

High Street Townhomes

FINANCIAL REPORT

Manager's Report for the month ending November, 2022

FINANCIAL SUMMARY:

As of November, 2022 , operating cash totaled \$4,052, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$159,804, for total assets of \$163,856.

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 \$163,856.

For the month ending November, 2022 , the Association incurred expenses and accrued costs totaling \$1,172, under budget by \$369.

YTD November, 2022 , the Association incurred expenses and accrued costs totaling \$9,707, under budget by \$2,353.

As of November, 2022 , replacement reserves totaled \$159,804.

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

Line Item	Amount	Under/Over	Explanation
landscape other	\$ 600.00	over	Billing cycle- fall planting

DELINQUENCY REPORT:

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	Notes
TOTALS	\$ -	\$ -	\$ -	\$ -	\$ -	

COMPLETED AND PENDING MAINTENANCE:

Deck repairs to be completed December 2022

Exterior painting and caulking to be performed summer 2023

Fall planting & bark completed by December 2022

Pest Control performed Summer 2022

Dryer vent cleaning performed September 2022

Thank you for letting us serve your neighborhood.

Report submitted by Sarah Hoey-Executive Director

425-507-1120 Sarah.h@ihcommunity.org

Balance Sheet (With Period Change)

Period = Nov 2022

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	4,051.92	3,713.47	338.45
1066-000	Certificate of Deposits - Reserve	90,832.50	90,810.00	22.50
1080-000	CIT - Reserve MM	68,971.17	66,458.80	2,512.37
1090-000	TOTAL CASH	163,855.59	160,982.27	2,873.32
1990-000	TOTAL ASSETS	163,855.59	160,982.27	2,873.32
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	-12,670.22	-10,135.35	-2,534.87
2850-000	Current Year Retained Earnings/Operating Fund	10,516.95	7,643.63	2,873.32
2855-000	Reserve Equity	159,803.67	157,268.80	2,534.87
2990-000	TOTAL CAPITAL	163,855.59	160,982.27	2,873.32
2999-000	TOTAL LIABILITIES & CAPITAL	163,855.59	160,982.27	2,873.32

IHCA - High Street Townhomes (s10a) Budget Comparison

Period = Nov 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	4,800.00	4,800.00	0.00	0.00	11,520.00
3900-000 TOTAL OTHER INCOME	960.00	960.00	0.00	0.00	4,800.00	4,800.00	0.00	0.00	11,520.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.18	0.00	0.18	N/A	1.09	0.00	1.09	N/A	0.00
4047-000 Interest Income-Reserves	34.87	0.00	34.87	N/A	170.22	0.00	170.22	N/A	0.00
4070-000 Neighborhood Assessments	4,010.52	4,010.50	0.02	0.00	20,052.60	20,052.50	0.10	0.00	48,126.00
4390-000 TOTAL ASSOCIATION INCOME	4,045.57	4,010.50	35.07	0.87	20,223.91	20,052.50	171.41	0.85	48,126.00
4999-000 TOTAL REVENUE	5,005.57	4,970.50	35.07	0.71	25,023.91	24,852.50	171.41	0.69	59,646.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	245.00	245.00	0.00	0.00	1,225.00	1,225.00	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	41.65	41.65	100.00	100.00
7235-000 Nghborhd Lndscape Maint-Contract/Comm. Area	327.25	327.42	0.17	0.05	1,636.24	1,637.10	0.86	0.05	3,929.00
7250-000 Neighborhood Landscape - Other	600.00	50.00	-550.00	-1,100.00	600.00	250.00	-350.00	-140.00	600.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	48.72	100.00	51.28	51.28	250.00
7265-000 Neigh Irrig Maint & Repairs	0.00	0.00	0.00	N/A	45.00	90.00	45.00	50.00	120.00
7266-000 Neighborhood Pest Control	0.00	0.00	0.00	N/A	561.52	500.00	-61.52	-12.30	500.00
7271-000 Neighborhood Gutter/Roof Maintenance	0.00	70.83	70.83	100.00	0.00	354.15	354.15	100.00	850.00
7272-000 Neighborhood Gutter/Roof Cleaning	0.00	385.00	385.00	100.00	0.00	385.00	385.00	100.00	385.00
7278-000 Dryer Vent Cleaning	0.00	330.00	330.00	100.00	528.48	330.00	-198.48	-60.15	330.00
7280-000 Neighborhood Maintenance	0.00	83.33	83.33	100.00	0.00	416.65	416.65	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	208.35	208.35	100.00	500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	1,172.25	1,541.58	369.33	23.96	9,706.96	12,059.90	2,352.94	19.51	18,026.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
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	960.00	960.00	0.00	0.00	4,800.00	4,800.00	0.00	0.00	11,520.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	960.00	960.00	0.00	0.00	4,800.00	4,900.00	100.00	2.04	11,620.00
9940-000 TOTAL EXPENSES	2,132.25	2,501.58	369.33	14.76	14,506.96	16,959.90	2,452.94	14.46	29,646.00
9950-000 Excess (Deficiency) of Revenues over Expenses	2,873.32	2,468.92	404.40	16.38	10,516.95	7,892.60	2,624.35	33.25	30,000.00

IHCA - High Street Townhomes (s10a)
Budget Comparison

Period = Nov 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	-12,500.00	-12,500.00	0.00	0.00	-30,000.00
Reserve Interest Income	-34.87	0.00	-34.87	N/A	-170.22	0.00	-170.22	N/A	0.00
	-2,534.87	-2,500.00	-34.87	-1.39	-12,670.22	-12,500.00	-170.22	-1.36	-30,000.00
Operating Excess (Deficiency) of Rev over Exp	338.45	-31.08	369.53	N/A	-2,153.27	-4,607.40	2,454.13	53.26	0.00

Reserve Expenses:

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

Statement (12 months)

Period = Jul 2022-Nov 2022

Book = Accrual ; Tree = ysi_is

		Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Total
3000-000	INCOME						
3500-000	OTHER INCOME						
3590-000	IHCA Master Base Assess. Income	960.00	960.00	960.00	960.00	960.00	4,800.00
3900-000	TOTAL OTHER INCOME	960.00	960.00	960.00	960.00	960.00	4,800.00
3999-000	TOTAL PM INCOME	960.00	960.00	960.00	960.00	960.00	4,800.00
4010-000	ASSOCIATION INCOME						
4045-000	Interest Income	0.34	0.17	0.17	0.23	0.18	1.09
4047-000	Interest Income-Reserves	33.12	33.70	33.84	34.69	34.87	170.22
4070-000	Neighborhood Assessments	4,010.52	4,010.52	4,010.52	4,010.52	4,010.52	20,052.60
4390-000	TOTAL ASSOCIATION INCOME	4,043.98	4,044.39	4,044.53	4,045.44	4,045.57	20,223.91
4999-000	TOTAL REVENUE	5,003.98	5,004.39	5,004.53	5,005.44	5,005.57	25,023.91
6000-000	EXPENSES						
7200-000	NEIGHBORHOOD EXPENSES						
7201-000	Neighborhood Management Fees	245.00	245.00	245.00	245.00	245.00	1,225.00
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	327.25	327.25	327.25	327.24	327.25	1,636.24
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	0.00	600.00	600.00
7260-000	Neighborhood Irrigation-Common Areas	0.00	24.36	0.00	24.36	0.00	48.72
7265-000	Neigh Irrig Maint & Repairs	45.00	0.00	0.00	0.00	0.00	45.00
7266-000	Neighborhood Pest Control	0.00	0.00	0.00	561.52	0.00	561.52
7278-000	Dryer Vent Cleaning	0.00	0.00	528.48	0.00	0.00	528.48
7288-000	Neighborhood Property Insurance	5,062.00	0.00	0.00	0.00	0.00	5,062.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	5,679.25	596.61	1,100.73	1,158.12	1,172.25	9,706.96
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION						
9830-000	Master Base Assessments	960.00	960.00	960.00	960.00	960.00	4,800.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	960.00	960.00	960.00	960.00	960.00	4,800.00
9940-000	TOTAL EXPENSES	6,639.25	1,556.61	2,060.73	2,118.12	2,132.25	14,506.96
9950-000	Excess (Deficiency) of Revenues over Expenses	-1,635.27	3,447.78	2,943.80	2,887.32	2,873.32	10,516.95

Expense Distribution

Property=s10a AND mm/yy=11/2022-11/2022

Account Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
7235-000 - Nghborhd Lndscpe Maint-Cont...										
landcare - LandCare USA LLC	P-81645	s10a	568437	11/01/2022	11/2022	327.25	0.00	325	11/16/2022	Contract Landscaping
Total 7235-000 - Nghborhd Lndscpe Main...						327.25	0.00			
7250-000 - Neighborhood Landscape - Other										
jbinst - JB Instant Lawn	P-81671	s10a	852513	11/02/2022	11/2022	600.00	0.00	324	11/02/2022	Plant Replacements
Total 7250-000 - Neighborhood Landscap...						600.00	0.00			
						927.25	0.00			