



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

FINANCIAL SUMMARY:

As of October 2024, operating cash totaled \$5,608, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$107,036, for total assets of \$112,644.

Operating liabilities totaled \$0, prepaid assessments totaled \$0, and 'other' liabilities totaled \$502, for total liabilities of \$502.

The Association ended the month in a positive cash position of \$112,142.

For the month ending October 2024, the Association incurred expenses and accrued costs totaling \$1,643, under budget by \$402.

YTD October 2024, the Association incurred expenses and accrued costs totaling \$16,905, under budget by \$1,380.

As of October 2024, replacement reserves totaled \$107,036.

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	\$ 383.32	Under	Less than anticipated
Dryer Vent Cleaning	\$ 528.48	Over	More than anticipated
Neighborhood 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 Exterior Maintenance-pending ETA Fall 2024

982 Roof Inspection May 2024

980 Roof Repair April 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 = Oct 2024
Book = Accrual ; Tree = ysi_bs

		Balance	Beginning	Net
		Current Period	Balance	Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	5,608.30	5,058.19	550.11
1080-000	CIT - Reserve MM	107,035.98	103,649.61	3,386.37
1090-000	TOTAL CASH	112,644.28	108,707.80	3,936.48
1990-000	TOTAL ASSETS	112,644.28	108,707.80	3,936.48
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	502.35	1,004.70	-502.35
2680-000	TOTAL OTHER LIABILITIES	502.35	1,004.70	-502.35
2690-000	TOTAL LIABILITIES	502.35	1,004.70	-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	-6,872.19	-3,485.82	-3,386.37
2850-000	Current Year Retained Earnings/Operating Fund	7,415.08	2,976.25	4,438.83
2855-000	Reserve Equity	107,035.98	103,649.61	3,386.37
2990-000	TOTAL CAPITAL	112,141.93	107,703.10	4,438.83
2999-000	TOTAL LIABILITIES & CAPITAL	112,644.28	108,707.80	3,936.48

IHCA - High Street Townhomes (s10a)
Budget Comparison
Period = Oct 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	4,032.00	4,032.00	0.00	0.00	12,096.00
3900-000	TOTAL OTHER INCOME	1,008.00	1,008.00	0.00	0.00	4,032.00	4,032.00	0.00	0.00	12,096.00
4010-000	ASSOCIATION INCOME									
4045-000	Interest Income	0.31	0.00	0.31	N/A	1.25	0.00	1.25	N/A	0.00
4047-000	Interest Income-Reserves	53.04	0.00	53.04	N/A	205.53	0.00	205.53	N/A	0.00
4070-000	Neighborhood Assessments	5,020.20	5,020.17	0.03	0.00	20,080.80	20,080.68	0.12	0.00	60,242.00
4390-000	TOTAL ASSOCIATION INCOME	5,073.55	5,020.17	53.38	1.06	20,287.58	20,080.68	206.90	1.03	60,242.00
4999-000	TOTAL REVENUE	6,081.55	6,028.17	53.38	0.89	24,319.58	24,112.68	206.90	0.86	72,338.00
7200-000	NEIGHBORHOOD EXPENSES									
7201-000	Neighborhood Management Fees	269.50	269.50	0.00	0.00	1,078.00	1,078.00	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	33.32	33.32	100.00	100.00
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	337.07	337.25	0.18	0.05	1,348.27	1,349.00	0.73	0.05	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	28.15	50.00	21.85	43.70	56.30	100.00	43.70	43.70	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	0.00	95.83	95.83	100.00	0.00	383.32	383.32	100.00	1,150.00
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	528.48	0.00	-528.48	N/A	530.00
7280-000	Neighborhood Maintenance	0.00	83.33	83.33	100.00	240.00	333.32	93.32	28.00	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	166.68	166.68	100.00	500.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	634.72	1,036.74	402.02	38.78	12,872.50	11,392.96	-1,479.54	-12.99	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	4,032.00	4,032.00	0.00	0.00	12,096.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	1,008.00	1,008.00	0.00	0.00	4,032.00	4,132.00	100.00	2.42	12,196.00
9940-000	TOTAL EXPENSES	1,642.72	2,044.74	402.02	19.66	16,904.50	15,524.96	-1,379.54	-8.89	32,338.00
9950-000	Excess (Deficiency) of Revenues over Expenses	4,438.83	3,983.43	455.40	11.43	7,415.08	8,587.72	-1,172.64	-13.65	40,000.00

IHCA - High Street Townhomes (s10a)
Budget Comparison
 Period = Oct 2024

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<u>Less Reserve Items:</u>									
Reserve Contributions	-3,333.33	-3,333.33	0.00	0.00	6,666.66	13,333.32	-6,666.66	0.00	-40,000.00
Reserve Interest Income	-53.04	0.00	-53.04	N/A	-205.53	0.00	-205.53	N/A	0.00
	-3,386.37	-3,333.33	-53.04	-1.59	6,461.13	13,333.32	-6,872.19	-51.54	-40,000.00
Operating Excess (Deficiency) of Rev over Exp	1,052.46	650.10	402.36	61.89	13,876.21	21,921.04	-8,044.83	-36.70	0.00
<u>Reserve Expenses:</u>									
998 Siding Repair					1,930.25				

Statement (12 months)

Period = Jul 2024-Oct 2024

Book = Accrual ; Tree = ysi_is

		Jul 2024		Aug 2024		Sep 2024		Oct 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		4,032.00
3900-000	TOTAL OTHER INCOME	1,008.00		1,008.00		1,008.00		1,008.00		4,032.00
3999-000	TOTAL PM INCOME	1,008.00		1,008.00		1,008.00		1,008.00		4,032.00
4010-000	ASSOCIATION INCOME									
4045-000	Interest Income	0.43		0.20		0.31		0.31		1.25
4047-000	Interest Income-Reserves	51.26		51.30		49.93		53.04		205.53
4070-000	Neighborhood Assessments	5,020.20		5,020.20		5,020.20		5,020.20		20,080.80
4390-000	TOTAL ASSOCIATION INCOME	5,071.89		5,071.70		5,070.44		5,073.55		20,287.58
4999-000	TOTAL REVENUE	6,079.89		6,079.70		6,078.44		6,081.55		24,319.58
6000-000	EXPENSES									
7200-000	NEIGHBORHOOD EXPENSES									
7201-000	Neighborhood Management Fees	0.00		539.00		269.50		269.50		1,078.00
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	337.06		337.07		337.07		337.07		1,348.27
7260-000	Neighborhood Irrigation-Common Areas	0.00		28.15		0.00		28.15		56.30
7278-000	Dryer Vent Cleaning	0.00		0.00		528.48		0.00		528.48
7280-000	Neighborhood Maintenance	240.00		0.00		0.00		0.00		240.00
7288-000	Neighborhood Property Insurance	9,621.45		0.00		0.00		0.00		9,621.45
7290-000	TOTAL NEIGHBORHOOD EXPENSES	10,198.51		904.22		1,135.05		634.72		12,872.50
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION									
9830-000	Master Base Assessments	0.00		2,016.00		1,008.00		1,008.00		4,032.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	0.00		2,016.00		1,008.00		1,008.00		4,032.00
9940-000	TOTAL EXPENSES	10,198.51		2,920.22		2,143.05		1,642.72		16,904.50
9950-000	Excess (Deficiency) of Revenues over Expenses	-4,118.62		3,159.48		3,935.39		4,438.83		7,415.08

Expense Distribution

Property=s10a AND mm/yy=10/2024-10/2024

Account Code - Name				Invoice			Unpaid		Check	
Vendor Code - Name	Control	Property	Invoice #	Date	Period	Amount	Amount	Check #	Date	Remarks
7235-000 - Nghborhd Lndscpe Maint-Cont...										
landcare - LandCare USA LLC	P-90747	s10a	793622	10/01/2024	10/2024	337.07	0.00	382	10/14/2024	Contract Landscaping
Total 7235-000 - Nghborhd Lndscpe Main...						337.07	0.00			
7260-000 - Neighborhood Irrigation-Com...										
citiss - City of Issaquah	P-90885	s10a	30-0213-0090885	10/01/2024	10/2024	28.15	0.00	381	10/14/2024	Account #30-0213-00
Total 7260-000 - Neighborhood Irrigatio...						28.15	0.00			
						365.22	0.00			