

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

FINANCIAL SUMMARY:

As of December 2023, operating cash totaled \$2,253, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$105,771, for total assets of \$108,024.

Operating liabilities totaled \$0, prepaid assessments totaled \$909, and 'other' liabilities totaled \$909, for total liabilities of \$1,818.

The Association ended the month in a positive cash position of \$106,206.

For the month ending December 2023, the Association incurred expenses and accrued costs totaling \$1,671, under budget by \$168.

YTD December 2023, the Association incurred expenses and accrued costs totaling \$20,890, under budget by \$1,431.

As of December 2023, replacement reserves totaled \$105,771.

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

Line Item	Amount	Under/Over	Explanation
Neighborhood Landscape-Other	\$ 300.00	Over	More than anticipated
Pest Control	\$ 564.55	Over	More than anticipated
Neighborhood Gutter/Roof Maint.	\$ 424.98	Under	Less than anticipated
Neighborhood Gutter/Roof Cleaning	\$ 385.00	Under	Less than anticipated
Dryer Vent Cleaning	\$ 530.00	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
TOTALS	\$ -	\$ -	\$ -	\$ -	\$ -	

COMPLETED AND PENDING MAINTENANCE:

- Winterize Irrigation December 2023
- Exterior painting, caulking and dry rot repairs completed October 2023
- Gutter cleaning performed November 2023
- Fall planting & bark to be performed Fall 2023
- Pest Control performed June 2023
- Dryer vent cleaning performed October 2023
- 24/25 Reserve study completed

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

Period = Dec 2023

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	2,252.69	1,754.02	498.67
1066-000	Certificate of Deposits - Reserve	52,041.70	51,837.53	204.17
1080-000	CIT - Reserve MM	53,729.77	50,789.23	2,940.54
1090-000	TOTAL CASH	108,024.16	104,380.78	3,643.38
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	0.00	125.00	-125.00
1248-000	TOTAL ACCOUNTS RECEIVABLE	0.00	125.00	-125.00
1990-000	TOTAL ASSETS	108,024.16	104,505.78	3,518.38
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	909.16	948.53	-39.37
2680-000	TOTAL OTHER LIABILITIES	909.16	948.53	-39.37
2690-000	TOTAL LIABILITIES	909.16	948.53	-39.37
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	7,002.11	7,002.11	0.00
2830-000	Current Year Reserve Transfers	-18,926.79	-15,782.08	-3,144.71
2850-000	Current Year Retained Earnings/Operating Fund	13,268.21	9,710.46	3,557.75
2855-000	Reserve Equity	105,771.47	102,626.76	3,144.71
2990-000	TOTAL CAPITAL	107,115.00	103,557.25	3,557.75
2999-000	TOTAL LIABILITIES & CAPITAL	108,024.16	104,505.78	3,518.38

IHCA - High Street Townhomes (s10a) Budget Comparison

Period = Dec 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	891.00	972.00	-81.00	-8.33	5,832.00	5,832.00	0.00	0.00	11,664.00
3900-000 TOTAL OTHER INCOME	891.00	972.00	-81.00	-8.33	5,832.00	5,832.00	0.00	0.00	11,664.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.14	0.00	0.14	N/A	1.56	0.00	1.56	N/A	0.00
4047-000 Interest Income-Reserves	228.04	0.00	228.04	N/A	1,426.77	0.00	1,426.77	N/A	0.00
4070-000 Neighborhood Assessments	4,109.38	4,482.92	-373.54	-8.33	26,897.76	26,897.52	0.24	0.00	53,795.00
4390-000 TOTAL ASSOCIATION INCOME	4,337.56	4,482.92	-145.36	-3.24	28,326.09	26,897.52	1,428.57	5.31	53,795.00
4999-000 TOTAL REVENUE	5,228.56	5,454.92	-226.36	-4.15	34,158.09	32,729.52	1,428.57	4.36	65,459.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	245.00	245.00	0.00	0.00	1,470.00	1,470.00	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	49.98	49.98	100.00	100.00
7235-000 Nghborhd Lndscape Maint-Contract/Comm. Area	337.06	337.25	0.19	0.06	2,022.36	2,023.50	1.14	0.06	4,047.00
7250-000 Neighborhood Landscape - Other	0.00	50.00	50.00	100.00	600.00	300.00	-300.00	-100.00	600.00
7260-000 Neighborhood Irrigation-Common Areas	26.18	30.00	3.82	12.73	78.54	130.00	51.46	39.58	250.00
7265-000 Neigh Irrig Maint & Repairs	0.00	0.00	0.00	N/A	0.00	90.00	90.00	100.00	120.00
7266-000 Neighborhood Pest Control	0.00	0.00	0.00	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	424.98	424.98	100.00	850.00
7272-000 Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	N/A	0.00	385.00	385.00	100.00	385.00
7278-000 Dryer Vent Cleaning	0.00	0.00	0.00	N/A	0.00	530.00	530.00	100.00	530.00
7280-000 Neighborhood Maintenance	90.57	83.33	-7.24	-8.69	240.57	499.98	259.41	51.88	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	250.02	250.02	100.00	500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	698.81	866.41	167.60	19.34	15,057.88	13,526.46	-1,531.42	-11.32	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	5,832.00	5,832.00	0.00	0.00	11,664.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	972.00	972.00	0.00	0.00	5,832.00	5,932.00	100.00	1.69	11,764.00
9940-000 TOTAL EXPENSES	1,670.81	1,838.41	167.60	9.12	20,889.88	19,458.46	-1,431.42	-7.36	30,459.00
9950-000 Excess (Deficiency) of Revenues over Expenses	3,557.75	3,616.51	-58.76	-1.62	13,268.21	13,271.06	-2.85	-0.02	35,000.00

IHCA - High Street Townhomes (s10a) Budget Comparison

Period = Dec 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	-17,500.02	-17,500.02	0.00	0.00	-35,000.00
Reserve Interest Income	-228.04	0.00	-228.04	N/A	-1,426.77	0.00	-1,426.77	N/A	0.00
	-3,144.71	-2,916.67	-228.04	-7.82	-18,926.79	-17,500.02	-1,426.77	-8.15	-35,000.00
Operating Excess (Deficiency) of Rev over Exp	413.04	699.84	-286.80	-40.98	-5,658.58	-4,228.96	-1,429.62	-33.81	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-Dec 2023

Book = Accrual ; Tree = ysi_is

		Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Total
3000-000	INCOME							
3500-000	OTHER INCOME							
3590-000	IHCA Master Base Assess. Income	972.00	972.00	972.00	972.00	1,053.00	891.00	5,832.00
3900-000	TOTAL OTHER INCOME	972.00	972.00	972.00	972.00	1,053.00	891.00	5,832.00
3999-000	TOTAL PM INCOME	972.00	972.00	972.00	972.00	1,053.00	891.00	5,832.00
4010-000	ASSOCIATION INCOME							
4045-000	Interest Income	0.43	0.27	0.29	0.28	0.15	0.14	1.56
4047-000	Interest Income-Reserves	244.36	245.95	246.21	236.53	225.68	228.04	1,426.77
4070-000	Neighborhood Assessments	4,482.96	4,482.96	4,482.96	4,482.96	4,856.54	4,109.38	26,897.76
4390-000	TOTAL ASSOCIATION INCOME	4,727.75	4,729.18	4,729.46	4,719.77	5,082.37	4,337.56	28,326.09
4999-000	TOTAL REVENUE	5,699.75	5,701.18	5,701.46	5,691.77	6,135.37	5,228.56	34,158.09
6000-000	EXPENSES							
7200-000	NEIGHBORHOOD EXPENSES							
7201-000	Neighborhood Management Fees	245.00	245.00	245.00	245.00	245.00	245.00	1,470.00
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	0.00	1,017.86	0.00	1,017.86
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	337.06	337.06	337.06	337.06	337.06	337.06	2,022.36
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	0.00	600.00	0.00	600.00
7260-000	Neighborhood Irrigation-Common Areas	0.00	26.18	0.00	26.18	0.00	26.18	78.54
7266-000	Neighborhood Pest Control	0.00	0.00	0.00	1,139.55	0.00	0.00	1,139.55
7280-000	Neighborhood Maintenance	50.00	100.00	0.00	0.00	0.00	90.57	240.57
7288-000	Neighborhood Property Insurance	8,489.00	0.00	0.00	0.00	0.00	0.00	8,489.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	9,121.06	708.24	582.06	1,747.79	2,199.92	698.81	15,057.88
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION							
9830-000	Master Base Assessments	972.00	972.00	972.00	972.00	972.00	972.00	5,832.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	972.00	972.00	972.00	972.00	972.00	972.00	5,832.00
9940-000	TOTAL EXPENSES	10,093.06	1,680.24	1,554.06	2,719.79	3,171.92	1,670.81	20,889.88
9950-000	Excess (Deficiency) of Revenues over Expenses	-4,393.31	4,020.94	4,147.40	2,971.98	2,963.45	3,557.75	13,268.21

Expense Distribution

Property=s10a AND mm/yy=12/2023-12/2023

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-86649	s10a	695599	12/01/2023	12/2023	337.06	0.00	358	12/12/2023	Contract Landscaping
Total 7235-000 - Nghborhd Lndscpe Main...							337.06	0.00			
7260-000 - Neighborhood Irrigation-Com...											
	citiss - City of Issaquah	P-87007	s10a	30-0213-0087007	12/01/2023	12/2023	26.18	0.00	359	12/14/2023	Account #30-0213-00
Total 7260-000 - Neighborhood Irrigatio...							26.18	0.00			
7280-000 - Neighborhood Maintenance											
	isscom - Issaquah Highlands Communit...	P-86712	s10a	T4894 Land BB 12/2023	12/11/2023	12/2023	50.00	0.00	357	12/12/2023	W/O #5146 Winterize Irrigation
	homdep - Home Depot Credit Services	P-87036	s10a	611249995426285	12/15/2023	12/2023	40.57	0.00	12152023	12/15/2023	Window Leak Repair
Total 7280-000 - Neighborhood Maintenance							90.57	0.00			
							453.81	0.00			