



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

FINANCIAL SUMMARY:

As of August 2025, operating cash totaled \$482, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$109,128, for total assets of \$109,610.

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 \$109,021.

For the month ending August 2025, the Association incurred expenses and accrued costs totaling \$4,884, over budget by \$2,819.

YTD August 2025, the Association incurred expenses and accrued costs totaling \$17,803, under budget by \$2,656.

As of August 2025, replacement reserves totaled \$109,128.

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

Line Item	Amount	Under/Over	Explanation
Neighborhood Contingency	\$ 3,021.26	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:

High Street Townhome Building Envelope Inspection 7/2025

Water Common Area Plants 8/2025

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

Balance Sheet (With Period Change)

Period = Aug 2025

Book = Accrual ; Tree = ysi_bs

		Balance		Beginning		Net
		Current Period		Balance		Change
1000-000	ASSETS					
1005-000	CASH					
1015-000	CIT - Checking	482.44		2,174.50		-1,692.06
1080-000	CIT - Reserve MM	109,127.58		105,198.73		3,928.85
1090-000	TOTAL CASH	109,610.02		107,373.23		2,236.79
1990-000	TOTAL ASSETS	109,610.02		107,373.23		2,236.79
1995-000	LIABILITIES & CAPITAL					
1997-000	LIABILITIES					
2495-000	OTHER LIABILITIES					
2644-000	Prepaid Assessments	588.93		588.93		0.00
2680-000	TOTAL OTHER LIABILITIES	588.93		588.93		0.00
2690-000	TOTAL LIABILITIES	588.93		588.93		0.00
2800-000	CAPITAL					
2820-000	Prior Year Retained Earnings	7,436.69		7,436.69		0.00
2830-000	Current Year Reserve Transfers	-3,981.71		-52.86		-3,928.85
2850-000	Current Year Retained Earnings/Operating Fund	-3,561.47		-5,798.26		2,236.79
2855-000	Reserve Equity	109,127.58		105,198.73		3,928.85
2990-000	TOTAL CAPITAL	109,021.09		106,784.30		2,236.79
2999-000	TOTAL LIABILITIES & CAPITAL	109,610.02		107,373.23		2,236.79

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

Period = Aug 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	1,044.00	1,044.00	0.00	0.00	2,088.00	2,088.00	0.00	0.00	12,528.00
3900-000	TOTAL OTHER INCOME	1,044.00	1,044.00	0.00	0.00	2,088.00	2,088.00	0.00	0.00	12,528.00
4010-000	ASSOCIATION INCOME									
4045-000	Interest Income	0.25	0.00	0.25	N/A	0.68	0.00	0.68	N/A	0.00
4047-000	Interest Income-Reserves	53.85	0.00	53.85	N/A	106.71	0.00	106.71	N/A	0.00
4070-000	Neighborhood Assessments	6,023.16	6,023.17	-0.01	0.00	12,046.32	12,046.34	-0.02	0.00	72,278.00
4390-000	TOTAL ASSOCIATION INCOME	6,077.26	6,023.17	54.09	0.90	12,153.71	12,046.34	107.37	0.89	72,278.00
4999-000	TOTAL REVENUE	7,121.26	7,067.17	54.09	0.77	14,241.71	14,134.34	107.37	0.76	84,806.00
7200-000	NEIGHBORHOOD EXPENSES									
7201-000	Neighborhood Management Fees	283.00	283.00	0.00	0.00	566.00	566.00	0.00	0.00	3,396.00
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,000.00
7211-000	Neighborhood Legal Services	0.00	8.33	8.33	100.00	0.00	16.66	16.66	100.00	100.00
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	347.17	337.25	-9.92	-2.94	694.34	674.50	-19.84	-2.94	4,047.00
7250-000	Neighborhood Landscape - Other	0.00	50.00	50.00	100.00	0.00	100.00	100.00	100.00	600.00
7260-000	Neighborhood Irrigation-Common Areas	30.70	50.00	19.30	38.60	30.70	50.00	19.30	38.60	250.00
7265-000	Neigh Irrig Maint & Repairs	0.00	30.00	30.00	100.00	0.00	60.00	60.00	100.00	120.00
7266-000	Neighborhood Pest Control	0.00	0.00	0.00	N/A	248.18	0.00	-248.18	N/A	1,000.00
7271-000	Neighborhood Gutter/Roof Maintenance	0.00	83.33	83.33	100.00	0.00	166.66	166.66	100.00	1,000.00
7272-000	Neighborhood Gutter/Roof Cleaning	0.00	55.00	55.00	100.00	0.00	110.00	110.00	100.00	1,000.00
7278-000	Dryer Vent Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	550.00
7280-000	Neighborhood Maintenance	75.00	83.33	8.33	10.00	75.00	166.66	91.66	55.00	1,000.00
7288-000	Neighborhood Property Insurance	0.00	0.00	0.00	N/A	10,996.36	11,065.00	68.64	0.62	11,065.00
7289-000	Neighborhood Contingency	3,104.60	41.67	-3,062.93	-7,350.44	3,104.60	83.34	-3,021.26	-3,625.22	500.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	3,840.47	1,021.91	-2,818.56	-275.81	15,715.18	13,058.82	-2,656.36	-20.34	25,628.00
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION									
9610-000	Federal Income Tax	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	150.00
9830-000	Master Base Assessments	1,044.00	1,044.00	0.00	0.00	2,088.00	2,088.00	0.00	0.00	12,528.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	1,044.00	1,044.00	0.00	0.00	2,088.00	2,088.00	0.00	0.00	12,678.00
9940-000	TOTAL EXPENSES	4,884.47	2,065.91	-2,818.56	-136.43	17,803.18	15,146.82	-2,656.36	-17.54	38,306.00
9950-000	Excess (Deficiency) of Revenues over Expenses	2,236.79	5,001.26	-2,764.47	-55.28	-3,561.47	-1,012.48	-2,548.99	-251.76	46,500.00

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

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<u>Less Reserve Items:</u>									
Reserve Contributions	-3,875.00	-3,875.00	0.00	0.00	3,875.00	7,750.00	-3,875.00	0.00	-46,500.00
Reserve Interest Income	-53.85	0.00	-53.85	N/A	-106.71	0.00	-106.71	N/A	0.00
	-3,928.85	-3,875.00	-53.85	-1.39	3,768.29	7,750.00	-3,981.71	-51.38	-46,500.00
Operating Excess (Deficiency) of Rev over Exp	-1,692.06	1,126.26	-2,818.32	N/A	206.82	6,737.52	-6,530.70	-96.93	0.00

Reserve Expenses:

None at this Time

Statement (12 months)

Period = Jul 2025-Aug 2025

Book = Accrual ; Tree = ysi_is

		Jul 2025		Aug 2025		Total
3000-000	INCOME					
3500-000	OTHER INCOME					
3590-000	IHCA Master Base Assess. Income	1,044.00		1,044.00		2,088.00
3900-000	TOTAL OTHER INCOME	1,044.00		1,044.00		2,088.00
3999-000	TOTAL PM INCOME	1,044.00		1,044.00		2,088.00
4010-000	ASSOCIATION INCOME					
4045-000	Interest Income	0.43		0.25		0.68
4047-000	Interest Income-Reserves	52.86		53.85		106.71
4070-000	Neighborhood Assessments	6,023.16		6,023.16		12,046.32
4390-000	TOTAL ASSOCIATION INCOME	6,076.45		6,077.26		12,153.71
4999-000	TOTAL REVENUE	7,120.45		7,121.26		14,241.71
6000-000	EXPENSES					
7200-000	NEIGHBORHOOD EXPENSES					
7201-000	Neighborhood Management Fees	283.00		283.00		566.00
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	347.17		347.17		694.34
7260-000	Neighborhood Irrigation-Common Areas	0.00		30.70		30.70
7266-000	Neighborhood Pest Control	248.18		0.00		248.18
7280-000	Neighborhood Maintenance	0.00		75.00		75.00
7288-000	Neighborhood Property Insurance	10,996.36		0.00		10,996.36
7289-000	Neighborhood Contingency	0.00		3,104.60		3,104.60
7290-000	TOTAL NEIGHBORHOOD EXPENSES	11,874.71		3,840.47		15,715.18
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION					
9830-000	Master Base Assessments	1,044.00		1,044.00		2,088.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	1,044.00		1,044.00		2,088.00
9940-000	TOTAL EXPENSES	12,918.71		4,884.47		17,803.18
9950-000	Excess (Deficiency) of Revenues over Expenses	-5,798.26		2,236.79		-3,561.47

Expense Distribution

Property=s10a AND mm/yy=08/2025-08/2025

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-94808	s10a	894807	08/01/2025	08/2025	347.17	0.00	409	08/21/2025	Contract Landscaping
Total 7235-000 - Nghborhd Lndscpe Main...						347.17	0.00			
7260-000 - Neighborhood Irrigation-Com...										
citiss - City of Issaquah	P-95024	s10a	30-0213-0095024	08/01/2025	08/2025	30.70	0.00	407	08/21/2025	Account #30-0213-00
Total 7260-000 - Neighborhood Irrigatio...						30.70	0.00			
7280-000 - Neighborhood Maintenance										
isscom - Issaquah Highlands Communit...	P-94904	s10a	T4894 Land BB 08/2025	08/15/2025	08/2025	75.00	0.00	408	08/21/2025	W/O #5968 Water Plants
Total 7280-000 - Neighborhood Maintenance						75.00	0.00			
7289-000 - Neighborhood Contingency										
dimbui - Dimensional Building Consultan...	P-94909	s10a	D-3244	08/20/2025	08/2025	3,104.60	0.00	410	08/21/2025	Building Envelope Inspection
Total 7289-000 - Neighborhood Contingency						3,104.60	0.00			
						3,557.47	0.00			