ISSAQUAH HIGHLANDS
COMMUNITY ASSOCIATION

Division 28

FINANCIAL REPORT

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

FINANCIAL SUMMARY:

As of May 31, 2025, operating cash totaled $10,418, unpaid assessments (receivables) totaled $0, and 'other' cash (or cash equivelants) totaled $16, for total assets of $10,433.

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 $10,433.

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

YTD, May 31, 2025, the Association incurred expenses and accrued costs totaling $9,409, under budget by $836.

As of May 31, 2025, replacement reserves totaled $16.

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

Contingency	$ 811.63	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:

Irrigation Repair completed August 2024
Winterize Irrigation performed November 2024
Snow Removal and Ice Melt February 2025
Irrigation Start Up May 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 = May 2025

Book = Accrual ; Tree = ysi_bs

		Balance Current Period		Beginning Balance		Net Change
1000-000	**ASSETS**					
1005-000	CASH					
1015-000	CIT - Checking	10,417.56		10,274.69		142.87
1080-000	CIT - Reserve MM	15.77		15.77		0.00
1090-000	TOTAL CASH	10,433.33		10,290.46		142.87
1990-000	TOTAL ASSETS	10,433.33		10,290.46		142.87
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	967.39		824.52		142.87
2855-000	Reserve Equity	15.77		15.77		0.00
2990-000	TOTAL CAPITAL	10,433.33		10,290.46		142.87
2999-000	TOTAL LIABILITIES & CAPITAL	10,433.33		10,290.46		142.87

Div 28 - IHCA (s28)
Budget Comparison
Period = May 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	3,780.00	3,696.00	84.00	2.27	4,032.00
3900-000	TOTAL OTHER INCOME	252.00	336.00	-84.00	-25.00	3,780.00	3,696.00	84.00	2.27	4,032.00
4010-000	ASSOCIATION INCOME									
4045-000	Interest Income	0.45	0.00	0.45	N/A	4.58	0.00	4.58	N/A	0.00
4070-000	Neighborhood Assessments	439.44	440.00	-0.56	-0.13	6,591.60	6,591.00	0.60	0.01	7,031.00
4390-000	TOTAL ASSOCIATION INCOME	439.89	440.00	-0.11	-0.02	6,596.18	6,591.00	5.18	0.08	7,031.00
4999-000	TOTAL REVENUE	691.89	776.00	-84.11	-10.84	10,376.18	10,287.00	89.18	0.87	11,063.00
7200-000	NEIGHBORHOOD EXPENSES									
7201-000	Neighborhood Management Fees	112.92	112.92	0.00	0.00	1,242.12	1,242.12	0.00	0.00	1,355.00
7240-000	Neighborhood Landscape - Contract / Yards	100.10	102.92	2.82	2.74	1,101.10	1,132.12	31.02	2.74	1,235.00
7250-000	Neighborhood Landscape - Other	0.00	33.33	33.33	100.00	400.00	366.63	-33.37	-9.10	400.00
7260-000	Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	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	916.63	811.63	88.54	1,000.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	213.02	332.50	119.48	35.93	5,712.79	6,548.50	835.71	12.76	7,031.00
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION									
9830-000	Master Base Assessments	336.00	336.00	0.00	0.00	3,696.00	3,696.00	0.00	0.00	4,032.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	336.00	336.00	0.00	0.00	3,696.00	3,696.00	0.00	0.00	4,032.00
9940-000	TOTAL EXPENSES	549.02	668.50	119.48	17.87	9,408.79	10,244.50	835.71	8.16	11,063.00
9950-000	Excess (Deficiency) of Revenues over Expenses	142.87	107.50	35.37	32.90	967.39	42.50	924.89	2,176.21	0.00

Statement (12 months)

Period = Jul 2024-May 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	May 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	252.00	3,780.00
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	252.00	3,780.00
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	252.00	3,780.00
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	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	0.45	4.58
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	439.44	6,591.60
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	439.89	6,596.18
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	691.89	10,376.18
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	112.92	1,242.12
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	100.10	1,101.10
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	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	0.00	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	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	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	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	213.02	5,712.79
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	336.00	3,696.00
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	336.00	3,696.00
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	549.02	9,408.79
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	142.87	967.39

Expense Distribution

Property=s28 AND mm/yy=05/2025-05/2025

Account Code - Name Vendor Code - Name	Control	Property	Invoice # 	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
7240-000 - Neighborhood Landscape - Co...										
landcare - LandCare USA LLC	P-93733	s28	861462	05/01/2025	05/2025	100.10	0.00	437	05/22/2025	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						**100.10**	**0.00**			
						100.10	**0.00**			