



# MONTHLY COUNCIL MEETING MINUTES

Tuesday, September 24, 2024

## LOCATION/TIME - 1:00PM LIBRARY

**Council:** Bob Hyde, Ashley Orton, Mike Williams, Debbie Thorburn, Ron Plankeel

**Strata Mgt:** Jesse Train

**Regrets:** Paul Dhaliwal, Paul Kavanagh

## STRATA COUNCIL - 2024/2025

### 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 Lot  
 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](mailto:chelseagardens1416@outlook.com)**

**NON-EMERGENCY CALLS - 604-501-0479**

## STRATA MANAGER: CROSSROADS

Strata Manager: Jesse Train [jesse@crpm.ca](mailto:jesse@crpm.ca)

#215 - 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](http://www.chelseatoday.org)

**\*\*MOTIONS MADE BY COUNCIL MEMBERS ARE CARRIED UNANIMOUSLY UNLESS NOTED\*\***

**CALL TO ORDER – 1:01 PM**

**ADOPTION OF PREVIOUS MINUTES**

It was **MOVED, SECONDED and CARRIED** to approve the minutes from August 27, 2024 Council Meeting.

**CARETAKER REPORT – Don**

- Another leak was discovered at TH 304 which was determined to be from the main line in the street. Crush was in to investigate and repair.
- Crush replaced a drainpipe in the common area behind TH 279.
- All ponds and streams have been cleaned.
- The Lions Head pond was filling with excess water but the issue was found and it has been repaired.
- A valve needs to be replaced in the stream pump well. Westech will repair it next spring when the streams are shut down for spring cleaning.
- The hot tub has a leak through the skimmer and it is closed until further notice. Pond's Pool will be here on September 30 to assess the problem.
- The boilers in the Windsor had a faulty part and were repaired by Westech.
- A water leak was found in the Clubhouse office wall and it was temporarily repaired. Westech will submit a quote for a permanent fix.

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

**OPERATIONS BUDGET**

The financial report for the period ending August 31, 2024, was presented to Council. We are now halfway through our fiscal year. For the six months ending August, we are reporting showing a surplus of \$156,974. The following are highlights from the report:

**OPERATIONS**

Revenue

- Year-to-date revenue is \$5,500 higher than budget due to higher than budgeted interest income, income from R.V. parking, guest suite rentals and sales of remotes.

Expenses

- Condo specific expenses are about \$31,600 below budget for the six months with favourable variances across all expense categories except garbage disposal.
- Townhouse specific expenses are \$30,400 less than budget for the six months. Garbage disposal is also over budget due to paying the bill for Trash and Treasure Day in the month. This expense is spread evenly over the year in the budget.
- All common expense categories are below budget in the current month, as well as for the six-month period ending August 31st. In total common expenses are \$17,700 below budget in the month and \$87,500 on a year-to-date basis.
- There were some minor overages in a limited number of expense accounts.

**CONTINGENCY RESERVE FUND (CRF)**

- Interest earned on investments and the contingency reserve bank account, to the end of June amounted to \$73,700.
- Excluding the Roof Replacement Project, the approved CRF budgeted items this year total \$151,195. The majority of the \$48,000 spent so far this year has been for townhouse envelope repairs.

**TOWNHOUSE ROOF REPLACEMENT**

- The approved budget for the Roof Replacement Project is \$5,133,000. To the end of August, we have been billed a total of \$522,000. The project is on schedule.

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

## **BUSINESS ARISING FROM PREVIOUS MINUTES**

**Condo Exposed Balcony Surface Painting** –Three of these balconies have been completed and work is ongoing.

**Tree Assessment Report** – McConkey Arborist Services has completed the first half of the tree work. The second half of this work will be scheduled for the next fiscal year.

**Electrical Planning Reports and EV Ready Plan** – Engineers are in the process of producing a draft of the Electrical Planning Report and EV Ready Plan for Council to review.

**Rules For Rental of Fireside Room** – The Council and Social Committee provided amendments to the fireside rental agreement. Further investigation will take place before the full amendments can proceed. It was **MOVED, SECONDED and CARRIED** to remove the rule for rental of the sound system - 1(j)(9).

**East Gate Kiosk** – Mack Kirk is waiting for a boom lift which is required to allow assessment of the kiosk.

**TELUS Event** – The TELUS event was a disaster, with TELUS representatives using very aggressive tactics to get people to sign up for their services. After the approved event in the Clubhouse was finished, the TELUS representatives proceeded to go door to door which was **not** approved. The council and management received many complaints about this and these complaints have been forwarded to TELUS. We are not obligated to have any further TELUS events.

**Roadway Speed Signs** – The the roadway speed signs are mostly completed.

**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.**

**Auto Air Vents** – We are waiting for Westech to schedule the auto-air vent replacements in the condos and upper townhome units.

**Condo Parking Audit** – Further investigation is needed on two deficiencies.

**Residents Manual Update** – Council is working on the Resident Manual update.

**Drainage Issues** – Crush has repaired some areas where there were drainage problems but this work left a hole in the pavement that needs to be patched. The council will try to patch the area and if unsuccessful a contractor will be called. There are also some concrete repairs that need to be done. A drainage issue in the back of a unit has been resolved.

**Privacy Fences** – Council and volunteers are going to review the condition of the privacy fences around the complex.

**Updated Pool and Spa Signage** – Council is continuing to work on the signage for the pool and spa.

**Paint Assessment** – NOVA was on site to do a review of the complex painting. They are working on a report for the Council to review.

**Parkade Cleaning** – It was **MOVED, SECONDED and CARRIED** to approve the power sweeping quotes from Phoenix power sweeping. To avoid the vehicles from all three condos needing alternative parking at the same time, it is hoped to have one parkade per day cleaned sometime in the middle of October. Notices will be posted in the condominiums once the dates have been finalized.

## **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 requests were made. Alteration letters will be sent for those that were approved.

Some landscaping requests were received. These were reviewed by Council and will be passed on to the landscapers.

There was a leak caused by a contractor doing a renovation. Council attended and the parties involved indicated that they would handle it between the two units. It appears the contractor will be taking care of the damage and repairs.

A report was received of a sliding glass door issue. Peak will be out to add a bumper to the door.

A complaint was received about the hedge behind the Mayfair creating too much shade and creating places for people to hide. With northern exposure and the patios being so far down it is very hard to get more light in that area. Council have requested to have the hedges trimmed by the landscapers.

A complaint was received about the enter phone at the Mayfair. Ashley will assess what needs to be done.

A request made to replace the elevator notice holder in the Mayfair. Don will be asked to attend to this.

A complaint had been received about marijuana smoke and a letter had been sent to the noted source unit. In response a letter was received from that unit denying any smoking of marijuana.

A drainage issue was reported. Crush plumbing repaired the problem.

A report was received of rot on the bottom board of a building and Jeff has completed the required work.

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

A complaint was received about the intended removal of a skunk. The complainant stated that they are in favour of having it remain and Council will reconsider attempting to remove the skunk.

Complaints were received about a vacant unit being a source of mouse issues and a response was provided.

## **COMMITTEE REPORTS**

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

### **CONDOMINIUMS – Debbie**

- Condo residents are requested not to leave personal items in the lobbies. Please dispose of unwanted items in the appropriate garbage, recycle or organics bins, or if appropriate take them to a thrift store.
- The Make-up Air Units (MAUs) have been turned off for the fall/winter season in the Mayfair and Kensington. The boiler in the Windsor is awaiting arrival of a part before it can be repaired and the MAU in the Windsor will be turned off at the same time the repair is completed.
- Please remember not to store anything in parking stalls other than vehicles, bicycles and shopping trollies.

### **TOWNHOUSES – Mike**

- No Report

## **CLUBHOUSE – Paul D**

- There is a leak on the skimmer of the hot tub. The pool and spa contractor will be out to repair it, but until the repair is completed the hot tub will be closed.

## **LANDSCAPING - Ron**

- Trimming and pruning is progressing as part of getting ready for fall.
- The west side of the stream has been cleaned up.
- With the roofing project ongoing, the micro clover and re-seeding of lawns will be held over until spring when the roofs are done.

## **SAFETY AND SECURITY – Ashley**

- We purchased some door strikes to replace old, failed ones. Zenon has replaced one for a Windsor man gate, and two for the Spa room where the humidity shortens their lifespan.

## **IRRIGATION – Ron**

- Irrigation will be turned off this week.

## **SOCIAL COMMITTEE**

- The Indian Dinner event was enjoyed by all and a similar event will be held next year.
- The Canada Day Celebration was attended by over 200 residents. The band was a real hit.
- The Stuffed Potato and Corn event was well received and residents were pleased with the menu.
- The Newcomer Event plans are underway. Approximately 45 to fifty invitations will be hand-delivered by Social Committee members
- The Halloween Party and Halloween at the gate planning are underway. Posters will be going up soon.

## **ADMINISTRATION**

- No Report

## **PONDS AND FOUNTAINS – Ron**

- No Report

## **RV LOT – Marilyn Thomas**

- Everyone seems very pleased with the new look of the RV lot evident just by looking through the fencing. The Committee is very appreciative of the continuing thanks for all the hard work we did this summer. There have been 22 move-ins or move-outs over the past 6 months. We currently have 43 rentals, 6 available stalls, 2 pending applications, 1 large stall for Chelsea's use and the emergency preparedness container. Of the rentals, there are 4 tow vehicles at no charge. Monthly revenue varies depending on how many temporary rentals there are but should consistently be a minimum of \$925. Thank you to everyone for parking their vehicles ahead of the new back lines of the security system. It has eliminated the false alarms. We will now move on to search the security cameras to eliminate the dumping in the RV lot of unwanted articles.
- The administration for the lot has been streamlined. New fillable online application forms are in use and copies of current insurance are being requested group by group to ensure our bylaws/rules are met. We are better coordinated with the office in the circulation and collection of keys and with Crossroads for the billing of the monthly rentals. The Committee has also started to revise the current rules concerning the RV lot for approval at the next AGM.
- All requests for stalls, move in and move outs, replacement of vehicles, questions or concerns about the RV lot should be directed to myself, Marilyn Thomas at 604-817-1310 or marilyn.thomas112@me.com

## **ROOFING COMMITTEE – Paul K**

The Townhouse Roof Replacement Project is proceeding on schedule. The following is the update from the progress meeting held on September 19, 2024.

- Units 134-138, 213-216, 319-324 & 325-329 are now ready for final inspections.
- Units 329-334, 313-318 & 307-312 still remain to have skylights, chimney chase flashing, and siding

installed.

- Units 303-311, 297-302, 291-295, 287-290 & 219-296 have skylights, chimney flashing, siding, and gutters to install.
- The slope crew is currently on Units 279-284 and are approximately 40% complete.
- Units 210-212 are having the flat roofs done at this time.

Residents are reminded to read the notices issued by Mack Kirk so that they know when the crews will begin work on their townhouse roofs. It is also advisable to reread the start-up notice as this document explains the contractors' and residents' responsibilities.

The contractor has been advised and will affect repairs to a number of window screens that have been damaged. One townhouse unit experienced damage to stucco which has been repaired. The contractor has been reminded to refrain from parking crew vehicles in visitor parking spots and to ensure that contractor vehicles and equipment observe our speed limit. Mack Kirk is asking that residents be patient as they proceed to consolidate their materials in fewer visitor parking spots as their work progresses around the property.

Mack Kirk submitted their second progress billing in early September bringing the total value of work completed to date to \$830,343. The customary 10% holdback has been retained from this amount pending final inspection. The contractor is also maintaining a list of the additional materials that have been consumed on the project. These materials will be billed at the contract rate and include fascia and trim boards, and plywood sheathing. The quantity of materials used to date has not been significant. The cost will be charged to the project contingency. The approved project contingency is \$541,000.

Two change orders have been issued to date as follows:

- 1) A credit for \$10,000 representing a reduction in mobilization costs for not breaking the project into two phases as was the original plan. Instead, there will only be weather related breaks in the project.
- 2) A charge for \$62,640 representing the cost to repair the wood trim on 174 townhouse chimneys. Some time ago the inspector noted that the trim boards of most of the townhouse chimneys are in bad shape. The paint has peeled off, the caulking has deteriorated and much of the trim is rotten on the ends. It was initially recommended that we plan for a separate project to have the chimney trim boards refinished sometime in the future. However, given that the roofing crews have to remove the bottom six to 12 inches of the trim boards to insert the new flashing, Council approved having the complete chimney trim boards replaced during the current project. This will result in savings compared to an independent project at some later date.

Council has requested Mack Kirk to inspect the water damage that has occurred on roofs to the main gate archway and pedestrian kiosk, as well as the east gate kiosk. They will provide a quote for the repairs for Council's consideration.

Phoenix has produced 33 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. As noted above, four blocks are ready for final inspection.

### **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](mailto:ted@phoenixroofconsultants.ca) and [admin@phoenixroofconsultants.ca](mailto: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 "Chelsea Gardens" when calling.
3. Contact Phoenix Roof Consultants at 604-317-3786.

#### **INVESTMENT COMMITTEE – Paul K**

- No Report

#### **EMERGENCY PREPAREDNESS – Paul K**

- No Report this month.

#### **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](mailto:mariefostvelt@gmail.com)). Inquiries for pest control can go to [jesse@crpm.ca](mailto:jesse@crpm.ca) and Don or Val. These will be forwarded to Marie for scheduling with Orkin.
- Orkin carried out a spraying and service of several units in the Kensington that have reported cockroach issues. The report is that it has helped, however it may not have been done properly by Orkin.
- Council will be looking into getting new proposals from other pest control companies and look to move on from Orkin.

#### **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**

**Retaining Walls** – Council will investigate the retaining walls to determine options to address the rotting retaining walls around the complex.

**Clubhouse Leak** – It was **MOVED, SECONDED and CARRIED** to approve the pipe replacement in the clubhouse. The funding for this will come from the CRF. The amount of the quote is an estimated \$7440.09.

**Hedge Trimming Behind Mayfair** – Council will request the landscapers to provide trimming of the hedge behind the Mayfair. Only so much can be trimmed annually without compromising the health of the plant.

**Crack Above Windsor Parkade** – Council reviewed a crack above the Windsor parkade and will have a contractor investigate to determine if the crack is structural.

**Newcomers Event** – The Social Committee will be hosting a Newcomers' Welcome on Sunday, October 6, 2024 in the Fireside Room from 1 PM to 3 PM.

**Depreciation Report** – We are awaiting quotes from engineering companies for renewal of the depreciation report.

**Snow Removal** – Council will obtain and review quotes for Snow removal this year.

**ADJOURNMENT**

The meeting was adjourned at 4:04 PM

The next Council meeting is October 29, 2024 @1:00PM



4611 Kelly Place  
Delta BC  
V4K 1G8  
Tel: 604-317-3786  
Email: ted@phoenixroofconsultants.ca

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## **Notice to Occupants** **LMS 1416 Chelsea Gardens**

### **Attention Residents:**

Please note that due to the unpredictable weather moving forward, the crew may take advantage of good weather on Saturdays to make up for any lost time during rainy days during the week.

We thank you for your cooperation during the re-roof project.

Thank you,

Phoenix Roof Consultants

# CHELSEA GARDENS EMERGENCY PREPAREDNESS



SEPTEMBER 2024

## ARE YOU PREPARED?

### CHELSEA GARDENS EMERGENCY PREPAREDNESS GUIDE

The Chelsea Gardens Emergency Preparedness Guide is available on the Chelsea Today website and offers a wealth of information on:

- How to prepare and what to do in different types of emergencies (earthquake, fire, power failure)
- What to have in a “grab and go” emergency survival kit
- How to prepare your home for an emergency, what to have on hand and how to turn off water, gas and open garage doors
- How prepare and plan for an emergency, including planning an evacuation route and to communicate and re-unite with family/friends

It is recommended that all Chelsea residents familiarize themselves with the guide, print it and keep it with your grab and go kit for reference in an emergency.

We are fortunate to have a team of volunteers at Chelsea Gardens that has spent time planning, preparing and training for an emergency. The emergency response teams will be activated in an emergency and can help provide first aid, arrange shelter and care for evacuees, provide on site security, assess damage and even help look after pets. But we all need to take personal responsibility for our own safety and survival in an emergency situation. Preparation is the key: it MAY SAVE LIVES, limit injuries and reduce other impacts in the event of any type of emergency. Taking the time to prepare is worthwhile!

We are constantly looking to improve our preparedness. If you have any suggestions for the guide, or want to explore getting involved in the Emergency Preparedness teams, please contact Doug McLeod, at [kdmcleod@telus.net](mailto:kdmcleod@telus.net), or 778.591.3999.

### DID YOU KNOW?

After an incident has occurred, dealing with insurance companies may be necessary. Be prepared with key documents and photographs of valuable items. This simple task can save you a lifetime of frustration. A good practice is to store a copy these important documents on a flash drive and keep it with your grab and go kit.

Our community is always changing: residents move out and others move in, some decline in capability with time, and others have changes in personal priorities. Thus, volunteers leave the program. We will always need more volunteers to ensure our emergency response is effective. If you are interested in contributing to your community in a very positive way, contact the Emergency Program Leader, Doug McLeod, at [kdmcleod@telus.net](mailto:kdmcleod@telus.net), or 778.591.3999.

## DAMAGE OR LOSS WITHIN YOUR STRATA LOT

Strata Lot Owner arranges for any necessary emergency response clean up and takes all practical steps to mitigate losses.

The Owner promptly notifies Strata Council and/or the Strata Manager of the incident.

Is the damage below the Strata Corporation's insurance policy deductible?

YES

The Strata Lot Owner is solely responsible for all repairs to the strata lot. Owners should contact their personal insurance broker to initiate a claim under their personal homeowner's insurance policy.

If there is more than one Strata Lot involved and the total damage to all Strata Lots is below the Strata Corporation insurance deductible, each Strata Lot Owner must go through their own personal homeowner's insurance policy.

*If the damage is a result of an issue originating from the common property AND the Strata Corporation was found to be negligent in its maintenance of the common property, the Strata Corporation may be responsible for repairs.*

NO

What is damaged?

ORIGINAL BUILDING ELEMENTS & COMMON AREAS

The Strata Council or Strata Manager notifies the Strata Corporation insurance company. The assigned Adjuster will assist in coordinating repairs to the damage, as per the insurance policy.

UPGRADED UNIT ELEMENTS & OWNER CONTENTS

The Strata Lot Owner is responsible for any upgrades that are made from the original building materials. The owner is also responsible for contents. Owners should contact their personal homeowner's insurance provider.

**Balance Sheet (Accrual)**  
**CHELSEA - Operations - 02 (lms1416)**  
**August 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	158,660.17
1025-0120	Bank - Roof Replacement	858,993.02
1027-0000	Bank - Water Surcharge	56,445.63
1028-1300	Bank - Golf Tournament Funds	3,508.39
1029-0000	Bank - Apt Utilities	56,947.45
1030-0000	Bank - Exercise Room	1,370.74
1040-0000	Bank - Social Committee	6,483.16
1200-0000	Prepaid Insurance	105,774.57
1300-0000	Accounts Receivable	15,643.45
1301-0002	A/R - Roof Replacement	1,235,994.58
	<b>TOTAL ASSETS</b>	<b>2,500,038.51</b>

**LIABILITIES**

2010-0000	Accounts Payable	21,037.26
2012-2500	Accrued Expenses	3,769.50
2014-0000	Accrued Water & Sewer	38,104.24
2017-0000	Social Committee Fund	6,483.16
2018-0000	Exercise Room	1,370.74
2019-0000	Golf Tournament Fund	3,508.39
2035-0000	Security Deposits	300.00
2170-0000	Vacation Payable	5,217.64
2250-0000	Pre-Paid Fees	1,553.90
	<b>TOTAL LIABILITIES</b>	<b>81,344.83</b>

**OWNERS EQUITY**

**RESERVES**

3479-0015	<b>ROOF REPLACEMENT</b>	
3479-0016	Roof Replacement Levy	2,568,705.53
3479-0018	Roof Replacement Expenses	-522,228.20
3479-0019	Roof Replacement Holdback	48,510.25
3479-0020	<b>ROOF REPLACEMENT TOTAL</b>	<b>2,094,987.58</b>
3500-0000	Net Income - Prior Years	99,084.60
3500-0500	Prior Year-Adjustment	-3,437.50
3510-0000	Net Income - Current Year	156,974.36
3510-2000	Net Income - Utilities	52,743.25
3510-3000	Net Income - Water & Sewer	18,341.39

DATE: SEP. 16/2024  
ACCOUNTANT: [Signature]  
PROPERTY MANAGER: \_\_\_\_\_

**TOTAL OWNERS' EQUITY**  
**TOTAL LIABILITIES AND EQUITY**

<u>2,418,693.68</u>
<u>2,500,038.51</u>

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09/16/2024  
6:38 PM

**Budget Comparison (Accrual)**  
**CHELSEA - Operations - 02 (lms1416)**  
**August 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	
<b>INCOME</b>								
4010-0000	Strata Fees	71,063.77	71,063.92	-0.15	426,384.12	426,383.52	0.60	852,767.00
4012-0000	CRF Strata Fees - Apartments	-21,036.75	-21,036.75	0.00	-126,220.50	-126,220.50	0.00	-252,441.00
4015-0000	Parking, Scooter & EV Parking	631.00	625.00	6.00	3,811.00	3,750.00	61.00	7,500.00
4022-0000	Move in/out	400.00	83.33	316.67	2,400.00	499.98	1,900.02	1,000.00
4025-0000	Prior Year Surplus (Deficit)	6,290.25	6,290.25	0.00	37,741.50	37,741.50	0.00	75,483.03
	<b>TOTAL</b>	<b>57,348.27</b>	<b>57,025.75</b>	<b>322.52</b>	<b>344,116.12</b>	<b>342,154.50</b>	<b>1,961.62</b>	<b>684,309.03</b>
4030-0000	Strata Fees	133,713.33	133,713.33	0.00	802,279.98	802,279.98	0.00	1,604,560.00
4032-0000	CRF Strata Fees - Townhomes	-45,767.75	-45,767.75	0.00	-274,606.50	-274,606.50	0.00	-549,213.00
4037-0000	Prior Year Surplus	8,597.26	8,597.26	0.00	51,583.56	51,583.56	0.00	103,167.16
	<b>TOTAL</b>	<b>96,542.84</b>	<b>96,542.84</b>	<b>0.00</b>	<b>579,257.04</b>	<b>579,257.04</b>	<b>0.00</b>	<b>1,158,514.16</b>
<b>OTHER</b>								
4040-0000	Rental - Fireside Lounge	100.00	83.33	16.67	550.00	499.98	50.02	1,000.00
4045-0000	Rental - Caretaker Suite	600.00	600.00	0.00	3,600.00	3,600.00	0.00	7,200.00
4050-0000	Rental - Guest Suites	1,250.00	750.00	500.00	5,600.00	4,500.00	1,100.00	9,000.00
4055-0000	R.V. Parking	975.00	750.00	225.00	6,000.00	4,500.00	1,500.00	9,000.00
4060-0000	Miscellaneous	0.00	0.00	0.00	10.00	0.00	10.00	0.00
4061-0000	Bylaw Fines	0.00	0.00	0.00	-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	813.99	624.98	189.01	6,249.72	3,749.88	2,499.84	7,499.81
4066-0000	Remote Control Sale	595.00	200.00	395.00	1,565.00	1,200.00	365.00	2,400.00
4084-0000	Keys	10.00	0.00	10.00	10.00	0.00	10.00	0.00
	<b>TOTAL OTHER</b>	<b>4,343.99</b>	<b>3,008.31</b>	<b>1,335.68</b>	<b>23,509.72</b>	<b>18,049.86</b>	<b>5,459.86</b>	<b>36,099.81</b>
	<b>TOTAL INCOME</b>	<b>158,235.10</b>	<b>156,576.90</b>	<b>1,658.20</b>	<b>946,882.88</b>	<b>939,461.40</b>	<b>7,421.48</b>	<b>1,878,923.00</b>
<b>EXPENSES</b>								
6030-0000	Apt Janitor/Contract Services	2,089.50	2,500.00	410.50	12,537.00	15,000.00	2,463.00	30,000.00
6208-0000	Building Maint. - Apartments	2,313.82	5,000.00	2,686.18	23,116.04	30,000.00	6,883.96	60,000.00
6215-0000	Equipment Maint.-Apartments	2,769.94	6,666.67	3,896.73	22,083.06	40,000.02	17,916.96	80,000.00
6268-0050	Elevator Maint. - Apartments	1,399.75	1,875.00	475.25	8,800.54	11,250.00	2,449.46	22,500.00
6275-0000	Gate & Door Maint. - Apartment	0.00	583.33	583.33	1,019.58	3,499.98	2,480.40	7,000.00
6279-0000	Garbage Pick-up - Apts.	3,949.39	2,250.00	-1,699.39	14,059.11	13,500.00	-559.11	27,000.00
	<b>TOTAL EXPS. BEFORE UTILITIES</b>	<b>12,522.40</b>	<b>18,875.00</b>	<b>6,352.60</b>	<b>81,615.33</b>	<b>113,250.00</b>	<b>31,634.67</b>	<b>226,500.00</b>
<b>TOWNHOUSE EXPENSES</b>								
6315-0000	Building Maint. - Townhomes	2,223.64	7,500.00	5,276.36	11,327.69	45,000.00	33,672.31	90,000.00
6320-0000	Garbage Pick-up - Townhomes	10,755.87	6,041.67	-4,714.20	39,545.77	36,250.02	-3,295.75	72,500.00
	<b>TOTAL OPERATING EXPS. - T.H.</b>	<b>12,979.51</b>	<b>13,541.67</b>	<b>562.16</b>	<b>50,873.46</b>	<b>81,250.02</b>	<b>30,376.56</b>	<b>162,500.00</b>
<b>COMMON EXPENSES</b>								
<b>LANDSCAPING &amp; GROUNDS</b>								
6415-0000	Landscape Contract	14,070.00	14,500.00	430.00	84,420.00	87,000.00	2,580.00	174,000.00
6425-0000	Drainage Repair & Maint-Ground	15.00	1,666.67	1,651.67	15.00	10,000.02	9,985.02	20,000.00
6435-0000	Plant Replacement & Imp-Ground	0.00	1,083.33	1,083.33	3,917.48	6,499.98	2,582.50	13,000.00
6440-0000	Irrigation System	0.00	333.33	333.33	168.00	1,999.98	1,831.98	4,000.00
6455-0000	Snow Removal	0.00	2,000.00	2,000.00	0.00	12,000.00	12,000.00	24,000.00
	<b>TOTAL LANDS. &amp; GROUNDS</b>	<b>14,085.00</b>	<b>19,583.33</b>	<b>5,498.33</b>	<b>88,520.48</b>	<b>117,499.98</b>	<b>28,979.50</b>	<b>235,000.00</b>
<b>REPAIR &amp; MAINTENANCE- GENERAL</b>								
6510-0000	Repair & Maintenance	2,960.13	4,166.67	1,206.54	15,788.92	25,000.02	9,211.10	50,000.00
6515-0000	Equipment Rep. & Maint.-Common	53.21	1,458.33	1,405.12	7,106.59	8,749.98	1,643.39	17,500.00
6520-0000	Supplies Equipment - Common	1,709.94	1,000.00	-709.94	4,742.85	6,000.00	1,257.15	12,000.00
6525-0000	Supplies Maintenance-Common	40.00	250.00	210.00	860.13	1,500.00	639.87	3,000.00
6530-0000	Supplies Cleaning - Common	0.00	41.67	41.67	0.00	250.02	250.02	500.00
6535-0000	Enterphone and Security	74.60	791.67	717.07	702.17	4,750.02	4,047.85	9,500.00
6560-0000	Gate Repair & Maint. - Common	379.63	500.00	120.37	2,614.97	3,000.00	385.03	6,000.00
6565-0000	Pest Control - Common	0.00	1,666.67	1,666.67	4,901.80	10,000.02	5,098.22	20,000.00
	<b>TOTAL REPAIR &amp; MAINT.</b>	<b>5,217.51</b>	<b>9,875.01</b>	<b>4,657.50</b>	<b>36,717.43</b>	<b>59,250.06</b>	<b>22,532.63</b>	<b>118,500.00</b>

	MTD Actual	MTD Budget	\$ Var	YTD Actual	YTD Budget	\$ Var	Annual	
<b>UTILITIES</b>								
6576-0000	Electricity	126.00	200.00	74.00	886.00	1,200.00	314.00	2,400.00
6577-0000	Electricity Ponds - Common	413.00	466.67	53.67	2,363.00	2,800.02	437.02	5,600.00
6580-0000	Electricity Stream - Common	515.00	733.33	218.33	3,090.00	4,399.98	1,309.98	8,800.00
6595-0000	Telephone Caretaker	95.20	125.00	29.80	571.20	750.00	178.80	1,500.00
	<b>TOTAL UTILITIES</b>	<b>1,149.20</b>	<b>1,525.00</b>	<b>375.80</b>	<b>6,910.20</b>	<b>9,150.00</b>	<b>2,239.80</b>	<b>18,300.00</b>
<b>RV LOT EXPENSES</b>								
6640-0000	Repair & Maintenance - RV Lot	11.18	125.00	113.82	43.65	750.00	706.35	1,500.00
6690-0000	Electricity - RV Lot	65.00	79.17	14.17	410.00	475.02	65.02	950.00
	<b>TOTAL OPERATING EXPS-RV LOT</b>	<b>76.18</b>	<b>204.17</b>	<b>127.99</b>	<b>453.65</b>	<b>1,225.02</b>	<b>771.37</b>	<b>2,450.00</b>
<b>RECREATION CENTRE - COMMON</b>								
6710-0000	Bldg Repair & Maint-Rec Centre	27.67	750.00	722.33	1,324.52	4,500.00	3,175.48	9,000.00
6712-0000	Equip. Rep. & Maint.-Clubhouse	288.75	2,083.33	1,794.58	6,871.69	12,499.98	5,628.29	25,000.00
6715-0000	Lock Up Costs - Rec. Centre	0.00	183.33	183.33	640.00	1,099.98	459.98	2,200.00
6725-0000	Exercise Equip R & M-Rec Centr	450.21	1,000.00	549.79	1,233.86	6,000.00	4,766.14	12,000.00
6730-0000	Workshop R & M-Rec. Centre	0.00	83.33	83.33	0.00	499.98	499.98	1,000.00
6735-0000	Pool Repair & Maint.-Rec. Cent	915.00	750.00	-165.00	6,941.61	4,500.00	-2,441.61	9,000.00
6740-0000	Pool Supplies & Chemicals-Rec.	1,058.44	458.33	-600.11	3,031.62	2,749.98	-281.64	5,500.00
6750-0000	Cleaning Supplies-Rec. Centre	240.88	208.33	-32.55	1,077.35	1,249.98	172.63	2,500.00
6755-0000	Window & Carpet Cleaning-Rec.	0.00	83.33	83.33	0.00	499.98	499.98	1,000.00
6764-0000	Electricity - Rec. Centre	1,659.00	2,000.00	341.00	9,954.00	12,000.00	2,046.00	24,000.00
6765-0000	Gas - Rec. Centre	849.22	2,000.00	1,150.78	6,620.68	12,000.00	5,379.32	24,000.00
	<b>TOTAL OPER. EXPS-REC. CENTRE</b>	<b>5,489.17</b>	<b>9,599.98</b>	<b>4,110.81</b>	<b>37,695.33</b>	<b>57,599.88</b>	<b>19,904.55</b>	<b>115,200.00</b>
<b>SALARIES &amp; BENEFITS</b>								
6820-0000	Caretaker Salary and Benefits	5,208.34	5,416.67	208.33	30,048.16	32,500.02	2,451.86	65,000.00
6830-0000	Caretaker Assistant Wages	1,276.10	1,625.00	348.90	7,656.60	9,750.00	2,093.40	19,500.00
6865-0000	R. C. Janitor Wages and Ben.	1,680.00	1,833.33	153.33	10,080.00	10,999.98	919.98	22,000.00
6875-0000	Payroll Costs	920.60	1,000.00	79.40	6,013.01	6,000.00	-13.01	12,000.00
6890-0000	Workers Compensation Board	0.00	83.33	83.33	52.50	499.98	447.48	1,000.00
	<b>TOTAL SALARIES &amp; PAYROLL COSTS</b>	<b>9,085.04</b>	<b>9,958.33</b>	<b>873.29</b>	<b>53,850.27</b>	<b>59,749.98</b>	<b>5,899.71</b>	<b>119,500.00</b>
<b>OFFICE EXPENSES</b>								
6910-0000	Equipment Rep. & Maint.-Office	33.58	100.00	66.42	33.58	600.00	566.42	1,200.00
6915-0000	Supplies	0.00	75.00	75.00	151.32	450.00	298.68	900.00
6920-0000	Telephone & Cable - Office	327.88	333.33	5.45	1,936.67	1,999.98	63.31	4,000.00
	<b>TOTAL OFFICE EXPENSES</b>	<b>361.46</b>	<b>508.33</b>	<b>146.87</b>	<b>2,121.57</b>	<b>3,049.98</b>	<b>928.41</b>	<b>6,100.00</b>
<b>ADMINISTRATION</b>								
6970-0000	AGM Expenses - Admin.	114.08	500.00	385.92	7,141.68	3,000.00	-4,141.68	6,000.00
6975-0000	Council Expenses - Admin.	75.00	291.67	216.67	75.00	1,750.02	1,675.02	3,500.00
6980-0000	Legal Expenses	498.75	375.00	-123.75	498.75	2,250.00	1,751.25	4,500.00
6984-0000	Postage and Printing	1,014.79	1,000.00	-14.79	5,493.53	6,000.00	506.47	12,000.00
6985-0000	Insurance Appraisal	0.00	16.67	16.67	0.00	100.02	100.02	200.00
6990-0000	Insurance Premiums	60,496.33	60,496.33	0.00	362,977.98	362,977.98	0.00	725,956.00
6992-0000	Insurance Carrying Charges	1,371.35	2,093.08	721.73	8,228.10	12,558.48	4,330.38	25,117.00
7000-0000	Management Fees	7,408.34	7,500.00	91.66	44,450.04	45,000.00	549.96	90,000.00
7000-1000	Strata Management- Extras	0.00	0.00	0.00	567.00	0.00	-567.00	0.00
7010-0000	Property Taxes - Admin.	0.00	54.17	54.17	546.00	325.02	-220.98	650.00
7020-0000	Security - Admin.	0.00	166.67	166.67	0.00	1,000.02	1,000.02	2,000.00
7023-0000	Emergency Preparedness	0.00	250.00	250.00	813.37	1,500.00	686.63	3,000.00
7025-0000	Bank Charges	13.00	12.50	-0.50	72.00	75.00	3.00	150.00
7030-0000	Strata Web Site	0.00	33.33	33.33	56.02	199.98	143.96	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	700.02	470.07	1,400.00
	<b>TOTAL ADMINISTRATION EXPENSES</b>	<b>70,991.64</b>	<b>72,906.09</b>	<b>1,914.45</b>	<b>431,150.80</b>	<b>437,436.54</b>	<b>6,285.74</b>	<b>874,873.00</b>
	<b>TOTAL COMMON EXPENSES</b>	<b>106,455.20</b>	<b>124,160.24</b>	<b>17,705.04</b>	<b>657,419.73</b>	<b>744,961.44</b>	<b>87,541.71</b>	<b>1,489,923.00</b>
	<b>TOTAL EXPENSES</b>	<b>131,957.11</b>	<b>156,576.91</b>	<b>24,619.80</b>	<b>789,908.52</b>	<b>939,461.46</b>	<b>149,552.94</b>	<b>1,878,923.00</b>
	<b>NET INCOME (LOSS)</b>	<b>26,277.99</b>	<b>-0.01</b>	<b>26,278.00</b>	<b>156,974.36</b>	<b>-0.06</b>	<b>156,974.42</b>	<b>0.00</b>
<b>REVENUE UTILITIES</b>								
<b>REVENUE - APARTMENT UTILITIES</b>								
9260-0000	Utilities Income - Apts.	13,860.08	13,860.08	0.00	83,160.48	83,160.48	0.00	166,321.00
9262-0000	Utilities Interest Income	250.40	100.00	150.40	1,469.30	600.00	869.30	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
	<b>TOTAL APARTMENT UTILITIES</b>	<b>14,110.48</b>	<b>13,960.08</b>	<b>150.40</b>	<b>126,608.74</b>	<b>125,739.44</b>	<b>869.30</b>	<b>209,500.00</b>
<b>UTILITY EXPENSES</b>								
<b>ELECTRICITY - APARTMENTS</b>								
9360-0000	Electricity Kens & Mayfair	2,508.00	2,916.67	408.67	15,048.00	17,500.02	2,452.02	35,000.00

	MTD Actual	MTD Budget	\$ Var	YTD Actual	YTD Budget	\$ Var	Annual
9365-0000 Electricity Windsor	1,645.00	1,875.00	230.00	9,870.00	11,250.00	1,380.00	22,500.00
<b>TOTAL ELECTRICITY - APART.</b>	<b>4,153.00</b>	<b>4,791.67</b>	<b>638.67</b>	<b>24,918.00</b>	<b>28,750.02</b>	<b>3,832.02</b>	<b>57,500.00</b>
<b>GAS - APARTMENTS</b>							
9410-0000 Gas - Mayfair	940.06	2,666.67	1,726.61	10,862.22	16,000.02	5,137.80	32,000.00
9420-0000 Gas - Kensington	1,706.22	5,000.00	3,293.78	19,624.09	30,000.00	10,375.91	60,000.00
9430-0000 Gas - Windsor	1,557.92	5,000.00	3,442.08	18,461.18	30,000.00	11,538.82	60,000.00
<b>TOTAL GAS - APARTMENTS</b>	<b>4,204.20</b>	<b>12,666.67</b>	<b>8,462.47</b>	<b>48,947.49</b>	<b>76,000.02</b>	<b>27,052.53</b>	<b>152,000.00</b>
<b>TOTAL UTILITIES - APARTMENT</b>	<b>8,357.20</b>	<b>17,458.34</b>	<b>9,101.14</b>	<b>73,865.49</b>	<b>104,750.04</b>	<b>30,884.55</b>	<b>209,500.00</b>
<b>NET INCOME (LOSS) UTILITIES</b>	<b>5,753.28</b>	<b>-3,498.26</b>	<b>9,251.54</b>	<b>52,743.25</b>	<b>20,989.40</b>	<b>31,753.85</b>	<b>0.00</b>
<b>REVENUE - WATER INCOME</b>							
9650-0000 Water - Apartments	7,494.40	7,494.40	0.00	44,966.40	44,966.40	0.00	89,932.80
9700-0000 Water - Townhouses	10,960.56	10,960.56	0.00	65,763.36	65,763.36	0.00	131,526.72
9725-0000 Water - Interest Income	256.92	150.00	106.92	1,848.87	900.00	948.87	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
<b>TOTAL WATER INCOME</b>	<b>18,711.88</b>	<b>18,604.96</b>	<b>106.92</b>	<b>117,944.60</b>	<b>116,995.73</b>	<b>948.87</b>	<b>228,625.49</b>
<b>WATER EXPENSE</b>							
9850-0000 Water Usage	19,052.12	19,052.12	0.00	99,603.21	114,312.72	14,709.51	228,625.49
<b>TOTAL WATER</b>	<b>19,052.12</b>	<b>19,052.12</b>	<b>0.00</b>	<b>99,603.21</b>	<b>114,312.72</b>	<b>14,709.51</b>	<b>228,625.49</b>
<b>NET INCOME (LOSS) WATER</b>	<b>-340.24</b>	<b>-447.16</b>	<b>106.92</b>	<b>18,341.39</b>	<b>2,683.01</b>	<b>15,658.38</b>	<b>0.00</b>

**Balance Sheet (Accrual)**  
**CHELSEA - Contingency - 02 (lms1416c)**  
**August 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	2,752,354.40
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
	<b>TOTAL ASSETS</b>	<u>3,899,545.82</u>

**LIABILITIES**

2010-0000	Accounts Payable	0.00
2012-2500	Accrued Expenses	4,435.87
	<b>TOTAL LIABILITIES</b>	<u>4,435.87</u>

**OWNERS EQUITY  
RESERVES**

3500-0000	Net Income - Prior Years	3,468,550.67
3510-0000	Net Income - Current Year	426,559.28
	<b>TOTAL OWNERS' EQUITY</b>	<u>3,895,109.95</u>
	<b>TOTAL LIABILITIES AND EQUITY</b>	<u>3,899,545.82</u>

DATE: SEP. 16/2024  
ACCOUNTANT: [Signature]  
PROPERTY MANAGER: [Signature]

**Budget Comparison (Accrual)  
CHELSEA - Contingency - 02 (lms1416c)  
August 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	
<b>INCOME</b>								
4010-5000	Strata Fees - Apartments	21,036.75	21,036.75	0.00	126,220.50	126,220.50	0.00	252,441.00
4010-6000	Strata Fees - Townhomes	45,767.75	45,767.75	0.00	274,606.50	274,606.50	0.00	549,213.00
	<b>TOTAL</b>	<b>66,804.50</b>	<b>66,804.50</b>	<b>0.00</b>	<b>400,827.00</b>	<b>400,827.00</b>	<b>0.00</b>	<b>801,654.00</b>
4031-0000	Interest Income	12,157.39	0.00	12,157.39	73,739.28	0.00	73,739.28	0.00
	<b>TOTAL</b>	<b>12,157.39</b>	<b>0.00</b>	<b>12,157.39</b>	<b>73,739.28</b>	<b>0.00</b>	<b>73,739.28</b>	<b>0.00</b>
	<b>TOTAL INCOME</b>	<b>78,961.89</b>	<b>66,804.50</b>	<b>12,157.39</b>	<b>474,566.28</b>	<b>400,827.00</b>	<b>73,739.28</b>	<b>801,654.00</b>
<b>TOWNHOUSE EXPENSES</b>								
6342-2024	2024 Townhouse Envelope Repairs	2,890.31	7,083.33	4,193.02	32,347.00	42,499.98	10,152.98	85,000.00
	<b>TOTAL OPERATING EXPS. - T.H.</b>	<b>2,890.31</b>	<b>7,083.33</b>	<b>4,193.02</b>	<b>32,347.00</b>	<b>42,499.98</b>	<b>10,152.98</b>	<b>85,000.00</b>
<b>COMMON EXPENSES</b>								
<b>LANDSCAPING &amp; GROUNDS</b>								
6425-2024	Tree Risk Assessment & Remediation	0.00	1,666.67	1,666.67	8,715.00	10,000.02	1,285.02	20,000.00
	<b>TOTAL LANDS. &amp; GROUNDS</b>	<b>0.00</b>	<b>1,666.67</b>	<b>1,666.67</b>	<b>8,715.00</b>	<b>10,000.02</b>	<b>1,285.02</b>	<b>20,000.00</b>
<b>REPAIR &amp; MAINTENANCE- GENERAL</b>								
6512-2024	Electrical Planning Report	0.00	3,333.33	3,333.33	0.00	19,999.98	19,999.98	40,000.00
6521-2024	Fire Equipment Replacement	0.00	0.00	0.00	750.00	0.00	-750.00	0.00
	<b>TOTAL REPAIR &amp; MAINT.</b>	<b>0.00</b>	<b>3,333.33</b>	<b>3,333.33</b>	<b>750.00</b>	<b>19,999.98</b>	<b>19,249.98</b>	<b>40,000.00</b>
<b>RV LOT EXPENSES</b>								
6640-2024	RV Lot - Painting	0.00	516.25	516.25	6,195.00	3,097.50	-3,097.50	6,195.00
	<b>TOTAL OPERATING EXPS-RV LOT</b>	<b>0.00</b>	<b>516.25</b>	<b>516.25</b>	<b>6,195.00</b>	<b>3,097.50</b>	<b>-3,097.50</b>	<b>6,195.00</b>
	<b>TOTAL COMMON EXPENSES</b>	<b>0.00</b>	<b>5,516.25</b>	<b>5,516.25</b>	<b>15,660.00</b>	<b>33,097.50</b>	<b>17,437.50</b>	<b>66,195.00</b>
	<b>TOTAL EXPENSES</b>	<b>2,890.31</b>	<b>12,599.58</b>	<b>9,709.27</b>	<b>48,007.00</b>	<b>75,597.48</b>	<b>27,590.48</b>	<b>151,195.00</b>
	<b>NET INCOME (LOSS)</b>	<b>76,071.58</b>	<b>54,204.92</b>	<b>21,866.66</b>	<b>426,559.28</b>	<b>325,229.52</b>	<b>101,329.76</b>	<b>650,459.00</b>

# OCTOBER

## Chelsea Gardens Events Calendar

SUN	MON	TUE	WED	THU	FRI	SAT
		1 Bridge 6:30 Bible Study 7:00 Poker Pool 7:00	2 Coffee 9:15 am Poker 6:00 Whist 7:00	3 Dance -Adv.2:00 Dance -All 2:30 Euchre 7:00	4 Pub Night BYOB 5:00 to 7:00	5
6 Newcomers Event 1:00 Movie Night 7:00	7 Weights/Bands 9:00 2K Walk Away 9:30 Craft & Chat 1:00 Ladies Pool 6:00 Canasta 6:30	8 Osteo 9:00 Chair Yoga 9:30 Pillow Pals 1:30 Bridge 6:30 Bible Study 7:00 Poker Pool 7:00	9 Coffee 9:15 am Poker 6:00 Whist 7:00	10 Weights/Bands 9:00 2K Walk Away 9:30 Dance -Adv.2:00 Dance -All 2:30 Euchre 7:00	11 Osteo 9:00 Chair Yoga 9:30 Pub Night BYOB 5:00 to 7:00	12
13	14 Weights/Bands 9:00 2K Walk Away 9:30 Craft & Chat 1:00 Ladies Pool 6:00 Canasta 6:30	15 Osteo 9:00 Chair Yoga 9:30 Bridge 6:30 Bible Study 7:00 Poker Pool 7:00	16 Coffee 9:15 am Poker 6:00 Whist 7:00	17 Weights/Bands 9:00 2K Walk Away 9:30 Dance -Adv.2:00 Dance -All 2:30 Euchre 7:00	18 Osteo 9:00 Chair Yoga 9:30 Pub Night BYOB 5:00 to 7:00	19
20	21 Weights/Bands 9:00 2K Walk Away 9:30 Craft & Chat 1:00 Ladies Pool 6:00 Canasta 6:30	22 Osteo 9:00 Chair Yoga 9:30 Pillow Pals 1:30 Bridge 6:30 Bible Study 7:00 Poker Pool 7:00	23 Coffee 9:15 am Poker 6:00 Whist 7:00	24 Weights/Bands 9:00 2K Walk Away 9:30 Dance -Adv.2:00 Dance -All 2:30 Euchre 7:00	25 Osteo 9:00 Chair Yoga 9:30 <b>Halloween Party</b> 	26
27 Movie Night 7:00	28 Weights/Bands 9:00 2K Walk Away 9:30 Craft & Chat 1:00 Ladies Pool 6:00 Canasta 6:30	29 Osteo 9:00 Chair Yoga 9:30 Bridge 6:30 Bible Study 7:00 Poker Pool 7:00	30 Coffee 9:15 am Poker 6:00 Whist 7:00	31 Weights/Bands 9:00 2K Walk Away 9:30 Dance -Adv.2:00 Dance -All 2:30 Euchre 7:00 Halloween at the Gate		

**UPCOMING  
EVENTS  
AT A  
GLANCE**

**Oct 6  
Newcomers  
Event  
@1:00**

**Oct 6 & 27  
Movie  
Nights @  
7:00**

**Oct 25  
Halloween  
Party  
(Watch for  
poster)**

**Oct 31  
Halloween  
at the Gate**