



ISSAQUAH HIGHLANDS
**COMMUNITY
ASSOCIATION**

**Division 28
FINANCIAL REPORT**

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

FINANCIAL SUMMARY:

As of December 31, 2024, operating cash totaled \$8,818, unpaid assessments (receivables) totaled \$50, and 'other' cash (or cash equivalents) totaled \$16, for total assets of \$8,884.

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 \$8,884.

For the month ending December 31, 2024, the Association incurred expenses and accrued costs totaling \$573, under budget by \$171.

YTD, December 31, 2024, the Association incurred expenses and accrued costs totaling \$6,116, under budget by \$606.

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

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

Contingency	\$ 499.98	Under	Less than anticipated
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DELINQUENCY REPORT: None

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	Status
028-0001			50.00		50.00	fine
TOTALS	0.00	0.00	50.00	0.00	50.00	

COMPLETED AND PENDING MAINTENANCE:

Irrigation Repair August 2024

Irrigation Winterization November 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 = Dec 2024
Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	8,818.03	8,748.80	69.23
1080-000	CIT - Reserve MM	15.77	15.77	0.00
1090-000	TOTAL CASH	8,833.80	8,764.57	69.23
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	50.00	50.00	0.00
1248-000	TOTAL ACCOUNTS RECEIVABLE	50.00	50.00	0.00
1990-000	TOTAL ASSETS	8,883.80	8,814.57	69.23
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	-582.14	-651.37	69.23
2855-000	Reserve Equity	15.77	15.77	0.00
2990-000	TOTAL CAPITAL	8,883.80	8,814.57	69.23
2999-000	TOTAL LIABILITIES & CAPITAL	8,883.80	8,814.57	69.23

Div 28 - IHCA (s28)

Budget Comparison

Period = Dec 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	2,016.00	2,016.00	0.00	0.00	4,032.00
3900-000	TOTAL OTHER INCOME	252.00	336.00	-84.00	-25.00	2,016.00	2,016.00	0.00	0.00	4,032.00
4010-000	ASSOCIATION INCOME									
4040-000	Fee & Fine Income	-50.00	0.00	-50.00	N/A	0.00	0.00	0.00	N/A	0.00
4045-000	Interest Income	0.38	0.00	0.38	N/A	2.40	0.00	2.40	N/A	0.00
4070-000	Neighborhood Assessments	439.44	440.00	-0.56	-0.13	3,515.52	3,515.50	0.02	0.00	7,031.00
4390-000	TOTAL ASSOCIATION INCOME	389.82	440.00	-50.18	-11.40	3,517.92	3,515.50	2.42	0.07	7,031.00
4999-000	TOTAL REVENUE	641.82	776.00	-134.18	-17.29	5,533.92	5,531.50	2.42	0.04	11,063.00
7200-000	NEIGHBORHOOD EXPENSES									
7201-000	Neighborhood Management Fees	112.92	112.92	0.00	0.00	677.52	677.52	0.00	0.00	1,355.00
7240-000	Neighborhood Landscape - Contract / Yards	100.10	102.92	2.82	2.74	600.60	617.52	16.92	2.74	1,235.00
7250-000	Neighborhood Landscape - Other	0.00	33.33	33.33	100.00	0.00	199.98	199.98	100.00	400.00
7260-000	Neighborhood Irrigation-Common Areas	23.57	75.00	51.43	68.57	361.19	475.00	113.81	23.96	775.00
7265-000	Neigh Irrig Maint & Repairs	0.00	0.00	0.00	N/A	400.00	145.00	-255.00	-175.86	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	499.98	499.98	100.00	1,000.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	236.59	407.50	170.91	41.94	4,100.06	4,706.00	605.94	12.88	7,031.00
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION									
9830-000	Master Base Assessments	336.00	336.00	0.00	0.00	2,016.00	2,016.00	0.00	0.00	4,032.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	336.00	336.00	0.00	0.00	2,016.00	2,016.00	0.00	0.00	4,032.00
9940-000	TOTAL EXPENSES	572.59	743.50	170.91	22.99	6,116.06	6,722.00	605.94	9.01	11,063.00
9950-000	Excess (Deficiency) of Revenues over Expenses	69.23	32.50	36.73	113.02	-582.14	-1,190.50	608.36	51.10	0.00

Statement (12 months)

Period = Jul 2024-Dec 2024

Book = Accrual ; Tree = ysi_is

		Jul 2024		Aug 2024		Sep 2024		Oct 2024		Nov 2024		Dec 2024		Total
3000-000	INCOME													
3500-000	OTHER INCOME													
3590-000	IHCA Master Base Assess. Income	756.00		252.00		252.00		252.00		252.00		252.00		2,016.00
3900-000	TOTAL OTHER INCOME	756.00		252.00		252.00		252.00		252.00		252.00		2,016.00
3999-000	TOTAL PM INCOME	756.00		252.00		252.00		252.00		252.00		252.00		2,016.00
4010-000	ASSOCIATION INCOME													
4040-000	Fee & Fine Income	0.00		0.00		0.00		50.00		0.00		-50.00		0.00
4045-000	Interest Income	0.51		0.39		0.37		0.38		0.37		0.38		2.40
4070-000	Neighborhood Assessments	1,318.32		439.44		439.44		439.44		439.44		439.44		3,515.52
4390-000	TOTAL ASSOCIATION INCOME	1,318.83		439.83		439.81		489.82		439.81		389.82		3,517.92
4999-000	TOTAL REVENUE	2,074.83		691.83		691.81		741.82		691.81		641.82		5,533.92
6000-000	EXPENSES													
7200-000	NEIGHBORHOOD EXPENSES													
7201-000	Neighborhood Management Fees	112.92		112.92		112.92		112.92		112.92		112.92		677.52
7240-000	Neighborhood Landscape - Contract / Yards	100.10		100.10		100.10		100.10		100.10		100.10		600.60
7260-000	Neighborhood Irrigation-Common Areas	0.00		23.57		0.00		314.05		0.00		23.57		361.19
7265-000	Neigh Irrig Maint & Repairs	0.00		325.00		0.00		0.00		75.00		0.00		400.00
7288-000	Neighborhood Property Insurance	2,060.75		0.00		0.00		0.00		0.00		0.00		2,060.75
7290-000	TOTAL NEIGHBORHOOD EXPENSES	2,273.77		561.59		213.02		527.07		288.02		236.59		4,100.06
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION													
9830-000	Master Base Assessments	336.00		336.00		336.00		336.00		336.00		336.00		2,016.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	336.00		336.00		336.00		336.00		336.00		336.00		2,016.00
9940-000	TOTAL EXPENSES	2,609.77		897.59		549.02		863.07		624.02		572.59		6,116.06
9950-000	Excess (Deficiency) of Revenues over Expenses	-534.94		-205.76		142.79		-121.25		67.79		69.23		-582.14

Expense Distribution

Property=s28 AND mm/yy=12/2024-12/2024

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-91520	s28	811079	12/01/2024	12/2024	100.10	0.00	427	12/09/2024	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						100.10	0.00			
7260-000 - Neighborhood Irrigation-Com...										
citiss - City of Issaquah	P-91643	s28	23691643	12/01/2024	12/2024	23.57	0.00	428	12/16/2024	Account #30-2919-00
Total 7260-000 - Neighborhood Irrigatio...						23.57	0.00			
						123.67	0.00			