



ISSAQUAH HIGHLANDS
**COMMUNITY
ASSOCIATION**

**Division 28
FINANCIAL REPORT**

Manager's Report for the month ending March 31, 2024

FINANCIAL SUMMARY:

As of March 31, 2024, operating cash totaled \$9,622, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$16, for total assets of \$9,638.

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 \$9,638.

For the month ending March 31, 2024, the Association incurred expenses and accrued costs totaling \$547, under budget by \$186.

YTD, March 31, 2024, the Association incurred expenses and accrued costs totaling \$6,374, under budget by \$1,015.

As of March 31, 2024, replacement reserves totaled \$16.

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

Neighborhood Property Insurance	\$ 388.00	Over	More than anticipated
Contingency	\$ 856.53	Less	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:

Gutter Cleaning performed January 2024

Pest control performed March 2024

Winterized Irrigation December 2023

Dryer Vent Cleaning performed October 2023

Backflow performed July 2023

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 2024

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	9,621.76	9,506.86	114.90
1080-000	CIT - Reserve MM	15.77	15.77	0.00
1090-000	TOTAL CASH	9,637.53	9,522.63	114.90
1990-000	TOTAL ASSETS	9,637.53	9,522.63	114.90
1995-000	LIABILITIES & CAPITAL			
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	8,171.05	8,171.05	0.00
2850-000	Current Year Retained Earnings/Operating Fund	1,450.71	1,335.81	114.90
2855-000	Reserve Equity	15.77	15.77	0.00
2990-000	TOTAL CAPITAL	9,637.53	9,522.63	114.90
2999-000	TOTAL LIABILITIES & CAPITAL	9,637.53	9,522.63	114.90

Div 28 - IHCA (s28)
Budget Comparison
 Period = Mar 2024

	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	243.00	324.00	-81.00	-25.00	3,159.00	2,916.00	243.00	8.33	3,888.00
3900-000 TOTAL OTHER INCOME	243.00	324.00	-81.00	-25.00	3,159.00	2,916.00	243.00	8.33	3,888.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.41	0.00	0.41	N/A	3.25	0.00	3.25	N/A	0.00
4070-000 Neighborhood Assessments	399.24	532.33	-133.09	-25.00	5,190.12	4,790.97	399.15	8.33	6,388.00
4390-000 TOTAL ASSOCIATION INCOME	399.65	532.33	-132.68	-24.92	5,193.37	4,790.97	402.40	8.40	6,388.00
4999-000 TOTAL REVENUE	642.65	856.33	-213.68	-24.95	8,352.37	7,706.97	645.40	8.37	10,276.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	107.50	107.50	0.00	0.00	967.50	967.50	0.00	0.00	1,290.00
7240-000 Neighborhood Landscape - Contract / Yards	96.25	98.00	1.75	1.79	866.25	882.00	15.75	1.79	1,176.00
7250-000 Neighborhood Landscape - Other	0.00	33.33	33.33	100.00	0.00	299.97	299.97	100.00	400.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	333.91	550.00	216.09	39.29	775.00
7265-000 Neigh Irrig Maint & Repairs	0.00	30.00	30.00	100.00	0.00	175.00	175.00	100.00	175.00
7288-000 Neighborhood Property Insurance	0.00	0.00	0.00	N/A	1,818.00	1,430.00	-388.00	-27.13	1,430.00
7289-000 Neighborhood Contingency	0.00	95.17	95.17	100.00	0.00	856.53	856.53	100.00	1,142.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	203.75	364.00	160.25	44.02	3,985.66	5,161.00	1,175.34	22.77	6,388.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9830-000 Master Base Assessments	324.00	324.00	0.00	0.00	2,916.00	2,916.00	0.00	0.00	3,888.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	324.00	324.00	0.00	0.00	2,916.00	2,916.00	0.00	0.00	3,888.00
9940-000 TOTAL EXPENSES	527.75	688.00	160.25	23.29	6,901.66	8,077.00	1,175.34	14.55	10,276.00
9950-000 Excess (Deficiency) of Revenues over Expenses	114.90	168.33	-53.43	-31.74	1,450.71	-370.03	1,820.74	492.05	0.00

Statement (12 months)

Period = Jul 2023-Mar 2024

Book = Accrual ; Tree = ysi_is

	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Jan 2024	Feb 2024	Mar 2024	Total	
3000-000	INCOME										
3500-000	OTHER INCOME										
3590-000	IHCA Master Base Assess. Income	729.00	243.00	243.00	243.00	243.00	243.00	729.00	243.00	243.00	3,159.00
3900-000	TOTAL OTHER INCOME	729.00	243.00	243.00	243.00	243.00	243.00	729.00	243.00	243.00	3,159.00
3999-000	TOTAL PM INCOME	729.00	243.00	243.00	243.00	243.00	243.00	729.00	243.00	243.00	3,159.00
4010-000	ASSOCIATION INCOME										
4045-000	Interest Income	0.38	0.34	0.33	0.34	0.33	0.35	0.39	0.38	0.41	3.25
4070-000	Neighborhood Assessments	1,197.72	399.24	399.24	399.24	399.24	399.24	1,197.72	399.24	399.24	5,190.12
4390-000	TOTAL ASSOCIATION INCOME	1,198.10	399.58	399.57	399.58	399.57	399.59	1,198.11	399.62	399.65	5,193.37
4999-000	TOTAL REVENUE	1,927.10	642.58	642.57	642.58	642.57	642.59	1,927.11	642.62	642.65	8,352.37
6000-000	EXPENSES										
7200-000	NEIGHBORHOOD EXPENSES										
7201-000	Neighborhood Management Fees	107.50	107.50	107.50	107.50	107.50	107.50	107.50	107.50	107.50	967.50
7240-000	Neighborhood Landscape - Contract / Yards	96.25	96.25	96.25	96.25	96.25	96.25	96.25	96.25	96.25	866.25
7260-000	Neighborhood Irrigation-Common Areas	0.00	122.72	0.00	173.25	0.00	18.97	0.00	18.97	0.00	333.91
7288-000	Neighborhood Property Insurance	1,818.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,818.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	2,021.75	326.47	203.75	377.00	203.75	222.72	203.75	222.72	203.75	3,985.66
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION										
9830-000	Master Base Assessments	324.00	324.00	324.00	324.00	324.00	324.00	324.00	324.00	324.00	2,916.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	324.00	324.00	324.00	324.00	324.00	324.00	324.00	324.00	324.00	2,916.00
9940-000	TOTAL EXPENSES	2,345.75	650.47	527.75	701.00	527.75	546.72	527.75	546.72	527.75	6,901.66
9950-000	Excess (Deficiency) of Revenues over Expenses	-418.65	-7.89	114.82	-58.42	114.82	95.87	1,399.36	95.90	114.90	1,450.71

Expense Distribution

Property=s28 AND mm/yy=03/2024-03/2024

Account 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-87931	s28	722947	03/01/2024	03/2024	96.25	0.00	409	03/11/2024	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						96.25	0.00			
						96.25	0.00			