

Chelsea Place Townhouse Owners Association

Treasurer Report as of September 30, 2017 (in Thousands \$)

Balance Sheet

Operating Cash	24.9
Edward Jones	119.8 (105.0 in CD's plus 14.8MM)
Total Cash	144.7
Receivables (less Allow3.0)	3.1 (1major7.8;2 minors.6less 3.0Allow less 2.3prepaid dues
Prepaid Insurance	0.6 (12/31/16 balances)
Total Assets	148.4
Retained Earnings	119.7 (Corrected to the 2016 audit)
Current Year Income	28.7
Total Equity	148.4

Income/Expenses

	Sept	YTD	YTD Budget	Variance
Income	10.5	94.7	94.5	0.2
Expenses (before reserve)	9.2	56.0	78.3	-22.3
Net Income (incl.Reserve)	1.3	28.7	5.7	23.0
Net Reserve Add(incl above)	2.6	13.8	13.0	0.8

Our September favorable variance of 23.0K is due solely to our Grounds which includes a positive snow contracting of \$6.3K. As of this report, I do not know the \$ amounts of outstanding landscaping items

Delinquencies as of Sept.30,2017

Charles Sahly (Unit212)-Sept/17	0.3
Jon/Karen Rood (Unit 663)-Jul/17	0.2
Shirley Rouse (Unit 689)-Mar/15-Lien	7.8 Note
Carolyn Joniak (unit 682)/Sept/17	0.1
Totals	<u>8.4</u>

NOTE: It appears that Nationstar now has the Rouse property since June and has now paid all dues since that date.

As to the \$7.8 K amount owing from Rouse, we will have to wait on it. A notice on the house indicates that it has been winterized

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