



**High Street Townhomes
FINANCIAL REPORT**

Manager's Report for the month ending November 2024

FINANCIAL SUMMARY:

As of November 2024, operating cash totaled \$2,753, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$113,757, for total assets of \$116,510.

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 \$116,510.

For the month ending November 2024, the Association incurred expenses and accrued costs totaling \$1,715, under budget by \$1,165.

YTD November 2024, the Association incurred expenses and accrued costs totaling \$18,619, under budget by \$214.

As of November 2024, replacement reserves totaled \$113,757.

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	\$ 479.15	Under	Less than anticipated
Gutter/Roof Maintenance	\$ 354.15	Under	Less than anticipated
Gutter/Roof Cleaning	\$ 385.00	Under	Less than anticipated
Property Insurance	\$ 3,263.45	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:

- 998 Roof Repair November 2024
- 982 Roof Inspection May 2024
- 980 Roof Repair April and November 2024
- Irrigation Start Up April 2024
- Spring plant & bark performed March 2024
- Gutter Cleaning performed November 2024
- Dryer Vent Cleaning performed September 2024
- 24/25 Reserve study completed

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

Period = Nov 2024

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	2,753.15	5,608.30	-2,855.15
1080-000	CIT - Reserve MM	113,756.77	107,035.98	6,720.79
1090-000	TOTAL CASH	116,509.92	112,644.28	3,865.64
1990-000	TOTAL ASSETS	116,509.92	112,644.28	3,865.64
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	0.00	502.35	-502.35
2680-000	TOTAL OTHER LIABILITIES	0.00	502.35	-502.35
2690-000	TOTAL LIABILITIES	0.00	502.35	-502.35
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	4,563.06	4,563.06	0.00
2830-000	Current Year Reserve Transfers	-13,592.98	-6,872.19	-6,720.79
2850-000	Current Year Retained Earnings/Operating Fund	11,783.07	7,415.08	4,367.99
2855-000	Reserve Equity	113,756.77	107,035.98	6,720.79
2990-000	TOTAL CAPITAL	116,509.92	112,141.93	4,367.99
2999-000	TOTAL LIABILITIES & CAPITAL	116,509.92	112,644.28	3,865.64

IHCA - High Street Townhomes (s10a) Budget Comparison

Period = Nov 2024

	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	1,008.00	1,008.00	0.00	0.00	5,040.00	5,040.00	0.00	0.00	12,096.00
3900-000 TOTAL OTHER INCOME	1,008.00	1,008.00	0.00	0.00	5,040.00	5,040.00	0.00	0.00	12,096.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.23	0.00	0.23	N/A	1.48	0.00	1.48	N/A	0.00
4047-000 Interest Income-Reserves	54.13	0.00	54.13	N/A	259.66	0.00	259.66	N/A	0.00
4070-000 Neighborhood Assessments	5,020.20	5,020.17	0.03	0.00	25,101.00	25,100.85	0.15	0.00	60,242.00
4390-000 TOTAL ASSOCIATION INCOME	5,074.56	5,020.17	54.39	1.08	25,362.14	25,100.85	261.29	1.04	60,242.00
4999-000 TOTAL REVENUE	6,082.56	6,028.17	54.39	0.90	30,402.14	30,140.85	261.29	0.87	72,338.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	269.50	269.50	0.00	0.00	1,347.50	1,347.50	0.00	0.00	3,234.00
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	41.65	41.65	100.00	100.00
7235-000 Nghborhd Lndscape Maint-Contract/Comm. Area	337.07	337.25	0.18	0.05	1,685.34	1,686.25	0.91	0.05	4,047.00
7250-000 Neighborhood Landscape - Other	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	56.30	100.00	43.70	43.70	250.00
7265-000 Neigh Irrig Maint & Repairs	50.00	0.00	-50.00	N/A	50.00	90.00	40.00	44.44	120.00
7266-000 Neighborhood Pest Control	0.00	95.83	95.83	100.00	0.00	479.15	479.15	100.00	1,150.00
7271-000 Neighborhood Gutter/Roof Maintenance	0.00	70.83	70.83	100.00	0.00	354.15	354.15	100.00	850.00
7272-000 Neighborhood Gutter/Roof Cleaning	0.00	385.00	385.00	100.00	0.00	385.00	385.00	100.00	385.00
7278-000 Dryer Vent Cleaning	0.00	530.00	530.00	100.00	528.48	530.00	1.52	0.29	530.00
7280-000 Neighborhood Maintenance	50.00	83.33	33.33	40.00	290.00	416.65	126.65	30.40	1,000.00
7288-000 Neighborhood Property Insurance	0.00	0.00	0.00	N/A	9,621.45	6,358.00	-3,263.45	-51.33	6,358.00
7289-000 Neighborhood Contingency	0.00	41.67	41.67	100.00	0.00	208.35	208.35	100.00	500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	706.57	1,871.74	1,165.17	62.25	13,579.07	13,264.70	-314.37	-2.37	20,142.00
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	1,008.00	1,008.00	0.00	0.00	5,040.00	5,040.00	0.00	0.00	12,096.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	1,008.00	1,008.00	0.00	0.00	5,040.00	5,140.00	100.00	1.95	12,196.00
9940-000 TOTAL EXPENSES	1,714.57	2,879.74	1,165.17	40.46	18,619.07	18,404.70	-214.37	-1.16	32,338.00
9950-000 Excess (Deficiency) of Revenues over Expenses	4,367.99	3,148.43	1,219.56	38.74	11,783.07	11,736.15	46.92	0.40	40,000.00

IHCA - High Street Townhomes (s10a)
Budget Comparison

Period = Nov 2024

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Less Reserve Items:									
Reserve Contributions	-3,333.33	-3,333.33	0.00	0.00	13,333.32	16,666.65	-3,333.33	0.00	-40,000.00
Reserve Interest Income	-54.13	0.00	-54.13	N/A	-259.66	0.00	-259.66	N/A	0.00
	-3,387.46	-3,333.33	-54.13	-1.62	13,073.66	16,666.65	-3,592.99	-21.56	-40,000.00
Operating Excess (Deficiency) of Rev over Exp	980.53	-184.90	1,165.43	N/A	24,856.73	28,402.80	-3,546.07	-12.48	0.00
Reserve Expenses:									
998 Siding Repair					1,930.25				

Statement (12 months)

Period = Jul 2024-Nov 2024

Book = Accrual ; Tree = ysi_is

		Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Total
3000-000	INCOME						
3500-000	OTHER INCOME						
3590-000	IHCA Master Base Assess. Income	1,008.00	1,008.00	1,008.00	1,008.00	1,008.00	5,040.00
3900-000	TOTAL OTHER INCOME	1,008.00	1,008.00	1,008.00	1,008.00	1,008.00	5,040.00
3999-000	TOTAL PM INCOME	1,008.00	1,008.00	1,008.00	1,008.00	1,008.00	5,040.00
4010-000	ASSOCIATION INCOME						
4045-000	Interest Income	0.43	0.20	0.31	0.31	0.23	1.48
4047-000	Interest Income-Reserves	51.26	51.30	49.93	53.04	54.13	259.66
4070-000	Neighborhood Assessments	5,020.20	5,020.20	5,020.20	5,020.20	5,020.20	25,101.00
4390-000	TOTAL ASSOCIATION INCOME	5,071.89	5,071.70	5,070.44	5,073.55	5,074.56	25,362.14
4999-000	TOTAL REVENUE	6,079.89	6,079.70	6,078.44	6,081.55	6,082.56	30,402.14
6000-000	EXPENSES						
7200-000	NEIGHBORHOOD EXPENSES						
7201-000	Neighborhood Management Fees	0.00	539.00	269.50	269.50	269.50	1,347.50
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	337.06	337.07	337.07	337.07	337.07	1,685.34
7260-000	Neighborhood Irrigation-Common Areas	0.00	28.15	0.00	28.15	0.00	56.30
7265-000	Neigh Irrig Maint & Repairs	0.00	0.00	0.00	0.00	50.00	50.00
7278-000	Dryer Vent Cleaning	0.00	0.00	528.48	0.00	0.00	528.48
7280-000	Neighborhood Maintenance	240.00	0.00	0.00	0.00	50.00	290.00
7288-000	Neighborhood Property Insurance	9,621.45	0.00	0.00	0.00	0.00	9,621.45
7290-000	TOTAL NEIGHBORHOOD EXPENSES	10,198.51	904.22	1,135.05	634.72	706.57	13,579.07
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION						
9830-000	Master Base Assessments	0.00	2,016.00	1,008.00	1,008.00	1,008.00	5,040.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	0.00	2,016.00	1,008.00	1,008.00	1,008.00	5,040.00
9940-000	TOTAL EXPENSES	10,198.51	2,920.22	2,143.05	1,642.72	1,714.57	18,619.07
9950-000	Excess (Deficiency) of Revenues over Expenses	-4,118.62	3,159.48	3,935.39	4,438.83	4,367.99	11,783.07

Expense Distribution

Property=s10a AND mm/yy=11/2024-11/2024

Account 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-91192	s10a	801815	11/01/2024	11/2024	337.07	0.00	384	11/11/2024	Contract Landscaping
Total 7235-000 - Nghborhd Lndscpe Main...						337.07	0.00			
7265-000 - Neigh Irrig Maint & Repairs										
isscom - Issaquah Highlands Communit...	P-91264	s10a	T4894 Land BB 11/2024	11/15/2024	11/2024	50.00	0.00	385	11/25/2024	W/O #5550 Winterize Irrigation
Total 7265-000 - Neigh Irrig Maint & Repairs						50.00	0.00			
7280-000 - Neighborhood Maintenance										
certba - Certified Backflow Testing, Inc.	P-91219	s10a	067722	11/04/2024	11/2024	50.00	0.00	383	11/04/2024	Backflow Testing
Total 7280-000 - Neighborhood Maintenance						50.00	0.00			
						437.07	0.00			