



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

**FINANCIAL SUMMARY:**

As of May 2024, operating cash totaled \$4,164, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$99,128, for total assets of \$103,292.

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 \$103,292.

For the month ending May 2024, the Association incurred expenses and accrued costs totaling \$2,136, over budget by \$327.

YTD May 2024, the Association incurred expenses and accrued costs totaling \$30,762, under budget by \$2,161.

As of May 2024, replacement reserves totaled \$99,128.

**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	\$ 676.06	Under	Less than anticipated
Neighborhood Property Insurance	\$ 2,709.00	Over	More than anticipated
Contingency	\$ 458.37	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 = May 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	4,164.33	3,761.64	402.69
1080-000	CIT - Reserve MM	99,128.08	96,160.97	2,967.11
1090-000	TOTAL CASH	103,292.41	99,922.61	3,369.80
1990-000	TOTAL ASSETS	103,292.41	99,922.61	3,369.80
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	-34,097.52	-31,130.41	-2,967.11
2850-000	Current Year Retained Earnings/Operating Fund	31,259.74	27,889.94	3,369.80
2855-000	Reserve Equity	99,128.08	96,160.97	2,967.11
2990-000	TOTAL CAPITAL	103,292.41	99,922.61	3,369.80
2999-000	TOTAL LIABILITIES & CAPITAL	103,292.41	99,922.61	3,369.80

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

Period = May 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	10,692.00	10,692.00	0.00	0.00	11,664.00
3900-000 TOTAL OTHER INCOME	972.00	972.00	0.00	0.00	10,692.00	10,692.00	0.00	0.00	11,664.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.27	0.00	0.27	N/A	2.60	0.00	2.60	N/A	0.00
4047-000 Interest Income-Reserves	50.44	0.00	50.44	N/A	2,014.15	0.00	2,014.15	N/A	0.00
4070-000 Neighborhood Assessments	4,482.96	4,482.92	0.04	0.00	49,312.56	49,312.12	0.44	0.00	53,795.00
4390-000 TOTAL ASSOCIATION INCOME	4,533.67	4,482.92	50.75	1.13	51,329.31	49,312.12	2,017.19	4.09	53,795.00
4999-000 TOTAL REVENUE	5,505.67	5,454.92	50.75	0.93	62,021.31	60,004.12	2,017.19	3.36	65,459.00
<b>7200-000 NEIGHBORHOOD EXPENSES</b>									
7201-000 Neighborhood Management Fees	245.00	245.00	0.00	0.00	2,695.00	2,695.00	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	91.63	91.63	100.00	100.00
7235-000 Nghborhd Lndscape Maint-Contract/Comm. Area	337.67	337.25	-0.42	-0.12	3,708.88	3,709.75	0.87	0.02	4,047.00
7250-000 Neighborhood Landscape - Other	0.00	50.00	50.00	100.00	600.00	550.00	-50.00	-9.09	600.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	132.87	200.00	67.13	33.56	250.00
7265-000 Neigh Irrig Maint & Repairs	30.00	0.00	-30.00	N/A	30.00	120.00	90.00	75.00	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	551.20	70.83	-480.37	-678.20	991.91	779.13	-212.78	-27.31	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	916.63	676.06	73.76	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	458.37	458.37	100.00	500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	1,163.87	836.41	-327.46	-39.15	20,069.57	17,808.51	-2,261.06	-12.70	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	10,692.00	10,692.00	0.00	0.00	11,664.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	972.00	972.00	0.00	0.00	10,692.00	10,792.00	100.00	0.93	11,764.00
9940-000 TOTAL EXPENSES	2,135.87	1,808.41	-327.46	-18.11	30,761.57	28,600.51	-2,161.06	-7.56	30,459.00
9950-000 Excess (Deficiency) of Revenues over Expenses	3,369.80	3,646.51	-276.71	-7.59	31,259.74	31,403.61	-143.87	-0.46	35,000.00

**IHCA - High Street Townhomes (s10a)**  
**Budget Comparison**  
 Period = May 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	-32,083.37	-32,083.37	0.00	0.00	-35,000.00
Reserve Interest Income	-50.44	0.00	-50.44	N/A	-2,014.15	0.00	-2,014.15	N/A	0.00
	-2,967.11	-2,916.67	-50.44	-1.73	-34,097.52	-32,083.37	-2,014.15	-6.28	-35,000.00
<b>Operating Excess (Deficiency) of Rev over Exp</b>	<b>402.69</b>	<b>729.84</b>	<b>-327.15</b>	<b>-44.82</b>	<b>-2,837.78</b>	<b>-679.76</b>	<b>-2,158.02</b>	<b>-317.47</b>	<b>0.00</b>
<b>Reserve Expenses:</b>									
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-May 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	May 2024	Total	
<b>3000-000</b>	<b>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	972.00	10,692.00
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	972.00	10,692.00
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	972.00	10,692.00
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	0.27	2.60
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	50.44	2,014.15
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	4,482.96	49,312.56
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	4,533.67	51,329.31
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	5,505.67	62,021.31
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	2,695.00
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	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	337.67	3,708.88
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	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	0.00	132.87
7265-000	Neigh Irrig Maint & Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00	30.00
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	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	551.20	991.91
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	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	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	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	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	1,163.87	20,069.57
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	972.00	10,692.00
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	972.00	10,692.00
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	2,135.87	30,761.57
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	3,369.80	31,259.74

# Expense Distribution

Property=s10a AND mm/yy=05/2024-05/2024

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-88858	s10a	739432	05/01/2024	05/2024	337.67	0.00	369	05/15/2024	Contract Landscaping
<b>Total 7235-000 - Nghborhd Lndscpe Main...</b>						<b>337.67</b>	<b>0.00</b>			
<b>7265-000 - Neigh Irrig Maint &amp; Repairs</b>										
isscom - Issaquah Highlands Communit...	P-89137	s10a	T4894 Land BB 05/2024	05/22/2024	05/2024	30.00	0.00	370	05/30/2024	W/O #5299 Irrigation Start Up
<b>Total 7265-000 - Neigh Irrig Maint &amp; Repairs</b>						<b>30.00</b>	<b>0.00</b>			
<b>7271-000 - Neighborhood Gutter/Roof Ma...</b>										
skyroo - Skyway Roofing Service LLC	P-89190	s10a	1755	05/17/2024	05/2024	551.20	0.00	371	05/31/2024	Roof Inspection
<b>Total 7271-000 - Neighborhood Gutter/Ro...</b>						<b>551.20</b>	<b>0.00</b>			
						<b>918.87</b>	<b>0.00</b>			