ISSAQUAH HIGHLANDS
COMMUNITY
ASSOCIATION

Division 28

FINANCIAL REPORT

Manager's Report for the month ending August 31, 2024

FINANCIAL SUMMARY:

As of August 31, 2024, operating cash totaled $8,709, unpaid assessments (receivables) totaled $0, and 'other' cash (or cash equivelants) totaled $16, for total assets of $8,725.

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 $8,725.

For the month ending August 31, 2024, the Association incurred expenses and accrued costs totaling $898, over budget by $9.

YTD, August 31, 2024, the Association incurred expenses and accrued costs totaling $3,507, under budget by $176.

As of August 31, 2024, replacement reserves totaled $16.

BUDGET VARIANCES: Explanations for variances exceeding $300 over/under budget.

DELINQUENCY REPORT: None

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	Status
TOTALS	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	

COMPLETED AND PENDING MAINTENANCE:

Irrigation Start Up April 2024

VIOLATIONS ISSUED: None

Thank you for letting us serve your neighborhood.

Report submitted by Susan Carlson - Community Manager

425-507-1134 Susan.c@ihcommunity.org

Balance Sheet (With Period Change)

Period = Aug 2024

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	**ASSETS**			
1005-000	CASH			
1015-000	CIT - Checking	8,709.47	8,915.23	-205.76
1080-000	CIT - Reserve MM	15.77	15.77	0.00
1090-000	TOTAL CASH	8,725.24	8,931.00	-205.76
1990-000	TOTAL ASSETS	8,725.24	8,931.00	-205.76
1995-000	LIABILITIES & CAPITAL			
2800-000	**CAPITAL**			
2820-000	Prior Year Retained Earnings	9,450.17	9,450.17	0.00
2850-000	Current Year Retained Earnings/Operating Fund	-740.70	-534.94	-205.76
2855-000	Reserve Equity	15.77	15.77	0.00
2990-000	TOTAL CAPITAL	8,725.24	8,931.00	-205.76
2999-000	TOTAL LIABILITIES & CAPITAL	8,725.24	8,931.00	-205.76

Div 28 - IHCA (s28)
Budget Comparison
Period = Aug 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	252.00	336.00	-84.00	-25.00	1,008.00	672.00	336.00	50.00	4,032.00
3900-000	TOTAL OTHER INCOME	252.00	336.00	-84.00	-25.00	1,008.00	672.00	336.00	50.00	4,032.00
4010-000	ASSOCIATION INCOME									
4045-000	Interest Income	0.39	0.00	0.39	N/A	0.90	0.00	0.90	N/A	0.00
4070-000	Neighborhood Assessments	439.44	440.00	-0.56	-0.13	1,757.76	1,755.50	2.26	0.13	7,031.00
4390-000	TOTAL ASSOCIATION INCOME	439.83	440.00	-0.17	-0.04	1,758.66	1,755.50	3.16	0.18	7,031.00
4999-000	TOTAL REVENUE	691.83	776.00	-84.17	-10.85	2,766.66	2,427.50	339.16	13.97	11,063.00
7200-000	NEIGHBORHOOD EXPENSES									
7201-000	Neighborhood Management Fees	112.92	112.92	0.00	0.00	225.84	225.84	0.00	0.00	1,355.00
7240-000	Neighborhood Landscape - Contract / Yards	100.10	102.92	2.82	2.74	200.20	205.84	5.64	2.74	1,235.00
7250-000	Neighborhood Landscape - Other	0.00	33.33	33.33	100.00	0.00	66.66	66.66	100.00	400.00
7260-000	Neighborhood Irrigation-Common Areas	23.57	175.00	151.43	86.53	23.57	175.00	151.43	86.53	775.00
7265-000	Neigh Irrig Maint & Repairs	325.00	45.00	-280.00	-622.22	325.00	80.00	-245.00	-306.25	175.00
7288-000	Neighborhood Property Insurance	0.00	0.00	0.00	N/A	2,060.75	2,091.00	30.25	1.45	2,091.00
7289-000	Neighborhood Contingency	0.00	83.33	83.33	100.00	0.00	166.66	166.66	100.00	1,000.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	561.59	552.50	-9.09	-1.65	2,835.36	3,011.00	175.64	5.83	7,031.00
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION									
9830-000	Master Base Assessments	336.00	336.00	0.00	0.00	672.00	672.00	0.00	0.00	4,032.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	336.00	336.00	0.00	0.00	672.00	672.00	0.00	0.00	4,032.00
9940-000	TOTAL EXPENSES	897.59	888.50	-9.09	-1.02	3,507.36	3,683.00	175.64	4.77	11,063.00
9950-000	Excess (Deficiency) of Revenues over Expenses	-205.76	-112.50	-93.26	-82.90	-740.70	-1,255.50	514.80	41.00	0.00

Statement (12 months)

Period = Jul 2024-Aug 2024

Book = Accrual ; Tree = ysi_is

		Jul 2024		Aug 2024		Total
3000-000	INCOME					
3500-000	OTHER INCOME					
3590-000	IHCA Master Base Assess. Income	756.00		252.00		1,008.00
3900-000	TOTAL OTHER INCOME	756.00		252.00		1,008.00
3999-000	TOTAL PM INCOME	756.00		252.00		1,008.00
4010-000	ASSOCIATION INCOME					
4045-000	Interest Income	0.51		0.39		0.90
4070-000	Neighborhood Assessments	1,318.32		439.44		1,757.76
4390-000	TOTAL ASSOCIATION INCOME	1,318.83		439.83		1,758.66
4999-000	TOTAL REVENUE	2,074.83		691.83		2,766.66
6000-000	EXPENSES					
7200-000	NEIGHBORHOOD EXPENSES					
7201-000	Neighborhood Management Fees	112.92		112.92		225.84
7240-000	Neighborhood Landscape - Contract / Yards	100.10		100.10		200.20
7260-000	Neighborhood Irrigation-Common Areas	0.00		23.57		23.57
7265-000	Neigh Irrig Maint & Repairs	0.00		325.00		325.00
7288-000	Neighborhood Property Insurance	2,060.75		0.00		2,060.75
7290-000	TOTAL NEIGHBORHOOD EXPENSES	2,273.77		561.59		2,835.36
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION					
9830-000	Master Base Assessments	336.00		336.00		672.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	336.00		336.00		672.00
9940-000	TOTAL EXPENSES	2,609.77		897.59		3,507.36
9950-000	Excess (Deficiency) of Revenues over Expenses	-534.94		-205.76		-740.70

Expense Distribution

Property=s28 AND mm/yy=08/2024-08/2024

Account Code - Name Vendor Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
7240-000 - Neighborhood Landscape - Co...										
landcare - LandCare USA LLC	P-89929	s28	767751	08/01/2024	08/2024	100.10	0.00	419	08/15/2024	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						**100.10**	**0.00**			
7260-000 - Neighborhood Irrigation-Com...										
citiss - City of Issaquah	P-90259	s28	23690259	08/01/2024	08/2024	23.57	0.00	420	08/20/2024	Account #30-2919-00
Total 7260-000 - Neighborhood Irrigatio...						**23.57**	**0.00**			
7265-000 - Neigh Irrig Maint & Repairs										
isscom - Issaquah Highlands Communit...	P-90358	s28	T6948 Land BB 08/2024	08/20/2024	08/2024	325.00	0.00	421	08/20/2024	W/O #5464 Irrigation Repair
Total 7265-000 - Neigh Irrig Maint & Repairs						**325.00**	**0.00**			
						448.67	**0.00**			