



ISSAQUAH HIGHLANDS
**COMMUNITY
ASSOCIATION**

**Division 28
FINANCIAL REPORT**

Manager's Report for the month ending January 31, 2025

FINANCIAL SUMMARY:

As of January 31, 2025, operating cash totaled \$10,394, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$16, for total assets of \$10,410.

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 \$10,410.

For the month ending January 31, 2025, the Association incurred expenses and accrued costs totaling \$549, under budget by \$119.

YTD, January 31, 2025, the Association incurred expenses and accrued costs totaling \$6,665, under budget by \$725.

As of January 31, 2025, replacement reserves totaled \$16.

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

Contingency	\$ 583.31	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 Repair completed August 2024

Winterize Irrigation performed 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 = Jan 2025

Book = Accrual ; Tree = ysi_bs

		Balance		Beginning		Net
		Current Period		Balance		Change
1000-000	ASSETS					
1005-000	CASH					
1015-000	CIT - Checking	10,393.77		8,818.03		1,575.74
1080-000	CIT - Reserve MM	15.77		15.77		0.00
1090-000	TOTAL CASH	10,409.54		8,833.80		1,575.74
1099-000	ACCOUNTS RECEIVABLE					
1100-000	Accounts Receivable - Delinquency	0.00		50.00		-50.00
1248-000	TOTAL ACCOUNTS RECEIVABLE	0.00		50.00		-50.00
1990-000	TOTAL ASSETS	10,409.54		8,883.80		1,525.74
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	943.60		-582.14		1,525.74
2855-000	Reserve Equity	15.77		15.77		0.00
2990-000	TOTAL CAPITAL	10,409.54		8,883.80		1,525.74
2999-000	TOTAL LIABILITIES & CAPITAL	10,409.54		8,883.80		1,525.74

Div 28 - IHCA (s28)
Budget Comparison
 Period = Jan 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	756.00	336.00	420.00	125.00	2,772.00	2,352.00	420.00	17.86	4,032.00
3900-000	TOTAL OTHER INCOME	756.00	336.00	420.00	125.00	2,772.00	2,352.00	420.00	17.86	4,032.00
4010-000	ASSOCIATION INCOME									
4045-000	Interest Income	0.44	0.00	0.44	N/A	2.84	0.00	2.84	N/A	0.00
4070-000	Neighborhood Assessments	1,318.32	1,315.50	2.82	0.21	4,833.84	4,831.00	2.84	0.06	7,031.00
4390-000	TOTAL ASSOCIATION INCOME	1,318.76	1,315.50	3.26	0.25	4,836.68	4,831.00	5.68	0.12	7,031.00
4999-000	TOTAL REVENUE	2,074.76	1,651.50	423.26	25.63	7,608.68	7,183.00	425.68	5.93	11,063.00
7200-000	NEIGHBORHOOD EXPENSES									
7201-000	Neighborhood Management Fees	112.92	112.92	0.00	0.00	790.44	790.44	0.00	0.00	1,355.00
7240-000	Neighborhood Landscape - Contract / Yards	100.10	102.92	2.82	2.74	700.70	720.44	19.74	2.74	1,235.00
7250-000	Neighborhood Landscape - Other	0.00	33.33	33.33	100.00	0.00	233.31	233.31	100.00	400.00
7260-000	Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	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	583.31	583.31	100.00	1,000.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	213.02	332.50	119.48	35.93	4,313.08	5,038.50	725.42	14.40	7,031.00
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION									
9830-000	Master Base Assessments	336.00	336.00	0.00	0.00	2,352.00	2,352.00	0.00	0.00	4,032.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	336.00	336.00	0.00	0.00	2,352.00	2,352.00	0.00	0.00	4,032.00
9940-000	TOTAL EXPENSES	549.02	668.50	119.48	17.87	6,665.08	7,390.50	725.42	9.82	11,063.00
9950-000	Excess (Deficiency) of Revenues over Expenses	1,525.74	983.00	542.74	55.21	943.60	-207.50	1,151.10	554.75	0.00

Statement (12 months)

Period = Jul 2024-Jan 2025

Book = Accrual ; Tree = ysi_is

		Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	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	756.00	2,772.00
3900-000	TOTAL OTHER INCOME	756.00	252.00	252.00	252.00	252.00	252.00	756.00	2,772.00
3999-000	TOTAL PM INCOME	756.00	252.00	252.00	252.00	252.00	252.00	756.00	2,772.00
4010-000	ASSOCIATION INCOME								
4040-000	Fee & Fine Income	0.00	0.00	0.00	50.00	0.00	-50.00	0.00	0.00
4045-000	Interest Income	0.51	0.39	0.37	0.38	0.37	0.38	0.44	2.84
4070-000	Neighborhood Assessments	1,318.32	439.44	439.44	439.44	439.44	439.44	1,318.32	4,833.84
4390-000	TOTAL ASSOCIATION INCOME	1,318.83	439.83	439.81	489.82	439.81	389.82	1,318.76	4,836.68
4999-000	TOTAL REVENUE	2,074.83	691.83	691.81	741.82	691.81	641.82	2,074.76	7,608.68
6000-000	EXPENSES								
7200-000	NEIGHBORHOOD EXPENSES								
7201-000	Neighborhood Management Fees	112.92	112.92	112.92	112.92	112.92	112.92	112.92	790.44
7240-000	Neighborhood Landscape - Contract / Yards	100.10	100.10	100.10	100.10	100.10	100.10	100.10	700.70
7260-000	Neighborhood Irrigation-Common Areas	0.00	23.57	0.00	314.05	0.00	23.57	0.00	361.19
7265-000	Neigh Irrig Maint & Repairs	0.00	325.00	0.00	0.00	75.00	0.00	0.00	400.00
7288-000	Neighborhood Property Insurance	2,060.75	0.00	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	213.02	4,313.08
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION								
9830-000	Master Base Assessments	336.00	336.00	336.00	336.00	336.00	336.00	336.00	2,352.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	336.00	336.00	336.00	336.00	336.00	336.00	336.00	2,352.00
9940-000	TOTAL EXPENSES	2,609.77	897.59	549.02	863.07	624.02	572.59	549.02	6,665.08
9950-000	Excess (Deficiency) of Revenues over Expenses	-534.94	-205.76	142.79	-121.25	67.79	69.23	1,525.74	943.60

Expense Distribution

Property=s28 AND mm/yy=01/2025-01/2025

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-92000	s28	822983	01/01/2025	01/2025	100.10	0.00	429	01/15/2025	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						100.10	0.00			
						100.10	0.00			