



ISSAQUAH HIGHLANDS  
**COMMUNITY  
ASSOCIATION**

**zHome  
FINANCIAL REPORT**

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

**FINANCIAL SUMMARY:**

As of November 30, 2024, operating cash totaled \$2,867, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$236,339, for total assets of \$239,206.

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 \$239,206.

For the month ending November 30, 2024, the Association incurred expenses and accrued costs totaling \$2,691, under budget by \$770.

YTD November 30, 2024, the Association incurred expenses and accrued costs totaling \$15,125, under budget by \$1,863.

As of November 30, 2024, replacement reserves totaled \$236,339.

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

Neighborhood Landscape-Other	\$ 400.00	Under	Less than anticipated
Neighborhood Gutter/Roof Cleaning	\$ 1,000.00	Under	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 November 2024
- Dryer Vent Cleaning performed September 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](mailto:Susan.c@ihcommunity.org)

### Balance Sheet (With Period Change)

Period = Nov 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	2,866.84	2,800.52	66.32
1066-000	Certificate of Deposits - Reserve	101,150.69	100,750.69	400.00
1080-000	CIT - Reserve MM	135,188.04	132,288.18	2,899.86
1090-000	TOTAL CASH	239,205.57	235,839.39	3,366.18
1990-000	TOTAL ASSETS	239,205.57	235,839.39	3,366.18
1995-000	LIABILITIES & CAPITAL			
<b>2800-000</b>	<b>CAPITAL</b>			
2820-000	Prior Year Retained Earnings	4,207.28	4,207.28	0.00
2830-000	Current Year Reserve Transfers	-16,485.35	-13,185.49	-3,299.86
2850-000	Current Year Retained Earnings/Operating Fund	15,144.91	11,778.73	3,366.18
2855-000	Reserve Equity	236,338.73	233,038.87	3,299.86
2990-000	TOTAL CAPITAL	239,205.57	235,839.39	3,366.18
2999-000	TOTAL LIABILITIES & CAPITAL	239,205.57	235,839.39	3,366.18

### zHome Neighborhood (s09c) Budget Comparison

Period = Nov 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	840.00	840.00	0.00	0.00	4,200.00	4,200.00	0.00	0.00	10,080.00
3900-000 TOTAL OTHER INCOME	840.00	840.00	0.00	0.00	4,200.00	4,200.00	0.00	0.00	10,080.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.20	0.00	0.20	N/A	1.12	0.00	1.12	N/A	0.00
4047-000 Interest Income-Reserves	466.53	0.00	466.53	N/A	2,318.70	0.00	2,318.70	N/A	0.00
4070-000 Neighborhood Assessments	4,750.00	4,750.00	0.00	0.00	23,750.00	23,750.00	0.00	0.00	57,000.00
4390-000 TOTAL ASSOCIATION INCOME	5,216.73	4,750.00	466.73	9.83	26,069.82	23,750.00	2,319.82	9.77	57,000.00
4999-000 TOTAL REVENUE	6,056.73	5,590.00	466.73	8.35	30,269.82	27,950.00	2,319.82	8.30	67,080.00
<b>7200-000 NEIGHBORHOOD EXPENSES</b>									
7201-000 Neighborhood Management Fees	451.50	451.50	0.00	0.00	2,257.50	2,257.50	0.00	0.00	5,418.00
7204-000 Neighborhood Reserve Study	1,110.00	0.00	-1,110.00	N/A	1,110.00	1,110.00	0.00	0.00	1,110.00
7225-000 Neighborhood Garbage Removal	233.95	183.33	-50.62	-27.61	1,169.75	916.65	-253.10	-27.61	2,200.00
7226-000 Neighborhood Electric /Gas	-296.46	33.33	329.79	989.47	-108.54	166.65	275.19	165.13	400.00
7240-000 Neighborhood Landscape - Contract / Yards	301.56	306.25	4.69	1.53	1,507.81	1,531.25	23.44	1.53	3,675.00
7250-000 Neighborhood Landscape - Other	0.00	100.00	100.00	100.00	100.00	500.00	400.00	80.00	1,200.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	56.30	80.00	23.70	29.62	200.00
7266-000 Neighborhood Pest Control	0.00	41.67	41.67	100.00	0.00	208.35	208.35	100.00	500.00
7271-000 Neighborhood Gutter/Roof Maintenance	0.00	29.17	29.17	100.00	0.00	145.85	145.85	100.00	350.00
7272-000 Neighborhood Gutter/Roof Cleaning	0.00	1,000.00	1,000.00	100.00	0.00	1,000.00	1,000.00	100.00	1,000.00
7274-000 Neighborhood Inclement Weather Maint.	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	400.00
7278-000 Dryer Vent Cleaning	0.00	400.00	400.00	100.00	440.08	400.00	-40.08	-10.02	400.00
7280-000 Neighborhood Maintenance	50.00	58.33	8.33	14.28	170.00	291.65	121.65	41.71	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	4,222.01	4,097.00	-125.01	-3.05	4,097.00
7289-000 Neighborhood Contingency	0.00	16.67	16.67	100.00	0.00	83.35	83.35	100.00	200.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	1,850.55	2,620.25	769.70	29.38	10,924.91	12,788.25	1,863.34	14.57	22,800.00
<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	840.00	840.00	0.00	0.00	4,200.00	4,200.00	0.00	0.00	10,080.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	840.00	840.00	0.00	0.00	4,200.00	4,200.00	0.00	0.00	10,280.00
9940-000 TOTAL EXPENSES	2,690.55	3,460.25	769.70	22.24	15,124.91	16,988.25	1,863.34	10.97	33,080.00
9950-000 Excess (Deficiency) of Revenues over Expenses	3,366.18	2,129.75	1,236.43	58.06	15,144.91	10,961.75	4,183.16	38.16	34,000.00

**zHome Neighborhood (s09c)**  
**Budget Comparison**  
 Period = Nov 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	-14,166.65	-14,166.65	0.00	0.00	-34,000.00
Reserve Interest Income	-466.53	0.00	-466.53	N/A	-2,318.70	0.00	-2,318.70	N/A	0.00
	-3,299.86	-2,833.33	-466.53	-16.47	-16,485.35	-14,166.65	-2,318.70	-16.37	-34,000.00
<b>Operating Excess (Deficiency) of Rev over Exp</b>	<b>66.32</b>	<b>-703.58</b>	<b>769.90</b>	<b>N/A</b>	<b>-1,340.44</b>	<b>-3,204.90</b>	<b>1,864.46</b>	<b>58.18</b>	<b>0.00</b>

**Reserve Expenses:**

None at This Time

**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	840.00	840.00	840.00	840.00	840.00	4,200.00
3900-000	TOTAL OTHER INCOME	840.00	840.00	840.00	840.00	840.00	4,200.00
3999-000	TOTAL PM INCOME	840.00	840.00	840.00	840.00	840.00	4,200.00
4010-000	ASSOCIATION INCOME						
4045-000	Interest Income	0.40	0.17	0.18	0.17	0.20	1.12
4047-000	Interest Income-Reserves	460.64	462.26	462.13	467.14	466.53	2,318.70
4070-000	Neighborhood Assessments	4,750.00	4,750.00	4,750.00	4,750.00	4,750.00	23,750.00
4390-000	TOTAL ASSOCIATION INCOME	5,211.04	5,212.43	5,212.31	5,217.31	5,216.73	26,069.82
4999-000	TOTAL REVENUE	6,051.04	6,052.43	6,052.31	6,057.31	6,056.73	30,269.82
6000-000	EXPENSES						
7200-000	NEIGHBORHOOD EXPENSES						
7201-000	Neighborhood Management Fees	451.50	451.50	451.50	451.50	451.50	2,257.50
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	0.00	1,110.00	1,110.00
7225-000	Neighborhood Garbage Removal	233.95	233.95	233.95	233.95	233.95	1,169.75
7226-000	Neighborhood Electric /Gas	44.53	44.67	46.52	52.20	-296.46	-108.54
7240-000	Neighborhood Landscape - Contract / Yards	301.57	301.56	301.56	301.56	301.56	1,507.81
7250-000	Neighborhood Landscape - Other	100.00	0.00	0.00	0.00	0.00	100.00
7260-000	Neighborhood Irrigation-Common Areas	0.00	28.15	0.00	28.15	0.00	56.30
7278-000	Dryer Vent Cleaning	0.00	0.00	440.08	0.00	0.00	440.08
7280-000	Neighborhood Maintenance	120.00	0.00	0.00	0.00	50.00	170.00
7288-000	Neighborhood Property Insurance	4,222.01	0.00	0.00	0.00	0.00	4,222.01
7290-000	TOTAL NEIGHBORHOOD EXPENSES	5,473.56	1,059.83	1,473.61	1,067.36	1,850.55	10,924.91
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION						
9830-000	Master Base Assessments	840.00	840.00	840.00	840.00	840.00	4,200.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	840.00	840.00	840.00	840.00	840.00	4,200.00
9940-000	TOTAL EXPENSES	6,313.56	1,899.83	2,313.61	1,907.36	2,690.55	15,124.91
9950-000	Excess (Deficiency) of Revenues over Expenses	-262.52	4,152.60	3,738.70	4,149.95	3,366.18	15,144.91

# Expense Distribution

Property=s09c AND mm/yy=11/2024-11/2024

Account Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
<b>7204-000 - Neighborhood Reserve Study</b>										
assres - Association Reserves, WA, LLC	P-91252	s09c	26469-11	11/11/2024	11/2024	555.00	0.00	783	11/11/2024	Deposit on Reserve Study
assres - Association Reserves, WA, LLC	P-91475	s09c	26469-11 Final	11/25/2024	11/2024	555.00	0.00	786	11/25/2024	Reserve Study Balance
<b>Total 7204-000 - Neighborhood Reserve ...</b>						<b>1,110.00</b>	<b>0.00</b>			
<b>7225-000 - Neighborhood Garbage Removal</b>										
clesca - Recology King County	P-91251	s09c	0004872569	11/01/2024	11/2024	233.95	0.00	782	11/11/2024	Customer #076689
<b>Total 7225-000 - Neighborhood Garbage...</b>						<b>233.95</b>	<b>0.00</b>			
<b>7226-000 - Neighborhood Electric /Gas</b>										
pugsou - Puget Sound Energy	P-91387	s09c	39991387	11/01/2024	11/2024	64.31	0.00	785	11/25/2024	Account #200021423344
<b>Total 7226-000 - Neighborhood Electric /Gas</b>						<b>64.31</b>	<b>0.00</b>			
<b>7240-000 - Neighborhood Landscape - Co...</b>										
landcare - LandCare USA LLC	P-91187	s09c	801834	11/01/2024	11/2024	301.56	0.00	781	11/11/2024	Contract Landscaping
<b>Total 7240-000 - Neighborhood Landscap...</b>						<b>301.56</b>	<b>0.00</b>			
<b>7280-000 - Neighborhood Maintenance</b>										
isscom - Issaquah Highlands Communit...	P-91265	s09c	T8046 Land BB 11/2024	11/15/2024	11/2024	50.00	0.00	784	11/25/2024	W/O #5549 Winterize Irrigation
<b>Total 7280-000 - Neighborhood Maintenance</b>						<b>50.00</b>	<b>0.00</b>			
						<b>1,759.82</b>	<b>0.00</b>			