

High Street Townhomes

FINANCIAL REPORT

Manager's Report for the month ending September 30, 2022

FINANCIAL SUMMARY:

As of September 30, 2022, operating cash totaled \$3,361, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$154,734, for total assets of \$158,095.

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 \$158,095.

For the month ending September 30, 2022, the Association incurred expenses and accrued costs totaling \$2,061, over budget by \$1,234.

YTD September 30, 2022, the Association incurred expenses and accrued costs totaling \$7,377, under budget by \$2,235.

As of September 30, 2022, replacement reserves totaled \$158,095.

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

Line Item	Amount	Under/Over	Explanation
Reserve Study	\$ 1,018.00	Under	Billing cycle
Dryer Vent Cleaning	\$ 528.48	Over	Billing cycle
Property Insurance	\$ 442.00	Over	More 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

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Balance Sheet (With Period Change)

Period = Sep 2022

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	3,360.84	2,950.88	409.96
1066-000	Certificate of Deposits - Reserve	90,787.50	90,765.00	22.50
1080-000	CIT - Reserve MM	63,946.61	61,435.27	2,511.34
1090-000	TOTAL CASH	158,094.95	155,151.15	2,943.80
1990-000	TOTAL ASSETS	158,094.95	155,151.15	2,943.80
1995-000	LIABILITIES & CAPITAL			
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	6,205.19	6,205.19	0.00
2830-000	Current Year Reserve Transfers	-7,600.66	-5,066.82	-2,533.84
2850-000	Current Year Retained Earnings/Operating Fund	4,756.31	1,812.51	2,943.80
2855-000	Reserve Equity	154,734.11	152,200.27	2,533.84
2990-000	TOTAL CAPITAL	158,094.95	155,151.15	2,943.80
2999-000	TOTAL LIABILITIES & CAPITAL	158,094.95	155,151.15	2,943.80

IHCA - High Street Townhomes (s10a) Budget Comparison

Period = Sep 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	960.00	960.00	0.00	0.00	2,880.00	2,880.00	0.00	0.00	11,520.00
3900-000 TOTAL OTHER INCOME	960.00	960.00	0.00	0.00	2,880.00	2,880.00	0.00	0.00	11,520.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.17	0.00	0.17	N/A	0.68	0.00	0.68	N/A	0.00
4047-000 Interest Income-Reserves	33.84	0.00	33.84	N/A	100.66	0.00	100.66	N/A	0.00
4070-000 Neighborhood Assessments	4,010.52	4,010.50	0.02	0.00	12,031.56	12,031.50	0.06	0.00	48,126.00
4390-000 TOTAL ASSOCIATION INCOME	4,044.53	4,010.50	34.03	0.85	12,132.90	12,031.50	101.40	0.84	48,126.00
4999-000 TOTAL REVENUE	5,004.53	4,970.50	34.03	0.68	15,012.90	14,911.50	101.40	0.68	59,646.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	245.00	245.00	0.00	0.00	735.00	735.00	0.00	0.00	2,940.00
7204-000 Neighborhood Reserve Study	0.00	0.00	0.00	N/A	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	24.99	24.99	100.00	100.00
7235-000 Nghborhd Lndscape Maint-Contract/Comm. Area	327.25	327.42	0.17	0.05	981.75	982.26	0.51	0.05	3,929.00
7250-000 Neighborhood Landscape - Other	0.00	50.00	50.00	100.00	0.00	150.00	150.00	100.00	600.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	24.36	50.00	25.64	51.28	250.00
7265-000 Neigh Irrig Maint & Repairs	0.00	0.00	0.00	N/A	45.00	60.00	15.00	25.00	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	70.83	70.83	100.00	0.00	212.49	212.49	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	528.48	0.00	-528.48	N/A	528.48	0.00	-528.48	N/A	330.00
7280-000 Neighborhood Maintenance	0.00	83.33	83.33	100.00	0.00	249.99	249.99	100.00	1,000.00
7288-000 Neighborhood Property Insurance	0.00	0.00	0.00	N/A	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	125.01	125.01	100.00	500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	1,100.73	826.58	-274.15	-33.17	7,376.59	9,611.74	2,235.15	23.25	18,026.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9610-000 Federal Income Tax	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	100.00
9830-000 Master Base Assessments	960.00	960.00	0.00	0.00	2,880.00	2,880.00	0.00	0.00	11,520.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	960.00	1,060.00	100.00	9.43	2,880.00	2,980.00	100.00	3.36	11,620.00
9940-000 TOTAL EXPENSES	2,060.73	1,886.58	-174.15	-9.23	10,256.59	12,591.74	2,335.15	18.55	29,646.00
9950-000 Excess (Deficiency) of Revenues over Expenses	2,943.80	3,083.92	-140.12	-4.54	4,756.31	2,319.76	2,436.55	105.03	30,000.00

IHCA - High Street Townhomes (s10a)
Budget Comparison

Period = Sep 2022

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Less Reserve Items:									
Reserve Contributions	-2,500.00	-2,500.00	0.00	0.00	-7,500.00	-7,500.00	0.00	0.00	-30,000.00
Reserve Interest Income	-33.84	0.00	-33.84	N/A	-100.66	0.00	-100.66	N/A	0.00
	-2,533.84	-2,500.00	-33.84	-1.35	-7,600.66	-7,500.00	-100.66	-1.34	-30,000.00
Operating Excess (Deficiency) of Rev over Exp	409.96	583.92	-173.96	-29.79	-2,844.35	-5,180.24	2,335.89	45.09	0.00

Reserve Expenses:

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

Statement (12 months)

Period = Jul 2022-Sep 2022

Book = Accrual ; Tree = ysi_is

		Jul 2022	Aug 2022	Sep 2022	Total
3000-000	INCOME				
3500-000	OTHER INCOME				
3590-000	IHCA Master Base Assess. Income	960.00	960.00	960.00	2,880.00
3900-000	TOTAL OTHER INCOME	960.00	960.00	960.00	2,880.00
3999-000	TOTAL PM INCOME	960.00	960.00	960.00	2,880.00
4010-000	ASSOCIATION INCOME				
4045-000	Interest Income	0.34	0.17	0.17	0.68
4047-000	Interest Income-Reserves	33.12	33.70	33.84	100.66
4070-000	Neighborhood Assessments	4,010.52	4,010.52	4,010.52	12,031.56
4390-000	TOTAL ASSOCIATION INCOME	4,043.98	4,044.39	4,044.53	12,132.90
4999-000	TOTAL REVENUE	5,003.98	5,004.39	5,004.53	15,012.90
6000-000	EXPENSES				
7200-000	NEIGHBORHOOD EXPENSES				
7201-000	Neighborhood Management Fees	245.00	245.00	245.00	735.00
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	327.25	327.25	327.25	981.75
7260-000	Neighborhood Irrigation-Common Areas	0.00	24.36	0.00	24.36
7265-000	Neigh Irrig Maint & Repairs	45.00	0.00	0.00	45.00
7278-000	Dryer Vent Cleaning	0.00	0.00	528.48	528.48
7288-000	Neighborhood Property Insurance	5,062.00	0.00	0.00	5,062.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	5,679.25	596.61	1,100.73	7,376.59
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION				
9830-000	Master Base Assessments	960.00	960.00	960.00	2,880.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	960.00	960.00	960.00	2,880.00
9940-000	TOTAL EXPENSES	6,639.25	1,556.61	2,060.73	10,256.59
9950-000	Excess (Deficiency) of Revenues over Expenses	-1,635.27	3,447.78	2,943.80	4,756.31