

**High Street Townhomes**

**FINANCIAL REPORT**

**Manager's Report for the month ending January 31, 2023**

**FINANCIAL SUMMARY:**

As of January 31, 2023, operating cash totaled \$5,409, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$0, for total assets of \$5,409.

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 \$5,409.

For the month ending January 31, 2023, the Association incurred expenses and accrued costs totaling \$1,532, under budget by \$254.

YTD January 31, 2023, the Association incurred expenses and accrued costs totaling \$18,091, under budget by \$2,472.

As of January 31, 2023, replacement reserves totaled \$160,055.

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

Line Item	Amount	Under/Over	Explanation
Reserve Study	\$ 1,018.00	Under	Billing Cycle
Pest Control	\$ 500.00	Under	Not yet performed
Gutter/Roof Maintenance	\$ (2,042.51)	Over	B10A0004 Water Intrusion
Property Insurance	\$ 442.00	Under	Less than anticipated

**DELINQUENCY REPORT:**

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

**COMPLETED AND PENDING MAINTENANCE:**

- Deck repairs to be completed December 2022
- Exterior painting and caulking to be performed summer 2023
- Gutter cleaning performed November 2022
- Fall planting & bark to be 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

**IHCA - High Street Townhomes (s10a)**  
**Budget Comparison**  
 Period = Jan 2023

	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	960.00	960.00	0.00	0.00	6,720.00	6,720.00	0.00	0.00	11,520.00
3900-000 TOTAL OTHER INCOME	960.00	960.00	0.00	0.00	6,720.00	6,720.00	0.00	0.00	11,520.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.27	0.00	0.27	N/A	1.59	0.00	1.59	N/A	0.00
4047-000 Interest Income-Reserves	85.54	0.00	85.54	N/A	328.74	0.00	328.74	N/A	0.00
4070-000 Neighborhood Assessments	4,010.52	4,010.50	0.02	0.00	28,073.64	28,073.50	0.14	0.00	48,126.00
4390-000 TOTAL ASSOCIATION INCOME	4,096.33	4,010.50	85.83	2.14	28,403.97	28,073.50	330.47	1.18	48,126.00
4999-000 TOTAL REVENUE	5,056.33	4,970.50	85.83	1.73	35,123.97	34,793.50	330.47	0.95	59,646.00
7200-000 NEIGHBORHOOD EXPENSES									
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	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	58.31	58.31	100.00	100.00
7235-000 Nghborhd Lndscape Maint-Contract/Comm. Area	327.25	327.42	0.17	0.05	2,290.73	2,291.94	1.21	0.05	3,929.00
7250-000 Neighborhood Landscape - Other	0.00	50.00	50.00	100.00	600.00	350.00	-250.00	-71.43	600.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	73.08	130.00	56.92	43.78	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	495.81	495.81	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	330.00	-198.48	-60.15	330.00
7280-000 Neighborhood Maintenance	0.00	83.33	83.33	100.00	0.00	583.31	583.31	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	291.69	291.69	100.00	500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	572.25	826.58	254.33	30.77	11,371.26	13,743.06	2,371.80	17.26	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	6,720.00	6,720.00	0.00	0.00	11,520.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	960.00	960.00	0.00	0.00	6,720.00	6,820.00	100.00	1.47	11,620.00
9940-000 TOTAL EXPENSES	1,532.25	1,786.58	254.33	14.24	18,091.26	20,563.06	2,471.80	12.02	29,646.00
9950-000 Excess (Deficiency) of Revenues over Expenses	3,524.08	3,183.92	340.16	10.68	17,032.71	14,230.44	2,802.27	19.69	30,000.00

**IHCA - High Street Townhomes (s10a)**  
**Budget Comparison**  
 Period = Jan 2023

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>Less Reserve Items:</b>									
Reserve Contributions	-2,500.00	-2,500.00	0.00	0.00	-17,500.00	-17,500.00	0.00	0.00	-30,000.00
Reserve Interest Income	-85.54	0.00	-85.54	N/A	-328.74	0.00	-328.74	N/A	0.00
	-2,585.54	-2,500.00	-85.54	-3.42	-17,828.74	-17,500.00	-328.74	-1.88	-30,000.00
<b>Operating Excess (Deficiency) of Rev over Exp</b>	<b>938.54</b>	<b>683.92</b>	<b>254.62</b>	<b>37.23</b>	<b>-796.03</b>	<b>-3,269.56</b>	<b>2,473.53</b>	<b>75.65</b>	<b>0.00</b>
<b>Reserve Expenses:</b>									
Drainage						3,000.00			
Siding - Repaint						49,500.00			
Siding - Repair						12,400.00			
970 Deck Repair	4,907.61				4,907.61				

**Balance Sheet (With Period Change)**

Period = Jan 2023

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	5,409.16	4,470.62	938.54
1080-000	CIT - Reserve MM	160,054.58	162,376.65	-2,322.07
1090-000	TOTAL CASH	165,463.74	166,847.27	-1,383.53
1990-000	TOTAL ASSETS	165,463.74	166,847.27	-1,383.53
1995-000	LIABILITIES & CAPITAL			
<b>2800-000</b>	<b>CAPITAL</b>			
2820-000	Prior Year Retained Earnings	6,205.19	6,205.19	0.00
2830-000	Current Year Reserve Transfers	-17,828.74	-15,243.20	-2,585.54
2850-000	Current Year Retained Earnings/Operating Fund	17,032.71	13,508.63	3,524.08
2855-000	Reserve Equity	160,054.58	162,376.65	-2,322.07
2990-000	TOTAL CAPITAL	165,463.74	166,847.27	-1,383.53
2999-000	TOTAL LIABILITIES & CAPITAL	165,463.74	166,847.27	-1,383.53

**Statement (12 months)**

Period = Jul 2022-Jan 2023

Book = Accrual ; Tree = ysi\_is

		Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Total
<b>3000-000</b>	<b>INCOME</b>								
3500-000	OTHER INCOME								
3590-000	IHCA Master Base Assess. Income	960.00	960.00	960.00	960.00	960.00	960.00	960.00	6,720.00
3900-000	TOTAL OTHER INCOME	960.00	960.00	960.00	960.00	960.00	960.00	960.00	6,720.00
3999-000	TOTAL PM INCOME	960.00	960.00	960.00	960.00	960.00	960.00	960.00	6,720.00
4010-000	ASSOCIATION INCOME								
4045-000	Interest Income	0.34	0.17	0.17	0.23	0.18	0.23	0.27	1.59
4047-000	Interest Income-Reserves	33.12	33.70	33.84	34.69	34.87	72.98	85.54	328.74
4070-000	Neighborhood Assessments	4,010.52	4,010.52	4,010.52	4,010.52	4,010.52	4,010.52	4,010.52	28,073.64
4390-000	TOTAL ASSOCIATION INCOME	4,043.98	4,044.39	4,044.53	4,045.44	4,045.57	4,083.73	4,096.33	28,403.97
4999-000	TOTAL REVENUE	5,003.98	5,004.39	5,004.53	5,005.44	5,005.57	5,043.73	5,056.33	35,123.97
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	1,715.00
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	327.25	327.25	327.25	327.24	327.25	327.24	327.25	2,290.73
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	0.00	600.00	0.00	0.00	600.00
7260-000	Neighborhood Irrigation-Common Areas	0.00	24.36	0.00	24.36	0.00	24.36	0.00	73.08
7265-000	Neigh Irrig Maint & Repairs	45.00	0.00	0.00	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	0.00	0.00	561.52
7272-000	Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	0.00	0.00	495.45	0.00	495.45
7278-000	Dryer Vent Cleaning	0.00	0.00	528.48	0.00	0.00	0.00	0.00	528.48
7288-000	Neighborhood Property Insurance	5,062.00	0.00	0.00	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	1,092.05	572.25	11,371.26
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION								
9830-000	Master Base Assessments	960.00	960.00	960.00	960.00	960.00	960.00	960.00	6,720.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	960.00	960.00	960.00	960.00	960.00	960.00	960.00	6,720.00
9940-000	TOTAL EXPENSES	6,639.25	1,556.61	2,060.73	2,118.12	2,132.25	2,052.05	1,532.25	18,091.26
9950-000	Excess (Deficiency) of Revenues over Expenses	-1,635.27	3,447.78	2,943.80	2,887.32	2,873.32	2,991.68	3,524.08	17,032.71

# Expense Distribution

Property=s10a AND mm/yy=01/2023-01/2023

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-82684	s10a	39274	01/27/2023	01/2023	4,907.61	0.00	114	01/31/2023	970 Deck Repair
<b>Total 2855-000 - Reserve Equity</b>						<b>4,907.61</b>	<b>0.00</b>			
<b>7235-000 - Nighborhd Lndscpe Maint-Cont...</b>										
landcare - LandCare USA LLC	P-82400	s10a	590753	01/01/2023	01/2023	327.25	0.00	329	01/18/2023	Contract Landscaping
<b>Total 7235-000 - Nighborhd Lndscpe Main...</b>						<b>327.25</b>	<b>0.00</b>			
						<b>5,234.86</b>	<b>0.00</b>			