

**High Street Townhomes**

**FINANCIAL REPORT**

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

**FINANCIAL SUMMARY:**

As of January 31, 2022, operating cash totaled \$4,512, unpaid assessments (receivables) totaled \$82, and 'other' cash (or cash equivalents) totaled \$137,003, for total assets of \$141,598.

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 \$141,598.

For the month ending January 31, 2022, the Association incurred expenses and accrued costs totaling \$2,529, under budget by \$144.

YTD January 31, 2022, the Association incurred expenses and accrued costs totaling \$18,227, under budget by \$2,316.

As of January 31, 2022, replacement reserves totaled \$137,003.

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

Line Item	Amount	Under/Over	Explanation
Reserve Study	\$ 892.14	Under	Billing Cycle
Landscape- Non-contract	\$ 350.00	Under	Billing Cycle
Pest Control	\$ 500.00	Under	Not yet performed
Dryer vent cleaning	\$ 330.00	Under	Not yet performed
Neighborhood Maintenance	\$ 358.05	Over	B10A0004 Water Intrusion

**DELINQUENCY REPORT:**

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	Notes
B10A0006	\$ 70.62	\$ -	\$ -	\$ -	\$ 70.62	Assessments
B10A0007	\$ 11.77	\$ -	\$ -	\$ -	\$ 11.77	Assessments
<b>TOTALS</b>	<b>\$ 11.77</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 11.77</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 Debbie Orosco, CMCA - Community Manager

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**Balance Sheet (With Period Change)**

Period = Jan 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	4,512.10	4,596.02	-83.92
1066-000	Certificate of Deposits - Reserve	90,607.50	90,585.00	22.50
1080-000	CIT - Reserve MM	46,395.57	58,552.68	-12,157.11
1090-000	TOTAL CASH	141,515.17	153,733.70	-12,218.53
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	141,597.56	153,816.09	-12,218.53
1995-000	LIABILITIES & CAPITAL			
<b>2800-000</b>	<b>CAPITAL</b>			
2820-000	Prior Year Retained Earnings	5,709.26	5,709.26	0.00
2830-000	Current Year Reserve Transfers	-16,972.37	-14,559.53	-2,412.84
2850-000	Current Year Retained Earnings/Operating Fund	15,857.60	13,528.68	2,328.92
2855-000	Reserve Equity	137,003.07	149,137.68	-12,134.61
2990-000	TOTAL CAPITAL	141,597.56	153,816.09	-12,218.53
2999-000	TOTAL LIABILITIES & CAPITAL	141,597.56	153,816.09	-12,218.53

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

Period = Jan 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	948.00	948.00	0.00	0.00	6,636.00	6,636.00	0.00	0.00	11,376.00
3900-000 TOTAL OTHER INCOME	948.00	948.00	0.00	0.00	6,636.00	6,636.00	0.00	0.00	11,376.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.30	0.00	0.30	N/A	1.80	0.00	1.80	N/A	0.00
4047-000 Interest Income-Reserves	32.84	0.00	32.84	N/A	312.37	0.00	312.37	N/A	0.00
4070-000 Neighborhood Assessments	3,876.36	3,876.42	-0.06	0.00	27,134.52	27,134.94	-0.42	0.00	46,517.00
4390-000 TOTAL ASSOCIATION INCOME	3,909.50	3,876.42	33.08	0.85	27,448.69	27,134.94	313.75	1.16	46,517.00
4999-000 TOTAL REVENUE	4,857.50	4,824.42	33.08	0.69	34,084.69	33,770.94	313.75	0.93	57,893.00
<b>7200-000 NEIGHBORHOOD EXPENSES</b>									
7201-000 Neighborhood Management Fees	245.00	245.00	0.00	0.00	1,715.00	1,715.00	0.00	0.00	2,940.00
7204-000 Neighborhood Reserve Study	1,017.86	955.00	-62.86	-6.58	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	58.31	58.31	100.00	100.00
7235-000 Nghborhd Lndscape Maint-Contract/Comm. Area	317.72	317.92	0.20	0.06	2,224.04	2,225.44	1.40	0.06	3,815.00
7250-000 Neighborhood Landscape - Other	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	67.98	150.00	82.02	54.68	250.00
7265-000 Neigh Irrig Maint & Repairs	0.00	10.00	10.00	100.00	65.00	70.00	5.00	7.14	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	0.00	96.25	96.25	100.00	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	583.31	-358.05	-61.38	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	291.69	291.69	100.00	500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	1,580.58	1,725.00	144.42	8.37	11,591.09	13,907.00	2,315.91	16.65	17,857.00
<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	948.00	948.00	0.00	0.00	6,636.00	6,636.00	0.00	0.00	11,376.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	948.00	948.00	0.00	0.00	6,636.00	6,636.00	0.00	0.00	11,476.00
9940-000 TOTAL EXPENSES	2,528.58	2,673.00	144.42	5.40	18,227.09	20,543.00	2,315.91	11.27	29,333.00
9950-000 Excess (Deficiency) of Revenues over Expenses	2,328.92	2,151.42	177.50	8.25	15,857.60	13,227.94	2,629.66	19.88	28,560.00

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

Period = Jan 2022

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>Less Reserve Items:</b>									
Reserve Contributions	-2,380.00	-2,380.00	0.00	0.00	-16,660.00	-16,660.00	0.00	0.00	-28,560.00
Reserve Interest Income	-32.84	0.00	-32.84	N/A	-312.37	0.00	-312.37	N/A	0.00
	-2,412.84	-2,380.00	-32.84	-1.38	-16,972.37	-16,660.00	-312.37	-1.87	-28,560.00
<b>Operating</b> Excess (Deficiency) of Rev over Exp	-83.92	-228.58	144.66	63.29	-1,114.77	-3,432.06	2,317.29	67.52	0.00
<b>Reserve Expenses:</b>									
Composite Decks	14,547.45				14,547.45				

# Expense Distribution

Property=s10a AND mm/yy=01/2022-01/2022

Account Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
<b>2855-000 - Reserve Equity</b>										
rw-hand - RW Anderson Services, Inc.	P-77966	s10a	29835	01/09/2022	01/2022	14,547.45	0.00	112	01/19/2022	Composite Decks Repair
<b>Total 2855-000 - Reserve Equity</b>						<b>14,547.45</b>	<b>0.00</b>			
<b>7204-000 - Neighborhood Reserve Study</b>										
cedcore - CEDCORE Reserve Studies, LLC	P-77894	s10a	INV-02691-Y4W5H3	01/12/2022	01/2022	1,017.86	0.00	298	01/14/2022	Reserve Study
<b>Total 7204-000 - Neighborhood Reserve ...</b>						<b>1,017.86</b>	<b>0.00</b>			
<b>7235-000 - Nghborhd Lndscpe Maint-Cont...</b>										
landcare - LandCare USA LLC	P-77789	s10a	477311	01/01/2022	01/2022	317.72	0.00	299	01/17/2022	Contract Landscaping
<b>Total 7235-000 - Nghborhd Lndscpe Main...</b>						<b>317.72</b>	<b>0.00</b>			
						<b>15,883.03</b>	<b>0.00</b>			