



ISSAQUAH HIGHLANDS
**COMMUNITY
ASSOCIATION**

**Division 28
FINANCIAL REPORT**

Manager's Report for the month ending September 30, 2025

FINANCIAL SUMMARY:

As of September 30, 2025, operating cash totaled \$9,404, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$16, for total assets of \$9,420.

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 \$9,420.

For the month ending September 30, 2025, the Association incurred expenses and accrued costs totaling \$1,172, over budget by \$383.

YTD, September 30, 2025, the Association incurred expenses and accrued costs totaling \$4,737, under budget by \$5.

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

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

Reserve Study	\$ 430.00	Over	More 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:

Reserve Study-August 2025

Tree Trimming-September 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 = Sep 2025

Book = Accrual ; Tree = ysi_bs

		Balance		Beginning		Net
		Current Period		Balance		Change
1000-000	ASSETS					
1005-000	CASH					
1015-000	CIT - Checking	9,404.23		9,842.26		-438.03
1080-000	CIT - Reserve MM	15.77		15.77		0.00
1090-000	TOTAL CASH	9,420.00		9,858.03		-438.03
1990-000	TOTAL ASSETS	9,420.00		9,858.03		-438.03
1995-000	LIABILITIES & CAPITAL					
2800-000	CAPITAL					
2820-000	Prior Year Retained Earnings	10,469.71		10,469.71		0.00
2850-000	Current Year Retained Earnings/Operating Fund	-1,065.48		-627.45		-438.03
2855-000	Reserve Equity	15.77		15.77		0.00
2990-000	TOTAL CAPITAL	9,420.00		9,858.03		-438.03
2999-000	TOTAL LIABILITIES & CAPITAL	9,420.00		9,858.03		-438.03

Div 28 - IHCA (s28) Budget Comparison

Period = Sep 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	261.00	348.00	-87.00	-25.00	1,305.00	1,044.00	261.00	25.00	4,176.00
3900-000	TOTAL OTHER INCOME	261.00	348.00	-87.00	-25.00	1,305.00	1,044.00	261.00	25.00	4,176.00
4010-000	ASSOCIATION INCOME									
4045-000	Interest Income	0.40	0.00	0.40	N/A	1.32	0.00	1.32	N/A	0.00
4070-000	Neighborhood Assessments	473.01	630.67	-157.66	-25.00	2,365.03	1,892.01	473.02	25.00	7,568.00
4390-000	TOTAL ASSOCIATION INCOME	473.41	630.67	-157.26	-24.94	2,366.35	1,892.01	474.34	25.07	7,568.00
4999-000	TOTAL REVENUE	734.41	978.67	-244.26	-24.96	3,671.35	2,936.01	735.34	25.05	11,744.00
7200-000	NEIGHBORHOOD EXPENSES									
7201-000	Neighborhood Management Fees	116.34	116.33	-0.01	-0.01	349.02	348.99	-0.03	-0.01	1,396.00
7204-000	Neighborhood Reserve Study	430.00	0.00	-430.00	N/A	430.00	0.00	-430.00	N/A	0.00
7240-000	Neighborhood Landscape - Contract / Yards	103.10	108.08	4.98	4.61	309.30	324.24	14.94	4.61	1,297.00
7250-000	Neighborhood Landscape - Other	175.00	33.33	-141.67	-425.05	175.00	99.99	-75.01	-75.02	400.00
7260-000	Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	74.28	175.00	100.72	57.55	775.00
7265-000	Neigh Irrig Maint & Repairs	0.00	100.00	100.00	100.00	0.00	200.00	200.00	100.00	400.00
7288-000	Neighborhood Property Insurance	0.00	0.00	0.00	N/A	2,355.23	2,300.00	-55.23	-2.40	2,300.00
7289-000	Neighborhood Contingency	0.00	83.33	83.33	100.00	0.00	249.99	249.99	100.00	1,000.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	824.44	441.07	-383.37	-86.92	3,692.83	3,698.21	5.38	0.15	7,568.00
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION									
9830-000	Master Base Assessments	348.00	348.00	0.00	0.00	1,044.00	1,044.00	0.00	0.00	4,176.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	348.00	348.00	0.00	0.00	1,044.00	1,044.00	0.00	0.00	4,176.00
9940-000	TOTAL EXPENSES	1,172.44	789.07	-383.37	-48.58	4,736.83	4,742.21	5.38	0.11	11,744.00
9950-000	Excess (Deficiency) of Revenues over Expenses	-438.03	189.60	-627.63	-331.03	-1,065.48	-1,806.20	740.72	41.01	0.00

Statement (12 months)

Period = Jul 2025-Sep 2025

Book = Accrual ; Tree = ysi_is

		Jul 2025		Aug 2025		Sep 2025		Total
3000-000	INCOME							
3500-000	OTHER INCOME							
3590-000	IHCA Master Base Assess. Income	783.00		261.00		261.00		1,305.00
3900-000	TOTAL OTHER INCOME	783.00		261.00		261.00		1,305.00
3999-000	TOTAL PM INCOME	783.00		261.00		261.00		1,305.00
4010-000	ASSOCIATION INCOME							
4045-000	Interest Income	0.49		0.43		0.40		1.32
4070-000	Neighborhood Assessments	1,419.01		473.01		473.01		2,365.03
4390-000	TOTAL ASSOCIATION INCOME	1,419.50		473.44		473.41		2,366.35
4999-000	TOTAL REVENUE	2,202.50		734.44		734.41		3,671.35
6000-000	EXPENSES							
7200-000	NEIGHBORHOOD EXPENSES							
7201-000	Neighborhood Management Fees	116.34		116.34		116.34		349.02
7204-000	Neighborhood Reserve Study	0.00		0.00		430.00		430.00
7240-000	Neighborhood Landscape - Contract / Yards	103.10		103.10		103.10		309.30
7250-000	Neighborhood Landscape - Other	0.00		0.00		175.00		175.00
7260-000	Neighborhood Irrigation-Common Areas	0.00		74.28		0.00		74.28
7288-000	Neighborhood Property Insurance	2,355.23		0.00		0.00		2,355.23
7290-000	TOTAL NEIGHBORHOOD EXPENSES	2,574.67		293.72		824.44		3,692.83
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION							
9830-000	Master Base Assessments	348.00		348.00		348.00		1,044.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	348.00		348.00		348.00		1,044.00
9940-000	TOTAL EXPENSES	2,922.67		641.72		1,172.44		4,736.83
9950-000	Excess (Deficiency) of Revenues over Expenses	-720.17		92.72		-438.03		-1,065.48

Expense Distribution

Property=s28 AND mm/yy=09/2025-09/2025

Account Code - Name				Invoice			Unpaid		Check	
Vendor Code - Name	Control	Property	Invoice #	Date	Period	Amount	Amount	Check #	Date	Remarks
7204-000 - Neighborhood Reserve Study										
assres - Association Reserves, WA, LLC	P-95287	s28	57524-0GA	09/01/2025	09/2025	430.00	0.00	445	09/01/2025	Reserve Study Deposit
Total 7204-000 - Neighborhood Reserve ...						430.00	0.00			
7240-000 - Neighborhood Landscape - Co...										
landcare - LandCare USA LLC	P-95362	s28	904173	09/01/2025	09/2025	103.10	0.00	446	09/17/2025	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						103.10	0.00			
7250-000 - Neighborhood Landscape - Other										
isscom - Issaquah Highlands Communit...	P-95544	s28	T6948 Land BB 09/2025	09/22/2025	09/2025	175.00	0.00	447	09/22/2025	W/O #6012 Tree Trimming
Total 7250-000 - Neighborhood Landscap...						175.00	0.00			
						708.10	0.00			