

**High Street Townhomes**

**FINANCIAL REPORT**

**Manager's Report for the month ending April 2023**

**FINANCIAL SUMMARY:**

As of April 2023, operating cash totaled \$6,716, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$165,383, for total assets of \$172,099.

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 \$5,804.

For the month ending April 2023, the Association incurred expenses and accrued costs totaling \$1,558, under budget by \$268.

YTD April 2023, the Association incurred expenses and accrued costs totaling \$24,197, under budget by \$1,826.

As of April 2023, replacement reserves totaled \$165,383.

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

Line Item	Amount	Under/Over	Explanation
Maintenance	\$ 833.30	Under	Less than anticipated
Insurance	\$ 442.00	Under	Less than anticipated
Contingency	\$ 416.70	Under	Less than anticipated

**DELINQUENCY REPORT: fill out if**

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	Notes
<b>TOTALS</b>	\$ -	\$ -	\$ -	\$ -	\$ -	

**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 Susan Carlson-Community Manager  
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**Balance Sheet (With Period Change)**

Period = Apr 2023

Book = Accrual ; Tree = ysi\_bs

		Balance Current Period	Beginning Balance	Net Change
<b>1000-000</b>	<b>ASSETS</b>			
1005-000	CASH			
1015-000	CIT - Checking	6,716.04	5,803.63	912.41
1066-000	Certificate of Deposits - Reserve	50,408.34	50,204.17	204.17
1080-000	CIT - Reserve MM	117,736.57	115,179.08	2,557.49
1090-000	TOTAL CASH	174,860.95	171,186.88	3,674.07
1990-000	TOTAL ASSETS	174,860.95	171,186.88	3,674.07
1995-000	LIABILITIES & CAPITAL			
<b>2800-000</b>	<b>CAPITAL</b>			
2820-000	Prior Year Retained Earnings	6,205.19	6,205.19	0.00
2830-000	Current Year Reserve Transfers	-25,919.07	-23,157.41	-2,761.66
2850-000	Current Year Retained Earnings/Operating Fund	26,429.92	22,755.85	3,674.07
2855-000	Reserve Equity	168,144.91	165,383.25	2,761.66
2990-000	TOTAL CAPITAL	174,860.95	171,186.88	3,674.07
2999-000	TOTAL LIABILITIES & CAPITAL	174,860.95	171,186.88	3,674.07

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

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>3000-000 INCOME</b>									
3500-000 OTHER INCOME									
3590-000 IHCA Master Base Assess. Income	960.00	960.00	0.00	0.00	9,600.00	9,600.00	0.00	0.00	11,520.00
3900-000 TOTAL OTHER INCOME	960.00	960.00	0.00	0.00	9,600.00	9,600.00	0.00	0.00	11,520.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.31	0.00	0.31	N/A	2.45	0.00	2.45	N/A	0.00
4047-000 Interest Income-Reserves	261.66	0.00	261.66	N/A	919.07	0.00	919.07	N/A	0.00
4070-000 Neighborhood Assessments	4,010.52	4,010.50	0.02	0.00	40,105.20	40,105.00	0.20	0.00	48,126.00
4390-000 TOTAL ASSOCIATION INCOME	4,272.49	4,010.50	261.99	6.53	41,026.72	40,105.00	921.72	2.30	48,126.00
4999-000 TOTAL REVENUE	5,232.49	4,970.50	261.99	5.27	50,626.72	49,705.00	921.72	1.85	59,646.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	245.00	245.00	0.00	0.00	2,450.00	2,450.00	0.00	0.00	2,940.00
7204-000 Neighborhood Reserve Study	0.00	0.00	0.00	N/A	1,017.86	1,018.00	0.14	0.01	1,018.00
7211-000 Neighborhood Legal Services	0.00	8.33	8.33	100.00	0.00	83.30	83.30	100.00	100.00
7235-000 Nghborhd Lndscape Maint-Contract/Comm. Area	327.24	327.42	0.18	0.06	3,272.47	3,274.20	1.73	0.05	3,929.00
7250-000 Neighborhood Landscape - Other	0.00	50.00	50.00	100.00	600.00	500.00	-100.00	-20.00	600.00
7260-000 Neighborhood Irrigation-Common Areas	26.18	40.00	13.82	34.55	123.62	200.00	76.38	38.19	250.00
7265-000 Neigh Irrig Maint & Repairs	0.00	0.00	0.00	N/A	45.00	120.00	75.00	62.50	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	440.40	708.30	267.90	37.82	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	833.30	833.30	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	416.70	416.70	100.00	500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	598.42	866.58	268.16	30.94	14,596.80	16,322.80	1,726.00	10.57	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	9,600.00	9,600.00	0.00	0.00	11,520.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	960.00	960.00	0.00	0.00	9,600.00	9,700.00	100.00	1.03	11,620.00
9940-000 TOTAL EXPENSES	1,558.42	1,826.58	268.16	14.68	24,196.80	26,022.80	1,826.00	7.02	29,646.00
9950-000 Excess (Deficiency) of Revenues over Expenses	3,674.07	3,143.92	530.15	16.86	26,429.92	23,682.20	2,747.72	11.60	30,000.00

## IHCA - High Street Townhomes (s10a) Budget Comparison

Period = Apr 2023

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>Less Reserve Items:</b>									
Reserve Contributions	-2,500.00	-2,500.00	0.00	0.00	-25,000.00	-25,000.00	0.00	0.00	-30,000.00
Reserve Interest Income	-261.66	0.00	-261.66	N/A	-919.07	0.00	-919.07	N/A	0.00
	-2,761.66	-2,500.00	-261.66	-10.47	-25,919.07	-25,000.00	-919.07	-3.68	-30,000.00
<b>Operating Excess (Deficiency) of Rev over Exp</b>	<b>912.41</b>	<b>643.92</b>	<b>268.49</b>	<b>41.70</b>	<b>510.85</b>	<b>-1,317.80</b>	<b>1,828.65</b>	<b>N/A</b>	<b>0.00</b>
<b>Reserve Expenses:</b>									
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-Apr 2023

Book = Accrual ; Tree = ysi\_is

	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	Total
<b>3000-000</b>	<b>INCOME</b>										
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	960.00	960.00	9,600.00
3900-000	TOTAL OTHER INCOME	960.00	960.00	960.00	960.00	960.00	960.00	960.00	960.00	960.00	9,600.00
3999-000	TOTAL PM INCOME	960.00	960.00	960.00	960.00	960.00	960.00	960.00	960.00	960.00	9,600.00
4010-000	ASSOCIATION INCOME										
4045-000	Interest Income	0.34	0.17	0.17	0.23	0.18	0.23	0.27	0.25	0.30	2.45
4047-000	Interest Income-Reserves	33.12	33.70	33.84	34.69	34.87	72.98	85.54	66.41	262.26	919.07
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	4,010.52	4,010.52	40,105.20
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	4,077.18	4,273.08	41,026.72
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	5,037.18	5,233.08	50,626.72
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	2,450.00
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,017.86	1,017.86
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	327.25	327.25	327.25	327.24	327.25	327.24	327.25	327.25	327.25	3,272.47
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	0.00	600.00	0.00	0.00	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	24.36	0.00	123.62
7265-000	Neigh Irrig Maint & Repairs	45.00	0.00	0.00	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	0.00	0.00	561.52
7271-000	Neighborhood Gutter/Roof Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	440.40	0.00	440.40
7272-000	Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	0.00	0.00	495.45	0.00	0.00	0.00	495.45
7278-000	Dryer Vent Cleaning	0.00	0.00	528.48	0.00	0.00	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	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	1,037.01	1,590.11	14,596.80
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION										
9830-000	Master Base Assessments	960.00	960.00	960.00	960.00	960.00	960.00	960.00	960.00	960.00	9,600.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	960.00	960.00	960.00	960.00	960.00	960.00	960.00	960.00	960.00	9,600.00
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	1,997.01	2,550.11	24,196.80
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	3,040.17	2,682.97	26,429.92

# Expense Distribution

Property=s10a AND mm/yy=04/2023-04/2023

Account Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
<b>7235-000 - Nghborhd Lndscpe Maint-Cont...</b>										
landcare - LandCare USA LLC	P-83658	s10a	617083	04/01/2023	04/2023	327.24	0.00	336	04/20/2023	Contract Landscaping
<b>Total 7235-000 - Nghborhd Lndscpe Main...</b>						<b>327.24</b>	<b>0.00</b>			
<b>7260-000 - Neighborhood Irrigation-Com...</b>										
citiss - City of Issaquah	P-83903	s10a	30-0213-0083903	04/01/2023	04/2023	26.18	0.00	335	04/20/2023	Account #30-0213-00
<b>Total 7260-000 - Neighborhood Irrigatio...</b>						<b>26.18</b>	<b>0.00</b>			
						<b>353.42</b>	<b>0.00</b>			