

Chelsea Place Townhouse Owners Assn  
Balance Sheet  
As of 12/31/13

Modified Accrual Basis

		ASSETS	
CURRENT ASSETS			
1010-000	BB Operating Checking	7859 \$	4,019.82
1020-000	BB Operating Money Mar.	3836	500.67
SUBTOTAL CASH		\$	<u>4,520.49</u>
2050-000	Edward Jones	0417 \$	83,656.60
SUBTOTAL RESERVES		\$	<u>83,656.60</u>
OWNER RECEIVABLES			
2060-000	Net Receivables/(Prepays)	\$	5,683.56
SUBTOTAL OWNER RECEIVABLES		\$	<u>5,683.56</u>
OTHER ASSETS			
SUBTOTAL OTHER ASSETS		\$	<u>.00</u>
TOTAL ASSETS			<u>\$ 93,860.65</u>

LIABILITIES & EQUITY

LIABILITIES:			
SUBTOTAL LIABILITIES		\$	<u>.00</u>
EQUITY:			
5500-000	Retained Earnings	\$	115,984.81
	Current Year Net Income/(Loss)		(22,124.16)
SUBTOTAL EQUITY		\$	<u>93,860.65</u>
TOTAL LIABILITIES & EQUITY		\$	<u>93,860.65</u>

**Chelsea Place Townhouse Owners Assn**  
**Income Statement**  
 Period: 12/01/13 to 12/31/13

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
Modified Accrual Basis							
INCOME							
OWNER INCOME:							
06100-002 Owner Assessments-Townhome	9,460.00	9,460.00	.00	113,520.00	113,520.00	.00	113,520.00
06110-000 Late Fees	7.78	.00	7.78	95.02	.00	95.02	.00
06140-000 Legal Chargeback	.00	.00	.00	1,235.00	.00	1,235.00	.00
06160-000 Repair & Maint Chargeback	.00	.00	.00	44.98	.00	44.98	.00
<b>SUBTOTAL OWNER INCOME</b>	<b>9,467.78</b>	<b>9,460.00</b>	<b>7.78</b>	<b>114,895.00</b>	<b>113,520.00</b>	<b>1,375.00</b>	<b>113,520.00</b>
OTHER INCOME							
06200-001 Interest Income	.04	.00	.04	10.29	.00	10.29	.00
06200-004 Prior Year Carryover 2012	.00	.00	.00	.00	16,280.00	(16,280.00)	16,280.00
<b>SUBTOTAL OTHER INCOME</b>	<b>.04</b>	<b>.00</b>	<b>.04</b>	<b>10.29</b>	<b>16,280.00</b>	<b>(16,269.71)</b>	<b>16,280.00</b>
<b>TOTAL INCOME</b>	<b>9,467.82</b>	<b>9,460.00</b>	<b>7.82</b>	<b>114,905.29</b>	<b>129,800.00</b>	<b>(14,894.71)</b>	<b>129,800.00</b>
EXPENSES							
ADMINISTRATIVE							
07020-000 Miscellaneous Administrative	.00	12.50	12.50	5.00	150.00	145.00	150.00
07030-001 Tax Preparation	.00	.00	.00	1,870.00	1,900.00	30.00	1,900.00
07030-003 Annual Report/Taxes Paid	.00	.00	.00	10.00	10.00	.00	10.00
07080-000 Management Contract	617.00	621.00	4.00	7,404.00	7,452.00	48.00	7,452.00
07090-000 Owner Communication	274.86	83.37	(191.49)	1,103.81	1,000.00	(103.81)	1,000.00
07100-001 Legal Fees-Corporate	.00	29.13	29.13	375.00	350.00	(25.00)	350.00
07100-003 Legal Fees-Owner	.00	.00	.00	1,235.00	.00	(1,235.00)	.00
07150-001 Insurance Premiums	177.76	200.00	22.24	2,186.40	2,400.00	213.60	2,400.00
07250-001 Bank Fees/Check Stock	15.00	20.87	5.87	164.40	250.00	85.60	250.00
07280-000 Website	5.99	10.38	4.39	308.93	125.00	(183.93)	125.00
07330-000 Bad Debt Expense	.00	1,000.00	1,000.00	.00	1,000.00	1,000.00	1,000.00
<b>SUBTOTAL ADMINISTRATIVE</b>	<b>1,090.61</b>	<b>1,977.25</b>	<b>886.64</b>	<b>14,662.54</b>	<b>14,637.00</b>	<b>(25.54)</b>	<b>14,637.00</b>
BUILDING							
07740-001 Siding/Soffit/Fascia	261.00	533.37	272.37	7,880.81	6,400.00	(1,480.81)	6,400.00
07740-002 Roofs	555.00	125.00	(430.00)	740.00	1,500.00	760.00	1,500.00
07740-003 Gutters/Downspout	.00	125.00	125.00	730.95	1,500.00	769.05	1,500.00
07740-011 Exterior Repair-Other	.00	41.63	41.63	480.94	500.00	19.06	500.00
07870-000 Painting	3,430.87	.00	(3,430.87)	46,197.00	42,011.00	(4,186.00)	42,011.00
07900-000 Owner Bill Back	.00	.00	.00	44.98	.00	(44.98)	.00
<b>SUBTOTAL BUILDING</b>	<b>4,246.87</b>	<b>825.00</b>	<b>(3,421.87)</b>	<b>56,074.68</b>	<b>51,911.00</b>	<b>(4,163.68)</b>	<b>51,911.00</b>
GROUNDS							
08110-000 Landscape Contract	.00	.00	.00	15,256.00	15,300.00	44.00	15,300.00
08120-001 Mulch	.00	.00	.00	9,451.00	10,000.00	549.00	10,000.00
08120-003 Turf/Shrub Repair/Replacement	.00	.00	.00	175.00	500.00	325.00	500.00
08120-005 Retaining Wall/Fence	.00	.00	.00	334.35	500.00	165.65	500.00
08180-001 Tree Care-Pruning	.00	.00	.00	5,054.00	2,574.00	(2,480.00)	2,574.00
08180-002 Tree Care-Treatment	.00	.00	.00	5,663.58	6,000.00	336.42	6,000.00

**Chelsea Place Townhouse Owners Assn**  
**Income Statement**  
 Period: 12/01/13 to 12/31/13

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
08180-003 Tree Care-Removal/Replacement	.00	.00	.00	570.00	1,000.00	430.00	1,000.00
08350-001 Snow Contract & Salting	3,000.00	1,592.00	(1,408.00)	11,550.00	9,550.00	(2,000.00)	9,550.00
08520-000 Common Area-Tree Cables	.00	.00	.00	.00	1,995.00	1,995.00	1,995.00
<b>SUBTOTAL GROUNDS</b>	<b>3,000.00</b>	<b>1,592.00</b>	<b>(1,408.00)</b>	<b>48,053.93</b>	<b>47,419.00</b>	<b>(634.93)</b>	<b>47,419.00</b>
<b>UTILITIES</b>							
<b>SUBTOTAL UTILITIES</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>
<b>RESERVE CONTRIBUTIONS</b>							
09010-001 Reserve Contribution Monthly	1,319.42	1,319.38	(.04)	15,833.04	15,833.00	(.04)	15,833.00
<b>SUBTOTAL RESERVE CONTRIBUTION</b>	<b>1,319.42</b>	<b>1,319.38</b>	<b>(.04)</b>	<b>15,833.04</b>	<b>15,833.00</b>	<b>(.04)</b>	<b>15,833.00</b>
<b>CONTINGENCY</b>							
<b>TOTAL EXPENSES</b>	<b>9,656.90</b>	<b>5,713.63</b>	<b>(3,943.27)</b>	<b>134,624.19</b>	<b>129,800.00</b>	<b>(4,824.19)</b>	<b>129,800.00</b>
<b>NET OPERATING INCOME/(LOSS)</b>	<b>(189.08)</b>	<b>3,746.37</b>	<b>(3,935.45)</b>	<b>(19,718.90)</b>	<b>.00</b>	<b>(19,718.90)</b>	<b>.00</b>

**Chelsea Place Townhouse Owners Assn**  
**Income Statement**  
 Period: 12/01/13 to 12/31/13

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
<b>RESERVE FUNDING ACTIVITY</b>							
<b>RESERVE FUNDING</b>							
09020-001 Reserve Funding	1,319.42	1,319.38	.04	15,833.04	15,833.00	.04	15,833.00
09030-001 Reserve Interest Income	595.55	.00	595.55	1,377.44	.00	1,377.44	.00
<b>TOTAL RESERVE FUNDING</b>	<b>1,914.97</b>	<b>1,319.38</b>	<b>595.59</b>	<b>17,210.48</b>	<b>15,833.00</b>	<b>1,377.48</b>	<b>15,833.00</b>
<b>RESERVE EXPENSES</b>							
09100-021 Reserve-Roof Replacement	.00	.00	.00	19,601.00	18,950.00	(651.00)	18,950.00
09200-001 Reserve-Bank Fees	.00	.00	.00	14.74	.00	(14.74)	.00
<b>TOTAL RESERVE EXPENSES</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>19,615.74</b>	<b>18,950.00</b>	<b>(665.74)</b>	<b>18,950.00</b>
<b>NET RESERVE REVENUE/ (EXPENSE)</b>	<b>1,914.97</b>	<b>1,319.38</b>	<b>595.59</b>	<b>(2,405.26)</b>	<b>(3,117.00)</b>	<b>711.74</b>	<b>(3,117.00)</b>
<b>NET INCOME/ (LOSS)</b>	<b>1,725.89</b>	<b>5,065.75</b>	<b>(3,339.86)</b>	<b>(22,124.16)</b>	<b>(3,117.00)</b>	<b>(19,007.16)</b>	<b>(3,117.00)</b>

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"  
Ending account #: "Last"

Starting date: 12/01/13  
Ending date: 12/31/13

Profit center: "All"

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Acct-# Description Begin-balance Total-DR Total-CR Net-change End-balance  
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1000-000 Operating Accounts .00 .00 .00 .00 .00

1010-000 BB Operating Checking 7859 5,569.72 8,107.00 9,656.90 1,549.90CR 4,019.82

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
12/01/13	AP0635	5628		888.46	ASSOCIATION PARTNERS, INC	MANAGEMENT FEE
12/02/13	AR1613	AR04	428.00		Owner Cash Receipts	
12/04/13	AR1625	AR04	473.00		Owner Cash Receipts	
12/05/13	AP0643	120513		177.76	NATIONWIDE INSURANCE COMP	
12/06/13	AP0647	5629		3,430.87	INSIDE-OUT COMPANY, INC.	Final Painting Payment
12/06/13	AP0647	5630		96.00	MIDWEST PROPERTY SERVICES	664:Fascia Hole Inspect
12/06/13	AP0647	5631		270.00	NORTON SONS ROOFING CO, I	672:Chimney Leak Repair
12/06/13	AP0647	5632		3.40	ROBERT HEPBURN	Spg Mailing Postage Bal
12/06/13	AR0000	AR04	3,829.00		Owner Cash Receipts	
12/06/13	AR1636	AR04	214.00		Owner Cash Receipts	
12/09/13	AR1644	AR04	428.00		Owner Cash Receipts	
12/10/13	AR1651	AR04	259.00		Owner Cash Receipts	
12/12/13	AR1655	AR04	259.00		Owner Cash Receipts	
12/15/13	AP0643	121513		1,319.42	CHELSEA PLACE	
12/15/13	AP0643	121513		5.99	GODADDY.COM	
12/16/13	AR1674	AR04	214.00		Owner Cash Receipts	
12/17/13	AR1680	AR04	237.00		Owner Cash Receipts	
12/20/13	AP0651	5633		3,000.00	GREEN PLANET	Shovel:12/08 & 12/14
12/20/13	AP0651	5634		165.00	INSIDE-OUT COMPANY, INC.	675:Garage Cedar Rplcd
12/20/13	AP0651	5635		285.00	NORTON SONS ROOFING CO, I	216:Roof Repair
12/26/13	AR1703	AR04	525.00		Owner Cash Receipts	
12/30/13	AR1719	AR04	1,027.00		Owner Cash Receipts	
12/31/13	AR0071	AR-071	214.00		Owner Cash Receipts	
12/31/13	CR0000	ADJUST		15.00	DEC'13BANK FEES	

1020-000 BB Operating Money Mar. 3836 500.63 .04 .00 .04 500.67

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
12/31/13	CR0000	ADJUST	.04		Dec'13/Interest Income	

1030-000 MBF Operating Checking-003042 .00 .00 .00 .00 .00

1040-000 MBF Operating Money Mar-003050 .00 .00 .00 .00 .00

2040-000 Midwest Bank-1503 .00 .00 .00 .00 .00

2050-000 Edward Jones 0417 81,741.63 1,914.97 .00 1,914.97 83,656.60

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
12/15/13	AR0000	121513	1,319.42		RESERVES - DECEMBER 2013	
12/31/13	CR0000	ADJUST	595.55		DEC'13/Reserve Interest	

GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
2060-000	Net Receivables/(Prepays)	4,322.78	11,686.43	10,325.65	1,360.78	5,683.56
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	12/01/13 AR0639 AR01	9,460.00		Apply Assmt/Opt Charges		
	12/01/13 AR0640 AR08	1,963.65		Prepaid Application		
	12/01/13 AR0640 AR08		1,963.65	Prepaid Application		
	12/02/13 AR1613 AR04		428.00	Owner Cash Receipts		
	12/04/13 AR1625 AR04		473.00	Owner Cash Receipts		
	12/06/13 AR0000 AR04		3,829.00	Owner Cash Receipts		
	12/06/13 AR1636 AR04		214.00	Owner Cash Receipts		
	12/09/13 AR1644 AR04		428.00	Owner Cash Receipts		
	12/10/13 AR1651 AR04		259.00	Owner Cash Receipts		
	12/12/13 AR1655 AR04		259.00	Owner Cash Receipts		
	12/16/13 AR1674 AR04		214.00	Owner Cash Receipts		
	12/17/13 AR1680 AR04		237.00	Owner Cash Receipts		
	12/26/13 AR1703 AR04		525.00	Owner Cash Receipts		
	12/30/13 AR1719 AR04		1,027.00	Owner Cash Receipts		
	12/31/13 AR0000 AR06		225.00	Owner Expense Adjust.		
	12/31/13 AR0000 AR06	255.00		Owner Expense Adjust.		
	12/31/13 AR0000 AR06		30.00	Owner Expense Adjust.		
	12/31/13 AR0071 AR-071		214.00	Owner Cash Receipts		
	12/31/13 AR0654 AR02	7.78		Apply Late Fees		
2090-000	Prepaid Insurance	.00	.00	.00	.00	.00
3010-000	Accounts Payable	.00	9,641.90	9,641.90	.00	.00
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	12/01/13 AP0001 VH697		888.46	ASSOCIATION PARTNERS, INC	MANAGEMENT FEE	
	12/01/13 AP0635 5628	888.46		ASSOCIATION PARTNERS, INC	MANAGEMENT FEE	
	12/01/13 AP1783 VH695		270.00	NORTON SONS ROOFING CO, I	672:Chimney Leak Repair	
	12/01/13 AP1783 VH696		3.40	ROBERT HEPBURN	Spg Mailing Postage Bal	
	12/02/13 AP1783 VH699		96.00	MIDWEST PROPERTY SERVICES	664:Fascia Hole Inspect	
	12/05/13 AP0004 VH702		177.76	NATIONWIDE INSURANCE COMP	BA/BOP/UMB:#8 OF 9	
	12/05/13 AP0643 702	177.76		NATIONWIDE INSURANCE COMP		
	12/05/13 AP1783 VH703		3,430.87	INSIDE-OUT COMPANY, INC.	Final Painting Payment	
	12/06/13 AP0647 5629	3,430.87		INSIDE-OUT COMPANY, INC.	Final Painting Payment	
	12/06/13 AP0647 5630	96.00		MIDWEST PROPERTY SERVICES	664:Fascia Hole Inspect	
	12/06/13 AP0647 5631	270.00		NORTON SONS ROOFING CO, I	672:Chimney Leak Repair	
	12/06/13 AP0647 5632	3.40		ROBERT HEPBURN	Spg Mailing Postage Bal	
	12/15/13 AP0002 VH700		1,319.42	CHELSEA PLACE	RESERVES - DECEMBER 2013	
	12/15/13 AP0003 VH701		5.99	GODADDY.COM	WEBSITE: MONTHLY HOSTING	
	12/15/13 AP0643 700	1,319.42		CHELSEA PLACE		
	12/15/13 AP0643 701	5.99		GODADDY.COM		
	12/18/13 AP0612 VH704		165.00	INSIDE-OUT COMPANY, INC.	675:Garage Cedar Rplcd	
	12/18/13 AP0612 VH705		285.00	NORTON SONS ROOFING CO, I	216:Roof Repair	
	12/18/13 AP0612 VH706		3,000.00	GREEN PLANET	Shovel:12/08 & 12/14	
	12/20/13 AP0651 5633	3,000.00		GREEN PLANET	Shovel:12/08 & 12/14	
	12/20/13 AP0651 5634	165.00		INSIDE-OUT COMPANY, INC.	675:Garage Cedar Rplcd	
	12/20/13 AP0651 5635	285.00		NORTON SONS ROOFING CO, I	216:Roof Repair	

GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
3310-000	Prepaid Assessments	.00	.00	.00	.00	.00
3400-000	Bank Loan	.00	.00	.00	.00	.00
5000-000	Reserves	.00	.00	.00	.00	.00
5100-000	Operating Fund Balance	.00	.00	.00	.00	.00
5500-000	Retained Earnings	115,984.81CR	.00	.00	.00	115,984.81CR
5520-000	Opening Loan Balance Equity	.00	.00	.00	.00	.00
6100-002	Owner Assessments-Townhome	104,060.00CR	.00	9,460.00	9,460.00CR	113,520.00CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/01/13 AR0639 AR01 9,460.00 Apply Assmt/Opt Charges					
6110-000	Late Fees	87.24CR	.00	7.78	7.78CR	95.02CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/31/13 AR0654 AR02 7.78 Apply Late Fees					
6140-000	Legal Chargeback	1,235.00CR	255.00	255.00	.00	1,235.00CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/31/13 AR0000 AR06 225.00 Owner Expense Adjust.					
	12/31/13 AR0000 AR06 255.00 Owner Expense Adjust.					
	12/31/13 AR0000 AR06 30.00 Owner Expense Adjust.					
6160-000	Repair & Maint Chargeback	44.98CR	.00	.00	.00	44.98CR
6200-001	Interest Income	10.25CR	.00	.04	.04CR	10.29CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/31/13 CR0000 ADJUST .04 Dec'13/Interest Income					
7020-000	Miscellaneous Administrative	5.00	.00	.00	.00	5.00
7030-001	Tax Preparation	1,870.00	.00	.00	.00	1,870.00
7030-003	Annual Report/Taxes Paid	10.00	.00	.00	.00	10.00
7080-000	Management Contract	6,787.00	617.00	.00	617.00	7,404.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/01/13 AP0001 VH697 617.00 ASSOCIATION PARTNERS, INC MANAGEMENT FEE					
7090-000	Owner Communication	828.95	274.86	.00	274.86	1,103.81
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/01/13 AP0001 VH697 271.46 ASSOCIATION PARTNERS, INC MANAGEMENT FEE					
	12/01/13 AP1783 VH696 3.40 ROBERT HEPBURN Spg Mailing Postage Bal					

## G E N E R A L L E D G E R T R I A L B A L A N C E

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7100-001	Legal Fees-Corporate	375.00	.00	.00	.00	375.00
7100-003	Legal Fees-Owner	1,235.00	.00	.00	.00	1,235.00
7150-001	Insurance Premiums	2,008.64	177.76	.00	177.76	2,186.40
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/05/13 AP0004 VH702 177.76 NATIONWIDE INSURANCE COMP BA/BOP/UMB:#8 OF 9					
7250-001	Bank Fees/Check Stock	149.40	15.00	.00	15.00	164.40
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/31/13 CR0000 ADJUST 15.00 DEC'13BANK FEES					
7280-000	Website	302.94	5.99	.00	5.99	308.93
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/15/13 AP0003 VH701 5.99 GODADDY.COM WEBSITE: MONTHLY HOSTING					
7740-001	Siding/Soffit/Fascia	7,619.81	261.00	.00	261.00	7,880.81
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/02/13 AP1783 VH699 96.00 MIDWEST PROPERTY SERVICES 664:Fascia Hole Inspect					
	12/18/13 AP0612 VH704 165.00 INSIDE-OUT COMPANY, INC. 675:Garage Cedar Rplcd					
7740-002	Roofs	185.00	555.00	.00	555.00	740.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/01/13 AP1783 VH695 270.00 NORTON SONS ROOFING CO, I 672:Chimney Leak Repair					
	12/18/13 AP0612 VH705 285.00 NORTON SONS ROOFING CO, I 216:Roof Repair					
7740-003	Gutters/Downspout	730.95	.00	.00	.00	730.95
7740-011	Exterior Repair-Other	480.94	.00	.00	.00	480.94
7870-000	Painting	42,766.13	3,430.87	.00	3,430.87	46,197.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/05/13 AP1783 VH703 3,430.87 INSIDE-OUT COMPANY, INC. Final Painting Payment					
7900-000	Owner Bill Back	44.98	.00	.00	.00	44.98
8110-000	Landscape Contract	15,256.00	.00	.00	.00	15,256.00
8120-001	Mulch	9,451.00	.00	.00	.00	9,451.00
8120-003	Turf/Shrub Repair/Replacement	175.00	.00	.00	.00	175.00



GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
8120-005	Retaining Wall/Fence	334.35	.00	.00	.00	334.35
8180-001	Tree Care-Pruning	5,054.00	.00	.00	.00	5,054.00
8180-002	Tree Care-Treatment	5,663.58	.00	.00	.00	5,663.58
8180-003	Tree Care-Removal/Replacement	570.00	.00	.00	.00	570.00
8350-001	Snow Contract & Salting	8,550.00	3,000.00	.00	3,000.00	11,550.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/18/13 AP0612 VH706 1,200.00 GREEN PLANET Shovel:12/08 & 12/14					
	12/18/13 AP0612 VH706 1,800.00 GREEN PLANET Shovel:12/08 & 12/14					
9010-001	Reserve Contribution Monthly	14,513.62	1,319.42	.00	1,319.42	15,833.04
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/15/13 AP0002 VH700 1,319.42 CHELSEA PLACE RESERVES - DECEMBER 2013					
9020-001	Reserve Funding	14,513.62CR	.00	1,319.42	1,319.42CR	15,833.04CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/15/13 AR0000 121513 1,319.42 RESERVES - DECEMBER 2013					
9030-001	Reserve Interest Income	781.89CR	.00	595.55	595.55CR	1,377.44CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/31/13 CR0000 ADJUST 595.55 DEC'13/Reserve Interest					
9100-021	Reserve-Roof Replacement	19,601.00	.00	.00	.00	19,601.00
9200-001	Reserve-Bank Fees	14.74	.00	.00	.00	14.74
Grand totals:		.00	41,262.24	41,262.24	.00	.00

-- End of report --

CASH DISBURSEMENTS

Starting Check Date: 12/01/13 Cash Account #: 1010-000

Ending Check Date: 12/31/13

Check Date	Check #	Vend #	Name	Check Amount	Reference			
12/01/13	5628	API	ASSOCIATION PARTNERS, INC.	888.46	MANAGEMENT FEE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		697	MANAGEMENT FEE	12/01/13	7080-000	12/01/13	617.00	MANAGEMENT FEE
		697	MANAGEMENT FEE	12/01/13	7090-000	12/01/13	271.46	
				Totals:			888.46	
12/05/13	120513	(M)NIC	NATIONWIDE INSURANCE COMP.	177.76	BA/BOP/UMB:#8 OF 9			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		702	982692431	12/05/13	7150-001	12/05/13	177.76	BA/BOP/UMB:#8 OF 9
12/06/13	5629	INSIDE	INSIDE-OUT COMPANY, INC.	3,430.87	Final Painting Payment			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		703	9266	12/05/13	7870-000	12/05/13	3,430.87	Final Painting Payment
12/06/13	5630	MPSI	MIDWEST PROPERTY SERVICES, INC	96.00	664:Fascia Hole Inspect			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		699	23904	10/17/13	7740-001	12/02/13	96.00	664:Fascia Hole Inspect
12/06/13	5631	NSR	NORTON SONS ROOFING CO, INC.	270.00	672:Chimney Leak Repair			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		695	7307	11/11/13	7740-002	12/01/13	270.00	672:Chimney Leak Repair
12/06/13	5632	RH	ROBERT HEPBURN	3.40	Spg Mailing Postage Bal			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		696	REIMBURSEMENT	11/15/13	7090-000	12/01/13	3.40	Spg Mailing Postage Bal
12/15/13	121513	(M)CP	CHELSEA PLACE	1,319.42	RESERVES - DECEMBER 2013			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		700	RES - DEC 2013	12/15/13	9010-001	12/15/13	1,319.42	Reserve Contribution Mont
12/15/13	121513	(M)GODAD	GODADDY.COM	5.99	WEBSITE: MONTHLY HOSTING			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		701	52421531	12/15/13	7280-000	12/15/13	5.99	WEBSITE: MONTHLY HOSTING
12/20/13	5633	GRP	GREEN PLANET	3,000.00	Shovel:12/08 & 12/14			

## CASH DISBURSEMENTS

Starting Check Date: 12/01/13 Cash Account #: 1010-000

Ending Check Date: 12/31/13

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		706	4290	12/16/13	8350-001	12/18/13	1,200.00	Shovel:12/08 & 12/14
		706	4290	12/16/13	8350-001	12/18/13	1,800.00	
							-----	
						Totals:	3,000.00	
12/20/13	5634	INSIDE	INSIDE-OUT COMPANY, INC.			165.00	675:Garage Cedar Rplcd	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		704	21696	12/05/13	7740-001	12/18/13	165.00	675:Garage Cedar Rplcd
12/20/13	5635	NSR	NORTON SONS ROOFING CO, INC.			285.00	216:Roof Repair	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		705	7435	12/04/13	7740-002	12/18/13	285.00	216:Roof Repair
						Totals:	9,641.90	

-- End of report --

DATE: 1/16/14  
TIME: 5:47 PM

Chelsea Place Townhouse Owners Assn  
COLLECTION STATUS REPORT: AS OF Dec. 31, 2013  
ACCOUNT NUMBER SEQUENCE

RPRT02  
PAGE 1

\* - Previous Owner or Renter

NAME ADDRESS	ALT ADDR	LAST PAYMT/ DELQ STATUS	MONTHS DELQ	ACCOUNT CODE/DESCRIPTION	AMOUNT DUE
-----					
CURRENT OWNERS					
ACCT #:665	LOT #:				
Marihelen Schaber		N DEC 02, 2013	1	A1 ASSESSMENT	186.00
0N665 Chelsea Circle					
ACCT #:670	LOT #:				
PREMIERE TITLE		Y	4	A1 ASSESSMENT	1036.00
0N670 Chelsea Circle				01 Late Fees	15.56
				TOTAL	----- 1051.56
ACCT #:675	LOT #:				
Dave & Cathy Griffith		N NOV 30, 2013	1	A1 ASSESSMENT	210.79
0N675 Chelsea Circle					
ACCT #:686	LOT #:				
Estate of Olga Kumskis		N JUL 05, 2013	5	A1 ASSESSMENT	1295.00
0N686 Chelsea Circle		Final Notice		01 Late Fees	19.45
				TOTAL	----- 1314.45

DATE: 1/16/14  
TIME: 5:47 PM

Chelsea Place Townhouse Owners Assn  
COLLECTION STATUS REPORT: AS OF Dec. 31, 2013  
ACCOUNT NUMBER SEQUENCE

RPRT02  
PAGE 2

\* - Previous Owner or Renter

NAME ADDRESS	ALT ADDR	LAST PAYMT/ DELQ STATUS	MONTHS DELQ	ACCOUNT CODE/DESCRIPTION	AMOUNT DUE
-----------------	-------------	----------------------------	----------------	-----------------------------	---------------

PREVIOUS OWNERS

ACCT #:670	LOT #:				
Kathie Perzee*		N JAN 08, 2013	18	A1 ASSESSMENT	3094.33
0N670 Chelsea Circle		Foreclosure		01 Late Fees	58.35
				05 Attorney Fees	1357.89
					-----
				TOTAL	4510.57

ACCT #:673	LOT #:				
Valdi Viksne*		N SEP 24, 2012	16	A1 ASSESSMENT	259.00
0N673 Chelsea Circle		Foreclosure		01 Late Fees	3.89
				05 Attorney Fees	235.00
					-----
				TOTAL	497.89

GRAND TOTAL : 7771.26  
=====

DATE: 1/16/14  
 TIME: 5:47 PM

Chelsea Place Townhouse Owners Assn  
 COLLECTION STATUS REPORT: AS OF Dec. 31, 2013

RPRT02  
 PAGE 3

A C C O U N T S U M M A R Y

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
02060-000	Net Receivables/(Prepays)	7771.26
T O T A L		\$7771.26

C H A R G E C O D E R E C A P

CODE	YEAR	DESCRIPTION	G/L ACCT #	AMOUNT
A1		ASSESSMENT	2060-000	\$6,081.12
01		Late Fees	2060-000	\$97.25
05		Attorney Fees	2060-000	\$1,592.89
TOTALS				\$7,771.26

AGING SUMMARY

DELINQ. PERIOD	TOTAL AMT. OWED	UNITS
0 - 1 MONTH	396.79	2
1 - 2 MONTHS		
2 - 3 MONTHS		
3 - 4 MONTHS	1051.56	1
OVER 4 MONTHS	6322.91	3
OTHER		
T O T A L	7771.26	6

-- End of report --

Activity Report

From 12/01/13 To 12/31/13

\* - Previous Owner or Renter

Sorted by		Beginning	Charges		Payments		Adjustment (+/-)		Ending
Account Number	Name	Balance	Date	Amount	Date	Amount	Date	Amount	Balance
202	HOLTZ	\$0.00	12/01/13	259.00	12/06/13	259.00			\$0.00
204	WEAVER	\$0.00	12/01/13	214.00	12/05/13	214.00			\$0.00
208	HODGES	\$0.00	12/01/13	259.00	12/06/13	259.00			\$0.00
212	SHISSLER	\$259.00CR	12/01/13	259.00					\$0.00
216	HANSON	\$0.00	12/01/13	214.00	12/31/13	214.00			\$0.00
220	DAHLSTROM	\$0.00	12/01/13	259.00	12/06/13	259.00			\$0.00
	*ASTAR	\$3.89CR							\$3.89CR
224	INGRAM	\$0.00	12/01/13	259.00	12/06/13	259.00			\$0.00
230	KARWOSKI	\$0.00	12/01/13	214.00	12/06/13	214.00			\$0.00
234	MELCOON	\$0.00	12/01/13	214.00	12/16/13	214.00			\$0.00
238	HOFMANN	\$495.00CR	12/01/13	259.00	12/30/13	288.00			\$524.00CR
661	OLSON	\$259.00CR	12/01/13	259.00	12/12/13	259.00			\$259.00CR
662	FIKEJS	\$0.00	12/01/13	259.00	12/06/13	259.00			\$0.00
663	ROOD	\$0.00	12/01/13	214.00	12/09/13	214.00			\$0.00
664	MORRIE	\$0.00	12/01/13	214.00	12/06/13	214.00			\$0.00
665	SCHABER	\$186.00	12/01/13	214.00	12/02/13	214.00			\$186.00
667	TROMPETER	\$259.00CR	12/01/13	259.00	12/30/13	288.00			\$288.00CR
668	SIEBERT	\$3.54CR	12/01/13	259.00	12/04/13	259.00			\$3.54CR
670	PREMIERE	\$1,013.67	12/01/13	259.00			12/31/13	225.00-	
			12/31/13	3.89					\$1,051.56
	*PERZEE	\$4,285.57					12/31/13	255.00+	
							12/31/13	30.00-	\$4,510.57
671	WARKOW	\$0.00	12/01/13	259.00	12/06/13	259.00			\$0.00
672	HALL	\$0.00	12/01/13	259.00	12/06/13	259.00			\$0.00
673	FEDERAL	\$259.00CR	12/01/13	259.00					\$0.00
	*VIKSNE	\$497.89							\$497.89
674	SCHWARTZHOFF	\$0.00	12/01/13	214.00	12/06/13	214.00			\$0.00
675	GRIFFITH	\$3.21CR	12/01/13	214.00					\$210.79
676	KARWOSKI	\$0.00	12/01/13	214.00	12/06/13	214.00			\$0.00
677	HEPBURN	\$214.00CR	12/01/13	214.00	12/17/13	237.00			\$237.00CR
678	TOERPE	\$0.00	12/01/13	214.00	12/09/13	214.00			\$0.00
679	ROY	\$223.63	12/01/13	214.00	12/02/13	214.00			
					12/30/13	237.00			\$13.37CR
680	GRANQUIST	\$0.00	12/01/13	214.00	12/06/13	214.00			\$0.00
681	FINK	\$0.00	12/01/13	214.00	12/06/13	214.00			\$0.00
682	MCNEILL	\$0.00	12/01/13	214.00	12/06/13	214.00			\$0.00
683	DIHEL	\$34.79CR	12/01/13	214.00	12/04/13	214.00			\$34.79CR
684	OCONNOR	\$259.00CR	12/01/13	259.00	12/26/13	288.00			\$288.00CR
685	KMIEC	\$0.00	12/01/13	214.00	12/30/13	214.00			\$0.00
686	KUMSKIS	\$1,051.56	12/01/13	259.00					
			12/31/13	3.89					\$1,314.45
687	WHEATLEY	\$0.00	12/01/13	259.00	12/06/13	259.00			\$0.00
688	KNAPIK	\$0.00	12/01/13	259.00	12/05/13	259.00			\$0.00
689	ROUSE	\$4.11CR	12/01/13	259.00	12/10/13	259.00			\$4.11CR
692	OCONNOR	\$214.00CR	12/01/13	214.00	12/26/13	237.00			\$237.00CR
696	HEISLER	\$0.00							\$0.00
	*LUDOVICE	\$195.00CR	12/01/13	214.00	12/06/13	214.00			\$195.00CR
698	POLIZZI	\$0.00	12/01/13	259.00	12/06/13	259.00			\$0.00
TOTAL:		\$4,795.78		9,467.78		8,580.00			\$5,683.56

-- End of report --

**2013 ASSOCIATION CLOSINGS**

Updated: 12/31/2013

Association	Homeowners: From - To	Address	Sale Price	Closing Date
<b>Chelsea Place Townhome Owners Association</b>				
	Quinn to Amy Knapik	0N688 Chelsea PL	\$235,000	8/1/2013
<b>% Change 2012 to 2013</b>		<u>Year 2012</u>		
25% total		\$563,500	\$235,000	1
average		\$187,833	\$235,000	