



ISSAQUAH HIGHLANDS
**COMMUNITY
ASSOCIATION**

Division 28
FINANCIAL REPORT
Manager's Report for the month ending May 31, 2024

FINANCIAL SUMMARY:

As of May 31, 2024, operating cash totaled \$9,431, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$16, for total assets of \$9,447.

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 \$9,447.

For the month ending May 31, 2024, the Association incurred expenses and accrued costs totaling \$928, over budget by \$270.

YTD, May 31, 2024, the Association incurred expenses and accrued costs totaling \$8378, under budget by \$1,090.

As of May 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	\$ 1,046.87	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 = May 2024

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	9,430.84	9,716.10	-285.26
1080-000	CIT - Reserve MM	15.77	15.77	0.00
1090-000	TOTAL CASH	9,446.61	9,731.87	-285.26
1990-000	TOTAL ASSETS	9,446.61	9,731.87	-285.26
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	1,259.79	1,545.05	-285.26
2855-000	Reserve Equity	15.77	15.77	0.00
2990-000	TOTAL CAPITAL	9,446.61	9,731.87	-285.26
2999-000	TOTAL LIABILITIES & CAPITAL	9,446.61	9,731.87	-285.26

Div 28 - IHCA (s28)
Budget Comparison
 Period = May 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	3,645.00	3,564.00	81.00	2.27	3,888.00
3900-000 TOTAL OTHER INCOME	243.00	324.00	-81.00	-25.00	3,645.00	3,564.00	81.00	2.27	3,888.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.42	0.00	0.42	N/A	4.08	0.00	4.08	N/A	0.00
4070-000 Neighborhood Assessments	399.24	532.33	-133.09	-25.00	5,988.60	5,855.63	132.97	2.27	6,388.00
4390-000 TOTAL ASSOCIATION INCOME	399.66	532.33	-132.67	-24.92	5,992.68	5,855.63	137.05	2.34	6,388.00
4999-000 TOTAL REVENUE	642.66	856.33	-213.67	-24.95	9,637.68	9,419.63	218.05	2.31	10,276.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	107.50	107.50	0.00	0.00	1,182.50	1,182.50	0.00	0.00	1,290.00
7240-000 Neighborhood Landscape - Contract / Yards	96.42	98.00	1.58	1.61	1,059.09	1,078.00	18.91	1.75	1,176.00
7250-000 Neighborhood Landscape - Other	400.00	33.33	-366.67	-1,100.12	400.00	366.63	-33.37	-9.10	400.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	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	1,046.87	1,046.87	100.00	1,142.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	603.92	334.00	-269.92	-80.81	4,813.89	5,904.00	1,090.11	18.46	6,388.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9830-000 Master Base Assessments	324.00	324.00	0.00	0.00	3,564.00	3,564.00	0.00	0.00	3,888.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	324.00	324.00	0.00	0.00	3,564.00	3,564.00	0.00	0.00	3,888.00
9940-000 TOTAL EXPENSES	927.92	658.00	-269.92	-41.02	8,377.89	9,468.00	1,090.11	11.51	10,276.00
9950-000 Excess (Deficiency) of Revenues over Expenses	-285.26	198.33	-483.59	-243.83	1,259.79	-48.37	1,308.16	2,704.49	0.00

Statement (12 months)

Period = Jul 2023-May 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	May 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	243.00	3,645.00
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	243.00	3,645.00
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	243.00	3,645.00
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	0.42	4.08
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	399.24	5,988.60
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	399.66	5,992.68
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	642.66	9,637.68
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	107.50	1,182.50
7240-000	Neighborhood Landscape - Contract / Yards	96.25	96.25	96.25	96.25	96.25	96.25	96.25	96.25	96.25	96.42	96.42	1,059.09
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00	400.00
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	0.00	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	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	603.92	4,813.89
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	324.00	3,564.00
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	324.00	3,564.00
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	927.92	8,377.89
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	-285.26	1,259.79

Expense Distribution

Property=s28 AND mm/yy=05/2024-05/2024

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-88865	s28	739439	05/01/2024	05/2024	96.42	0.00	412	05/15/2024	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						96.42	0.00			
7250-000 - Neighborhood Landscape - Other										
landcare - LandCare USA LLC	P-89153	s28	726724	05/22/2024	05/2024	400.00	0.00	413	05/30/2024	Non-Contract Landscaping
Total 7250-000 - Neighborhood Landscap...						400.00	0.00			
						496.42	0.00			