



ISSAQUAH HIGHLANDS
**COMMUNITY
ASSOCIATION**

**zHome
FINANCIAL REPORT**

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

FINANCIAL SUMMARY:

As of March 31, 2024, operating cash totaled \$4,993, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$209,984, for total assets of \$214,977.

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 \$214,977.

For the month ending March 31, 2024, the Association incurred expenses and accrued costs totaling \$2,395, over budget by \$490.

YTD March 31, 2024, the Association incurred expenses and accrued costs totaling \$29,970, under budget by \$7,826.

As of March 31, 2024, replacement reserves totaled \$209,984.

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

Neighborhood Garbage Removal	\$ 716.07	Over	More than anticipated
Neighborhood Landscape/Other	\$ 499.44	Over	More than anticipated
Pest Control	\$ 1,359.79	Over	More than anticipated
Neighborhood Maintenance	\$ 4,814.51	Over	More than anticipated
Insurance	\$ 1,125.00	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:

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	4,992.86	4,830.18	162.68
1066-000	Certificate of Deposits - Reserve	100,370.41	102,355.62	-1,985.21
1080-000	CIT - Reserve MM	109,613.39	104,341.05	5,272.34
1090-000	TOTAL CASH	214,976.66	211,526.85	3,449.81
1990-000	TOTAL ASSETS	214,976.66	211,526.85	3,449.81
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
1999-000	ACCOUNTS PAYABLE			
2000-000	Accounts Payable-Trade	93.59	0.00	93.59
2205-000	TOTAL ACCOUNTS PAYABLE	93.59	0.00	93.59
2690-000	TOTAL LIABILITIES	93.59	0.00	93.59
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	12,689.74	12,689.74	0.00
2830-000	Current Year Reserve Transfers	-29,531.76	-26,244.63	-3,287.13
2850-000	Current Year Retained Earnings/Operating Fund	21,741.29	18,385.07	3,356.22
2855-000	Reserve Equity	209,983.80	206,696.67	3,287.13
2990-000	TOTAL CAPITAL	214,883.07	211,526.85	3,356.22
2999-000	TOTAL LIABILITIES & CAPITAL	214,976.66	211,526.85	3,449.81

zHome Neighborhood (s09c)
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	810.00	810.00	0.00	0.00	7,290.00	7,290.00	0.00	0.00	9,720.00
3900-000 TOTAL OTHER INCOME	810.00	810.00	0.00	0.00	7,290.00	7,290.00	0.00	0.00	9,720.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.29	0.00	0.29	N/A	3.18	0.00	3.18	N/A	0.00
4047-000 Interest Income-Reserves	453.80	0.00	453.80	N/A	4,031.79	0.00	4,031.79	N/A	0.00
4070-000 Neighborhood Assessments	4,487.40	4,487.42	-0.02	0.00	40,386.60	40,386.78	-0.18	0.00	53,849.00
4390-000 TOTAL ASSOCIATION INCOME	4,941.49	4,487.42	454.07	10.12	44,421.57	40,386.78	4,034.79	9.99	53,849.00
4999-000 TOTAL REVENUE	5,751.49	5,297.42	454.07	8.57	51,711.57	47,676.78	4,034.79	8.46	63,569.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	430.00	430.00	0.00	0.00	3,870.00	3,870.00	0.00	0.00	5,160.00
7204-000 Neighborhood Reserve Study	0.00	0.00	0.00	N/A	1,110.00	1,110.00	0.00	0.00	1,110.00
7225-000 Neighborhood Garbage Removal	232.94	137.50	-95.44	-69.41	1,953.57	1,237.50	-716.07	-57.86	1,650.00
7226-000 Neighborhood Electric /Gas	70.82	33.33	-37.49	-112.48	132.28	299.97	167.69	55.90	400.00
7240-000 Neighborhood Landscape - Contract / Yards	289.97	289.92	-0.05	-0.02	2,609.72	2,609.28	-0.44	-0.02	3,479.00
7250-000 Neighborhood Landscape - Other	0.00	66.67	66.67	100.00	1,099.47	600.03	-499.44	-83.24	800.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	104.72	140.00	35.28	25.20	200.00
7266-000 Neighborhood Pest Control	561.54	0.00	-561.54	N/A	1,359.79	0.00	-1,359.79	N/A	500.00
7271-000 Neighborhood Gutter/Roof Maintenance	0.00	29.17	29.17	100.00	0.00	262.53	262.53	100.00	350.00
7272-000 Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	N/A	990.90	800.00	-190.90	-23.86	800.00
7274-000 Neighborhood Inclement Weather Maint.	0.00	33.33	33.33	100.00	0.00	299.97	299.97	100.00	400.00
7278-000 Dryer Vent Cleaning	0.00	0.00	0.00	N/A	385.35	350.00	-35.35	-10.10	350.00
7280-000 Neighborhood Maintenance	0.00	58.33	58.33	100.00	5,339.48	524.97	-4,814.51	-917.10	700.00
7283-000 Neighborhood Geothermal Heat/Cool Plant	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	450.00
7285-000 Neighborhood Pervious Concrete Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	500.00
7288-000 Neighborhood Property Insurance	0.00	0.00	0.00	N/A	3,725.00	2,600.00	-1,125.00	-43.27	2,600.00
7289-000 Neighborhood Contingency	0.00	16.67	16.67	100.00	0.00	150.03	150.03	100.00	200.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	1,585.27	1,094.92	-490.35	-44.78	22,680.28	14,854.28	-7,826.00	-52.69	19,649.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9610-000 Federal Income Tax	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	200.00
9830-000 Master Base Assessments	810.00	810.00	0.00	0.00	7,290.00	7,290.00	0.00	0.00	9,720.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	810.00	810.00	0.00	0.00	7,290.00	7,290.00	0.00	0.00	9,920.00
9940-000 TOTAL EXPENSES	2,395.27	1,904.92	-490.35	-25.74	29,970.28	22,144.28	-7,826.00	-35.34	29,569.00
9950-000 Excess (Deficiency) of Revenues over Expenses	3,356.22	3,392.50	-36.28	-1.07	21,741.29	25,532.50	-3,791.21	-14.85	34,000.00

zHome Neighborhood (s09c)
Budget Comparison
 Period = Mar 2024

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Less Reserve Items:									
Reserve Contributions	-2,833.33	-2,833.33	0.00	0.00	-25,499.97	-25,499.97	0.00	0.00	-34,000.00
Reserve Interest Income	-453.80	0.00	-453.80	N/A	-4,031.79	0.00	-4,031.79	N/A	0.00
	-3,287.13	-2,833.33	-453.80	-16.02	-29,531.76	-25,499.97	-4,031.79	-15.81	-34,000.00
Operating Excess (Deficiency) of Rev over Exp	69.09	559.17	-490.08	-87.64	-7,790.47	32.53	-7,823.00	N/A	0.00
Reserve Expenses:									
502 - Roofs Inspect / Clean / Repair						8,487.00			
Fascia Power Washing & Stain					6,319.50				
1711 9th Siding Repair					3,286.49				

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	810.00	810.00	810.00	810.00	810.00	810.00	810.00	810.00	810.00	7,290.00
3900-000 TOTAL OTHER INCOME	810.00	810.00	810.00	810.00	810.00	810.00	810.00	810.00	810.00	7,290.00
3999-000 TOTAL PM INCOME	810.00	810.00	810.00	810.00	810.00	810.00	810.00	810.00	810.00	7,290.00
4010-000 ASSOCIATION INCOME										
4045-000 Interest Income	0.55	0.34	0.36	0.35	0.32	0.34	0.35	0.28	0.29	3.18
4047-000 Interest Income-Reserves	443.50	445.05	445.25	448.61	447.51	449.49	450.19	448.39	453.80	4,031.79
4070-000 Neighborhood Assessments	4,487.40	4,487.40	4,487.40	4,487.40	4,487.40	4,487.40	4,487.40	4,487.40	4,487.40	40,386.60
4390-000 TOTAL ASSOCIATION INCOME	4,931.45	4,932.79	4,933.01	4,936.36	4,935.23	4,937.23	4,937.94	4,936.07	4,941.49	44,421.57
4999-000 TOTAL REVENUE	5,741.45	5,742.79	5,743.01	5,746.36	5,745.23	5,747.23	5,747.94	5,746.07	5,751.49	51,711.57
6000-000 EXPENSES										
7200-000 NEIGHBORHOOD EXPENSES										
7201-000 Neighborhood Management Fees	430.00	430.00	430.00	430.00	430.00	430.00	430.00	430.00	430.00	3,870.00
7204-000 Neighborhood Reserve Study	0.00	0.00	0.00	0.00	0.00	0.00	1,110.00	0.00	0.00	1,110.00
7225-000 Neighborhood Garbage Removal	153.53	222.36	222.36	222.36	0.00	222.36	444.72	232.94	232.94	1,953.57
7226-000 Neighborhood Electric /Gas	37.12	34.50	38.24	-340.57	61.78	69.95	73.30	87.14	70.82	132.28
7240-000 Neighborhood Landscape - Contract / Yards	289.97	289.97	289.97	289.97	289.97	289.96	289.97	289.97	289.97	2,609.72
7250-000 Neighborhood Landscape - Other	0.00	0.00	0.00	299.47	800.00	0.00	0.00	0.00	0.00	1,099.47
7260-000 Neighborhood Irrigation-Common Areas	0.00	26.18	0.00	26.18	0.00	26.18	0.00	26.18	0.00	104.72
7266-000 Neighborhood Pest Control	0.00	423.89	0.00	93.59	93.59	93.59	93.59	0.00	561.54	1,359.79
7272-000 Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	990.90	0.00	0.00	990.90
7278-000 Dryer Vent Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	385.35	0.00	385.35
7280-000 Neighborhood Maintenance	3,466.58	0.00	0.00	1,822.90	0.00	50.00	0.00	0.00	0.00	5,339.48
7288-000 Neighborhood Property Insurance	3,725.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,725.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	8,102.20	1,426.90	980.57	2,843.90	1,675.34	1,182.04	3,432.48	1,451.58	1,585.27	22,680.28
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION										
9830-000 Master Base Assessments	810.00	810.00	810.00	810.00	810.00	810.00	810.00	810.00	810.00	7,290.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	810.00	810.00	810.00	810.00	810.00	810.00	810.00	810.00	810.00	7,290.00
9940-000 TOTAL EXPENSES	8,912.20	2,236.90	1,790.57	3,653.90	2,485.34	1,992.04	4,242.48	2,261.58	2,395.27	29,970.28
9950-000 Excess (Deficiency) of Revenues over Expenses	-3,170.75	3,505.89	3,952.44	2,092.46	3,259.89	3,755.19	1,505.46	3,484.49	3,356.22	21,741.29

Expense Distribution

Property=s09c AND mm/yy=03/2024-03/2024

Account Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
7225-000 - Neighborhood Garbage Removal										
clesca - Recology King County	P-88377	s09c	0004600740	03/01/2024	03/2024	232.94	0.00	746	03/19/2024	Customer #076689
Total 7225-000 - Neighborhood Garbage...						232.94	0.00			
7226-000 - Neighborhood Electric /Gas										
pugsou - Puget Sound Energy	P-88173	s09c	39988173	03/01/2024	03/2024	70.82	0.00	744	03/11/2024	Account #200021423344
Total 7226-000 - Neighborhood Electric /Gas						70.82	0.00			
7240-000 - Neighborhood Landscape - Co...										
landcare - LandCare USA LLC	P-87919	s09c	722963	03/01/2024	03/2024	289.97	0.00	743	03/11/2024	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						289.97	0.00			
7266-000 - Neighborhood Pest Control										
eagpes - Eagle Pest Eliminators, Inc.	P-88295	s09c	6270	03/01/2024	03/2024	187.18	0.00	742	03/11/2024	Rodent Control
eagpes - Eagle Pest Eliminators, Inc.	P-88345	s09c	5923	03/15/2024	03/2024	280.77	0.00	745	03/15/2024	Rodent Control
eagpes - Eagle Pest Eliminators, Inc.	P-88418	s09c	7663	03/20/2024	03/2024	93.59	93.59			1711 Rodent Control
Total 7266-000 - Neighborhood Pest Control						561.54	93.59			
						1,155.27	93.59			