

**High Street Townhomes
FINANCIAL REPORT
Manager's Report for the month ending January 2024**

FINANCIAL SUMMARY:

As of January 2024, operating cash totaled \$1,832, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$103,925, for total assets of \$105,757.

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 \$103,557.

For the month ending January 2024, the Association incurred expenses and accrued costs totaling \$2,050, over budget by \$241.

YTD January 2024, the Association incurred expenses and accrued costs totaling \$22,939, under budget by \$1,673.

As of January 2024, replacement reserves totaled \$103,925.

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

| Line Item | Amount | Under/Over | Explanation |
|---------------------------------|-------------|------------|-----------------------|
| Pest Control | \$ 564.55 | Over | More than anticipated |
| Neighborhood Gutter/Roof Maint. | \$ 495.81 | Under | Less than anticipated |
| Dryer Vent Cleaning | \$ 530.00 | Under | Less than anticipated |
| Neighborhood Maintenance | \$ 342.74 | 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 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 = Jan 2024

Book = Accrual ; Tree = ysi_bs

| | | Balance Current Period | Beginning Balance | Net Change |
|-----------------|---|---------------------------|----------------------|---------------|
| 1000-000 | ASSETS | | | |
| 1005-000 | CASH | | | |
| 1015-000 | CIT - Checking | 1,832.49 | 2,252.69 | -420.20 |
| 1066-000 | Certificate of Deposits - Reserve | 52,245.87 | 52,041.70 | 204.17 |
| 1080-000 | CIT - Reserve MM | 51,678.73 | 53,729.77 | -2,051.04 |
| 1090-000 | TOTAL CASH | 105,757.09 | 108,024.16 | -2,267.07 |
| 1990-000 | TOTAL ASSETS | 105,757.09 | 108,024.16 | -2,267.07 |
| 1995-000 | LIABILITIES & CAPITAL | | | |
| 1997-000 | LIABILITIES | | | |
| 2495-000 | OTHER LIABILITIES | | | |
| 2644-000 | Prepaid Assessments | 0.00 | 909.16 | -909.16 |
| 2680-000 | TOTAL OTHER LIABILITIES | 0.00 | 909.16 | -909.16 |
| 2690-000 | TOTAL LIABILITIES | 0.00 | 909.16 | -909.16 |
| 2800-000 | CAPITAL | | | |
| 2820-000 | Prior Year Retained Earnings | 7,002.11 | 7,002.11 | 0.00 |
| 2830-000 | Current Year Reserve Transfers | -22,072.97 | -18,926.79 | -3,146.18 |
| 2850-000 | Current Year Retained Earnings/Operating Fund | 16,903.35 | 13,268.21 | 3,635.14 |
| 2855-000 | Reserve Equity | 103,924.60 | 105,771.47 | -1,846.87 |
| 2990-000 | TOTAL CAPITAL | 105,757.09 | 107,115.00 | -1,357.91 |
| 2999-000 | TOTAL LIABILITIES & CAPITAL | 105,757.09 | 108,024.16 | -2,267.07 |

IHCA - High Street Townhomes (s10a) Budget Comparison

Period = Jan 2024

| | 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 | 972.00 | 972.00 | 0.00 | 0.00 | 6,804.00 | 6,804.00 | 0.00 | 0.00 | 11,664.00 |
| 3900-000 TOTAL OTHER INCOME | 972.00 | 972.00 | 0.00 | 0.00 | 6,804.00 | 6,804.00 | 0.00 | 0.00 | 11,664.00 |
| 4010-000 ASSOCIATION INCOME | | | | | | | | | |
| 4045-000 Interest Income | 0.18 | 0.00 | 0.18 | N/A | 1.74 | 0.00 | 1.74 | N/A | 0.00 |
| 4047-000 Interest Income-Reserves | 229.51 | 0.00 | 229.51 | N/A | 1,656.28 | 0.00 | 1,656.28 | N/A | 0.00 |
| 4070-000 Neighborhood Assessments | 4,482.96 | 4,482.92 | 0.04 | 0.00 | 31,380.72 | 31,380.44 | 0.28 | 0.00 | 53,795.00 |
| 4390-000 TOTAL ASSOCIATION INCOME | 4,712.65 | 4,482.92 | 229.73 | 5.12 | 33,038.74 | 31,380.44 | 1,658.30 | 5.28 | 53,795.00 |
| 4999-000 TOTAL REVENUE | 5,684.65 | 5,454.92 | 229.73 | 4.21 | 39,842.74 | 38,184.44 | 1,658.30 | 4.34 | 65,459.00 |
| 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 | 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 | 58.31 | 58.31 | 100.00 | 100.00 |
| 7235-000 Nghborhd Lndscape Maint-Contract/Comm. Area | 337.06 | 337.25 | 0.19 | 0.06 | 2,359.42 | 2,360.75 | 1.33 | 0.06 | 4,047.00 |
| 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 | 78.54 | 130.00 | 51.46 | 39.58 | 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 | 495.81 | 495.81 | 100.00 | 850.00 |
| 7272-000 Neighborhood Gutter/Roof Cleaning | 495.45 | 0.00 | -495.45 | 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 | 0.00 | 530.00 | 530.00 | 100.00 | 530.00 |
| 7280-000 Neighborhood Maintenance | 0.00 | 83.33 | 83.33 | 100.00 | 240.57 | 583.31 | 342.74 | 58.76 | 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 | 291.69 | 291.69 | 100.00 | 500.00 |
| 7290-000 TOTAL NEIGHBORHOOD EXPENSES | 1,077.51 | 836.41 | -241.10 | -28.83 | 16,135.39 | 14,362.87 | -1,772.52 | -12.34 | 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 | 6,804.00 | 6,804.00 | 0.00 | 0.00 | 11,664.00 |
| 9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION | 972.00 | 972.00 | 0.00 | 0.00 | 6,804.00 | 6,904.00 | 100.00 | 1.45 | 11,764.00 |
| 9940-000 TOTAL EXPENSES | 2,049.51 | 1,808.41 | -241.10 | -13.33 | 22,939.39 | 21,266.87 | -1,672.52 | -7.86 | 30,459.00 |
| 9950-000 Excess (Deficiency) of Revenues over Expenses | 3,635.14 | 3,646.51 | -11.37 | -0.31 | 16,903.35 | 16,917.57 | -14.22 | -0.08 | 35,000.00 |

IHCA - High Street Townhomes (s10a) Budget Comparison

Period = Jan 2024

| | 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 | -20,416.69 | -20,416.69 | 0.00 | 0.00 | -35,000.00 |
| Reserve Interest Income | -229.51 | 0.00 | -229.51 | N/A | -1,656.28 | 0.00 | -1,656.28 | N/A | 0.00 |
| | -3,146.18 | -2,916.67 | -229.51 | -7.87 | -22,072.97 | -20,416.69 | -1,656.28 | -8.11 | -35,000.00 |
| Operating Excess (Deficiency) of Rev over Exp | 488.96 | 729.84 | -240.88 | -33.00 | -5,169.62 | -3,499.12 | -1,670.50 | -47.74 | 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 | | | | |
| 970 Water Intrusion Inspection | 1,568.93 | | | | 1,568.93 | | | | |
| 998 Water Intrusion Inspection | 1,568.93 | | | | 1,568.93 | | | | |
| 982 Water Intrusion Inspection | 1,855.19 | | | | 1,855.19 | | | | |

Statement (12 months)

Period = Jul 2023-Jan 2024

Book = Accrual ; Tree = ysi_is

| | | Jul 2023 | Aug 2023 | Sep 2023 | Oct 2023 | Nov 2023 | Dec 2023 | Jan 2024 | 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 | 891.00 | 972.00 | 6,804.00 |
| 3900-000 | TOTAL OTHER INCOME | 972.00 | 972.00 | 972.00 | 972.00 | 1,053.00 | 891.00 | 972.00 | 6,804.00 |
| 3999-000 | TOTAL PM INCOME | 972.00 | 972.00 | 972.00 | 972.00 | 1,053.00 | 891.00 | 972.00 | 6,804.00 |
| 4010-000 | ASSOCIATION INCOME | | | | | | | | |
| 4045-000 | Interest Income | 0.43 | 0.27 | 0.29 | 0.28 | 0.15 | 0.14 | 0.18 | 1.74 |
| 4047-000 | Interest Income-Reserves | 244.36 | 245.95 | 246.21 | 236.53 | 225.68 | 228.04 | 229.51 | 1,656.28 |
| 4070-000 | Neighborhood Assessments | 4,482.96 | 4,482.96 | 4,482.96 | 4,482.96 | 4,856.54 | 4,109.38 | 4,482.96 | 31,380.72 |
| 4390-000 | TOTAL ASSOCIATION INCOME | 4,727.75 | 4,729.18 | 4,729.46 | 4,719.77 | 5,082.37 | 4,337.56 | 4,712.65 | 33,038.74 |
| 4999-000 | TOTAL REVENUE | 5,699.75 | 5,701.18 | 5,701.46 | 5,691.77 | 6,135.37 | 5,228.56 | 5,684.65 | 39,842.74 |
| 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 |
| 7204-000 | Neighborhood Reserve Study | 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 | 337.06 | 337.06 | 337.06 | 337.06 | 337.06 | 337.06 | 337.06 | 2,359.42 |
| 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 | 26.18 | 0.00 | 26.18 | 0.00 | 26.18 | 0.00 | 78.54 |
| 7266-000 | Neighborhood Pest Control | 0.00 | 0.00 | 0.00 | 1,139.55 | 0.00 | 0.00 | 0.00 | 1,139.55 |
| 7272-000 | Neighborhood Gutter/Roof Cleaning | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 495.45 | 495.45 |
| 7280-000 | Neighborhood Maintenance | 50.00 | 100.00 | 0.00 | 0.00 | 0.00 | 90.57 | 0.00 | 240.57 |
| 7288-000 | Neighborhood Property Insurance | 8,489.00 | 0.00 | 0.00 | 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 | 698.81 | 1,077.51 | 16,135.39 |
| 8000-000 | COMMUNITY MANAGEMENT & ADMINISTRATION | | | | | | | | |
| 9830-000 | Master Base Assessments | 972.00 | 972.00 | 972.00 | 972.00 | 972.00 | 972.00 | 972.00 | 6,804.00 |
| 9910-000 | TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION | 972.00 | 972.00 | 972.00 | 972.00 | 972.00 | 972.00 | 972.00 | 6,804.00 |
| 9940-000 | TOTAL EXPENSES | 10,093.06 | 1,680.24 | 1,554.06 | 2,719.79 | 3,171.92 | 1,670.81 | 2,049.51 | 22,939.39 |
| 9950-000 | Excess (Deficiency) of Revenues over Expenses | -4,393.31 | 4,020.94 | 4,147.40 | 2,971.98 | 2,963.45 | 3,557.75 | 3,635.14 | 16,903.35 |

Expense Distribution

Property=s10A AND mm/yy=01/2024-01/2024

| Account Code - Name | Control | Property | Invoice # | Invoice Date | Period | Amount | Unpaid Amount | Check # | Check Date | Remarks |
|---|---------|----------|-----------|--------------|---------|-----------------|---------------|---------|------------|--------------------------------|
| 2855-000 - Reserve Equity | | | | | | | | | | |
| stecon - Steadfast Construction Inc. | P-87370 | s10a | 10107 | 01/18/2024 | 01/2024 | 1,568.93 | 0.00 | 118 | 01/25/2024 | 970 Water Intrusion Inspection |
| stecon - Steadfast Construction Inc. | P-87371 | s10a | 10106 | 01/18/2024 | 01/2024 | 1,568.93 | 0.00 | 118 | 01/25/2024 | 998 Water Intrusion Inspection |
| stecon - Steadfast Construction Inc. | P-87373 | s10a | 10110 | 01/22/2024 | 01/2024 | 1,855.19 | 0.00 | 118 | 01/25/2024 | 982 Water Intrusion Inspection |
| Total 2855-000 - Reserve Equity | | | | | | 4,993.05 | 0.00 | | | |
| 7235-000 - Nghborhd Lndscpe Maint-Cont... | | | | | | | | | | |
| landcare - LandCare USA LLC | P-87111 | s10a | 702797 | 01/01/2024 | 01/2024 | 337.06 | 0.00 | 360 | 01/11/2024 | Contract Landscaping |
| Total 7235-000 - Nghborhd Lndscpe Main... | | | | | | 337.06 | 0.00 | | | |
| 7272-000 - Neighborhood Gutter/Roof Cl... | | | | | | | | | | |
| skyroo - Skyway Roofing Service LLC | P-87360 | s10a | 1732 | 01/16/2024 | 01/2024 | 495.45 | 0.00 | 361 | 01/25/2024 | Gutter Cleaning |
| Total 7272-000 - Neighborhood Gutter/Ro... | | | | | | 495.45 | 0.00 | | | |
| | | | | | | 5,825.56 | 0.00 | | | |