

High Street Townhomes

FINANCIAL REPORT

Manager's Report for the month ending June 30, 2022

FINANCIAL SUMMARY:

As of June 30, 2022, operating cash totaled \$6,205, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$147,133, for total assets of \$153,339.

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 \$153,339.

For the month ending June 30, 2022, the Association incurred expenses and accrued costs totaling \$1,222, over budget by \$412.

YTD June 30, 2022, the Association incurred expenses and accrued costs totaling \$17,334, under budget by \$523.

As of June 30, 2022, replacement reserves totaled \$153,339.

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

Line Item	Amount	Under/Over	Explanation
Reserve Study	\$ 892.14	Under	Billing Cycle
Pest Control	\$ 500.00	Under	Not yet performed
Gutter/Roof Maintenance	\$ (2,042.51)	Over	B10A0004 Water Intrusion
Dryer vent cleaning	\$ 330.00	Under	Not yet performed
Contingency	\$ 500.00	Under	Less than anticipated

DELINQUENCY REPORT:

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

COMPLETED AND PENDING MAINTENANCE:

Composite deck repairs completed Fall 2021

Gutter cleaning performed November 2021

Fall planting & bark performed December 2021

Pest Control to be performed Summer 2022

Dryer vent cleaning to be performed Summer 2022

Thank you for letting us serve your neighborhood.

Report submitted by Madison Ramirez - Community Manager

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Balance Sheet (With Period Change)

Period = Jun 2022

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	6,205.19	5,978.54	226.65
1066-000	Certificate of Deposits - Reserve	90,720.00	90,697.50	22.50
1080-000	CIT - Reserve MM	56,413.45	54,023.77	2,389.68
1090-000	TOTAL CASH	153,338.64	150,699.81	2,638.83
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	0.00	82.39	-82.39
1248-000	TOTAL ACCOUNTS RECEIVABLE	0.00	82.39	-82.39
1990-000	TOTAL ASSETS	153,338.64	150,782.20	2,556.44
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	-29,029.66	-26,617.48	-2,412.18
2850-000	Current Year Retained Earnings/Operating Fund	29,525.59	26,969.15	2,556.44
2855-000	Reserve Equity	147,133.45	144,721.27	2,412.18
2990-000	TOTAL CAPITAL	153,338.64	150,782.20	2,556.44
2999-000	TOTAL LIABILITIES & CAPITAL	153,338.64	150,782.20	2,556.44

IHCA - High Street Townhomes (s10a) Budget Comparison

Period = Jun 2022

	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	11,376.00	11,376.00	0.00	0.00	11,376.00
3900-000 TOTAL OTHER INCOME	948.00	948.00	0.00	0.00	11,376.00	11,376.00	0.00	0.00	11,376.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.33	0.00	0.33	N/A	3.19	0.00	3.19	N/A	0.00
4047-000 Interest Income-Reserves	32.18	0.00	32.18	N/A	469.66	0.00	469.66	N/A	0.00
4070-000 Neighborhood Assessments	3,876.36	3,876.38	-0.02	0.00	46,516.32	46,517.00	-0.68	0.00	46,517.00
4390-000 TOTAL ASSOCIATION INCOME	3,908.87	3,876.38	32.49	0.84	46,989.17	46,517.00	472.17	1.01	46,517.00
4999-000 TOTAL REVENUE	4,856.87	4,824.38	32.49	0.67	58,365.17	57,893.00	472.17	0.82	57,893.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	245.00	245.00	0.00	0.00	2,940.00	2,940.00	0.00	0.00	2,940.00
7204-000 Neighborhood Reserve Study	0.00	0.00	0.00	N/A	1,017.86	1,910.00	892.14	46.71	1,910.00
7211-000 Neighborhood Legal Services	0.00	8.37	8.37	100.00	0.00	100.00	100.00	100.00	100.00
7235-000 Nghborhd Lndscape Maint-Contract/Comm. Area	317.72	317.88	0.16	0.05	3,812.64	3,815.00	2.36	0.06	3,815.00
7250-000 Neighborhood Landscape - Other	200.00	50.00	-150.00	-300.00	600.00	600.00	0.00	0.00	600.00
7260-000 Neighborhood Irrigation-Common Areas	24.36	40.00	15.64	39.10	139.36	250.00	110.64	44.26	250.00
7265-000 Neigh Irrig Maint & Repairs	50.00	10.00	-40.00	-400.00	115.00	120.00	5.00	4.17	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	385.35	13.75	-371.60	-2,702.55	2,207.51	165.00	-2,042.51	-1,237.88	165.00
7272-000 Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	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	83.37	83.37	100.00	941.36	1,000.00	58.64	5.86	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	41.63	41.63	100.00	0.00	500.00	500.00	100.00	500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	1,222.43	810.00	-412.43	-50.92	17,333.58	17,857.00	523.42	2.93	17,857.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9610-000 Federal Income Tax	130.00	100.00	-30.00	-30.00	130.00	100.00	-30.00	-30.00	100.00
9830-000 Master Base Assessments	948.00	948.00	0.00	0.00	11,376.00	11,376.00	0.00	0.00	11,376.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	1,078.00	1,048.00	-30.00	-2.86	11,506.00	11,476.00	-30.00	-0.26	11,476.00
9940-000 TOTAL EXPENSES	2,300.43	1,858.00	-442.43	-23.81	28,839.58	29,333.00	493.42	1.68	29,333.00
9950-000 Excess (Deficiency) of Revenues over Expenses	2,556.44	2,966.38	-409.94	-13.82	29,525.59	28,560.00	965.59	3.38	28,560.00

IHCA - High Street Townhomes (s10a) Budget Comparison

Period = Jun 2022

	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	-28,560.00	-28,560.00	0.00	0.00	-28,560.00
Reserve Interest Income	-32.18	0.00	-32.18	N/A	-469.66	0.00	-469.66	N/A	0.00
	-2,412.18	-2,380.00	-32.18	-1.35	-29,029.66	-28,560.00	-469.66	-1.64	-28,560.00
Operating Excess (Deficiency) of Rev over Exp	144.26	586.38	-442.12	-75.40	495.93	0.00	495.93	N/A	0.00
Reserve Expenses:									
Composite Decks					16,474.36				

Statement (12 months)

Period = Jul 2021-Jun 2022

Book = Accrual ; Tree = ysi_is

	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Total
3000-000 INCOME													
3500-000 OTHER INCOME													
3590-000 IHCA Master Base Assess. Income	948.00	948.00	948.00	948.00	948.00	948.00	948.00	948.00	948.00	948.00	948.00	948.00	11,376.00
3900-000 TOTAL OTHER INCOME	948.00	948.00	948.00	948.00	948.00	948.00	948.00	948.00	948.00	948.00	948.00	948.00	11,376.00
3999-000 TOTAL PM INCOME	948.00	948.00	948.00	948.00	948.00	948.00	948.00	948.00	948.00	948.00	948.00	948.00	11,376.00
4010-000 ASSOCIATION INCOME													
4045-000 Interest Income	0.27	0.24	0.23	0.25	0.24	0.27	0.30	0.22	0.24	0.29	0.31	0.33	3.19
4047-000 Interest Income-Reserves	52.96	53.43	53.64	54.41	32.13	32.96	32.84	30.05	31.39	31.50	32.17	32.18	469.66
4070-000 Neighborhood Assessments	3,876.36	3,876.36	3,876.36	3,876.36	3,876.36	3,876.36	3,876.36	3,876.36	3,876.36	3,876.36	3,876.36	3,876.36	46,516.32
4390-000 TOTAL ASSOCIATION INCOME	3,929.59	3,930.03	3,930.23	3,931.02	3,908.73	3,909.59	3,909.50	3,906.63	3,907.99	3,908.15	3,908.84	3,908.87	46,989.17
4999-000 TOTAL REVENUE	4,877.59	4,878.03	4,878.23	4,879.02	4,856.73	4,857.59	4,857.50	4,854.63	4,855.99	4,856.15	4,856.84	4,856.87	58,365.17
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	245.00	245.00	245.00	245.00	245.00	2,940.00
7204-000 Neighborhood Reserve Study	0.00	0.00	0.00	0.00	0.00	0.00	1,017.86	0.00	0.00	0.00	0.00	0.00	1,017.86
7235-000 Nghborhd Lndscpe Maint-Contract/Comm. Area	317.72	317.72	317.72	317.72	317.72	317.72	317.72	317.72	317.72	317.72	317.72	317.72	3,812.64
7250-000 Neighborhood Landscape - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00	0.00	200.00	600.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	22.66	0.00	22.66	0.00	22.66	0.00	22.66	0.00	24.36	0.00	24.36	139.36
7265-000 Neigh Irrig Maint & Repairs	0.00	40.00	0.00	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	115.00
7271-000 Neighborhood Gutter/Roof Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,822.16	0.00	0.00	0.00	385.35	2,207.51
7272-000 Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	0.00	0.00	385.85	0.00	0.00	0.00	0.00	0.00	0.00	385.85
7280-000 Neighborhood Maintenance	0.00	0.00	941.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	941.36
7288-000 Neighborhood Property Insurance	5,174.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,174.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	5,736.72	625.38	1,504.08	585.38	587.72	971.23	1,580.58	2,407.54	562.72	987.08	562.72	1,222.43	17,333.58
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION													
9610-000 Federal Income Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	130.00	130.00
9830-000 Master Base Assessments	948.00	948.00	948.00	948.00	948.00	948.00	948.00	948.00	948.00	948.00	948.00	948.00	11,376.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	948.00	948.00	948.00	948.00	948.00	948.00	948.00	948.00	948.00	948.00	948.00	1,078.00	11,506.00
9940-000 TOTAL EXPENSES	6,684.72	1,573.38	2,452.08	1,533.38	1,535.72	1,919.23	2,528.58	3,355.54	1,510.72	1,935.08	1,510.72	2,300.43	28,839.58
9950-000 Excess (Deficiency) of Revenues over Expenses	-1,807.13	3,304.65	2,426.15	3,345.64	3,321.01	2,938.36	2,328.92	1,499.09	3,345.27	2,921.07	3,346.12	2,556.44	29,525.59

Expense Distribution

Property=s10a AND mm/yy=06/2022-06/2022

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-79743	s10a	524226	06/01/2022	06/2022	317.72	0.00	308	06/08/2022	Contract Landscaping
Total 7235-000 - Nghborhd Lndscpe Main...						317.72	0.00			
7250-000 - Neighborhood Landscape - Other										
isscom - Issaquah Highlands Communit...	P-80158	s10a	T4894 Land BB 06/22	06/28/2022	06/2022	200.00	0.00	312	06/28/2022	W/O #4727 Plant Replacements
Total 7250-000 - Neighborhood Landscap...						200.00	0.00			
7260-000 - Neighborhood Irrigation-Com...										
citiss - City of Issaquah	P-80108	s10a	30-0213-0080108	06/01/2022	06/2022	24.36	0.00	310	06/21/2022	Account #30-0213-00
Total 7260-000 - Neighborhood Irrigatio...						24.36	0.00			
7265-000 - Neigh Irrig Maint & Repairs										
isscom - Issaquah Highlands Communit...	P-80129	s10a	T4894 Land BB 06/2022	06/22/2022	06/2022	50.00	0.00	311	06/23/2022	W/O #4777 Irrigation Start Up
Total 7265-000 - Neigh Irrig Maint & Repairs						50.00	0.00			
7271-000 - Neighborhood Gutter/Roof Ma...										
skyroo - Skyway Roofing Service LLC	P-79734	s10a	1660	06/02/2022	06/2022	385.35	0.00	309	06/08/2022	Roof / Gutter Repair
Total 7271-000 - Neighborhood Gutter/Ro...						385.35	0.00			
						977.43	0.00			