

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

**FINANCIAL SUMMARY:**

As of August 2023, operating cash totaled \$5,164, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$137,498, for total assets of \$142,662.

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 \$142,662.

For the month ending August 2023, the Association incurred expenses and accrued costs totaling \$1,680, under budget by \$209.

YTD August 2023, the Association incurred expenses and accrued costs totaling \$11,773, under budget by \$673.

As of August 2023, replacement reserves totaled \$137,498.

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

Line Item	Amount	Under/Over	Explanation
Reserve Study	\$ 1,018.00	Under	Less than anticipated
Pest Control	\$ 575.00	Under	Less than anticipated
Insurance	\$ (2,709.00)	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, caulking and dry rot repairs completed September 2023

Gutter cleaning to be performed November 2023

Fall planting & bark to be performed Fall 2023

Pest Control performed June 2023

Dryer vent cleaning to be performed October 2023

23/24 Reserve study completed

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

Period = Aug 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	5,163.78	4,810.04	353.74
1066-000	Certificate of Deposits - Reserve	51,225.02	51,020.85	204.17
1080-000	CIT - Reserve MM	86,273.31	83,314.86	2,958.45
1090-000	TOTAL CASH	142,662.11	139,145.75	3,516.36
1990-000	TOTAL ASSETS	142,662.11	139,145.75	3,516.36
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
1999-000	ACCOUNTS PAYABLE			
2000-000	Accounts Payable-Trade	0.00	50.00	-50.00
2100-000	Notes Payable to IHCA	3,000.00	3,000.00	0.00
2205-000	TOTAL ACCOUNTS PAYABLE	3,000.00	3,050.00	-50.00
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	1,857.69	2,312.27	-454.58
2680-000	TOTAL OTHER LIABILITIES	1,857.69	2,312.27	-454.58
2690-000	TOTAL LIABILITIES	4,857.69	5,362.27	-504.58
<b>2800-000</b>	<b>CAPITAL</b>			
2820-000	Prior Year Retained Earnings	7,002.11	7,002.11	0.00
2830-000	Current Year Reserve Transfers	-6,323.65	-3,161.03	-3,162.62
2850-000	Current Year Retained Earnings/Operating Fund	-372.37	-4,393.31	4,020.94
2855-000	Reserve Equity	137,498.33	134,335.71	3,162.62
2990-000	TOTAL CAPITAL	137,804.42	133,783.48	4,020.94
2999-000	TOTAL LIABILITIES & CAPITAL	142,662.11	139,145.75	3,516.36

### IHCA - High Street Townhomes (s10a) Budget Comparison Period = Aug 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	972.00	972.00	0.00	0.00	1,944.00	1,944.00	0.00	0.00	11,664.00
3900-000 TOTAL OTHER INCOME	972.00	972.00	0.00	0.00	1,944.00	1,944.00	0.00	0.00	11,664.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.27	0.00	0.27	N/A	0.70	0.00	0.70	N/A	0.00
4047-000 Interest Income-Reserves	245.95	0.00	245.95	N/A	490.31	0.00	490.31	N/A	0.00
4070-000 Neighborhood Assessments	4,482.96	4,482.92	0.04	0.00	8,965.92	8,965.84	0.08	0.00	53,795.00
4390-000 TOTAL ASSOCIATION INCOME	4,729.18	4,482.92	246.26	5.49	9,456.93	8,965.84	491.09	5.48	53,795.00
4999-000 TOTAL REVENUE	5,701.18	5,454.92	246.26	4.51	11,400.93	10,909.84	491.09	4.50	65,459.00
<b>7200-000 NEIGHBORHOOD EXPENSES</b>									
7201-000 Neighborhood Management Fees	245.00	245.00	0.00	0.00	490.00	490.00	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	16.66	16.66	100.00	100.00
7235-000 Nghborhd Lndscape Maint-Contract/Comm. Area	337.06	337.25	0.19	0.06	674.12	674.50	0.38	0.06	4,047.00
7250-000 Neighborhood Landscape - Other	0.00	50.00	50.00	100.00	0.00	100.00	100.00	100.00	600.00
7260-000 Neighborhood Irrigation-Common Areas	26.18	50.00	23.82	47.64	26.18	50.00	23.82	47.64	250.00
7265-000 Neigh Irrig Maint & Repairs	0.00	30.00	30.00	100.00	0.00	60.00	60.00	100.00	120.00
7266-000 Neighborhood Pest Control	0.00	0.00	0.00	N/A	0.00	575.00	575.00	100.00	575.00
7271-000 Neighborhood Gutter/Roof Maintenance	0.00	70.83	70.83	100.00	0.00	141.66	141.66	100.00	850.00
7272-000 Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	385.00
7278-000 Dryer Vent Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	530.00
7280-000 Neighborhood Maintenance	100.00	83.33	-16.67	-20.00	150.00	166.66	16.66	10.00	1,000.00
7288-000 Neighborhood Property Insurance	0.00	0.00	0.00	N/A	8,489.00	5,780.00	-2,709.00	-46.87	5,780.00
7289-000 Neighborhood Contingency	0.00	41.67	41.67	100.00	0.00	83.34	83.34	100.00	500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	708.24	916.41	208.17	22.72	9,829.30	9,155.82	-673.48	-7.36	18,695.00
<b>8000-000 COMMUNITY MANAGEMENT &amp; ADMINISTRATION</b>									
9610-000 Federal Income Tax	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	100.00
9830-000 Master Base Assessments	972.00	972.00	0.00	0.00	1,944.00	1,944.00	0.00	0.00	11,664.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	972.00	972.00	0.00	0.00	1,944.00	1,944.00	0.00	0.00	11,764.00
9940-000 TOTAL EXPENSES	1,680.24	1,888.41	208.17	11.02	11,773.30	11,099.82	-673.48	-6.07	30,459.00
9950-000 Excess (Deficiency) of Revenues over Expenses	4,020.94	3,566.51	454.43	12.74	-372.37	-189.98	-182.39	-96.00	35,000.00

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

Period = Aug 2023

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>Less Reserve Items:</b>									
Reserve Contributions	-2,916.67	-2,916.67	0.00	0.00	-5,833.34	-5,833.34	0.00	0.00	-35,000.00
Reserve Interest Income	-245.95	0.00	-245.95	N/A	-490.31	0.00	-490.31	N/A	0.00
	-3,162.62	-2,916.67	-245.95	-8.43	-6,323.65	-5,833.34	-490.31	-8.41	-35,000.00
<b>Operating Excess (Deficiency) of Rev over Exp</b>	<b>858.32</b>	<b>649.84</b>	<b>208.48</b>	<b>32.08</b>	<b>-6,696.02</b>	<b>-6,023.32</b>	<b>-672.70</b>	<b>-11.17</b>	<b>0.00</b>
<b>Reserve Expenses:</b>									
Concrete Flatwork Repairs						2,630.00			
Roofs - Inspect, Clean, & Repair						4,620.00			

**Statement (12 months)**

Period = Jul 2023-Aug 2023

Book = Accrual ; Tree = ysi\_is

		Jul 2023	Aug 2023	Total
<b>3000-000</b>	<b>INCOME</b>			
3500-000	OTHER INCOME			
3590-000	IHCA Master Base Assess. Income	972.00	972.00	1,944.00
3900-000	TOTAL OTHER INCOME	972.00	972.00	1,944.00
3999-000	TOTAL PM INCOME	972.00	972.00	1,944.00
4010-000	ASSOCIATION INCOME			
4045-000	Interest Income	0.43	0.27	0.70
4047-000	Interest Income-Reserves	244.36	245.95	490.31
4070-000	Neighborhood Assessments	4,482.96	4,482.96	8,965.92
4390-000	TOTAL ASSOCIATION INCOME	4,727.75	4,729.18	9,456.93
4999-000	TOTAL REVENUE	5,699.75	5,701.18	11,400.93
6000-000	EXPENSES			
7200-000	NEIGHBORHOOD EXPENSES			
7201-000	Neighborhood Management Fees	245.00	245.00	490.00
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	337.06	337.06	674.12
7260-000	Neighborhood Irrigation-Common Areas	0.00	26.18	26.18
7280-000	Neighborhood Maintenance	50.00	100.00	150.00
7288-000	Neighborhood Property Insurance	8,489.00	0.00	8,489.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	9,121.06	708.24	9,829.30
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION			
9830-000	Master Base Assessments	972.00	972.00	1,944.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	972.00	972.00	1,944.00
9940-000	TOTAL EXPENSES	10,093.06	1,680.24	11,773.30
9950-000	Excess (Deficiency) of Revenues over Expenses	-4,393.31	4,020.94	-372.37

# Expense Distribution

Property=s10a AND mm/yy=08/2023-08/2023

Account Code - Name	Vendor 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-85141	s10a	655129	08/01/2023	08/2023	337.06	0.00	347	08/15/2023	Contract Landscaping
<b>Total 7235-000 - Nghborhd Lndscpe Main...</b>							<b>337.06</b>	<b>0.00</b>			
<b>7260-000 - Neighborhood Irrigation-Com...</b>											
citiss - City of Issaquah		P-85368	s10a	30-0213-0085368	08/01/2023	08/2023	26.18	0.00	348	08/24/2023	Account #30-0213-00
<b>Total 7260-000 - Neighborhood Irrigatio...</b>							<b>26.18</b>	<b>0.00</b>			
<b>7280-000 - Neighborhood Maintenance</b>											
isscom - Issaquah Highlands Communit...		P-85577	s10a	T4894 Land BB 08/2023	08/31/2023	08/2023	100.00	0.00	349	08/31/2023	W/O #5130 Watering
<b>Total 7280-000 - Neighborhood Maintenance</b>							<b>100.00</b>	<b>0.00</b>			
							<b>463.24</b>	<b>0.00</b>			