



ISSAQUAH HIGHLANDS  
**COMMUNITY  
ASSOCIATION**

**zHome**  
**FINANCIAL REPORT**  
**Manager's Report for the month ending April 30, 2024**

**FINANCIAL SUMMARY:**

As of April 30, 2024, operating cash totaled \$5,950, unpaid assessments (receivables) totaled -\$530, and 'other' cash (or cash equivalents) totaled \$213,271, for total assets of \$218,692.

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 \$218,692.

For the month ending April 30, 2024, the Association incurred expenses and accrued costs totaling \$1,943, under budget by \$1,442.

YTD April 30, 2024, the Association incurred expenses and accrued costs totaling \$31,913, over budget by \$6,384.

As of April 30, 2024, replacement reserves totaled \$213,271.

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

Neighborhood Garbage Removal	\$ 811.51	Over	More than anticipated
Neighborhood Landscape/Other	\$ 432.77	Over	More than anticipated
Pest Control	\$ 953.55	Over	More than anticipated
Neighborhood Inclement Weather Maintenance	\$ 333.30	Under	Less than anticipated
Neighborhood Maintenance	\$ 4,756.18	Over	More than anticipated
Neighborhood Geothermal Heat/Cool Plant	\$ 450.00	Under	Less than anticipated
Insurance	\$ 1,125.00	Over	More than anticipated

**DELINQUENCY REPORT: None**

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	Status
<b>TOTALS</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	

**COMPLETED AND PENDING MAINTENANCE:**

Backflow performed April 2024

Pest control performed April 2024

Irrigation Start up April 2024

Gutter Cleaning performed January 2024

Dryer Vent Cleaning performed October 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](mailto:Susan.c@ihcommunity.org)

### Balance Sheet (With Period Change)

Period = Apr 2024

Book = Accrual ; Tree = ysi\_bs

		Balance Current Period	Beginning Balance	Net Change
<b>1000-000</b>	<b>ASSETS</b>			
1005-000	CASH			
1015-000	CIT - Checking	5,950.27	4,992.86	957.41
1066-000	Certificate of Deposits - Reserve	100,770.41	100,370.41	400.00
1080-000	CIT - Reserve MM	112,501.05	109,613.39	2,887.66
1090-000	TOTAL CASH	219,221.73	214,976.66	4,245.07
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	-529.74	0.00	-529.74
1248-000	TOTAL ACCOUNTS RECEIVABLE	-529.74	0.00	-529.74
1990-000	TOTAL ASSETS	218,691.99	214,976.66	3,715.33
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
1999-000	ACCOUNTS PAYABLE			
2000-000	Accounts Payable-Trade	0.00	93.59	-93.59
2205-000	TOTAL ACCOUNTS PAYABLE	0.00	93.59	-93.59
2690-000	TOTAL LIABILITIES	0.00	93.59	-93.59
<b>2800-000</b>	<b>CAPITAL</b>			
2820-000	Prior Year Retained Earnings	12,689.74	12,689.74	0.00
2830-000	Current Year Reserve Transfers	-32,819.42	-29,531.76	-3,287.66
2850-000	Current Year Retained Earnings/Operating Fund	25,550.21	21,741.29	3,808.92
2855-000	Reserve Equity	213,271.46	209,983.80	3,287.66
2990-000	TOTAL CAPITAL	218,691.99	214,883.07	3,808.92
2999-000	TOTAL LIABILITIES & CAPITAL	218,691.99	214,976.66	3,715.33

**zHome Neighborhood (s09c)**  
**Budget Comparison**  
 Period = Apr 2024

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>3000-000 INCOME</b>									
3500-000 OTHER INCOME									
3590-000 IHCA Master Base Assess. Income	810.00	810.00	0.00	0.00	8,100.00	8,100.00	0.00	0.00	9,720.00
3900-000 TOTAL OTHER INCOME	810.00	810.00	0.00	0.00	8,100.00	8,100.00	0.00	0.00	9,720.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.34	0.00	0.34	N/A	3.52	0.00	3.52	N/A	0.00
4047-000 Interest Income-Reserves	454.33	0.00	454.33	N/A	4,486.12	0.00	4,486.12	N/A	0.00
4070-000 Neighborhood Assessments	4,487.40	4,487.42	-0.02	0.00	44,874.00	44,874.20	-0.20	0.00	53,849.00
4390-000 TOTAL ASSOCIATION INCOME	4,942.07	4,487.42	454.65	10.13	49,363.64	44,874.20	4,489.44	10.00	53,849.00
4999-000 TOTAL REVENUE	5,752.07	5,297.42	454.65	8.58	57,463.64	52,974.20	4,489.44	8.47	63,569.00
<b>7200-000 NEIGHBORHOOD EXPENSES</b>									
7201-000 Neighborhood Management Fees	430.00	430.00	0.00	0.00	4,300.00	4,300.00	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	2,186.51	1,375.00	-811.51	-59.02	1,650.00
7226-000 Neighborhood Electric /Gas	57.80	33.33	-24.47	-73.42	190.08	333.30	143.22	42.97	400.00
7240-000 Neighborhood Landscape - Contract / Yards	290.50	289.92	-0.58	-0.20	2,900.22	2,899.20	-1.02	-0.04	3,479.00
7250-000 Neighborhood Landscape - Other	0.00	66.67	66.67	100.00	1,099.47	666.70	-432.77	-64.91	800.00
7260-000 Neighborhood Irrigation-Common Areas	28.15	30.00	1.85	6.17	132.87	170.00	37.13	21.84	200.00
7266-000 Neighborhood Pest Control	93.76	500.00	406.24	81.25	1,453.55	500.00	-953.55	-190.71	500.00
7271-000 Neighborhood Gutter/Roof Maintenance	0.00	29.17	29.17	100.00	0.00	291.70	291.70	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	333.30	333.30	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	583.30	-4,756.18	-815.39	700.00
7283-000 Neighborhood Geothermal Heat/Cool Plant	0.00	450.00	450.00	100.00	0.00	450.00	450.00	100.00	450.00
7285-000 Neighborhood Pervious Concrete Maintenance	0.00	500.00	500.00	100.00	0.00	500.00	500.00	100.00	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	166.70	166.70	100.00	200.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	1,133.15	2,574.92	1,441.77	55.99	23,813.43	17,429.20	-6,384.23	-36.63	19,649.00
<b>8000-000 COMMUNITY MANAGEMENT &amp; ADMINISTRATION</b>									
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	8,100.00	8,100.00	0.00	0.00	9,720.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	810.00	810.00	0.00	0.00	8,100.00	8,100.00	0.00	0.00	9,920.00
9940-000 TOTAL EXPENSES	1,943.15	3,384.92	1,441.77	42.59	31,913.43	25,529.20	-6,384.23	-25.01	29,569.00
9950-000 Excess (Deficiency) of Revenues over Expenses	3,808.92	1,912.50	1,896.42	99.16	25,550.21	27,445.00	-1,894.79	-6.90	34,000.00

**zHome Neighborhood (s09c)**  
**Budget Comparison**  
 Period = Apr 2024

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>Less Reserve Items:</b>									
Reserve Contributions	-2,833.33	-2,833.33	0.00	0.00	-28,333.30	-28,333.30	0.00	0.00	-34,000.00
Reserve Interest Income	-454.33	0.00	-454.33	N/A	-4,486.12	0.00	-4,486.12	N/A	0.00
	-3,287.66	-2,833.33	-454.33	-16.04	-32,819.42	-28,333.30	-4,486.12	-15.83	-34,000.00
<b>Operating Excess (Deficiency) of Rev over Exp</b>	<b>521.26</b>	<b>-920.83</b>	<b>1,442.09</b>	<b>N/A</b>	<b>-7,269.21</b>	<b>-888.30</b>	<b>-6,380.91</b>	<b>-718.33</b>	<b>0.00</b>
<b>Reserve Expenses:</b>									
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-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
<b>3000-000</b>	<b>INCOME</b>										
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	8,100.00
3900-000	TOTAL OTHER INCOME	810.00	810.00	810.00	810.00	810.00	810.00	810.00	810.00	810.00	8,100.00
3999-000	TOTAL PM INCOME	810.00	810.00	810.00	810.00	810.00	810.00	810.00	810.00	810.00	8,100.00
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	3.52
4047-000	Interest Income-Reserves	443.50	445.05	445.25	448.61	447.51	449.49	450.19	448.39	453.80	4,486.12
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	44,874.00
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	49,363.64
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	57,463.64
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	4,300.00
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	2,186.51
7226-000	Neighborhood Electric /Gas	37.12	34.50	38.24	-340.57	61.78	69.95	73.30	87.14	70.82	190.08
7240-000	Neighborhood Landscape - Contract / Yards	289.97	289.97	289.97	289.97	289.97	289.96	289.97	289.97	289.97	2,900.22
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	132.87
7266-000	Neighborhood Pest Control	0.00	423.89	0.00	93.59	93.59	93.59	93.59	0.00	561.54	1,453.55
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	385.35	0.00	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	23,813.43
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	8,100.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	810.00	810.00	810.00	810.00	810.00	810.00	810.00	810.00	810.00	8,100.00
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	31,913.43
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	25,550.21

# Expense Distribution

Property=s09c AND mm/yy=04/2024-04/2024

Account Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
<b>2075-000 - A/P Reimbursements</b>										
t0011766 - Akers	P-88467	s09c	B9c-0008	04/12/2024	04/2024	529.74	0.00	750	04/16/2024	Reimb HO Overpaid Assessments
<b>Total 2075-000 - A/P Reimbursements</b>						<b>529.74</b>	<b>0.00</b>			
<b>7225-000 - Neighborhood Garbage Removal</b>										
clesca - Recology King County	P-88498	s09c	0004634614	04/01/2024	04/2024	232.94	0.00	747	04/16/2024	Customer #076689
<b>Total 7225-000 - Neighborhood Garbage...</b>						<b>232.94</b>	<b>0.00</b>			
<b>7226-000 - Neighborhood Electric /Gas</b>										
pugsou - Puget Sound Energy	P-88761	s09c	39988761	04/01/2024	04/2024	57.80	0.00	752	04/19/2024	Account #200021423344
<b>Total 7226-000 - Neighborhood Electric /Gas</b>						<b>57.80</b>	<b>0.00</b>			
<b>7240-000 - Neighborhood Landscape - Co...</b>										
landcare - LandCare USA LLC	P-88438	s09c	733775	04/01/2024	04/2024	290.50	0.00	749	04/16/2024	Contract Landscaping
<b>Total 7240-000 - Neighborhood Landscap...</b>						<b>290.50</b>	<b>0.00</b>			
<b>7260-000 - Neighborhood Irrigation-Com...</b>										
citiss - City of Issaquah	P-88593	s09c	45088593	04/01/2024	04/2024	28.15	0.00	751	04/17/2024	Account #30-0940-00
<b>Total 7260-000 - Neighborhood Irrigatio...</b>						<b>28.15</b>	<b>0.00</b>			
<b>7266-000 - Neighborhood Pest Control</b>										
eagpes - Eagle Pest Eliminators, Inc.	P-88817	s09c	6887	04/18/2024	04/2024	93.76	0.00	753	04/30/2024	Rodent Control
<b>Total 7266-000 - Neighborhood Pest Control</b>						<b>93.76</b>	<b>0.00</b>			
						<b>1,232.89</b>	<b>0.00</b>			