



ISSAQUAH HIGHLANDS
**COMMUNITY
ASSOCIATION**

Division 28
FINANCIAL REPORT
Manager's Report for the month ending April 30, 2024

FINANCIAL SUMMARY:

As of April 30, 2024, operating cash totaled \$9,716, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$16, for total assets of \$9,732.

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 \$9,732.

For the month ending April 30, 2024, the Association incurred expenses and accrued costs totaling \$548, under budget by \$185.

YTD, April 30, 2024, the Association incurred expenses and accrued costs totaling \$7450, under budget by \$1,360.

As of April 30, 2024, replacement reserves totaled \$16.

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

Neighborhood Landscape/Other	\$ 333.30	Under	Less than anticipated
Neighborhood Property Insurance	\$ 388.00	Over	More than anticipated
Contingency	\$ 951.70	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:

Irrigation Start Up April 2024

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 = Apr 2024

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	9,716.10	9,621.76	94.34
1080-000	CIT - Reserve MM	15.77	15.77	0.00
1090-000	TOTAL CASH	9,731.87	9,637.53	94.34
1990-000	TOTAL ASSETS	9,731.87	9,637.53	94.34
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	1,545.05	1,450.71	94.34
2855-000	Reserve Equity	15.77	15.77	0.00
2990-000	TOTAL CAPITAL	9,731.87	9,637.53	94.34
2999-000	TOTAL LIABILITIES & CAPITAL	9,731.87	9,637.53	94.34

Div 28 - IHCA (s28)
Budget Comparison
 Period = Apr 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	3,402.00	3,240.00	162.00	5.00	3,888.00
3900-000 TOTAL OTHER INCOME	243.00	324.00	-81.00	-25.00	3,402.00	3,240.00	162.00	5.00	3,888.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.41	0.00	0.41	N/A	3.66	0.00	3.66	N/A	0.00
4070-000 Neighborhood Assessments	399.24	532.33	-133.09	-25.00	5,589.36	5,323.30	266.06	5.00	6,388.00
4390-000 TOTAL ASSOCIATION INCOME	399.65	532.33	-132.68	-24.92	5,593.02	5,323.30	269.72	5.07	6,388.00
4999-000 TOTAL REVENUE	642.65	856.33	-213.68	-24.95	8,995.02	8,563.30	431.72	5.04	10,276.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	107.50	107.50	0.00	0.00	1,075.00	1,075.00	0.00	0.00	1,290.00
7240-000 Neighborhood Landscape - Contract / Yards	96.42	98.00	1.58	1.61	962.67	980.00	17.33	1.77	1,176.00
7250-000 Neighborhood Landscape - Other	0.00	33.33	33.33	100.00	0.00	333.30	333.30	100.00	400.00
7260-000 Neighborhood Irrigation-Common Areas	20.39	75.00	54.61	72.81	354.30	625.00	270.70	43.31	775.00
7265-000 Neigh Irrig Maint & Repairs	0.00	0.00	0.00	N/A	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	951.70	951.70	100.00	1,142.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	224.31	409.00	184.69	45.16	4,209.97	5,570.00	1,360.03	24.42	6,388.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9830-000 Master Base Assessments	324.00	324.00	0.00	0.00	3,240.00	3,240.00	0.00	0.00	3,888.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	324.00	324.00	0.00	0.00	3,240.00	3,240.00	0.00	0.00	3,888.00
9940-000 TOTAL EXPENSES	548.31	733.00	184.69	25.20	7,449.97	8,810.00	1,360.03	15.44	10,276.00
9950-000 Excess (Deficiency) of Revenues over Expenses	94.34	123.33	-28.99	-23.51	1,545.05	-246.70	1,791.75	726.29	0.00

Statement (12 months)

Period = Jul 2023-Apr 2024

Book = Accrual ; Tree = ysi_is

	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Jan 2024	Feb 2024	Mar 2024	Apr 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	243.00	3,402.00
3900-000	TOTAL OTHER INCOME	729.00	243.00	243.00	243.00	243.00	243.00	729.00	243.00	243.00	243.00	3,402.00
3999-000	TOTAL PM INCOME	729.00	243.00	243.00	243.00	243.00	243.00	729.00	243.00	243.00	243.00	3,402.00
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	0.41	3.66
4070-000	Neighborhood Assessments	1,197.72	399.24	399.24	399.24	399.24	399.24	1,197.72	399.24	399.24	399.24	5,589.36
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	399.65	5,593.02
4999-000	TOTAL REVENUE	1,927.10	642.58	642.57	642.58	642.57	642.59	1,927.11	642.62	642.65	642.65	8,995.02
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	107.50	1,075.00
7240-000	Neighborhood Landscape - Contract / Yards	96.25	96.25	96.25	96.25	96.25	96.25	96.25	96.25	96.25	96.42	962.67
7260-000	Neighborhood Irrigation-Common Areas	0.00	122.72	0.00	173.25	0.00	18.97	0.00	18.97	0.00	20.39	354.30
7288-000	Neighborhood Property Insurance	1,818.00	0.00	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	224.31	4,209.97
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	324.00	3,240.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	324.00	324.00	324.00	324.00	324.00	324.00	324.00	324.00	324.00	324.00	3,240.00
9940-000	TOTAL EXPENSES	2,345.75	650.47	527.75	701.00	527.75	546.72	527.75	546.72	527.75	548.31	7,449.97
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	94.34	1,545.05

Expense Distribution

Property=s28 AND mm/yy=04/2024-04/2024

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-88450	s28	733763	04/01/2024	04/2024	96.42	0.00	410	04/16/2024	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						96.42	0.00			
7260-000 - Neighborhood Irrigation-Com...										
citiss - City of Issaquah	P-88556	s28	23688556	04/01/2024	04/2024	20.39	0.00	411	04/17/2024	Account #30-2919-00
Total 7260-000 - Neighborhood Irrigatio...						20.39	0.00			
						116.81	0.00			