



MONTHLY COUNCIL MEETING MINUTES

Tuesday, November 26, 2024

LOCATION/TIME - 1:00PM LIBRARY

Council: Bob Hyde, Ashley Orton, Paul Kavanagh, Debbie Thorburn, Paul Dhaliwal,

Strata Mgt: Jesse Train

Regrets: Mike Williams, Ron Plankeel

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

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 – 1:00 PM

HEARING – An owner came before Council to discuss several issues.

- The owner was wondering when the renovation request which had been made would be responded to, however the scope of work to be done had not been received for review by Council. Once this is received and reviewed, the owner will receive a response to the request.
- A response to Council's letter to the owner about storage on the owners' patio was discussed. The owner requested that the storage of specific items be permitted on the patio.
- An on-going noise complaint was discussed in regards to an upstairs neighbor who the owner reports is doing renovations after permitted renovation hours.

ADOPTION OF PREVIOUS MINUTES

It was **MOVED, SECONDED and CARRIED** to approve the minutes from October 29, 2024 Council Meeting.

CARETAKER REPORT – Don

- The drain in the RV Lot was clogged with mud, causing it to overflow into three parking spots during heavy rain. Scott and I pumped out the water and cleared as much mud as we could, however Edenflo needed to come with a pump truck to fully clear the drain.
- Pond and fountain cleaning is ongoing. At this point all areas are doing well.
- Most of the lower gutters of the townhouses have been cleared. We will check a few regularly until all of the leaves have fallen and we will clean them as is required.
- A leak in the Windsor mechanical room was fixed by Westech.
- Leaks in the pool mechanical room have been repaired by Westech. Three new valves and piping have been installed.
- Roof drain clearing on the Condo buildings is ongoing.

FINANCIAL REPORT – Bob Hyde and Paul Kavanagh

The financial report for the period ending October 30, 2024, was presented to Council. We are now eight months into our fiscal year. For the year-to-date period ending October, we are reporting a surplus of \$176,484. The following are highlights from the report:

OPERATIONS

Revenue

- Year-to-date revenue is \$9,594 higher than budget due to higher than budgeted interest income, income from R.V. parking, guest suite rentals and sales of remotes. We continue have more revenue from the turnover in condo unit owners (i.e. move ins and outs).

Expenses

- Condo specific expenses are about \$41,297 below budget for the eight months with favourable variances across all expense categories. We experienced an increase in equipment maintenance in the month due to the timing of the annual fire safety inspections. The costs of the inspections are paid when incurred but are budgeted evenly across all months. The year-to-date numbers continue to be well within budget.
- Townhouse specific expenses, in total, are \$39,458 less than budget for the eight months. Garbage disposal is over budget year-to-date but expected to be within budget for the year.
- All common expense categories are below budget in the current month except for Landscaping and Grounds and Recreation Centre. In total common expenses are \$15,917 above budget in the month and \$86,135 below budget on a year-to-date basis. The more significant expenditures are as follows:
 - We incurred \$27,138 in Drainage Repair and Maintenance in the month due to having to replace and/or relocate a number of water main check and backflow valves, and irrigation shut off valves. A significant amount of work was also required to replace the water lines to certain Townhouse units. The total spent to date in this account is \$27,975 which is over the annual budget of \$20,000.
 - We spent \$9,417 in Equipment Repairs and Maintenance in the Clubhouse. The majority of this

cost related to repairing a water leak in the office and subsequently rerouting the water supply lines from the office to the Fireside Room.

- There were some minor overages in a limited number of individual expense accounts on a year-to-date basis, most notably in pool repairs and maintenance and pool supplies.

CONTINGENCY RESERVE FUND (CRF)

- Interest earned on investments and the contingency reserve bank account, to the end of June amounted to \$94,429. We do not budget for this interest income.
- Excluding the Roof Replacement Project, the approved CRF budgeted items this year total \$151,195. The majority of the \$80,307 spent so far this year has been for townhouse envelope repairs.
- Other expenditures to date include; \$17,745 for the Tree Risk Assessment and Remediation, \$12,075 for work on the Electrical Planning Report, and \$6,195 for the RV Lot Painting.

TOWNHOUSE ROOF REPLACEMENT

- The approved budget for the Roof Replacement Project is \$5,133,000. To the end of October, we have been billed a total of \$1,529,544. The project is on schedule.

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

BUSINESS ARISING FROM PREVIOUS MINUTES

Electrical Planning Reports and EV Ready Plan – Council received a Draft Electrical Planning Report. Council reviewed the draft and requires clarification of some of the content from the engineers who did the report.

Fireside Room – The Social Committee and Council are continuing to review the agreement.

East Gate, Main Entrance Kiosks, and Front Entrance Structure – Council had Pheonix Roofing consultants review the common area structures and provide pricing for roof and structural repairs for these structures. A resolution will be presented to the Owners at the 2025 AGM.

Auto Air Vents – Westech has completed the Mayfair Auto-Air Vents. The other buildings and townhouses will be scheduled shortly. Notices will be posted to advise residents when access to their units will be required.

Residents Manual Update – Council is working on the Resident Manuel Update.

Paint Assessment – Council will meet on December 11th with Nova Painting to go over the painting assessment report that Nova has prepared.

Depreciation Report – More quotes are being obtained.

Snow Removal – The Snow Removal contractors met with several Strata members to go over the snow removal plan for the upcoming season. It is reminded:

- DO NOT WALK IN THE MIDDLE OF THE ROAD WHILE SALTING OR SNOW REMOVAL IS IN PROGRESS. MOVE (WELL OUT OF THE WAY) TO THE SIDE OF THE STREET IF POSSIBLE.
- DO NOT SHOVEL SNOW BACK ONTO THE ROADWAY.
- PLEASE BE PATIENT. DURING A HEAVY SNOW FALL THE SNOW PLOW WILL DO ONE PASS OF THE FULL COMPLEX TO MAKE SURE THEY CAN GET TO ALL SITES IN GOOD TIME. THEY WILL RETURN FOR A FULL CLEARING.
- IT IS NOTED THAT THE SNOW CONTRACTOR NEEDS TO EXCEED THE 15 KPH SPEED LIMIT TO MAINTAIN THE MOMENTUM REQUIRED TO SUFFICIENTLY MOVE THE SNOW.

Tree Removal South-East Corner of Clubhouse – McConkey determined that the tree on the South East Corner of the clubhouse was dangerous and needed to be removed. This has been completed.

Gutter Issue from Poor Repair – Kymar Gutters will repair a poorly repaired, damaged gutter caused by a moving truck. The invoice for this will be charged back to the unit involved, who may send it on to the moving company.

Privacy Fences – Council discussed the options for replacement of the lattice privacy fences. As many of the privacy fences have deteriorated significantly, a resolution for managing privacy fence repair/replacement is being considered for presentation at the 2025 AGM.

Drain Cleaning – We are waiting for the schedule for the vertical and horizontal drain cleaning for the condominiums. Notices will be posted when dates are finalized.

Gutter Cleaning – It was decided to engage the services of the gutter cleaning company to clean the upper gutters on the townhouses in the section of the complex that have not yet had their roofs replaced.

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 Pest issues were reported. These were passed onto Marie to discuss with Orkin for scheduling.

Several complaints were received about an on-going renovation. A letter will be sent to the owner involved.

There was a report of an intermittent noise occurring in a hallway on the 2nd floor of the Kensington. Investigation is on-going.

A complaint was received about an intermittent foghorn-like noise coming from above a unit in the Kensington. Further investigation is required to determine the source of this noise.

A smoking complaint was received from an owner. It is reminded that although you may smoke in your unit, if your smoke causes an issue to another resident, it is a bylaw infraction and fines can be enforced. A letter will be sent to the reported source unit of the smoke.

A complaint was received about the ongoing noise from a prolonged renovation occurring in the unit above the complainants' unit. Council advises that Owners/residents, so long as they are following the Alteration Agreements, are permitted to carry out renovations and the resulting noise is permissible during normal hours of the day. Unfortunately, this means that residents in close proximity must deal with construction noise during the renovations. All complaints should be directed to the Strata Council.

A complaint was received about an off-leash cat but the owner was not identified. The council needs to know who the cat belongs to in order to enforce a bylaw violation. It is recognized that unleashed cats may live on-site, but could also be coming from a neighboring property. Residents are reminded that cats are to be leashed while on common property.

A complaint was received about a unit storing a freezer on the patio. A letter will be sent to this unit.

A complaint was received about cooking smells. It is noted that residents should expect some exposure to cooking odors, however, council will investigate the situation to determine if any action is required.

A complaint was made about Christmas lights being displayed and turned on earlier than is permitted, however the offending unit number was not provided.

A complaint was received about TV noise emanating from another unit. Council will investigate the situation.

COMMITTEE REPORTS

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

CONDOMINIUMS – Debbie

- Residents of each condo have put up exterior Christmas lights and all the buildings look very festive. Thank you to the volunteers who undertook this work.
- The north and south exit door areas of the Windsor are noted to be very cool and drafty. A request has been made to have weather stripping applied to the door frames in these areas.

TOWNHOUSES – Mike

- No Report

CLUBHOUSE – Paul D

- A fridge was left in the gym. It has been moved to the fireside room. Discussions are taking place whether to replace the current fridge with the new one that was left.

LANDSCAPING - Ron

- Fall cleanup is continuing.
- A spruce tree by the clubhouse was removed before it could come down in the next windstorm.

SAFETY AND SECURITY – Ashley

- No Report

IRRIGATION – Ron

- No Report

SOCIAL COMMITTEE – Linda Hart

- Approximately 40 residents attended the November potluck.
- Dianne and John from the Kensington kindly donated a newer fridge which has replaced the old fridge in the pub.
- A new soundbar has been purchased for the TV in the Fireside Room.
- Thanks to a group of committee members and residents our clubhouse has been transformed for Christmas
- Plans are underway for several December events, including a Christmas coffee, concert, singalong and ugly Christmas sweater party (check poster for details).
- Tickets go on sale in early December for a New Years Eve dinner catered by Coast and Country Caterers; a dance will follow at 8:30 (no charge).
- The SC will host a pulled pork dinner on January 17 (watch for poster)
- Folks are reminded to clean up after themselves when using Clubhouse facilities.

ADMINISTRATION

- No Report

PONDS AND FOUNTAINS – Ron

- The turtles are hibernating for the winter.

RV LOT – Marilyn Thomas

- A good level of activity has continued in the RV lot this Fall. Several RV's have been able to "escape" for short camping trips and a couple more for upcoming longer durations. In addition, there have been 3 new vehicles moved into the RV lot over the last couple months. Another vehicle has been reassigned a new stall to avoid the flooding occurring by the blocked drain and one tow vehicle (truck) exchanged for a bright new one. One resident's vehicle has been plugged in for more than the 24 hr period allowed and will be reminded of this rule. The roofers have increased the number of sky lights already stored in the lot thus saving us money through more bulk buying. There will be 3 of the big blue bins used by the

roofers moved out of visitor parking and into the RV lot during the Christmas period of Dec 23 - 27. A meeting occurred with snow removal people who will be moving the snow from the front street of the lot into the lot for it to melt away. Alternate arrangements had to be made with one owner currently renting one stall needed for this task. Different arrangements for snow removal will be required moving forward. Ashley and Marilyn are working on enhancing the current database in the office and entering up-to-date information for all residents renting stalls in the RV lot. As required by our bylaws and rules, the Committee will continue to collect current information on owners and vehicle insurance/registration. This will be an ongoing project. The bylaws and rules will undergo a revision for Council/AGM approval based on current usage and recent changes in administrative practices.

- I will be away this winter from Dec 9 to mid-April. During this time, Barry Miller will be taking over the administration and leadership of the RV lot. He will handle all move-in/move-out's, changes, communication with the Council, office staff and Crossroads etc. The now completed administration process and letter/rule templates will ease with this temporary transition.
- All requests for stalls, move in and move outs, replacement of vehicles, questions or concerns about the RV lot should be directed to Barry Miller at 604-597-4497.

ROOFING COMMITTEE – Paul K

The Townhouse Roof Replacement Project is proceeding on schedule. The current workflow will see the roofs completed on the inner road east of the clubhouse with work then progressing along the bottom road over to the RV lot. A revised detailed schedule will be available in the near future. The following is the update from the progress meeting held on November 14th, 2024.

- Units 134-138, 213-216, 319-324, 325-328, 329-334, 313-318, and 307-312 are complete and ready for final inspection.
- Units 303-306 have metal trim to install on stucco chimneys.
- Units 297-302, 291-296, 285-290, 291-296, 285-290, 279-284 have chimney caps to install.
- Units 267-272, 266-263, 259-262, 253-258, 249-252 have various combinations of metal, siding, gutters, skylights and chimneys to complete.
- The slope crew is currently on Units 231-236 and are approximately 60% complete.
- Flat roofs are done to Units 203-208.

Mack Kirk has advised that they will not have crews on site from December 23rd to December 27th inclusive. All visitor parking spaces, except for the main staging area, will be cleared and available to visitors during that time period. A message has been sent to residents advising where they can install Christmas lights which is repeated here.

Please do not install Christmas lights on your gutters or downpipes if your slope roofs have been replaced but the gutters have not. In addition, please do not install Christmas lights where the work is currently underway on the slope roofs. The contractor will not be responsible for any broken lights or strings if they are installed and need to be removed in order to continue with their work.

The supervisors and crews with Mack Kirk have expressed their appreciation for the support and patience they continue to experience from the residents of Chelsea Gardens. They recognize that the work can be disruptive at times and will do their best to address issues in a timely manner.

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 contractor's and residents' responsibilities.

Mack Kirk submitted their fourth progress billing on October 28th, bringing the total value of work completed to date to \$1,812,711 (including GST). The customary 10% holdback has been retained from this amount pending final inspection.

The contractor is 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, structural lumber and plywood sheathing. The quantity of materials used to date has not been significant. However, the crews continue to find

situations where the original roof framing will not allow for the installation of replacement shingles according to the manufacturer's specifications. In these areas new framing materials are required to build up the roof surface. The cost of these repairs will be charged to the project contingency. As noted previously the approved project contingency is \$541,000.

Phoenix has produced in excess of 50 inspection reports to date and maintains a carry forward list of any outstanding issues. To date we have been billed \$37,126 for project management and inspection services out of a total budget of \$260,000. The project manager will perform a final inspection on each block when all the work is complete. As noted above, seven 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 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 "Chelsea Gardens" when calling.
3. Contact Phoenix Roof Consultants at 604-317-3786.

INVESTMENT COMMITTEE – Paul K

- No Report

EMERGENCY PREPAREDNESS – Paul K

- Sunday November 24th an evacuation exercise was held in the Kensington, despite the bad weather. All three condo buildings evacuation exercises have now been completed.
- Thank you to the residents and volunteers for their participation.
- See attached insert from the Emergency Preparedness Volunteers.

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). Inquiries for pest control can go to jesse@crpm.ca and Don or Val. These will be forwarded to Marie for scheduling with Orkin.
- The cockroach situation is improving in the Kensington, however there are still sightings. Marie will coordinate with Orkin on the next steps towards the extermination of these pests.

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

Nomination Committee –Three to four of the current members of Council are considering not running next year, so there will be several Council positions needing to be filled at the 2025 AGM. Owners who are interested in putting themselves forward for nomination for the 2025-2026 term are encouraged to reach out to jesse@crpm.ca

Resolution Committee – It was **MOVED, SECONDED and CARRIED** to approve Debbie Thorburn, Bob Hyde and Paul Kavanagh to be part of the resolution committee for the upcoming AGM in April. The committee reviews all the potential resolutions that will be put forward at the AGM. We are looking for 2 residents to join the committee. This is a “one meeting commitment”. If you are interested, please contact jesse@crpm.ca.

RV Lot Drainage – Edenflo has cleaned the RV lot drain which filled with mud during heavy rains causing some flooding. This was most likely caused by the pressure washing of the RV lot.

Water Readings – The City of Surrey keeps doing estimates for the water readings at the east gate, and indicated they will try one more attempt to acquire a reading before they send out a service tag for repairs to the reader.

Vacant Unit Cleaning and Mouse Exclusion –A vacant townhouse unit has been deep cleaned and Orkin Pest Control has completed interior exclusions. The bill for the cleaning and exclusion will be charged back to the unit.

Boiler/Furnace Replacement Venting – Subject: Amendment to Bylaw 3 – Use of Property

Purpose: To recommend amendments to the Use of Property bylaw

The purpose of this amendment is to recognize and enforce the technical roofing specifications that are required when Townhouse owners request, and are given approval, to install new high efficiency direct vent fireplaces and/or high efficiency furnace and hot water replacement units. The specifications relate to the installation of new vent piping through the existing B-vent.

As reported in the October Council Minutes, the roofing contractor, Mack Kirk, raised a concern about how the air intake and exhaust piping has been installed for some of the new high efficiency furnace/hot water tank installations. Many of the existing roof penetrations do not allow for the roofer to make them watertight. This deficiency has been confirmed by the inspector. To avoid these situations in the future the inspector has developed specifications for Council’s consideration.

Existing Bylaw 3 (16)

Owners may apply to council for permission to install direct vent fireplaces to replace their existing “B” vent fireplaces provided that the building envelope is not compromised (although it may be penetrated). Plans and the location of the proposed venting must be approved in advance by the Strata Council who will make it a condition of approval that the installation is done by a professional contractor and that all City permits are obtained.

Proposed Bylaw 3 (16)

- a. Owners may apply to council for permission to install direct vent fireplaces to replace their existing “B” vent fireplaces **or to install high efficiency furnace and water heater units** provided that the building envelope is not compromised (although it may be penetrated). Plans and the location of the proposed venting must be approved in advance by the Strata Council who will make it a condition of approval that the installation is done by a professional contractor and that all City permits are obtained.
- b. ***If installing vent pipe through the existing B-vent the contractor is to use a Universal B-vent Cap by Centrotherm or equivalent. If two penetrations are required that cannot be installed through this recommended universal B-vent cap or is double walled, then one***

should be installed through a Duraflo Thermoplastic Base Roof Flashing (p/n 55110xx depending on pipe size). This penetration must be kept a minimum of 8" away from the B-vent flange. All roof work must be completed by Mack Kirk Roofing & Sheet Metal Ltd. while the shingles are under warranty and by a qualified roofing contractor once the warranty expires.

Recommendation

The Roofing Committee is recommending Council approve the proposed amendment to the **Bylaw** denoted by the italicized and bolded wording above.

It was **MOVED, SECONDED and CARRIED** to approve this requirement in the Alteration Letter. If this is not followed, the unit doing the alteration will be subject to fines.

Leak In Windsor 2nd floor unit to 1st floor unit – It was **MOVED, SECONDED and CARRIED** to approve the quote from Ric's Repairs to repair the damage to the laundry room of a first floor Windsor unit. The source of the water damage was a 2nd floor Windsor units' washing machine. The cost of the repairs will be charged back to the owner of the 2nd floor unit.

Handrail on a Driveway – Ashley noted that he will repair a loose handrail on a driveway.

Shared Fence – A fence from the neighboring property was damaged behind TH148. The other housing complex has been contacted, is aware of the damage and is planning to make the repairs.

Townhouse Unit Drainage – It was **MOVED, SECONDED and CARRIED** to approve the quote from Crush Plumbing and Drainage to take care of a drain which is plugged by roots.

Permitted items on Balconies and Patios – It has been observed that many patios and balconies have items on them that are not in compliance with what is permitted under the Bylaw. Patios and balconies are not permitted to be used for storage of items other than outdoor patio furniture. Council will be doing a walk around to review the patios and balconies to determine what will be permitted on the patios and balconies as defined by the bylaw. Bylaw 5 (a) states:

No laundry, clothing, bedding or non-decorative items shall be hung from, stored on, or displayed from windows, decks, patios, or other parts of the strata lot such that they are visible from the outside of the building. Outdoor patio furniture is allowed on patios and balconies. Canadian and Province of BC flags that are of reasonable size (not to exceed 2' X 4') and in good condition are exempt. provided that the attachment of any item does not compromise the building envelope. #CA9834382

Video Surveillance Use – Council had a few questions on the PIPA rules that Jesse will confirm.

Appraisal Program – It was **MOVED, SECONDED and CARRIED** to approve the appraisal quote from NORMAC. This is to provide an accurate valuation of the Strata Corporation

Dryer Vent Cleaning – Council reviewed a quote from National Air, further quotes will be obtained.

Tru-Level Concrete Quote – Council tabled the decision to approve a quote from Tru-Level Concrete.

Wi-Fi Calling – It is reminded if you have issues with your cell phone service that you should turn on Wi-Fi Calling. Service in Chelsea Gardens has always been spotty and this cannot be satisfactorily resolved as no providers are willing to mount repeaters at Chelsea Gardens.

Fireside Room Use - It is noted that there was a Movie Night which had been previously scheduled and approved for the Fireside Room on the same night as the Grey Cup game. There was also a rental of the Fireside Room in the daytime. The planners of the Grey Cup party group indicated that they were planning to use the Fireside Room. Due to the Movie night and the daytime rental of the Fireside Room the Grey Cup group did not use the Fireside Room, but instead only the pub. In order to avoid future scheduling conflicts residents are

reminded to follow the process for booking the Fireside Room and anyone wishing to use it should (a) find out if it is already booked and (b) book an alternate date and time if required.

ADJOURNMENT

The meeting was adjourned at 5:02 PM

The next Council meeting is Tuesday, December 17, 2024.

CHELSEA GARDENS EMERGENCY PREPAREDNESS



NOVEMBER 2024

ARE YOU PREPARED FOR THE BIG ONE?

Drop, Cover and Hold On - When you feel the ground shake or receive an alert, immediately: **Drop** to your hands and knees. **Cover** your head and neck with your arm and take shelter under a sturdy piece of furniture. **Hold On** to your shelter, covering your head and neck until the shaking stops.

When the shaking stops...

- Count to 60 before getting up, giving displaced objects a chance to settle
- Stay calm, move cautiously, check for unstable objects and other hazards above and around you
- Be aware of the potential for aftershocks. Drop, Cover and Hold on every time you feel one
- Do not call 911 to report an earthquake. Only call 911 for serious injuries or if you are trapped
- Follow all directions from local authorities and first responders
- If your home is severely damaged and unsafe to stay in, take your grab-and-go bags and evacuate to the designated Emergency Meeting Place for your building
- If your home is OK, or damaged but safe to stay in, your safest action is probably to stay inside – at least for the first few minutes. This will provide time for damaged objects / structures to stabilize, and avoid you hindering first responders as they do their jobs.
- If you are OK and it is safe to do so after a few minutes, check on your neighbours
- Unless you need to report a serious emergency, **DO NOT** use your phone (cell or landline) for at least an hour after the earthquake – emergency responders will need the circuits immediately.

Prepare your home - Before an earthquake, you can help prevent injuries and damage by making some changes inside your home. Severe shaking can topple large furniture and appliances, throw open cupboards, and toss heavy items from walls and shelves. Keep heavy items down low. Anchor shelving and wall-hangings to the walls.

Make an emergency plan - You could be on your own for several days while emergency responders work to save lives and manage the aftermath. Make a home emergency plan, including emergency grab-and-go bags. Think of the needs of everyone in your home, including pets and those with special needs – medication, aids (mobility, hearing, breathing, etc.).

Emergency Preparedness Guide - The Chelsea Gardens Emergency Preparedness Program has prepared an Emergency Preparedness Guide specifically for Chelsea Gardens. It is available on the Chelsea Today website, under the Emergency Preparedness banner or contact Doug McLeod (see below).

DID YOU KNOW?

The Government of BC has a very informative Earthquake and Tsunami Preparedness Guide available online (Prepared BC: Earthquake and Tsunami Preparedness Guide) that provides information related to the early warning system, home emergency plans, emergency supplies and other available resources. PreparedBC has produced guides for various residential settings including Condos.

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

Balance Sheet (Accrual)
CHELSEA - Contingency - 02 (lms1416c)
October 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	1,624,353.54
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	<u>147,191.42</u>
TOTAL ASSETS		2,771,544.96

LIABILITIES

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

OWNERS EQUITY

RESERVES

3479-0015	ROOF REPLACEMENT	
3479-0017	Roof Replacement CRF Contribution	<u>-1,250,000.00</u>
3479-0020	ROOF REPLACEMENT TOTAL	-1,250,000.00
3500-0000	Net Income - Prior Years	3,468,550.67
3510-0000	Net Income - Current Year	<u>548,558.42</u>
TOTAL OWNERS' EQUITY		2,767,109.09
TOTAL LIABILITIES AND EQUITY		2,771,544.96

DATE: NOV. 22/2024
ACCOUNTANT: [Signature]
PROPERTY MANAGER: _____

Budget Comparison (Accrual) CHELSEA - Contingency - 02 (lms1416c) October 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	21,036.75	21,036.75	0.00	168,294.00	168,294.00	0.00	252,441.00
4010-6000	45,767.75	45,767.75	0.00	366,142.00	366,142.00	0.00	549,213.00
TOTAL	66,804.50	66,804.50	0.00	534,436.00	534,436.00	0.00	801,654.00
4031-0000	9,143.94	0.00	9,143.94	94,428.98	0.00	94,428.98	0.00
TOTAL	9,143.94	0.00	9,143.94	94,428.98	0.00	94,428.98	0.00
TOTAL INCOME	75,948.44	66,804.50	9,143.94	628,864.98	534,436.00	94,428.98	801,654.00
TOWNHOUSE EXPENSES							
6342-2024	6,719.38	7,083.33	363.95	43,541.56	56,666.64	13,125.08	85,000.00
TOTAL OPERATING EXPS. - T.H.	6,719.38	7,083.33	363.95	43,541.56	56,666.64	13,125.08	85,000.00
COMMON EXPENSES							
LANDSCAPING & GROUNDS							
6425-2024	0.00	1,666.67	1,666.67	17,745.00	13,333.36	-4,411.64	20,000.00
TOTAL LANDS. & GROUNDS	0.00	1,666.67	1,666.67	17,745.00	13,333.36	-4,411.64	20,000.00
REPAIR & MAINTENANCE- GENERAL							
6512-2024	0.00	3,333.33	3,333.33	12,075.00	26,666.64	14,591.64	40,000.00
6521-2024	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	12,825.00	26,666.64	13,841.64	40,000.00
RV LOT EXPENSES							
6640-2024	0.00	516.25	516.25	6,195.00	4,130.00	-2,065.00	6,195.00
TOTAL OPERATING EXPS-RV LOT	0.00	516.25	516.25	6,195.00	4,130.00	-2,065.00	6,195.00
ADMINISTRATION							
6968-0000	0.00	833.33	833.33	0.00	6,666.64	6,666.64	10,000.00
TOTAL ADMINISTRATION EXPENSES	0.00	833.33	833.33	0.00	6,666.64	6,666.64	10,000.00
TOTAL COMMON EXPENSES	0.00	6,349.58	6,349.58	36,765.00	50,796.64	14,031.64	76,195.00
TOTAL EXPENSES	6,719.38	13,432.91	6,713.53	80,306.56	107,463.28	27,156.72	161,195.00
NET INCOME (LOSS)	69,229.06	53,371.59	15,857.47	548,558.42	426,972.72	121,585.70	640,459.00

Balance Sheet (Accrual)
CHELSEA - Operations - 02 (lms1416)
October 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	110,182.71
1025-0120	Bank - Roof Replacement	1,110,326.03
1025-0121	Bank - Roofing Levy Holdback	147,441.84
1027-0000	Bank - Water Surcharge	94,045.83
1028-1300	Bank - Golf Tournament Funds	3,537.18
1029-0000	Bank - Apt Utilities	62,107.56
1030-0000	Bank - Exercise Room	1,381.99
1040-0000	Bank - Social Committee	6,536.36
1200-0000	Prepaid Insurance	114,754.99
1300-0000	Accounts Receivable	11,890.12
1301-0000	A/R - Other	26,684.05
1301-0002	A/R - Roof Replacement	1,185,216.73
	TOTAL ASSETS	2,874,322.74

LIABILITIES

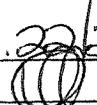
2010-0000	Accounts Payable	87,108.25
2014-0000	Accrued Water & Sewer	0.00
2017-0000	Social Committee Fund	6,536.36
2018-0000	Exercise Room	1,381.99
2019-0000	Golf Tournament Fund	3,537.18
2035-0000	Security Deposits	300.00
2170-0000	Vacation Payable	5,944.72
2250-0000	Pre-Paid Fees	702.14
	TOTAL LIABILITIES	105,510.64

OWNERS EQUITY

RESERVES

3479-0015	ROOF REPLACEMENT	
3479-0016	Roof Replacement Levy	2,575,086.68
3479-0017	Roof Replacement CRF Contribution	1,250,000.00
3479-0018	Roof Replacement Expenses	-1,529,543.92
3479-0019	Roof Replacement Holdback	147,441.84
3479-0020	ROOF REPLACEMENT TOTAL	2,442,984.60

3500-0000	Net Income - Prior Years	69,309.58
3500-0500	Prior Year-Adjustment	-3,437.50
3510-0000	Net Income - Current Year	176,483.89

DATE: NOV. 22/2024
ACCOUNTANT: 
PROPERTY MANAGER: _____

3510-2000	Net Income - Utilities	62,107.56
3510-3000	Net Income - Water & Sewer	<u>21,363.97</u>
	TOTAL OWNERS' EQUITY	<u>2,768,812.10</u>
	TOTAL LIABILITIES AND EQUITY	<u>2,874,322.74</u>

Budget Comparison (Accrual)

CHELSEA - Operations - 02 (lms1416)

October 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	71,063.77	71,063.92	-0.15	568,511.66	568,511.36	0.30	852,767.00
4012-0000	-21,036.75	-21,036.75	0.00	-168,294.00	-168,294.00	0.00	-252,441.00
4015-0000	531.00	625.00	-94.00	4,998.00	5,000.00	-2.00	7,500.00
4022-0000	600.00	83.33	516.67	3,400.00	666.64	2,733.36	1,000.00
4025-0000	6,290.25	6,290.25	0.00	50,322.00	50,322.00	0.00	75,483.03
TOTAL	57,448.27	57,025.75	422.52	458,937.66	456,206.00	2,731.66	684,309.03
4030-0000	133,713.33	133,713.33	0.00	1,069,706.64	1,069,706.64	0.00	1,604,560.00
4032-0000	-45,767.75	-45,767.75	0.00	-366,142.00	-366,142.00	0.00	-549,213.00
4037-0000	8,597.26	8,597.26	0.00	68,778.08	68,778.08	0.00	103,167.16
TOTAL	96,542.84	96,542.84	0.00	772,342.72	772,342.72	0.00	1,158,514.16
OTHER							
4040-0000	50.00	83.33	-33.33	650.00	666.64	-16.64	1,000.00
4045-0000	600.00	600.00	0.00	4,800.00	4,800.00	0.00	7,200.00
4050-0000	1,050.00	750.00	300.00	8,900.00	6,000.00	2,900.00	9,000.00
4055-0000	-210.00	750.00	-960.00	6,790.00	6,000.00	790.00	9,000.00
4060-0000	0.00	0.00	0.00	10.00	0.00	10.00	0.00
4061-0000	0.00	0.00	0.00	-100.00	0.00	-100.00	0.00
4062-0000	0.00	0.00	0.00	25.00	0.00	25.00	0.00
4065-0000	795.64	624.98	170.66	7,838.35	4,999.84	2,838.51	7,499.81
4066-0000	160.00	200.00	-40.00	2,005.00	1,600.00	405.00	2,400.00
4084-0000	0.00	0.00	0.00	10.00	0.00	10.00	0.00
TOTAL OTHER	2,445.64	3,008.31	-562.67	30,928.35	24,066.48	6,861.87	36,099.81
TOTAL INCOME	156,436.75	156,576.90	-140.15	1,262,208.73	1,252,615.20	9,593.53	1,878,923.00
EXPENSES							
6030-0000	2,214.87	2,500.00	285.13	17,092.11	20,000.00	2,907.89	30,000.00
6208-0000	3,781.20	5,000.00	1,218.80	28,068.56	40,000.00	11,931.44	60,000.00
6215-0000	7,939.91	6,666.67	-1,273.24	33,098.86	53,333.36	20,234.50	80,000.00
6268-0050	1,399.75	1,875.00	475.25	11,600.04	15,000.00	3,399.96	22,500.00
6275-0000	0.00	583.33	583.33	2,536.83	4,666.64	2,129.81	7,000.00
6279-0000	2,219.97	2,250.00	30.03	17,306.25	18,000.00	693.75	27,000.00
TOTAL EXPS. BEFORE UTILITIES	17,555.70	18,875.00	1,319.30	109,702.65	151,000.00	41,297.35	226,500.00
TOWNHOUSE EXPENSES							
6315-0000	3,347.70	7,500.00	4,152.30	17,711.65	60,000.00	42,288.35	90,000.00
6320-0000	5,809.18	6,041.67	232.49	51,164.13	48,333.36	-2,830.77	72,500.00
TOTAL OPERATING EXPS. - T.H.	9,156.88	13,541.67	4,384.79	68,875.78	108,333.36	39,457.58	162,500.00
COMMON EXPENSES							
LANDSCAPING & GROUNDS							
6415-0000	14,070.00	14,500.00	430.00	112,560.00	116,000.00	3,440.00	174,000.00
6425-0000	27,138.04	1,666.67	-25,471.37	27,974.67	13,333.36	-14,641.31	20,000.00
6435-0000	0.00	1,083.33	1,083.33	3,917.48	8,666.64	4,749.16	13,000.00
6440-0000	642.92	333.33	-309.59	810.92	2,666.64	1,855.72	4,000.00
6455-0000	0.00	2,000.00	2,000.00	0.00	16,000.00	16,000.00	24,000.00
TOTAL LANDS. & GROUNDS	41,850.96	19,583.33	-22,267.63	145,263.07	156,666.64	11,403.57	235,000.00
REPAIR & MAINTENANCE- GENERAL							
6510-0000	1,520.98	4,166.67	2,645.69	19,936.00	33,333.36	13,397.36	50,000.00
6515-0000	142.77	1,458.33	1,315.56	7,304.36	11,666.64	4,362.28	17,500.00
6520-0000	226.49	1,000.00	773.51	5,490.29	8,000.00	2,509.71	12,000.00
6525-0000	0.00	250.00	250.00	936.44	2,000.00	1,063.56	3,000.00
6530-0000	0.00	41.67	41.67	0.00	333.36	333.36	500.00
6535-0000	71.63	791.67	720.04	1,451.48	6,333.36	4,881.88	9,500.00
6560-0000	0.00	500.00	500.00	2,571.93	4,000.00	1,428.07	6,000.00
6565-0000	1,726.20	1,666.67	-59.53	9,692.80	13,333.36	3,640.56	20,000.00
TOTAL REPAIR & MAINT.	3,688.07	9,875.01	6,186.94	47,383.30	79,000.08	31,616.78	118,500.00

	MTD Actual	MTD Budget	\$ Var	YTD Actual	YTD Budget	\$ Var	Annual	
UTILITIES								
6576-0000	Electricity	123.00	200.00	77.00	1,132.00	1,600.00	468.00	2,400.00
6577-0000	Electricity Ponds - Common	413.00	466.67	53.67	3,189.00	3,733.36	544.36	5,600.00
6580-0000	Electricity Stream - Common	515.00	733.33	218.33	4,120.00	5,866.64	1,746.64	8,800.00
6595-0000	Telephone Caretaker	95.20	125.00	29.80	761.60	1,000.00	238.40	1,500.00
	TOTAL UTILITIES	1,146.20	1,525.00	378.80	9,202.60	12,200.00	2,997.40	18,300.00
RV LOT EXPENSES								
6640-0000	Repair & Maintenance - RV Lot	54.84	125.00	70.16	98.49	1,000.00	901.51	1,500.00
6690-0000	Electricity - RV Lot	65.00	79.17	14.17	540.00	633.36	93.36	950.00
	TOTAL OPERATING EXPS-RV LOT	119.84	204.17	84.33	638.49	1,633.36	994.87	2,450.00
RECREATION CENTRE - COMMON								
6710-0000	Bldg Repair & Maint-Rec Centre	0.00	750.00	750.00	2,267.03	6,000.00	3,732.97	9,000.00
6712-0000	Equip. Rep. & Maint.-Clubhouse	9,417.28	2,083.33	-7,333.95	16,636.22	16,666.64	30.42	25,000.00
6715-0000	Lock Up Costs - Rec. Centre	160.00	183.33	23.33	980.00	1,466.64	486.64	2,200.00
6725-0000	Exercise Equip R & M-Rec Centr	32.45	1,000.00	967.55	1,266.31	8,000.00	6,733.69	12,000.00
6730-0000	Workshop R & M-Rec. Centre	76.44	83.33	6.89	76.44	666.64	590.20	1,000.00
6735-0000	Pool Repair & Maint.-Rec. Cent	616.39	750.00	133.61	8,338.00	6,000.00	-2,338.00	9,000.00
6740-0000	Pool Supplies & Chemicals-Rec.	0.00	458.33	458.33	3,693.67	3,666.64	-27.03	5,500.00
6750-0000	Cleaning Supplies-Rec. Centre	54.86	208.33	153.47	1,132.21	1,666.64	534.43	2,500.00
6755-0000	Window & Carpet Cleaning-Rec.	0.00	83.33	83.33	0.00	666.64	666.64	1,000.00
6764-0000	Electricity - Rec. Centre	1,659.00	2,000.00	341.00	13,272.00	16,000.00	2,728.00	24,000.00
6765-0000	Gas - Rec. Centre	1,395.94	2,000.00	604.06	9,216.40	16,000.00	6,783.60	24,000.00
	TOTAL OPER. EXPS-REC. CENTRE	13,412.36	9,599.98	-3,812.38	56,878.28	76,799.84	19,921.56	115,200.00
SALARIES & BENEFITS								
6820-0000	Caretaker Salary and Benefits	5,208.34	5,416.67	208.33	40,464.84	43,333.36	2,868.52	65,000.00
6830-0000	Caretaker Assistant Wages	1,276.10	1,625.00	348.90	10,208.80	13,000.00	2,791.20	19,500.00
6865-0000	R. C. Janitor Wages and Ben.	1,780.80	1,833.33	52.53	13,742.40	14,666.64	924.24	22,000.00
6875-0000	Payroll Costs	920.60	1,000.00	79.40	7,854.21	8,000.00	145.79	12,000.00
6890-0000	Workers Compensation Board	0.00	83.33	83.33	52.50	666.64	614.14	1,000.00
	TOTAL SALARIES & PAYROLL COSTS	9,185.84	9,958.33	772.49	72,322.75	79,666.64	7,343.89	119,500.00
OFFICE EXPENSES								
6910-0000	Equipment Rep. & Maint.-Office	96.19	100.00	3.81	129.77	800.00	670.23	1,200.00
6915-0000	Supplies	0.00	75.00	75.00	151.32	600.00	448.68	900.00
6920-0000	Telephone & Cable - Office	327.88	333.33	5.45	2,592.43	2,666.64	74.21	4,000.00
	TOTAL OFFICE EXPENSES	424.07	508.33	84.26	2,873.52	4,066.64	1,193.12	6,100.00
ADMINISTRATION								
6970-0000	AGM Expenses - Admin.	0.00	500.00	500.00	7,141.68	4,000.00	-3,141.68	6,000.00
6975-0000	Council Expenses - Admin.	0.00	291.67	291.67	375.00	2,333.36	1,958.36	3,500.00
6980-0000	Legal Expenses	0.00	375.00	375.00	498.75	3,000.00	2,501.25	4,500.00
6984-0000	Postage and Printing	834.47	1,000.00	165.53	7,689.59	8,000.00	310.41	12,000.00
6985-0000	Insurance Appraisal	0.00	16.67	16.67	0.00	133.36	133.36	200.00
6990-0000	Insurance Premiums	60,496.33	60,496.33	0.00	483,970.64	483,970.64	0.00	725,956.00
6992-0000	Insurance Carrying Charges	1,371.35	2,093.08	721.73	10,970.80	16,744.64	5,773.84	25,117.00
7000-0000	Management Fees	7,408.34	7,500.00	91.66	59,266.72	60,000.00	733.28	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	433.36	-112.64	650.00
7020-0000	Security - Admin.	0.00	166.67	166.67	210.00	1,333.36	1,123.36	2,000.00
7023-0000	Emergency Preparedness	126.00	250.00	124.00	939.37	2,000.00	1,060.63	3,000.00
7025-0000	Bank Charges	13.00	12.50	-0.50	98.00	100.00	2.00	150.00
7030-0000	Strata Web Site	0.00	33.33	33.33	79.52	266.64	187.12	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	933.36	703.41	1,400.00
	TOTAL ADMINISTRATION EXPENSES	70,249.49	72,906.09	2,656.60	572,584.40	583,248.72	10,664.32	874,873.00
	TOTAL COMMON EXPENSES	140,076.83	124,160.24	-15,916.59	907,146.41	993,281.92	86,135.51	1,489,923.00
	TOTAL EXPENSES	166,789.41	156,576.91	-10,212.50	1,085,724.84	1,252,615.28	166,890.44	1,878,923.00
	NET INCOME (LOSS)	-10,352.66	-0.01	-10,352.65	176,483.89	-0.08	176,483.97	0.00
REVENUE UTILITIES								
REVENUE - APARTMENT UTILITIES								
9260-0000	Utilities Income - Apts.	13,860.08	13,860.08	0.00	110,880.64	110,880.64	0.00	166,321.00
9262-0000	Utilities Interest Income	278.91	100.00	178.91	2,005.15	800.00	1,205.15	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	14,138.99	13,960.08	178.91	154,864.75	153,659.60	1,205.15	209,500.00
UTILITY EXPENSES								
ELECTRICITY - APARTMENTS								
9360-0000	Electricity Kens & Mayfair	2,376.00	2,916.67	540.67	19,800.00	23,333.36	3,533.36	35,000.00

	MTD Actual	MTD Budget	\$ Var	YTD Actual	YTD Budget	\$ Var	Annual
9365-0000 Electricity Windsor	1,559.00	1,875.00	316.00	13,074.00	15,000.00	1,926.00	22,500.00
TOTAL ELECTRICITY - APART.	3,935.00	4,791.67	856.67	32,874.00	38,333.36	5,459.36	57,500.00
GAS - APARTMENTS							
9410-0000 Gas - Mayfair	1,408.96	2,666.67	1,257.71	13,302.40	21,333.36	8,030.96	32,000.00
9420-0000 Gas - Kensington	2,597.56	5,000.00	2,402.44	24,067.76	40,000.00	15,932.24	60,000.00
9430-0000 Gas - Windsor	2,423.18	5,000.00	2,576.82	22,513.03	40,000.00	17,486.97	60,000.00
TOTAL GAS - APARTMENTS	6,429.70	12,666.67	6,236.97	59,883.19	101,333.36	41,450.17	152,000.00
TOTAL UTILITIES - APARTMENT	10,364.70	17,458.34	7,093.64	92,757.19	139,666.72	46,909.53	209,500.00
NET INCOME (LOSS) UTILITIES	3,774.29	-3,498.26	7,272.55	62,107.56	13,992.88	48,114.68	0.00
REVENUE - WATER INCOME							
9650-0000 Water - Apartments	7,494.40	7,494.40	0.00	59,955.20	59,955.20	0.00	89,932.80
9700-0000 Water - Townhouses	10,960.56	10,960.56	0.00	87,684.48	87,684.48	0.00	131,526.72
9725-0000 Water - Interest Income	383.50	150.00	233.50	2,539.15	1,200.00	1,339.15	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	18,838.46	18,604.96	233.50	155,544.80	154,205.65	1,339.15	228,625.49
WATER EXPENSE							
9850-0000 Water Usage	15,525.50	19,052.12	3,526.62	134,180.83	152,416.96	18,236.13	228,625.49
TOTAL WATER	15,525.50	19,052.12	3,526.62	134,180.83	152,416.96	18,236.13	228,625.49
NET INCOME (LOSS) WATER	3,312.96	-447.16	3,760.12	21,363.97	1,788.69	19,575.28	0.00



DECEMBER

Chelsea Gardens Events Calendar

Calendar sponsored by the Chelsea Gardens' Social Committee 2024

UPCOMING EVENTS AT A GLANCE

Dec 4
Christmas
Coffee
9:15 am

Dec 8
Christmas
Concert
2:00

Dec 14
Ugly Xmas
Sweater
Party
4:30

Dec 16
Christmas
Sing a long
7:00

Dec 31
New Years
Dinner 5:30
Dance 8:30

SUN	MON	TUE	WED	THU	FRI	SAT
1	2 Weights/Bands 9:00 2K Walk Away 9:30 Craft & Chat 1:00 Ladies Pool 6:00 Canasta 6:30	3 Osteo 9:00 Chair Yoga 9:30 Bridge 6:30 Bible Study 7:00 Poker Pool 7:00	4 Christmas Coffee 9:15 am Poker 6:00 Whist 7:00 	5 Weights/Bands 9:00 2K Walk Away 9:30 Dance -Adv.2:00 Dance -All 2:30 Euchre 7:00	6 Osteo 9:00 Chair Yoga 9:30 Pub Night BYOB 5:00 to 7:00	7
8 Christmas Concert 2:00 	9 Weights/Bands 9:00 2K Walk Away 9:30 Craft & Chat 1:00 Ladies Pool 6:00 Canasta 6:30	8/10 Osteo 9:00 Chair Yoga 9:30 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 Weights/Bands 9:00 2K Walk Away 9:30 Dance -Adv.2:00 Dance -All 2:30 Euchre 7:00	13 Osteo 9:00 Chair Yoga 9:30 Pub Night BYOB 5:00 to 7:00	14 Ugly Xmas Sweater Party (Cash Bar) 
15	16 Weights/Bands 9:00 2K Walk Away 9:30 Craft & Chat 1:00 Ladies Pool 6:00 Christmas Sing along 7:00 	17 Osteo 9:00 Chair Yoga 9:30 Bridge 6:30 Bible Study 7:00 Poker Pool 7:00	18 Coffee 9:15 am Poker 6:00 Whist 7:00	19 Weights/Bands 9:00 2K Walk Away 9:30 Dance -Adv.2:00 Dance -All 2:30 Euchre 7:00	20 Osteo 9:00 Chair Yoga 9:30 Pub Night BYOB 5:00 to 7:00	21
22	23 Weights/Bands 9:00 2K Walk Away 9:30 Craft & Chat 1:00 Ladies Pool 6:00 Canasta 6:30	24 Osteo 9:00 Chair Yoga 9:30 Pillow Pals 1:30 Bridge 6:30 Bible Study 7:00 Poker Pool 7:00	25 CHRISTMAS DAY	26 BOXING DAY	27 Osteo 9:00 Chair Yoga 9:30 Pub Night BYOB 5:00 to 7:00	28
	30 Weights/Bands 9:00 2K Walk Away 9:30 Craft & Chat 1:00 Ladies Pool 6:00 Canasta 6:30	31 New Years Eve Dinner 5:30 Dance 8:30				