



ISSAQUAH HIGHLANDS
**COMMUNITY
ASSOCIATION**

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

FINANCIAL SUMMARY:

As of June 30, 2025, operating cash totaled \$10,470, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$16, for total assets of \$10,485.

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 \$10,485.

For the month ending June 30, 2025, the Association incurred expenses and accrued costs totaling \$640, under budget by \$179.

YTD, June 30, 2025, the Association incurred expenses and accrued costs totaling \$10,049, under budget by \$1,014.

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

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

Neighborhood Irrigation-Common Areas	\$ 345.47	Under	Less than anticipated
Neighborhood Irrigation Maint. & Repairs	\$ 290.00	Over	More 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

Backflow Testing June 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 = Jun 2025

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	10,469.71	10,417.56	52.15
1080-000	CIT - Reserve MM	15.77	15.77	0.00
1090-000	TOTAL CASH	10,485.48	10,433.33	52.15
1990-000	TOTAL ASSETS	10,485.48	10,433.33	52.15
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	1,019.54	967.39	52.15
2855-000	Reserve Equity	15.77	15.77	0.00
2990-000	TOTAL CAPITAL	10,485.48	10,433.33	52.15
2999-000	TOTAL LIABILITIES & CAPITAL	10,485.48	10,433.33	52.15

Div 28 - IHCA (s28)
Budget Comparison
 Period = Jun 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	4,032.00	4,032.00	0.00	0.00	4,032.00
3900-000	TOTAL OTHER INCOME	252.00	336.00	-84.00	-25.00	4,032.00	4,032.00	0.00	0.00	4,032.00
4010-000	ASSOCIATION INCOME									
4045-000	Interest Income	0.44	0.00	0.44	N/A	5.02	0.00	5.02	N/A	0.00
4070-000	Neighborhood Assessments	439.44	440.00	-0.56	-0.13	7,031.04	7,031.00	0.04	0.00	7,031.00
4390-000	TOTAL ASSOCIATION INCOME	439.88	440.00	-0.12	-0.03	7,036.06	7,031.00	5.06	0.07	7,031.00
4999-000	TOTAL REVENUE	691.88	776.00	-84.12	-10.84	11,068.06	11,063.00	5.06	0.05	11,063.00
7200-000	NEIGHBORHOOD EXPENSES									
7201-000	Neighborhood Management Fees	112.92	112.88	-0.04	-0.04	1,355.04	1,355.00	-0.04	0.00	1,355.00
7240-000	Neighborhood Landscape - Contract / Yards	100.10	102.88	2.78	2.70	1,201.20	1,235.00	33.80	2.74	1,235.00
7250-000	Neighborhood Landscape - Other	0.00	33.37	33.37	100.00	400.00	400.00	0.00	0.00	400.00
7260-000	Neighborhood Irrigation-Common Areas	25.71	150.00	124.29	82.86	429.53	775.00	345.47	44.58	775.00
7265-000	Neigh Irrig Maint & Repairs	65.00	0.00	-65.00	N/A	465.00	175.00	-290.00	-165.71	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	83.37	83.37	100.00	105.00	1,000.00	895.00	89.50	1,000.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	303.73	482.50	178.77	37.05	6,016.52	7,031.00	1,014.48	14.43	7,031.00
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION									
9830-000	Master Base Assessments	336.00	336.00	0.00	0.00	4,032.00	4,032.00	0.00	0.00	4,032.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	336.00	336.00	0.00	0.00	4,032.00	4,032.00	0.00	0.00	4,032.00
9940-000	TOTAL EXPENSES	639.73	818.50	178.77	21.84	10,048.52	11,063.00	1,014.48	9.17	11,063.00
9950-000	Excess (Deficiency) of Revenues over Expenses	52.15	-42.50	94.65	222.71	1,019.54	0.00	1,019.54	N/A	0.00

Statement (12 months)

Period = Jul 2024-Jun 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	Jun 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	252.00	4,032.00
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	252.00	4,032.00
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	252.00	4,032.00
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	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	0.44	5.02
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	439.44	7,031.04
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	439.88	7,036.06
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	691.88	11,068.06
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	112.92	1,355.04
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	100.10	1,201.20
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	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	25.71	429.53
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	65.00	465.00
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	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	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	303.73	6,016.52
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	336.00	4,032.00
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	336.00	4,032.00
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	639.73	10,048.52
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	52.15	1,019.54

Expense Distribution

Property=s28 AND mm/yy=06/2025-06/2025

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-94046	s28	871550	06/01/2025	06/2025	100.10	0.00	439	06/06/2025	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						100.10	0.00			
7260-000 - Neighborhood Irrigation-Com...										
citiss - City of Issaquah	P-94111	s28	23694111	06/01/2025	06/2025	25.71	0.00	438	06/06/2025	Account #30-2919-00
Total 7260-000 - Neighborhood Irrigatio...						25.71	0.00			
7265-000 - Neigh Irrig Maint & Repairs										
axisback - Axis Backflow Testing	P-94469	s28	4382	06/26/2025	06/2025	65.00	0.00	440	06/26/2025	Backflow Testing
Total 7265-000 - Neigh Irrig Maint & Repairs						65.00	0.00			
						190.81	0.00			