

Chelsea Place Townhouse Owners Association

Treasurer Report as of September 30, 2019 (in Thousands \$)

Balance Sheet

Operating Cash	46.5
Edward Jones	151.8 (131.0 in CD's plus 20.8K)
Total Cash	198.3
Receivables	1.4
Prepaid Insurance	0.7 (12/31/18 balance)
Total Assets	200.4

Prepaid Assessments	0.6
Retained Earnings	175.8
Current Year Income	24.0
Total Equity	200.4

Income/Expenses

	Sept	YTD	YTD Budget	Variance Ovr/(Undr)
Income	11.6	105.7	104.8	0.9
Expenses (before reserve)	(18.5)	(76.0)	(93.1)	17.1
Net Income (incl.Reserve)	(6.8)	24.0	(30.3)	54.3
Net Reserve Add(incl above)	3.3	22.3	(14.1)	36.4
Reserve Expenditures	-	7.9	42.0	(34.1)

As above, our nine month favorable balance of \$54.3K is due to the timing of such items as buildings (\$12.7K) grounds (\$3.7K); reserve net expenses (\$36..4K) and misc.(\$1.5K)

Delinquencies as of September 30, 2019

# 1-Sept	319
#2 Sept	263
#3 Sept	263
Misc.-Late Fees	13
Totals	858