Assets			
Current Assets			
10-1010-01	Barrington Bank OPERATING	$44,093.11	
Total Current Assets:			$44,093.11
Reserves			
11-2020-00	Edward Jones - 0417	250,371.37	
11-2020-02	Edward Jones - 2519	68,182.65	
Total Reserves:			$318,554.02
Other Assets			
14-2060-00	Accounts Receivable	(27,344.37)	
14-2070-00	Accrued Interest Receivable-Reserve	4,699.11	
14-2092-00	Prepaid Insurance	1,020.07	
Total Other Assets:			($21,625.19)
Total Assets:			**$341,021.94**
Liabilities & Equity			
Liabilities			
20-3010-02	Income Tax Payable	730.00	
20-3310-00	Prepaid Assessments	(1,543.61)	
Total Liabilities:			($813.61)
Equity			
30-5000-00	Reserves	215,222.03	
30-5050-00	Investments - Change in Value	532.65	
30-5500-00	Retained Earnings	30,797.77	
Total Equity:			$246,552.45
	Net Income Gain / Loss	95,283.10	
			$95,283.10
Total Liabilities & Equity:			**$341,021.94**

AssociationPartners inc. Association Managers

Income Statement - Operating

Chelsea Place Townhouse Owners' Association

06/30/2024

Date: 7/14/2024
Time: 5:20 pm
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Description		Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
OPERATING INCOME								
Income								
6101-00	Owner Assessment	$12,960.00	$12,960.00	$-	$77,760.00	$77,760.00	$-	$155,520.00
6107-00	Special Assessment	7,000.00	7,000.00	-	42,000.00	42,000.00	-	84,000.00
6110-00	Late Fees	15.40	-	15.40	54.06	-	54.06	-
6160-00	Repair & Maint Chargeback	-	-	-	235.00	-	235.00	-
Total Income		19,975.40	19,960.00	15.40	120,049.06	119,760.00	289.06	239,520.00
Total OPERATING INCOME		19,975.40	19,960.00	15.40	120,049.06	119,760.00	289.06	239,520.00
OPERATING EXPENSE								
Administrative								
7020-00	Miscellaneous Administrative	-	8.33	8.33	-	49.98	49.98	100.00
7030-01	Tax Preparation	-	-	-	2,175.00	2,200.00	25.00	2,200.00
7030-03	Annual Report/Taxes Paid	11.00	11.00	-	1,211.00	11.00	(1,200.00)	11.00
7080-00	Management Contract	1,072.81	1,072.83	0.02	6,436.86	6,436.98	0.12	12,874.00
7090-00	Mailings, Printing, Copy Cost	128.71	125.00	(3.71)	1,306.98	750.00	(556.98)	1,500.00
7100-01	Legal Fees - Corporate	125.00	41.67	(83.33)	225.00	250.02	25.02	500.00
7150-01	Insurance Premiums	(501.00)	333.33	834.33	3,877.40	1,999.98	(1,877.42)	4,000.00
7250-01	Bank Fees	-	6.25	6.25	7.25	37.50	30.25	75.00
7280-00	Website	-	12.50	12.50	-	75.00	75.00	150.00
Total Administrative		836.52	1,610.91	774.39	15,239.49	11,810.46	(3,429.03)	21,410.00
Building								
7740-01	Siding/Soffit/Fascia	-	176.67	176.67	-	1,060.02	1,060.02	2,120.00
7740-02	Roofs	-	166.67	166.67	-	1,000.02	1,000.02	2,000.00
7740-03	Gutters/Downspout	-	166.67	166.67	217.50	1,000.02	782.52	2,000.00
7740-11	Exterior Repair - Other	-	166.67	166.67	-	1,000.02	1,000.02	2,000.00
7870-00	Painting	-	1,333.33	1,333.33	-	7,999.98	7,999.98	16,000.00
7900-00	Owner Bill Back	-	-	-	235.00	-	(235.00)	-
Total Building		-	2,010.01	2,010.01	452.50	12,060.06	11,607.56	24,120.00
Grounds								
8110-00	Landscape Contract	-	2,857.15	2,857.15	5,170.00	5,714.30	544.30	20,000.00
8120-03	Turf/Shrub Repair/Replacement	2,414.42	583.33	(1,831.09)	2,414.42	3,499.98	1,085.56	7,000.00
8120-05	Retaining Wall/Fence	-	41.67	41.67	-	250.02	250.02	500.00
8180-01	Tree Care - Pruning	294.00	250.00	(44.00)	294.00	1,500.00	1,206.00	3,000.00
8180-02	Tree Care - Treatment	2,274.00	375.00	(1,899.00)	2,752.00	2,250.00	(502.00)	4,500.00
8180-03	Tree Care - Removal/Replace	1,377.00	333.33	(1,043.67)	1,377.00	1,999.98	622.98	4,000.00
8350-01	Snow Contract & Salting	-	-	-	7,940.00	8,750.00	810.00	14,000.00
8380-04	Concrete Repair	-	41.67	41.67	-	250.02	250.02	500.00
Total Grounds		6,359.42	4,482.15	(1,877.27)	19,947.42	24,214.30	4,266.88	53,500.00
Reserve Contribution								
9010-01	Reserve Contribution Monthly	4,707.50	4,707.50	-	28,245.00	28,245.00	-	56,490.00
9010-08	Reserve - Special Assessment	4,585.00	7,000.00	2,415.00	67,650.00	42,000.00	(25,650.00)	84,000.00
Total Reserve Contribution		9,292.50	11,707.50	2,415.00	95,895.00	70,245.00	(25,650.00)	140,490.00
Total OPERATING EXPENSE		16,488.44	19,810.57	3,322.13	131,534.41	118,329.82	(13,204.59)	239,520.00
		$3,486.96	**$149.43**	**$3,337.53**	**($11,485.35)**	**$1,430.18**	**($12,915.53)**	**$0.00**
RESERVE INCOME								
Reserve Funding								
9021-05	Reserve Funding Monthly	4,707.50	4,707.50	-	28,245.00	28,245.00	-	56,490.00
9021-07	Reserve - Special Assessment Funding	4,585.00	-	4,585.00	67,650.00	-	67,650.00	-

AssociationPartners Inc.
Association Managers

Income Statement - Reserve

Chelsea Place Townhouse Owners' Association

06/30/2024

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
9030-01 Reserve Interest Income	$10,624.12	$-	$10,624.12	$10,873.45	$-	$10,873.45	$-
Total Reserve Funding	19,916.62	4,707.50	15,209.12	106,768.45	28,245.00	78,523.45	56,490.00
Total RESERVE INCOME	19,916.62	4,707.50	15,209.12	106,768.45	28,245.00	78,523.45	56,490.00
RESERVE EXPENSE							
Reserve Expenses							
9100-04 Reserve - Roofs	-	7,083.33	7,083.33	-	42,499.98	42,499.98	85,000.00
9100-05 Reserve - Wood Replacement	-	2,166.67	2,166.67	-	13,000.02	13,000.02	26,000.00
9100-49 Reserve-Gutter Replacement	-	666.67	666.67	-	4,000.02	4,000.02	8,000.00
Total Reserve Expenses	-	9,916.67	9,916.67	0.00	59,500.02	59,500.02	119,000.00
Total RESERVE EXPENSE	-	9,916.67	9,916.67	-	59,500.02	59,500.02	119,000.00
	$19,916.62	**($5,209.17)**	**$25,125.79**	**$106,768.45**	**($31,255.02)**	**$138,023.47**	**($62,510.00)**
COMBINED NET INCOME	$23,403.58	($5,059.74)	$28,463.32	$95,283.10	($29,824.84)	$125,107.94	($62,510.00)