



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

FINANCIAL SUMMARY:

As of September 2024, operating cash totaled \$5,058, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$103,650, for total assets of \$108,708.

Operating liabilities totaled \$0, prepaid assessments totaled \$1,005, and 'other' liabilities totaled \$0, for total liabilities of \$1,005.

The Association ended the month in a positive cash position of \$107,703.

For the month ending September 2024, the Association incurred expenses and accrued costs totaling \$2,143, over budget by \$78.

YTD September 2024, the Association incurred expenses and accrued costs totaling \$15,262, under budget by \$1,782.

As of September 2024, replacement reserves totaled \$103,650.

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
Dryer Vent Cleaning	\$ 528.48	Over	More than anticipated
Neighborhood Property Insurance	\$ 3,263.45	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:

998 Exterior Maintenance-pending ETA Fall 2024
 982 Roof Inspection May 2024
 980 Roof Repair April 2024
 Irrigation Start Up April 2024
 Spring plant & bark performed March 2024
 Gutter Cleaning performed January 2024
 Dryer Vent Cleaning performed September 2024
 24/25 Reserve study completed

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

Period = Sep 2024
Book = Accrual ; Tree = ysi_bs

		Balance	Beginning	Net
		Current Period	Balance	Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	5,058.19	3,501.36	1,556.83
1080-000	CIT - Reserve MM	103,649.61	100,266.35	3,383.26
1090-000	TOTAL CASH	108,707.80	103,767.71	4,940.09
1990-000	TOTAL ASSETS	108,707.80	103,767.71	4,940.09
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	1,004.70	0.00	1,004.70
2680-000	TOTAL OTHER LIABILITIES	1,004.70	0.00	1,004.70
2690-000	TOTAL LIABILITIES	1,004.70	0.00	1,004.70
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	4,563.06	4,563.06	0.00
2830-000	Current Year Reserve Transfers	-3,485.82	-102.56	-3,383.26
2850-000	Current Year Retained Earnings/Operating Fund	2,976.25	-959.14	3,935.39
2855-000	Reserve Equity	103,649.61	100,266.35	3,383.26
2990-000	TOTAL CAPITAL	107,703.10	103,767.71	3,935.39
2999-000	TOTAL LIABILITIES & CAPITAL	108,707.80	103,767.71	4,940.09

IHCA - High Street Townhomes (s10a)
Budget Comparison
 Period = Sep 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	1,008.00	1,008.00	0.00	0.00	3,024.00	3,024.00	0.00	0.00	12,096.00
3900-000	TOTAL OTHER INCOME	1,008.00	1,008.00	0.00	0.00	3,024.00	3,024.00	0.00	0.00	12,096.00
4010-000	ASSOCIATION INCOME									
4045-000	Interest Income	0.31	0.00	0.31	N/A	0.94	0.00	0.94	N/A	0.00
4047-000	Interest Income-Reserves	49.93	0.00	49.93	N/A	152.49	0.00	152.49	N/A	0.00
4070-000	Neighborhood Assessments	5,020.20	5,020.17	0.03	0.00	15,060.60	15,060.51	0.09	0.00	60,242.00
4390-000	TOTAL ASSOCIATION INCOME	5,070.44	5,020.17	50.27	1.00	15,214.03	15,060.51	153.52	1.02	60,242.00
4999-000	TOTAL REVENUE	6,078.44	6,028.17	50.27	0.83	18,238.03	18,084.51	153.52	0.85	72,338.00
7200-000	NEIGHBORHOOD EXPENSES									
7201-000	Neighborhood Management Fees	269.50	269.50	0.00	0.00	808.50	808.50	0.00	0.00	3,234.00
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 Lndscpe Maint-Contract/Comm. Area	337.07	337.25	0.18	0.05	1,011.20	1,011.75	0.55	0.05	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	28.15	50.00	21.85	43.70	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	95.83	95.83	100.00	0.00	287.49	287.49	100.00	1,150.00
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	528.48	0.00	-528.48	N/A	528.48	0.00	-528.48	N/A	530.00
7280-000	Neighborhood Maintenance	0.00	83.33	83.33	100.00	240.00	249.99	9.99	4.00	1,000.00
7288-000	Neighborhood Property Insurance	0.00	0.00	0.00	N/A	9,621.45	6,358.00	-3,263.45	-51.33	6,358.00
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	1,135.05	956.74	-178.31	-18.64	12,237.78	10,356.22	-1,881.56	-18.17	20,142.00
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION									
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	1,008.00	1,008.00	0.00	0.00	3,024.00	3,024.00	0.00	0.00	12,096.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	1,008.00	1,108.00	100.00	9.03	3,024.00	3,124.00	100.00	3.20	12,196.00
9940-000	TOTAL EXPENSES	2,143.05	2,064.74	-78.31	-3.79	15,261.78	13,480.22	-1,781.56	-13.22	32,338.00
9950-000	Excess (Deficiency) of Revenues over Expenses	3,935.39	3,963.43	-28.04	-0.71	2,976.25	4,604.29	-1,628.04	-35.36	40,000.00

IHCA - High Street Townhomes (s10a)
Budget Comparison
Period = Sep 2024

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<u>Less Reserve Items:</u>									
Reserve Contributions	-3,333.33	-3,333.33	0.00	0.00	3,333.33	9,999.99	-6,666.66	0.00	-40,000.00
Reserve Interest Income	-49.93	0.00	-49.93	N/A	-152.49	0.00	-152.49	N/A	0.00
	-3,383.26	-3,333.33	-49.93	-1.50	3,180.84	9,999.99	-6,819.15	-68.19	-40,000.00
Operating Excess (Deficiency) of Rev over Exp	552.13	630.10	-77.97	-12.37	6,157.09	14,604.28	-8,447.19	-57.84	0.00
<u>Reserve Expenses:</u>									
998 Siding Repair					1,930.25				

Statement (12 months)

Period = Jul 2024-Sep 2024

Book = Accrual ; Tree = ysi_is

		Jul 2024		Aug 2024		Sep 2024		Total
3000-000	INCOME							
3500-000	OTHER INCOME							
3590-000	IHCA Master Base Assess. Income	1,008.00		1,008.00		1,008.00		3,024.00
3900-000	TOTAL OTHER INCOME	1,008.00		1,008.00		1,008.00		3,024.00
3999-000	TOTAL PM INCOME	1,008.00		1,008.00		1,008.00		3,024.00
4010-000	ASSOCIATION INCOME							
4045-000	Interest Income	0.43		0.20		0.31		0.94
4047-000	Interest Income-Reserves	51.26		51.30		49.93		152.49
4070-000	Neighborhood Assessments	5,020.20		5,020.20		5,020.20		15,060.60
4390-000	TOTAL ASSOCIATION INCOME	5,071.89		5,071.70		5,070.44		15,214.03
4999-000	TOTAL REVENUE	6,079.89		6,079.70		6,078.44		18,238.03
6000-000	EXPENSES							
7200-000	NEIGHBORHOOD EXPENSES							
7201-000	Neighborhood Management Fees	0.00		539.00		269.50		808.50
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	337.06		337.07		337.07		1,011.20
7260-000	Neighborhood Irrigation-Common Areas	0.00		28.15		0.00		28.15
7278-000	Dryer Vent Cleaning	0.00		0.00		528.48		528.48
7280-000	Neighborhood Maintenance	240.00		0.00		0.00		240.00
7288-000	Neighborhood Property Insurance	9,621.45		0.00		0.00		9,621.45
7290-000	TOTAL NEIGHBORHOOD EXPENSES	10,198.51		904.22		1,135.05		12,237.78
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION							
9830-000	Master Base Assessments	0.00		2,016.00		1,008.00		3,024.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	0.00		2,016.00		1,008.00		3,024.00
9940-000	TOTAL EXPENSES	10,198.51		2,920.22		2,143.05		15,261.78
9950-000	Excess (Deficiency) of Revenues over Expenses	-4,118.62		3,159.48		3,935.39		2,976.25

Expense Distribution

Property=s10a AND mm/yy=09/2024-09/2024

Account Code - Name				Invoice			Unpaid		Check	
Vendor Code - Name	Control	Property	Invoice #	Date	Period	Amount	Amount	Check #	Date	Remarks
7235-000 - Nghborhd Lndscpe Maint-Cont...										
landcare - LandCare USA LLC	P-90403	s10a	781534	09/01/2024	09/2024	337.07	0.00	379	09/18/2024	Contract Landscaping
Total 7235-000 - Nghborhd Lndscpe Main...						337.07	0.00			
7278-000 - Dryer Vent Cleaning										
surven - Sure Vent, INC	P-90489	s10a	2066897	09/13/2024	09/2024	528.48	0.00	380	09/18/2024	Dryer Vent Cleaning
Total 7278-000 - Dryer Vent Cleaning						528.48	0.00			
						865.55	0.00			