

Chelsea Place Townhouse Owners Association

Treasurer Report as of November 30, 2019 (in Thousands \$)

Balance Sheet

Operating Cash	65.6
Edward Jones	146.0 (111.2 in CD's plus 34.9K)
Total Cash	211.6
Receivables	0.7
Prepaid Insurance	0.7 (12/31/18 balance)
Total Assets	213.0

Prepaid Assessments	0.7
Retained Earnings	175.7
Current Year Income	36.6
Total Equity	213.0

Income/Expenses

	Nov	YTD	YTD Budget	Variance
Income	11.6	129.0	128.0	1.0
Expenses (before reserve)	-7.5	-87.2	-98.6	11.4
Net Income (incl.Reserve)	4.4	36.6	-12.6	49.2
Net Reserve Add(incl above)	3.3	28.9	-7.9	36.8
Reserve Expenditures	0.0	7.9	42.0	-34.1

PLEASE Note; That \$12,499 of Reserve payments were made in November but were too late for AP's November statements. They will be reflected in the December statements. Also, please note that the painting balance of approximately \$20,000 was not yet included With these two items and with some open landscaping items ,most of our \$49,200 positive variance at the end of November will be gone

Delinquencies as of November 30,, 2019

#1 Nov	263
Misc.-Late Fees	13
Totals	276