

High Street Townhomes

FINANCIAL REPORT

Manager's Report for the month ending March 2023

FINANCIAL SUMMARY:

As of March 2023, operating cash totaled \$5,804, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$165,383, for total assets of \$171,187.

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 \$5,883.

For the month ending March 2023, the Association incurred expenses and accrued costs totaling \$2,550, under budget by \$180.

YTD March 2023, the Association incurred expenses and accrued costs totaling \$22,638, under budget by \$2,291.

As of March 2023, replacement reserves totaled \$165,383.

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

Line Item	Amount	Under/Over	Explanation
Maintenance	\$ 749.97	Under	Less than anticipated
Insurance	\$ 442.00	Under	Less than anticipated
Contingency	\$ 375.03	Under	Less than anticipated

DELINQUENCY REPORT: fill out if

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

COMPLETED AND PENDING MAINTENANCE:

Deck repairs completed December 2022

Exterior painting and caulking to be performed summer 2023

Gutter cleaning performed November 2022

Fall planting & bark began December 2022

Pest Control to be performed Summer 2023

Dryer vent cleaning performed September 2022

Draft 23/24 budget completed

23/24 Reserve study completed

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

Period = Mar 2023

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	5,803.63	5,882.92	-79.29
1066-000	Certificate of Deposits - Reserve	50,204.17	50,000.00	204.17
1080-000	CIT - Reserve MM	115,179.08	112,620.99	2,558.09
1090-000	TOTAL CASH	171,186.88	168,503.91	2,682.97
1990-000	TOTAL ASSETS	171,186.88	168,503.91	2,682.97
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	-23,157.41	-20,395.15	-2,762.26
2850-000	Current Year Retained Earnings/Operating Fund	22,755.85	20,072.88	2,682.97
2855-000	Reserve Equity	165,383.25	162,620.99	2,762.26
2990-000	TOTAL CAPITAL	171,186.88	168,503.91	2,682.97
2999-000	TOTAL LIABILITIES & CAPITAL	171,186.88	168,503.91	2,682.97

IHCA - High Street Townhomes (s10a) Budget Comparison

Period = Mar 2023

	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	8,640.00	8,640.00	0.00	0.00	11,520.00
3900-000 TOTAL OTHER INCOME	960.00	960.00	0.00	0.00	8,640.00	8,640.00	0.00	0.00	11,520.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.30	0.00	0.30	N/A	2.14	0.00	2.14	N/A	0.00
4047-000 Interest Income-Reserves	262.26	0.00	262.26	N/A	657.41	0.00	657.41	N/A	0.00
4070-000 Neighborhood Assessments	4,010.52	4,010.50	0.02	0.00	36,094.68	36,094.50	0.18	0.00	48,126.00
4390-000 TOTAL ASSOCIATION INCOME	4,273.08	4,010.50	262.58	6.55	36,754.23	36,094.50	659.73	1.83	48,126.00
4999-000 TOTAL REVENUE	5,233.08	4,970.50	262.58	5.28	45,394.23	44,734.50	659.73	1.47	59,646.00
7200-000 NEIGHBORHOOD EXPENSES									
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	1,017.86	0.00	-1,017.86	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	327.25	327.42	0.17	0.05	2,945.23	2,946.78	1.55	0.05	3,929.00
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	97.44	160.00	62.56	39.10	250.00
7265-000 Neigh Irrig Maint & Repairs	0.00	30.00	30.00	100.00	45.00	120.00	75.00	62.50	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	440.40	637.47	197.07	30.91	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	749.97	749.97	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	375.03	375.03	100.00	500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	1,590.11	856.58	-733.53	-85.63	13,998.38	15,456.22	1,457.84	9.43	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	8,640.00	8,640.00	0.00	0.00	11,520.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	960.00	960.00	0.00	0.00	8,640.00	8,740.00	100.00	1.14	11,620.00
9940-000 TOTAL EXPENSES	2,550.11	1,816.58	-733.53	-40.38	22,638.38	24,196.22	1,557.84	6.44	29,646.00
9950-000 Excess (Deficiency) of Revenues over Expenses	2,682.97	3,153.92	-470.95	-14.93	22,755.85	20,538.28	2,217.57	10.80	30,000.00

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

	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	-22,500.00	-22,500.00	0.00	0.00	-30,000.00
Reserve Interest Income	-262.26	0.00	-262.26	N/A	-657.41	0.00	-657.41	N/A	0.00
	-2,762.26	-2,500.00	-262.26	-10.49	-23,157.41	-22,500.00	-657.41	-2.92	-30,000.00
Operating Excess (Deficiency) of Rev over Exp	-79.29	653.92	-733.21	N/A	-401.56	-1,961.72	1,560.16	79.53	0.00
Reserve Expenses:									
Drainage						3,000.00			
Siding - Repaint						49,500.00			
Siding - Repair						12,400.00			
970 Deck Repair					4,907.61				

Statement (12 months)

Period = Jul 2022-Mar 2023

Book = Accrual ; Tree = ysi_is

	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	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	960.00	960.00	960.00	8,640.00
3900-000	TOTAL OTHER INCOME	960.00	960.00	960.00	960.00	960.00	960.00	960.00	960.00	8,640.00
3999-000	TOTAL PM INCOME	960.00	960.00	960.00	960.00	960.00	960.00	960.00	960.00	8,640.00
4010-000	ASSOCIATION INCOME									
4045-000	Interest Income	0.34	0.17	0.17	0.23	0.18	0.23	0.27	0.25	2.14
4047-000	Interest Income-Reserves	33.12	33.70	33.84	34.69	34.87	72.98	85.54	66.41	657.41
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	4,010.52	36,094.68
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	4,077.18	36,754.23
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	5,037.18	45,394.23
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	2,205.00
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,017.86
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	327.25	327.25	327.25	327.24	327.25	327.24	327.25	327.25	2,945.23
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	0.00	600.00	0.00	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	24.36	97.44
7265-000	Neigh Irrig Maint & Repairs	45.00	0.00	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	0.00	561.52
7271-000	Neighborhood Gutter/Roof Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	440.40	440.40
7272-000	Neighborhood Gutter/Roof Cleaning	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	528.48	0.00	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	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	1,037.01	13,998.38
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION									
9830-000	Master Base Assessments	960.00	960.00	960.00	960.00	960.00	960.00	960.00	960.00	8,640.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	960.00	960.00	960.00	960.00	960.00	960.00	960.00	960.00	8,640.00
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	1,997.01	22,638.38
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	3,040.17	22,755.85

Expense Distribution

Property=s10a AND mm/yy=03/2023-03/2023

Account Code - Name	Vendor Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
7204-000 - Neighborhood Reserve Study											
cedcore - CEDCORE Reserve Studies, LLC	P-83588		s10a	03018-C8F7F0	03/24/2023	03/2023	1,017.86	0.00	334	03/24/2023	Reserve Study
Total 7204-000 - Neighborhood Reserve ...							1,017.86	0.00			
7235-000 - Nghborhd Lndscpe Maint-Cont...											
landcare - LandCare USA LLC	P-83192		s10a	606736	03/01/2023	03/2023	327.25	0.00	333	03/15/2023	Contract Landscaping
Total 7235-000 - Nghborhd Lndscpe Main...							327.25	0.00			
							1,345.11	0.00			