

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

FINANCIAL SUMMARY:

As of October 2023, operating cash totaled \$2,058, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$99,484, for total assets of \$101,542.

Operating liabilities totaled \$0, prepaid assessments totaled \$949, and 'other' liabilities totaled \$949, for total liabilities of \$1,897.

The Association ended the month in a positive cash position of \$101,542.

For the month ending October 2023, the Association incurred expenses and accrued costs totaling \$2,720, over budget by \$831.

YTD October 2023, the Association incurred expenses and accrued costs totaling \$16,047, under budget by \$1,151.

As of October 2023, replacement reserves totaled \$99,484.

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	\$ 564.55	Over	More 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
TOTALS	\$ -	\$ -	\$ -	\$ -	\$ -	

COMPLETED AND PENDING MAINTENANCE:

Exterior painting, caulking and dry rot repairs to be completed October 2023

Gutter cleaning to be performed November 2023

Fall planting & bark to be performed Fall 2023

Pest Control performed June 2023

Dryer vent cleaning 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 = Oct 2023

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	2,057.92	5,693.72	-3,635.80
1066-000	Certificate of Deposits - Reserve	51,633.36	51,429.19	204.17
1080-000	CIT - Reserve MM	47,851.05	44,902.02	2,949.03
1090-000	TOTAL CASH	101,542.33	102,024.93	-482.60
1990-000	TOTAL ASSETS	101,542.33	102,024.93	-482.60
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
1999-000	ACCOUNTS PAYABLE			
2100-000	Notes Payable to IHCA	0.00	3,000.00	-3,000.00
2205-000	TOTAL ACCOUNTS PAYABLE	0.00	3,000.00	-3,000.00
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	948.53	1,403.11	-454.58
2680-000	TOTAL OTHER LIABILITIES	948.53	1,403.11	-454.58
2690-000	TOTAL LIABILITIES	948.53	4,403.11	-3,454.58
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	7,002.11	7,002.11	0.00
2830-000	Current Year Reserve Transfers	-12,639.73	-9,486.53	-3,153.20
2850-000	Current Year Retained Earnings/Operating Fund	6,747.01	3,775.03	2,971.98
2855-000	Reserve Equity	99,484.41	96,331.21	3,153.20
2990-000	TOTAL CAPITAL	100,593.80	97,621.82	2,971.98
2999-000	TOTAL LIABILITIES & CAPITAL	101,542.33	102,024.93	-482.60

IHCA - High Street Townhomes (s10a)
Budget Comparison
 Period = Oct 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	972.00	972.00	0.00	0.00	3,888.00	3,888.00	0.00	0.00	11,664.00
3900-000 TOTAL OTHER INCOME	972.00	972.00	0.00	0.00	3,888.00	3,888.00	0.00	0.00	11,664.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.28	0.00	0.28	N/A	1.27	0.00	1.27	N/A	0.00
4047-000 Interest Income-Reserves	236.53	0.00	236.53	N/A	973.05	0.00	973.05	N/A	0.00
4070-000 Neighborhood Assessments	4,482.96	4,482.92	0.04	0.00	17,931.84	17,931.68	0.16	0.00	53,795.00
4390-000 TOTAL ASSOCIATION INCOME	4,719.77	4,482.92	236.85	5.28	18,906.16	17,931.68	974.48	5.43	53,795.00
4999-000 TOTAL REVENUE	5,691.77	5,454.92	236.85	4.34	22,794.16	21,819.68	974.48	4.47	65,459.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	245.00	245.00	0.00	0.00	980.00	980.00	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	33.32	33.32	100.00	100.00
7235-000 Nghborhd Lndscape Maint-Contract/Comm. Area	337.06	337.25	0.19	0.06	1,348.24	1,349.00	0.76	0.06	4,047.00
7250-000 Neighborhood Landscape - Other	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00
7260-000 Neighborhood Irrigation-Common Areas	26.18	50.00	23.82	47.64	52.36	100.00	47.64	47.64	250.00
7265-000 Neigh Irrig Maint & Repairs	0.00	30.00	30.00	100.00	0.00	90.00	90.00	100.00	120.00
7266-000 Neighborhood Pest Control	1,139.55	0.00	-1,139.55	N/A	1,139.55	575.00	-564.55	-98.18	575.00
7271-000 Neighborhood Gutter/Roof Maintenance	0.00	70.83	70.83	100.00	0.00	283.32	283.32	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	0.00	83.33	83.33	100.00	150.00	333.32	183.32	55.00	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	166.68	166.68	100.00	500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	1,747.79	916.41	-831.38	-90.72	12,159.15	10,908.64	-1,250.51	-11.46	18,695.00
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	972.00	972.00	0.00	0.00	3,888.00	3,888.00	0.00	0.00	11,664.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	972.00	972.00	0.00	0.00	3,888.00	3,988.00	100.00	2.51	11,764.00
9940-000 TOTAL EXPENSES	2,719.79	1,888.41	-831.38	-44.03	16,047.15	14,896.64	-1,150.51	-7.72	30,459.00
9950-000 Excess (Deficiency) of Revenues over Expenses	2,971.98	3,566.51	-594.53	-16.67	6,747.01	6,923.04	-176.03	-2.54	35,000.00

IHCA - High Street Townhomes (s10a) Budget Comparison

Period = Oct 2023

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Less Reserve Items:									
Reserve Contributions	-2,916.67	-2,916.67	0.00	0.00	-11,666.68	-11,666.68	0.00	0.00	-35,000.00
Reserve Interest Income	-236.53	0.00	-236.53	N/A	-973.05	0.00	-973.05	N/A	0.00
	-3,153.20	-2,916.67	-236.53	-8.11	-12,639.73	-11,666.68	-973.05	-8.34	-35,000.00
Operating Excess (Deficiency) of Rev over Exp	-181.22	649.84	-831.06	N/A	-5,892.72	-4,743.64	-1,149.08	-24.22	0.00
Reserve Expenses:									
Concrete Flatwork Repairs						2,630.00			
Roofs - Inspect, Clean, & Repair						4,620.00			
Exterior Paint					42,493.00				
Dry Rot Repair					1,837.00				

Statement (12 months)

Period = Jul 2023-Oct 2023

Book = Accrual ; Tree = ysi_is

		Jul 2023	Aug 2023	Sep 2023	Oct 2023	Total
3000-000	INCOME					
3500-000	OTHER INCOME					
3590-000	IHCA Master Base Assess. Income	972.00	972.00	972.00	972.00	3,888.00
3900-000	TOTAL OTHER INCOME	972.00	972.00	972.00	972.00	3,888.00
3999-000	TOTAL PM INCOME	972.00	972.00	972.00	972.00	3,888.00
4010-000	ASSOCIATION INCOME					
4045-000	Interest Income	0.43	0.27	0.29	0.28	1.27
4047-000	Interest Income-Reserves	244.36	245.95	246.21	236.53	973.05
4070-000	Neighborhood Assessments	4,482.96	4,482.96	4,482.96	4,482.96	17,931.84
4390-000	TOTAL ASSOCIATION INCOME	4,727.75	4,729.18	4,729.46	4,719.77	18,906.16
4999-000	TOTAL REVENUE	5,699.75	5,701.18	5,701.46	5,691.77	22,794.16
6000-000	EXPENSES					
7200-000	NEIGHBORHOOD EXPENSES					
7201-000	Neighborhood Management Fees	245.00	245.00	245.00	245.00	980.00
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	337.06	337.06	337.06	337.06	1,348.24
7260-000	Neighborhood Irrigation-Common Areas	0.00	26.18	0.00	26.18	52.36
7266-000	Neighborhood Pest Control	0.00	0.00	0.00	1,139.55	1,139.55
7280-000	Neighborhood Maintenance	50.00	100.00	0.00	0.00	150.00
7288-000	Neighborhood Property Insurance	8,489.00	0.00	0.00	0.00	8,489.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	9,121.06	708.24	582.06	1,747.79	12,159.15
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION					
9830-000	Master Base Assessments	972.00	972.00	972.00	972.00	3,888.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	972.00	972.00	972.00	972.00	3,888.00
9940-000	TOTAL EXPENSES	10,093.06	1,680.24	1,554.06	2,719.79	16,047.15
9950-000	Excess (Deficiency) of Revenues over Expenses	-4,393.31	4,020.94	4,147.40	2,971.98	6,747.01

Expense Distribution

Property=s10a AND mm/yy=10/2023-10/2023

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-85899	s10a	673574	10/01/2023	10/2023	337.06	0.00	352	10/10/2023	Contract Landscaping
Total 7235-000 - Nghborhd Lndscpe Main...						337.06	0.00			
7260-000 - Neighborhood Irrigation-Com...										
citiss - City of Issaquah	P-86076	s10a	30-0213-0086076	10/01/2023	10/2023	26.18	0.00	353	10/10/2023	Account #30-0213-00
Total 7260-000 - Neighborhood Irrigatio...						26.18	0.00			
7266-000 - Neighborhood Pest Control										
eagpes - Eagle Pest Eliminators, Inc.	P-85890	s10a	2579440	10/04/2023	10/2023	423.89	0.00	351	10/09/2023	996&998 Wasp Control
eagpes - Eagle Pest Eliminators, Inc.	P-86303	s10a	2580273	10/09/2023	10/2023	357.83	0.00	354	10/24/2023	970 Rodent Control
eagpes - Eagle Pest Eliminators, Inc.	P-86302	s10a	2580651	10/12/2023	10/2023	357.83	0.00	354	10/24/2023	996 998 Wasp Nests
Total 7266-000 - Neighborhood Pest Control						1,139.55	0.00			
						1,502.79	0.00			