

Chelsea Place Townhouse Owners Association

Treasurer Report as of May 31,2019 (in Thousands \$)

Balance Sheet

Operating Cash	48.9
Edward Jones	139.3 (125.0 in CD's plus 14.3K)
Total Cash	188.2
Receivables	1.3
Prepaid Insurance	0.6 (12/31/18 balance)
Total Assets	190.1

Prepaid Assessments	1.4
Retained Earnings	176.7
Current Year Income	12.0
Total Equity	190.1

Income/Expenses	May	YTD	YTD Budget	Variance
Income	11.9	59.0	58.2	0.8
Expenses (before reserve)	-13.9	-41.3	-50.6	9.3
Net Income (incl.Reserve)	-8.6	12.0	7.6	4.4
Net Reserve Add(incl above)	3.4	9.7	15.4	-5.7

We are basically on budget and the positive balance of \$4.4K as of May 31 was due to a few items not yet incurred. Note:--\$6.9K reduction in Reserve due to a Wood Charge

Delinquencies as of May 31,2019

Owner-A--Apr & May	642.79
Owner-B-May	266.95
Misc-Late Fee	75.00
	984.74

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