

High Street Townhomes

FINANCIAL REPORT

Manager's Report for the month ending May 2023

FINANCIAL SUMMARY:

As of May 2023, operating cash totaled \$7,242, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$170,910, for total assets of \$178,152.

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 \$178,152.

For the month ending May 2023, the Association incurred expenses and accrued costs totaling \$1,945, over budget by \$159.

YTD May 2023, the Association incurred expenses and accrued costs totaling \$26,142, under budget by \$1,667.

As of May 2023, replacement reserves totaled \$170,910.

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

Line Item	Amount	Under/Over	Explanation
Maintenance	\$ 916.63	Under	Less than anticipated
Insurance	\$ 442.00	Under	Less than anticipated
Contingency	\$ 458.37	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 June 2023
- Dryer vent cleaning performed September 2022
- 23/24 Reserve study completed

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

Period = May 2023

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	7,241.78	6,716.04	525.74
1066-000	Certificate of Deposits - Reserve	50,612.51	50,408.34	204.17
1080-000	CIT - Reserve MM	120,297.49	117,736.57	2,560.92
1090-000	TOTAL CASH	178,151.78	174,860.95	3,290.83
1990-000	TOTAL ASSETS	178,151.78	174,860.95	3,290.83
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	-28,684.16	-25,919.07	-2,765.09
2850-000	Current Year Retained Earnings/Operating Fund	29,720.75	26,429.92	3,290.83
2855-000	Reserve Equity	170,910.00	168,144.91	2,765.09
2990-000	TOTAL CAPITAL	178,151.78	174,860.95	3,290.83
2999-000	TOTAL LIABILITIES & CAPITAL	178,151.78	174,860.95	3,290.83

IHCA - High Street Townhomes (s10a)
Budget Comparison
 Period = May 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	10,560.00	10,560.00	0.00	0.00	11,520.00
3900-000 TOTAL OTHER INCOME	960.00	960.00	0.00	0.00	10,560.00	10,560.00	0.00	0.00	11,520.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.34	0.00	0.34	N/A	2.79	0.00	2.79	N/A	0.00
4047-000 Interest Income-Reserves	265.09	0.00	265.09	N/A	1,184.16	0.00	1,184.16	N/A	0.00
4070-000 Neighborhood Assessments	4,010.52	4,010.50	0.02	0.00	44,115.72	44,115.50	0.22	0.00	48,126.00
4390-000 TOTAL ASSOCIATION INCOME	4,275.95	4,010.50	265.45	6.62	45,302.67	44,115.50	1,187.17	2.69	48,126.00
4999-000 TOTAL REVENUE	5,235.95	4,970.50	265.45	5.34	55,862.67	54,675.50	1,187.17	2.17	59,646.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	245.00	245.00	0.00	0.00	2,695.00	2,695.00	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	91.63	91.63	100.00	100.00
7235-000 Nghborhd Lndscape Maint-Contract/Comm. Area	327.25	327.42	0.17	0.05	3,599.72	3,601.62	1.90	0.05	3,929.00
7250-000 Neighborhood Landscape - Other	0.00	50.00	50.00	100.00	600.00	550.00	-50.00	-9.09	600.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	123.62	200.00	76.38	38.19	250.00
7265-000 Neigh Irrig Maint & Repairs	0.00	0.00	0.00	N/A	45.00	120.00	75.00	62.50	120.00
7266-000 Neighborhood Pest Control	-137.63	0.00	137.63	N/A	423.89	500.00	76.11	15.22	500.00
7271-000 Neighborhood Gutter/Roof Maintenance	550.50	70.83	-479.67	-677.21	990.90	779.13	-211.77	-27.18	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	916.63	916.63	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	458.37	458.37	100.00	500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	985.12	826.58	-158.54	-19.18	15,581.92	17,149.38	1,567.46	9.14	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	10,560.00	10,560.00	0.00	0.00	11,520.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	960.00	960.00	0.00	0.00	10,560.00	10,660.00	100.00	0.94	11,620.00
9940-000 TOTAL EXPENSES	1,945.12	1,786.58	-158.54	-8.87	26,141.92	27,809.38	1,667.46	6.00	29,646.00
9950-000 Excess (Deficiency) of Revenues over Expenses	3,290.83	3,183.92	106.91	3.36	29,720.75	26,866.12	2,854.63	10.63	30,000.00

IHCA - High Street Townhomes (s10a)
Budget Comparison
 Period = May 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	-27,500.00	-27,500.00	0.00	0.00	-30,000.00
Reserve Interest Income	-265.09	0.00	-265.09	N/A	-1,184.16	0.00	-1,184.16	N/A	0.00
	-2,765.09	-2,500.00	-265.09	-10.60	-28,684.16	-27,500.00	-1,184.16	-4.31	-30,000.00
Operating Excess (Deficiency) of Rev over Exp	525.74	683.92	-158.18	-23.13	1,036.59	-633.88	1,670.47	N/A	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-May 2023

Book = Accrual ; Tree = ysi_is

	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 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	960.00	960.00	960.00	10,560.00
3900-000	TOTAL OTHER INCOME	960.00	960.00	960.00	960.00	960.00	960.00	960.00	960.00	960.00	960.00	960.00	10,560.00
3999-000	TOTAL PM INCOME	960.00	960.00	960.00	960.00	960.00	960.00	960.00	960.00	960.00	960.00	960.00	10,560.00
4010-000	ASSOCIATION INCOME												
4045-000	Interest Income	0.34	0.17	0.17	0.23	0.18	0.23	0.27	0.25	0.30	0.31	0.34	2.79
4047-000	Interest Income-Reserves	33.12	33.70	33.84	34.69	34.87	72.98	85.54	66.41	262.26	261.66	265.09	1,184.16
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	4,010.52	4,010.52	4,010.52	44,115.72
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	4,273.08	4,272.49	4,275.95	45,302.67
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	5,233.08	5,232.49	5,235.95	55,862.67
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	245.00	245.00	2,695.00
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,017.86	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	327.25	327.24	327.25	3,599.72
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	0.00	600.00	0.00	0.00	0.00	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	0.00	26.18	0.00	123.62
7265-000	Neigh Irrig Maint & Repairs	45.00	0.00	0.00	0.00	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	0.00	0.00	-137.63	423.89
7271-000	Neighborhood Gutter/Roof Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	440.40	0.00	0.00	550.50	990.90
7272-000	Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	0.00	0.00	495.45	0.00	0.00	0.00	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	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	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	1,590.11	598.42	985.12	15,581.92
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	960.00	960.00	960.00	10,560.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	960.00	960.00	960.00	960.00	960.00	960.00	960.00	960.00	960.00	960.00	960.00	10,560.00
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	2,550.11	1,558.42	1,945.12	26,141.92
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	2,682.97	3,674.07	3,290.83	29,720.75

Expense Distribution

Property=S10a AND mm/yy=05/2023-05/2023

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-84062	s10a	624360	05/01/2023	05/2023	327.25	0.00	338	05/10/2023	Contract Landscaping
Total 7235-000 - Nghborhd Lndscpe Main...						327.25	0.00			
7271-000 - Neighborhood Gutter/Roof Ma...										
skyroo - Skyway Roofing Service LLC	P-84089	s10a	1715	05/02/2023	05/2023	550.50	0.00	337	05/03/2023	Roof / Gutter Maintenance
Total 7271-000 - Neighborhood Gutter/Ro...						550.50	0.00			
						877.75	0.00			