



MONTHLY COUNCIL MEETING MINUTES

Tuesday, August 27, 2024

LOCATION/TIME - 1:00PM LIBRARY

Council: Bob Hyde, Ashley Orton, Paul Kavanagh, Mike Williams, Paul Dhaliwal

Strata Mgt: Jesse Train

Regrets: Debbie Thorburn, Ron Plankeel

STRATA COUNCIL - 2023/2024

EXECUTIVES

Bob Hyde - T102
 Ashley Orton - T243
 Mike Williams - T219
 Paul Dhaliwal - T172
 Debbie Thorburn - T188
 Paul Kavanagh - T164
 Ron Plankeel - T272

Non-Council Assignments:

Zenon Jalbert - T202
 Marilyn Thomas - T168
 Terry Aguillon - K212

COMMITTEE ASSIGNMENTS

President, Treasurer, Bring Forward
 Vice President, Security & Privacy, Website
 Townhouses, Secretary, Roofing, Ponds and Fountains
 Clubhouse, Pest Control Committee
 Condominiums, Social Committee Liaison, Minutes
 Treasurer, Roofing, Emergency Response, Privacy
 Landscaping, Irrigation, Roofing, Ponds & Fountains

Website
 RV
 Roofing

CARETAKERS

Don Kendall Hours: 7:00 AM-3:30 PM- weekdays

Valerie Morris-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 - 7445 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****

CALL TO ORDER – 1:10 PM

ADOPTION OF PREVIOUS MINUTES

It was **MOVED, SECONDED and CARRIED** to approve the minutes from July 23, 2024 Council Meeting.

CARETAKER REPORT August 2024

It has been a busy period for broken pipes and leaks. Crush Plumbing has been called in to repair these issues. The small front right fountain was repaired and painted. The power washing of concrete areas around the complex is ongoing.

FINANCIAL REPORT – Bob Hyde and Paul Kavanagh

OPERATIONS BUDGET

The financial report for the period ending July 31, 2024, was presented to Council. To the end of July, we are reporting showing a surplus of \$130,696. The following are highlights from the report:

OPERATIONS

Revenue

- Year-to-date revenue is slightly higher than budget due to higher than budgeted interest income, income from R.V. parking and guest suite rentals.

Expenses

- Townhouse specific expenses are less than budget for the month of July and on a year-to-date basis. While Condo specific expenses are less than budget on a year-to-date basis, in the month of July these expenses exceed budget by about \$6,000. This variance is due to the cost of the Condo window and spot building cleaning which amounted to \$15,000.
- All common expense categories are below budget in the current month, as well as, for the five-month period ending July 31st. In total common expenses are \$12,753 below budget in the month and \$69,837 on a year-to-date basis.
- Certain individual accounts were above budget in the month.
 - Supplies Equipment – Common due to the purchase of a new pump and supplies for the fish pond and replacement receivers for Townhouse garage doors.
 - Pest Control – Common due to the timing of paying two Orkin bills in the same month.
 - Pool Repair & Maintenance due to repairing a leak in the hot tub and multiple cleanings of the pool and hot tub.
 - Management fees due to the paying the budgeted increase in the fees for the months of March through to July in the current month.

CONTINGENCY RESERVE FUND (CRF)

- Interest earned on investments and the contingency reserve bank account, to the end of June amounted to \$61,582.
- Excluding the Roof Replacement Project, the approved CRF budgeted items this year total \$151,195.

The majority of the \$45,117 spent so far this year has been for townhouse envelope repairs. The bill for the RV lot painting in the amount of \$6,195 was paid in July. This was equal to the amount budgeted.

- The approved budget for the Roof Replacement Project is \$5,133,000. The contractor is now replacing shingles on the seventh roof and has completed or commenced the flat roofs on 13 blocks. We should now expect a constant level of activity over the coming months. The project is on schedule.

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

BUSINESS ARISING FROM PREVIOUS MINUTES

Glass Awning in Clubhouse – This has been completed.

Condo Exposed Balcony Surface Painting – After review there are a total of 6 units that need attention, and we are waiting for a quote to have this done.

Tree Assessment Report – McConkey Arborist Services will be out next month to take care of the approved arborist work including the removal of dead and diseased trees.

Electrical Planning Reports and EV Ready Plan – The Electrical Planning Report and EV Ready Plan are in process.

Vehicles Leaking Oil – Further parking stalls in the Condo underground parking were identified to have Oil Leaks. Letters have been sent to the owners of these stalls. We did receive letters back indicating cleaning of the oil in stalls.

Rules For Rental of Fireside Room – Council and Social Committee are in the process of reviewing these.

East Gate Kiosk – A quote for the repairs to the east gate kiosk was reviewed. It was very expensive as there are a lot of unknowns. Council will obtain a comparative quote from Mack Kirk.

Backflow Valves – The defective backflow valves have been repaired by Crush Plumbing and their report will be forwarded to the City of Surrey.

TELUS Event – TELUS is planning to do an information/promotional session on **September 5th from 2PM – 7PM**. The plan is to bring a food truck which will be parked in a centralized location inside the complex. The truck will be giving out complimentary treats. These sessions are a mandated part of the agreement when TELUS installed fibre to the complex. Disallowing the sessions would affect our agreed discounts with TELUS.

They will be able to help existing customers get their promos reapplied for the next 12 months and all the other residents will be able to inquire about the special promos too.

Roadway Speed Signs – Council is about halfway completed. The council is very happy with the effort and the results of the painting.

Speed Limit - Everyone is asked to respect the speed limit of 15 kph within the complex. We have many residents who move slowly and many visiting children who can be put at risk by speeding vehicles. Council will be seriously considering the installation of speed bumps if this does not improve.

Smoking Complaints – A complaint was received about cigarette and marijuana smoke and a letter will be sent to the source unit. It is reminded that even though the bylaws allow for smoking within units, bylaw 3 still applies. As per bylaw 3, if the smoke becomes a nuisance or hazard to another resident it can lead to a fine of up to \$200 for every occurrence.

Auto Air Vents – Westech Plumbing and Heating will be scheduling the Auto Air Vent replacement. Notices will be posted. Access to every unit will be required. The Auto Air Vents are attached to the in-floor heating

distribution manifolds in the upper unit townhouses and all condos. Many of these vents are original and could be susceptible to failure.

No Parking Sign – A No Parking Sign has been installed by the Gazebo area.

Parking Audit – The Parking Audit is near completion. There is one deficiency of incorrectly assigned stalls that needs to be resolved.

Residents Manual Update – Council is working on the resident manual update.

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.

Several alteration request letters were reviewed. Some require further clarification before a decision can be made and some were approved as per the scope of work presented. Alteration letters will be sent to the ones approved.

Several landscaping requests were made. These will be reviewed by Council and the landscapers and decisions will be communicated to the residents who made the requests.

There was a complaint about non-residents using the gym area. This is against the rules for use of the gym.

A response to an insurance claim chargeback was received indicating that the owner does not believe he/she should be responsible for the damage caused by a water leak and the ensuing repairs. The resulting damage is below the Strata's deductible therefore the Strata's responsibility is to find, stop and repair the leak. The resulting damage is the responsibility of the homeowner. The bylaws allow for the Strata or effected unit(s) to charge back the invoices or insurance deductibles to the source unit as per the flow chart of how claims work in a Strata. This flow chart was included in the June 25/24 Council Meeting Minutes.

A request was made to rent a stall in the Kensington, parking allocation will be reviewed to see if there are any stalls available.

A letter was sent thanking Don and Brad for doing the park bench work.

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

A response was received for a letter about storing items on a patio. The resident will have this resolved.

A request for a rule change was provided regarding the exterior strata lot changes about landscaping. Council has reviewed this in the past and devised an approved guideline to allow the specific changes and will stick to that plan. However, Council will continue to review our options moving forward.

Several letters were sent in regards to the sitting area in front of the Kensington. Many people are certainly happy with the improvements that were completed, however, these common spaces are not for exclusive use of specific people and must be shared, Council did act on a complaint that implied that someone was expecting exclusive use of the area therefore, we adding a notification in the minutes. Further that chairs were to be removed after use rather than being left in the area.

A letter was sent requesting reimbursement for improvements to the area in front of the Kensington. However, it was requested by the residents to do this and that they would personally cover the expense, which was agreed by the Council.

A resident donated signs that state "Children Playing" however, we do not have children playing and they are not fixed signs. Council appreciates the donation however, they will not be used.

Another smoking complaint was received after a violation letter had been issued to the offending unit. It was **MOVED, SECONDED and CARRIED** to approve a fine of \$50 to the source unit.

There were several letters regarding harassment and pool use. Council has taken this seriously and has put a process in place to update our pool and spa rules and signage. It will be noted that any person who believes someone is doing something against the rules or bylaws, is to report it to the Council, or the management company and not take matters into their own hands. The Council can then take it into consideration if the infraction is in fact part of the council jurisdiction to handle or not.

A letter was sent in regards to dog poo not being picked up on a lawn of a unit. No source person or unit was provided. Residents are advised to make sure that they are picking up after their pets.

A complaint was received about a smell emanating from a storage unit, Strata will investigate.

COMMITTEE REPORTS

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

CONDOMINIUMS – Debbie

- Debbie was not in attendance to provide a report.

TOWNHOUSES – Mike

- One block of townhouses had new water lines installed due to a leak. Repairs to the grounds and one garage floor are ongoing.
- Two townhouses require repairs to their front doors.
- One townhouse required repairs to the privacy lattice screen
- Several townhouses are being checked for drainage issues.

CLUBHOUSE – Paul D

- It was **MOVED, SECONDED and CARRIED** to approve the purchase of a pre-owned commercial rowing machine for up to \$1000.

Review of Pool and Spa Rules

Purpose: To recommend amendments to the Pool and Spa Area Rules (number 4. b of the LMS 1416, Chelsea Gardens Consolidated Rules). To recommend new guidelines with respect to appropriate swimwear.

A committee of residents was formed to review and recommend changes to the pool and spa rules as they are currently summarized in signage posted at the Clubhouse. The committee included Paul Kavanagh (Council representative and Chair), Wendy Kavanagh, Catherine Lockwood, Marilyn Hunter and Marilyn Thomas. However, before the signage could be updated the Committee concluded that certain amendments are required to the Consolidated Rules, Section 4 (four); Use of The Recreation Facilities.

The Committee reached this conclusion or the following reasons:

- 1) The existing Consolidated Rules are not compliant in all respects with the Pool Regulations of the BC Public Health Act.
- 2) The existing rules include certain internal inconsistencies, redundancies and duplication.

- 3) The existing signs include several legislated requirements that are not included in the Consolidated Rules.

Legislative Requirements

The operator of a commercial pool is required to adhere to the BC Pool Regulations which includes the posting of rules that prohibit certain prescribed behaviours. Strata Corporations are defined to be pool operators and our pool is defined to be a commercial pool. Therefore, the BC Pool Regulations apply to Chelsea Gardens.

The section on posting of rules (section 8) reads as follows:

- (1) An operator must post in a prominent position within the pool enclosure a sign stating the rules of the pool.*
- (2) The rules posted under subsection (1) must prohibit the following behaviours:*
 - (a) entering the pool*
 - (i) with an illness, including open sores, bandages, head colds, discharging ears or noses or infected eyes, or*
 - (ii) without having first taken a cleansing shower;*
 - (b) running, fighting or engaging in other conduct likely to cause an injury while in the pool enclosure;*
 - (c) contaminating or fouling the pool;*
 - (d) failing to immediately report to the operator or lifeguard an injury suffered while in the pool enclosure, or contamination or fouling of the pool;*
 - (e) failing to supervise children for whom one is responsible while in the pool enclosure;*
 - (f) diving into the pool, except in designated areas.*

The BC Pool Regulations (section 12) also make an exception for guide and service dogs. These are permitted within a pool enclosure.

An operator must not permit an animal to enter the pool enclosure, other than a guide dog or a service dog, as defined in the [Guide Dog and Service Dog Act](#).

In addition, Strata Corporations cannot prohibit access to guide and service dogs according to the BC Human Rights Code.

The Committee spent some time discussing the requirement for the rule advising that there is to be no diving or jumping into the pool. While there was agreement that there should be no diving at any time, we did not reach a consensus on the prohibition against jumping. Some members thought that a no jumping rule was too restrictive and should be limited to no cannonballing. It should be noted that we do have a rule that prohibits running, fighting or engaging in any other conduct likely to cause an injury. Council is asked to consider the no jumping requirement in the context of a family friendly environment.

Appropriate Swimwear

To arrive at recommendations for appropriate swimwear the Committee reviewed guidelines issued by the Cities of Coquitlam, Langley, Surrey, Richmond and Vancouver and the University of British Columbia. The Committee also reviewed the Pool Regulations contained in the BC Government Public Health Act.

The following were identified as objectives to be achieved in swimwear rules:

- To ensure swimming attire does not present a safety risk nor impede an individual's ability to remain safe in the water.
- To present clear and understandable guidelines that can be applied fairly and consistently to all users of the pool and spa.
- To ensure all users wear attire suitable for swimming in the Chelsea Gardens pool and spa that meets British Columbia Health Regulation and pool safety requirements.
- To recognize and respect the cultural diversity of residents and guests.
- To assist in educating users in the event that inappropriate attire needs to be addressed.

Recommendation

The Committee is recommending the following addition to the Consolidated Rules related to acceptable or appropriate swimwear.

"All users of the pool and spa must wear swimming attire that is **regulation in nature and designed for swimming** such as:

- a) Bathing suits
- b) Swim trunks
- c) Swim shirts that provide UV protection
- d) Burkini or swim hijab including leggings and tunic
- e) Rash guard

Appropriate swimwear allows the body to move freely, does not impede buoyancy and does not create an increased risk to the safety of the individual or other users of the pool or spa.

Attire for swimming must be clean, must not restrict movement or create a safety hazard, and cannot be clothing worn from the street or gym work-out into the pool.

Attire for swimming that is considered unacceptable includes, but is not limited to:

- a) Items designed for sexual/intimate purposes.
- b) Undergarments not designed for swimming.
- c) Clothing which absorbs water and becomes heavy such as jeans or sweatpants.
- d) Attire with long/flowing fabric that may limit movement or cause a safety risk such as becoming entangled in the pool skimmers."

The Committee's revisions to section four (4) of the Consolidated Rules is attached to this submission. The proposed changes are highlighted along with the rationale for the more significant updates.

Location, Format and Content of Pool and Spa Signage

The two existing pool signs have weathered to the point that they are not clearly visible. They are also too far away from the entrances to the pool to convey important information.

There are four signs in the spa. The spa signs are in a visible location and are legible but contain rules that are outdated, others pertaining to the pool and one of the signs says that children should not be left alone in the spa. The multitude of signs and messages is a source of confusion.

Recommendations

- 1) To avoid any further confusion the existing signage in the pool and spa area should be removed.
- 2) New "Pool Safety Rules" signs should be installed in place of the two existing pool signs.
- 3) New signs warning that there is no lifeguard on duty should be attached on or near the gates to the pool deck. These signs should include a message to call 911 in case of emergencies, as well as, the pool hours.
- 4) The new pool rules should also be attached to two sandwich boards that can be placed on the pool deck. Colourful graphics should be incorporated into these movable signs. A sample is attached to this submission. The actual graphics would be tailored to our rules.
- 5) New signs should be installed at the entrances to the spa to warn users that there is no lifeguard on duty, to call 911 in case of emergency and advising of the spa hours and age restriction.
- 6) A new "Spa Safety Rules" sign should be installed in the spa area.

Council thanks the committee for their work to review the existing rules, undertake research and propose updates to Section 4 Use of Recreation Facilities. Council reviewed the consideration to allow jumping into the pool but concluded in the interest of safety to maintain the current prohibition against jumping into the pool.

It was **MOVED, SECONDED and CARRIED** to approve these recommendations from the committee.

It was **MOVED, SECONDED and CARRIED** to amend and adopt new rules for the pool and spa safety rules. These new rules are attached to these minutes.

It was **MOVED, SECONDED and CARRIED** to approve the new signage to be placed in the necessary locations around the clubhouse and in the pool and spa areas.

LANDSCAPING - Ron

- The micro clover lawns and re-seeding of some other lawns will happen in September.

SAFETY AND SECURITY – Ashley

The backup of the security system was completed and uploaded to the website and the office.

The Front Gate control boxes have been revamped by Zenon. This is something Council has wanted to do for a long while. The old boxes were not ergonomically designed as one had to lie on their side to get at the controls to adjust the timers. The 2 boxes have been amalgamated into one at 5 feet high. Zenon has made

a very professional circuit diagram of the system and done a fantastic job on the wiring. Once again, many thanks to you, Zenon!!

The front gate also had a mishap – one of the protective posts for the enterphone unit was accidentally struck and broken by a resident. Zenon got new bolts and cement and repaired the post. The cost of the materials to repair the post will be charged back to the owner.

In both cases I acted as professional gofer!

IRRIGATION – Ron

- Ron was not in attendance to provide a report.

SOCIAL COMMITTEE

- August 9/10 saw two events at the clubhouse. Friends gathered in the pub on Friday, Aug 9th to say good bye and good luck to Lloyd and Diane Anderson. On Saturday, Aug 10th the summer pool party was held on the swimming pool deck. Both events were well attended and enjoyed.
- Upcoming ticket sales are in progress for the Corn and Potato event (with yummy toppings) on Friday, Sept 6th.

ADMINISTRATION

- FOB & work order data backup has been done

PONDS AND FOUNTAINS – Ron

- The Pond committee is doing a fantastic job of improving and maintaining the fish pond
- The committee is looking into options for lighting up the centre of the fountain.

RV LOT – Marilyn Thomas

- No Report

ROOFING COMMITTEE – Paul K

The Townhouse Roof Replacement Project is proceeding on schedule. The following is the update from the progress meeting held on August 15, 2024.

- Units 134-138, complete except for skylights.
- Units 213-216, complete except for skylights.
- Units 319-324, complete except for siding, chimney caps and skylights.
- Units 325-328, complete except for siding, chimney caps, and skylights and the hole left out for the air conditioning repair.
- Units 329-334, complete except for gutters, skylights, chimney caps and siding.
- Units 313-318, complete except for gutters, skylights, chimney caps and siding.
- Units 307-312, 40% complete the slope roof.

The Flat roof crew are down as far as Units 273-278.

Mack Kirk submitted their first progress billing in early August representing 20% completion of the first phase of the project. The total cost to date is \$483,000. The customary 10% holdback has been retained from this amount pending final inspection.

As we are nearing the Fall and potentially poorer weather, Mack Kirk advised that there will be times where the crews will be taking advantage of the good weather and working on only upper roofs, leaving the lower roofs to be done during periods of poor weather as the lower roofs are more easily tarped. This may mean that three or four buildings may have the upper roof complete with no work done on the lowers (other than the flat roofs). The project manager will monitor this closely and will post a notice in the clubhouse at the appropriate time to give the Owners an update.

The contractor has been reminded to keep the lawns as clear of materials as possible and to refrain from parking crew vehicles in visitor parking spots.

Phoenix has produced 23 inspection reports to date and maintains a carry forward list of any outstanding issues. The project manager will perform a final inspection on each block when all the work is complete.

The Chimney wood trim is in rough shape and requires replacement. There will also be the necessary installation of additional downspouts and installation of gutter flashing to cover exposed fascia board. This will require a change order for the contract. It was **MOVED, SECONDED and CARRIED** to approve this change order.

ROOF COMPLAINT information

Phoenix Roof Consultants and Mack Kirk would prefer all questions/concerns to come via email so we have a record of issues– ted@phoenixroofconsultants.ca and admin@phoenixroofconsultants.ca.

Ted, Phoenix Roofing Consultants can be reached at 604-317-3786. Preference is by email as there is a record of the complaint/issue.

If there is an emergency roof issue such as a leak – follow the below steps as per our project start up notice:

Leaks

While we do not expect any leaks to occur while the roofing is underway, in the case that your unit experiences a roof leak, the following steps should be taken:

1. Speak with the roofing foreman on site if this occurs during normal working hours. Contact Jason at Mack Kirk Roofing at 604-833-4998.
2. After normal working hours please call (778) 389-6458. State the project name when calling “Chelsea Gardens”
3. Contact Phoenix Roof Consultants at 604-317-3786.

INVESTMENT COMMITTEE – Paul K

- No Report

EMERGENCY PREPAREDNESS – Paul K

- No Report this month.

PARKING COMMITTEE –

- The committee needs to get together to get organized. More volunteers would be welcome.

PEST COMMITTEE – Paul D

Marie Steen is the points person for pest control inquiries. Thank you, Marie for taking on this responsibility.

Marie Steen can be reached at (mariefostvelt@gmail.com), also inquiries for pest control can go to jesse@crpm.ca and Don/Val these will be forwarded to Marie for scheduling with Orkin.

We have requested more options and pricing for Orkin to add more bait stations.

We have requested that there be large area sprays for cockroaches in the Kensington and further follow up actions as required.

We have noted that a skunk has taken up residence at Chelsea Gardens and we have requested Orkin to have this skunk removed.

To help control Mice issues it is recommended by Orkin to:

1. Keep all garbage in containers with tight-fitting lids
2. Remove any food outside:
 Don't feed stray or wild animals
3. Clean up any leftover food after your pet is done eating
4. Clean up pet waste
5. Keep food prep and storage areas clean:
 Store dry goods, birdseed and dry pet food in hard-walled containers with tight-fitting lids
 Avoid leaving produce out. Keep it in the refrigerator
6. Eliminate water sources:
 Fix leaky taps, sweating pipes and open drains

NEW BUSINESS

Drainage Issues – There are several plugged drains issues that are being worked on with Crush Plumbing .

Water Line Emergency – There was a leak under a townhouse block of units that required excavating a garage floor and replacing the line. Crush plumbing was out on multiple days to get this resolved. Council appreciates the patience shown by the affected residents and thanks the neighbours who offered assistance.

TH Door Damaged during Water line work – A townhouse door's glass was smashed during the work for a water line leak. The expense will be covered by the contractor, however, due to the custom nature of the door it is extremely difficult to replace the glass. Council is investigating the options to have this issue resolved.

Paint Assessment – Nove Painting will be on site to review the condition of the townhouses and apartment buildings for paint conditions. A report will be provided for Council to review.

Cleaners Increase – The cleaners have requested an increase of roughly 12%. The price from the cleaners has not increased for 4 years, therefore Council did believe it appropriate. However, given that Council had not budgeted for this increase we are asking the service provider to take a phased approach to the fee increase.

It was **MOVED, SECONDED and CARRIED** to approve an immediate increase of 6% with a further 6% in the new fiscal year.

Behavior and Altercations between Residents – Over the past month there have been multiple occasions where residents have taken it upon themselves to inform other people of the bylaws and rules of Chelsea Gardens for the purpose of correcting them. Although there may have been some positive interactions in response to doing this, there have also been some very negative ones. Further, it is recognized that in some of these interactions people have pulled out their phones to record the situation. This is something that may not help the situation and may actually escalate it to a more heated altercation. This is, therefore, discouraged by Council.

Residents are reminded that if there is an issue of concern they should not engage in correcting others. Instead, they should notify the Strata Council and Property Management company of the incident/complaint via an email or letter to Jesse Train at jesse@crpm.ca. Jesse will pass the information on to Council for discussion and determination of any required action. This process takes time and no one should expect that an immediate response to a situation will be taken. Unless it is an actual emergency it will be treated as any other business that the Strata Council reviews over a period of time.

In the past it was identified that altercations and disagreements between two residents in a “he said, she said” situation with no corroborating evidence would not be entertained further as Strata Council business.

ADJOURNMENT

The meeting was adjourned at 4:19 PM
The next Council meeting is September 24, 2024 @1:00PM

USE OF THE RECREATION FACILITIES REVISED

4. USE OF THE RECREATION FACILITIES

ANYONE USING ANY OF THE FACILITIES AT CHELSEA GARDENS DOES SO AT THEIR OWN RISK. STRATA PLAN LMS-1416, CHELSEA GARDENS, DOES NOT ASSUME ANY LIABILITY IN THE CASE OF AN ACCIDENT OR INJURY.

a. General

- 1) Smoking and vaping are not permitted anywhere within the recreation building and the pool and spa areas.
- 2) Adult residents must accompany their guests and are responsible for their actions while in the recreation facility, pool and spa area.
- 3) Animals (pets) are not permitted in the recreation facility or on the pool deck except certified guide and service dogs.
- 4) No entry to the Recreation Building and the pool area will be permitted after 10:00 PM. unless authorized by Council for a special event.

b. Pool and Spa Area

All users of the pool and spa are expected to behave in a respectful manner. Council reserves the right to request that individuals in violation of the rules leave the pool and spa area and will consider imposing fines and or removing access privileges for repeat offenders. Residents should report suspected violations of these rules to the Caretaker or the Property Management company.

The following are the rules for the usage by owners/residents and guests accompanied by owners/residents, of the pool and spa. Chelsea Gardens is required by the Public Health Act to post certain rules in a visible location in the pool and spa areas.

- 1) Pool hours are 8:30 AM to 9:30 PM; every day during the season the pool is open.
- 2) Anyone under the age of 19 and accompanied by an owner are only allowed in the pool and the surrounding pool deck everyday between the hours of **11:00 AM** and **2:00 PM** and **5:00 PM** to **6:00 PM** (except on Fridays) during the season the pool is open. These are family swim times.
- 3) Spa hours are from **7:30 AM** to **10:00 PM** daily and restricted to owners and accompanied guests only.
- 4) All pool users must access or exit the pool area from the spa area or outside gates – absolutely no access through the Fireside lounge while wet.

USE OF THE RECREATION FACILITIES REVISED

- 5) A maximum of eight (8) guests per Strata unit are permitted during the family swim times during the pool season. A maximum of four (4) guests per Strata unit are permitted at all other times.
- 6) Only adults, 19 years of age or older, are permitted in the spa.
- 7) All users of the pool and spa must wear swimming attire that is regulatory in nature and designed for swimming such as:
 - a. Bathing suits
 - b. Swim trunks
 - c. Swim shirts that provide UV protection
 - d. Burkini or swim hijab including leggings and tunic
 - e. Rash guard

Appropriate swimwear allows the body to move freely, does not impede buoyancy and does not create an increased risk to the safety of the individual or other users of the pool or spa.

Attire for swimming must be clean, must not restrict movement or create a safety hazard, and cannot be clothing worn from the street or gym work-out into the pool.

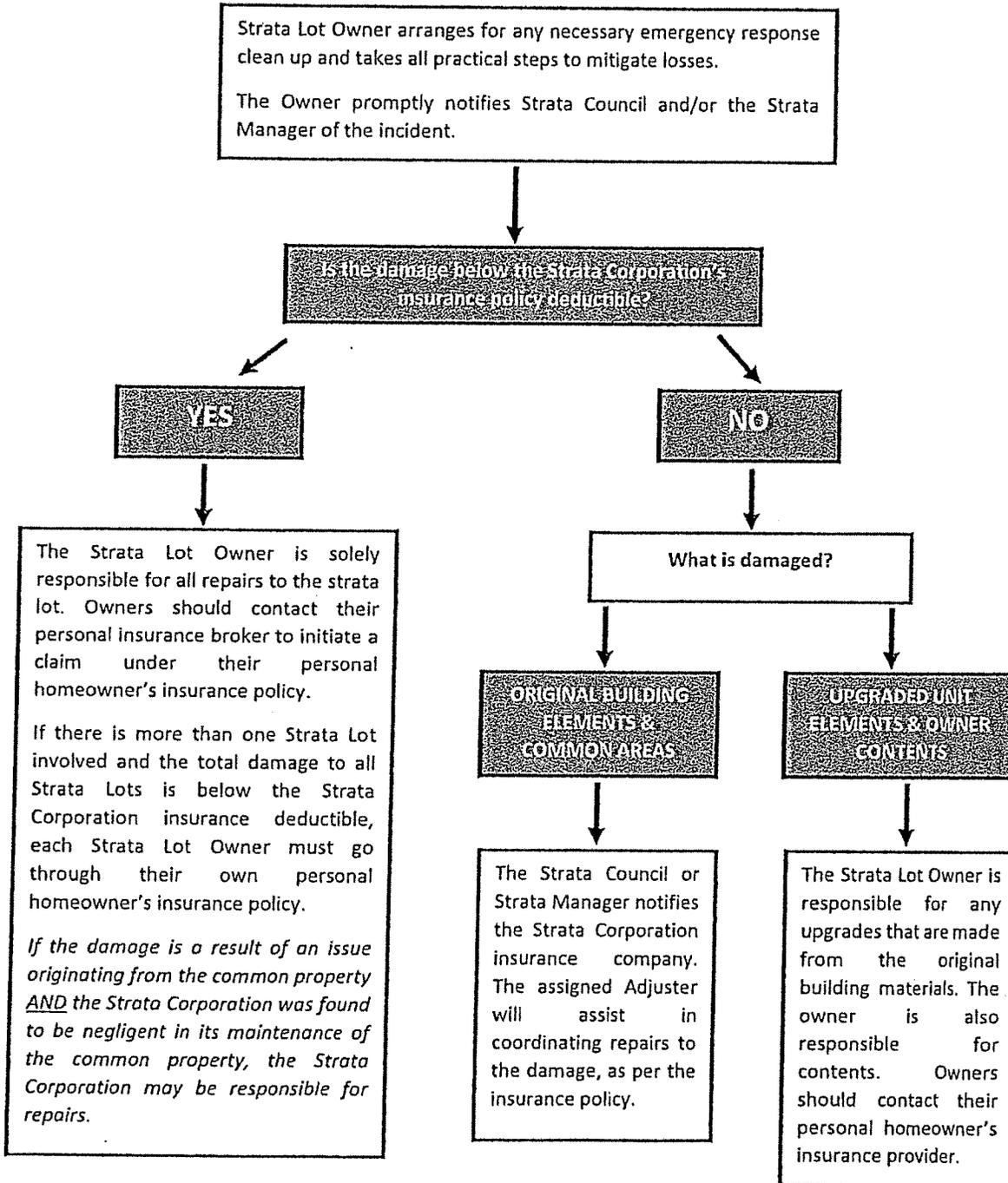
Attire for swimming that is considered unacceptable includes, but is not limited to:

- a. Items designed for sexual/intimate purposes.
 - b. Undergarments not designed for swimming.
 - c. Clothing which absorbs water and becomes heavy such as jeans or sweatpants.
 - d. Attire with long/flowing fabric that may limit movement or cause a safety risk such as becoming entangled in the pool skimmers.
- 8) Due to health concerns, pool and spa users must take a cleansing shower at the recreation centre facilities before entering the pool or spa.
 - 9) No person shall enter the pool or spa who has an illness including open wounds, sores or bandages, head colds, is discharging from the ears or nose or has an eye infection.
 - 10) No person shall enter the pool or spa who is intoxicated.
 - 11) When required, only approved swim diapers are permitted in the pool.
 - 12) Contaminating or fouling the pool or spa is strictly prohibited.

USE OF THE RECREATION FACILITIES REVISED

- 13) All users of the pool and spa are required to report any injuries or incidents of contaminating or fouling of the facilities to the Caretaker via email: (chelseagardens1416@outlook.com) or telephone: (604) 501-0479.
- 14) No running, fighting or engaging in other conduct likely to cause an injury is permitted in the pool area.
- 15) Diving or jumping into the pool or spa is not permitted.
- 16) Food and beverages of any kind are not permitted in the pool or spa. Food and beverages are permitted on the swimming deck provided it is kept ten feet away from the pool/spa unless otherwise authorized by council for a special event.
- 17) Glass containers of any kind are not permitted in the pool or spa area.
- 18) Air mattresses and lounge chairs are not permitted in the pool or spa area. Small individual flotation devices and toys designed for pool use are acceptable.
- 19) Residents must remove all their garbage, articles and other belongings that have been brought to the pool/spa upon leaving the area.
- 20) Please keep noise down to a reasonable level.
- 21) No perfumes or oil-based products are to be used by persons using the pool and spa. Sunscreen must be waterproof and limited in use due to the impact on pool chemistry.

DAMAGE OR LOSS WITHIN YOUR STRATA LOT



Balance Sheet (Accrual)
CHELSEA - Operations - 02 (lms1416)
July 2024

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	143,861.95
1025-0120	Bank - Roof Replacement	1,176,539.74
1027-0000	Bank - Water Surcharge	99,232.72
1028-1300	Bank - Golf Tournament Funds	3,492.96
1029-0000	Bank - Apt Utilities	52,211.51
1030-0000	Bank - Exercise Room	1,364.71
1040-0000	Bank - Social Committee	6,454.65
1200-0000	Prepaid Insurance	101,284.36
1300-0000	Accounts Receivable	12,317.28
1301-0002	A/R - Roof Replacement	1,370,069.47
	TOTAL ASSETS	2,967,046.70

LIABILITIES

2010-0000	Accounts Payable	77,215.50
2014-0000	Accrued Water & Sewer	19,052.12
2017-0000	Social Committee Fund	6,454.65
2018-0000	Exercise Room	1,364.71
2019-0000	Golf Tournament Fund	3,492.96
2035-0000	Security Deposits	300.00
2170-0000	Vacation Payable	4,854.10
2250-0000	Pre-Paid Fees	800.87
	TOTAL LIABILITIES	113,534.91

OWNERS EQUITY

RESERVES

3479-0015	ROOF REPLACEMENT	
3479-0016	Roof Replacement Levy	2,564,120.72
3479-0018	Roof Replacement Expenses	-17,511.51
3479-0020	ROOF REPLACEMENT TOTAL	2,546,609.21
3500-0000	Net Income - Prior Years	113,972.11
3500-0500	Prior Year-Adjustment	-3,437.50
3510-0000	Net Income - Current Year	130,696.37
3510-2000	Net Income - Utilities	46,989.97
3510-3000	Net Income - Water & Sewer	18,681.63
	TOTAL OWNERS' EQUITY	2,853,511.79
	TOTAL LIABILITIES AND EQUITY	2,967,046.70

DATE: AUG 15/2024
ACCOUNTANT: [Signature]
PROPERTY MANAGER: [Signature]

Budget Comparison (Accrual) CHELSEA - Operations - 02 (lms1416) July 2024

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	71,063.77	71,063.92	-0.15	355,320.35	355,319.60	0.75	852,767.00
4012-0000	CRF Strata Fees - Apartments	-21,036.75	-21,036.75	0.00	-105,183.75	-105,183.75	0.00	-252,441.00
4015-0000	Parking, Scooter & EV Parking	631.00	625.00	6.00	3,180.00	3,125.00	55.00	7,500.00
4022-0000	Move in/out	400.00	83.33	316.67	2,000.00	416.65	1,583.35	1,000.00
4025-0000	Prior Year Surplus (Deficit)	6,290.25	6,290.25	0.00	31,451.25	31,451.25	0.00	75,483.03
	TOTAL	57,348.27	57,025.75	322.52	286,767.85	285,128.75	1,639.10	684,309.03
4030-0000	Strata Fees	133,713.33	133,713.33	0.00	668,566.65	668,566.65	0.00	1,604,560.00
4032-0000	CRF Strata Fees - Townhomes	-45,767.75	-45,767.75	0.00	-228,838.75	-228,838.75	0.00	-549,213.00
4037-0000	Prior Year Surplus	8,597.26	8,597.26	0.00	42,986.30	42,986.30	0.00	103,167.16
	TOTAL	96,542.84	96,542.84	0.00	482,714.20	482,714.20	0.00	1,158,514.16
OTHER								
4040-0000	Rental - Fireside Lounge	50.00	83.33	-33.33	450.00	416.65	33.35	1,000.00
4045-0000	Rental - Caretaker Suite	600.00	600.00	0.00	3,000.00	3,000.00	0.00	7,200.00
4050-0000	Rental - Guest Suites	1,600.00	750.00	850.00	4,350.00	3,750.00	600.00	9,000.00
4055-0000	R.V. Parking	1,025.00	750.00	275.00	5,025.00	3,750.00	1,275.00	9,000.00
4060-0000	Miscellaneous	0.00	0.00	0.00	10.00	0.00	10.00	0.00
4061-0000	Bylaw Fines	100.00	0.00	100.00	-100.00	0.00	-100.00	0.00
4062-0000	Dish and Cutlery Rental	0.00	0.00	0.00	25.00	0.00	25.00	0.00
4065-0000	Interest Income	1,231.62	624.98	606.64	5,435.73	3,124.90	2,310.83	7,499.81
4066-0000	Remote Control Sale	275.00	200.00	75.00	970.00	1,000.00	-30.00	2,400.00
	TOTAL OTHER	4,881.62	3,008.31	1,873.31	19,165.73	15,041.55	4,124.18	36,099.81
	TOTAL INCOME	158,772.73	156,576.90	2,195.83	788,647.78	782,884.50	5,763.28	1,878,923.00
EXPENSES								
6030-0000	Apt Janitor/Contract Services	2,089.50	2,500.00	410.50	10,447.50	12,500.00	2,052.50	30,000.00
6208-0000	Building Maint. - Apartments	15,772.69	5,000.00	-10,772.69	20,802.22	25,000.00	4,197.78	60,000.00
6215-0000	Equipment Maint.-Apartments	2,230.59	6,666.67	4,436.08	19,313.12	33,333.35	14,020.23	80,000.00
6268-0050	Elevator Maint. - Apartments	1,657.00	1,875.00	218.00	7,400.79	9,375.00	1,974.21	22,500.00
6275-0000	Gate & Door Maint. - Apartment	383.75	583.33	199.58	1,019.58	2,916.65	1,897.07	7,000.00
6279-0000	Garbage Pick-up - Apts.	2,782.08	2,250.00	-532.08	10,109.72	11,250.00	1,140.28	27,000.00
	TOTAL EXPS. BEFORE UTILITIES	24,915.61	18,875.00	-6,040.61	69,092.93	94,375.00	25,282.07	226,500.00
TOWNHOUSE EXPENSES								
6315-0000	Building Maint. - Townhomes	-15.00	7,500.00	7,515.00	9,104.05	37,500.00	28,395.95	90,000.00
6320-0000	Garbage Pick-up - Townhomes	5,809.18	6,041.67	232.49	28,789.90	30,208.35	1,418.45	72,500.00
	TOTAL OPERATING EXPS. - T.H.	5,794.18	13,541.67	7,747.49	37,893.95	67,708.35	29,814.40	162,500.00
COMMON EXPENSES								
LANDSCAPING & GROUNDS								
6415-0000	Landscape Contract	14,070.00	14,500.00	430.00	70,350.00	72,500.00	2,150.00	174,000.00
6425-0000	Drainage Repair & Maint-Ground	0.00	1,666.67	1,666.67	0.00	8,333.35	8,333.35	20,000.00
6435-0000	Plant Replacement & Imp-Ground	945.00	1,083.33	138.33	3,917.48	5,416.65	1,499.17	13,000.00
6440-0000	Irrigation System	45.97	333.33	287.36	168.00	1,666.65	1,498.65	4,000.00
6455-0000	Snow Removal	0.00	2,000.00	2,000.00	0.00	10,000.00	10,000.00	24,000.00
	TOTAL LANDS. & GROUNDS	15,060.97	19,583.33	4,522.36	74,435.48	97,916.65	23,481.17	235,000.00
REPAIR & MAINTENANCE- GENERAL								
6510-0000	Repair & Maintenance	4,356.32	4,166.67	-189.65	12,828.79	20,833.35	8,004.56	50,000.00
6515-0000	Equipment Rep. & Maint.-Common	0.00	1,458.33	1,458.33	7,053.38	7,291.65	238.27	17,500.00
6520-0000	Supplies Equipment - Common	2,399.07	1,000.00	-1,399.07	3,032.91	5,000.00	1,967.09	12,000.00
6525-0000	Supplies Maintenance-Common	224.96	250.00	25.04	820.13	1,250.00	429.87	3,000.00
6530-0000	Supplies Cleaning - Common	0.00	41.67	41.67	0.00	208.35	208.35	500.00
6535-0000	Enterphone and Security	122.36	791.67	669.31	627.57	3,958.35	3,330.78	9,500.00
6560-0000	Gate Repair & Maint. - Common	298.67	500.00	201.33	2,235.34	2,500.00	264.66	6,000.00
6565-0000	Pest Control - Common	1,755.60	1,666.67	-88.93	4,901.80	8,333.35	3,431.55	20,000.00
	TOTAL REPAIR & MAINT.	9,156.98	9,875.01	718.03	31,499.92	49,375.05	17,875.13	118,500.00

UTILITIES								
6576-0000	Electricity	152.00	200.00	48.00	760.00	1,000.00	240.00	2,400.00
6577-0000	Electricity Ponds - Common	390.00	466.67	76.67	1,950.00	2,333.35	383.35	5,600.00
6580-0000	Electricity Stream - Common	515.00	733.33	218.33	2,575.00	3,666.65	1,091.65	8,800.00
6595-0000	Telephone Caretaker	95.20	125.00	29.80	476.00	625.00	149.00	1,500.00
	TOTAL UTILITIES	1,152.20	1,525.00	372.80	5,761.00	7,625.00	1,864.00	18,300.00
RV LOT EXPENSES								
6640-0000	Repair & Maintenance - RV Lot	0.00	125.00	125.00	32.47	625.00	592.53	1,500.00
6690-0000	Electricity - RV Lot	69.00	79.17	10.17	345.00	395.85	50.85	950.00
	TOTAL OPERATING EXPS-RV LOT	69.00	204.17	135.17	377.47	1,020.85	643.38	2,450.00
RECREATION CENTRE - COMMON								
6710-0000	Bldg Repair & Maint-Rec Centre	387.00	750.00	363.00	1,296.85	3,750.00	2,453.15	9,000.00
6712-0000	Equip. Rep. & Maint.-Clubhouse	427.35	2,083.33	1,655.98	6,582.94	10,416.65	3,833.71	25,000.00
6715-0000	Lock Up Costs - Rec. Centre	80.00	183.33	103.33	640.00	916.65	276.65	2,200.00
6725-0000	Exercise Equip R & M-Rec Centr	0.00	1,000.00	1,000.00	783.65	5,000.00	4,216.35	12,000.00
6730-0000	Workshop R & M-Rec. Centre	0.00	83.33	83.33	0.00	416.65	416.65	1,000.00
6735-0000	Pool Repair & Maint.-Rec. Cent	1,349.25	750.00	-599.25	6,026.61	3,750.00	-2,276.61	9,000.00
6740-0000	Pool Supplies & Chemicals-Rec.	494.90	458.33	-36.57	1,973.18	2,291.65	318.47	5,500.00
6750-0000	Cleaning Supplies-Rec. Centre	292.92	208.33	-84.59	836.47	1,041.65	205.18	2,500.00
6755-0000	Window & Carpet Cleaning-Rec.	0.00	83.33	83.33	0.00	416.65	416.65	1,000.00
6764-0000	Electricity - Rec. Centre	1,659.00	2,000.00	341.00	8,295.00	10,000.00	1,705.00	24,000.00
6765-0000	Gas - Rec. Centre	1,161.95	2,000.00	838.05	5,771.46	10,000.00	4,228.54	24,000.00
	TOTAL OPER. EXPS-REC. CENTRE	5,852.37	9,599.98	3,747.61	32,206.16	47,999.90	15,793.74	115,200.00
SALARIES & BENEFITS								
6820-0000	Caretaker Salary and Benefits	4,006.46	5,416.67	1,410.21	24,839.82	27,083.35	2,243.53	65,000.00
6830-0000	Caretaker Assistant Wages	1,276.10	1,625.00	348.90	6,380.50	8,125.00	1,744.50	19,500.00
6865-0000	R. C. Janitor Wages and Ben.	1,680.00	1,833.33	153.33	8,400.00	9,166.65	766.65	22,000.00
6875-0000	Payroll Costs	920.60	1,000.00	79.40	5,092.41	5,000.00	-92.41	12,000.00
6890-0000	Workers Compensation Board	0.00	83.33	83.33	52.50	416.65	364.15	1,000.00
	TOTAL SALARIES & PAYROLL COSTS	7,883.16	9,958.33	2,075.17	44,765.23	49,791.65	5,026.42	119,500.00
OFFICE EXPENSES								
6910-0000	Equipment Rep. & Maint.-Office	0.00	100.00	100.00	0.00	500.00	500.00	1,200.00
6915-0000	Supplies	0.00	75.00	75.00	151.32	375.00	223.68	900.00
6920-0000	Telephone & Cable - Office	327.88	333.33	5.45	1,608.79	1,666.65	57.86	4,000.00
	TOTAL OFFICE EXPENSES	327.88	508.33	180.45	1,760.11	2,541.65	781.54	6,100.00
ADMINISTRATION								
6970-0000	AGM Expenses - Admin.	0.00	500.00	500.00	7,027.60	2,500.00	-4,527.60	6,000.00
6975-0000	Council Expenses - Admin.	0.00	291.67	291.67	0.00	1,458.35	1,458.35	3,500.00
6980-0000	Legal Expenses	0.00	375.00	375.00	0.00	1,875.00	1,875.00	4,500.00
6984-0000	Postage and Printing	313.98	1,000.00	686.02	4,478.74	5,000.00	521.26	12,000.00
6985-0000	Insurance Appraisal	0.00	16.67	16.67	0.00	83.35	83.35	200.00
6990-0000	Insurance Premiums	60,496.33	60,496.33	0.00	302,481.65	302,481.65	0.00	725,956.00
6992-0000	Insurance Carrying Charges	1,371.35	2,093.08	721.73	6,856.75	10,465.40	3,608.65	25,117.00
7000-0000	Management Fees	9,087.38	7,500.00	-1,587.38	37,041.70	37,500.00	458.30	90,000.00
7000-1000	Strata Management- Extras	567.00	0.00	-567.00	567.00	0.00	-567.00	0.00
7010-0000	Property Taxes - Admin.	0.00	54.17	54.17	546.00	270.85	-275.15	650.00
7020-0000	Security - Admin.	0.00	166.67	166.67	0.00	833.35	833.35	2,000.00
7023-0000	Emergency Preparedness	0.00	250.00	250.00	813.37	1,250.00	436.63	3,000.00
7025-0000	Bank Charges	13.00	12.50	-0.50	59.00	62.50	3.50	150.00
7030-0000	Strata Web Site	56.02	33.33	-22.69	56.02	166.65	110.63	400.00
7050-0000	Miscellaneous	0.00	0.00	0.00	1.38	0.00	-1.38	0.00
7051-0000	Statutory Financial Review	0.00	116.67	116.67	229.95	583.35	353.40	1,400.00
	TOTAL ADMINISTRATION EXPENSES	71,905.06	72,906.09	1,001.03	360,159.16	364,530.45	4,371.29	874,873.00
	TOTAL COMMON EXPENSES	111,407.62	124,160.24	12,752.62	550,964.53	620,801.20	69,836.67	1,489,923.00
	TOTAL EXPENSES	142,117.41	156,576.91	14,459.50	657,951.41	782,884.55	124,933.14	1,878,923.00
	NET INCOME (LOSS)	16,655.32	-0.01	16,655.33	130,696.37	-0.05	130,696.42	0.00
REVENUE UTILITIES								
REVENUE - APARTMENT UTILITIES								
9260-0000	Utilities Income - Apts.	13,860.08	13,860.08	0.00	69,300.40	69,300.40	0.00	166,321.00
9262-0000	Utilities Interest Income	239.15	100.00	139.15	1,218.90	500.00	718.90	1,200.04
9264-0000	Prior Year Surplus (Deficit)	0.00	0.00	0.00	41,978.96	41,978.96	0.00	41,978.96
	TOTAL APARTMENT UTILITIES	14,099.23	13,960.08	139.15	112,498.26	111,779.36	718.90	209,500.00
UTILITY EXPENSES								
ELECTRICITY - APARTMENTS								
9360-0000	Electricity Kens & Mayfair	2,508.00	2,916.67	408.67	12,540.00	14,583.35	2,043.35	35,000.00
9365-0000	Electricity Windsor	1,645.00	1,875.00	230.00	8,225.00	9,375.00	1,150.00	22,500.00
	TOTAL ELECTRICITY - APART.	4,153.00	4,791.67	638.67	20,765.00	23,958.35	3,193.35	57,500.00

GAS - APARTMENTS								
9410-0000	Gas - Mayfair	1,164.34	2,666.67	1,502.33	9,922.16	13,333.35	3,411.19	32,000.00
9420-0000	Gas - Kensington	2,016.14	5,000.00	2,983.86	17,917.87	25,000.00	7,082.13	60,000.00
9430-0000	Gas - Windsor	2,041.06	5,000.00	2,958.94	16,903.26	25,000.00	8,096.74	60,000.00
	TOTAL GAS - APARTMENTS	5,221.54	12,666.67	7,445.13	44,743.29	63,333.35	18,590.06	152,000.00
	TOTAL UTILITIES - APARTMENT	9,374.54	17,458.34	8,083.80	65,508.29	87,291.70	21,783.41	209,500.00
	NET INCOME (LOSS) UTILITIES	4,724.69	-3,498.26	8,222.95	46,989.97	24,487.66	22,502.31	0.00
REVENUE - WATER INCOME								
9650-0000	Water - Apartments	7,494.40	7,494.40	0.00	37,472.00	37,472.00	0.00	89,932.80
9700-0000	Water - Townhouses	10,960.56	10,960.56	0.00	54,802.80	54,802.80	0.00	131,526.72
9725-0000	Water - Interest Income	452.49	150.00	302.49	1,591.95	750.00	841.95	1,800.00
9745-0000	Prior Year Surplus (Deficit)	0.00	0.00	0.00	5,365.97	5,365.97	0.00	5,365.97
	TOTAL WATER INCOME	18,907.45	18,604.96	302.49	99,232.72	98,390.77	841.95	228,625.49
WATER EXPENSE								
9850-0000	Water Usage	19,052.12	19,052.12	0.00	80,551.09	95,260.60	14,709.51	228,625.49
	TOTAL WATER	19,052.12	19,052.12	0.00	80,551.09	95,260.60	14,709.51	228,625.49
	NET INCOME (LOSS) WATER	-144.67	-447.16	302.49	18,681.63	3,130.17	15,551.46	0.00

Balance Sheet (Accrual)
CHELSEA - Contingency - 02 (lms1416c)
July 2024

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	2,693,392.57
1038-1363	Prospera GIC - 5.0000% - Mar 6/2025	200,000.00
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
1106-0000	Insurance Claim Receivable	147,191.42
TOTAL ASSETS		3,840,583.99

LIABILITIES

2010-0000	Accounts Payable	6,195.00
2012-2500	Accrued Expenses	15,350.62
TOTAL LIABILITIES		21,545.62

OWNERS EQUITY

RESERVES

3500-0000	Net Income - Prior Years	3,468,550.67
3510-0000	Net Income - Current Year	350,487.70
TOTAL OWNERS' EQUITY		3,819,038.37
TOTAL LIABILITIES AND EQUITY		3,840,583.99

DATE: AUG. 15/2024
ACCOUNTANT: [Signature]
PROPERTY MANAGER: [Signature]

Budget Comparison (Accrual)
CHELSEA - Contingency - 02 (lms1416c)
July 2024

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	21,036.75	21,036.75	0.00	105,183.75	105,183.75	0.00	252,441.00
4010-6000	Strata Fees - Townhomes	45,767.75	45,767.75	0.00	228,838.75	228,838.75	0.00	549,213.00
	TOTAL	66,804.50	66,804.50	0.00	334,022.50	334,022.50	0.00	801,654.00
4031-0000	Interest Income	12,620.45	0.00	12,620.45	61,581.89	0.00	61,581.89	0.00
	TOTAL	12,620.45	0.00	12,620.45	61,581.89	0.00	61,581.89	0.00
	TOTAL INCOME	79,424.95	66,804.50	12,620.45	395,604.39	334,022.50	61,581.89	801,654.00
TOWNHOUSE EXPENSES								
6342-2024	2024 Townhouse Envelope Repairs	4,147.86	7,083.33	2,935.47	29,456.69	35,416.65	5,959.96	85,000.00
6345-2024	Townhouse Roof	-1,575.00	0.00	1,575.00	0.00	0.00	0.00	0.00
	TOTAL OPERATING EXPS. - T.H.	2,572.86	7,083.33	4,510.47	29,456.69	35,416.65	5,959.96	85,000.00
COMMON EXPENSES								
LANDSCAPING & GROUNDS								
6425-2024	Tree Risk Assessment & Remediation	0.00	1,666.67	1,666.67	8,715.00	8,333.35	-381.65	20,000.00
	TOTAL LANDS. & GROUNDS	0.00	1,666.67	1,666.67	8,715.00	8,333.35	-381.65	20,000.00
REPAIR & MAINTENANCE- GENERAL								
6512-2024	Electrical Planning Report	0.00	3,333.33	3,333.33	0.00	16,666.65	16,666.65	40,000.00
6521-2024	Fire Equipment Replacement	0.00	0.00	0.00	750.00	0.00	-750.00	0.00
	TOTAL REPAIR & MAINT.	0.00	3,333.33	3,333.33	750.00	16,666.65	15,916.65	40,000.00
RV LOT EXPENSES								
6640-2024	RV Lot - Painting	6,195.00	516.25	-5,678.75	6,195.00	2,581.25	-3,613.75	6,195.00
	TOTAL OPERATING EXPS-RV LOT	6,195.00	516.25	-5,678.75	6,195.00	2,581.25	-3,613.75	6,195.00
	TOTAL COMMON EXPENSES	6,195.00	5,516.25	-678.75	15,660.00	27,581.25	11,921.25	66,195.00
	TOTAL EXPENSES	8,767.86	12,599.58	3,831.72	45,116.69	62,997.90	17,881.21	151,195.00
	NET INCOME (LOSS)	70,657.09	54,204.92	16,452.17	350,487.70	271,024.60	79,463.10	650,459.00

SEPTEMBER Chelsea Gardens Events Calendar

**UPCOMING
EVENTS
AT A
GLANCE**

**Sept 6
Corn Roast
(see poster)**

**Sept 15
Movie Night
@ 7:00**

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2 Craft & Chat 1:00 Ladies Pool 6:00 Canasta 6:30	3 Bridge 6:30 Bible Study 7:00 Poker Pool 7:00	4 Coffee 9:15 am Poker 6:00 Whist 7:00	5 Dance Advanced 2:00 Everyone 2:30 Euchre 7:00	6  (watch for poster)	7
8	9 Craft & Chat 1:00 Ladies Pool 6:00 Canasta 6:30	10 Pillow Pals 1:30 Bridge 6:30 Bible Study 7:00 Poker Pool 7:00	11 Coffee 9:15 am Poker 6:00 Whist 7:00	12 Dance Advanced 2:00 Everyone 2:30 Euchre 7:00	13 Pub Night BYOB 5:00 to 7:00	14
15 Movie Night 7:00	16 Craft & Chat 1:00 Ladies Pool 6:00 Canasta 6:30	17 Bridge 6:30 Bible Study 7:00 Poker Pool 7:00	18 Coffee 9:15 am Poker 6:00 Whist 7:00	19 Dance Advanced 2:00 Everyone 2:30 Euchre 7:00	20 Pub Night BYOB 5:00 to 7:00	21
22	23 Craft & Chat 1:00 Ladies Pool 6:00 Canasta 6:30	24 Pillow Pals 1:30 Bridge 6:30 Bible Study 7:00 Poker Pool 7:00	25 Coffee 9:15 am Poker 6:00 Whist 7:00	26 Dance Advanced 2:00 Everyone 2:30 Euchre 7:00	27 Pub Night BYOB 5:00 to 7:00	28
29	30 Craft & Chat 1:00 Ladies Pool 6:00 Canasta 6:30					



Pool/Deck Exercises—Monday to Friday mornings @ 9:00
Pool Volleyball—Monday Nights @ 6:15

