

Chelsea Place Townhouse Owners Association

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

Balance Sheet

| | |
|-------------------|-----------------------------------|
| Operating Cash | 50.2 |
| Edward Jones | 142.8 (121.0 in CD's plus 21.8K) |
| Total Cash | 193.0 |
| Receivables | 1.0 |
| Prepaid Insurance | 0.6 (12/31/18 balance) |
| Total Assets | 194.6 |

| | |
|---------------------|--------------|
| Prepaid Assessments | 0.9 |
| Retained Earnings | 176.7 |
| Current Year Income | 17.0 |
| Total Equity | 194.6 |

| Income/Expenses | June | YTD | YTD Budget | Variance |
|------------------------------|------------|-------------|--------------|-------------|
| Income | 11.8 | 70.8 | 69.8 | 1.0 |
| Expenses (before reserve) | -7.1 | -48.5 | -72.7 | 24.2 |
| Net Income (incl.Reserve) | 5.0 | 17.0 | -14.2 | 31.2 |
| Net Reserve Add(incl above) | 3.5 | 13.2 | 7.2 | 6.0 |

As above, our six month favorable balance of \$31.2K is due to the timing of such items as grounds (\$11.3K); landscaping (\$12.9K); reserve net expenses (\$6.1K) and other income (\$.9K)

Delinquencies as of June 30,2019

| | |
|---------------|------------|
| Owner-A-June | 324 |
| Owner-B-June | 263 |
| Misc-Late Fee | 75 |
| | 662 |

