

Chelsea Place Townhouse Owners Association

Treasurer Report as of August 31, 2017 (in Thousands \$)

Balance Sheet

Operating Cash	25.6
Edward Jones	117.1 (105.0 in CD's plus 12.1MM)
Total Cash	142.7
Receivables (less Allow3.0)	3.8 (1major8.7;2 minors.7less 3.0Allow less 2.6 prepaid due
Prepaid Insurance	0.6 (12/31/16 balances)
Total Assets	147.1
Retained Earnings	119.7 (Corrected to the 2016 audit)
Current Year Income	27.4
Total Equity	147.1

Income/Expenses

	Aug	YTD	YTD Budget	Variance
Income	10.9	84.2	84.0	0.2
Expenses (before reserve)	-11.9	47.2	71.2	-24.0
Net Income (incl.Reserve)	-0.8	27.4	2.4	25.0
Net Reserve Add(incl above)	2.9	11.1	10.4	0.7

As above, our August favorable variance of 25.0K must also recognize the missing landscaping invoices and roof repairs totaling about \$20K which brings us close to our 2017 budget.

Delinquencies as of Aug 31 ,2017

Charles Sahly (Unit212)-Aug/17	0.3
Obeid Raheel (Unit 667)-Jul/17	0.3
Shirley Rouse (Unit 689)-Mar/15-Lien	7.8 Note
Nationstar (Rouse owner)	0.9 Note
Carolyn Joniak (unit 682)	0.1
Totals	<u>9.4</u>

NOTE: It appears that Nationstar now has the Rouse property since June and has indicated they would pay if we cancelled the \$11.67 late fee. I just approved it so we shall see

As to the \$7.8 K amount owing from Rouse, we will have to wait on it

The other three owners are aware of their delinquencies

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