



# MONTHLY COUNCIL MEETING MINUTES

Tuesday, December 17, 2024

## LOCATION/TIME - 1:00PM LIBRARY

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

**Strata Mgt:** Jesse Train

**Regrets:** Paul Dhaliwal

## 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\*\***

**1) CALL TO ORDER – 1:00 PM**

**2) ADOPTION OF PREVIOUS MINUTES**

It was **MOVED, SECONDED and CARRIED** to approve the minutes from November 26, 2024, Council Meeting.

**3) CARETAKER REPORT – Don**

The leak in the Fireside Mezzanine was looked at by Roy Denis Roofing. They patched a few areas but believe water is getting between the new and old roof by way of the metal roof channels as noted in their report. There is still a small leak coming through one ceiling panel which we are monitoring.

After the major wind storm 3 vent covers were blown off. Two off townhouses and one off a clubhouse vent stack. Westech was called and has repaired these items. Two whirlybird vents on the Mayfair roof were damaged and have to be replaced. New units will be purchased and installed.

A few residents complained of owners not cleaning up after their animals. This should be noted in the minutes, please.

Edenflo was called in to vacuum the mud from the drain in the RV Lot. The drain is now clear and working.

As this is the last report before Christmas, I would like to thank all the volunteers who help to keep the complex running smoothly.

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

The financial report for the period ending November 30, 2024, was presented to Council. We are now three quarters of the way through our fiscal year. For the year-to-date period ending November, we are reporting a surplus of \$199,857. The following are highlights from the report:

**OPERATIONS**

**Revenue**

- Year-to-date revenue is \$10,098 higher than budget due to higher than budgeted guest suite rentals, interest income, move in/out and income from R.V. parking.

**Expenses**

- Condo specific expenses are about \$50,533 below budget for the nine months with favourable variances across all expense categories. In the month we incurred more than the budgeted amount for elevator maintenance. This is due to new Category 1 testing required by the updated elevator code.
- Townhouse specific expenses, in total, are \$42,779 less than budget for the nine months. Garbage disposal is over budget year-to-date but expected to be within budget for the year.
- In total, common expenses are \$96,446 below budget on a year-to-date basis and \$10,311 for the month. All categories are below budget in the month of November except for Landscaping and Grounds and RV Lot. We incurred \$7,402 in Drainage Repair and Maintenance in the month to repair an irrigation main shut-off valve and to excavate, repair pipes and remove tree roots near several townhouses. The total spent to date in this account is \$35,377 which is over the annual budget of \$20,000. Council is considering implementing a multi-year program to scope and clear drains that are determined to be blocked by tree roots. In the RV lot we had to suction out one of the catch basins that became clogged.
- 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 and AGM expenses.

## **CONTINGENCY RESERVE FUND (CRF)**

- Interest earned on investments and the contingency reserve bank account, to the end of June amounted to \$100,610. We do not budget for this interest income.
- The approved CRF budgeted items this year total \$161,195. The majority of the \$84,529 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 November, we have been billed a total of \$2,139,479. The project is on schedule.

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

## **5) BUSINESS ARISING FROM PREVIOUS MINUTES**

- Electrical Planning Reports and EV Ready Plan** – Motus Engineering has revised the report with corrections. The council will review and make sure all questions from the engineer are answered so we can put a final report together. Ron will connect with Motus to go over several items to get clarification.
- Fireside Room** – The Social Committee and Council are continuing to review the agreement.
- East Gate, Main Entrance Kiosks, and Front Entrance Structure** – Council had Phoenix Roofing consultants review the common area structures. Several contractors have been contacted to 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** – The next set of Auto Air vents will be scheduled for January 7<sup>th</sup> in the Kensington. The contractor will start on the 4<sup>th</sup> floor and work down to the 1<sup>st</sup> floor. Then on January 8<sup>th</sup>, the 2<sup>nd</sup> floor and 1<sup>st</sup> floor will be completed, working down as well. Notices will be posted for this work.
- Residents Manual Update** – Council is working on the Resident Manual Update.
- Paint Assessment** – Council reviewed a painting assessment from NOVA Painting and Restoration. Nova provided a report which indicated that the stucco siding on the buildings (Condos and Townhouses) is in satisfactory condition. However, there was efflorescence staining/streaking in multiple areas caused by water ingress and moisture transfer. The wood trim throughout the complex varied in condition. The wood gable panels with southern exposure have significant mold and mildew issues. It has been a long time since these surfaces were painted. The Council is seriously considering a major painting project for the entire complex to be phased out over 2 years. At this time, we do not anticipate a levy for this work. There are options that we are discussing for financing to help in funding this project entirely out of the CRF. We do not plan to do any sort of colour change due to complexity of approvals and increase in costs.
- Depreciation Report** – Council reviewed three quotes to update the depreciation report with a range of prices from \$9,450 to \$22,000 plus GST.

It was **MOVED, SECONDED and CARRIED** to approve JRS Engineering who had the best price.

- Snow Removal** – The Snow Removal contractors met with several Strata members to go over the snow removal plan for the upcoming season. Residents are 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.

i) **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. It is considered to go to a different style fence that is cheaper and easier to maintain. Example is in the picture below.



- j) **Drain Cleaning** – The horizontal and vertical drain stacks for the apartments are postponed until the spring.
- k) **Gutter Cleaning** – The townhouse gutter cleaning has been completed.
- l) **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](mailto:jesse@crpm.ca)

- m) **Resolution Committee** – Debbie Thorburn, Bob Hyde and Paul Kavanagh are part of the resolution committee for the upcoming AGM in April. Council is looking for two non-council members to be part of the committee as well. 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](mailto:jesse@crpm.ca).
- n) **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. Council will carry out temporary repairs until the neighbouring complex actually does something about it.
- o) **Video Surveillance Use** – Council had a few questions on the PIPA rules that Jesse will confirm.
- p) **Dryer Vent Cleaning** – Council reviewed a quote from National Air, further quotes will be obtained.
- q) **Tru-Level Concrete Quote** – Council tabled the decision to approve a quote from Tru-Level Concrete to affect some concrete repairs pending further investigation.
- r) **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. Council will look at options of trying to install service boosters to improve reception.
- s) **Kensington Flood Update** – A settlement has been reached between the parties involved in the Kensington Flood. The agreed settlement amount is \$159,487.25 from which disbursements have to be made for legal expenses and to the elected parties, which will include units that made claims.

## 6) 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.**

- a) Several Pest issues were reported. These were passed onto Marie to discuss with Orkin for scheduling.
- b) 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. There is further investigation taking place into the smoking complaints.
- c) There was another smoking complaint from a different resident about the same source. Further investigation will take place as mentioned. Letters have been sent to the source unit.
- d) A response was received about several complaints issued. A plan has been put in place for investigation purposes.
- e) A note was put forward to Council about a resident’s pet. There was no mention of this pet. However, the letter is noted if there are any inquiries about this pet in the future.
- f) There was a complaint about noise from heavy walking and stomping a letter will be sent to the source unit.

## 7) COMMITTEE REPORTS

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

- **CONDOMINIUMS – Debbie**

There continue to be cockroach sightings in a limited section of the Kensington and the Pest Committee and Orkin are working well together in attempts to eradicate them. Another cockroach treatment is planned for this week in the affected area.

An elevator cable in the Kensington has been repaired.

Condo residents are reminded to keep noise to a minimum between 10:00 pm and 8:00 am so not to disturb neighbours.

- **TOWNHOUSES – Mike**

No Report

- **CLUBHOUSE – Paul D**

No Report

- **LANDSCAPING - Ron**

Fall cleanup is continuing. Council will discuss with the landscapers for leaf cleanup on the exterior of the complex. At this time that is not a priority and will be attended to later.

- **SAFETY AND SECURITY – Ashley**

No Report

- **IRRIGATION – Ron**

No Report

- **SOCIAL COMMITTEE – Linda Hart**

No Report

- **ADMINISTRATION**

No Report

- **PONDS AND FOUNTAINS – Ron**

No Report

- **RV LOT – Marilyn Thomas**

No Report

- **ROOFING COMMITTEE – Paul K**

The Townhouse Roof Replacement Project is essentially at the halfway point, with work proceeding according to the latest posted schedule. The following is the update from the progress meeting held on December 12<sup>th</sup>, 2024.

- Seventeen (17) units are ready for final inspections.
- Nine other units have various combinations of metal, siding, gutters and chimneys to complete.
- The slope crew is currently on Units 243-248 and are approximately 25% complete.
- Flat roofs are done to Units 203-208.

As a reminder, Mack Kirk has advised that they will not have crews on site from December 23<sup>rd</sup> to December 27<sup>th</sup> inclusive. All visitor parking spaces, except for the main staging area, will be cleared and available to visitors during that time period. The crews will do a good cleanup and move the blue bins to the RV lot on Friday, December 20<sup>th</sup> in advance of the break. A small crew may return on December 30<sup>th</sup> to start prepping for the next phase.

The contractor has repaired a number of window screens that have been damaged to date. Some residents have reported that their screens no longer fit in their windows. Residents are advised that the contractor is only replacing the screens and not the original frames. If the frames are not fitting then they belong to another window.

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. Council is asking residents to be patient and respectful when interacting with the contractor's personnel. Residents will be asked to move vehicles that are interfering with the efficient work flow.

Mack Kirk submitted their fifth progress billing on November 27<sup>th</sup>. From a billing perspective the first phase of the project is 83% complete. This excludes any work that has been completed in December but not yet billed. This brings the total value of work completed to date to \$2,033,053 (including GST). The customary 10% holdback has been retained from this amount pending final inspection. The contractor recently presented a bill for the extras incurred to date. The total is \$58,389 for materials and labour for new fascia boards and trim, plywood replacement, high efficiency furnace caps, B-vent caps and resloping valleys on certain roofs. The cost of the extras will be charged to the project contingency which was approved at \$541,000.

Phoenix has produced 60 inspection reports to date and maintains a carry forward list of any outstanding issues. To date we have been billed \$106,426 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](mailto:ted@phoenixroofconsultants.ca) and [admin@phoenixroofconsultants.ca](mailto:admin@phoenixroofconsultants.ca).

Ted Neef, 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:  
Speak with the roofing foreman on site if this occurs during normal working hours. Contact Jason at Mack Kirk Roofing at 604-833-4998.

After normal working hours please call (778) 389-6458. State the project name "Chelsea Gardens" when calling. Contact Phoenix Roof Consultants at 604-317-3786.

- **INVESTMENT COMMITTEE – Paul K**

No Report

- **EMERGENCY PREPAREDNESS – Paul K**

Doug McLeod, Emergency Preparedness and Response Program (ERP) Leader, joined the meeting to present a proposal to Council. The ERP is proposing the installation of unit stack numbers to be placed on the 2<sup>nd</sup> floor balconies of the Condo buildings to help identify units from the exterior in case of an emergency. These plaques would only be on the 2<sup>nd</sup> floor. The plaques would be coloured to go with the current colour scheme so they would blend in with the building.

It was **MOVED, SECONDED and CARRIED** to approve this in principle. First a mockup will be done to make sure that it will work.

- **PEST COMMITTEE – Paul D**

On-going treatments for mice are on-going.

The cockroach situation is improving in the Kensington, however there are still sightings. Marie Steen will coordinate with Orkin on the next steps towards the extermination of these pests. A spray for cockroaches will be completed in the hallways of the Kensington building.

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.

**To help control mice issues it is recommended by Orkin to:**

Keep all garbage in containers with tight-fitting lids

Remove any food outside:

- Don't feed stray or wild animals

Clean up any leftover food after your pet is done eating

Clean up pet waste

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

Eliminate water sources:

- Fix leaky taps, sweating pipes and open drains

## **8) NEW BUSINESS**

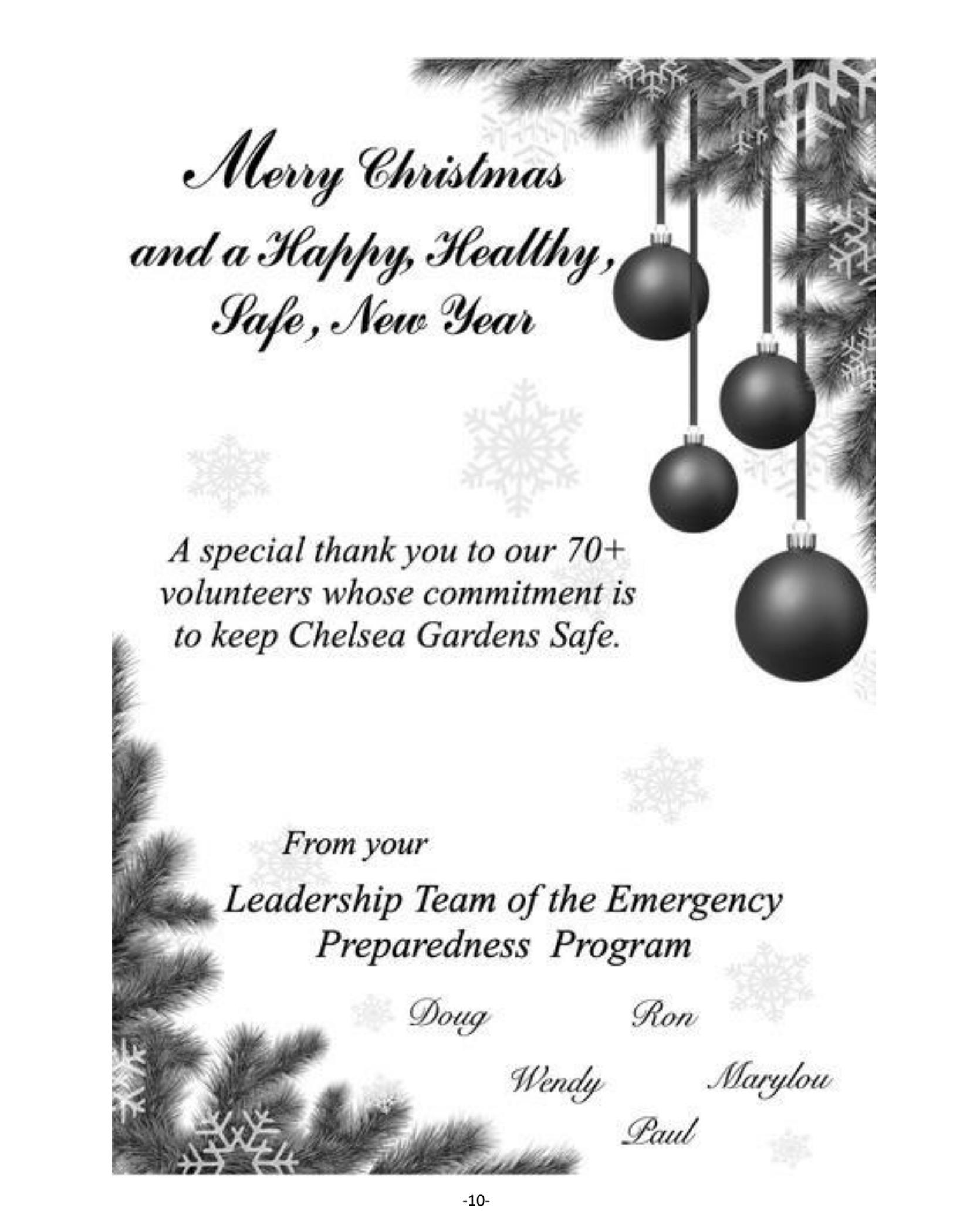
- a) **Car Wash Vacuum in Windsor** – Council reviewed a proposal to install a vacuum at the car wash area of the Windsor. The council has denied the request as it appears that there would be complications in monitoring the use and cleaning, etc.

- b) **Windstorm Damage Windsor** – Luckily there was not much wind damage from the recent storm. There were some vent covers that blew off but that was about it. These have been attended to as reported by the Caretaker.
- c) **Kensington Elevator Cable** – An elevator cable on the Kensington broke. This cable was just replaced and will be covered under warranty.
- d) **AJM Garbage Increase** – The garbage contractor is raising the rates by 7% for 2025.
- e) **Waste Connection Surcharges** – Waste Connections will be providing an updated contract proposal for Council to review that could see some minor cost reductions.
- f) **Fireside Roof Leak** – The fireside room roof leak was investigated by Roy Dennis Roofing was determined not to be caused by the original replacement they undertook several years ago. Council is in the process of getting a second opinion.
- g) **Exterior Drainage Preventative Maintenance Program** – Council has reviewed a price to have the exterior drainage of all townhouses and apartment buildings scoped and cleared of tree roots. The cost to do the entire complex is estimated to be about \$32,000. Council considers this to be a good investment and will incorporate the cost into future budgets.

## 9) ADJOURNMENT

The meeting was adjourned at 3:02 PM

The next Council meeting is Tuesday, January, 2025.



*Merry Christmas  
and a Happy, Healthy,  
Safe, New Year*

*A special thank you to our 70+  
volunteers whose commitment is  
to keep Chelsea Gardens Safe.*

*From your  
Leadership Team of the Emergency  
Preparedness Program*

*Doug*

*Ron*

*Wendy*

*Marylou*

*Paul*

**Balance Sheet (Accrual)**  
**CHELSEA - Contingency - 02 (lms1416c)**  
**November 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	1,693,116.77
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>		<b>2,840,308.19</b>

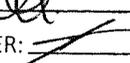
**LIABILITIES**

2012-2500	Accrued Expenses	4,435.87
<b>TOTAL LIABILITIES</b>		<b>4,435.87</b>

**OWNERS EQUITY**

**RESERVES**

3479-0015	ROOF REPLACEMENT	
3479-0017	Roof Replacement CRF Contribution	-1,250,000.00
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	617,321.65
<b>TOTAL OWNERS' EQUITY</b>		<b>2,835,872.32</b>
<b>TOTAL LIABILITIES AND EQUITY</b>		<b>2,840,308.19</b>

DATE: DEC. 17/2024  
ACCOUNTANT:   
PROPERTY MANAGER: 

**Budget Comparison (Accrual)  
CHELSEA - Contingency - 02 (lms1416c)  
November 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

		<u>MTD Actual</u>	<u>MTD Budget</u>	<u>\$ Var</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>\$ Var</u>	<u>Annual</u>
	<b>INCOME</b>							
4010-5000	Strata Fees - Apartments	21,036.75	21,036.75	0.00	189,330.75	189,330.75	0.00	252,441.00
4010-6000	Strata Fees - Townhomes	45,767.75	45,767.75	0.00	411,909.75	411,909.75	0.00	549,213.00
	<b>TOTAL</b>	<b>66,804.50</b>	<b>66,804.50</b>	<b>0.00</b>	<b>601,240.50</b>	<b>601,240.50</b>	<b>0.00</b>	<b>801,654.00</b>
4031-0000	Interest Income	6,180.84	0.00	6,180.84	100,609.82	0.00	100,609.82	0.00
	<b>TOTAL</b>	<b>6,180.84</b>	<b>0.00</b>	<b>6,180.84</b>	<b>100,609.82</b>	<b>0.00</b>	<b>100,609.82</b>	<b>0.00</b>
	<b>TOTAL INCOME</b>	<b>72,985.34</b>	<b>66,804.50</b>	<b>6,180.84</b>	<b>701,850.32</b>	<b>601,240.50</b>	<b>100,609.82</b>	<b>801,654.00</b>
	<b>TOWNHOUSE EXPENSES</b>							
6342-2024	2024 Townhouse Envelope Repairs	4,222.11	7,083.33	2,861.22	47,763.67	63,749.97	15,986.30	85,000.00
	<b>TOTAL OPERATING EXPS. - T.H.</b>	<b>4,222.11</b>	<b>7,083.33</b>	<b>2,861.22</b>	<b>47,763.67</b>	<b>63,749.97</b>	<b>15,986.30</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	17,745.00	15,000.03	-2,744.97	20,000.00
	<b>TOTAL LANDS. &amp; GROUNDS</b>	<b>0.00</b>	<b>1,666.67</b>	<b>1,666.67</b>	<b>17,745.00</b>	<b>15,000.03</b>	<b>-2,744.97</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	12,075.00	29,999.97	17,924.97	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>12,825.00</b>	<b>29,999.97</b>	<b>17,174.97</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	4,646.25	-1,548.75	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>4,646.25</b>	<b>-1,548.75</b>	<b>6,195.00</b>
	<b>ADMINISTRATION</b>							
6968-0000	Depreciation Report	0.00	833.33	833.33	0.00	7,499.97	7,499.97	10,000.00
	<b>TOTAL ADMINISTRATION EXPENSES</b>	<b>0.00</b>	<b>833.33</b>	<b>833.33</b>	<b>0.00</b>	<b>7,499.97</b>	<b>7,499.97</b>	<b>10,000.00</b>
	<b>TOTAL COMMON EXPENSES</b>	<b>0.00</b>	<b>6,349.58</b>	<b>6,349.58</b>	<b>36,765.00</b>	<b>57,146.22</b>	<b>20,381.22</b>	<b>76,195.00</b>
	<b>TOTAL EXPENSES</b>	<b>4,222.11</b>	<b>13,432.91</b>	<b>9,210.80</b>	<b>84,528.67</b>	<b>120,896.19</b>	<b>36,367.52</b>	<b>161,195.00</b>
	<b>NET INCOME (LOSS)</b>	<b>68,763.23</b>	<b>53,371.59</b>	<b>15,391.64</b>	<b>617,321.65</b>	<b>480,344.31</b>	<b>136,977.34</b>	<b>640,459.00</b>

**Balance Sheet (Accrual)**  
**CHELSEA - Operations - 02 (Ims1416)**  
**November 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	144,678.10
1025-0120	Bank - Roof Replacement	752,667.71
1025-0121	Bank - Roofing Levy Holdback	183,193.99
1027-0000	Bank - Water Surcharge	112,912.27
1028-1300	Bank - Golf Tournament Funds	3,550.12
1029-0000	Bank - Apt Utilities	72,296.10
1030-0000	Bank - Exercise Room	1,387.04
1040-0000	Bank - Social Committee	6,560.27
1200-0000	Prepaid Insurance	119,245.20
1300-0000	Accounts Receivable	10,883.89
1301-0000	A/R - Other	265.00
1301-0002	A/R - Roof Replacement	1,174,138.35
	<b>TOTAL ASSETS</b>	2,581,995.39

**LIABILITIES**

2010-0000	Accounts Payable	89,157.93
2012-2500	Accrued Expenses	11,488.64
2014-0000	Accrued Water & Sewer	19,052.12
2017-0000	Social Committee Fund	6,560.27
2018-0000	Exercise Room	1,387.04
2019-0000	Golf Tournament Fund	3,550.12
2035-0000	Security Deposits	300.00
2170-0000	Vacation Payable	6,308.26
2250-0000	Pre-Paid Fees	340.63
	<b>TOTAL LIABILITIES</b>	138,145.01

**OWNERS EQUITY**

**RESERVES**

3479-0015	ROOF REPLACEMENT	
3479-0016	Roof Replacement Levy	2,578,366.03
3479-0017	Roof Replacement CRF Contribution	1,250,000.00
3479-0018	Roof Replacement Expenses	-1,901,559.97
3479-0019	Roof Replacement Holdback	183,193.99
3479-0020	ROOF REPLACEMENT TOTAL	2,110,000.05

3500-0000	Net Income - Prior Years	54,422.07
3500-0500	Prior Year-Adjustment	-3,437.50

DATE: DEC. 17/2024  
ACCOUNTANT: [Signature]  
PROPERTY MANAGER: [Signature]

3510-0000	Net Income - Current Year	199,857.01
3510-2000	Net Income - Utilities	61,830.46
3510-3000	Net Income - Water & Sewer	<u>21,178.29</u>
	<b>TOTAL OWNERS' EQUITY</b>	<u>2,443,850.38</u>
	<b>TOTAL LIABILITIES AND EQUITY</b>	2,581,995.39

**Budget Comparison (Accrual)**  
**CHELSEA - Operations - 02 (lms1416)**  
**November 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	71,061.50	71,063.92	-2.42	639,573.16	639,575.28	-2.12	852,767.00
4012-0000	CRF Strata Fees - Apartments	-21,036.75	-21,036.75	0.00	-189,330.75	-189,330.75	0.00	-252,441.00
4015-0000	Parking, Scooter & EV Parking	631.00	625.00	6.00	5,629.00	5,625.00	4.00	7,500.00
4022-0000	Move in/out	0.00	83.33	-83.33	3,400.00	749.97	2,650.03	1,000.00
4025-0000	Prior Year Surplus (Deficit)	6,290.25	6,290.25	0.00	56,612.25	56,612.25	0.00	75,483.03
	<b>TOTAL</b>	<b>56,946.00</b>	<b>57,025.75</b>	<b>-79.75</b>	<b>515,883.66</b>	<b>513,231.75</b>	<b>2,651.91</b>	<b>684,309.03</b>
4030-0000	Strata Fees	133,713.33	133,713.33	0.00	1,203,419.97	1,203,419.97	0.00	1,604,560.00
4032-0000	CRF Strata Fees - Townhomes	-45,767.75	-45,767.75	0.00	-411,909.75	-411,909.75	0.00	-549,213.00
4037-0000	Prior Year Surplus	8,597.26	8,597.26	0.00	77,375.34	77,375.34	0.00	103,167.16
	<b>TOTAL</b>	<b>96,542.84</b>	<b>96,542.84</b>	<b>0.00</b>	<b>868,885.56</b>	<b>868,885.56</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	750.00	749.97	0.03	1,000.00
4045-0000	Rental - Caretaker Suite	600.00	600.00	0.00	5,400.00	5,400.00	0.00	7,200.00
4050-0000	Rental - Guest Suites	950.00	750.00	200.00	9,850.00	6,750.00	3,100.00	9,000.00
4055-0000	R.V. Parking	950.00	750.00	200.00	7,740.00	6,750.00	990.00	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	733.08	624.98	108.10	8,571.43	5,624.82	2,946.61	7,499.81
4066-0000	Remote Control Sale	260.00	200.00	60.00	2,265.00	1,800.00	465.00	2,400.00
4084-0000	Keys	0.00	0.00	0.00	10.00	0.00	10.00	0.00
	<b>TOTAL OTHER</b>	<b>3,593.08</b>	<b>3,008.31</b>	<b>584.77</b>	<b>34,521.43</b>	<b>27,074.79</b>	<b>7,446.64</b>	<b>36,099.81</b>
	<b>TOTAL INCOME</b>	<b>157,081.92</b>	<b>156,576.90</b>	<b>505.02</b>	<b>1,419,290.65</b>	<b>1,409,192.10</b>	<b>10,098.55</b>	<b>1,878,923.00</b>
<b>EXPENSES</b>								
6030-0000	Apt Janitor/Contract Services	2,214.87	2,500.00	285.13	19,306.98	22,500.00	3,193.02	30,000.00
6208-0000	Building Maint. - Apartments	1,438.31	5,000.00	3,561.69	29,506.87	45,000.00	15,493.13	60,000.00
6215-0000	Equipment Maint.-Apartments	869.87	6,666.67	5,796.80	33,968.73	60,000.03	26,031.30	80,000.00
6268-0050	Elevator Maint. - Apartments	2,781.07	1,875.00	-906.07	14,381.11	16,875.00	2,493.89	22,500.00
6275-0000	Gate & Door Maint. - Apartment	373.33	583.33	210.00	2,910.16	5,249.97	2,339.81	7,000.00
6279-0000	Garbage Pick-up - Apts.	1,961.43	2,250.00	288.57	19,267.68	20,250.00	982.32	27,000.00
	<b>TOTAL EXPS. BEFORE UTILITIES</b>	<b>9,638.88</b>	<b>18,875.00</b>	<b>9,236.12</b>	<b>119,341.53</b>	<b>169,875.00</b>	<b>50,533.47</b>	<b>226,500.00</b>
<b>TOWNHOUSE EXPENSES</b>								
6315-0000	Building Maint. - Townhomes	4,411.36	7,500.00	3,088.64	22,123.01	67,500.00	45,376.99	90,000.00
6320-0000	Garbage Pick-up - Townhomes	5,809.18	6,041.67	232.49	56,973.31	54,375.03	-2,598.28	72,500.00
	<b>TOTAL OPERATING EXPS. - T.H.</b>	<b>10,220.54</b>	<b>13,541.67</b>	<b>3,321.13</b>	<b>79,096.32</b>	<b>121,875.03</b>	<b>42,778.71</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	126,630.00	130,500.00	3,870.00	174,000.00
6425-0000	Drainage Repair & Maint-Ground	7,402.50	1,666.67	-5,735.83	35,377.17	15,000.03	-20,377.14	20,000.00
6435-0000	Plant Replacement & Imp-Ground	900.00	1,083.33	183.33	4,817.48	9,749.97	4,932.49	13,000.00
6440-0000	Irrigation System	95.41	333.33	237.92	906.33	2,999.97	2,093.64	4,000.00
6455-0000	Snow Removal	210.00	2,000.00	1,790.00	210.00	18,000.00	17,790.00	24,000.00
	<b>TOTAL LANDS. &amp; GROUNDS</b>	<b>22,677.91</b>	<b>19,583.33</b>	<b>-3,094.58</b>	<b>167,940.98</b>	<b>176,249.97</b>	<b>8,308.99</b>	<b>235,000.00</b>
<b>REPAIR &amp; MAINTENANCE- GENERAL</b>								
6510-0000	Repair & Maintenance	1,262.79	4,166.67	2,903.88	21,198.79	37,500.03	16,301.24	50,000.00
6515-0000	Equipment Rep. & Maint.-Common	260.20	1,458.33	1,198.13	7,564.56	13,124.97	5,560.41	17,500.00
6520-0000	Supplies Equipment - Common	-225.93	1,000.00	1,225.93	5,264.36	9,000.00	3,735.64	12,000.00
6525-0000	Supplies Maintenance-Common	141.98	250.00	108.02	1,078.42	2,250.00	1,171.58	3,000.00
6530-0000	Supplies Cleaning - Common	0.00	41.67	41.67	0.00	375.03	375.03	500.00
6535-0000	Enterphone and Security	98.19	791.67	693.48	1,549.67	7,125.03	5,575.36	9,500.00
6560-0000	Gate Repair & Maint. - Common	298.67	500.00	201.33	2,870.60	4,500.00	1,629.40	6,000.00
6565-0000	Pest Control - Common	1,097.25	1,666.67	569.42	10,790.05	15,000.03	4,209.98	20,000.00
	<b>TOTAL REPAIR &amp; MAINT.</b>	<b>2,933.15</b>	<b>9,875.01</b>	<b>6,941.86</b>	<b>50,316.45</b>	<b>88,875.09</b>	<b>38,558.64</b>	<b>118,500.00</b>

	MTD Actual	MTD Budget	\$ Var	YTD Actual	YTD Budget	\$ Var	Annual	
<b>UTILITIES</b>								
6576-0000	Electricity	123.00	200.00	77.00	1,255.00	1,800.00	545.00	2,400.00
6577-0000	Electricity Ponds - Common	413.00	466.67	53.67	3,602.00	4,200.03	598.03	5,600.00
6580-0000	Electricity Stream - Common	573.00	733.33	160.33	4,693.00	6,599.97	1,906.97	8,800.00
6595-0000	Telephone Caretaker	95.20	125.00	29.80	856.80	1,125.00	268.20	1,500.00
	<b>TOTAL UTILITIES</b>	<b>1,204.20</b>	<b>1,525.00</b>	<b>320.80</b>	<b>10,406.80</b>	<b>13,725.00</b>	<b>3,318.20</b>	<b>18,300.00</b>
<b>RV LOT EXPENSES</b>								
6640-0000	Repair & Maintenance - RV Lot	782.96	125.00	-657.96	881.45	1,125.00	243.55	1,500.00
6690-0000	Electricity - RV Lot	65.00	79.17	14.17	605.00	712.53	107.53	950.00
	<b>TOTAL OPERATING EXPS-RV LOT</b>	<b>847.96</b>	<b>204.17</b>	<b>-643.79</b>	<b>1,486.45</b>	<b>1,837.53</b>	<b>351.08</b>	<b>2,450.00</b>
<b>RECREATION CENTRE - COMMON</b>								
6710-0000	Bldg Repair & Maint-Rec Centre	1,092.00	750.00	-342.00	3,359.03	6,750.00	3,390.97	9,000.00
6712-0000	Equip. Rep. & Maint.-Clubhouse	1,351.65	2,083.33	731.68	17,987.87	18,749.97	762.10	25,000.00
6715-0000	Lock Up Costs - Rec. Centre	170.00	183.33	13.33	1,150.00	1,649.97	499.97	2,200.00
6725-0000	Exercise Equip R & M-Rec Centr	0.00	1,000.00	1,000.00	1,266.31	9,000.00	7,733.69	12,000.00
6730-0000	Workshop R & M-Rec. Centre	0.00	83.33	83.33	76.44	749.97	673.53	1,000.00
6735-0000	Pool Repair & Maint.-Rec. Cent	300.00	750.00	450.00	8,638.00	6,750.00	-1,888.00	9,000.00
6740-0000	Pool Supplies & Chemicals-Rec.	0.00	458.33	458.33	3,693.67	4,124.97	431.30	5,500.00
6750-0000	Cleaning Supplies-Rec. Centre	389.53	208.33	-181.20	1,521.74	1,874.97	353.23	2,500.00
6755-0000	Window & Carpet Cleaning-Rec.	0.00	83.33	83.33	0.00	749.97	749.97	1,000.00
6764-0000	Electricity - Rec. Centre	1,659.00	2,000.00	341.00	14,931.00	18,000.00	3,069.00	24,000.00
6765-0000	Gas - Rec. Centre	1,023.00	2,000.00	977.00	10,239.40	18,000.00	7,760.60	24,000.00
	<b>TOTAL OPER. EXPS-REC. CENTRE</b>	<b>5,985.18</b>	<b>9,599.98</b>	<b>3,614.80</b>	<b>62,863.46</b>	<b>86,399.82</b>	<b>23,536.36</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	45,673.18	48,750.03	3,076.85	65,000.00
6830-0000	Caretaker Assistant Wages	1,276.10	1,625.00	348.90	11,484.90	14,625.00	3,140.10	19,500.00
6865-0000	R. C. Janitor Wages and Ben.	1,780.80	1,833.33	52.53	15,523.20	16,499.97	976.77	22,000.00
6875-0000	Payroll Costs	920.60	1,000.00	79.40	8,774.81	9,000.00	225.19	12,000.00
6890-0000	Workers Compensation Board	0.00	83.33	83.33	52.50	749.97	697.47	1,000.00
	<b>TOTAL SALARIES &amp; PAYROLL COSTS</b>	<b>9,185.84</b>	<b>9,958.33</b>	<b>772.49</b>	<b>81,508.59</b>	<b>89,624.97</b>	<b>8,116.38</b>	<b>119,500.00</b>
<b>OFFICE EXPENSES</b>								
6910-0000	Equipment Rep. & Maint.-Office	0.00	100.00	100.00	129.77	900.00	770.23	1,200.00
6915-0000	Supplies	0.00	75.00	75.00	151.32	675.00	523.68	900.00
6920-0000	Telephone & Cable - Office	343.11	333.33	-9.78	2,935.54	2,999.97	64.43	4,000.00
	<b>TOTAL OFFICE EXPENSES</b>	<b>343.11</b>	<b>508.33</b>	<b>165.22</b>	<b>3,216.63</b>	<b>4,574.97</b>	<b>1,358.34</b>	<b>6,100.00</b>
<b>ADMINISTRATION</b>								
6970-0000	AGM Expenses - Admin.	0.00	500.00	500.00	7,141.68	4,500.00	-2,641.68	6,000.00
6975-0000	Council Expenses - Admin.	0.00	291.67	291.67	375.00	2,625.03	2,250.03	3,500.00
6980-0000	Legal Expenses	0.00	375.00	375.00	498.75	3,375.00	2,876.25	4,500.00
6984-0000	Postage and Printing	739.21	1,000.00	260.79	8,428.80	9,000.00	571.20	12,000.00
6985-0000	Insurance Appraisal	0.00	16.67	16.67	0.00	150.03	150.03	200.00
6990-0000	Insurance Premiums	60,496.33	60,496.33	0.00	544,466.97	544,466.97	0.00	725,956.00
6992-0000	Insurance Carrying Charges	1,371.35	2,093.08	721.73	12,342.15	18,837.72	6,495.57	25,117.00
7000-0000	Management Fees	7,408.34	7,500.00	91.66	66,675.06	67,500.00	824.94	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	487.53	-58.47	650.00
7020-0000	Security - Admin.	0.00	166.67	166.67	210.00	1,500.03	1,290.03	2,000.00
7023-0000	Emergency Preparedness	593.55	250.00	-343.55	1,532.92	2,250.00	717.08	3,000.00
7025-0000	Bank Charges	13.00	12.50	-0.50	111.00	112.50	1.50	150.00
7030-0000	Strata Web Site	50.25	33.33	-16.92	129.77	299.97	170.20	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	1,050.03	820.08	1,400.00
	<b>TOTAL ADMINISTRATION EXPENSES</b>	<b>70,672.03</b>	<b>72,906.09</b>	<b>2,234.06</b>	<b>643,256.43</b>	<b>656,154.81</b>	<b>12,898.38</b>	<b>874,873.00</b>
	<b>TOTAL COMMON EXPENSES</b>	<b>113,849.38</b>	<b>124,160.24</b>	<b>10,310.86</b>	<b>1,020,995.79</b>	<b>1,117,442.16</b>	<b>96,446.37</b>	<b>1,489,923.00</b>
	<b>TOTAL EXPENSES</b>	<b>133,708.80</b>	<b>156,576.91</b>	<b>22,868.11</b>	<b>1,219,433.64</b>	<b>1,409,192.19</b>	<b>189,758.55</b>	<b>1,878,923.00</b>
	<b>NET INCOME (LOSS)</b>	<b>23,373.12</b>	<b>-0.01</b>	<b>23,373.13</b>	<b>199,857.01</b>	<b>-0.09</b>	<b>199,857.10</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	124,740.72	124,740.72	0.00	166,321.00
9262-0000	Utilities Interest Income	263.46	100.00	163.46	2,268.61	900.00	1,368.61	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>14,123.54</b>	<b>13,960.08</b>	<b>163.46</b>	<b>168,988.29</b>	<b>167,619.68</b>	<b>1,368.61</b>	<b>209,500.00</b>
<b>UTILITY EXPENSES</b>								
<b>ELECTRICITY - APARTMENTS</b>								
9360-0000	Electricity Kens & Mayfair	2,376.00	2,916.67	540.67	22,176.00	26,250.03	4,074.03	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	14,633.00	16,875.00	2,242.00	22,500.00
	<b>TOTAL ELECTRICITY - APART.</b>	<b>3,935.00</b>	<b>4,791.67</b>	<b>856.67</b>	<b>36,809.00</b>	<b>43,125.03</b>	<b>6,316.03</b>	<b>57,500.00</b>
	<b>GAS - APARTMENTS</b>							
9410-0000	Gas - Mayfair	2,235.19	2,666.67	431.48	15,537.59	24,000.03	8,462.44	32,000.00
9420-0000	Gas - Kensington	4,328.69	5,000.00	671.31	28,396.45	45,000.00	16,603.55	60,000.00
9430-0000	Gas - Windsor	3,901.76	5,000.00	1,098.24	26,414.79	45,000.00	18,585.21	60,000.00
	<b>TOTAL GAS - APARTMENTS</b>	<b>10,465.64</b>	<b>12,666.67</b>	<b>2,201.03</b>	<b>70,348.83</b>	<b>114,000.03</b>	<b>43,651.20</b>	<b>152,000.00</b>
	<b>TOTAL UTILITIES - APARTMENT</b>	<b>14,400.64</b>	<b>17,458.34</b>	<b>3,057.70</b>	<b>107,157.83</b>	<b>157,125.06</b>	<b>49,967.23</b>	<b>209,500.00</b>
	<b>NET INCOME (LOSS) UTILITIES</b>	<b>-277.10</b>	<b>-3,498.26</b>	<b>3,221.16</b>	<b>61,830.46</b>	<b>10,494.62</b>	<b>51,335.84</b>	<b>0.00</b>
	<b>REVENUE - WATER INCOME</b>							
9650-0000	Water - Apartments	7,494.40	7,494.40	0.00	67,449.60	67,449.60	0.00	89,932.80
9700-0000	Water - Townhouses	10,960.56	10,960.56	0.00	98,645.04	98,645.04	0.00	131,526.72
9725-0000	Water - Interest Income	411.48	150.00	261.48	2,950.63	1,350.00	1,600.63	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>18,866.44</b>	<b>18,604.96</b>	<b>261.48</b>	<b>174,411.24</b>	<b>172,810.61</b>	<b>1,600.63</b>	<b>228,625.49</b>
	<b>WATER EXPENSE</b>							
9850-0000	Water Usage	19,052.12	19,052.12	0.00	153,232.95	171,469.08	18,236.13	228,625.49
	<b>TOTAL WATER</b>	<b>19,052.12</b>	<b>19,052.12</b>	<b>0.00</b>	<b>153,232.95</b>	<b>171,469.08</b>	<b>18,236.13</b>	<b>228,625.49</b>
	<b>NET INCOME (LOSS) WATER</b>	<b>-185.68</b>	<b>-447.16</b>	<b>261.48</b>	<b>21,178.29</b>	<b>1,341.53</b>	<b>19,836.76</b>	<b>0.00</b>

# JANUARY

## Chelsea Gardens Events Calendar

### UPCOMING EVENTS AT A GLANCE

**Jan 12**  
**Movie Night**  
7:00 pm

**Jan 17**  
**Pulled Pork**  
4:30 pm  
(watch for poster)

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