

Chelsea Place Townhouse Owners Association

Treasurer Report as of September 30,2018 (in Thousands \$)

Balance Sheet

Operating Cash	44.6	see Note
Edward Jones	140.3	(115.0 in CD's plus 25.3MM)
Total Cash	184.9	
Receivables	-1.1	(One mo & two fees del & prepaid dues)
Prepaid Insurance	0.6	(12/31/17 balances)
Total Assets	184.4	
Retained Earnings	148.3	(Corrected to the 2017 audit)
Current Year Income	36.1	
Total Equity	184.4	

Income/Expenses

	September	YTD	YTD Budget	Variance
Income	11.7	104.9	104.8	0.1
Expenses (before reserve)	-7.3	-57.8	-94.8	37.0
Net Income (incl.Reserve)	4.4	36.1	-10.0	46.1
Net Reserve Add(incl above)	3.0	14.4	5.5	8.9

The \$46.1K positive variance for the first nine months of 2018 is due to \$13.4K of painting; \$20.3K of landscaping items; net reserve \$8.8K; and misc items of \$3.5K not done or spent Final Invoices for wood work on Bldgs 8 & 9 were about \$19K and will be charged to Reserve.

See the specific accounts in Building and Grounds in AP statements for more details. Names of delinquencies are also listed in the AP statements

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 September 30,,2018

#1--Sept Dues Owing	319
#2 Fees-May	75
#3 Fees -Sept	75
Total	469

