

Chelsea Place Townhouse Owners Association

Treasurer Report as of Aug.31, 2020 (in Thousands \$)

**Balance Sheet**

Operating Cash	48.3
Edward Jones-Reserve	160.9 (120.0CD; 40.9 MM)
Total Cash	209.2
Receivables	2.5
Prepaid Insurance	0.7 ( 12/31/19 balance)
Total Assets	<b>212.4</b>
Prepaid Assessments	2.1
Retained Earnings	180.8
Current Year Income	29.5
Total Equity	<b>212.4</b>

**Income/Expenses**

	Aug	YTD	YTD Budget	Variance
Income	12.1	97.5	96.8	0.7
Expenses ( before reserve)	(1.0)	(60.0)	(90.7)	30.7
Net Income (incl.Reserve)	<b>11.1</b>	<b>29.5</b>	<b>(30.9)</b>	<b>60.4</b>
Reserve Additions(incl above)	2.5	21.4	19.6	1.8
Reserve Expenditures (incl above)	-	9.8	37.0	27.2

The month of August showed only one check other than our normal Administrative Expenses therefore our YTD favorable variance pf \$60.4K is primarily due to the improper month matching of actual expenses to the budget. Please note Painting and all the Reserve Expenses as examples of this problem The previous three month figures reflect this same problem.

**Delinquencies as of Aug. 31,2020**

Missing July & August Payment	664.00
Missing August Payment	273.00
Charge Back-March	451.98
Misc. Charges	4.63
Totals	<b>1,393.61</b>