

Chelsea Place Townhouse Owners Association

Treasurer Report as of January 31,2019 (in Thousands \$)

**Balance Sheet**

Operating Cash	53.4
Edward Jones-Reserve	132.5 (125.0 in CD's plus 7.5MM)
Total Cash	185.9
Receivables	1.8 (3 Delin of 2 are 2 mo & one late fees & accr.int)
Prepaid Insurance	0.6
Total Assets	<b>188.3</b>

Prepaid Assessments	1.4
Retained Earnings	176.7
Current Year Income	10.2
Total Equity	<b>188.3</b>

<b>Income/Expenses</b>	January	YTD	YTD Budget	Variance
Income	11.7	11.7	11.6	0.1
Expenses ( before reserve)	-1.7	-1.7	-3.8	2.1
Net Income (incl.Reserve)	<b>10.2</b>	<b>10.2</b>	<b>5.0</b>	<b>5.2</b>
Net Reserve Add( incl above)	3.0	3.0	2.8	0.2

As AP cuts off disbursements in the middle of the month, we do not have the approximate \$2.5K for the Nov. storm cleanup which was done in Jan.

Snow bills for Jan.totaled \$7.9K (almost2/3 of our entire 2019 budget of \$12K)

1/13-\$1.2K; 1/19-\$3.7K; 1/23-\$1.2K; 1/28-\$1.8K

Adding these will leave January a negative actual Net Income of \$.2K and a negative variance of \$5.2K

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

Note:Total \$ delinquency was exactly same as Dec.

**Delinquencies as of January 31,2019**

A) Fees-May	75
B) Dec/Jan. Dues Owing	642
C)Dec/Jan Dues Owing	526
D) Jan Dues Owing	263
Totals Due	1,506