

Chelsea Place Townhouse Owners Association

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

Balance Sheet

Operating Cash	20.4
Edward Jones	122.5 (105.0 in CD's plus 17.5MM)
Total Cash	142.9
Receivables (less Allow3.0)	2.7 (1major7.8;1 minor.3less 3.0Allow less 2.4prepaid dues)
Prepaid Insurance	0.6 (12/31/16 balances)
Total Assets	146.2
Retained Earnings	119.7 (Corrected to the 2016 audit)
Current Year Income	26.5
Total Equity	146.2

Income/Expenses

	Oct	YTD	YTD Budget	Variance
Income	10.5	105.2	105.0	0.2
Expenses (before reserve)	12.7	69.0	83.5	-14.5
Net Income (incl.Reserve)	-2.2	26.5	11.0	15.5
Net Reserve Add(incl above)	2.6	16.5	15.7	0.8

Our October favorable variance of 15.5K is due solely to our Grounds which includes a positive snow contracting of \$6.3K.

This positive variance can be reduced by a minimum of \$4.3K due to the omission of a landscaping bill and a concrete invoice

Delinquencies as of Oct.31,2017

Charles Sahly (Unit212)-Oct/17	0.3
Shirley Rouse (Unit 689)-Mar/15-Lien	7.8 Note
Totals	<u>8.1</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

