



ISSAQUAH HIGHLANDS
**COMMUNITY
ASSOCIATION**

**zHome
FINANCIAL REPORT**

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

FINANCIAL SUMMARY:

As of March 31, 2025, operating cash totaled \$3,857, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$249,174, for total assets of \$253,031.

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 \$253,031.

For the month ending March 31, 2025, the Association incurred expenses and accrued costs totaling \$1,931, under budget by \$129.

YTD March 31, 2025, the Association incurred expenses and accrued costs totaling \$25,163, under budget by \$527.

As of March 31, 2025, replacement reserves totaled \$249,174.

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

Neighborhood Garbage Removal	\$ 494.90	Over	More than anticipated
Neighborhood Landscape-Other	\$ 300.00	Over	More than anticipated
Neighborhood Pest Control	\$ 375.03	Under	Less than anticipated
Neighborhood Maintenance	\$ 354.97	Under	Less than anticipated

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:

Vines trimmed back off solar panels performed July 2024

Dryer Vent cleaning performed September 2024

Winterize Irrigation performed November 2024

Reserve Study completed November 2024

Tree trimming and plant pruning completed January 2025

Gutter Cleaning performed January 2025

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 = Mar 2025

Book = Accrual ; Tree = ysi_bs

		Balance		Beginning		Net
		Current Period		Balance		Change
1000-000	ASSETS					
1005-000	CASH					
1015-000	CIT - Checking	3,856.75		3,031.14		825.61
1066-000	Certificate of Deposits - Reserve	0.00		102,350.69		-102,350.69
1080-000	CIT - Reserve MM	249,173.94		143,896.60		105,277.34
1090-000	TOTAL CASH	253,030.69		249,278.43		3,752.26
1990-000	TOTAL ASSETS	253,030.69		249,278.43		3,752.26
1995-000	LIABILITIES & CAPITAL					
2800-000	CAPITAL					
2820-000	Prior Year Retained Earnings	4,207.28		4,207.28		0.00
2830-000	Current Year Reserve Transfers	-29,320.56		-26,393.91		-2,926.65
2850-000	Current Year Retained Earnings/Operating Fund	28,970.03		25,217.77		3,752.26
2855-000	Reserve Equity	249,173.94		246,247.29		2,926.65
2990-000	TOTAL CAPITAL	253,030.69		249,278.43		3,752.26
2999-000	TOTAL LIABILITIES & CAPITAL	253,030.69		249,278.43		3,752.26

zHome Neighborhood (s09c)
Budget Comparison
Period = Mar 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	840.00	840.00	0.00	0.00	7,560.00	7,560.00	0.00	0.00	10,080.00
3900-000	TOTAL OTHER INCOME	840.00	840.00	0.00	0.00	7,560.00	7,560.00	0.00	0.00	10,080.00
4010-000	ASSOCIATION INCOME									
4045-000	Interest Income	0.22	0.00	0.22	N/A	2.01	0.00	2.01	N/A	0.00
4047-000	Interest Income-Reserves	93.32	0.00	93.32	N/A	3,820.59	0.00	3,820.59	N/A	0.00
4070-000	Neighborhood Assessments	4,750.00	4,750.00	0.00	0.00	42,750.00	42,750.00	0.00	0.00	57,000.00
4390-000	TOTAL ASSOCIATION INCOME	4,843.54	4,750.00	93.54	1.97	46,572.60	42,750.00	3,822.60	8.94	57,000.00
4999-000	TOTAL REVENUE	5,683.54	5,590.00	93.54	1.67	54,132.60	50,310.00	3,822.60	7.60	67,080.00
7200-000	NEIGHBORHOOD EXPENSES									
7201-000	Neighborhood Management Fees	451.50	451.50	0.00	0.00	4,063.50	4,063.50	0.00	0.00	5,418.00
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	N/A	1,110.00	1,110.00	0.00	0.00	1,110.00
7225-000	Neighborhood Garbage Removal	253.61	183.33	-70.28	-38.34	2,144.87	1,649.97	-494.90	-29.99	2,200.00
7226-000	Neighborhood Electric /Gas	84.61	33.33	-51.28	-153.86	222.76	299.97	77.21	25.74	400.00
7240-000	Neighborhood Landscape - Contract / Yards	301.56	306.25	4.69	1.53	2,714.05	2,756.25	42.20	1.53	3,675.00
7250-000	Neighborhood Landscape - Other	0.00	100.00	100.00	100.00	1,200.00	900.00	-300.00	-33.33	1,200.00
7260-000	Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	112.60	140.00	27.40	19.57	200.00
7266-000	Neighborhood Pest Control	0.00	41.67	41.67	100.00	0.00	375.03	375.03	100.00	500.00
7271-000	Neighborhood Gutter/Roof Maintenance	0.00	29.17	29.17	100.00	0.00	262.53	262.53	100.00	350.00
7272-000	Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	N/A	992.70	1,000.00	7.30	0.73	1,000.00
7274-000	Neighborhood Inclement Weather Maint.	0.00	0.00	0.00	N/A	210.00	400.00	190.00	47.50	400.00
7278-000	Dryer Vent Cleaning	0.00	0.00	0.00	N/A	440.08	400.00	-40.08	-10.02	400.00
7280-000	Neighborhood Maintenance	0.00	58.33	58.33	100.00	170.00	524.97	354.97	67.62	700.00
7283-000	Neighborhood Geothermal Heat/Cool Plant	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	450.00
7285-000	Neighborhood Pervious Concrete Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	500.00
7288-000	Neighborhood Property Insurance	0.00	0.00	0.00	N/A	4,222.01	4,097.00	-125.01	-3.05	4,097.00
7289-000	Neighborhood Contingency	0.00	16.67	16.67	100.00	0.00	150.03	150.03	100.00	200.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	1,091.28	1,220.25	128.97	10.57	17,602.57	18,129.25	526.68	2.91	22,800.00
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION									
9610-000	Federal Income Tax	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	200.00
9830-000	Master Base Assessments	840.00	840.00	0.00	0.00	7,560.00	7,560.00	0.00	0.00	10,080.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	840.00	840.00	0.00	0.00	7,560.00	7,560.00	0.00	0.00	10,280.00
9940-000	TOTAL EXPENSES	1,931.28	2,060.25	128.97	6.26	25,162.57	25,689.25	526.68	2.05	33,080.00
9950-000	Excess (Deficiency) of Revenues over Expenses	3,752.26	3,529.75	222.51	6.30	28,970.03	24,620.75	4,349.28	17.67	34,000.00

zHome Neighborhood (s09c)
Budget Comparison
Period = Mar 2025

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<u>Less Reserve Items:</u>									
Reserve Contributions	-2,833.33	-2,833.33	0.00	0.00	-25,499.97	-25,499.97	0.00	0.00	-34,000.00
Reserve Interest Income	-93.32	0.00	-93.32	N/A	-3,820.59	0.00	-3,820.59	N/A	0.00
	-2,926.65	-2,833.33	-93.32	-3.29	-29,320.56	-25,499.97	-3,820.59	-14.98	-34,000.00
Operating Excess (Deficiency) of Rev over Exp	825.61	696.42	129.19	18.55	-350.53	-879.22	528.69	60.13	0.00

Reserve Expenses:

None at This Time

Statement (12 months)

Period = Jul 2024-Mar 2025

Book = Accrual ; Tree = ysi_is

		Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Total
3000-000	INCOME										
3500-000	OTHER INCOME										
3590-000	IHCA Master Base Assess. Income	840.00	840.00	840.00	840.00	840.00	840.00	840.00	840.00	840.00	7,560.00
3900-000	TOTAL OTHER INCOME	840.00	840.00	840.00	840.00	840.00	840.00	840.00	840.00	840.00	7,560.00
3999-000	TOTAL PM INCOME	840.00	840.00	840.00	840.00	840.00	840.00	840.00	840.00	840.00	7,560.00
4010-000	ASSOCIATION INCOME										
4045-000	Interest Income	0.40	0.17	0.18	0.17	0.20	0.23	0.24	0.20	0.22	2.01
4047-000	Interest Income-Reserves	460.64	462.26	462.13	467.14	466.53	470.30	472.01	466.26	93.32	3,820.59
4070-000	Neighborhood Assessments	4,750.00	4,750.00	4,750.00	4,750.00	4,750.00	4,750.00	4,750.00	4,750.00	4,750.00	42,750.00
4390-000	TOTAL ASSOCIATION INCOME	5,211.04	5,212.43	5,212.31	5,217.31	5,216.73	5,220.53	5,222.25	5,216.46	4,843.54	46,572.60
4999-000	TOTAL REVENUE	6,051.04	6,052.43	6,052.31	6,057.31	6,056.73	6,060.53	6,062.25	6,056.46	5,683.54	54,132.60
6000-000	EXPENSES										
7200-000	NEIGHBORHOOD EXPENSES										
7201-000	Neighborhood Management Fees	451.50	451.50	451.50	451.50	451.50	451.50	451.50	451.50	451.50	4,063.50
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	0.00	1,110.00	0.00	0.00	0.00	0.00	1,110.00
7225-000	Neighborhood Garbage Removal	233.95	233.95	233.95	233.95	233.95	233.95	233.95	253.61	253.61	2,144.87
7226-000	Neighborhood Electric /Gas	44.53	44.67	46.52	52.20	-296.46	82.41	84.90	79.38	84.61	222.76
7240-000	Neighborhood Landscape - Contract / Yards	301.57	301.56	301.56	301.56	301.56	301.56	301.56	301.56	301.56	2,714.05
7250-000	Neighborhood Landscape - Other	100.00	0.00	0.00	0.00	0.00	0.00	1,100.00	0.00	0.00	1,200.00
7260-000	Neighborhood Irrigation-Common Areas	0.00	28.15	0.00	28.15	0.00	28.15	0.00	28.15	0.00	112.60
7272-000	Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	992.70	0.00	992.70
7274-000	Neighborhood Inclement Weather Maint.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	210.00	0.00	210.00
7278-000	Dryer Vent Cleaning	0.00	0.00	440.08	0.00	0.00	0.00	0.00	0.00	0.00	440.08
7280-000	Neighborhood Maintenance	120.00	0.00	0.00	0.00	50.00	0.00	0.00	0.00	0.00	170.00
7288-000	Neighborhood Property Insurance	4,222.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,222.01
7290-000	TOTAL NEIGHBORHOOD EXPENSES	5,473.56	1,059.83	1,473.61	1,067.36	1,850.55	1,097.57	2,171.91	2,316.90	1,091.28	17,602.57
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION										
9830-000	Master Base Assessments	840.00	840.00	840.00	840.00	840.00	840.00	840.00	840.00	840.00	7,560.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	840.00	840.00	840.00	840.00	840.00	840.00	840.00	840.00	840.00	7,560.00
9940-000	TOTAL EXPENSES	6,313.56	1,899.83	2,313.61	1,907.36	2,690.55	1,937.57	3,011.91	3,156.90	1,931.28	25,162.57
9950-000	Excess (Deficiency) of Revenues over Expenses	-262.52	4,152.60	3,738.70	4,149.95	3,366.18	4,122.96	3,050.34	2,899.56	3,752.26	28,970.03

Expense Distribution

Property=s09c AND mm/yy=03/2025-03/2025

Account Code - Name				Invoice			Unpaid		Check	
Vendor Code - Name	Control	Property	Invoice #	Date	Period	Amount	Amount	Check #	Date	Remarks
7225-000 - Neighborhood Garbage Removal										
clesca - Recology King County	P-93017	s09c	0005035117	03/01/2025	03/2025	253.61	0.00	801	03/19/2025	Customer #076689
Total 7225-000 - Neighborhood Garbage...						253.61	0.00			
7226-000 - Neighborhood Electric /Gas										
pugsou - Puget Sound Energy	P-93124	s09c	39993124	03/01/2025	03/2025	84.61	0.00	803	03/21/2025	Account #200021423344
Total 7226-000 - Neighborhood Electric /Gas						84.61	0.00			
7240-000 - Neighborhood Landscape - Co...										
landcare - LandCare USA LLC	P-92954	s09c	845287	03/01/2025	03/2025	301.56	0.00	802	03/19/2025	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						301.56	0.00			
						639.78	0.00			