



ISSAQUAH HIGHLANDS
**COMMUNITY
ASSOCIATION**

Division 28
FINANCIAL REPORT
Manager's Report for the month ending April 30, 2025

FINANCIAL SUMMARY:

As of April 30, 2025, operating cash totaled \$10,275, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$16, for total assets of \$10,290.

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 \$10,290.

For the month ending April 30, 2025, the Association incurred expenses and accrued costs totaling \$571, under budget by \$172.

YTD, April 30, 2025, the Association incurred expenses and accrued costs totaling \$8,860, under budget by \$716.

As of April 30, 2025, replacement reserves totaled \$16.

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

Contingency	\$ 728.30	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 = Apr 2025

Book = Accrual ; Tree = ysi_bs

		Balance		Beginning		Net
		Current Period		Balance		Change
1000-000	ASSETS					
1005-000	CASH					
1015-000	CIT - Checking	10,274.69		10,154.08		120.61
1080-000	CIT - Reserve MM	15.77		15.77		0.00
1090-000	TOTAL CASH	10,290.46		10,169.85		120.61
1990-000	TOTAL ASSETS	10,290.46		10,169.85		120.61
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	824.52		703.91		120.61
2855-000	Reserve Equity	15.77		15.77		0.00
2990-000	TOTAL CAPITAL	10,290.46		10,169.85		120.61
2999-000	TOTAL LIABILITIES & CAPITAL	10,290.46		10,169.85		120.61

Div 28 - IHCA (s28)
Budget Comparison
 Period = Apr 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	252.00	336.00	-84.00	-25.00	3,528.00	3,360.00	168.00	5.00	4,032.00
3900-000	TOTAL OTHER INCOME	252.00	336.00	-84.00	-25.00	3,528.00	3,360.00	168.00	5.00	4,032.00
4010-000	ASSOCIATION INCOME									
4045-000	Interest Income	0.43	0.00	0.43	N/A	4.13	0.00	4.13	N/A	0.00
4070-000	Neighborhood Assessments	439.44	440.00	-0.56	-0.13	6,152.16	6,151.00	1.16	0.02	7,031.00
4390-000	TOTAL ASSOCIATION INCOME	439.87	440.00	-0.13	-0.03	6,156.29	6,151.00	5.29	0.09	7,031.00
4999-000	TOTAL REVENUE	691.87	776.00	-84.13	-10.84	9,684.29	9,511.00	173.29	1.82	11,063.00
7200-000	NEIGHBORHOOD EXPENSES									
7201-000	Neighborhood Management Fees	112.92	112.92	0.00	0.00	1,129.20	1,129.20	0.00	0.00	1,355.00
7240-000	Neighborhood Landscape - Contract / Yards	100.10	102.92	2.82	2.74	1,001.00	1,029.20	28.20	2.74	1,235.00
7250-000	Neighborhood Landscape - Other	0.00	33.33	33.33	100.00	400.00	333.30	-66.70	-20.01	400.00
7260-000	Neighborhood Irrigation-Common Areas	22.24	75.00	52.76	70.35	403.82	625.00	221.18	35.39	775.00
7265-000	Neigh Irrig Maint & Repairs	0.00	0.00	0.00	N/A	400.00	175.00	-225.00	-128.57	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	105.00	833.30	728.30	87.40	1,000.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	235.26	407.50	172.24	42.27	5,499.77	6,216.00	716.23	11.52	7,031.00
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION									
9830-000	Master Base Assessments	336.00	336.00	0.00	0.00	3,360.00	3,360.00	0.00	0.00	4,032.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	336.00	336.00	0.00	0.00	3,360.00	3,360.00	0.00	0.00	4,032.00
9940-000	TOTAL EXPENSES	571.26	743.50	172.24	23.17	8,859.77	9,576.00	716.23	7.48	11,063.00
9950-000	Excess (Deficiency) of Revenues over Expenses	120.61	32.50	88.11	271.11	824.52	-65.00	889.52	1,368.49	0.00

Statement (12 months)

Period = Jul 2024-Apr 2025

Book = Accrual ; Tree = ysi_is

		Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 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	252.00	252.00	252.00	3,528.00
3900-000	TOTAL OTHER INCOME	756.00	252.00	252.00	252.00	252.00	252.00	756.00	252.00	252.00	252.00	3,528.00
3999-000	TOTAL PM INCOME	756.00	252.00	252.00	252.00	252.00	252.00	756.00	252.00	252.00	252.00	3,528.00
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	0.00	0.00	0.00
4045-000	Interest Income	0.51	0.39	0.37	0.38	0.37	0.38	0.44	0.41	0.45	0.43	4.13
4070-000	Neighborhood Assessments	1,318.32	439.44	439.44	439.44	439.44	439.44	1,318.32	439.44	439.44	439.44	6,152.16
4390-000	TOTAL ASSOCIATION INCOME	1,318.83	439.83	439.81	489.82	439.81	389.82	1,318.76	439.85	439.89	439.87	6,156.29
4999-000	TOTAL REVENUE	2,074.83	691.83	691.81	741.82	691.81	641.82	2,074.76	691.85	691.89	691.87	9,684.29
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	112.92	112.92	112.92	1,129.20
7240-000	Neighborhood Landscape - Contract / Yards	100.10	100.10	100.10	100.10	100.10	100.10	100.10	100.10	100.10	100.10	1,001.00
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00	0.00	400.00
7260-000	Neighborhood Irrigation-Common Areas	0.00	23.57	0.00	314.05	0.00	23.57	0.00	20.39	0.00	22.24	403.82
7265-000	Neigh Irrig Maint & Repairs	0.00	325.00	0.00	0.00	75.00	0.00	0.00	0.00	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	0.00	0.00	0.00	2,060.75
7289-000	Neighborhood Contingency	0.00	0.00	0.00	0.00	0.00	0.00	0.00	105.00	0.00	0.00	105.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	2,273.77	561.59	213.02	527.07	288.02	236.59	213.02	338.41	613.02	235.26	5,499.77
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION											
9830-000	Master Base Assessments	336.00	336.00	336.00	336.00	336.00	336.00	336.00	336.00	336.00	336.00	3,360.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	336.00	336.00	336.00	336.00	336.00	336.00	336.00	336.00	336.00	336.00	3,360.00
9940-000	TOTAL EXPENSES	2,609.77	897.59	549.02	863.07	624.02	572.59	549.02	674.41	949.02	571.26	8,859.77
9950-000	Excess (Deficiency) of Revenues over Expenses	-534.94	-205.76	142.79	-121.25	67.79	69.23	1,525.74	17.44	-257.13	120.61	824.52

Expense Distribution

Property=s28 AND mm/yy=04/2025-04/2025

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-93295	s28	853364	04/01/2025	04/2025	100.10	0.00	435	04/16/2025	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						100.10	0.00			
7260-000 - Neighborhood Irrigation-Com...										
citiss - City of Issaquah	P-93572	s28	23693572	04/01/2025	04/2025	22.24	0.00	436	04/24/2025	Account #30-2919-00
Total 7260-000 - Neighborhood Irrigatio...						22.24	0.00			
						122.34	0.00			