

Chelsea Place Townhouse Owners Association

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

Balance Sheet

Operating Cash	42.7	see Note
Edward Jones	134.2	115.0 in CD's plus 19.2MM)
Total Cash	176.9	
Receivables	-1.2	(Two One month del & fees & Prepay Dues)
Prepaid Insurance	0.6	(12/31/17 balances)
Total Assets	176.3	
Retained Earnings	148.3	(Corrected to the 2017 audit)
Current Year Income	28.0	
Total Equity	176.3	

Income/Expenses

	July	YTD	YTD Budget	Variance
Income	11.8	81.6	81.5	0.1
Expenses (before reserve)	-5.6	-42.0	-83.3	41.3
Net Income (incl.Reserve)	6.2	28.0	-16.8	44.8
Net Reserve Add(incl above)	3.0	8.3	4.8	3.5

The \$44.8K positive variance for the first seven months of 2018 is due to \$13.4K of painting \$26.6K of landscaping items and misc items of \$4.8K not done or spent

See the specific accounts in Building and Grounds in AP statements for more details

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 July 31,,2018

#1--July Dues Owing	266
#2 June Dues Owing	319
#3 Fees -May	75
Total	660

