



ISSAQUAH HIGHLANDS
**COMMUNITY
ASSOCIATION**

**Division 28
FINANCIAL REPORT**

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

FINANCIAL SUMMARY:

As of October 31, 2024, operating cash totaled \$8,681, unpaid assessments (receivables) totaled \$50, and 'other' cash (or cash equivalents) totaled \$16, for total assets of \$8,747.

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 \$8,747.

For the month ending October 31, 2024, the Association incurred expenses and accrued costs totaling \$863, under budget by \$30.

YTD, October 31, 2024, the Association incurred expenses and accrued costs totaling \$4,919, under budget by \$361.

As of October 31, 2024, replacement reserves totaled \$16.

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

Contingency	\$ 333.32	Under	Less than anticipated
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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 = Oct 2024
Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	8,681.01	8,852.26	-171.25
1080-000	CIT - Reserve MM	15.77	15.77	0.00
1090-000	TOTAL CASH	8,696.78	8,868.03	-171.25
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	50.00	0.00	50.00
1248-000	TOTAL ACCOUNTS RECEIVABLE	50.00	0.00	50.00
1990-000	TOTAL ASSETS	8,746.78	8,868.03	-121.25
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	-719.16	-597.91	-121.25
2855-000	Reserve Equity	15.77	15.77	0.00
2990-000	TOTAL CAPITAL	8,746.78	8,868.03	-121.25
2999-000	TOTAL LIABILITIES & CAPITAL	8,746.78	8,868.03	-121.25

Div 28 - IHCA (s28)

Budget Comparison

Period = Oct 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	1,512.00	1,344.00	168.00	12.50	4,032.00
3900-000	TOTAL OTHER INCOME	252.00	336.00	-84.00	-25.00	1,512.00	1,344.00	168.00	12.50	4,032.00
4010-000	ASSOCIATION INCOME									
4040-000	Fee & Fine Income	50.00	0.00	50.00	N/A	50.00	0.00	50.00	N/A	0.00
4045-000	Interest Income	0.38	0.00	0.38	N/A	1.65	0.00	1.65	N/A	0.00
4070-000	Neighborhood Assessments	439.44	440.00	-0.56	-0.13	2,636.64	2,635.50	1.14	0.04	7,031.00
4390-000	TOTAL ASSOCIATION INCOME	489.82	440.00	49.82	11.32	2,688.29	2,635.50	52.79	2.00	7,031.00
4999-000	TOTAL REVENUE	741.82	776.00	-34.18	-4.40	4,200.29	3,979.50	220.79	5.55	11,063.00
7200-000	NEIGHBORHOOD EXPENSES									
7201-000	Neighborhood Management Fees	112.92	112.92	0.00	0.00	451.68	451.68	0.00	0.00	1,355.00
7240-000	Neighborhood Landscape - Contract / Yards	100.10	102.92	2.82	2.74	400.40	411.68	11.28	2.74	1,235.00
7250-000	Neighborhood Landscape - Other	0.00	33.33	33.33	100.00	0.00	133.32	133.32	100.00	400.00
7260-000	Neighborhood Irrigation-Common Areas	314.05	225.00	-89.05	-39.58	337.62	400.00	62.38	15.60	775.00
7265-000	Neigh Irrig Maint & Repairs	0.00	0.00	0.00	N/A	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	333.32	333.32	100.00	1,000.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	527.07	557.50	30.43	5.46	3,575.45	3,936.00	360.55	9.16	7,031.00
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION									
9830-000	Master Base Assessments	336.00	336.00	0.00	0.00	1,344.00	1,344.00	0.00	0.00	4,032.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	336.00	336.00	0.00	0.00	1,344.00	1,344.00	0.00	0.00	4,032.00
9940-000	TOTAL EXPENSES	863.07	893.50	30.43	3.41	4,919.45	5,280.00	360.55	6.83	11,063.00
9950-000	Excess (Deficiency) of Revenues over Expenses	-121.25	-117.50	-3.75	-3.19	-719.16	-1,300.50	581.34	44.70	0.00

Statement (12 months)

Period = Jul 2024-Oct 2024

Book = Accrual ; Tree = ysi_is

		Jul 2024		Aug 2024		Sep 2024		Oct 2024		Total
3000-000	INCOME									
3500-000	OTHER INCOME									
3590-000	IHCA Master Base Assess. Income	756.00		252.00		252.00		252.00		1,512.00
3900-000	TOTAL OTHER INCOME	756.00		252.00		252.00		252.00		1,512.00
3999-000	TOTAL PM INCOME	756.00		252.00		252.00		252.00		1,512.00
4010-000	ASSOCIATION INCOME									
4040-000	Fee & Fine Income	0.00		0.00		0.00		50.00		50.00
4045-000	Interest Income	0.51		0.39		0.37		0.38		1.65
4070-000	Neighborhood Assessments	1,318.32		439.44		439.44		439.44		2,636.64
4390-000	TOTAL ASSOCIATION INCOME	1,318.83		439.83		439.81		489.82		2,688.29
4999-000	TOTAL REVENUE	2,074.83		691.83		691.81		741.82		4,200.29
6000-000	EXPENSES									
7200-000	NEIGHBORHOOD EXPENSES									
7201-000	Neighborhood Management Fees	112.92		112.92		112.92		112.92		451.68
7240-000	Neighborhood Landscape - Contract / Yards	100.10		100.10		100.10		100.10		400.40
7260-000	Neighborhood Irrigation-Common Areas	0.00		23.57		0.00		314.05		337.62
7265-000	Neigh Irrig Maint & Repairs	0.00		325.00		0.00		0.00		325.00
7288-000	Neighborhood Property Insurance	2,060.75		0.00		0.00		0.00		2,060.75
7290-000	TOTAL NEIGHBORHOOD EXPENSES	2,273.77		561.59		213.02		527.07		3,575.45
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION									
9830-000	Master Base Assessments	336.00		336.00		336.00		336.00		1,344.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	336.00		336.00		336.00		336.00		1,344.00
9940-000	TOTAL EXPENSES	2,609.77		897.59		549.02		863.07		4,919.45
9950-000	Excess (Deficiency) of Revenues over Expenses	-534.94		-205.76		142.79		-121.25		-719.16

Expense Distribution

Property=s28 AND mm/yy=10/2024-10/2024

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-90754	s28	793634	10/01/2024	10/2024	100.10	0.00	424	10/14/2024	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						100.10	0.00			
7260-000 - Neighborhood Irrigation-Com...										
citiss - City of Issaquah	P-90803	s28	23690803	10/01/2024	10/2024	314.05	0.00	423	10/14/2024	Account #30-2919-00
Total 7260-000 - Neighborhood Irrigatio...						314.05	0.00			
						414.15	0.00			