

High Street Townhomes

FINANCIAL REPORT

Manager's Report for the month ending December 31, 2021

FINANCIAL SUMMARY:

As of December 31, 2021, operating cash totaled \$4,596, unpaid assessments (receivables) totaled \$82, and 'other' cash (or cash equivalents) totaled \$149,138, for total assets of \$153,816.

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 \$153,816.

For the month ending December 31, 2021, the Association incurred expenses and accrued costs totaling \$1,919, over budget by \$171.

YTD December 31, 2021, the Association incurred expenses and accrued costs totaling \$15,699, under budget by \$2,171.

As of December 31, 2021, replacement reserves totaled \$149,138.

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

Line Item	Amount	Under/Over	Explanation
Reserve Study	\$ 955.00	Under	Billing Cycle
Landscape- Non-contract	\$ 300.00	Under	Billing Cycle
Pest Control	\$ 500.00	Under	Not yet performed
Roof/Gutter Cleaning	\$ 385.00	Under	Not yet billed
Dryer vent cleaning	\$ 330.00	Under	Not yet performed
Neighborhood Maintenance	\$ 441.38	Over	B10A0004 Water Intrusion

DELINQUENCY REPORT:

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	Notes
B10A0007	\$ 11.77	\$ -	\$ -	\$ -	\$ 11.77	Assessments
TOTALS	\$ 11.77	\$ -	\$ -	\$ -	\$ 11.77	

COMPLETED AND PENDING MAINTENANCE:

Composite deck repairs completed Fall 2021

Gutter cleaning performed November 2021

Fall planting & bark performed December 2021

Thank you for letting us serve your neighborhood.

Report submitted by Debbie Orosco, CMCA - Community Manager

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Balance Sheet (With Period Change)

Period = Dec 2021

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	4,596.02	4,472.65	123.37
1066-000	Certificate of Deposits - Reserve	90,585.00	90,562.50	22.50
1080-000	CIT - Reserve MM	58,552.68	56,162.22	2,390.46
1090-000	TOTAL CASH	153,733.70	151,197.37	2,536.33
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	82.39	-319.64	402.03
1248-000	TOTAL ACCOUNTS RECEIVABLE	82.39	-319.64	402.03
1990-000	TOTAL ASSETS	153,816.09	150,877.73	2,938.36
1995-000	LIABILITIES & CAPITAL			
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	5,709.26	5,709.26	0.00
2830-000	Current Year Reserve Transfers	-14,559.53	-12,146.57	-2,412.96
2850-000	Current Year Retained Earnings/Operating Fund	13,528.68	10,590.32	2,938.36
2855-000	Reserve Equity	149,137.68	146,724.72	2,412.96
2990-000	TOTAL CAPITAL	153,816.09	150,877.73	2,938.36
2999-000	TOTAL LIABILITIES & CAPITAL	153,816.09	150,877.73	2,938.36

IHCA - High Street Townhomes (s10a) Budget Comparison

Period = Dec 2021

	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	948.00	948.00	0.00	0.00	5,688.00	5,688.00	0.00	0.00	11,376.00
3900-000 TOTAL OTHER INCOME	948.00	948.00	0.00	0.00	5,688.00	5,688.00	0.00	0.00	11,376.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.27	0.00	0.27	N/A	1.50	0.00	1.50	N/A	0.00
4047-000 Interest Income-Reserves	32.96	0.00	32.96	N/A	279.53	0.00	279.53	N/A	0.00
4070-000 Neighborhood Assessments	3,876.36	3,876.42	-0.06	0.00	23,258.16	23,258.52	-0.36	0.00	46,517.00
4390-000 TOTAL ASSOCIATION INCOME	3,909.59	3,876.42	33.17	0.86	23,539.19	23,258.52	280.67	1.21	46,517.00
4999-000 TOTAL REVENUE	4,857.59	4,824.42	33.17	0.69	29,227.19	28,946.52	280.67	0.97	57,893.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	245.00	245.00	0.00	0.00	1,470.00	1,470.00	0.00	0.00	2,940.00
7204-000 Neighborhood Reserve Study	0.00	0.00	0.00	N/A	0.00	955.00	955.00	100.00	1,910.00
7211-000 Neighborhood Legal Services	0.00	8.33	8.33	100.00	0.00	49.98	49.98	100.00	100.00
7235-000 Nghborhd Lndscape Maint-Contract/Comm. Area	317.72	317.92	0.20	0.06	1,906.32	1,907.52	1.20	0.06	3,815.00
7250-000 Neighborhood Landscape - Other	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	600.00
7260-000 Neighborhood Irrigation-Common Areas	22.66	30.00	7.34	24.47	67.98	150.00	82.02	54.68	250.00
7265-000 Neigh Irrig Maint & Repairs	0.00	10.00	10.00	100.00	65.00	60.00	-5.00	-8.33	120.00
7266-000 Neighborhood Pest Control	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
7271-000 Neighborhood Gutter/Roof Maintenance	0.00	13.75	13.75	100.00	0.00	82.50	82.50	100.00	165.00
7272-000 Neighborhood Gutter/Roof Cleaning	385.85	0.00	-385.85	N/A	385.85	385.00	-0.85	-0.22	385.00
7278-000 Dryer Vent Cleaning	0.00	0.00	0.00	N/A	0.00	330.00	330.00	100.00	330.00
7280-000 Neighborhood Maintenance	0.00	83.33	83.33	100.00	941.36	499.98	-441.38	-88.28	1,000.00
7288-000 Neighborhood Property Insurance	0.00	0.00	0.00	N/A	5,174.00	5,242.00	68.00	1.30	5,242.00
7289-000 Neighborhood Contingency	0.00	41.67	41.67	100.00	0.00	250.02	250.02	100.00	500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	971.23	800.00	-171.23	-21.40	10,010.51	12,182.00	2,171.49	17.83	17,857.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9610-000 Federal Income Tax	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	100.00
9830-000 Master Base Assessments	948.00	948.00	0.00	0.00	5,688.00	5,688.00	0.00	0.00	11,376.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	948.00	948.00	0.00	0.00	5,688.00	5,688.00	0.00	0.00	11,476.00
9940-000 TOTAL EXPENSES	1,919.23	1,748.00	-171.23	-9.80	15,698.51	17,870.00	2,171.49	12.15	29,333.00
9950-000 Excess (Deficiency) of Revenues over Expenses	2,938.36	3,076.42	-138.06	-4.49	13,528.68	11,076.52	2,452.16	22.14	28,560.00

IHCA - High Street Townhomes (s10a) Budget Comparison

Period = Dec 2021

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Less Reserve Items:									
Reserve Contributions	-2,380.00	-2,380.00	0.00	0.00	-14,280.00	-14,280.00	0.00	0.00	-28,560.00
Reserve Interest Income	-32.96	0.00	-32.96	N/A	-279.53	0.00	-279.53	N/A	0.00
	-2,412.96	-2,380.00	-32.96	-1.38	-14,559.53	-14,280.00	-279.53	-1.96	-28,560.00
Operating Excess (Deficiency) of Rev over Exp	525.40	696.42	-171.02	-24.56	-1,030.85	-3,203.48	2,172.63	67.82	0.00

Reserve Expenses:

No Reserve Expenses Scheduled for 2021-22

Expense Distribution

Property=s10a AND mm/yy=12/2021-12/2021

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-77355	s10a	468492	12/01/2021	12/2021	317.72	0.00	296	12/21/2021	Contract Landscaping
Total 7235-000 - Nghborhd Lndscpe Main...						317.72	0.00			
7260-000 - Neighborhood Irrigation-Com...										
citiss - City of Issaquah	P-77523	s10a	30-0213-0077523	12/01/2021	12/2021	22.66	0.00	295	12/21/2021	Account #30-0213-00
Total 7260-000 - Neighborhood Irrigatio...						22.66	0.00			
7272-000 - Neighborhood Gutter/Roof Cl...										
skyroo - Skyway Roofing Service LLC	P-77726	s10a	1638	12/10/2021	12/2021	385.85	0.00	297	12/22/2021	Gutter Cleaning
Total 7272-000 - Neighborhood Gutter/Ro...						385.85	0.00			
						726.23	0.00			