



**High Street Townhomes**  
**FINANCIAL REPORT**  
**Manager's Report for the month ending April 2024**

**FINANCIAL SUMMARY:**

As of April 2024, operating cash totaled \$3,762, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$96,161, for total assets of \$99,923.

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 \$99,923.

For the month ending April 2024, the Association incurred expenses and accrued costs totaling \$2,024, over budget by \$175.

YTD April 2024, the Association incurred expenses and accrued costs totaling \$28,626, under budget by \$1,834.

As of April 2024, replacement reserves totaled \$96,161.

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

Line Item	Amount	Under/Over	Explanation
Pest Control	\$ 564.55	Over	More than anticipated
Neighborhood Maintenance	\$ 592.73	Under	Less than anticipated
Neighborhood Property Insurance	\$ 2,709.00	Over	More 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:**

- 980 Roof Repair April 2024
- Irrigation Start Up April 2024
- Spring plant & bark performed March 2024
- Gutter Cleaning performed January 2024
- Exterior painting, caulking and dry rot repairs completed
- 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 = Apr 2024

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	3,761.64	3,246.63	515.01
1080-000	CIT - Reserve MM	96,160.97	93,195.63	2,965.34
1090-000	TOTAL CASH	99,922.61	96,442.26	3,480.35
1990-000	TOTAL ASSETS	99,922.61	96,442.26	3,480.35
1995-000	LIABILITIES & CAPITAL			
<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	-31,130.41	-28,165.07	-2,965.34
2850-000	Current Year Retained Earnings/Operating Fund	27,889.94	24,409.59	3,480.35
2855-000	Reserve Equity	96,160.97	93,195.63	2,965.34
2990-000	TOTAL CAPITAL	99,922.61	96,442.26	3,480.35
2999-000	TOTAL LIABILITIES & CAPITAL	99,922.61	96,442.26	3,480.35

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

Period = Apr 2024

	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	9,720.00	9,720.00	0.00	0.00	11,664.00
3900-000 TOTAL OTHER INCOME	972.00	972.00	0.00	0.00	9,720.00	9,720.00	0.00	0.00	11,664.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.25	0.00	0.25	N/A	2.33	0.00	2.33	N/A	0.00
4047-000 Interest Income-Reserves	48.67	0.00	48.67	N/A	1,963.71	0.00	1,963.71	N/A	0.00
4070-000 Neighborhood Assessments	4,482.96	4,482.92	0.04	0.00	44,829.60	44,829.20	0.40	0.00	53,795.00
4390-000 TOTAL ASSOCIATION INCOME	4,531.88	4,482.92	48.96	1.09	46,795.64	44,829.20	1,966.44	4.39	53,795.00
4999-000 TOTAL REVENUE	5,503.88	5,454.92	48.96	0.90	56,515.64	54,549.20	1,966.44	3.60	65,459.00
<b>7200-000 NEIGHBORHOOD EXPENSES</b>									
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 Lndscpe Maint-Contract/Comm. Area	337.67	337.25	-0.42	-0.12	3,371.21	3,372.50	1.29	0.04	4,047.00
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	28.15	40.00	11.85	29.62	132.87	200.00	67.13	33.56	250.00
7265-000 Neigh Irrig Maint & Repairs	0.00	0.00	0.00	N/A	0.00	120.00	120.00	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	440.71	70.83	-369.88	-522.21	440.71	708.30	267.59	37.78	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	530.00	1.52	0.29	530.00
7280-000 Neighborhood Maintenance	0.00	83.33	83.33	100.00	240.57	833.30	592.73	71.13	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	416.70	416.70	100.00	500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	1,051.53	876.41	-175.12	-19.98	18,905.70	16,972.10	-1,933.60	-11.39	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	100.00	100.00	100.00	100.00
9830-000 Master Base Assessments	972.00	972.00	0.00	0.00	9,720.00	9,720.00	0.00	0.00	11,664.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	972.00	972.00	0.00	0.00	9,720.00	9,820.00	100.00	1.02	11,764.00
9940-000 TOTAL EXPENSES	2,023.53	1,848.41	-175.12	-9.47	28,625.70	26,792.10	-1,833.60	-6.84	30,459.00
9950-000 Excess (Deficiency) of Revenues over Expenses	3,480.35	3,606.51	-126.16	-3.50	27,889.94	27,757.10	132.84	0.48	35,000.00

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

Period = Apr 2024

	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	-29,166.70	-29,166.70	0.00	0.00	-35,000.00
Reserve Interest Income	-48.67	0.00	-48.67	N/A	-1,963.71	0.00	-1,963.71	N/A	0.00
	-2,965.34	-2,916.67	-48.67	-1.67	-31,130.41	-29,166.70	-1,963.71	-6.73	-35,000.00
<b>Operating Excess (Deficiency) of Rev over Exp</b>	<b>515.01</b>	<b>689.84</b>	<b>-174.83</b>	<b>-25.34</b>	<b>-3,240.47</b>	<b>-1,409.60</b>	<b>-1,830.87</b>	<b>-129.89</b>	<b>0.00</b>

**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	
970 Water Intrusion Inspection	13,488.35	
998 Water Intrusion Inspection	3,179.69	
982 Water Intrusion Inspection	5,146.08	

**Statement (12 months)**

Period = Jul 2023-Apr 2024

Book = Accrual ; Tree = ysi\_is

	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Jan 2024	Feb 2024	Mar 2024	Apr 2024	Total
<b>3000-000 INCOME</b>											
3500-000 OTHER INCOME											
3590-000 IHCA Master Base Assess. Income	972.00	972.00	972.00	972.00	1,053.00	891.00	972.00	972.00	972.00	972.00	9,720.00
3900-000 TOTAL OTHER INCOME	972.00	972.00	972.00	972.00	1,053.00	891.00	972.00	972.00	972.00	972.00	9,720.00
3999-000 TOTAL PM INCOME	972.00	972.00	972.00	972.00	1,053.00	891.00	972.00	972.00	972.00	972.00	9,720.00
4010-000 ASSOCIATION INCOME											
4045-000 Interest Income	0.43	0.27	0.29	0.28	0.15	0.14	0.18	0.15	0.19	0.25	2.33
4047-000 Interest Income-Reserves	244.36	245.95	246.21	236.53	225.68	228.04	229.51	227.75	31.01	48.67	1,963.71
4070-000 Neighborhood Assessments	4,482.96	4,482.96	4,482.96	4,482.96	4,856.54	4,109.38	4,482.96	4,482.96	4,482.96	4,482.96	44,829.60
4390-000 TOTAL ASSOCIATION INCOME	4,727.75	4,729.18	4,729.46	4,719.77	5,082.37	4,337.56	4,712.65	4,710.86	4,514.16	4,531.88	46,795.64
4999-000 TOTAL REVENUE	5,699.75	5,701.18	5,701.46	5,691.77	6,135.37	5,228.56	5,684.65	5,682.86	5,486.16	5,503.88	56,515.64
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	2,450.00
7204-000 Neighborhood Reserve Study	0.00	0.00	0.00	0.00	1,017.86	0.00	0.00	0.00	0.00	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	337.06	337.06	337.06	337.67	3,371.21
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	600.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	26.18	0.00	26.18	0.00	26.18	0.00	26.18	0.00	28.15	132.87
7266-000 Neighborhood Pest Control	0.00	0.00	0.00	1,139.55	0.00	0.00	0.00	0.00	0.00	0.00	1,139.55
7271-000 Neighborhood Gutter/Roof Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	440.71	440.71
7272-000 Neighborhood Gutter/Roof Cleaning	0.00	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	0.00	0.00	0.00	0.00	0.00	528.48	0.00	0.00	528.48
7280-000 Neighborhood Maintenance	50.00	100.00	0.00	0.00	0.00	90.57	0.00	0.00	0.00	0.00	240.57
7288-000 Neighborhood Property Insurance	8,489.00	0.00	0.00	0.00	0.00	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	1,077.51	1,136.72	582.06	1,051.53	18,905.70
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION											
9830-000 Master Base Assessments	972.00	972.00	972.00	972.00	972.00	972.00	972.00	972.00	972.00	972.00	9,720.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	972.00	972.00	972.00	972.00	972.00	972.00	972.00	972.00	972.00	972.00	9,720.00
9940-000 TOTAL EXPENSES	10,093.06	1,680.24	1,554.06	2,719.79	3,171.92	1,670.81	2,049.51	2,108.72	1,554.06	2,023.53	28,625.70
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	3,635.14	3,574.14	3,932.10	3,480.35	27,889.94

# Expense Distribution

Property=s10a AND mm/yy=04/2024-04/2024

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-88443	s10a	733754	04/01/2024	04/2024	337.67	0.00	366	04/16/2024	Contract Landscaping
<b>Total 7235-000 - Nghborhd Lndscpe Main...</b>						<b>337.67</b>	<b>0.00</b>			
<b>7260-000 - Neighborhood Irrigation-Com...</b>										
citiss - City of Issaquah	P-88638	s10a	30-0213-0088638	04/01/2024	04/2024	28.15	0.00	367	04/17/2024	Account #30-0213-00
<b>Total 7260-000 - Neighborhood Irrigatio...</b>						<b>28.15</b>	<b>0.00</b>			
<b>7271-000 - Neighborhood Gutter/Roof Ma...</b>										
skyroo - Skyway Roofing Service LLC	P-88835	s10a	1731	04/29/2024	04/2024	440.71	0.00	368	04/30/2024	980 Roof Repair
<b>Total 7271-000 - Neighborhood Gutter/Ro...</b>						<b>440.71</b>	<b>0.00</b>			
						<b>806.53</b>	<b>0.00</b>			