

Chelsea Place Townhouse Owners Association  
 Treasurer Report as of October 31, 2015 (in Thousands \$)

**Balance Sheet**

Operating Cash	15.9
Edward Jones	96.5 (7 -\$10K CD's plus \$26.5K in MM)
Total Cash	112.4
Receivables	3.1 ( Deliq.-2 major \$ 4.4k and \$ 1.3k less prepaid dues)
Total Assets	<b>115.5</b>
Retained Earnings	107.2
Current Year Income	8.3
Total Equity	<b>115.5</b>

**Income/Expenses**

	Oct	YTD	YTD Budget	Variance
Income	10.7	105.1	105.0	0.1
Expenses ( before reserve)	-7.2	-67.4	-80.8	13.4
Reserve Addition/Deduction	-4.0	-29.4	-35.3	5.9
Net Income (after reserve)	<b>-0.5</b>	<b>8.3</b>	<b>-11.1</b>	<b>19.4</b>

In early Nov, invoices for Bartlett Tree (\$2.0K) and Ground Pros (\$.8K) were paid. When added to these statements, our month would be reduced to a negative \$.3.3K and a YTD to \$5.5K

However due to lesser expenses than budget for Building, Landscaping & Concrete our 10 months results compared to budget are still a positive \$16.6K

**\*\*Delinquents at 10/31/2015**

Olga Kumskis-Estate- (Unit 686) Jul/13	2.5 Must W/O
Vince Morrie( Unit 664)-Sep/ 14	0.1 Must W/O
Shirley Rouse (Unit 689)-Mar/15	1.9 Note 1
Betty Shissler(Unit 212)Aug/15	0.6 Note2
Frank Alberts (Unit 677) Aug/15	<u>0.1</u> Note 2
Totals	<u><u>5.2</u></u>

Note 1 : I believe that this has been turned over to Legal

Note 2 Why are these? Hopefully only late