

Chelsea Place Townhouse Owners Association

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

Balance Sheet

Operating Cash	52.0
Edward Jones	155.1 (131.0 in CD's plus 24.1K)
Total Cash	207.1
Receivables	1.3
Prepaid Insurance	0.7 (12/31/18 balance)
Total Assets	209.1

Prepaid Assessments	1.2
Retained Earnings	175.8
Current Year Income	32.1
Total Equity	209.1

Income/Expenses	Oct	YTD	YTD Budget	Variance
Income	11.7	117.4	116.4	1.0
Expenses (before reserve)	-3.6	-83.3	94.8	-178.1
Net Income (incl.Reserve)	8.1	32.1	-20.4	52.5
Net Reserve Add(incl above)	3.2	25.5	-11.0	36.5
Reserve Expenditures	0.0	7.9	42.0	-34.1

As above, our ten month favorable balance of \$52.5K is due to the timing of such items as buildings (\$13.0K) grounds (\$1.4K); reserve net expenses (\$36.4K) and misc.(\$1.7K)

Note: the largest outstanding invoices are from Inside/Out and Acres which at this report a rough estimate would be about \$30K

Delinquencies as of October 31, 2019

# 1-Sept & Oct	526
#2 Sept	263
Misc.-Late Fees	12
Totals	801