest issues.
  - A complete inspection has not been completed for approximately three weeks. If inspections cannot be completed this week, Marie may request a second technician to inspect the bait stations to ensure the program remains effective.
- **Wasp Control**
  - Several wasp nests have recently been removed by **Scott and Don**.

  Overall: Pest management efforts remain active across the property. Cockroach control in the Kensington continues to be the primary concern, with targeted treatment and monitoring recommended at this time while avoiding a full-building treatment unless conditions worsen.

6) BUSINESS ARISING FROM PREVIOUS MINUTES

a) **Condo Control –** The condo control program is up and running, there are some issues as this system gets implemented. Owners are encouraged to utilize the system for service requests.

b) **Mechanical and other Component reviews as suggested by Deprecation report** – JRS Engineering will provide a proposal to do various reviews of mechanical systems and building systems to understand our future needs.

c) **TELUS vs ROGERS –** We are waiting to hear back from TELUS to see if they are willing to match the prices from ROGERS, if they are willing to we will remain with TELUS, however, if not we will switch to ROGERS.

d) **Visitor Stall Clean up –** Council will investigate options to clean up the visitor parking stalls.

e) **Concrete Driveway and Patios –** A priority list will be created to get quotes for the work required, Susie is organizing these and will discuss with Tru-level to come to site and provide a quote.

f) **Leak Investigation on Streams –** At this time due to the water restrictions we cannot do further investigation on the stream leak. Once we can fill the water up we can have Crush do further investigation.

g) **Garbage Quotes –** Council has obtained quotes for the garbage service. We are waiting for one more to review and AJM Disposal Services to provide their pricing for an overall contract.

h) **Deck Box for Pool Items –** It was **MOVED, SECONDED and CARRIED** to approve he purchase of a pool items storage container.

i) **Cracks at Windows –** Cracks in several walls around windows in a townhouse unit were reported. This has been passed on to Jeff Morin for review.

j) **Pool Table Felt –** It was **MOVED, SECONDED and CARRIED** to approve the replacement of the pool table felt. This will be replaced like for like for the competition grade. If a user issue causes damage to the felt in the future the Council will only pay for normal grade pool table felt. However, if the issue is from just overuse and overtime, it will be replaced like for like.

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7) NEW BUSINESS

1. **Gate Incidents –** The front gate hit a medical transfer van. This was an issue due to a sensor not being set correctly. The source of the malfunction has yet to be determined.

2. **Flags in Windows –** There are a few Canadian Flags that have been left out over top of garages after Canada Day. Letters will be sent to these units.

3. **Privacy Policy –** Ashley and Paul are updating the privacy policy for review at the next meeting.

4. **Traffic Calming City of Surrey Letter –** A letter was sent to the city of surrey about adding a advanced turn signal at the light on 138th and 70th ave. We are waiting for a response.

5. **Robot Vacuum –** It was **MOVED, SECONDED and CARRIED** to approve a robot vacuum for the fountains.

6. **Gym Use for Special Circumstances –** Council has determined that their decision will not change for the use of the gym for an under aged resident. However, a proposed rule change can be brought forward at the next AGM to allow for persons under the age of 19 to utilize the gym.

7. **Recommended Vendor List for Council and for Owners –** An updated list will be provided for Council and a recommended list can be provided to the owners through condo control and Chelsea Today.

8. **Asphalt Quote for dip at TH305 and RV lot –** It was **MOVED, SECONDED and CARRIED** to approve the quote from S&S Paving to have the dip in front of TH305 and the area at the RV lot repaired.

9. **Car Accident along 70th Ave –** A new driver had an accident that struck the wall and two posts along 70th Ave. An ICBC Claim has been submitted.

10. **Vehicle Noise from 138th –** A letter will be sent to the city about traffic calming along 138th street.

11. **Council Governance Guidelines –** Council is reviewing governance guidelines for the current and future Councils to follow for best practice and in the best interest of the Strata Corporation.

12. **Condo Control Service Requests –** Many service requests were submitted through the condo control program. Staff will identify and update the status of these requests.

8) CORRESPONDENCE

<u>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</u>.

<u>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.</u>

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

- **New Owner Registration** – Council received correspondence from a new owner advising of minor interior renovations (painting and carpet replacement) and requesting assistance with the online registration process and gate access setup. Management will assist the owner with completing the registration requirements.

- **Dog Barking Complaint** – Council reviewed correspondence from the owner in response to a barking dog complaint. The owner advised they had spoken with the complainant and agreed to communicate directly should any future concerns arise. Management confirmed the complainant advised the issue has improved, and the matter is considered resolved at this time.

- **Patio Door Alteration Request** – Council received correspondence from an owner advising they have decided not to proceed with replacing their patio door after reviewing the alteration requirements and associated responsibilities. The request has been withdrawn and no further action is required.

- **Bottle Collection Location** – Council reviewed a complaint regarding the location of the bottle collection at the Windsor building. Management will follow up to have the bottle collection relocated to the parkade area.

- **Hedge Removal Request** – It was **MOVED, SECONDED and CARRIED** to approve the removal of a hedge adjacent to a townhouse unit, as it was causing an ongoing issue.

- **Clubhouse Cleaning Products** – Council reviewed correspondence from an owner regarding an allergic reaction believed to be associated with the cleaning products being used in the Clubhouse. Management confirmed the matter is being addressed with the cleaning contractor, and an alternative product has been identified to accommodate the concern.

- **Townhouse Walkway Safety Improvement** – Council reviewed a request from an owner to improve the safety of their rear walkway by replacing existing stepping stones affected by tree roots with larger paving stones. The owner advised the work would be completed at no cost to the Strata and in keeping with similar installations within the community. The alteration was approved.

ADJOURNMENT: The meeting was adjourned at 3:49PM. The next meeting is August 25th 2026.

ALTERATION/RENOVATION INFORMATION

Exterior Alterations

Please note that the exterior of the building (including your patios, balconies and gardens) is limited common and common property and shall not be altered in any way without the written consent of the Strata Council. Any request must be made in writing for the Council's consideration.

Interior Alterations

Owners are also reminded under the Strata Property Act, should they wish to make any alterations to the interior of their Strata Lot, excluding paint/wallpaper, they must seek Strata Council's approval prior to any work being completed. Failure to obtain approval, can allow the Strata to have the alterations removed.

Process for submitting an alteration request

When submitting a request to make an alteration it is imperative that you provide time for the Council to review the request at their next Council meeting. This means to plan accordingly for the renovation or an improvement. Seek permission before scheduling with any contractors as their could be delays in getting appropriate approval.

Be sure to read the bylaws to understand if the improvement or renovation is allowed under the bylaws.

Providing more information for the Council to review will lead to less questions, and a faster approval time. Providing little information on the request will result in delays and questions from the Council in order to achieve approval of the work to be done.

Once approved by the Strata Council, the Management Company will be instructed to send an alteration letter for the Owner to sign and return to the Management Company for filing. Failure to obtain an alteration letter may result in the renovation or improvement being reverted back to original at the cost of the Owner.

IMPORTANT INFORMATION FOR NEW AND CURRENT RESIDENTS OF LMS1416

DAMAGE CAUSED BY WATER LOSSES

The Council wishes to provide information when dealing with a loss into your unit, including but not limited to water, rain, moisture etc. The first steps are to determine whether the loss is over or under deductible and where the loss is emanating from; the latter includes mitigation of the loss under emergency work.

Loss From Common Area – Under Deductible

If the loss is determined to be under deductible and from the common area, the strata will be responsible for the repair and maintenance of the common areas, and, per the bylaws, each Owner will need to arrange for repairs to the inside of the strata lot. If this is the case, management will advise the Owner once common area repairs are completed so that the Owner can proceed with in-suite work.

Loss From Another Unit – Under Deductible

If the loss is determined to be under deductible and from another unit, the strata will not get involved and each Owner will need to arrange for repairs to the inside of their strata lot. The impacted unit should contact their adjuster to discuss subrogation against the source unit.

Loss From Common Area – Over Deductible

If the loss is determined to be over deductible and from the common area, a claim through the Strata Corporation's insurer will be opened. The Stata Corporation arranges and pays for all costs relating to common property. The Stata Corporation also arranges repairs to the strata lot except betterments to the strata lot (any renovations or upgrades including but not limited to flooring replacement, cabinetry work, electrical, plumbing etc). An adjuster for the Strata Corporation is assigned

Loss From Another Unit – Over Deductible

If the loss is determined to be over deductible and from another unit, a claim through the Strata Corporation's insurer will be opened. The Stata Corporation arranges and pays for all costs relating to the emergency and charges back these costs to the source unit. The Stata Corporation also arranges repairs to the strata lot except betterments to the strata lot (any renovations or upgrades including but not limited to flooring replacement, cabinetry work, electrical, plumbing etc). An adjuster for the Strata Corporation is assigned. The impacted unit should contact their adjuster to discuss subrogation against the source unit.

IMPORTANT

It is important that owners obtain not only personal insurance for their unit, but also additional insurance for any upgrades as these are not covered by the strata corporation.

The Strata Corporation has an obligation to insure a strata lot, but not repair and maintain. This is a fundamental point to understand as the Strata Corporation is not legally obligated to repair a strata lot who suffers damage, where such damage is less than the strata corporation's insurance deductible.

The strata's insurance covers all common property and common assets and the area within the units as built. Strata insurance does not cover any of your personal belongings nor any upgrades you do within your unit.

For any loss, it would be suggested that Owners contact their personal insurers to notify them of the loss. They will ask for the bylaws and strata summary of coverages which are available on the website.

CHELSEA GARDENS EMERGENCY PREPAREDNESS

JULY 2026

NEW VOLUNTEERS NEEDED

The Chelsea Gardens Emergency Preparedness and Response Program has been working on behalf of our residents and owners since 2017:

1) to educate them on the types of emergencies we could be faced with and activities they can personally undertake to prepare for and minimize impacts from these events, and
2) to develop an emergency response structure and train volunteers to respond to emergencies in Chelsea Gardens in order to assist residents/owners/visitors when emergencies occur and to reduce adverse impacts on people and property resulting from these events.

The types of assistance we endeavor to provide during emergencies include:

- management of the emergency response
- first aid
- emotional support
- emergency shelter
- physical security of our strata property
- building evacuation assistance
- shutting down of utilities for safety (gas, electricity, water supply)
- control of people in the vicinity of danger areas
- assessment of structures for safety of occupancy
- care for pets
- accounting for the whereabouts of residents in an emergency, to the extent possible
- transportation of the injured to medical help when ambulance services not available (if and when practical)

We need more program volunteers to help with education and to maintain a minimum level of emergency response effectiveness. Our volunteer base has been declining in the past several years, primarily due to resident moves, health problems and changes in personal priorities. The uptake in new volunteers has not kept pace with the decline.

New volunteers do not need to have any emergency response background. We will provide training. However, anyone with relevant experience (e.g. police, fire, first aid or paramedical, building trades, utilities, security, seniors care, veterinary services, disaster management, etc.) would be a valuable addition to the program.

The time commitment for program volunteers is generally less than six hours per month. Depending on the area in which a volunteer participates, such as a team or program leader, some may devote ten hours or more per month.

Without more volunteers the assistance goals of the program will have to be scaled back, and hence the value of the program to our community will be less.

For more information on the program and its activities, or to volunteer, please contact the Emergency Program Leader, Doug McLeod, at kdmcleod@telus.net or 778.591.3999

Balance Sheet (Accrual)
CHELSEA - Contingency - 02 (lms1416c)
June 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	934,896.74
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
1038-1372	Prospera GIC - 3.0000% - Mar 10/2031	200,000.00
	TOTAL ASSETS	1,934,896.74
	LIABILITIES	
2010-0000	Accounts Payable	7,500.00
	TOTAL LIABILITIES	7,500.00
	OWNERS EQUITY	
	RESERVES	
3479-0015	ROOF REPLACEMENT	
3479-0017	Roof Replacement CRF Contribution	-2,590,000.00
3479-0020	ROOF REPLACEMENT TOTAL	-2,590,000.00
3500-0000	Net Income - Prior Years	4,311,522.01
3510-0000	Net Income - Current Year	205,874.73
	TOTAL OWNERS' EQUITY	1,927,396.74
	TOTAL LIABILITIES AND EQUITY	1,934,896.74

DATE: JUL. 20/2026
ACCOUNTANT: [signature]
PROPERTY MANAGER: [signature]

Budget Comparison (Accrual)
CHELSEA - Contingency - 02 (lms1416c)
June 2026

Prepared For:
CHELSEA - Contingency - 02

Surrey, BC

Prepared By:
Crossroads Management Ltd.
#215 -7455 - 132nd Street
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		MTD Actual	MTD Budget	$ Var	YTD Actual	YTD Budget	$ Var	Annual
	INCOME							
4010-5000	Strata Fees - Apartments	23,190.92	23,190.92	0.00	92,763.68	92,763.68	0.00	278,291.00
4010-6000	Strata Fees - Townhomes	50,454.33	50,454.33	0.00	201,817.32	201,817.32	0.00	605,452.00
4012-0100	CRF Contribution	13,741.83	0.00	13,741.83	54,967.32	0.00	54,967.32	0.00
	TOTAL	**87,387.08**	**73,645.25**	**13,741.83**	**349,548.32**	**294,581.00**	**54,967.32**	**883,743.00**
4031-0000	Interest Income	2,485.26	0.00	2,485.26	43,913.96	0.00	43,913.96	0.00
	TOTAL	**2,485.26**	**0.00**	**2,485.26**	**43,913.96**	**0.00**	**43,913.96**	**0.00**
	TOTAL INCOME	**89,872.34**	**73,645.25**	**16,227.09**	**393,462.28**	**294,581.00**	**98,881.28**	**883,743.00**
	EXPENSES							
6279-2026	Access Control Upgrade	90,137.25	14,583.33	-75,553.92	171,045.00	58,333.32	-112,711.68	175,000.00
	TOTAL EXPS. BEFORE UTILITIES	**90,137.25**	**14,583.33**	**-75,553.92**	**171,045.00**	**58,333.32**	**-112,711.68**	**175,000.00**
	TOWNHOUSE EXPENSES							
6342-2026	2026 Townhouse Envelope Repairs	420.00	4,166.67	3,746.67	420.00	16,666.68	16,246.68	50,000.00
	TOTAL OPERATING EXPS. - T.H.	**420.00**	**4,166.67**	**3,746.67**	**420.00**	**16,666.68**	**16,246.68**	**50,000.00**
	COMMON EXPENSES							
	LANDSCAPING & GROUNDS							
6451-2026	Privacy Fencing	987.00	2,083.33	1,096.33	8,622.55	8,333.32	-289.23	25,000.00
	TOTAL LANDS. & GROUNDS	**987.00**	**2,083.33**	**1,096.33**	**8,622.55**	**8,333.32**	**-289.23**	**25,000.00**
	REPAIR & MAINTENANCE- GENERAL							
6513-2026	Electric Utility Vehicle	7,500.00	2,500.00	-5,000.00	7,500.00	10,000.00	2,500.00	30,000.00
	TOTAL REPAIR & MAINT.	**7,500.00**	**2,500.00**	**-5,000.00**	**7,500.00**	**10,000.00**	**2,500.00**	**30,000.00**
	TOTAL COMMON EXPENSES	**8,487.00**	**4,583.33**	**-3,903.67**	**16,122.55**	**18,333.32**	**2,210.77**	**55,000.00**
	TOTAL EXPENSES	**99,044.25**	**23,333.33**	**-75,710.92**	**187,587.55**	**93,333.32**	**-94,254.23**	**280,000.00**
	NET INCOME (LOSS)	**-9,171.91**	**50,311.92**	**-59,483.83**	**205,874.73**	**201,247.68**	**4,627.05**	**603,743.00**

Balance Sheet (Accrual)
CHELSEA - Operations - 02 (lms1416)
June 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	117,496.46
1025-0120	Bank - Roof Replacement	410,131.79
1025-0121	Bank - Roofing Levy Holdback	0.00
1027-0000	Bank - Water Surcharge	118,316.60
1028-0064	Bank - Credit Card Secure Term	6,000.00
1028-1300	Bank - Golf Tournament Funds	3,739.96
1029-0000	Bank - Apt Utilities	68,841.43
1030-0000	Bank - Exercise Room	1,461.20
1040-0000	Bank - Social Committee	1,917.51
1200-0000	Prepaid Insurance	40,342.81
1205-0000	Prepaid Expenses	0.00
1300-0000	Accounts Receivable	24,723.85
1301-0002	A/R - Roof Replacement	7,997.88
	TOTAL ASSETS	801,186.84
	LIABILITIES	
2010-0000	Accounts Payable	105,334.18
2014-0000	Accrued Water & Sewer	0.00
2017-0000	Social Committee Fund	1,917.51
2018-0000	Exercise Room	1,461.20
2019-0000	Golf Tournament Fund	3,739.96
2035-0000	Security Deposits	300.00
2170-0000	Vacation Payable	9,664.79
2250-0000	Pre-Paid Fees	573.07
	TOTAL LIABILITIES	122,990.71
	OWNERS EQUITY	
	RESERVES	
3479-0015	ROOF REPLACEMENT	
3479-0016	Roof Replacement Levy	2,601,831.75
3479-0017	Roof Replacement CRF Contribution	2,590,000.00
3479-0018	Roof Replacement Expenses	-4,773,702.08
3479-0019	Roof Replacement Holdback	0.00
3479-0020	ROOF REPLACEMENT TOTAL	418,129.67
3500-0000	Net Income - Prior Years	152,946.72
3510-0000	Net Income - Current Year	6,326.77

DATE: JUL. 21/2026
ACCOUNTANT:
PROPERTY MANAGER:

3510-2000	Net Income - Utilities	62,305.33
3510-3000	Net Income - Water & Sewer	38,487.64
	TOTAL OWNERS' EQUITY	678,196.13
	TOTAL LIABILITIES AND EQUITY	801,186.84

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

Prepared For:
CHELSEA - Operations - 02

Surrey, BC

Prepared By:
Crossroads Management Ltd.
#215 -7455 - 132nd Street
Surrey BC, V3W 1J8
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		MTD Actual	MTD Budget	$ Var	YTD Actual	YTD Budget	$ Var	Annual
	INCOME							
4010-0000	Strata Fees	73,219.24	73,218.00	1.24	292,876.96	292,872.00	4.96	878,616.00
4012-0000	CRF Strata Fees - Apartments	-23,190.92	-23,190.92	0.00	-92,763.68	-92,763.68	0.00	-278,291.00
4015-0000	Parking,Scooter & EV Parking	550.00	625.00	-75.00	2,181.00	2,500.00	-319.00	7,500.00
4022-0000	Move in/out	0.00	166.67	-166.67	400.00	666.68	-266.68	2,000.00
	TOTAL	**50,578.32**	**50,818.75**	**-240.43**	**202,694.28**	**203,275.00**	**-580.72**	**609,825.00**
4030-0000	Strata Fees	138,400.00	138,400.00	0.00	553,600.00	553,600.00	0.00	1,660,800.00
4032-0000	CRF Strata Fees - Townhomes	-50,454.33	-50,454.33	0.00	-201,817.32	-201,817.32	0.00	-605,452.00
	TOTAL	**87,945.67**	**87,945.67**	**0.00**	**351,782.68**	**351,782.68**	**0.00**	**1,055,348.00**
	OTHER							
4040-0000	Rental - Fireside Lounge	50.00	83.33	-33.33	525.00	333.32	191.68	1,000.00
4045-0000	Rental - Caretaker Suite	600.00	600.00	0.00	2,400.00	2,400.00	0.00	7,200.00
4050-0000	Rental - Guest Suites	2,200.00	1,000.00	1,200.00	4,300.00	4,000.00	300.00	12,000.00
4055-0000	R.V. Parking	1,080.00	1,000.00	80.00	4,440.00	4,000.00	440.00	12,000.00
4061-0000	Bylaw Fines	200.00	0.00	200.00	200.00	0.00	200.00	0.00
4062-0000	Dish and Cutlery Rental	25.00	16.67	8.33	75.00	66.68	8.32	200.00
4065-0000	Interest Income	475.74	458.33	17.41	2,177.17	1,833.32	343.85	5,500.00
4066-0000	Remote Control Sale	6,945.00	500.00	6,445.00	7,395.00	2,000.00	5,395.00	6,000.00
	TOTAL OTHER	**11,575.74**	**3,658.33**	**7,917.41**	**21,512.17**	**14,633.32**	**6,878.85**	**43,900.00**
	TOTAL INCOME	**150,099.73**	**142,422.75**	**7,676.98**	**575,989.13**	**569,691.00**	**6,298.13**	**1,709,073.00**
	EXPENSES							
6030-0000	Apt Janitor/Contract Services	3,259.20	3,750.00	490.80	10,302.48	15,000.00	4,697.52	45,000.00
6208-0000	Building Maint. - Apartments	12,504.99	4,166.67	-8,338.32	24,451.91	16,666.68	-7,785.23	50,000.00
6215-0000	Equipment Maint.-Apartments	2,970.80	5,416.67	2,445.87	11,104.62	21,666.68	10,562.06	65,000.00
6268-0050	Elevator Maint. - Apartments	1,701.05	2,083.33	382.28	5,812.86	8,333.32	2,520.46	25,000.00
6275-0000	Gate & Door Maint. - Apartment	9,429.19	625.00	-8,804.19	9,659.19	2,500.00	-7,159.19	7,500.00
6279-0000	Garbage Pick-up - Apts.	4,722.24	2,916.67	-1,805.57	12,960.79	11,666.68	-1,294.11	35,000.00
	TOTAL EXPS. BEFORE UTILITIES	**34,587.47**	**18,958.34**	**-15,629.13**	**74,291.85**	**75,833.36**	**1,541.51**	**227,500.00**
	TOWNHOUSE EXPENSES							
6315-0000	Building Maint. - Townhomes	10,254.02	5,833.33	-4,420.69	42,207.38	23,333.32	-18,874.06	70,000.00
6320-0000	Garbage Pick-up - Townhomes	11,425.81	7,500.00	-3,925.81	30,332.51	30,000.00	-332.51	90,000.00
	TOTAL OPERATING EXPS. - T.H.	**21,679.83**	**13,333.33**	**-8,346.50**	**72,539.89**	**53,333.32**	**-19,206.57**	**160,000.00**
	COMMON EXPENSES							
	LANDSCAPING & GROUNDS							
6415-0000	Landscape Contract	14,700.00	14,666.67	-33.33	56,910.00	58,666.68	1,756.68	176,000.00
6425-0000	Drainage Repair & Maint-Ground	0.00	4,583.33	4,583.33	16,899.75	18,333.32	1,433.57	55,000.00
6435-0000	Plant Replacement & Imp-Ground	3,354.75	1,666.67	-1,688.08	6,387.38	6,666.68	279.30	20,000.00
6440-0000	Irrigation System	0.00	833.33	833.33	15.00	3,333.32	3,318.32	10,000.00
6455-0000	Snow Removal	0.00	2,000.00	2,000.00	0.00	8,000.00	8,000.00	24,000.00
	TOTAL LANDS. & GROUNDS	**18,054.75**	**23,750.00**	**5,695.25**	**80,212.13**	**95,000.00**	**14,787.87**	**285,000.00**
	REPAIR & MAINTENANCE- GENERAL							
6510-0000	Repair & Maintenance	25,044.93	3,750.00	-21,294.93	37,763.20	15,000.00	-22,763.20	45,000.00
6515-0000	Equipment Rep. & Maint.-Common	0.00	1,250.00	1,250.00	6,555.62	5,000.00	-1,555.62	15,000.00
6520-0000	Supplies Equipment - Common	62.69	1,250.00	1,187.31	259.38	5,000.00	4,740.62	15,000.00
6525-0000	Supplies Maintenance-Common	338.79	291.67	-47.12	606.94	1,166.68	559.74	3,500.00
6535-0000	Enterphone and Security	64.42	500.00	435.58	259.39	2,000.00	1,740.61	6,000.00
6560-0000	Gate Repair & Maint. - Common	0.00	500.00	500.00	457.00	2,000.00	1,543.00	6,000.00
6565-0000	Pest Control - Common	1,284.04	1,666.67	382.63	5,665.40	6,666.68	1,001.28	20,000.00
	TOTAL REPAIR & MAINT.	**26,794.87**	**9,208.34**	**-17,586.53**	**51,566.93**	**36,833.36**	**-14,733.57**	**110,500.00**
	UTILITIES							
6576-0000	Electricity	131.00	175.00	44.00	524.00	700.00	176.00	2,100.00
6577-0000	Electricity Ponds - Common	366.00	458.33	92.33	1,464.00	1,833.32	369.32	5,500.00
6580-0000	Electricity Stream - Common	552.00	700.00	148.00	2,208.00	2,800.00	592.00	8,400.00

		MTD Actual	MTD Budget	$ Var	YTD Actual	YTD Budget	$ Var	Annual
6595-0000	Telephone Caretaker	101.84	125.00	23.16	899.66	500.00	-399.66	1,500.00
	TOTAL UTILITIES	**1,150.84**	**1,458.33**	**307.49**	**5,095.66**	**5,833.32**	**737.66**	**17,500.00**
	RV LOT EXPENSES							
6640-0000	Repair & Maintenance - RV Lot	0.00	291.67	291.67	577.71	1,166.68	588.97	3,500.00
6690-0000	Electricity - RV Lot	69.00	70.83	1.83	276.00	283.32	7.32	850.00
	TOTAL OPERATING EXPS-RV LOT	**69.00**	**362.50**	**293.50**	**853.71**	**1,450.00**	**596.29**	**4,350.00**
	RECREATION CENTRE - COMMON							
6710-0000	Bldg Repair & Maint-Rec Centre	442.97	1,666.67	1,223.70	13,738.87	6,666.68	-7,072.19	20,000.00
6712-0000	Equip. Rep. & Maint.-Clubhouse	1,487.59	2,083.33	595.74	6,588.68	8,333.32	1,744.64	25,000.00
6715-0000	Lock Up Costs - Rec. Centre	180.00	416.67	236.67	700.00	1,666.68	966.68	5,000.00
6720-0000	Guest Suites Telephone-Rec Cen	0.00	58.33	58.33	0.00	233.32	233.32	700.00
6725-0000	Exercise Equip R & M-Rec Centr	0.00	1,000.00	1,000.00	716.80	4,000.00	3,283.20	12,000.00
6730-0000	Workshop R & M-Rec. Centre	0.00	83.33	83.33	92.40	333.32	240.92	1,000.00
6735-0000	Pool Repair & Maint.-Rec. Cent	580.21	2,500.00	1,919.79	3,017.28	10,000.00	6,982.72	30,000.00
6740-0000	Pool Supplies & Chemicals-Rec.	856.56	541.67	-314.89	1,994.31	2,166.68	172.37	6,500.00
6750-0000	Cleaning Supplies-Rec. Centre	362.18	333.33	-28.85	830.91	1,333.32	502.41	4,000.00
6755-0000	Window & Carpet Cleaning-Rec.	0.00	83.33	83.33	0.00	333.32	333.32	1,000.00
6764-0000	Electricity - Rec. Centre	1,741.00	1,875.00	134.00	6,964.00	7,500.00	536.00	22,500.00
6765-0000	Gas - Rec. Centre	1,378.57	1,666.67	288.10	3,904.42	6,666.68	2,762.26	20,000.00
	TOTAL OPER. EXPS-REC. CENTRE	**7,029.08**	**12,308.33**	**5,279.25**	**38,547.67**	**49,233.32**	**10,685.65**	**147,700.00**
	SALARIES & BENEFITS							
6820-0000	Caretaker Salary and Benefits	5,638.14	5,666.67	28.53	22,368.34	22,666.68	298.34	68,000.00
6830-0000	Caretaker Assistant Wages	1,650.00	2,000.00	350.00	6,660.00	8,000.00	1,340.00	24,000.00
6865-0000	R. C. Janitor Wages and Ben.	1,331.40	2,500.00	1,168.60	8,376.85	10,000.00	1,623.15	30,000.00
6875-0000	Payroll Costs	912.34	1,250.00	337.66	3,619.81	5,000.00	1,380.19	15,000.00
6890-0000	Workers Compensation Board	0.00	83.33	83.33	52.50	333.32	280.82	1,000.00
	TOTAL SALARIES & PAYROLL COSTS	**9,531.88**	**11,500.00**	**1,968.12**	**41,077.50**	**46,000.00**	**4,922.50**	**138,000.00**
	OFFICE EXPENSES							
6910-0000	Equipment Rep. & Maint.-Office	75.00	83.33	8.33	415.67	333.32	-82.35	1,000.00
6915-0000	Supplies	274.04	91.67	-182.37	383.39	366.68	-16.71	1,100.00
6920-0000	Telephone & Cable - Office	417.48	416.67	-0.81	1,669.92	1,666.68	-3.24	5,000.00
	TOTAL OFFICE EXPENSES	**766.52**	**591.67**	**-174.85**	**2,468.98**	**2,366.68**	**-102.30**	**7,100.00**
	ADMINISTRATION							
6970-0000	AGM Expenses - Admin.	0.00	666.67	666.67	7,100.23	2,666.68	-4,433.55	8,000.00
6975-0000	Council Expenses - Admin.	0.00	250.00	250.00	110.72	1,000.00	889.28	3,000.00
6980-0000	Legal Expenses	-1,483.31	333.33	1,816.64	-1,483.31	1,333.32	2,816.63	4,000.00
6983-0001	Records storage	0.00	20.83	20.83	0.00	83.32	83.32	250.00
6984-0000	Postage and Printing	1,009.97	1,166.67	156.70	6,084.83	4,666.68	-1,418.15	14,000.00
6985-0000	Insurance Appraisal	0.00	100.00	100.00	0.00	400.00	400.00	1,200.00
6990-0000	Insurance Premiums	25,214.25	25,214.25	0.00	100,857.00	100,857.00	0.00	302,571.00
6992-0000	Insurance Carrying Charges	486.35	483.33	-3.02	1,945.40	1,933.32	-12.08	5,800.00
7000-0000	Management Fees	8,874.99	8,500.00	-374.99	31,875.00	34,000.00	2,125.00	102,000.00
7010-0000	Property Taxes - Admin.	550.71	50.00	-500.71	550.71	200.00	-350.71	600.00
7020-0000	Security - Admin.	0.00	83.33	83.33	0.00	333.32	333.32	1,000.00
7023-0000	Emergency Preparedness	0.00	208.33	208.33	620.86	833.32	212.46	2,500.00
7025-0000	Bank Charges	28.00	16.67	-11.33	67.00	66.68	-0.32	200.00
7030-0000	Strata Web Site	58.41	33.33	-25.08	58.41	133.32	74.91	400.00
7050-0000	Miscellaneous	0.01	0.00	-0.01	0.82	0.00	-0.82	0.00
7051-0000	Statutory Financial Review	0.00	83.33	83.33	253.05	333.32	80.27	1,000.00
7051-0500	Contingency Transfer	13,741.83	13,741.83	0.00	54,967.32	54,967.32	0.00	164,902.00
	TOTAL ADMINSTRATION EXPENSES	**48,481.21**	**50,951.90**	**2,470.69**	**203,008.04**	**203,807.60**	**799.56**	**611,423.00**
	TOTAL COMMON EXPENSES	**111,878.15**	**110,131.07**	**-1,747.08**	**422,830.62**	**440,524.28**	**17,693.66**	**1,321,573.00**
	TOTAL EXPENSES	**168,145.45**	**142,422.74**	**-25,722.71**	**569,662.36**	**569,690.96**	**28.60**	**1,709,073.00**
	NET INCOME (LOSS)	**-18,045.72**	**0.01**	**-18,045.73**	**6,326.77**	**0.04**	**6,326.73**	**0.00**
	REVENUE UTILITIES							
	REVENUE - APARTMENT UTILITIES							
9260-0000	Utilities Income - Apts.	9,875.50	9,875.50	0.00	39,502.00	39,502.00	0.00	118,506.00
9262-0000	Utilities Interest Income	175.14	166.67	8.47	747.71	666.68	81.03	2,000.00
9264-0000	Prior Year Surplus (Deficit)	0.00	0.00	0.00	69,494.49	69,494.00	0.49	69,494.00
	TOTAL APARTMENT UTILITIES	**10,050.64**	**10,042.17**	**8.47**	**109,744.20**	**109,662.68**	**81.52**	**190,000.00**
	UTILITY EXPENSES							
	ELECTRICITY - APARTMENTS							
9360-0000	Electricity Kens & Mayfair	2,219.00	2,500.00	281.00	8,876.00	10,000.00	1,124.00	30,000.00
9365-0000	Electricity Windsor	1,463.00	1,666.67	203.67	5,852.00	6,666.68	814.68	20,000.00
	TOTAL ELECTRICITY - APART.	**3,682.00**	**4,166.67**	**484.67**	**14,728.00**	**16,666.68**	**1,938.68**	**50,000.00**

		MTD Actual	MTD Budget	$ Var	YTD Actual	YTD Budget	$ Var	Annual
	GAS - APARTMENTS							
9410-0000	Gas - Mayfair	1,137.33	2,500.00	1,362.67	7,491.70	10,000.00	2,508.30	30,000.00
9420-0000	Gas - Kensington	3,587.00	4,583.33	996.33	13,064.00	18,333.32	5,269.32	55,000.00
9430-0000	Gas - Windsor	1,811.77	4,583.33	2,771.56	12,155.17	18,333.32	6,178.15	55,000.00
	TOTAL GAS - APARTMENTS	**6,536.10**	**11,666.66**	**5,130.56**	**32,710.87**	**46,666.64**	**13,955.77**	**140,000.00**
	TOTAL UTILITIES - APARTMENT	**10,218.10**	**15,833.33**	**5,615.23**	**47,438.87**	**63,333.32**	**15,894.45**	**190,000.00**
	NET INCOME (LOSS) UTILITIES	**-167.46**	**-5,791.16**	**5,623.70**	**62,305.33**	**46,329.36**	**15,975.97**	**0.00**
	REVENUE - WATER INCOME							
9650-0000	Water - Apartments	5,562.92	5,562.92	0.00	22,251.68	22,251.68	0.00	66,755.00
9700-0000	Water - Townhouses	8,170.50	8,170.50	0.00	32,682.00	32,682.00	0.00	98,046.00
9725-0000	Water - Interest Income	286.18	250.00	36.18	1,183.69	1,000.00	183.69	3,000.00
9745-0000	Prior Year Surplus (Deficit)	0.00	0.00	0.00	62,199.23	62,199.00	0.23	62,199.00
	TOTAL WATER INCOME	**14,019.60**	**13,983.42**	**36.18**	**118,316.60**	**118,132.68**	**183.92**	**230,000.00**
	WATER EXPENSE							
9850-0000	Water Usage	22,328.95	19,166.67	-3,162.28	79,828.96	76,666.68	-3,162.28	230,000.00
	TOTAL WATER	**22,328.95**	**19,166.67**	**-3,162.28**	**79,828.96**	**76,666.68**	**-3,162.28**	**230,000.00**
	NET INCOME (LOSS) WATER	**-8,309.35**	**-5,183.25**	**-3,126.10**	**38,487.64**	**41,466.00**	**-2,978.36**	**0.00**

UPCOMING EVENTS AT A GLANCE

Aug 2 @ 7:00 Movie Night

Aug 23 @ 7:00 Movie Night

SUN	MON	TUE	WED	THU	FRI	SAT
2  	3 Pool Exercises 9:00 Ladies Pool 6:00 Pool Volleyball 6:15 Canasta 6:30	4 Pool Exercises 9:00 Poker Pool 7:00	5 Pool Exercises 9:00 Coffee 9:15 Poker 6:00 Whist 6:30	6 Pool Exercises 9:00 Euchre 7:00	7 Pool Exercises 9:00 BYOB Pub Night	1/8
9	10 Pool Exercises 9:00 Ladies Pool 6:00 Pool Volleyball 6:15 Canasta 6:30	11 Pool Exercises 9:00 Poker Pool 7:00	12 Pool Exercises 9:00 Coffee 9:15 Poker 6:00 Whist 6:30	13 Pool Exercises 9:00 Euchre 7:00	14 Pool Exercises 9:00 BYOB Pub Night	15
16	17 Pool Exercises 9:00 Ladies Pool 6:00 Pool Volleyball 6:15 Canasta 6:30	18 Pool Exercises 9:00 Poker Pool 7:00	19 Pool Exercises 9:00 Coffee 9:15 Poker 6:00 Whist 6:30	20 Pool Exercises 9:00 Euchre 7:00	21 Pool Exercises 9:00 BYOB Pub Night	22
23  	24 Pool Exercises 9:00 Ladies Pool 6:00 Pool Volleyball 6:15 Canasta 6:30	25 Pool Exercises 9:00 Poker Pool 7:00	26 Pool Exercises 9:00 Coffee 9:15 Poker 6:00 Whist 6:30	27 Pool Exercises 9:00 Euchre 7:00	28 Pool Exercises 9:00 BYOB Pub Night	29
30	31 Pool Exercises 9:00 Ladies Pool 6:00 Pool Volleyball 6:15 Canasta 6:30	 Pool/Deck Exercises—Monday to Friday mornings @ 9:00 Pool Volleyball—Monday Nights @ 6:15