



**High Street Townhomes**  
**FINANCIAL REPORT**  
**Manager's Report for the month ending March 2024**

**FINANCIAL SUMMARY:**

As of March 2024, operating cash totaled \$3,247, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$93,196, for total assets of \$96,442.

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 \$96,442.

For the month ending March 2024, the Association incurred expenses and accrued costs totaling \$1,554, under budget by \$284.

YTD March 2024, the Association incurred expenses and accrued costs totaling \$26,602, under budget by \$1,658.

As of March 2024, replacement reserves totaled \$93,196.

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

Line Item	Amount	Under/Over	Explanation
Pest Control	\$ 564.55	Over	More than anticipated
Neighborhood Gutter/Roof Maint.	\$ 637.47	Under	Less than anticipated
Neighborhood Maintenance	\$ 509.40	Under	Less than anticipated
Neighborhood Property Insurance	\$ 2,709.00	Over	More than anticipated
Contingency	\$ 375.03	Over	More than anticipated

**DELINQUENCY REPORT: fill out if**

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

**COMPLETED AND PENDING MAINTENANCE:**

- Spring plant & bark performed March 2024
- Gutter Cleaning performed January 2024
- Winterize Irrigation December 2023
- Exterior painting, caulking and dry rot repairs completed October 2023
- Dryer Vent Cleaning performed October 2023
- Pest Control performed June 2023
- 24/25 Reserve study completed

Report submitted by Susan Carlson-Community Manager  
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**Balance Sheet (With Period Change)**

Period = Mar 2024

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	3,246.63	2,262.21	984.42
1066-000	Certificate of Deposits - Reserve	0.00	52,450.04	-52,450.04
1080-000	CIT - Reserve MM	93,195.63	45,368.38	47,827.25
1090-000	TOTAL CASH	96,442.26	100,080.63	-3,638.37
1990-000	TOTAL ASSETS	96,442.26	100,080.63	-3,638.37
1995-000	LIABILITIES & CAPITAL			
<b>2800-000</b>	<b>CAPITAL</b>			
2820-000	Prior Year Retained Earnings	7,002.11	7,002.11	0.00
2830-000	Current Year Reserve Transfers	-28,165.07	-25,217.39	-2,947.68
2850-000	Current Year Retained Earnings/Operating Fund	24,409.59	20,477.49	3,932.10
2855-000	Reserve Equity	93,195.63	97,818.42	-4,622.79
2990-000	TOTAL CAPITAL	96,442.26	100,080.63	-3,638.37
2999-000	TOTAL LIABILITIES & CAPITAL	96,442.26	100,080.63	-3,638.37

**IHCA - High Street Townhomes (s10a)**  
**Budget Comparison**  
 Period = Mar 2024

	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	972.00	972.00	0.00	0.00	8,748.00	8,748.00	0.00	0.00	11,664.00
3900-000 TOTAL OTHER INCOME	972.00	972.00	0.00	0.00	8,748.00	8,748.00	0.00	0.00	11,664.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.19	0.00	0.19	N/A	2.08	0.00	2.08	N/A	0.00
4047-000 Interest Income-Reserves	31.01	0.00	31.01	N/A	1,915.04	0.00	1,915.04	N/A	0.00
4070-000 Neighborhood Assessments	4,482.96	4,482.92	0.04	0.00	40,346.64	40,346.28	0.36	0.00	53,795.00
4390-000 TOTAL ASSOCIATION INCOME	4,514.16	4,482.92	31.24	0.70	42,263.76	40,346.28	1,917.48	4.75	53,795.00
4999-000 TOTAL REVENUE	5,486.16	5,454.92	31.24	0.57	51,011.76	49,094.28	1,917.48	3.91	65,459.00
<b>7200-000 NEIGHBORHOOD EXPENSES</b>									
7201-000 Neighborhood Management Fees	245.00	245.00	0.00	0.00	2,205.00	2,205.00	0.00	0.00	2,940.00
7204-000 Neighborhood Reserve Study	0.00	0.00	0.00	N/A	1,017.86	1,018.00	0.14	0.01	1,018.00
7211-000 Neighborhood Legal Services	0.00	8.33	8.33	100.00	0.00	74.97	74.97	100.00	100.00
7235-000 Nghborhd Lndscape Maint-Contract/Comm. Area	337.06	337.25	0.19	0.06	3,033.54	3,035.25	1.71	0.06	4,047.00
7250-000 Neighborhood Landscape - Other	0.00	50.00	50.00	100.00	600.00	450.00	-150.00	-33.33	600.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	104.72	160.00	55.28	34.55	250.00
7265-000 Neigh Irrig Maint & Repairs	0.00	30.00	30.00	100.00	0.00	120.00	120.00	100.00	120.00
7266-000 Neighborhood Pest Control	0.00	0.00	0.00	N/A	1,139.55	575.00	-564.55	-98.18	575.00
7271-000 Neighborhood Gutter/Roof Maintenance	0.00	70.83	70.83	100.00	0.00	637.47	637.47	100.00	850.00
7272-000 Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	N/A	495.45	385.00	-110.45	-28.69	385.00
7278-000 Dryer Vent Cleaning	0.00	0.00	0.00	N/A	528.48	530.00	1.52	0.29	530.00
7280-000 Neighborhood Maintenance	0.00	83.33	83.33	100.00	240.57	749.97	509.40	67.92	1,000.00
7288-000 Neighborhood Property Insurance	0.00	0.00	0.00	N/A	8,489.00	5,780.00	-2,709.00	-46.87	5,780.00
7289-000 Neighborhood Contingency	0.00	41.67	41.67	100.00	0.00	375.03	375.03	100.00	500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	582.06	866.41	284.35	32.82	17,854.17	16,095.69	-1,758.48	-10.93	18,695.00
<b>8000-000 COMMUNITY MANAGEMENT &amp; ADMINISTRATION</b>									
9610-000 Federal Income Tax	0.00	0.00	0.00	N/A	0.00	100.00	100.00	100.00	100.00
9830-000 Master Base Assessments	972.00	972.00	0.00	0.00	8,748.00	8,748.00	0.00	0.00	11,664.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	972.00	972.00	0.00	0.00	8,748.00	8,848.00	100.00	1.13	11,764.00
9940-000 TOTAL EXPENSES	1,554.06	1,838.41	284.35	15.47	26,602.17	24,943.69	-1,658.48	-6.65	30,459.00
9950-000 Excess (Deficiency) of Revenues over Expenses	3,932.10	3,616.51	315.59	8.73	24,409.59	24,150.59	259.00	1.07	35,000.00

**IHCA - High Street Townhomes (s10a)**  
**Budget Comparison**  
 Period = Mar 2024

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>Less Reserve Items:</b>									
Reserve Contributions	-2,916.67	-2,916.67	0.00	0.00	-26,250.03	-26,250.03	0.00	0.00	-35,000.00
Reserve Interest Income	-31.01	0.00	-31.01	N/A	-1,915.04	0.00	-1,915.04	N/A	0.00
	-2,947.68	-2,916.67	-31.01	-1.06	-28,165.07	-26,250.03	-1,915.04	-7.30	-35,000.00
<b>Operating Excess (Deficiency) of Rev over Exp</b>	<b>984.42</b>	<b>699.84</b>	<b>284.58</b>	<b>40.66</b>	<b>-3,755.48</b>	<b>-2,099.44</b>	<b>-1,656.04</b>	<b>-78.88</b>	<b>0.00</b>
<b>Reserve Expenses:</b>									
Concrete Flatwork Repairs						2,630.00			
Roofs - Inspect, Clean, & Repair						4,620.00			
Exterior Paint					42,493.00				
Dry Rot Repair					1,837.00				
970 Water Intrusion Inspection	5,959.71				13,488.35				
998 Water Intrusion Inspection	1,610.76				3,179.69				
982 Water Intrusion Inspection					5,146.08				

**Statement (12 months)**

Period = Jul 2023-Mar 2024

Book = Accrual ; Tree = ysi\_is

	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Jan 2024	Feb 2024	Mar 2024	Total	
<b>3000-000</b>	<b>INCOME</b>										
3500-000	OTHER INCOME										
3590-000	IHCA Master Base Assess. Income	972.00	972.00	972.00	972.00	1,053.00	891.00	972.00	972.00	972.00	8,748.00
3900-000	TOTAL OTHER INCOME	972.00	972.00	972.00	972.00	1,053.00	891.00	972.00	972.00	972.00	8,748.00
3999-000	TOTAL PM INCOME	972.00	972.00	972.00	972.00	1,053.00	891.00	972.00	972.00	972.00	8,748.00
4010-000	ASSOCIATION INCOME										
4045-000	Interest Income	0.43	0.27	0.29	0.28	0.15	0.14	0.18	0.15	0.19	2.08
4047-000	Interest Income-Reserves	244.36	245.95	246.21	236.53	225.68	228.04	229.51	227.75	31.01	1,915.04
4070-000	Neighborhood Assessments	4,482.96	4,482.96	4,482.96	4,482.96	4,856.54	4,109.38	4,482.96	4,482.96	4,482.96	40,346.64
4390-000	TOTAL ASSOCIATION INCOME	4,727.75	4,729.18	4,729.46	4,719.77	5,082.37	4,337.56	4,712.65	4,710.86	4,514.16	42,263.76
4999-000	TOTAL REVENUE	5,699.75	5,701.18	5,701.46	5,691.77	6,135.37	5,228.56	5,684.65	5,682.86	5,486.16	51,011.76
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	2,205.00
7204-000	Neighborhood Reserve Study	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	337.06	337.06	337.06	337.06	337.06	337.06	337.06	337.06	337.06	3,033.54
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	0.00	600.00	0.00	0.00	0.00	0.00	600.00
7260-000	Neighborhood Irrigation-Common Areas	0.00	26.18	0.00	26.18	0.00	26.18	0.00	26.18	0.00	104.72
7266-000	Neighborhood Pest Control	0.00	0.00	0.00	1,139.55	0.00	0.00	0.00	0.00	0.00	1,139.55
7272-000	Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	495.45	0.00	0.00	495.45
7278-000	Dryer Vent Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	528.48	0.00	528.48
7280-000	Neighborhood Maintenance	50.00	100.00	0.00	0.00	0.00	90.57	0.00	0.00	0.00	240.57
7288-000	Neighborhood Property Insurance	8,489.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,489.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	9,121.06	708.24	582.06	1,747.79	2,199.92	698.81	1,077.51	1,136.72	582.06	17,854.17
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION										
9830-000	Master Base Assessments	972.00	972.00	972.00	972.00	972.00	972.00	972.00	972.00	972.00	8,748.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	972.00	972.00	972.00	972.00	972.00	972.00	972.00	972.00	972.00	8,748.00
9940-000	TOTAL EXPENSES	10,093.06	1,680.24	1,554.06	2,719.79	3,171.92	1,670.81	2,049.51	2,108.72	1,554.06	26,602.17
9950-000	Excess (Deficiency) of Revenues over Expenses	-4,393.31	4,020.94	4,147.40	2,971.98	2,963.45	3,557.75	3,635.14	3,574.14	3,932.10	24,409.59

# Expense Distribution

Property=s10a AND mm/yy=03/2024-03/2024

Account Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
<b>2855-000 - Reserve Equity</b>										
stecon - Steadfast Construction Inc.	P-88355	s10a	10187	03/15/2024	03/2024	5,959.71	0.00	121	03/19/2024	970 Water Intrusion
mcleod - McLeod Construction LLC	P-88415	s10a	240194-1	03/26/2024	03/2024	1,610.76	0.00	122	03/29/2024	998 Leak Investigation
<b>Total 2855-000 - Reserve Equity</b>						<b>7,570.47</b>	<b>0.00</b>			
<b>7235-000 - Nghborhd Lndscpe Maint-Cont...</b>										
landcare - LandCare USA LLC	P-87924	s10a	722938	03/01/2024	03/2024	337.06	0.00	365	03/11/2024	Contract Landscaping
<b>Total 7235-000 - Nghborhd Lndscpe Main...</b>						<b>337.06</b>	<b>0.00</b>			
						<b>7,907.53</b>	<b>0.00</b>			