

Chelsea Place Townhouse Owners Association

Treasurer Report as of July31,2019 (in Thousands \$)

Balance Sheet

Operating Cash	55.3
Edward Jones	146.1 (131.0 in CD's plus 15.1K)
Total Cash	201.4
Receivables	1.5
Prepaid Insurance	0.6 (12/31/18 balance)
Total Assets	203.5

Prepaid Assessments	1.4
Retained Earnings	175.7
Current Year Income	26.4
Total Equity	203.5

Income/Expenses	July	YTD	YTD Budget	Variance
Income	11.7	82.4	81.5	0.9
Expenses (before reserve)	-2.4	-50.9	-82.8	31.9
Net Income (incl.Reserve)	9.4	26.4	-32.0	58.4
Net Reserve Add(incl above)	3.3	16.5	-9.1	25.6
Reserve Expenditures	0.0	6.9	30.7	-23.8

As above, our seven month favorable balance of \$58.4K is due to the timing of such items as buildings (\$12.7K) grounds (\$18.8K); reserve net expenses (\$25.6K) and other income (\$.1.3K)

Delinquencies as of July 31,2019

Owner-A-July	324
Owner-B-July	324
Owner C-July	263
Misc.-Late Fee	75
	986

