

**High Street Townhomes**  
**FINANCIAL REPORT**  
**Manager's Report for the month ending September 2023**

**FINANCIAL SUMMARY:**

As of September 2023, operating cash totaled \$5,694, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$96,331, for total assets of \$102,025.

Operating liabilities totaled \$3,000, prepaid assessments totaled \$1,403, and 'other' liabilities totaled \$1,403, for total liabilities of \$5,806.

The Association ended the month in a positive cash position of \$96,219.

For the month ending September 2023, the Association incurred expenses and accrued costs totaling \$1,554, under budget by \$354.

YTD September 2023, the Association incurred expenses and accrued costs totaling \$13,327, under budget by \$319.

As of September 2023, replacement reserves totaled \$96,331.

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

Line Item	Amount	Under/Over	Explanation
Reserve Study	\$ 1,018.00	Under	Less than anticipated
Pest Control	\$ 575.00	Under	Less than anticipated
Insurance	\$ (2,709.00)	Over	More than anticipated

**DELINQUENCY REPORT: fill out if**

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

**COMPLETED AND PENDING MAINTENANCE:**

- Exterior painting, caulking and dry rot repairs to be completed October 2023
- Gutter cleaning to be performed November 2023
- Fall planting & bark to be performed Fall 2023
- Pest Control performed June 2023
- Dryer vent cleaning performed October 2023
- 23/24 Reserve study completed

Report submitted by Susan Carlson-Community Manager  
425-507-1134 Susan.C@ihcommunity.org

**Balance Sheet (With Period Change)**

Period = Sep 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	5,693.72	5,163.78	529.94
1066-000	Certificate of Deposits - Reserve	51,429.19	51,225.02	204.17
1080-000	CIT - Reserve MM	44,902.02	86,273.31	-41,371.29
1090-000	TOTAL CASH	102,024.93	142,662.11	-40,637.18
1990-000	TOTAL ASSETS	102,024.93	142,662.11	-40,637.18
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
1999-000	ACCOUNTS PAYABLE			
2100-000	Notes Payable to IHCA	3,000.00	3,000.00	0.00
2205-000	TOTAL ACCOUNTS PAYABLE	3,000.00	3,000.00	0.00
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	1,403.11	1,857.69	-454.58
2680-000	TOTAL OTHER LIABILITIES	1,403.11	1,857.69	-454.58
2690-000	TOTAL LIABILITIES	4,403.11	4,857.69	-454.58
<b>2800-000</b>	<b>CAPITAL</b>			
2820-000	Prior Year Retained Earnings	7,002.11	7,002.11	0.00
2830-000	Current Year Reserve Transfers	-9,486.53	-6,323.65	-3,162.88
2850-000	Current Year Retained Earnings/Operating Fund	3,775.03	-372.37	4,147.40
2855-000	Reserve Equity	96,331.21	137,498.33	-41,167.12
2990-000	TOTAL CAPITAL	97,621.82	137,804.42	-40,182.60
2999-000	TOTAL LIABILITIES & CAPITAL	102,024.93	142,662.11	-40,637.18

**IHCA - High Street Townhomes (s10a)**  
**Budget Comparison**  
 Period = Sep 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	972.00	972.00	0.00	0.00	2,916.00	2,916.00	0.00	0.00	11,664.00
3900-000 TOTAL OTHER INCOME	972.00	972.00	0.00	0.00	2,916.00	2,916.00	0.00	0.00	11,664.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.29	0.00	0.29	N/A	0.99	0.00	0.99	N/A	0.00
4047-000 Interest Income-Reserves	246.21	0.00	246.21	N/A	736.52	0.00	736.52	N/A	0.00
4070-000 Neighborhood Assessments	4,482.96	4,482.92	0.04	0.00	13,448.88	13,448.76	0.12	0.00	53,795.00
4390-000 TOTAL ASSOCIATION INCOME	4,729.46	4,482.92	246.54	5.50	14,186.39	13,448.76	737.63	5.48	53,795.00
4999-000 TOTAL REVENUE	5,701.46	5,454.92	246.54	4.52	17,102.39	16,364.76	737.63	4.51	65,459.00
<b>7200-000 NEIGHBORHOOD EXPENSES</b>									
7201-000 Neighborhood Management Fees	245.00	245.00	0.00	0.00	735.00	735.00	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	24.99	24.99	100.00	100.00
7235-000 Nghborhd Lndscape Maint-Contract/Comm. Area	337.06	337.25	0.19	0.06	1,011.18	1,011.75	0.57	0.06	4,047.00
7250-000 Neighborhood Landscape - Other	0.00	50.00	50.00	100.00	0.00	150.00	150.00	100.00	600.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	26.18	50.00	23.82	47.64	250.00
7265-000 Neigh Irrig Maint & Repairs	0.00	0.00	0.00	N/A	0.00	60.00	60.00	100.00	120.00
7266-000 Neighborhood Pest Control	0.00	0.00	0.00	N/A	0.00	575.00	575.00	100.00	575.00
7271-000 Neighborhood Gutter/Roof Maintenance	0.00	70.83	70.83	100.00	0.00	212.49	212.49	100.00	850.00
7272-000 Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	385.00
7278-000 Dryer Vent Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	530.00
7280-000 Neighborhood Maintenance	0.00	83.33	83.33	100.00	150.00	249.99	99.99	40.00	1,000.00
7288-000 Neighborhood Property Insurance	0.00	0.00	0.00	N/A	8,489.00	5,780.00	-2,709.00	-46.87	5,780.00
7289-000 Neighborhood Contingency	0.00	41.67	41.67	100.00	0.00	125.01	125.01	100.00	500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	582.06	836.41	254.35	30.41	10,411.36	9,992.23	-419.13	-4.19	18,695.00
<b>8000-000 COMMUNITY MANAGEMENT &amp; ADMINISTRATION</b>									
9610-000 Federal Income Tax	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	100.00
9830-000 Master Base Assessments	972.00	972.00	0.00	0.00	2,916.00	2,916.00	0.00	0.00	11,664.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	972.00	1,072.00	100.00	9.33	2,916.00	3,016.00	100.00	3.32	11,764.00
9940-000 TOTAL EXPENSES	1,554.06	1,908.41	354.35	18.57	13,327.36	13,008.23	-319.13	-2.45	30,459.00
9950-000 Excess (Deficiency) of Revenues over Expenses	4,147.40	3,546.51	600.89	16.94	3,775.03	3,356.53	418.50	12.47	35,000.00

### IHCA - High Street Townhomes (s10a) Budget Comparison

Period = Sep 2023

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>Less Reserve Items:</b>									
Reserve Contributions	-2,916.67	-2,916.67	0.00	0.00	-8,750.01	-8,750.01	0.00	0.00	-35,000.00
Reserve Interest Income	-246.21	0.00	-246.21	N/A	-736.52	0.00	-736.52	N/A	0.00
	-3,162.88	-2,916.67	-246.21	-8.44	-9,486.53	-8,750.01	-736.52	-8.42	-35,000.00
<b>Operating Excess (Deficiency) of Rev over Exp</b>	<b>984.52</b>	<b>629.84</b>	<b>354.68</b>	<b>56.31</b>	<b>-5,711.50</b>	<b>-5,393.48</b>	<b>-318.02</b>	<b>-5.90</b>	<b>0.00</b>
<b>Reserve Expenses:</b>									
Concrete Flatwork Repairs						2,630.00			
Roofs - Inspect, Clean, & Repair						4,620.00			
Exterior Paint	42,493.00				42,493.00				
Dry Rot Repair	1,837.00				1,837.00				

**Statement (12 months)**

Period = Jul 2023-Sep 2023

Book = Accrual ; Tree = ysi\_is

		Jul 2023	Aug 2023	Sep 2023	Total
<b>3000-000</b>	<b>INCOME</b>				
3500-000	OTHER INCOME				
3590-000	IHCA Master Base Assess. Income	972.00	972.00	972.00	2,916.00
3900-000	TOTAL OTHER INCOME	972.00	972.00	972.00	2,916.00
3999-000	TOTAL PM INCOME	972.00	972.00	972.00	2,916.00
4010-000	ASSOCIATION INCOME				
4045-000	Interest Income	0.43	0.27	0.29	0.99
4047-000	Interest Income-Reserves	244.36	245.95	246.21	736.52
4070-000	Neighborhood Assessments	4,482.96	4,482.96	4,482.96	13,448.88
4390-000	TOTAL ASSOCIATION INCOME	4,727.75	4,729.18	4,729.46	14,186.39
4999-000	TOTAL REVENUE	5,699.75	5,701.18	5,701.46	17,102.39
6000-000	EXPENSES				
7200-000	NEIGHBORHOOD EXPENSES				
7201-000	Neighborhood Management Fees	245.00	245.00	245.00	735.00
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	337.06	337.06	337.06	1,011.18
7260-000	Neighborhood Irrigation-Common Areas	0.00	26.18	0.00	26.18
7280-000	Neighborhood Maintenance	50.00	100.00	0.00	150.00
7288-000	Neighborhood Property Insurance	8,489.00	0.00	0.00	8,489.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	9,121.06	708.24	582.06	10,411.36
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION				
9830-000	Master Base Assessments	972.00	972.00	972.00	2,916.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	972.00	972.00	972.00	2,916.00
9940-000	TOTAL EXPENSES	10,093.06	1,680.24	1,554.06	13,327.36
9950-000	Excess (Deficiency) of Revenues over Expenses	-4,393.31	4,020.94	4,147.40	3,775.03

# Expense Distribution

Property=s10a AND mm/yy=09/2023-09/2023

Account Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
<b>2855-000 - Reserve Equity</b>										
lafam - La Familia Painting LLC	P-85594	s10a	2132	09/01/2023	09/2023	1,837.00	0.00	116	09/18/2023	Dry Rot Repair
lafam - La Familia Painting LLC	P-85692	s10a	2138	09/20/2023	09/2023	42,493.00	0.00	117	09/21/2023	Balance of Exterior Paint
<b>Total 2855-000 - Reserve Equity</b>						<b>44,330.00</b>	<b>0.00</b>			
<b>7235-000 - Nghborhd Lndscpe Maint-Cont...</b>										
landcare - LandCare USA LLC	P-85603	s10a	665619	09/01/2023	09/2023	337.06	0.00	350	09/18/2023	Contract Landscaping
<b>Total 7235-000 - Nghborhd Lndscpe Main...</b>						<b>337.06</b>	<b>0.00</b>			
						<b>44,667.06</b>	<b>0.00</b>			