

**High Street Townhomes
FINANCIAL REPORT
Manager's Report for the month ending Feb 2023**

FINANCIAL SUMMARY:

As of Feb 2023, operating cash totaled \$5,883, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$162,621, for total assets of \$168,504.

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 \$5,883.

For the month ending Feb 2023, the Association incurred expenses and accrued costs totaling \$1,997, under budget by \$180.

YTD Feb 2023, the Association incurred expenses and accrued costs totaling \$20,088, under budget by \$2,291.

As of Feb 2023, replacement reserves totaled \$162,621.

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

Line Item	Amount	Under/Over	Explanation
Reserve Study	\$ 1,018.00	Under	Not performed yet
Maintenance	\$ 666.64	Under	Less than anticipated
Insurance	\$ 442.00	Under	Less than anticipated
Contingency	\$ 333.36	Under	Less than anticipated

DELINQUENCY REPORT: fill out if

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

COMPLETED AND PENDING MAINTENANCE:

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

Report submitted by Sarah Hoey-Executive Director
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Balance Sheet (With Period Change)

Period = Feb 2023

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	5,882.92	5,409.16	473.76
1066-000	Certificate of Deposits - Reserve	50,000.00	0.00	50,000.00
1080-000	CIT - Reserve MM	112,620.99	160,054.58	-47,433.59
1090-000	TOTAL CASH	168,503.91	165,463.74	3,040.17
1990-000	TOTAL ASSETS	168,503.91	165,463.74	3,040.17
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	-20,395.15	-17,828.74	-2,566.41
2850-000	Current Year Retained Earnings/Operating Fund	20,072.88	17,032.71	3,040.17
2855-000	Reserve Equity	162,620.99	160,054.58	2,566.41
2990-000	TOTAL CAPITAL	168,503.91	165,463.74	3,040.17
2999-000	TOTAL LIABILITIES & CAPITAL	168,503.91	165,463.74	3,040.17

IHCA - High Street Townhomes (s10a)
Budget Comparison
 Period = Feb 2023

	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	7,680.00	7,680.00	0.00	0.00	11,520.00
3900-000 TOTAL OTHER INCOME	960.00	960.00	0.00	0.00	7,680.00	7,680.00	0.00	0.00	11,520.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.25	0.00	0.25	N/A	1.84	0.00	1.84	N/A	0.00
4047-000 Interest Income-Reserves	66.41	0.00	66.41	N/A	395.15	0.00	395.15	N/A	0.00
4070-000 Neighborhood Assessments	4,010.52	4,010.50	0.02	0.00	32,084.16	32,084.00	0.16	0.00	48,126.00
4390-000 TOTAL ASSOCIATION INCOME	4,077.18	4,010.50	66.68	1.66	32,481.15	32,084.00	397.15	1.24	48,126.00
4999-000 TOTAL REVENUE	5,037.18	4,970.50	66.68	1.34	40,161.15	39,764.00	397.15	1.00	59,646.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	245.00	245.00	0.00	0.00	1,960.00	1,960.00	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	66.64	66.64	100.00	100.00
7235-000 Nghborhd Lndscape Maint-Contract/Comm. Area	327.25	327.42	0.17	0.05	2,617.98	2,619.36	1.38	0.05	3,929.00
7250-000 Neighborhood Landscape - Other	0.00	50.00	50.00	100.00	600.00	400.00	-200.00	-50.00	600.00
7260-000 Neighborhood Irrigation-Common Areas	24.36	30.00	5.64	18.80	97.44	160.00	62.56	39.10	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	440.40	70.83	-369.57	-521.77	440.40	566.64	126.24	22.28	850.00
7272-000 Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	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	666.64	666.64	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	333.36	333.36	100.00	500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	1,037.01	856.58	-180.43	-21.06	12,408.27	14,599.64	2,191.37	15.01	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	7,680.00	7,680.00	0.00	0.00	11,520.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	960.00	960.00	0.00	0.00	7,680.00	7,780.00	100.00	1.29	11,620.00
9940-000 TOTAL EXPENSES	1,997.01	1,816.58	-180.43	-9.93	20,088.27	22,379.64	2,291.37	10.24	29,646.00
9950-000 Excess (Deficiency) of Revenues over Expenses	3,040.17	3,153.92	-113.75	-3.61	20,072.88	17,384.36	2,688.52	15.47	30,000.00

IHCA - High Street Townhomes (s10a)
Budget Comparison

Period = Feb 2023

	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	-20,000.00	-20,000.00	0.00	0.00	-30,000.00
Reserve Interest Income	-66.41	0.00	-66.41	N/A	-395.15	0.00	-395.15	N/A	0.00
	-2,566.41	-2,500.00	-66.41	-2.66	-20,395.15	-20,000.00	-395.15	-1.98	-30,000.00
Operating Excess (Deficiency) of Rev over Exp	473.76	653.92	-180.16	-27.55	-322.27	-2,615.64	2,293.37	87.68	0.00
Reserve Expenses:									
Drainage						3,000.00			
Siding - Repaint						49,500.00			
Siding - Repair						12,400.00			
970 Deck Repair					4,907.61				

Statement (12 months)

Period = Jul 2022-Feb 2023

Book = Accrual ; Tree = ysi_is

	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	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	960.00	7,680.00
3900-000	TOTAL OTHER INCOME	960.00	960.00	960.00	960.00	960.00	960.00	960.00	7,680.00
3999-000	TOTAL PM INCOME	960.00	960.00	960.00	960.00	960.00	960.00	960.00	7,680.00
4010-000	ASSOCIATION INCOME								
4045-000	Interest Income	0.34	0.17	0.17	0.23	0.18	0.23	0.27	1.84
4047-000	Interest Income-Reserves	33.12	33.70	33.84	34.69	34.87	72.98	85.54	395.15
4070-000	Neighborhood Assessments	4,010.52	4,010.52	4,010.52	4,010.52	4,010.52	4,010.52	4,010.52	32,084.16
4390-000	TOTAL ASSOCIATION INCOME	4,043.98	4,044.39	4,044.53	4,045.44	4,045.57	4,083.73	4,096.33	32,481.15
4999-000	TOTAL REVENUE	5,003.98	5,004.39	5,004.53	5,005.44	5,005.57	5,043.73	5,056.33	40,161.15
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	1,960.00
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	327.25	327.25	327.25	327.24	327.25	327.24	327.25	2,617.98
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	24.36	0.00	24.36	0.00	24.36	0.00	97.44
7265-000	Neigh Irrig Maint & Repairs	45.00	0.00	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	0.00	561.52
7271-000	Neighborhood Gutter/Roof Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	440.40	440.40
7272-000	Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	0.00	0.00	495.45	0.00	495.45
7278-000	Dryer Vent Cleaning	0.00	0.00	528.48	0.00	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	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	572.25	12,408.27
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION								
9830-000	Master Base Assessments	960.00	960.00	960.00	960.00	960.00	960.00	960.00	7,680.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	960.00	960.00	960.00	960.00	960.00	960.00	960.00	7,680.00
9940-000	TOTAL EXPENSES	6,639.25	1,556.61	2,060.73	2,118.12	2,132.25	2,052.05	1,532.25	20,088.27
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	3,524.08	20,072.88

Expense Distribution

Property=s10a AND mm/yy=02/2023-02/2023

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-82719	s10a	597992	02/01/2023	02/2023	327.25	0.00	332	02/15/2023	Contract Landscaping
Total 7235-000 - Nghborhd Lndscpe Main...						327.25	0.00			
7260-000 - Neighborhood Irrigation-Com...										
citiss - City of Issaquah	P-82901	s10a	30-0213-0082901	02/01/2023	02/2023	24.36	0.00	331	02/10/2023	Account #30-0213-00
Total 7260-000 - Neighborhood Irrigatio...						24.36	0.00			
7271-000 - Neighborhood Gutter/Roof Ma...										
skyroo - Skyway Roofing Service LLC	P-82712	s10a	1704	02/01/2023	02/2023	440.40	0.00	330	02/07/2023	988 Shingle Repair
Total 7271-000 - Neighborhood Gutter/Ro...						440.40	0.00			
						792.01	0.00			