



ISSAQUAH HIGHLANDS  
**COMMUNITY  
ASSOCIATION**

**Division 28  
FINANCIAL REPORT**

**Manager's Report for the month ending November 30, 2024**

**FINANCIAL SUMMARY:**

As of November 30, 2024, operating cash totaled \$8,749, unpaid assessments (receivables) totaled \$50, and 'other' cash (or cash equivalents) totaled \$16, for total assets of \$8,815.

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 \$8,815.

For the month ending November 30, 2024, the Association incurred expenses and accrued costs totaling \$624, under budget by \$74.

YTD, November 30, 2024, the Association incurred expenses and accrued costs totaling \$5,543, under budget by \$435.

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

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

|             |           |       |                       |
|-------------|-----------|-------|-----------------------|
| Contingency | \$ 416.65 | Under | Less than anticipated |
|-------------|-----------|-------|-----------------------|

**DELINQUENCY REPORT: None**

| Unit          | 0 - 30      | 31 - 60      | 61 - 90     | Over 90     | Total        | Status |
|---------------|-------------|--------------|-------------|-------------|--------------|--------|
| 028-0001      |             | 50.00        |             |             | 50.00        | fine   |
| <b>TOTALS</b> | <b>0.00</b> | <b>50.00</b> | <b>0.00</b> | <b>0.00</b> | <b>50.00</b> |        |

**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

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**Balance Sheet (With Period Change)**

Period = Nov 2024

Book = Accrual ; Tree = ysi\_bs

|                 |   | Balance<br>Current Period | Beginning<br>Balance | Net<br>Change |
|-----------------|---|---------------------------|----------------------|---------------|
| <b>1000-000</b> | <b>ASSETS</b>                                 |                           |                      |               |
| 1005-000        | CASH  |                           |                      |               |
| 1015-000        | CIT - Checking                                | 8,748.80                  | 8,681.01             | 67.79         |
| 1080-000        | CIT - Reserve MM                              | 15.77                     | 15.77                | 0.00          |
| 1090-000        | TOTAL CASH                                    | 8,764.57                  | 8,696.78             | 67.79         |
| 1099-000        | ACCOUNTS RECEIVABLE                           |                           |                      |               |
| 1100-000        | Accounts Receivable - Delinquency             | 50.00                     | 50.00                | 0.00          |
| 1248-000        | TOTAL ACCOUNTS RECEIVABLE                     | 50.00                     | 50.00                | 0.00          |
| 1990-000        | TOTAL ASSETS                                  | 8,814.57                  | 8,746.78             | 67.79         |
| 1995-000        | LIABILITIES & CAPITAL                         |                           |                      |               |
| <b>2800-000</b> | <b>CAPITAL</b>                                |                           |                      |               |
| 2820-000        | Prior Year Retained Earnings                  | 9,450.17                  | 9,450.17             | 0.00          |
| 2850-000        | Current Year Retained Earnings/Operating Fund | -651.37                   | -719.16              | 67.79         |
| 2855-000        | Reserve Equity                                | 15.77                     | 15.77                | 0.00          |
| 2990-000        | TOTAL CAPITAL                                 | 8,814.57                  | 8,746.78             | 67.79         |
| 2999-000        | TOTAL LIABILITIES & CAPITAL                   | 8,814.57                  | 8,746.78             | 67.79         |

### Div 28 - IHCA (s28) Budget Comparison

Period = Nov 2024

|                 |   | PTD Actual | PTD Budget | Variance | % Var   | YTD Actual | YTD Budget | Variance | % Var   | Annual    |
|-----------------|---|------------|------------|----------|---------|------------|------------|----------|---------|-----------|
| <b>3000-000</b> | <b>INCOME</b>                                 |            |            |          |         |            |            |          |         |           |
| 3500-000        | OTHER INCOME                                  |            |            |          |         |            |            |          |         |           |
| 3590-000        | IHCA Master Base Assess. Income               | 252.00     | 336.00     | -84.00   | -25.00  | 1,764.00   | 1,680.00   | 84.00    | 5.00    | 4,032.00  |
| 3900-000        | TOTAL OTHER INCOME                            | 252.00     | 336.00     | -84.00   | -25.00  | 1,764.00   | 1,680.00   | 84.00    | 5.00    | 4,032.00  |
| 4010-000        | ASSOCIATION INCOME                            |            |            |          |         |            |            |          |         |           |
| 4040-000        | Fee & Fine Income                             | 0.00       | 0.00       | 0.00     | N/A     | 50.00      | 0.00       | 50.00    | N/A     | 0.00      |
| 4045-000        | Interest Income                               | 0.37       | 0.00       | 0.37     | N/A     | 2.02       | 0.00       | 2.02     | N/A     | 0.00      |
| 4070-000        | Neighborhood Assessments                      | 439.44     | 440.00     | -0.56    | -0.13   | 3,076.08   | 3,075.50   | 0.58     | 0.02    | 7,031.00  |
| 4390-000        | TOTAL ASSOCIATION INCOME                      | 439.81     | 440.00     | -0.19    | -0.04   | 3,128.10   | 3,075.50   | 52.60    | 1.71    | 7,031.00  |
| 4999-000        | TOTAL REVENUE                                 | 691.81     | 776.00     | -84.19   | -10.85  | 4,892.10   | 4,755.50   | 136.60   | 2.87    | 11,063.00 |
| 7200-000        | NEIGHBORHOOD EXPENSES                         |            |            |          |         |            |            |          |         |           |
| 7201-000        | Neighborhood Management Fees                  | 112.92     | 112.92     | 0.00     | 0.00    | 564.60     | 564.60     | 0.00     | 0.00    | 1,355.00  |
| 7240-000        | Neighborhood Landscape - Contract / Yards     | 100.10     | 102.92     | 2.82     | 2.74    | 500.50     | 514.60     | 14.10    | 2.74    | 1,235.00  |
| 7250-000        | Neighborhood Landscape - Other                | 0.00       | 33.33      | 33.33    | 100.00  | 0.00       | 166.65     | 166.65   | 100.00  | 400.00    |
| 7260-000        | Neighborhood Irrigation-Common Areas          | 0.00       | 0.00       | 0.00     | N/A     | 337.62     | 400.00     | 62.38    | 15.60   | 775.00    |
| 7265-000        | Neigh Irrig Maint & Repairs                   | 75.00      | 30.00      | -45.00   | -150.00 | 400.00     | 145.00     | -255.00  | -175.86 | 175.00    |
| 7288-000        | Neighborhood Property Insurance               | 0.00       | 0.00       | 0.00     | N/A     | 2,060.75   | 2,091.00   | 30.25    | 1.45    | 2,091.00  |
| 7289-000        | Neighborhood Contingency                      | 0.00       | 83.33      | 83.33    | 100.00  | 0.00       | 416.65     | 416.65   | 100.00  | 1,000.00  |
| 7290-000        | TOTAL NEIGHBORHOOD EXPENSES                   | 288.02     | 362.50     | 74.48    | 20.55   | 3,863.47   | 4,298.50   | 435.03   | 10.12   | 7,031.00  |
| 8000-000        | COMMUNITY MANAGEMENT & ADMINISTRATION         |            |            |          |         |            |            |          |         |           |
| 9830-000        | Master Base Assessments                       | 336.00     | 336.00     | 0.00     | 0.00    | 1,680.00   | 1,680.00   | 0.00     | 0.00    | 4,032.00  |
| 9910-000        | TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION   | 336.00     | 336.00     | 0.00     | 0.00    | 1,680.00   | 1,680.00   | 0.00     | 0.00    | 4,032.00  |
| 9940-000        | TOTAL EXPENSES                                | 624.02     | 698.50     | 74.48    | 10.66   | 5,543.47   | 5,978.50   | 435.03   | 7.28    | 11,063.00 |
| 9950-000        | Excess (Deficiency) of Revenues over Expenses | 67.79      | 77.50      | -9.71    | -12.53  | -651.37    | -1,223.00  | 571.63   | 46.74   | 0.00      |

**Statement (12 months)**

Period = Jul 2024-Nov 2024

Book = Accrual ; Tree = ysi\_is

|                 |   | Jul 2024 | Aug 2024 | Sep 2024 | Oct 2024 | Nov 2024 | Total    |
|-----------------|---|----------|----------|----------|----------|----------|----------|
| <b>3000-000</b> | <b>INCOME</b>                                 |          |          |          |          |          |          |
| 3500-000        | OTHER INCOME                                  |          |          |          |          |          |          |
| 3590-000        | IHCA Master Base Assess. Income               | 756.00   | 252.00   | 252.00   | 252.00   | 252.00   | 1,764.00 |
| 3900-000        | TOTAL OTHER INCOME                            | 756.00   | 252.00   | 252.00   | 252.00   | 252.00   | 1,764.00 |
| 3999-000        | TOTAL PM INCOME                               | 756.00   | 252.00   | 252.00   | 252.00   | 252.00   | 1,764.00 |
| 4010-000        | ASSOCIATION INCOME                            |          |          |          |          |          |          |
| 4040-000        | Fee & Fine Income                             | 0.00     | 0.00     | 0.00     | 50.00    | 0.00     | 50.00    |
| 4045-000        | Interest Income                               | 0.51     | 0.39     | 0.37     | 0.38     | 0.37     | 2.02     |
| 4070-000        | Neighborhood Assessments                      | 1,318.32 | 439.44   | 439.44   | 439.44   | 439.44   | 3,076.08 |
| 4390-000        | TOTAL ASSOCIATION INCOME                      | 1,318.83 | 439.83   | 439.81   | 489.82   | 439.81   | 3,128.10 |
| 4999-000        | TOTAL REVENUE                                 | 2,074.83 | 691.83   | 691.81   | 741.82   | 691.81   | 4,892.10 |
| 6000-000        | EXPENSES                                      |          |          |          |          |          |          |
| 7200-000        | NEIGHBORHOOD EXPENSES                         |          |          |          |          |          |          |
| 7201-000        | Neighborhood Management Fees                  | 112.92   | 112.92   | 112.92   | 112.92   | 112.92   | 564.60   |
| 7240-000        | Neighborhood Landscape - Contract / Yards     | 100.10   | 100.10   | 100.10   | 100.10   | 100.10   | 500.50   |
| 7260-000        | Neighborhood Irrigation-Common Areas          | 0.00     | 23.57    | 0.00     | 314.05   | 0.00     | 337.62   |
| 7265-000        | Neigh Irrig Maint & Repairs                   | 0.00     | 325.00   | 0.00     | 0.00     | 75.00    | 400.00   |
| 7288-000        | Neighborhood Property Insurance               | 2,060.75 | 0.00     | 0.00     | 0.00     | 0.00     | 2,060.75 |
| 7290-000        | TOTAL NEIGHBORHOOD EXPENSES                   | 2,273.77 | 561.59   | 213.02   | 527.07   | 288.02   | 3,863.47 |
| 8000-000        | COMMUNITY MANAGEMENT & ADMINISTRATION         |          |          |          |          |          |          |
| 9830-000        | Master Base Assessments                       | 336.00   | 336.00   | 336.00   | 336.00   | 336.00   | 1,680.00 |
| 9910-000        | TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION   | 336.00   | 336.00   | 336.00   | 336.00   | 336.00   | 1,680.00 |
| 9940-000        | TOTAL EXPENSES                                | 2,609.77 | 897.59   | 549.02   | 863.07   | 624.02   | 5,543.47 |
| 9950-000        | Excess (Deficiency) of Revenues over Expenses | -534.94  | -205.76  | 142.79   | -121.25  | 67.79    | -651.37  |

# Expense Distribution

Property=s28 AND mm/yy=11/2024-11/2024

| Account Code - Name                                     | Control | Property | Invoice #             | Invoice Date | Period  | Amount        | Unpaid Amount | Check # | Check Date | Remarks                        |
|---|---------|----------|-----------------------|--------------|---------|---------------|---------------|---------|------------|--------------------------------|
| <b>7240-000 - Neighborhood Landscape - Co...</b>        |         |          |                       |              |         |               |               |         |            |                                |
| landcare - LandCare USA LLC                             | P-91199 | s28      | 801823                | 11/01/2024   | 11/2024 | 100.10        | 0.00          | 425     | 11/11/2024 | Contract Landscaping           |
| <b>Total 7240-000 - Neighborhood Landscap...</b>        |         |          |                       |              |         | <b>100.10</b> | <b>0.00</b>   |         |            |                                |
| <b>7265-000 - Neigh Irrig Maint &amp; Repairs</b>       |         |          |                       |              |         |               |               |         |            |                                |
| isscom - Issaquah Highlands Communit...                 | P-91260 | s28      | T6948 Land BB 11/2024 | 11/15/2024   | 11/2024 | 75.00         | 0.00          | 426     | 11/25/2024 | W/O #5553 Winterize Irrigation |
| <b>Total 7265-000 - Neigh Irrig Maint &amp; Repairs</b> |         |          |                       |              |         | <b>75.00</b>  | <b>0.00</b>   |         |            |                                |
|   |         |          |                       |              |         | <b>175.10</b> | <b>0.00</b>   |         |            |                                |