

Chelsea Place Townhouse Owners Association
 Treasurer Report as of April 30,2019 (in Thousands \$)

Balance Sheet

Operating Cash	54.4
Edward Jones-Reserve	142.8 (125.0 in CD's plus 17.8MM)
Total Cash	197.2
Receivables	1.0 (2 Delin of 1 mo; & 4 late fees & accr.int)
Prepaid Insurance	0.6
Total Assets	198.8

Prepaid Assessments	1.5
Retained Earnings	176.7
Current Year Income	20.6
Total Equity	198.8

Income/Expenses	April	YTD	YTD Budget	Variance
Income	11.7	47.1	46.6	0.5
Expenses (before reserve)	-9.7	-27.4	-30.5	3.1
Net Income (incl.Reserve)	2.1	20.6	16.1	4.5
Net Reserve Add(incl above)	3.3	13.2	12.2	1.0

The above shows that for the first 1/3 of the year, we are doing well and in fact, slightly exceeding our budget but may need this for delayed expenses (i.e. tax preparation of \$2.0K).

Now that the audit of 2018 is completed and little if any additional expenses were found and that the painting and wood quote is within our budget, I am suggesting that upon my return in late June, we transfer our 2018 reserve deficit of \$10.2K

As below, we have 2 owners 1 months delinquent and Good Improvement from March

Delinquencies as of April 30,2019

A) April Dues Owing	263
B) April Dues Owing	310
C) Short on Dues Payment	21
D)Late Fee	75
Totals Due	669