

**High Street Townhomes**

**FINANCIAL REPORT**

**Manager's Report for the month ending July 31, 2022**

**FINANCIAL SUMMARY:**

As of July 31, 2022, operating cash totaled \$2,037, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$149,667, for total assets of \$151,703.

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 \$151,703.

For the month ending July 31, 2022, the Association incurred expenses and accrued costs totaling \$6,639, under budget by \$2,199.

YTD July 31, 2022, the Association incurred expenses and accrued costs totaling \$6,639, under budget by \$2,199.

As of July 31, 2022, replacement reserves totaled \$151,703.

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

Line Item	Amount	Under/Over	Explanation
Reserve Study	\$ 1,018.00	Under	Billing Cycle
Pest Control	\$ 500.00	Under	Not yet performed
Gutter/Roof Maintenance	\$ (2,042.51)	Over	B10A0004 Water Intrusion
Property Insurnace	\$ 442.00	Under	Less than anticipated

**DELINQUENCY REPORT:**

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	Notes
<b>TOTALS</b>	\$ -	\$ -	\$ -	\$ -	\$ -	

**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 = Jul 2022

Book = Accrual ; Tree = ysi\_bs

		Balance Current Period	Beginning Balance	Net Change
<b>1000-000</b>	<b>ASSETS</b>			
1005-000	CASH			
1015-000	CIT - Checking	2,036.80	6,205.19	-4,168.39
1066-000	Certificate of Deposits - Reserve	90,742.50	90,720.00	22.50
1080-000	CIT - Reserve MM	58,924.07	56,413.45	2,510.62
1090-000	TOTAL CASH	151,703.37	153,338.64	-1,635.27
1990-000	TOTAL ASSETS	151,703.37	153,338.64	-1,635.27
1995-000	LIABILITIES & CAPITAL			
<b>2800-000</b>	<b>CAPITAL</b>			
2820-000	Prior Year Retained Earnings	6,205.19	5,709.26	495.93
2830-000	Current Year Reserve Transfers	-2,533.12	-29,029.66	26,496.54
2850-000	Current Year Retained Earnings/Operating Fund	-1,635.27	29,525.59	-31,160.86
2855-000	Reserve Equity	149,666.57	147,133.45	2,533.12
2990-000	TOTAL CAPITAL	151,703.37	153,338.64	-1,635.27
2999-000	TOTAL LIABILITIES & CAPITAL	151,703.37	153,338.64	-1,635.27

**IHCA - High Street Townhomes (s10a)**  
**Budget Comparison**  
 Period = Jul 2022

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>3000-000 INCOME</b>									
3500-000 OTHER INCOME									
3590-000 IHCA Master Base Assess. Income	960.00	960.00	0.00	0.00	960.00	960.00	0.00	0.00	11,520.00
3900-000 TOTAL OTHER INCOME	960.00	960.00	0.00	0.00	960.00	960.00	0.00	0.00	11,520.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.34	0.00	0.34	N/A	0.34	0.00	0.34	N/A	0.00
4047-000 Interest Income-Reserves	33.12	0.00	33.12	N/A	33.12	0.00	33.12	N/A	0.00
4070-000 Neighborhood Assessments	4,010.52	4,010.50	0.02	0.00	4,010.52	4,010.50	0.02	0.00	48,126.00
4390-000 TOTAL ASSOCIATION INCOME	4,043.98	4,010.50	33.48	0.83	4,043.98	4,010.50	33.48	0.83	48,126.00
4999-000 TOTAL REVENUE	5,003.98	4,970.50	33.48	0.67	5,003.98	4,970.50	33.48	0.67	59,646.00
<b>7200-000 NEIGHBORHOOD EXPENSES</b>									
7201-000 Neighborhood Management Fees	245.00	245.00	0.00	0.00	245.00	245.00	0.00	0.00	2,940.00
7204-000 Neighborhood Reserve Study	0.00	1,018.00	1,018.00	100.00	0.00	1,018.00	1,018.00	100.00	1,018.00
7211-000 Neighborhood Legal Services	0.00	8.33	8.33	100.00	0.00	8.33	8.33	100.00	100.00
7235-000 Nghborhd Lndscape Maint-Contract/Comm. Area	327.25	327.42	0.17	0.05	327.25	327.42	0.17	0.05	3,929.00
7250-000 Neighborhood Landscape - Other	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	250.00
7265-000 Neigh Irrig Maint & Repairs	45.00	30.00	-15.00	-50.00	45.00	30.00	-15.00	-50.00	120.00
7266-000 Neighborhood Pest Control	0.00	500.00	500.00	100.00	0.00	500.00	500.00	100.00	500.00
7271-000 Neighborhood Gutter/Roof Maintenance	0.00	70.83	70.83	100.00	0.00	70.83	70.83	100.00	850.00
7272-000 Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	385.00
7278-000 Dryer Vent Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	330.00
7280-000 Neighborhood Maintenance	0.00	83.33	83.33	100.00	0.00	83.33	83.33	100.00	1,000.00
7288-000 Neighborhood Property Insurance	5,062.00	5,504.00	442.00	8.03	5,062.00	5,504.00	442.00	8.03	5,504.00
7289-000 Neighborhood Contingency	0.00	41.67	41.67	100.00	0.00	41.67	41.67	100.00	500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	5,679.25	7,878.58	2,199.33	27.92	5,679.25	7,878.58	2,199.33	27.92	18,026.00
<b>8000-000 COMMUNITY MANAGEMENT &amp; ADMINISTRATION</b>									
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	960.00	960.00	0.00	0.00	960.00	960.00	0.00	0.00	11,520.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	960.00	960.00	0.00	0.00	960.00	960.00	0.00	0.00	11,620.00
9940-000 TOTAL EXPENSES	6,639.25	8,838.58	2,199.33	24.88	6,639.25	8,838.58	2,199.33	24.88	29,646.00
9950-000 Excess (Deficiency) of Revenues over Expenses	-1,635.27	-3,868.08	2,232.81	57.72	-1,635.27	-3,868.08	2,232.81	57.72	30,000.00

### IHCA - High Street Townhomes (s10a) Budget Comparison

Period = Jul 2022

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>Less Reserve Items:</b>									
Reserve Contributions	-2,500.00	-2,500.00	0.00	0.00	-2,500.00	-2,500.00	0.00	0.00	-30,000.00
Reserve Interest Income	-33.12	0.00	-33.12	N/A	-33.12	0.00	-33.12	N/A	0.00
	-2,533.12	-2,500.00	-33.12	-1.32	-2,533.12	-2,500.00	-33.12	-1.32	-30,000.00
<b>Operating Excess (Deficiency) of Rev over Exp</b>	<b>-4,168.39</b>	<b>-6,368.08</b>	<b>2,199.69</b>	<b>34.54</b>	<b>-4,168.39</b>	<b>-6,368.08</b>	<b>2,199.69</b>	<b>34.54</b>	<b>0.00</b>

**Reserve Expenses:**

Drainage	3,000.00
Siding - Repaint	49,500.00
Siding - Repair	12,400.00

**Statement (12 months)**

Period = Jul 2022

Book = Accrual ; Tree = ysi\_is

		Jul 2022	Total
<b>3000-000</b>	<b>INCOME</b>		
3500-000	OTHER INCOME		
3590-000	IHCA Master Base Assess. Income	960.00	960.00
3900-000	TOTAL OTHER INCOME	960.00	960.00
3999-000	TOTAL PM INCOME	960.00	960.00
4010-000	ASSOCIATION INCOME		
4045-000	Interest Income	0.34	0.34
4047-000	Interest Income-Reserves	33.12	33.12
4070-000	Neighborhood Assessments	4,010.52	4,010.52
4390-000	TOTAL ASSOCIATION INCOME	4,043.98	4,043.98
4999-000	TOTAL REVENUE	5,003.98	5,003.98
6000-000	EXPENSES		
7200-000	NEIGHBORHOOD EXPENSES		
7201-000	Neighborhood Management Fees	245.00	245.00
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	327.25	327.25
7265-000	Neigh Irrig Maint & Repairs	45.00	45.00
7288-000	Neighborhood Property Insurance	5,062.00	5,062.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	5,679.25	5,679.25
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION		
9830-000	Master Base Assessments	960.00	960.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	960.00	960.00
9940-000	TOTAL EXPENSES	6,639.25	6,639.25
9950-000	Excess (Deficiency) of Revenues over Expenses	-1,635.27	-1,635.27

# Expense Distribution

Property=s10a AND mm/yy=07/2022-07/2022

Account Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
<b>7235-000 - Nghborhd Lndscpe Maint-Cont...</b>										
landcare - LandCare USA LLC	P-80192	s10a	531497	07/01/2022	07/2022	327.25	0.00	313	07/15/2022	Contract Landscaping
<b>Total 7235-000 - Nghborhd Lndscpe Main...</b>						<b>327.25</b>	<b>0.00</b>			
<b>7265-000 - Neigh Irrig Maint &amp; Repairs</b>										
certba - Certified Backflow Testing, Inc.	P-80408	s10a	81206	07/18/2022	07/2022	45.00	0.00	314	07/20/2022	Backflow Testing
<b>Total 7265-000 - Neigh Irrig Maint &amp; Repairs</b>						<b>45.00</b>	<b>0.00</b>			
<b>7288-000 - Neighborhood Property Insurance</b>										
ihg - AIS Affinity Insurance Agency, Inc	P-80425	s10a	101533837	07/20/2022	07/2022	5,062.00	0.00	315	07/29/2022	Policy #IHG1000803-02
<b>Total 7288-000 - Neighborhood Property I...</b>						<b>5,062.00</b>	<b>0.00</b>			
						<b>5,434.25</b>	<b>0.00</b>			