

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

Balance Sheet

Operating Cash	12.2
Edward Jones	96.0 (7 -\$10K CD's plus \$26.K in MM)
Total Cash	108.2
Receivables	1.5 (Deliq.-2 major \$2.3K less prepaid dues)
Total Assets	109.7
Retained Earnings	107.1
Current Year Income	2.6
Total Equity	109.7

Income/Expenses

	Aug	YTD	YTD Budget	Variance
Income	10.5	73.3	84.0	-0.2
Expenses (before reserve)	-10.3	-46.6	-62.1	15.5
Reserve Addition/Deduction	-2.9	-20.6	-23.6	
Net Income (after reserve)	-2.7	3.4	-8.5	15.3

In early August an invoice from April for repairs by Inside-Out for \$6.6K was paid. When added to these statements, our YTD would be reduced to a negative \$.5K

However due to lesser expenses than budget for Building and Landscaping our 7 months results compared to budget are still a positive \$.8.7K

****Delinquents at 07/31/2015-No Change from June**

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	<u>1.2</u>	see note 1
Totals	<u><u>3.8</u></u>	

Note 1 : Subsequent to the June report, we were told by Shirley Rouse's sons that this will be paid soon
 Unfortunately, no past dues were made
 As this has not been done, legal must now be involved