



Balance Sheet - Operating
Chelsea Place Townhouse Owners' Association
End Date: 01/31/2023

Date: 2/6/2023
Time: 12:51 pm
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Assets

Current Assets

| | | |
|------------|---------------------------|-------------|
| 10-1010-01 | Barrington Bank OPERATING | \$65,994.40 |
| 10-1030-00 | Edward Jones - 4850 | 20,785.06 |

Total Current Assets:

\$86,779.46

Reserves

| | | |
|------------|---------------------|------------|
| 11-2020-00 | Edward Jones - 0417 | 157,707.34 |
|------------|---------------------|------------|

Total Reserves:

\$157,707.34

Other Assets

| | | |
|------------|---------------------|--------|
| 14-2060-00 | Accounts Receivable | 65.00 |
| 14-2092-00 | Prepaid Insurance | 230.00 |

Total Other Assets:

\$295.00

Total Assets:

\$244,781.80

Liabilities & Equity

Liabilities

| | | |
|------------|---------------------|--------|
| 20-3310-00 | Prepaid Assessments | 944.89 |
|------------|---------------------|--------|

Total Liabilities:

\$944.89

Equity

| | | |
|------------|-------------------|------------|
| 30-5000-00 | Reserves | 142,706.25 |
| 30-5500-00 | Retained Earnings | 90,810.30 |

Total Equity:

\$233,516.55

| | |
|------------------------|-----------|
| Net Income Gain / Loss | 10,320.36 |
|------------------------|-----------|

\$10,320.36

Total Liabilities & Equity:

\$244,781.80



Income Statement - Operating
Chelsea Place Townhouse Owners' Association

Date: 2/6/2023
 Time: 12:51 pm
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01/31/2023

| Description | Current Period | | | Year-to-date | | | Annual Budget |
|---------------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| OPERATING INCOME | | | | | | | |
| Income | | | | | | | |
| 6101-00 Owner Assessment | \$12,960.00 | \$12,960.00 | \$- | \$12,960.00 | \$12,960.00 | \$- | \$155,520.00 |
| Total Income | 12,960.00 | 12,960.00 | - | 12,960.00 | 12,960.00 | 0.00 | 155,520.00 |
| Total OPERATING INCOME | 12,960.00 | 12,960.00 | - | 12,960.00 | 12,960.00 | - | 155,520.00 |
| OPERATING EXPENSE | | | | | | | |
| Administrative | | | | | | | |
| 7020-00 Miscellaneous Administrative | - | 8.33 | 8.33 | - | 8.33 | 8.33 | 100.00 |
| 7030-01 Tax Preparation | - | - | - | - | - | - | 2,200.00 |
| 7030-03 Annual Report/Taxes Paid | - | - | - | - | - | - | 11.00 |
| 7080-00 Management Contract | 1,036.53 | 1,036.58 | 0.05 | 1,036.53 | 1,036.58 | 0.05 | 12,439.00 |
| 7090-00 Mailings, Printing, Copy Cost | 44.50 | 100.00 | 55.50 | 44.50 | 100.00 | 55.50 | 1,200.00 |
| 7100-01 Legal Fees - Corporate | - | - | - | - | - | - | 200.00 |
| 7150-01 Insurance Premiums | 98.61 | 325.00 | 226.39 | 98.61 | 325.00 | 226.39 | 3,900.00 |
| 7250-01 Bank Fees | - | 6.25 | 6.25 | - | 6.25 | 6.25 | 75.00 |
| 7280-00 Website | - | - | - | - | - | - | 150.00 |
| Total Administrative | 1,179.64 | 1,476.16 | 296.52 | 1,179.64 | 1,476.16 | 296.52 | 20,275.00 |
| Building | | | | | | | |
| 7740-01 Siding/Soffit/Fascia | - | 83.33 | 83.33 | - | 83.33 | 83.33 | 1,000.00 |
| 7740-02 Roofs | 385.00 | 333.33 | (51.67) | 385.00 | 333.33 | (51.67) | 4,000.00 |
| 7740-03 Gutters/Downspout | 600.00 | 166.67 | (433.33) | 600.00 | 166.67 | (433.33) | 2,000.00 |
| 7740-11 Exterior Repair - Other | - | 250.00 | 250.00 | - | 250.00 | 250.00 | 3,000.00 |
| 7870-00 Painting | - | 1,333.33 | 1,333.33 | - | 1,333.33 | 1,333.33 | 16,000.00 |
| Total Building | 985.00 | 2,166.66 | 1,181.66 | 985.00 | 2,166.66 | 1,181.66 | 26,000.00 |
| Grounds | | | | | | | |
| 8110-00 Landscape Contract | - | - | - | - | - | - | 19,000.00 |
| 8120-03 Turf/Shrub Repair/Replacement | 475.00 | 833.33 | 358.33 | 475.00 | 833.33 | 358.33 | 10,000.00 |
| 8180-01 Tree Care - Pruning | - | 166.67 | 166.67 | - | 166.67 | 166.67 | 2,000.00 |
| 8180-02 Tree Care - Treatment | - | 416.67 | 416.67 | - | 416.67 | 416.67 | 5,000.00 |
| 8180-03 Tree Care - Removal/Replace | - | 291.67 | 291.67 | - | 291.67 | 291.67 | 3,500.00 |
| 8350-01 Snow Contract & Salting | - | 3,750.00 | 3,750.00 | - | 3,750.00 | 3,750.00 | 15,000.00 |
| 8380-04 Concrete Repair | - | 166.67 | 166.67 | - | 166.67 | 166.67 | 2,000.00 |
| Total Grounds | 475.00 | 5,625.01 | 5,150.01 | 475.00 | 5,625.01 | 5,150.01 | 56,500.00 |
| Reserve Contribution | | | | | | | |
| 9010-01 Reserve Contribution Monthly | 4,395.42 | 4,395.42 | - | 4,395.42 | 4,395.42 | - | 52,745.00 |
| Total Reserve Contribution | 4,395.42 | 4,395.42 | - | 4,395.42 | 4,395.42 | 0.00 | 52,745.00 |
| Total OPERATING EXPENSE | 7,035.06 | 13,663.25 | 6,628.19 | 7,035.06 | 13,663.25 | 6,628.19 | 155,520.00 |
| | \$5,924.94 | (\$703.25) | \$6,628.19 | \$5,924.94 | (\$703.25) | \$6,628.19 | \$0.00 |
| RESERVE INCOME | | | | | | | |
| Reserve Funding | | | | | | | |
| 9021-05 Reserve Funding Monthly | 4,395.42 | 4,395.42 | - | 4,395.42 | 4,395.42 | - | 52,745.00 |
| Total Reserve Funding | 4,395.42 | 4,395.42 | - | 4,395.42 | 4,395.42 | 0.00 | 52,745.00 |
| Total RESERVE INCOME | 4,395.42 | 4,395.42 | - | 4,395.42 | 4,395.42 | - | 52,745.00 |
| RESERVE EXPENSE | | | | | | | |
| Reserve Expenses | | | | | | | |
| 9100-05 Reserve - Wood Replacement | - | 1,666.67 | 1,666.67 | - | 1,666.67 | 1,666.67 | 20,000.00 |
| 9100-49 Reserve-Gutter Replacement | - | 2,083.33 | 2,083.33 | - | 2,083.33 | 2,083.33 | 25,000.00 |



Income Statement - Reserve
Chelsea Place Townhouse Owners' Association
 01/31/2023

Date: 2/6/2023
 Time: 12:51 pm
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| Description | Current Period | | | Year-to-date | | | Annual Budget |
|----------------------------|-------------------|-----------------|-------------------|-------------------|-----------------|-------------------|-------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| Total Reserve Expenses | \$- | \$3,750.00 | \$3,750.00 | \$0.00 | \$3,750.00 | \$3,750.00 | \$45,000.00 |
| Total RESERVE EXPENSE | \$- | \$3,750.00 | \$3,750.00 | \$- | \$3,750.00 | \$3,750.00 | \$45,000.00 |
| | \$4,395.42 | \$645.42 | \$3,750.00 | \$4,395.42 | \$645.42 | \$3,750.00 | \$7,745.00 |
| COMBINED NET INCOME | \$10,320.36 | (\$57.83) | \$10,378.19 | \$10,320.36 | (\$57.83) | \$10,378.19 | \$7,745.00 |