

Chelsea Place Townhouse Owners Association
 Treasurer Report as of March 31,2019 (in Thousands \$)

Balance Sheet

Operating Cash	53.6
Edward Jones-Reserve	139.5 (125.0 in CD's plus 14.5MM)
Total Cash	193.1
Receivables	2.0 (2 Delin of 2mo;1 of 1 mo; & 3 late fees & accr.int)
Prepaid Insurance	0.6
Total Assets	195.7

Prepaid Assessments	0.5
Retained Earnings	176.7
Current Year Income	18.5
Total Equity	195.7

Income/Expenses	March	YTD	YTD Budget	Variance
Income	12.0	35.3	34.9	0.4
Expenses (before reserve)	-4.1	17.8	-13.4	31.2
Net Income (incl.Reserve)	8.3	18.5	21.6	-3.1
Net Reserve Add(incl above)	3.4	10.0	9.0	1.0

Please note that the Negative variance of \$3.1 is due to negative balances in Snow of \$4.9K and Tree Pruning and Replacement of \$2.3K.but positives due to \$2.0K in no audit and tax and other items of \$2.1K

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 1 owner one month

Delinquencies as of March 31,2019

A) Fees-May	75
B) Feb/Mar. Dues Owing	638
C)Feb/Mar Dues Owing	526
D)Mar Dues Owing	263
E)Repairs /Maint Chargeback	97
F) Short on Dues Payment	52
Totals Due	1,651