

**High Street Townhomes**

**FINANCIAL REPORT**

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

**FINANCIAL SUMMARY:**

As of June 2023, operating cash totaled \$8,127, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$131,175, for total assets of \$139,302.

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 \$139,302.

For the month ending June 2023, the Association incurred expenses and accrued costs totaling \$2,711, over budget by \$874.

YTD June 2023, the Association incurred expenses and accrued costs totaling \$28,852, under budget by \$794.

As of June 2023, replacement reserves totaled \$131,175.

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

Line Item	Amount	Under/Over	Explanation
Maintenance	\$ 1,000.00	Under	Less than anticipated
Insurance	\$ 442.00	Under	Less than anticipated
Contingency	\$ 500.00	Under	Less than anticipated
Pest Control	\$ (634.04)	Over	More 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:**

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 June 2023

Dryer vent cleaning performed September 2022

23/24 Reserve study completed

Report submitted by Susan Carlson-Community Manager  
425-507-1134 Susan.C@ihcommunity.org

**Balance Sheet (With Period Change)**

Period = Jun 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	8,127.47	7,241.78	885.69
1066-000	Certificate of Deposits - Reserve	50,816.68	50,612.51	204.17
1080-000	CIT - Reserve MM	80,358.00	120,297.49	-39,939.49
1090-000	TOTAL CASH	139,302.15	178,151.78	-38,849.63
1990-000	TOTAL ASSETS	139,302.15	178,151.78	-38,849.63
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
1999-000	ACCOUNTS PAYABLE			
2000-000	Accounts Payable-Trade	710.15	0.00	710.15
2205-000	TOTAL ACCOUNTS PAYABLE	710.15	0.00	710.15
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	415.21	0.00	415.21
2680-000	TOTAL OTHER LIABILITIES	415.21	0.00	415.21
2690-000	TOTAL LIABILITIES	1,125.36	0.00	1,125.36
<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	-31,441.84	-28,684.16	-2,757.68
2850-000	Current Year Retained Earnings/Operating Fund	32,238.76	29,720.75	2,518.01
2855-000	Reserve Equity	131,174.68	170,910.00	-39,735.32
2990-000	TOTAL CAPITAL	138,176.79	178,151.78	-39,974.99
2999-000	TOTAL LIABILITIES & CAPITAL	139,302.15	178,151.78	-38,849.63

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

Period = Jun 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	11,520.00	11,520.00	0.00	0.00	11,520.00
3900-000 TOTAL OTHER INCOME	960.00	960.00	0.00	0.00	11,520.00	11,520.00	0.00	0.00	11,520.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.38	0.00	0.38	N/A	3.17	0.00	3.17	N/A	0.00
4047-000 Interest Income-Reserves	257.68	0.00	257.68	N/A	1,441.84	0.00	1,441.84	N/A	0.00
4070-000 Neighborhood Assessments	4,010.52	4,010.50	0.02	0.00	48,126.24	48,126.00	0.24	0.00	48,126.00
4390-000 TOTAL ASSOCIATION INCOME	4,268.58	4,010.50	258.08	6.44	49,571.25	48,126.00	1,445.25	3.00	48,126.00
4999-000 TOTAL REVENUE	5,228.58	4,970.50	258.08	5.19	61,091.25	59,646.00	1,445.25	2.42	59,646.00
<b>7200-000 NEIGHBORHOOD EXPENSES</b>									
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	1,018.00	0.14	0.01	1,018.00
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	327.24	327.38	0.14	0.04	3,926.96	3,929.00	2.04	0.05	3,929.00
7250-000 Neighborhood Landscape - Other	0.00	50.00	50.00	100.00	600.00	600.00	0.00	0.00	600.00
7260-000 Neighborhood Irrigation-Common Areas	26.18	50.00	23.82	47.64	149.80	250.00	100.20	40.08	250.00
7265-000 Neigh Irrig Maint & Repairs	50.00	0.00	-50.00	N/A	95.00	120.00	25.00	20.83	120.00
7266-000 Neighborhood Pest Control	710.15	0.00	-710.15	N/A	1,134.04	500.00	-634.04	-126.81	500.00
7271-000 Neighborhood Gutter/Roof Maintenance	0.00	70.87	70.87	100.00	990.90	850.00	-140.90	-16.58	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	83.37	83.37	100.00	0.00	1,000.00	1,000.00	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	41.63	41.63	100.00	0.00	500.00	500.00	100.00	500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	1,358.57	876.62	-481.95	-54.98	16,940.49	18,026.00	1,085.51	6.02	18,026.00
<b>8000-000 COMMUNITY MANAGEMENT &amp; ADMINISTRATION</b>									
9610-000 Federal Income Tax	392.00	0.00	-392.00	N/A	392.00	100.00	-292.00	-292.00	100.00
9830-000 Master Base Assessments	960.00	960.00	0.00	0.00	11,520.00	11,520.00	0.00	0.00	11,520.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	1,352.00	960.00	-392.00	-40.83	11,912.00	11,620.00	-292.00	-2.51	11,620.00
9940-000 TOTAL EXPENSES	2,710.57	1,836.62	-873.95	-47.58	28,852.49	29,646.00	793.51	2.68	29,646.00
9950-000 Excess (Deficiency) of Revenues over Expenses	2,518.01	3,133.88	-615.87	-19.65	32,238.76	30,000.00	2,238.76	7.46	30,000.00

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

Period = Jun 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	-30,000.00	-30,000.00	0.00	0.00	-30,000.00
Reserve Interest Income	-257.68	0.00	-257.68	N/A	-1,441.84	0.00	-1,441.84	N/A	0.00
	-2,757.68	-2,500.00	-257.68	-10.31	-31,441.84	-30,000.00	-1,441.84	-4.81	-30,000.00
<b>Operating Excess (Deficiency) of Rev over Exp</b>	<b>-239.67</b>	<b>633.88</b>	<b>-873.55</b>	<b>N/A</b>	<b>796.92</b>	<b>0.00</b>	<b>796.92</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				
Exterior Paint	42,493.00				42,493.00				

**Statement (12 months)**

Period = Jul 2022-Jun 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	May 2023	Jun 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	960.00	960.00	960.00	11,520.00
3900-000	TOTAL OTHER INCOME	960.00	960.00	960.00	960.00	960.00	960.00	960.00	960.00	960.00	960.00	960.00	960.00	11,520.00
3999-000	TOTAL PM INCOME	960.00	960.00	960.00	960.00	960.00	960.00	960.00	960.00	960.00	960.00	960.00	960.00	11,520.00
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	0.31	0.34	0.38	3.17
4047-000	Interest Income-Reserves	33.12	33.70	33.84	34.69	34.87	72.98	85.54	66.41	262.26	261.66	265.09	257.68	1,441.84
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	4,010.52	4,010.52	4,010.52	48,126.24
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	4,272.49	4,275.95	4,268.58	49,571.25
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	5,232.49	5,235.95	5,228.58	61,091.25
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	0.00	1,017.86	0.00	0.00	0.00	0.00	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	327.24	327.25	327.24	3,926.96
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	0.00	600.00	0.00	0.00	0.00	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	26.18	0.00	26.18	149.80
7265-000	Neigh Irrig Maint & Repairs	45.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	95.00
7266-000	Neighborhood Pest Control	0.00	0.00	0.00	561.52	0.00	0.00	0.00	0.00	0.00	0.00	-137.63	710.15	1,134.04
7271-000	Neighborhood Gutter/Roof Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	440.40	0.00	0.00	550.50	0.00	990.90
7272-000	Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	0.00	0.00	495.45	0.00	0.00	0.00	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	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	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	598.42	985.12	1,358.57	16,940.49
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	392.00	392.00
9830-000	Master Base Assessments	960.00	960.00	960.00	960.00	960.00	960.00	960.00	960.00	960.00	960.00	960.00	960.00	11,520.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	960.00	960.00	960.00	960.00	960.00	960.00	960.00	960.00	960.00	960.00	960.00	1,352.00	11,912.00
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	1,558.42	1,945.12	2,710.57	28,852.49
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	3,674.07	3,290.83	2,518.01	32,238.76

# Expense Distribution

Property=s10a AND mm/yy=06/2023-06/2023

Account Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
<b>2855-000 - Reserve Equity</b>										
lafam - La Familia Painting LLC	P-84419	s10a	2073	06/14/2023	06/2023	42,493.00	0.00	115	06/15/2023	Exterior Painting Deposit
<b>Total 2855-000 - Reserve Equity</b>						<b>42,493.00</b>	<b>0.00</b>			
<b>7235-000 - Nghborhd Lndscpe Maint-Cont...</b>										
landcare - LandCare USA LLC	P-84362	s10a	635690	06/01/2023	06/2023	327.24	0.00	339	06/07/2023	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-84737	s10a	30-0213-0084737	06/01/2023	06/2023	26.18	0.00	340	06/23/2023	Account #30-0213-00
<b>Total 7260-000 - Neighborhood Irrigatio...</b>						<b>26.18</b>	<b>0.00</b>			
<b>7265-000 - Neigh Irrig Maint &amp; Repairs</b>										
isscom - Issaquah Highlands Communit...	P-84777	s10a	T4894 06/23 BB	06/24/2023	06/2023	50.00	0.00	341	06/24/2023	W/O #5014 Irrigation Start Up
<b>Total 7265-000 - Neigh Irrig Maint &amp; Repairs</b>						<b>50.00</b>	<b>0.00</b>			
<b>7266-000 - Neighborhood Pest Control</b>										
eagpes - Eagle Pest Eliminators, Inc.	P-84887	s10a	2574549	06/30/2023	06/2023	396.36	0.00	342	07/14/2023	Pest Control
eagpes - Eagle Pest Eliminators, Inc.	P-84889	s10a	2572312	06/30/2023	06/2023	313.79	0.00	343	07/14/2023	Yellow Jackets
<b>Total 7266-000 - Neighborhood Pest Control</b>						<b>710.15</b>	<b>0.00</b>			
						<b>43,606.57</b>	<b>0.00</b>			