

High Street Townhomes

FINANCIAL REPORT

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

FINANCIAL SUMMARY:

As of April 30, 2022, operating cash totaled \$5,045, unpaid assessments (receivables) totaled \$82, and 'other' cash (or cash equivalents) totaled \$142,309, for total assets of \$147,436.

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 \$147,436.

For the month ending April 30, 2022, the Association incurred expenses and accrued costs totaling \$1,935, over budget by \$187.

YTD April 30, 2022, the Association incurred expenses and accrued costs totaling \$25,028, under budget by \$729.

As of April 30, 2022, replacement reserves totaled \$142,309.

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	\$ 375.00	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

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