

Chelsea Place Townhouse Owners Association
 Treasurer Report as of February 28,2019 (in Thousands \$)

Balance Sheet

Operating Cash	48.7
Edward Jones-Reserve	136.0 (125.0 in CD's plus 11.0MM)
Total Cash	184.7
Receivables	2.5 (2 Delin of 2mo;3 of 1 mo; & 3 late fees & accr.int)
Prepaid Insurance	0.6
Total Assets	187.8

Prepaid Assessments	0.9
Retained Earnings	176.7
Current Year Income	10.2
Total Equity	187.8

Income/Expenses	January	YTD	YTD Budget	Variance
Income	12.0	23.9	23.3	0.6
Expenses (before reserve)	-12.0	-13.7	-7.6	-6.1
Net Income (incl.Reserve)	0.0	10.2	15.7	-5.5
Net Reserve Add(incl above)	3.6	6.6	6.0	0.6

Please note that the Negative variance of \$5.5K is due to Snow of \$3.9K and Tree Pruning and Replacement of \$2.3K.and slight positives in Others \$.7K
 Hopefully, March will be much less snow free!!!

As mention in Dec-After the audit of 2018, I am still suggesting the 2018 deficit in Reserve payments of \$10.2K be transferred to the Reserve

As below, we have 2 owners 2 months delinquent and 3 owners one month
 Note: More Delinquencies in Years!!!.

Delinquencies as of January 31,2019

A) Fees-May	75
B) Jan/Feb. Dues Owing	642
C)Jan/Feb Dues Owing	526
D) Feb Dues Owing	263
E) Feb Dues Owing	263
F) Feb Dues Owing	319
G) Short on Dues Payment	30
H) Short on Dues Payment	44
Totals Due	2,162