

Chelsea Place Townhouse Owners Association

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

Balance Sheet

Operating Cash	57.9
Edward Jones	148.6 (131.0 in CD's plus 17.6K)
Total Cash	206.5
Receivables	0.6
Prepaid Insurance	0.6 (12/31/18 balance)
Total Assets	207.7

Prepaid Assessments	1.1
Retained Earnings	175.7
Current Year Income	30.9
Total Equity	207.7

Income/Expenses	August	YTD	YTD Budget	Variance
Income	11.7	94.1	93.1	1.0
Expenses (before reserve)	-6.5	57.5	88.2	-30.7
Net Income (incl.Reserve)	4.5	30.9	-37.1	68.0
Net Reserve Add(incl above)	2.5	19.0	-17.3	36.3
Reserve Expenditures	0.0	7.9	42.0	-34.1

As above, our eight month favorable balance of \$68.0K is due to the timing of such items as buildings (\$13.2K) grounds (\$17.0K); reserve net expenses (\$36.3K) and misc. income (\$1.5K)

NONE in August--Second time in my 5 year history

Delinquencies as of August 31, 2019

Misc.-Late Fees	81
Totals	81

Suggest that we write off both of these old fees at next meeting