

High Street Townhomes

FINANCIAL REPORT

Manager's Report for the month ending May 31, 2022

FINANCIAL SUMMARY:

As of May 31, 2022, operating cash totaled \$5,979, unpaid assessments (receivables) totaled \$82, and 'other' cash (or cash equivalents) totaled \$144,721, for total assets of \$150,782.

Operating liabilities totaled \$0, prepaid assessments totaled \$0, and 'other' liabilities totaled \$0, for total liabilities of \$0.

The Association ended the month in a positive cash position of \$150,782.

For the month ending May 31, 2022, the Association incurred expenses and accrued costs totaling \$1,511, under budget by \$207.

YTD May 31, 2022, the Association incurred expenses and accrued costs totaling \$26,539, under budget by \$936.

As of May 31, 2022, replacement reserves totaled \$144,721.

BUDGET VARIANCES: Explanations for variances more than \$300.00.

Line Item	Amount	Under/Over	Explanation
Reserve Study	\$ 892.14	Under	Billing Cycle
Pest Control	\$ 500.00	Under	Not yet performed
Gutter/Roof Maintenance	\$ 1,684.00	Over	B10A0004 Water Intrusion
Dryer vent cleaning	\$ 330.00	Under	Not yet performed
Contingency	\$ 458.37	Under	Less than anticipated

DELINQUENCY REPORT:

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	Notes
TOTALS	\$ -	\$ -	\$ -	\$ -	\$ -	

COMPLETED AND PENDING MAINTENANCE:

Composite deck repairs completed Fall 2021

Gutter cleaning performed November 2021

Fall planting & bark performed December 2021

Pest Control to be performed Summer 2022

Dryer vent cleaning to be performed Summer 2022

Thank you for letting us serve your neighborhood.

Report submitted by Madison Ramirez - Community Manager

425-507-1134 Madison.R@ihcommunity.org

Balance Sheet (With Period Change)

Period = May 2022

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	5,978.54	5,044.59	933.95
1066-000	Certificate of Deposits - Reserve	90,697.50	90,675.00	22.50
1080-000	CIT - Reserve MM	54,023.77	51,634.10	2,389.67
1090-000	TOTAL CASH	150,699.81	147,353.69	3,346.12
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	82.39	82.39	0.00
1248-000	TOTAL ACCOUNTS RECEIVABLE	82.39	82.39	0.00
1990-000	TOTAL ASSETS	150,782.20	147,436.08	3,346.12
1995-000	LIABILITIES & CAPITAL			
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	5,709.26	5,709.26	0.00
2830-000	Current Year Reserve Transfers	-26,617.48	-24,205.31	-2,412.17
2850-000	Current Year Retained Earnings/Operating Fund	26,969.15	23,623.03	3,346.12
2855-000	Reserve Equity	144,721.27	142,309.10	2,412.17
2990-000	TOTAL CAPITAL	150,782.20	147,436.08	3,346.12
2999-000	TOTAL LIABILITIES & CAPITAL	150,782.20	147,436.08	3,346.12

IHCA - High Street Townhomes (s10a) Budget Comparison

Period = May 2022

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-000 INCOME									
3500-000 OTHER INCOME									
3590-000 IHCA Master Base Assess. Income	948.00	948.00	0.00	0.00	10,428.00	10,428.00	0.00	0.00	11,376.00
3900-000 TOTAL OTHER INCOME	948.00	948.00	0.00	0.00	10,428.00	10,428.00	0.00	0.00	11,376.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.31	0.00	0.31	N/A	2.86	0.00	2.86	N/A	0.00
4047-000 Interest Income-Reserves	32.17	0.00	32.17	N/A	437.48	0.00	437.48	N/A	0.00
4070-000 Neighborhood Assessments	3,876.36	3,876.42	-0.06	0.00	42,639.96	42,640.62	-0.66	0.00	46,517.00
4390-000 TOTAL ASSOCIATION INCOME	3,908.84	3,876.42	32.42	0.84	43,080.30	42,640.62	439.68	1.03	46,517.00
4999-000 TOTAL REVENUE	4,856.84	4,824.42	32.42	0.67	53,508.30	53,068.62	439.68	0.83	57,893.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	245.00	245.00	0.00	0.00	2,695.00	2,695.00	0.00	0.00	2,940.00
7204-000 Neighborhood Reserve Study	0.00	0.00	0.00	N/A	1,017.86	1,910.00	892.14	46.71	1,910.00
7211-000 Neighborhood Legal Services	0.00	8.33	8.33	100.00	0.00	91.63	91.63	100.00	100.00
7235-000 Nghborhd Lndscape Maint-Contract/Comm. Area	317.72	317.92	0.20	0.06	3,494.92	3,497.12	2.20	0.06	3,815.00
7250-000 Neighborhood Landscape - Other	0.00	50.00	50.00	100.00	400.00	550.00	150.00	27.27	600.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	115.00	210.00	95.00	45.24	250.00
7265-000 Neigh Irrig Maint & Repairs	0.00	10.00	10.00	100.00	65.00	110.00	45.00	40.91	120.00
7266-000 Neighborhood Pest Control	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
7271-000 Neighborhood Gutter/Roof Maintenance	0.00	13.75	13.75	100.00	1,822.16	151.25	-1,670.91	-1,104.73	165.00
7272-000 Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	N/A	385.85	385.00	-0.85	-0.22	385.00
7278-000 Dryer Vent Cleaning	0.00	0.00	0.00	N/A	0.00	330.00	330.00	100.00	330.00
7280-000 Neighborhood Maintenance	0.00	83.33	83.33	100.00	941.36	916.63	-24.73	-2.70	1,000.00
7288-000 Neighborhood Property Insurance	0.00	0.00	0.00	N/A	5,174.00	5,242.00	68.00	1.30	5,242.00
7289-000 Neighborhood Contingency	0.00	41.67	41.67	100.00	0.00	458.37	458.37	100.00	500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	562.72	770.00	207.28	26.92	16,111.15	17,047.00	935.85	5.49	17,857.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9610-000 Federal Income Tax	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	100.00
9830-000 Master Base Assessments	948.00	948.00	0.00	0.00	10,428.00	10,428.00	0.00	0.00	11,376.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	948.00	948.00	0.00	0.00	10,428.00	10,428.00	0.00	0.00	11,476.00
9940-000 TOTAL EXPENSES	1,510.72	1,718.00	207.28	12.07	26,539.15	27,475.00	935.85	3.41	29,333.00
9950-000 Excess (Deficiency) of Revenues over Expenses	3,346.12	3,106.42	239.70	7.72	26,969.15	25,593.62	1,375.53	5.37	28,560.00

IHCA - High Street Townhomes (s10a) Budget Comparison

Period = May 2022

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Less Reserve Items:									
Reserve Contributions	-2,380.00	-2,380.00	0.00	0.00	-26,180.00	-26,180.00	0.00	0.00	-28,560.00
Reserve Interest Income	-32.17	0.00	-32.17	N/A	-437.48	0.00	-437.48	N/A	0.00
	-2,412.17	-2,380.00	-32.17	-1.35	-26,617.48	-26,180.00	-437.48	-1.67	-28,560.00
Operating Excess (Deficiency) of Rev over Exp	933.95	726.42	207.53	28.57	351.67	-586.38	938.05	N/A	0.00
Reserve Expenses:									
Composite Decks					16,474.36				

Statement (12 months)

Period = Jul 2021-May 2022

Book = Accrual ; Tree = ysi_is

	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Total	
3000-000	INCOME												
3500-000	OTHER INCOME												
3590-000	IHCA Master Base Assess. Income	948.00	948.00	948.00	948.00	948.00	948.00	948.00	948.00	948.00	948.00	948.00	10,428.00
3900-000	TOTAL OTHER INCOME	948.00	948.00	948.00	948.00	948.00	948.00	948.00	948.00	948.00	948.00	948.00	10,428.00
3999-000	TOTAL PM INCOME	948.00	948.00	948.00	948.00	948.00	948.00	948.00	948.00	948.00	948.00	948.00	10,428.00
4010-000	ASSOCIATION INCOME												
4045-000	Interest Income	0.27	0.24	0.23	0.25	0.24	0.27	0.30	0.22	0.24	0.29	0.31	2.86
4047-000	Interest Income-Reserves	52.96	53.43	53.64	54.41	32.13	32.96	32.84	30.05	31.39	31.50	32.17	437.48
4070-000	Neighborhood Assessments	3,876.36	3,876.36	3,876.36	3,876.36	3,876.36	3,876.36	3,876.36	3,876.36	3,876.36	3,876.36	3,876.36	42,639.96
4390-000	TOTAL ASSOCIATION INCOME	3,929.59	3,930.03	3,930.23	3,931.02	3,908.73	3,909.59	3,909.50	3,906.63	3,907.99	3,908.15	3,908.84	43,080.30
4999-000	TOTAL REVENUE	4,877.59	4,878.03	4,878.23	4,879.02	4,856.73	4,857.59	4,857.50	4,854.63	4,855.99	4,856.15	4,856.84	53,508.30
6000-000	EXPENSES												
7200-000	NEIGHBORHOOD EXPENSES												
7201-000	Neighborhood Management Fees	245.00	245.00	245.00	245.00	245.00	245.00	245.00	245.00	245.00	245.00	245.00	2,695.00
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	0.00	0.00	0.00	1,017.86	0.00	0.00	0.00	0.00	1,017.86
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	317.72	317.72	317.72	317.72	317.72	317.72	317.72	317.72	317.72	317.72	317.72	3,494.92
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00	0.00	400.00
7260-000	Neighborhood Irrigation-Common Areas	0.00	22.66	0.00	22.66	0.00	22.66	0.00	22.66	0.00	24.36	0.00	115.00
7265-000	Neigh Irrig Maint & Repairs	0.00	40.00	0.00	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	65.00
7271-000	Neighborhood Gutter/Roof Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,822.16	0.00	0.00	0.00	1,822.16
7272-000	Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	0.00	0.00	385.85	0.00	0.00	0.00	0.00	0.00	385.85
7280-000	Neighborhood Maintenance	0.00	0.00	941.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	941.36
7288-000	Neighborhood Property Insurance	5,174.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,174.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	5,736.72	625.38	1,504.08	585.38	587.72	971.23	1,580.58	2,407.54	562.72	987.08	562.72	16,111.15
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION												
9830-000	Master Base Assessments	948.00	948.00	948.00	948.00	948.00	948.00	948.00	948.00	948.00	948.00	948.00	10,428.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	948.00	948.00	948.00	948.00	948.00	948.00	948.00	948.00	948.00	948.00	948.00	10,428.00
9940-000	TOTAL EXPENSES	6,684.72	1,573.38	2,452.08	1,533.38	1,535.72	1,919.23	2,528.58	3,355.54	1,510.72	1,935.08	1,510.72	26,539.15
9950-000	Excess (Deficiency) of Revenues over Expenses	-1,807.13	3,304.65	2,426.15	3,345.64	3,321.01	2,938.36	2,328.92	1,499.09	3,345.27	2,921.07	3,346.12	26,969.15

Expense Distribution

Property=s10a AND mm/yy=05/2022-05/2022

Account Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
7235-000 - Nghborhd Lndscpe Maint-Cont...										
landcare - LandCare USA LLC	P-79435	s10a	513708	05/01/2022	05/2022	317.72	0.00	307	05/17/2022	Contract Landscaping
Total 7235-000 - Nghborhd Lndscpe Main...						317.72	0.00			
						317.72	0.00			

Aged Receivables Report Detail by Owner

IHCA - High Street Townhomes (s10a)

Trans through: 05/22

Age As of: 05/31/2022

Unit	OwnerCode	Status	Name	Total Unpaid Charges	0 - 30 days	31 - 60 days	61 - 90 days	Over 90 days	Charge Code	Less Prepayments	Balance	Memos
Grand Total										0		