ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION

MAINTAINING COMMUNITY

View Ridge

FINANCIAL REPORT

Manager's Report for the month ending August 31, 2018

FINANCIAL SUMMARY:

As of August 31, 2018, operating cash totaled $6,836, unpaid assessments (receivables) totaled $50, and 'other' cash (or cash equivelants) totaled $191,845, for total assets of $198,731.

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 $198,731.

For the month ending August 31, 2018, the Association incurred expenses and accrued costs totaling $15,119, over budget by $7,249.

YTD August 31, 2018, the Association incurred expenses and accrued costs totaling $19,560, under budget by $2,356.

As of August 31, 2018, replacement reserves totaled $174,297.

BUDGET VARIANCES: Explanations for variances more than $300.00.

Line Item	Amount	Under/Over	Explanation
Irrigation	$ 964.28	Under	Less water used than anticipated
Maintenance	$ 333.34	Under	Nothing performed this month
Insurance	$ 862.46	Under	Less than budgeted

DELINQUENCY REPORT:

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	Notes
95B-0009	$0.00	$0.00	$0.00	$50.00	**$50.00**	Fine
TOTALS	**$0.00**	**$0.00**	**$0.00**	**$50.00**	**$50.00**	

COMPLETED AND PENDING MAINTENANCE: NA

Thank you for letting us serve your neighborhood.

Report submitted by Blair Krieg - Community Manager
425-507-1121 Blair.k@ihcommunity.org

Balance Sheet (With Period Change)

Period = Aug 2018

Book = Accrual ; Tree = ysi_bs

		Balance Current Period		Beginning Balance		Net Change
1000-000	**ASSETS**					
1005-000	CASH					
1015-000	MOB - Checking	6,835.77		862.46		5,973.31
1030-000	MOB -Operating Money Market	17,547.81		31,587.85		-14,040.04
1066-000	Certificate of Deposits - Reserve	50,021.15		50,505.90		-484.75
1080-000	MOB - Reserve MM	124,275.92		119,280.65		4,995.27
1090-000	TOTAL CASH	198,680.65		202,236.86		-3,556.21
1099-000	ACCOUNTS RECEIVABLE					
1100-000	Accounts Receivable - Delinquency	50.00		1,870.92		-1,820.92
1248-000	TOTAL ACCOUNTS RECEIVABLE	50.00		1,870.92		-1,820.92
1990-000	TOTAL ASSETS	198,730.65		204,107.78		-5,377.13
1995-000	LIABILITIES & CAPITAL					
2800-000	**CAPITAL**					
2820-000	Prior Year Retained Earnings	22,779.85		22,779.85		0.00
2830-000	Current Year Reserve Transfers	-9,020.59		-4,510.07		-4,510.52
2850-000	Current Year Retained Earnings/Operating Fund	10,674.32		16,051.45		-5,377.13
2855-000	Reserve Equity	174,297.07		169,786.55		4,510.52
2990-000	TOTAL CAPITAL	198,730.65		204,107.78		-5,377.13
2999-000	TOTAL LIABILITIES & CAPITAL	198,730.65		204,107.78		-5,377.13

View Ridge - IHCA Supplemental (s95)
Budget Comparison
Period = Aug 2018

		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	2,496.00	2,964.00	-468.00	-15.79	7,800.00	5,928.00	1,872.00	31.58	35,568.00
3900-000	TOTAL OTHER INCOME	2,496.00	2,964.00	-468.00	-15.79	7,800.00	5,928.00	1,872.00	31.58	35,568.00
4010-000	ASSOCIATION INCOME									
4020-000	Late Fees / NSF	50.00	0.00	50.00	N/A	75.00	0.00	75.00	N/A	0.00
4045-000	Interest Income	3.39	0.00	3.39	N/A	6.96	0.00	6.96	N/A	0.00
4047-000	Interest Income-Reserves	110.52	0.00	110.52	N/A	220.59	0.00	220.59	N/A	0.00
4070-000	Neighborhood Assessments	7,082.24	8,410.33	-1,328.09	-15.79	22,132.00	16,820.66	5,311.34	31.58	100,924.00
4390-000	TOTAL ASSOCIATION INCOME	7,246.15	8,410.33	-1,164.18	-13.84	22,434.55	16,820.66	5,613.89	33.38	100,924.00
4999-000	TOTAL REVENUE	9,742.15	11,374.33	-1,632.18	-14.35	30,234.55	22,748.66	7,485.89	32.91	136,492.00
7200-000	NEIGHBORHOOD EXPENSES									
7201-000	Neighborhood Management Fees	725.00	725.00	0.00	0.00	1,450.00	1,450.00	0.00	0.00	8,700.00
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,140.00
7211-000	Neighborhood Legal Services	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	500.00
7226-000	Neighborhood Electric /Gas	9.52	11.08	1.56	14.08	18.97	22.16	3.19	14.40	133.00
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	742.50	753.67	11.17	1.48	1,485.00	1,507.34	22.34	1.48	9,044.00
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	3,907.00
7260-000	Neighborhood Irrigation-Common Areas	2,035.72	3,000.00	964.28	32.14	2,035.72	3,000.00	964.28	32.14	7,500.00
7265-000	Neigh Irrig Maint & Repairs	80.00	0.00	-80.00	N/A	80.00	0.00	-80.00	N/A	575.00
7266-000	Neighborhood Pest Control	0.00	250.00	250.00	100.00	0.00	250.00	250.00	100.00	500.00
7272-000	Neighborhood Gutter/Roof Repair	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	2,232.00
7274-000	Neighborhood Snow Removal	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	318.00
7280-000	Neighborhood Maintenance	0.00	166.67	166.67	100.00	0.00	333.34	333.34	100.00	2,000.00
7288-000	Neighborhood Property Insurance	8,562.54	0.00	-8,562.54	N/A	8,562.54	9,425.00	862.46	9.15	9,425.00
7289-000	Neighborhood Contingency	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	2,000.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	12,155.28	4,906.42	-7,248.86	-147.74	13,632.23	15,987.84	2,355.61	14.73	47,974.00
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION									
9610-000	Federal Income Tax	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	150.00
9830-000	Master Base Assessments	2,964.00	2,964.00	0.00	0.00	5,928.00	5,928.00	0.00	0.00	35,568.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	2,964.00	2,964.00	0.00	0.00	5,928.00	5,928.00	0.00	0.00	35,718.00
9940-000	TOTAL EXPENSES	15,119.28	7,870.42	-7,248.86	-92.10	19,560.23	21,915.84	2,355.61	10.75	83,692.00
9950-000	Excess (Deficiency) of Revenues over Expenses	-5,377.13	3,503.91	-8,881.04	-253.46	10,674.32	832.82	9,841.50	1,181.71	52,800.00

View Ridge - IHCA Supplemental (s95)
Budget Comparison
Period = Aug 2018

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Less Reserve Items:									
Reserve Contributions	-4,400.00	-4,400.00	0.00	0.00	-4,400.00	-4,400.00	0.00	0.00	-52,800.00
	-110.52	0.00	-110.52	N/A	-220.59	0.00	-220.59	N/A	0.00
	-4,510.52	-4,400.00	-110.52	-2.51	-4,620.59	-4,400.00	-220.59	-5.01	-52,800.00
Operating Excess (Deficiency) of Rev over Exp	-9,887.65	-896.09	-8,991.56	-1,003.42	6,053.73	-3,567.18	9,620.91	N/A	0.00
Reserve Expenses:									
Drainage Lines - Inspect / Clean	-	-	-	-	-	5,305.00	-	-	5,305.00

Statement (12 months)

Period = Jul 2018-Aug 2018

Book = Accrual ; Tree = ysi_is

		Jul 2018		Aug 2018		Total
3000-000	**INCOME**					
3500-000	OTHER INCOME					
3590-000	IHCA Master Base Assess. Income	5,304.00		2,496.00		7,800.00
3900-000	TOTAL OTHER INCOME	5,304.00		2,496.00		7,800.00
3999-000	TOTAL PM INCOME	5,304.00		2,496.00		7,800.00
4010-000	ASSOCIATION INCOME					
4020-000	Late Fees / NSF	25.00		50.00		75.00
4045-000	Interest Income	3.57		3.39		6.96
4047-000	Interest Income-Reserves	110.07		110.52		220.59
4070-000	Neighborhood Assessments	15,049.76		7,082.24		22,132.00
4390-000	TOTAL ASSOCIATION INCOME	15,188.40		7,246.15		22,434.55
4999-000	TOTAL REVENUE	20,492.40		9,742.15		30,234.55
6000-000	EXPENSES					
7200-000	NEIGHBORHOOD EXPENSES					
7201-000	Neighborhood Management Fees	725.00		725.00		1,450.00
7226-000	Neighborhood Electric /Gas	9.45		9.52		18.97
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	742.50		742.50		1,485.00
7260-000	Neighborhood Irrigation-Common Areas	0.00		2,035.72		2,035.72
7265-000	Neigh Irrig Maint & Repairs	0.00		80.00		80.00
7288-000	Neighborhood Property Insurance	0.00		8,562.54		8,562.54
7290-000	TOTAL NEIGHBORHOOD EXPENSES	1,476.95		12,155.28		13,632.23
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION					
9830-000	Master Base Assessments	2,964.00		2,964.00		5,928.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	2,964.00		2,964.00		5,928.00
9940-000	TOTAL EXPENSES	4,440.95		15,119.28		19,560.23
9950-000	Excess (Deficiency) of Revenues over Expenses	16,051.45		-5,377.13		10,674.32

Expense Distribution

Property=s95 AND mm/yy=08/2018-08/2018

Account Code - Name Vendor Code - Name	Control	Property	Invoice # 	Invoice Date 	Period	Amount	Unpaid Amount	Check # 	Check Date 	Remarks
7226-000 - Neighborhood Electric /Gas										
pugsou - Puget Sound Energy	P-62047	s95	1032088962047	08/01/2018	08/2018	9.52	0.00	256	08/30/2018	Acct #220010320889
Total 7226-000 - Neighborhood Electric /Gas						**9.52**	**0.00**			
7235-000 - Nghborhd Lndscpe Maint-Cont...										
earth - Earthworks Landscape Services, Inc.	P-61916	s95	101992	08/01/2018	08/2018	742.50	0.00	254	08/30/2018	08/18 Contract Landscaping
Total 7235-000 - Nghborhd Lndscpe Main...						**742.50**	**0.00**			
7260-000 - Neighborhood Irrigation-Com...										
citiss - City of Issaquah	P-62252	s95	30-9544-0062252	08/01/2018	08/2018	41.47	0.00	253	08/30/2018	Account #30-9544-00
citiss - City of Issaquah	P-62253	s95	30-9549-0062253	08/01/2018	08/2018	1,994.25	0.00	253	08/30/2018	Account #30-9549-00
Total 7260-000 - Neighborhood Irrigatio...						**2,035.72**	**0.00**			
7265-000 - Neigh Irrig Maint & Repairs										
certba - Certified Backflow Testing, Inc.	P-62320	s95	62727	08/06/2018	08/2018	30.00	0.00	252	08/30/2018	Backflow Testing
isscom - Issaquah Highlands Communit...	P-62164	s95	T9542 Land BB 08/18	08/27/2018	08/2018	50.00	0.00	255	08/30/2018	08/18 Land BB W/O #3614
Total 7265-000 - Neigh Irrig Maint & Repairs						**80.00**	**0.00**			
7288-000 - Neighborhood Property Insurance										
phiins - Philadelphia Insurance Companies	P-61930	s95	04028698670 S95	08/07/2018	08/2018	8,562.54	0.00	251	08/09/2018	Account #79097438 0
Total 7288-000 - Neighborhood Property I...						**8,562.54**	**0.00**			
						11,430.28	**0.00**			