

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

FINANCIAL SUMMARY:

As of December 2024, operating cash totaled \$4,308, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$96,526, for total assets of \$100,833.

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 \$100,331.

For the month ending December 2024, the Association incurred expenses and accrued costs totaling \$1,643, under budget by \$352.

YTD December 2024, the Association incurred expenses and accrued costs totaling \$20,262, under budget by \$138.

As of December 2024, replacement reserves totaled \$96,526.

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
Neighborhood Landscape-Other	\$ 300.00	Under	Less than anticipated
Neighborhood Pest Control	\$ 574.98	Under	Less than anticipated
Gutter/Roof Maintenance	\$ 424.98	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

980 Roof Repair November 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 = Dec 2024
Book = Accrual ; Tree = ysi_bs

		Balance	Beginning	Net
		Current Period	Balance	Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	4,307.88	2,753.15	1,554.73
1080-000	CIT - Reserve MM	96,525.60	113,756.77	-17,231.17
1090-000	TOTAL CASH	100,833.48	116,509.92	-15,676.44
1990-000	TOTAL ASSETS	100,833.48	116,509.92	-15,676.44
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	502.35	0.00	502.35
2680-000	TOTAL OTHER LIABILITIES	502.35	0.00	502.35
2690-000	TOTAL LIABILITIES	502.35	0.00	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	-16,982.10	-13,592.98	-3,389.12
2850-000	Current Year Retained Earnings/Operating Fund	16,224.57	11,783.07	4,441.50
2855-000	Reserve Equity	96,525.60	113,756.77	-17,231.17
2990-000	TOTAL CAPITAL	100,331.13	116,509.92	-16,178.79
2999-000	TOTAL LIABILITIES & CAPITAL	100,833.48	116,509.92	-15,676.44

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

Period = Dec 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	6,048.00	6,048.00	0.00	0.00	12,096.00
3900-000	TOTAL OTHER INCOME	1,008.00	1,008.00	0.00	0.00	6,048.00	6,048.00	0.00	0.00	12,096.00
4010-000	ASSOCIATION INCOME									
4045-000	Interest Income	0.23	0.00	0.23	N/A	1.71	0.00	1.71	N/A	0.00
4047-000	Interest Income-Reserves	55.79	0.00	55.79	N/A	315.45	0.00	315.45	N/A	0.00
4070-000	Neighborhood Assessments	5,020.20	5,020.17	0.03	0.00	30,121.20	30,121.02	0.18	0.00	60,242.00
4390-000	TOTAL ASSOCIATION INCOME	5,076.22	5,020.17	56.05	1.12	30,438.36	30,121.02	317.34	1.05	60,242.00
4999-000	TOTAL REVENUE	6,084.22	6,028.17	56.05	0.93	36,486.36	36,169.02	317.34	0.88	72,338.00
7200-000	NEIGHBORHOOD EXPENSES									
7201-000	Neighborhood Management Fees	269.50	269.50	0.00	0.00	1,617.00	1,617.00	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	49.98	49.98	100.00	100.00
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	337.07	337.25	0.18	0.05	2,022.41	2,023.50	1.09	0.05	4,047.00
7250-000	Neighborhood Landscape - Other	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	600.00
7260-000	Neighborhood Irrigation-Common Areas	28.15	30.00	1.85	6.17	84.45	130.00	45.55	35.04	250.00
7265-000	Neigh Irrig Maint & Repairs	0.00	0.00	0.00	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	574.98	574.98	100.00	1,150.00
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	528.48	530.00	1.52	0.29	530.00
7280-000	Neighborhood Maintenance	0.00	83.33	83.33	100.00	290.00	499.98	209.98	42.00	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	250.02	250.02	100.00	500.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	634.72	986.74	352.02	35.68	14,213.79	14,251.44	37.65	0.26	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	6,048.00	6,048.00	0.00	0.00	12,096.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	1,008.00	1,008.00	0.00	0.00	6,048.00	6,148.00	100.00	1.63	12,196.00
9940-000	TOTAL EXPENSES	1,642.72	1,994.74	352.02	17.65	20,261.79	20,399.44	137.65	0.67	32,338.00
9950-000	Excess (Deficiency) of Revenues over Expenses	4,441.50	4,033.43	408.07	10.12	16,224.57	15,769.58	454.99	2.89	40,000.00

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

Period = Dec 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	16,666.65	19,999.98	-3,333.33	0.00	-40,000.00
Reserve Interest Income	-55.79	0.00	-55.79	N/A	-315.45	0.00	-315.45	N/A	0.00
	-3,389.12	-3,333.33	-55.79	-1.67	16,351.20	19,999.98	-3,648.78	-18.24	-40,000.00
Operating Excess (Deficiency) of Rev over Exp	1,052.38	700.10	352.28	50.32	32,575.77	35,769.56	-3,193.79	-8.93	0.00
<u>Reserve Expenses:</u>									
998 Siding Repair	13,164.31				15,094.56				
980 Roof Repair	3,870.02				3,870.02				
998 Roof Repair	3,585.96				3,585.96				

Statement (12 months)

Period = Jul 2024-Dec 2024

Book = Accrual ; Tree = ysi_is

		Jul 2024		Aug 2024		Sep 2024		Oct 2024		Nov 2024		Dec 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		1,008.00		6,048.00
3900-000	TOTAL OTHER INCOME	1,008.00		1,008.00		1,008.00		1,008.00		1,008.00		1,008.00		6,048.00
3999-000	TOTAL PM INCOME	1,008.00		1,008.00		1,008.00		1,008.00		1,008.00		1,008.00		6,048.00
4010-000	ASSOCIATION INCOME													
4045-000	Interest Income	0.43		0.20		0.31		0.31		0.23		0.23		1.71
4047-000	Interest Income-Reserves	51.26		51.30		49.93		53.04		54.13		55.79		315.45
4070-000	Neighborhood Assessments	5,020.20		5,020.20		5,020.20		5,020.20		5,020.20		5,020.20		30,121.20
4390-000	TOTAL ASSOCIATION INCOME	5,071.89		5,071.70		5,070.44		5,073.55		5,074.56		5,076.22		30,438.36
4999-000	TOTAL REVENUE	6,079.89		6,079.70		6,078.44		6,081.55		6,082.56		6,084.22		36,486.36
6000-000	EXPENSES													
7200-000	NEIGHBORHOOD EXPENSES													
7201-000	Neighborhood Management Fees	0.00		539.00		269.50		269.50		269.50		269.50		1,617.00
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	337.06		337.07		337.07		337.07		337.07		337.07		2,022.41
7260-000	Neighborhood Irrigation-Common Areas	0.00		28.15		0.00		28.15		0.00		28.15		84.45
7265-000	Neigh Irrig Maint & Repairs	0.00		0.00		0.00		0.00		50.00		0.00		50.00
7278-000	Dryer Vent Cleaning	0.00		0.00		528.48		0.00		0.00		0.00		528.48
7280-000	Neighborhood Maintenance	240.00		0.00		0.00		0.00		50.00		0.00		290.00
7288-000	Neighborhood Property Insurance	9,621.45		0.00		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		634.72		14,213.79
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION													
9830-000	Master Base Assessments	0.00		2,016.00		1,008.00		1,008.00		1,008.00		1,008.00		6,048.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	0.00		2,016.00		1,008.00		1,008.00		1,008.00		1,008.00		6,048.00
9940-000	TOTAL EXPENSES	10,198.51		2,920.22		2,143.05		1,642.72		1,714.57		1,642.72		20,261.79
9950-000	Excess (Deficiency) of Revenues over Expenses	-4,118.62		3,159.48		3,935.39		4,438.83		4,367.99		4,441.50		16,224.57

Expense Distribution

Property=s10a AND mm/yy=12/2024-12/2024

Account Code - Name				Invoice			Unpaid		Check	
Vendor Code - Name	Control	Property	Invoice #	Date	Period	Amount	Amount	Check #	Date	Remarks
2855-000 - Reserve Equity										
rootec - Roof Tech Services	P-91553	s10a	21819	12/05/2024	12/2024	3,870.02	0.00	124	12/09/2024	980 Roof Repair
rootec - Roof Tech Services	P-91554	s10a	21820	12/05/2024	12/2024	3,585.96	0.00	124	12/09/2024	998 Roof Repair
stecon - Steadfast Construction Inc.	P-91915	s10a	10501	12/13/2024	12/2024	13,164.31	0.00	125	12/18/2024	998 Siding Repair
Total 2855-000 - Reserve Equity						20,620.29	0.00			
7235-000 - Nghborhd Lndscpe Maint-Cont...										
landcare - LandCare USA LLC	P-91513	s10a	811068	12/01/2024	12/2024	337.07	0.00	386	12/09/2024	Contract Landscaping
Total 7235-000 - Nghborhd Lndscpe Main...						337.07	0.00			
7260-000 - Neighborhood Irrigation-Com...										
citiss - City of Issaquah	P-91725	s10a	30-0213-0091725	12/01/2024	12/2024	28.15	0.00	387	12/16/2024	Account #30-0213-00
Total 7260-000 - Neighborhood Irrigatio...						28.15	0.00			
						20,985.51	0.00			