

Chelsea Place Townhouse Owners Association
 Treasurer Report as of November 30 , 2015 (in Thousands \$)

Balance Sheet

Operating Cash	16.7
Edward Jones	100.9 (7 -\$10K CD's plus \$30.9 in MM)
Total Cash	117.6
Receivables	0.4 (Deliq.-1 major \$ 2.2;minor \$.3 less\$ 2.1 prepaid dues)
Total Assets	118.0
Retained Earnings	107.2
Current Year Income	10.8
Total Equity	118.0

Income/Expenses	Oct	YTD	YTD Budget	Variance
Income	10.3	115.4	115.5	-0.1
Expenses (before reserve)	-7.8	-76.2	-86.7	10.5
Reserve Addition/Deduction	-3.0	-28.4	-35.3	6.9
Net Income (after reserve)	-0.5	10.8	-6.5	17.3

In early Dec, Nov. invoices for roof repair \$1.3;landscaping \$2.1 and snow \$1.8 were paid. When added to these statements, our month would be reduced to a negative \$.5.7K and a positive YTD to \$5.6K

However due to lesser expenses than budget for Building, Landscaping & Concrete our 11 months results compared to budget are still a positive \$12.1K

****Delinquents at 11/30/2015**

Shirley Rouse (Unit 689)-Mar/15	2.2 Note
Jon & Karen Rood(Unit 663) Oct/15	0.2
Frank Alberts (Unit 677) Aug/15	<u>0.1</u>
Totals	<u><u>2.5</u></u>

Note: Talked to Shirley's daughter-in-law about 10 days ago who said that her husband , Bill would call with an update No call as of 12-8.