

Chelsea Place Townhouse Owners Association

Treasurer Report as of November 30, 2020 (in Thousands \$)

**Balance Sheet**

Operating Cash	35.3
Edward Jones-Reserve	158.7 (120.0CD; 38.7 MM)
Total Cash	194.0
Receivables	2.0
Prepaid Insurance	0.6 ( 12/31/19 balance)
Total Assets	<b>196.6</b>

Prepaid Assessments	1.0
Retained Earnings	180.8
Current Year Income	14.8
Total Equity	<b>196.6</b>

<b>Income/Expenses</b>	Nov.	YTD	YTD Budget	Variance
Income	12.1	133.9	133.1	0.8
Expenses ( before reserve)	(4.4)	(101.5)	(110.1)	8.6
Net Income (incl.Reserve)	<b>(2.0)</b>	<b>14.8</b>	<b>(14.0)</b>	<b>28.8</b>
Reserve Additions(incl above)	2.5	28.9	26.9	2.0
Reserve Expenditures (incl above)	9.8	19.6	37.0	17.4

The month of November's favorable variance of \$28.8K is due to the omission of the gutter invoice of \$12.1K and favorable less expenses in Building, Grounds & Reserves of \$13.5K and additional interest etc of \$3.2 K

However, as we originally had forecasted a \$7.6K loss for 2020 and assuming no unusual items in December, our ACTUALS for 2020 should be a breakeven year.

Note: Both delinquencies were paid in early December

**Delinquencies as of November 30, 2020**

Missing November Payment	273.00
Missing Misc. Charge	125.00
Charge Back-March	451.98
Totals	<b>849.98</b>