



High Street Townhomes
FINANCIAL REPORT
Manager's Report for the month ending April 2025

FINANCIAL SUMMARY:

As of April 2025, operating cash totaled \$5,598, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$98,378, for total assets of \$103,976.

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 \$103,976.

For the month ending April 2025, the Association incurred expenses and accrued costs totaling \$1,645, under budget by \$359.

YTD April 2025, the Association incurred expenses and accrued costs totaling \$29,250, under budget by \$891.

As of April 2025, replacement reserves totaled \$98,378.

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

Line Item	Amount	Under/Over	Explanation
Neighborhood Pest Control	\$ 958.30	Under	Less than anticipated
Gutter/Roof Maintenance	\$ 708.30	Under	Less than anticipated
Property Insurance	\$ 3,263.45	Over	More than anticipated
Neighborhood Contingency	\$ 311.70	Under	Less than anticipated

DELINQUENCY REPORT: fill out if

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	Notes
TOTALS	\$ -	\$ -	\$ -	\$ -	\$ -	

COMPLETED AND PENDING MAINTENANCE:

998 Siding Repair performed August 2024

Dryer Vent Cleaning performed September 2024

Winterize Irrigation November 2024

980 and 998 Roof Repairs completed December 2024

998 Siding Repair completed December 2024

25/26 Reserve Study completed January 2025

980 Siding Repairs completed January 2025

Gutter Cleaning performed January 2025

Report submitted by Susan Carlson-Community Manager
425-507-1134 Susan.C@ihcommunity.org

Balance Sheet (With Period Change)

Period = Apr 2025
Book = Accrual ; Tree = ysi_bs

		Balance	Beginning	Net
		Current Period	Balance	Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	5,598.07	4,548.18	1,049.89
1080-000	CIT - Reserve MM	98,378.16	94,995.91	3,382.25
1090-000	TOTAL CASH	103,976.23	99,544.09	4,432.14
1990-000	TOTAL ASSETS	103,976.23	99,544.09	4,432.14
1995-000	LIABILITIES & CAPITAL			
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	4,563.06	4,563.06	0.00
2830-000	Current Year Reserve Transfers	-30,508.82	-27,126.57	-3,382.25
2850-000	Current Year Retained Earnings/Operating Fund	31,543.83	27,111.69	4,432.14
2855-000	Reserve Equity	98,378.16	94,995.91	3,382.25
2990-000	TOTAL CAPITAL	103,976.23	99,544.09	4,432.14
2999-000	TOTAL LIABILITIES & CAPITAL	103,976.23	99,544.09	4,432.14

IHCA - High Street Townhomes (s10a)
Budget Comparison
 Period = Apr 2025

		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	10,080.00	10,080.00	0.00	0.00	12,096.00
3900-000	TOTAL OTHER INCOME	1,008.00	1,008.00	0.00	0.00	10,080.00	10,080.00	0.00	0.00	12,096.00
4010-000	ASSOCIATION INCOME									
4045-000	Interest Income	0.29	0.00	0.29	N/A	2.76	0.00	2.76	N/A	0.00
4047-000	Interest Income-Reserves	48.92	0.00	48.92	N/A	508.85	0.00	508.85	N/A	0.00
4070-000	Neighborhood Assessments	5,020.20	5,020.17	0.03	0.00	50,202.00	50,201.70	0.30	0.00	60,242.00
4390-000	TOTAL ASSOCIATION INCOME	5,069.41	5,020.17	49.24	0.98	50,713.61	50,201.70	511.91	1.02	60,242.00
4999-000	TOTAL REVENUE	6,077.41	6,028.17	49.24	0.82	60,793.61	60,281.70	511.91	0.85	72,338.00
7200-000	NEIGHBORHOOD EXPENSES									
7201-000	Neighborhood Management Fees	269.50	269.50	0.00	0.00	2,695.00	2,695.00	0.00	0.00	3,234.00
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	N/A	925.07	1,018.00	92.93	9.13	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	337.07	337.25	0.18	0.05	3,370.69	3,372.50	1.81	0.05	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	30.70	40.00	9.30	23.25	143.30	200.00	56.70	28.35	250.00
7265-000	Neigh Irrig Maint & Repairs	0.00	0.00	0.00	N/A	50.00	120.00	70.00	58.33	120.00
7266-000	Neighborhood Pest Control	0.00	95.83	95.83	100.00	0.00	958.30	958.30	100.00	1,150.00
7271-000	Neighborhood Gutter/Roof Maintenance	0.00	70.83	70.83	100.00	0.00	708.30	708.30	100.00	850.00
7272-000	Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	N/A	496.35	385.00	-111.35	-28.92	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	634.44	833.30	198.86	23.86	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	105.00	416.70	311.70	74.80	500.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	637.27	996.74	359.47	36.06	19,169.78	18,178.40	-991.38	-5.45	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	10,080.00	10,080.00	0.00	0.00	12,096.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	1,008.00	1,008.00	0.00	0.00	10,080.00	10,180.00	100.00	0.98	12,196.00
9940-000	TOTAL EXPENSES	1,645.27	2,004.74	359.47	17.93	29,249.78	28,358.40	-891.38	-3.14	32,338.00
9950-000	Excess (Deficiency) of Revenues over Expenses	4,432.14	4,023.43	408.71	10.16	31,543.83	31,923.30	-379.47	-1.19	40,000.00

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

Period = Apr 2025

	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	29,999.97	33,333.30	-3,333.33	0.00	-40,000.00
Reserve Interest Income	-48.92	0.00	-48.92	N/A	-508.85	0.00	-508.85	N/A	0.00
	-3,382.25	-3,333.33	-48.92	-1.47	29,491.12	33,333.30	-3,842.18	-11.53	-40,000.00
Operating Excess (Deficiency) of Rev over Exp	1,049.89	690.10	359.79	5.21	61,034.95	65,256.60	-4,221.65	-6.47	0.00
<u>Reserve Expenses:</u>									
998 Water Intrusion Repair					15,094.56				
980 Roof Repair					3,870.02				
998 Roof Repair					3,585.96				
980 Exterior Siding Repair					11,674.16				

Statement (12 months)

Period = Jul 2024-Apr 2025

Book = Accrual ; Tree = ysi_is

		Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	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	1,008.00	1,008.00	1,008.00	1,008.00	10,080.00
3900-000	TOTAL OTHER INCOME	1,008.00	1,008.00	1,008.00	1,008.00	1,008.00	1,008.00	1,008.00	1,008.00	1,008.00	1,008.00	10,080.00
3999-000	TOTAL PM INCOME	1,008.00	1,008.00	1,008.00	1,008.00	1,008.00	1,008.00	1,008.00	1,008.00	1,008.00	1,008.00	10,080.00
4010-000	ASSOCIATION INCOME											
4045-000	Interest Income	0.43	0.20	0.31	0.31	0.23	0.23	0.27	0.22	0.27	0.29	2.76
4047-000	Interest Income-Reserves	51.26	51.30	49.93	53.04	54.13	55.79	49.17	45.04	50.27	48.92	508.85
4070-000	Neighborhood Assessments	5,020.20	5,020.20	5,020.20	5,020.20	5,020.20	5,020.20	5,020.20	5,020.20	5,020.20	5,020.20	50,202.00
4390-000	TOTAL ASSOCIATION INCOME	5,071.89	5,071.70	5,070.44	5,073.55	5,074.56	5,076.22	5,069.64	5,065.46	5,070.74	5,069.41	50,713.61
4999-000	TOTAL REVENUE	6,079.89	6,079.70	6,078.44	6,081.55	6,082.56	6,084.22	6,077.64	6,073.46	6,078.74	6,077.41	60,793.61
6000-000	EXPENSES											
7200-000	NEIGHBORHOOD EXPENSES											
7201-000	Neighborhood Management Fees	0.00	539.00	269.50	269.50	269.50	269.50	269.50	269.50	269.50	269.50	2,695.00
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	0.00	0.00	0.00	925.07	0.00	0.00	0.00	925.07
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	337.06	337.07	337.07	337.07	337.07	337.07	337.07	337.07	337.07	337.07	3,370.69
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	0.00	0.00	0.00	600.00	0.00	0.00	0.00	600.00
7260-000	Neighborhood Irrigation-Common Areas	0.00	28.15	0.00	28.15	0.00	28.15	0.00	28.15	0.00	30.70	143.30
7265-000	Neigh Irrig Maint & Repairs	0.00	0.00	0.00	0.00	50.00	0.00	0.00	0.00	0.00	0.00	50.00
7272-000	Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	496.35	0.00	0.00	496.35
7278-000	Dryer Vent Cleaning	0.00	0.00	528.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	528.48
7280-000	Neighborhood Maintenance	240.00	0.00	0.00	0.00	50.00	0.00	210.66	133.78	0.00	0.00	634.44
7288-000	Neighborhood Property Insurance	9,621.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,621.45
7289-000	Neighborhood Contingency	0.00	0.00	0.00	0.00	0.00	0.00	0.00	105.00	0.00	0.00	105.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	10,198.51	904.22	1,135.05	634.72	706.57	634.72	2,342.30	1,369.85	606.57	637.27	19,169.78
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	1,008.00	1,008.00	1,008.00	1,008.00	10,080.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	0.00	2,016.00	1,008.00	1,008.00	1,008.00	1,008.00	1,008.00	1,008.00	1,008.00	1,008.00	10,080.00
9940-000	TOTAL EXPENSES	10,198.51	2,920.22	2,143.05	1,642.72	1,714.57	1,642.72	3,350.30	2,377.85	1,614.57	1,645.27	29,249.78
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	2,727.34	3,695.61	4,464.17	4,432.14	31,543.83

Expense Distribution

Property=s10a AND mm/yy=04/2025-04/2025

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-93288	s10a	853346	04/01/2025	04/2025	337.07	0.00	397	04/16/2025	Contract Landscaping
Total 7235-000 - Nghborhd Lndscpe Main...						337.07	0.00			
7260-000 - Neighborhood Irrigation-Com...										
citiss - City of Issaquah	P-93654	s10a	30-0213-0093654	04/01/2025	04/2025	30.70	0.00	398	04/24/2025	Account #30-0213-00
Total 7260-000 - Neighborhood Irrigatio...						30.70	0.00			
						367.77	0.00			