

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

FINANCIAL SUMMARY:

As of November 2023, operating cash totaled \$1,754, unpaid assessments (receivables) totaled \$125, and 'other' cash (or cash equivalents) totaled \$102,627, for total assets of \$104,506.

Operating liabilities totaled \$0, prepaid assessments totaled \$949, and 'other' liabilities totaled \$949, for total liabilities of \$1,897.

The Association ended the month in a positive cash position of \$103,557.

For the month ending November 2023, the Association incurred expenses and accrued costs totaling \$3,172, over budget by \$449.

YTD November 2023, the Association incurred expenses and accrued costs totaling \$19,219, under budget by \$1,599.

As of November 2023, replacement reserves totaled \$102,627.

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

Line Item	Amount	Under/Over	Explanation
Neighborhood Landscape-Other	\$ 350.00	Over	More than anticipated
Pest Control	\$ 564.55	Over	More than anticipated
Neighborhood Gutter/Roof Maint.	\$ 354.15	Under	Less than anticipated
Neighborhood Gutter/Roof Cleaning	\$ 385.00	Under	Less than anticipated
Dryer Vent Cleaning	\$ 530.00	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
TOTALS	\$ -	\$ -	\$ -	\$ -	\$ -	

COMPLETED AND PENDING MAINTENANCE:

- Winterize Irrigation December 2023
- Exterior painting, caulking and dry rot repairs completed October 2023
- Gutter cleaning performed November 2023
- Fall planting & bark to be performed Fall 2023
- Pest Control performed June 2023
- Dryer vent cleaning performed October 2023
- 24/25 Reserve study completed

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

Period = Nov 2023

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	1,754.02	2,057.92	-303.90
1066-000	Certificate of Deposits - Reserve	51,837.53	51,633.36	204.17
1080-000	CIT - Reserve MM	50,789.23	47,851.05	2,938.18
1090-000	TOTAL CASH	104,380.78	101,542.33	2,838.45
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	125.00	0.00	125.00
1248-000	TOTAL ACCOUNTS RECEIVABLE	125.00	0.00	125.00
1990-000	TOTAL ASSETS	104,505.78	101,542.33	2,963.45
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	948.53	948.53	0.00
2680-000	TOTAL OTHER LIABILITIES	948.53	948.53	0.00
2690-000	TOTAL LIABILITIES	948.53	948.53	0.00
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	7,002.11	7,002.11	0.00
2830-000	Current Year Reserve Transfers	-15,782.08	-12,639.73	-3,142.35
2850-000	Current Year Retained Earnings/Operating Fund	9,710.46	6,747.01	2,963.45
2855-000	Reserve Equity	102,626.76	99,484.41	3,142.35
2990-000	TOTAL CAPITAL	103,557.25	100,593.80	2,963.45
2999-000	TOTAL LIABILITIES & CAPITAL	104,505.78	101,542.33	2,963.45

IHCA - High Street Townhomes (s10a)
Budget Comparison
 Period = Nov 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	1,053.00	972.00	81.00	8.33	4,941.00	4,860.00	81.00	1.67	11,664.00
3900-000 TOTAL OTHER INCOME	1,053.00	972.00	81.00	8.33	4,941.00	4,860.00	81.00	1.67	11,664.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.15	0.00	0.15	N/A	1.42	0.00	1.42	N/A	0.00
4047-000 Interest Income-Reserves	225.68	0.00	225.68	N/A	1,198.73	0.00	1,198.73	N/A	0.00
4070-000 Neighborhood Assessments	4,856.54	4,482.92	373.62	8.33	22,788.38	22,414.60	373.78	1.67	53,795.00
4390-000 TOTAL ASSOCIATION INCOME	5,082.37	4,482.92	599.45	13.37	23,988.53	22,414.60	1,573.93	7.02	53,795.00
4999-000 TOTAL REVENUE	6,135.37	5,454.92	680.45	12.47	28,929.53	27,274.60	1,654.93	6.07	65,459.00
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	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	41.65	41.65	100.00	100.00
7235-000 Nghborhd Lndscape Maint-Contract/Comm. Area	337.06	337.25	0.19	0.06	1,685.30	1,686.25	0.95	0.06	4,047.00
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	52.36	100.00	47.64	47.64	250.00
7265-000 Neigh Irrig Maint & Repairs	0.00	0.00	0.00	N/A	0.00	90.00	90.00	100.00	120.00
7266-000 Neighborhood Pest Control	0.00	0.00	0.00	N/A	1,139.55	575.00	-564.55	-98.18	575.00
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	530.00	530.00	100.00	0.00	530.00	530.00	100.00	530.00
7280-000 Neighborhood Maintenance	0.00	83.33	83.33	100.00	150.00	416.65	266.65	64.00	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	208.35	208.35	100.00	500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	2,199.92	1,751.41	-448.51	-25.61	14,359.07	12,660.05	-1,699.02	-13.42	18,695.00
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	972.00	972.00	0.00	0.00	4,860.00	4,860.00	0.00	0.00	11,664.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	972.00	972.00	0.00	0.00	4,860.00	4,960.00	100.00	2.02	11,764.00
9940-000 TOTAL EXPENSES	3,171.92	2,723.41	-448.51	-16.47	19,219.07	17,620.05	-1,599.02	-9.07	30,459.00
9950-000 Excess (Deficiency) of Revenues over Expenses	2,963.45	2,731.51	231.94	8.49	9,710.46	9,654.55	55.91	0.58	35,000.00

IHCA - High Street Townhomes (s10a) Budget Comparison

Period = Nov 2023

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Less Reserve Items:									
Reserve Contributions	-2,916.67	-2,916.67	0.00	0.00	-14,583.35	-14,583.35	0.00	0.00	-35,000.00
Reserve Interest Income	-225.68	0.00	-225.68	N/A	-1,198.73	0.00	-1,198.73	N/A	0.00
	-3,142.35	-2,916.67	-225.68	-7.74	-15,782.08	-14,583.35	-1,198.73	-8.22	-35,000.00
Operating Excess (Deficiency) of Rev over Exp	-178.90	-185.16	6.26	3.38	-6,071.62	-4,928.80	-1,142.82	-23.19	0.00
Reserve Expenses:									
Concrete Flatwork Repairs						2,630.00			
Roofs - Inspect, Clean, & Repair						4,620.00			
Exterior Paint					42,493.00				
Dry Rot Repair					1,837.00				

Statement (12 months)

Period = Jul 2023-Nov 2023

Book = Accrual ; Tree = ysi_is

		Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Total
3000-000	INCOME						
3500-000	OTHER INCOME						
3590-000	IHCA Master Base Assess. Income	972.00	972.00	972.00	972.00	1,053.00	4,941.00
3900-000	TOTAL OTHER INCOME	972.00	972.00	972.00	972.00	1,053.00	4,941.00
3999-000	TOTAL PM INCOME	972.00	972.00	972.00	972.00	1,053.00	4,941.00
4010-000	ASSOCIATION INCOME						
4045-000	Interest Income	0.43	0.27	0.29	0.28	0.15	1.42
4047-000	Interest Income-Reserves	244.36	245.95	246.21	236.53	225.68	1,198.73
4070-000	Neighborhood Assessments	4,482.96	4,482.96	4,482.96	4,482.96	4,856.54	22,788.38
4390-000	TOTAL ASSOCIATION INCOME	4,727.75	4,729.18	4,729.46	4,719.77	5,082.37	23,988.53
4999-000	TOTAL REVENUE	5,699.75	5,701.18	5,701.46	5,691.77	6,135.37	28,929.53
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
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	0.00	1,017.86	1,017.86
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	337.06	337.06	337.06	337.06	337.06	1,685.30
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	26.18	0.00	26.18	0.00	52.36
7266-000	Neighborhood Pest Control	0.00	0.00	0.00	1,139.55	0.00	1,139.55
7280-000	Neighborhood Maintenance	50.00	100.00	0.00	0.00	0.00	150.00
7288-000	Neighborhood Property Insurance	8,489.00	0.00	0.00	0.00	0.00	8,489.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	9,121.06	708.24	582.06	1,747.79	2,199.92	14,359.07
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION						
9830-000	Master Base Assessments	972.00	972.00	972.00	972.00	972.00	4,860.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	972.00	972.00	972.00	972.00	972.00	4,860.00
9940-000	TOTAL EXPENSES	10,093.06	1,680.24	1,554.06	2,719.79	3,171.92	19,219.07
9950-000	Excess (Deficiency) of Revenues over Expenses	-4,393.31	4,020.94	4,147.40	2,971.98	2,963.45	9,710.46

Expense Distribution

Property=s10a AND mm/yy=11/2023-11/2023

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-86421		s10a	INV-03436-Z4R1N5	11/09/2023	11/2023	1,017.86	0.00	356	11/20/2023	Reserve Study
Total 7204-000 - Neighborhood Reserve ...							1,017.86	0.00			
7235-000 - Nghborhd Lndscpe Maint-Cont...											
landcare - LandCare USA LLC	P-86348		s10a	684574	11/01/2023	11/2023	337.06	0.00	355	11/14/2023	Contract Landscaping
Total 7235-000 - Nghborhd Lndscpe Main...							337.06	0.00			
7250-000 - Neighborhood Landscape - Other											
landcare - LandCare USA LLC	P-86398		s10a	678641	11/08/2023	11/2023	600.00	0.00	355	11/14/2023	Non- Contract Landscaping
Total 7250-000 - Neighborhood Landscap...							600.00	0.00			
							1,954.92	0.00			