



ISSAQUAH HIGHLANDS
**COMMUNITY
ASSOCIATION**

Division 28
FINANCIAL REPORT

Manager's Report for the month ending September 30, 2024

FINANCIAL SUMMARY:

As of September 30, 2024, operating cash totaled \$8,852, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$16, for total assets of \$8,868.

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 \$8,868.

For the month ending September 30, 2024, the Association incurred expenses and accrued costs totaling \$549, under budget by \$154.

YTD, September 30, 2024, the Association incurred expenses and accrued costs totaling \$4,056, under budget by \$330.

As of September 30, 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

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Balance Sheet (With Period Change)

Period = Sep 2024

Book = Accrual ; Tree = ysi_bs

		Balance		Beginning		Net
		Current Period		Balance		Change
1000-000	ASSETS					
1005-000	CASH					
1015-000	CIT - Checking	8,852.26		8,709.47		142.79
1080-000	CIT - Reserve MM	15.77		15.77		0.00
1090-000	TOTAL CASH	8,868.03		8,725.24		142.79
1990-000	TOTAL ASSETS	8,868.03		8,725.24		142.79
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	-597.91		-740.70		142.79
2855-000	Reserve Equity	15.77		15.77		0.00
2990-000	TOTAL CAPITAL	8,868.03		8,725.24		142.79
2999-000	TOTAL LIABILITIES & CAPITAL	8,868.03		8,725.24		142.79

Div 28 - IHCA (s28)
Budget Comparison
 Period = Sep 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	1,260.00	1,008.00	252.00	25.00	4,032.00
3900-000	TOTAL OTHER INCOME	252.00	336.00	-84.00	-25.00	1,260.00	1,008.00	252.00	25.00	4,032.00
4010-000	ASSOCIATION INCOME									
4045-000	Interest Income	0.37	0.00	0.37	N/A	1.27	0.00	1.27	N/A	0.00
4070-000	Neighborhood Assessments	439.44	440.00	-0.56	-0.13	2,197.20	2,195.50	1.70	0.08	7,031.00
4390-000	TOTAL ASSOCIATION INCOME	439.81	440.00	-0.19	-0.04	2,198.47	2,195.50	2.97	0.14	7,031.00
4999-000	TOTAL REVENUE	691.81	776.00	-84.19	-10.85	3,458.47	3,203.50	254.97	7.96	11,063.00
7200-000	NEIGHBORHOOD EXPENSES									
7201-000	Neighborhood Management Fees	112.92	112.92	0.00	0.00	338.76	338.76	0.00	0.00	1,355.00
7240-000	Neighborhood Landscape - Contract / Yards	100.10	102.92	2.82	2.74	300.30	308.76	8.46	2.74	1,235.00
7250-000	Neighborhood Landscape - Other	0.00	33.33	33.33	100.00	0.00	99.99	99.99	100.00	400.00
7260-000	Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	23.57	175.00	151.43	86.53	775.00
7265-000	Neigh Irrig Maint & Repairs	0.00	35.00	35.00	100.00	325.00	115.00	-210.00	-182.61	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	249.99	249.99	100.00	1,000.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	213.02	367.50	154.48	42.04	3,048.38	3,378.50	330.12	9.77	7,031.00
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION									
9830-000	Master Base Assessments	336.00	336.00	0.00	0.00	1,008.00	1,008.00	0.00	0.00	4,032.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	336.00	336.00	0.00	0.00	1,008.00	1,008.00	0.00	0.00	4,032.00
9940-000	TOTAL EXPENSES	549.02	703.50	154.48	21.96	4,056.38	4,386.50	330.12	7.53	11,063.00
9950-000	Excess (Deficiency) of Revenues over Expenses	142.79	72.50	70.29	96.95	-597.91	-1,183.00	585.09	49.46	0.00

Statement (12 months)

Period = Jul 2024-Sep 2024

Book = Accrual ; Tree = ysi_is

		Jul 2024		Aug 2024		Sep 2024		Total
3000-000	INCOME							
3500-000	OTHER INCOME							
3590-000	IHCA Master Base Assess. Income	756.00		252.00		252.00		1,260.00
3900-000	TOTAL OTHER INCOME	756.00		252.00		252.00		1,260.00
3999-000	TOTAL PM INCOME	756.00		252.00		252.00		1,260.00
4010-000	ASSOCIATION INCOME							
4045-000	Interest Income	0.51		0.39		0.37		1.27
4070-000	Neighborhood Assessments	1,318.32		439.44		439.44		2,197.20
4390-000	TOTAL ASSOCIATION INCOME	1,318.83		439.83		439.81		2,198.47
4999-000	TOTAL REVENUE	2,074.83		691.83		691.81		3,458.47
6000-000	EXPENSES							
7200-000	NEIGHBORHOOD EXPENSES							
7201-000	Neighborhood Management Fees	112.92		112.92		112.92		338.76
7240-000	Neighborhood Landscape - Contract / Yards	100.10		100.10		100.10		300.30
7260-000	Neighborhood Irrigation-Common Areas	0.00		23.57		0.00		23.57
7265-000	Neigh Irrig Maint & Repairs	0.00		325.00		0.00		325.00
7288-000	Neighborhood Property Insurance	2,060.75		0.00		0.00		2,060.75
7290-000	TOTAL NEIGHBORHOOD EXPENSES	2,273.77		561.59		213.02		3,048.38
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION							
9830-000	Master Base Assessments	336.00		336.00		336.00		1,008.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	336.00		336.00		336.00		1,008.00
9940-000	TOTAL EXPENSES	2,609.77		897.59		549.02		4,056.38
9950-000	Excess (Deficiency) of Revenues over Expenses	-534.94		-205.76		142.79		-597.91

Expense Distribution

Property=s28 AND mm/yy=09/2024-09/2024

Account Code - Name				Invoice			Unpaid		Check	
Vendor Code - Name	Control	Property	Invoice #	Date	Period	Amount	Amount	Check #	Date	Remarks
7240-000 - Neighborhood Landscape - Co...										
landcare - LandCare USA LLC	P-90410	s28	781546	09/01/2024	09/2024	100.10	0.00	422	09/18/2024	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						100.10	0.00			
						100.10	0.00			