

**High Street Townhomes
FINANCIAL REPORT
Manager's Report for the month ending December 2022**

FINANCIAL SUMMARY:

As of December 2022 , operating cash totaled \$4,471, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$162,377, for total assets of \$166,847.

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 \$166,847.

For the month ending December 2022 , the Association incurred expenses and accrued costs totaling \$1,092, over budget by \$2,117.

YTD December 2022 , the Association incurred expenses and accrued costs totaling \$10,799, under budget by \$2,117.

As of December 2022 , replacement reserves totaled \$162,377.

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

Line Item	Amount	Under/Over	Explanation

DELINQUENCY REPORT:

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

COMPLETED AND PENDING MAINTENANCE:

- Deck repairs to be completed December 2022
- Exterior painting and caulking to be performed summer 2023
- Fall planting & bark completed by December 2022
- Pest Control performed Summer 2022
- Dryer vent cleaning performed September 2022
- 23/24
- Reserve
- study and
- budget draft
- completed

Thank you for letting us serve your neighborhood.
Report submitted by Sarah Hoey-Executive Director
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Balance Sheet (With Period Change)

Period = Dec 2022

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	4,470.62	4,051.92	418.70
1066-000	Certificate of Deposits - Reserve	0.00	90,832.50	-90,832.50
1080-000	CIT - Reserve MM	162,376.65	68,971.17	93,405.48
1090-000	TOTAL CASH	166,847.27	163,855.59	2,991.68
1990-000	TOTAL ASSETS	166,847.27	163,855.59	2,991.68
1995-000	LIABILITIES & CAPITAL			
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	6,205.19	6,205.19	0.00
2830-000	Current Year Reserve Transfers	-15,243.20	-12,670.22	-2,572.98
2850-000	Current Year Retained Earnings/Operating Fund	13,508.63	10,516.95	2,991.68
2855-000	Reserve Equity	162,376.65	159,803.67	2,572.98
2990-000	TOTAL CAPITAL	166,847.27	163,855.59	2,991.68
2999-000	TOTAL LIABILITIES & CAPITAL	166,847.27	163,855.59	2,991.68

IHCA - High Street Townhomes (s10a)
Budget Comparison
 Period = Dec 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	960.00	960.00	0.00	0.00	5,760.00	5,760.00	0.00	0.00	11,520.00
3900-000 TOTAL OTHER INCOME	960.00	960.00	0.00	0.00	5,760.00	5,760.00	0.00	0.00	11,520.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.23	0.00	0.23	N/A	1.32	0.00	1.32	N/A	0.00
4047-000 Interest Income-Reserves	72.98	0.00	72.98	N/A	243.20	0.00	243.20	N/A	0.00
4070-000 Neighborhood Assessments	4,010.52	4,010.50	0.02	0.00	24,063.12	24,063.00	0.12	0.00	48,126.00
4390-000 TOTAL ASSOCIATION INCOME	4,083.73	4,010.50	73.23	1.83	24,307.64	24,063.00	244.64	1.02	48,126.00
4999-000 TOTAL REVENUE	5,043.73	4,970.50	73.23	1.47	30,067.64	29,823.00	244.64	0.82	59,646.00
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	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	49.98	49.98	100.00	100.00
7235-000 Nghborhd Lndscape Maint-Contract/Comm. Area	327.24	327.42	0.18	0.06	1,963.48	1,964.52	1.04	0.05	3,929.00
7250-000 Neighborhood Landscape - Other	0.00	50.00	50.00	100.00	600.00	300.00	-300.00	-100.00	600.00
7260-000 Neighborhood Irrigation-Common Areas	24.36	30.00	5.64	18.80	73.08	130.00	56.92	43.78	250.00
7265-000 Neigh Irrig Maint & Repairs	0.00	0.00	0.00	N/A	45.00	90.00	45.00	50.00	120.00
7266-000 Neighborhood Pest Control	0.00	0.00	0.00	N/A	561.52	500.00	-61.52	-12.30	500.00
7271-000 Neighborhood Gutter/Roof Maintenance	0.00	70.83	70.83	100.00	0.00	424.98	424.98	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	528.48	330.00	-198.48	-60.15	330.00
7280-000 Neighborhood Maintenance	0.00	83.33	83.33	100.00	0.00	499.98	499.98	100.00	1,000.00
7288-000 Neighborhood Property Insurance	0.00	0.00	0.00	N/A	5,062.00	5,504.00	442.00	8.03	5,504.00
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	1,092.05	856.58	-235.47	-27.49	10,799.01	12,916.48	2,117.47	16.39	18,026.00
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	960.00	960.00	0.00	0.00	5,760.00	5,760.00	0.00	0.00	11,520.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	960.00	960.00	0.00	0.00	5,760.00	5,860.00	100.00	1.71	11,620.00
9940-000 TOTAL EXPENSES	2,052.05	1,816.58	-235.47	-12.96	16,559.01	18,776.48	2,217.47	11.81	29,646.00
9950-000 Excess (Deficiency) of Revenues over Expenses	2,991.68	3,153.92	-162.24	-5.14	13,508.63	11,046.52	2,462.11	22.29	30,000.00

IHCA - High Street Townhomes (s10a)
Budget Comparison
 Period = Dec 2022

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Less Reserve Items:									
Reserve Contributions	-2,500.00	-2,500.00	0.00	0.00	-15,000.00	-15,000.00	0.00	0.00	-30,000.00
Reserve Interest Income	-72.98	0.00	-72.98	N/A	-243.20	0.00	-243.20	N/A	0.00
	-2,572.98	-2,500.00	-72.98	-2.92	-15,243.20	-15,000.00	-243.20	-1.62	-30,000.00
Operating Excess (Deficiency) of Rev over Exp	418.70	653.92	-235.22	-35.97	-1,734.57	-3,953.48	2,218.91	56.13	0.00
Reserve Expenses:									
Drainage						3,000.00			
Siding - Repaint						49,500.00			
Siding - Repair						12,400.00			

Statement (12 months)

Period = Jul 2022-Dec 2022

Book = Accrual ; Tree = ysi_is

		Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Total
3000-000	INCOME							
3500-000	OTHER INCOME							
3590-000	IHCA Master Base Assess. Income	960.00	960.00	960.00	960.00	960.00	960.00	5,760.00
3900-000	TOTAL OTHER INCOME	960.00	960.00	960.00	960.00	960.00	960.00	5,760.00
3999-000	TOTAL PM INCOME	960.00	960.00	960.00	960.00	960.00	960.00	5,760.00
4010-000	ASSOCIATION INCOME							
4045-000	Interest Income	0.34	0.17	0.17	0.23	0.18	0.23	1.32
4047-000	Interest Income-Reserves	33.12	33.70	33.84	34.69	34.87	72.98	243.20
4070-000	Neighborhood Assessments	4,010.52	4,010.52	4,010.52	4,010.52	4,010.52	4,010.52	24,063.12
4390-000	TOTAL ASSOCIATION INCOME	4,043.98	4,044.39	4,044.53	4,045.44	4,045.57	4,083.73	24,307.64
4999-000	TOTAL REVENUE	5,003.98	5,004.39	5,004.53	5,005.44	5,005.57	5,043.73	30,067.64
6000-000	EXPENSES							
7200-000	NEIGHBORHOOD EXPENSES							
7201-000	Neighborhood Management Fees	245.00	245.00	245.00	245.00	245.00	245.00	1,470.00
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	327.25	327.25	327.25	327.24	327.25	327.24	1,963.48
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	0.00	600.00	0.00	600.00
7260-000	Neighborhood Irrigation-Common Areas	0.00	24.36	0.00	24.36	0.00	24.36	73.08
7265-000	Neigh Irrig Maint & Repairs	45.00	0.00	0.00	0.00	0.00	0.00	45.00
7266-000	Neighborhood Pest Control	0.00	0.00	0.00	561.52	0.00	0.00	561.52
7272-000	Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	0.00	0.00	495.45	495.45
7278-000	Dryer Vent Cleaning	0.00	0.00	528.48	0.00	0.00	0.00	528.48
7288-000	Neighborhood Property Insurance	5,062.00	0.00	0.00	0.00	0.00	0.00	5,062.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	5,679.25	596.61	1,100.73	1,158.12	1,172.25	1,092.05	10,799.01
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION							
9830-000	Master Base Assessments	960.00	960.00	960.00	960.00	960.00	960.00	5,760.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	960.00	960.00	960.00	960.00	960.00	960.00	5,760.00
9940-000	TOTAL EXPENSES	6,639.25	1,556.61	2,060.73	2,118.12	2,132.25	2,052.05	16,559.01
9950-000	Excess (Deficiency) of Revenues over Expenses	-1,635.27	3,447.78	2,943.80	2,887.32	2,873.32	2,991.68	13,508.63

Expense Distribution

Property=s10a AND mm/yy=12/2022-12/2022

Account Code - Name Vendor 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-81973	s10a	581235	12/01/2022	12/2022	327.24	0.00	326	12/13/2022	Contract Landscaping
Total 7235-000 - Nghborhd Lndscpe Main...						327.24	0.00			
7260-000 - Neighborhood Irrigation-Com...										
citiss - City of Issaquah	P-82323	s10a	30-0213-0082323	12/01/2022	12/2022	24.36	0.00	327	12/20/2022	Account #30-0213-00
Total 7260-000 - Neighborhood Irrigatio...						24.36	0.00			
7272-000 - Neighborhood Gutter/Roof Cl...										
skyroo - Skyway Roofing Service LLC	P-82357	s10a	1694	12/21/2022	12/2022	495.45	0.00	328	12/28/2022	Gutter Cleaning
Total 7272-000 - Neighborhood Gutter/Ro...						495.45	0.00			
						847.05	0.00			