

Chelsea Place Townhouse Owners Association

Treasurer Report as of August 31,2018 (in Thousands \$)

Balance Sheet

Operating Cash	43.4	see Note
Edward Jones	137.3	(115.0 in CD's plus 22.3MM)
Total Cash	180.7	
Receivables	-1.5	(Two One month del & fees & Prepay Dues)
Prepaid Insurance	0.6	(12/31/17 balances)
Total Assets	179.8	
Retained Earnings	148.3	(Corrected to the 2017 audit)
Current Year Income	31.5	
Total Equity	179.8	

Income/Expenses

	August	YTD	YTD Budget	Variance
Income	11.7	93.3	93.1	0.2
Expenses (before reserve)	-8.3	-50.5	-89.7	39.2
Net Income (incl.Reserve)	3.5	31.5	-16.6	48.1
Net Reserve Add(incl above)	3.1	11.4	2.6	8.8

The \$48.1K positive variance for the first eight months of 2018 is due to \$13.4K of painting; \$25.3K of landscaping items; net reserve \$7.6K; and misc items of \$1.8K not done or spent

See the specific accounts in Building and Grounds in AP statements for more details including names of delinquencies

Note: In June, a Edward Jones operating account in the amount of \$20,000 was open to take advantage of higher short term interest rates.

Delinquencies as of August 31,,2018

#1--August Dues Owing	266
#2 Aug Dues Owing	319
#3 Fees -May	75
Total	660

