ISSAQUAH HIGHLANDS
COMMUNITY ASSOCIATION

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

FINANCIAL SUMMARY:

As of June 2025, operating cash totaled $8,026, unpaid assessments (receivables) totaled $0, and 'other' cash (or cash equivelants) totaled $105,146, for total assets of $113,171.

Operating liabilities totaled $0, prepaid assessments totaled $0, and 'other' liabilities totaled $589, for total liabilities of $589.

The Association ended the month in a positive cash position of $112,583.

For the month ending June 2025, the Association incurred expenses and accrued costs totaling $1,862, under budget by $153.

YTD June 2025, the Association incurred expenses and accrued costs totaling $32,802, under budget by $464.

As of June 2025, replacement reserves totaled $105,146.

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

Line Item	Amount	Under/Over	Explanation
Neighborhood Pest Control	$ 1,150.00	Under	Less than anticipated
Neighborhood Gutter/Roof Maint.	$ 850.00	Under	Less than anticipated
Neighborhood Maintenance	$ 365.56	Under	Less than anticipated
Property Insurance	$ 3,263.45	Over	More than anticipated
Neighborhood Contingency	$ 395.00	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
Irrigation Start Up May 2025
Backflow Testing June 2025

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

Period = Jun 2025

Book = Accrual ; Tree = ysi_bs

		Balance Current Period		Beginning Balance		Net Change
1000-000	**ASSETS**					
1005-000	CASH					
1015-000	CIT - Checking	8,025.62		6,603.71		1,421.91
1080-000	CIT - Reserve MM	105,145.87		101,762.34		3,383.53
1090-000	TOTAL CASH	113,171.49		108,366.05		4,805.44
1990-000	TOTAL ASSETS	113,171.49		108,366.05		4,805.44
1995-000	LIABILITIES & CAPITAL					
1997-000	LIABILITIES					
2495-000	OTHER LIABILITIES					
2644-000	Prepaid Assessments	588.93		0.00		588.93
2680-000	TOTAL OTHER LIABILITIES	588.93		0.00		588.93
2690-000	TOTAL LIABILITIES	588.93		0.00		588.93
2800-000	**CAPITAL**					
2820-000	Prior Year Retained Earnings	4,563.06		4,563.06		0.00
2830-000	Current Year Reserve Transfers	-37,276.53		-33,893.00		-3,383.53
2850-000	Current Year Retained Earnings/Operating Fund	40,150.16		35,933.65		4,216.51
2855-000	Reserve Equity	105,145.87		101,762.34		3,383.53
2990-000	TOTAL CAPITAL	112,582.56		108,366.05		4,216.51
2999-000	TOTAL LIABILITIES & CAPITAL	113,171.49		108,366.05		4,805.44

IHCA - High Street Townhomes (s10a)
Budget Comparison
Period = Jun 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	12,096.00	12,096.00	0.00	0.00	12,096.00
3900-000	TOTAL OTHER INCOME	1,008.00	1,008.00	0.00	0.00	12,096.00	12,096.00	0.00	0.00	12,096.00
4010-000	ASSOCIATION INCOME									
4045-000	Interest Income	0.38	0.00	0.38	N/A	3.48	0.00	3.48	N/A	0.00
4047-000	Interest Income-Reserves	50.20	0.00	50.20	N/A	609.90	0.00	609.90	N/A	0.00
4070-000	Neighborhood Assessments	5,020.20	5,020.13	0.07	0.00	60,242.40	60,242.00	0.40	0.00	60,242.00
4390-000	TOTAL ASSOCIATION INCOME	5,070.78	5,020.13	50.65	1.01	60,855.78	60,242.00	613.78	1.02	60,242.00
4999-000	TOTAL REVENUE	6,078.78	6,028.13	50.65	0.84	72,951.78	72,338.00	613.78	0.85	72,338.00
7200-000	NEIGHBORHOOD EXPENSES									
7201-000	Neighborhood Management Fees	269.50	269.50	0.00	0.00	3,234.00	3,234.00	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	8.37	8.37	100.00	0.00	100.00	100.00	100.00	100.00
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	337.07	337.25	0.18	0.05	4,044.83	4,047.00	2.17	0.05	4,047.00
7250-000	Neighborhood Landscape - Other	0.00	50.00	50.00	100.00	600.00	600.00	0.00	0.00	600.00
7260-000	Neighborhood Irrigation-Common Areas	30.70	50.00	19.30	38.60	174.00	250.00	76.00	30.40	250.00
7265-000	Neigh Irrig Maint & Repairs	65.00	0.00	-65.00	N/A	190.00	120.00	-70.00	-58.33	120.00
7266-000	Neighborhood Pest Control	0.00	95.87	95.87	100.00	0.00	1,150.00	1,150.00	100.00	1,150.00
7271-000	Neighborhood Gutter/Roof Maintenance	0.00	70.87	70.87	100.00	0.00	850.00	850.00	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	83.37	83.37	100.00	634.44	1,000.00	365.56	36.56	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	41.63	41.63	100.00	105.00	500.00	395.00	79.00	500.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	702.27	1,006.86	304.59	30.25	20,553.62	20,142.00	-411.62	-2.04	20,142.00
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION									
9610-000	Federal Income Tax	152.00	0.00	-152.00	N/A	152.00	100.00	-52.00	-52.00	100.00
9830-000	Master Base Assessments	1,008.00	1,008.00	0.00	0.00	12,096.00	12,096.00	0.00	0.00	12,096.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	1,160.00	1,008.00	-152.00	-15.08	12,248.00	12,196.00	-52.00	-0.43	12,196.00
9940-000	TOTAL EXPENSES	1,862.27	2,014.86	152.59	7.57	32,801.62	32,338.00	-463.62	-1.43	32,338.00
9950-000	Excess (Deficiency) of Revenues over Expenses	4,216.51	4,013.27	203.24	5.06	40,150.16	40,000.00	150.16	0.38	40,000.00

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

	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	36,666.63	39,999.96	-3,333.33	0.00	-40,000.00
Reserve Interest Income	-50.20	0.00	-50.20	N/A	-609.90	0.00	-609.90	N/A	0.00
	-3,383.53	-3,333.33	-50.20	-1.51	36,056.73	39,999.96	-3,943.23	-9.86	-40,000.00
Operating Excess (Deficiency) of Rev over Exp	832.98	679.94	153.04	2.25	76,206.89	79,999.96	-3,793.07	-4.74	0.00
Reserve Expenses:									
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-Jun 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	May 2025	Jun 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	1,008.00	1,008.00	12,096.00
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	1,008.00	1,008.00	12,096.00
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	1,008.00	1,008.00	12,096.00
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	0.34	0.38	3.48
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	50.85	50.20	609.90
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	5,020.20	5,020.20	60,242.40
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	5,071.39	5,070.78	60,855.78
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	6,079.39	6,078.78	72,951.78
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	269.50	269.50	3,234.00
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	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	337.07	337.07	4,044.83
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	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	0.00	30.70	174.00
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	75.00	65.00	190.00
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	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	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	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	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	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	681.57	702.27	20,553.62
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION													
9610-000	Federal Income Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	152.00	152.00
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	1,008.00	1,008.00	12,096.00
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	1,008.00	1,160.00	12,248.00
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	1,689.57	1,862.27	32,801.62
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	4,389.82	4,216.51	40,150.16

Expense Distribution

Property=s10a AND mm/yy=06/2025-06/2025

Account Code - Name / Vendor 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-94039	s10a	871532	06/01/2025	06/2025	337.07	0.00	402	06/06/2025	Contract Landscaping
Total 7235-000 - Nghborhd Lndscpe Main...						**337.07**	**0.00**			
7260-000 - Neighborhood Irrigation-Com...										
citiss - City of Issaquah	P-94193	s10a	30-0213-0094193	06/01/2025	06/2025	30.70	0.00	401	06/06/2025	Account #30-0213-00
Total 7260-000 - Neighborhood Irrigatio...						**30.70**	**0.00**			
7265-000 - Neigh Irrig Maint & Repairs										
axisback - Axis Backflow Testing	P-94469	s10a	4382	06/26/2025	06/2025	65.00	0.00	403	06/26/2025	Backflow Testing
Total 7265-000 - Neigh Irrig Maint & Repairs						**65.00**	**0.00**			
						432.77	**0.00**			