ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION

MAINTAINING COMMUNITY

Crofton Springs

FINANCIAL REPORT

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

FINANCIAL SUMMARY:

As of October 31, 2018, operating cash totaled $6,748, unpaid assessments (receivables) totaled -$781, and 'other' cash (or cash equivelants) totaled $502,470, for total assets of $508,437.

Operating liabilities totaled $0, prepaid assessments totaled $40, and 'other' liabilities totaled $0, for total liabilities of $40.

The Association ended the month in a positive cash position of $508,397.

For the month ending October 31, 2018, the Association incurred expenses and accrued costs totaling $30,053, over budget by $932.

YTD October 31, 2018, the Association incurred expenses and accrued costs totaling $119,707, under budget by $741.

As of October 31, 2018, replacement reserves totaled $447,879.

BUDGET VARIANCES: Explanations for variances more than $300.00.

Line Item	Variance Amt	Over/Under	Explanation
Garbage	$ 1,312.85	Over	More usage than anticipated
Landscape Maintenance	$ 1,901.88	Over	New landscaper
Landscape-Other	$ 310.00	Over	Unplanned plantings
Irrigation	$ 2,717.31	Over	Higher usage than anticipated
Irrigation Repairs	$ 360.00	Under	
Pest Control	$ 300.00	Under	
Pest Control-HC	$ 350.00	Under	
Pest Control-TH	$ 350.00	Under	
Maintenance	$ 1,057.35	Under	Maintenance less than anticipated
Maintenance-RH	$ 1,700.00	Under	Maintenance less than anticipated
Maintenance-TH	$ 873.00	Under	Maintenance less than anticipated
Insurance	$ 407.00	Under	Premium was over predicted.
Insurance-TH	$ 382.13	Under	Premium was over predicted.
Insurance-RH	$ 1,043.90	Under	Premium was over predicted.

DELINQUENCY REPORT:

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	Status
025-038R	$ -	$ -	$ -	$ 25.00	**$ 25.00**	**Late fee**
TOTALS	**0.00**	**0.00**	**0.00**	**25.00**	**25.00**	

COMPLETED AND PENDING MAINTENANCE:

Thank you for letting us serve your neighborhood.

Report submitted by Blair Krieg, AMS, CMCA - Community Manager

425-507-1121 Blair.k@ihcommunity.org

Balance Sheet (With Period Change)

Period = Oct 2018

Book = Accrual ; Tree = ysi_bs

		Balance Current Period		Beginning Balance		Net Change
1000-000	**ASSETS**					
1005-000	CASH					
1015-000	MOB - Checking	6,747.67		159.24		6,588.43
1030-000	MOB -Operating Money Market	54,591.41		65,000.71		-10,409.30
1066-000	Certificate of Deposits - Reserve	276,527.14		276,174.03		353.11
1080-000	MOB - Reserve MM	171,351.72		198,846.17		-27,494.45
1090-000	TOTAL CASH	509,217.94		540,180.15		-30,962.21
1099-000	ACCOUNTS RECEIVABLE					
1100-000	Accounts Receivable - Delinquency	-781.22		-381.03		-400.19
1248-000	TOTAL ACCOUNTS RECEIVABLE	-781.22		-381.03		-400.19
1990-000	TOTAL ASSETS	508,436.72		539,799.12		-31,362.40
1995-000	LIABILITIES & CAPITAL					
1997-000	LIABILITIES					
1999-000	ACCOUNTS PAYABLE					
2000-000	Accounts Payable-Trade	0.00		78.75		-78.75
2205-000	TOTAL ACCOUNTS PAYABLE	0.00		78.75		-78.75
2495-000	OTHER LIABILITIES					
2644-000	Prepaid Assessments	40.00		1,475.25		-1,435.25
2680-000	TOTAL OTHER LIABILITIES	40.00		1,475.25		-1,435.25
2690-000	TOTAL LIABILITIES	40.00		1,554.00		-1,514.00
2800-000	**CAPITAL**					
2820-000	Prior Year Retained Earnings	66,995.02		66,995.02		0.00
2830-000	Current Year Reserve Transfers	-43,169.47		-32,260.01		-10,909.46
2850-000	Current Year Retained Earnings/Operating Fund	36,692.31		28,489.91		8,202.40
2855-000	Reserve Equity	447,878.86		475,020.20		-27,141.34
2990-000	TOTAL CAPITAL	508,396.72		538,245.12		-29,848.40
2999-000	TOTAL LIABILITIES & CAPITAL	508,436.72		539,799.12		-31,362.40

Crofton Springs Supplemental Neigh (s25)
Budget Comparison
Period = Oct 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	9,282.00	9,438.00	-156.00	-1.65	38,064.00	37,752.00	312.00	0.83	113,256.00
3900-000	TOTAL OTHER INCOME	9,282.00	9,438.00	-156.00	-1.65	38,064.00	37,752.00	312.00	0.83	113,256.00
4010-000	ASSOCIATION INCOME									
4020-000	Late Fees / NSF	0.00	0.00	0.00	N/A	60.00	0.00	60.00	N/A	0.00
4040-000	Fee & Fine Income	-30.00	0.00	-30.00	N/A	0.00	0.00	0.00	N/A	0.00
4045-000	Interest Income	25.48	0.00	25.48	N/A	69.69	0.00	69.69	N/A	0.00
4047-000	Interest Income-Reserves	492.79	0.00	492.79	N/A	1,502.79	0.00	1,502.79	N/A	0.00
4070-000	Neighborhood Assessments	15,945.65	16,406.08	-460.43	-2.81	66,544.76	65,624.32	920.44	1.40	196,873.00
4070-101	Neigh Assessment (Unit Specific) - HC	2,941.08	2,941.08	0.00	0.00	11,764.32	11,764.32	0.00	0.00	35,293.00
4070-102	Neigh Assessment (Unit Specific) - TH	2,802.00	2,802.00	0.00	0.00	11,208.00	11,208.00	0.00	0.00	33,624.00
4070-103	Neigh Assessment (Unit Specific) - RH	6,796.50	6,796.50	0.00	0.00	27,186.00	27,186.00	0.00	0.00	81,558.00
4390-000	TOTAL ASSOCIATION INCOME	28,973.50	28,945.66	27.84	0.10	118,335.56	115,782.64	2,552.92	2.20	347,348.00
4999-000	TOTAL REVENUE	38,255.50	38,383.66	-128.16	-0.33	156,399.56	153,534.64	2,864.92	1.87	460,604.00
7200-000	NEIGHBORHOOD EXPENSES									
7201-000	Neighborhood Management Fees	2,595.00	2,595.00	0.00	0.00	10,380.00	10,380.00	0.00	0.00	31,140.00
7204-000	Neighborhood Reserve Study	635.00	0.00	-635.00	N/A	635.00	635.00	0.00	0.00	1,270.00
7211-000	Neighborhood Legal Services	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	500.00
7213-000	Neighborhood Adminstrative Expense	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	200.00
7225-000	Neighborhood Garbage Removal	3,372.42	3,166.67	-205.75	-6.50	13,979.53	12,666.68	-1,312.85	-10.36	38,000.00
7226-000	Neighborhood Electric /Gas	10.50	12.08	1.58	13.08	41.85	48.32	6.47	13.39	145.00
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	5,234.47	4,759.00	-475.47	-9.99	20,937.88	19,036.00	-1,901.88	-9.99	57,960.00
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	N/A	310.00	0.00	-310.00	N/A	14,200.00
7260-000	Neighborhood Irrigation-Common Areas	7,280.90	7,100.00	-180.90	-2.55	13,417.31	10,700.00	-2,717.31	-25.40	20,670.00
7265-000	Neigh Irrig Maint & Repairs	0.00	700.00	700.00	100.00	340.00	700.00	360.00	51.43	2,500.00
7266-000	Neighborhood Pest Control	0.00	0.00	0.00	N/A	0.00	300.00	300.00	100.00	600.00
7266-101	Neigh Pest Control-HC	0.00	0.00	0.00	N/A	0.00	350.00	350.00	100.00	350.00
7266-102	Neigh Pest Control-TH	0.00	350.00	350.00	100.00	0.00	350.00	350.00	100.00	350.00
7266-103	Neigh Pest Control-RH	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	350.00
7272-101	Neighborhood Gutter/Roof Repair-HC	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,470.00
7272-102	Neighborhood Gutter/Roof Repair-TH	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,680.00
7272-103	Neighborhood Gutter/Roof Repair-RH	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	3,045.00
7274-000	Neighborhood Snow Removal	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,500.00
7280-000	Neighborhood Maintenance	832.74	1,000.00	167.26	16.73	2,942.65	4,000.00	1,057.35	26.43	15,000.00
7280-101	Neighborhood Maintenance-HC	327.07	0.00	-327.07	N/A	327.07	500.00	172.93	34.59	1,000.00
7280-102	Neighborhood Maintenance-TH	327.00	0.00	-327.00	N/A	327.00	1,200.00	873.00	72.75	2,400.00
7280-103	Neighborhood Maintenance-RH	0.00	0.00	0.00	N/A	0.00	1,700.00	1,700.00	100.00	4,700.00
7288-101	HC - Neighborhood Property/Earthquake Insurance	0.00	0.00	0.00	N/A	4,065.99	4,473.00	407.01	9.10	4,473.00

Crofton Springs Supplemental Neigh (s25)
Budget Comparison
Period = Oct 2018

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7288-102	TH - Neighborhood Property/Earthquake Insurance	0.00	0.00	0.00	N/A	3,811.87	4,194.00	382.13	9.11	4,194.00
7288-103	RH - Neighborhood Property/Earthquake Insurance	0.00	0.00	0.00	N/A	10,419.10	11,463.00	1,043.90	9.11	11,463.00
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	20,615.10	19,682.75	-932.35	-4.74	81,935.25	82,696.00	760.75	0.92	221,160.00
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION									
9210-000	Bank Fees	0.00	0.00	0.00	N/A	20.00	0.00	-20.00	N/A	0.00
9610-000	Federal Income Tax	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,188.00
9830-000	Master Base Assessments	9,438.00	9,438.00	0.00	0.00	37,752.00	37,752.00	0.00	0.00	113,256.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	9,438.00	9,438.00	0.00	0.00	37,772.00	37,752.00	-20.00	-0.05	114,444.00
9940-000	TOTAL EXPENSES	30,053.10	29,120.75	-932.35	-3.20	119,707.25	120,448.00	740.75	0.62	335,604.00
9950-000	Excess (Deficiency) of Revenues over Expenses	8,202.40	9,262.91	-1,060.51	-11.45	36,692.31	33,086.64	3,605.67	10.90	125,000.00
	Less Reserve Items:									
	Reserve Contributions	-10,416.67	-10,416.67	0.00	0.00	-41,666.68	-41,666.68	0.00	0	-125,000.00
	Reserve Interest Income	-492.79	0.00	-492.79	N/A	-1,502.79	0.00	-1,502.79	N/A	0.00
		-10,909.46	-10,416.67	-492.79	-4.73	-43,169.47	-41,666.68	-1,502.79	-3.61	-125,000.00
	Operating Excess (Deficiency) of Rev over Exp	-2,707.06	-1,153.76	-1,553.30	-134.63	-6,477.16	-8,580.04	2,102.88	24.51	0.00
	Reserve Expenses:									
	Caulk, etc. - Inspect/Repair (RH)	-	-	-	-	1,017.01	-	-	-	-
	Stormwater Bed/Creek - Vacuum/Clean	3,813.87	-	-	-	3,813.87	12,250.00	-	-	12,250.00
	Trim Repair TH	9,965.96			9,965.96	503.84				
	Siding Repair TH	-				542.54				
	Concrete Repair/Replace	-				2,582.68				
	Drain Line Repair	4,026.00				7,855.66				
	Trim Repair RH	13,675.04				13,675.04				
	Trim Repair HC	6,569.93				6,569.93				

Statement (12 months)

Period = Jul 2018-Oct 2018

Book = Accrual ; Tree = ysi_is

		Jul 2018		Aug 2018		Sep 2018		Oct 2018		Total
3000-000	**INCOME**									
3500-000	OTHER INCOME									
3590-000	IHCA Master Base Assess. Income	10,608.00		9,204.00		8,970.00		9,282.00		38,064.00
3900-000	TOTAL OTHER INCOME	10,608.00		9,204.00		8,970.00		9,282.00		38,064.00
3999-000	TOTAL PM INCOME	10,608.00		9,204.00		8,970.00		9,282.00		38,064.00
4010-000	ASSOCIATION INCOME									
4020-000	Late Fees / NSF	0.00		50.00		10.00		0.00		60.00
4040-000	Fee & Fine Income	20.00		30.00		-20.00		-30.00		0.00
4045-000	Interest Income	10.11		10.33		23.77		25.48		69.69
4047-000	Interest Income-Reserves	366.55		360.53		282.92		492.79		1,502.79
4070-000	Neighborhood Assessments	20,241.16		15,724.42		14,633.53		15,945.65		66,544.76
4070-101	Neigh Assessment (Unit Specific) - HC	2,941.08		2,941.08		2,941.08		2,941.08		11,764.32
4070-102	Neigh Assessment (Unit Specific) - TH	2,802.00		2,802.00		2,802.00		2,802.00		11,208.00
4070-103	Neigh Assessment (Unit Specific) - RH	6,796.50		6,796.50		6,796.50		6,796.50		27,186.00
4390-000	TOTAL ASSOCIATION INCOME	33,177.40		28,714.86		27,469.80		28,973.50		118,335.56
4999-000	TOTAL REVENUE	43,785.40		37,918.86		36,439.80		38,255.50		156,399.56
6000-000	EXPENSES									
7200-000	NEIGHBORHOOD EXPENSES									
7201-000	Neighborhood Management Fees	2,595.00		2,595.00		2,595.00		2,595.00		10,380.00
7204-000	Neighborhood Reserve Study	0.00		0.00		0.00		635.00		635.00
7225-000	Neighborhood Garbage Removal	3,396.68		3,448.33		3,762.10		3,372.42		13,979.53
7226-000	Neighborhood Electric /Gas	10.45		10.45		10.45		10.50		41.85
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	5,234.47		5,234.47		5,234.47		5,234.47		20,937.88
7250-000	Neighborhood Landscape - Other	50.00		185.00		75.00		0.00		310.00
7260-000	Neighborhood Irrigation-Common Areas	0.00		6,136.41		0.00		7,280.90		13,417.31
7265-000	Neigh Irrig Maint & Repairs	50.00		115.00		175.00		0.00		340.00
7280-000	Neighborhood Maintenance	400.00		1,420.62		289.29		832.74		2,942.65
7280-101	Neighborhood Maintenance-HC	0.00		0.00		0.00		327.07		327.07
7280-102	Neighborhood Maintenance-TH	0.00		0.00		0.00		327.00		327.00
7288-101	HC - Neighborhood Property/Earthquake Insurance	0.00		4,065.99		0.00		0.00		4,065.99
7288-102	TH - Neighborhood Property/Earthquake Insurance	0.00		3,811.87		0.00		0.00		3,811.87
7288-103	RH - Neighborhood Property/Earthquake Insurance	0.00		10,419.10		0.00		0.00		10,419.10
7290-000	TOTAL NEIGHBORHOOD EXPENSES	11,736.60		37,442.24		12,141.31		20,615.10		81,935.25
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION									
9210-000	Bank Fees	0.00		10.00		10.00		0.00		20.00
9830-000	Master Base Assessments	9,438.00		9,438.00		9,438.00		9,438.00		37,752.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	9,438.00		9,448.00		9,448.00		9,438.00		37,772.00
9940-000	TOTAL EXPENSES	21,174.60		46,890.24		21,589.31		30,053.10		119,707.25
9950-000	Excess (Deficiency) of Revenues over Expenses	22,610.80		-8,971.38		14,850.49		8,202.40		36,692.31

Expense Distribution

Property=s25 AND mm/yy=10/2018-10/2018

Account Code - Name Vendor Code - Name	Control	Property	Invoice # 	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
1121-000 - Accounts Receivable - Reimb....										
homdep - Home Depot Credit Services	P-63046	s25	181022 S25	10/22/2018	10/2018	47.71	0.00	10222018	10/31/2018	Maint Supplies IHCA to Reimb
Total 1121-000 - Accounts Receivable - ...						**47.71**	**0.00**			
2075-000 - A/P Reimbursements										
t0010675 - Manohar	P-62684	s25	025-028R	10/05/2018	10/2018	379.40	0.00	1143	10/05/2018	Reimb HO Overpaid Assessments
t0004581 - Froemke	P-63047	s25	025-067r	10/22/2018	10/2018	625.00	0.00	1148	10/26/2018	Reimb HO Overpaid Assessments
Total 2075-000 - A/P Reimbursements						**1,004.40**	**0.00**			
2855-000 - Reserve Equity										
bravo - Bravo Environmental NW, Inc	P-62673	s25	47326	10/03/2018	10/2018	2,739.00	0.00	163	10/05/2018	Drain Lines
rwhand - RW Anderson Services, Inc.	P-63054	s25	24310	10/12/2018	10/2018	13,675.04	0.00	165	10/26/2018	RH - Surgical Trim Repairs
rwhand - RW Anderson Services, Inc.	P-63056	s25	24309	10/12/2018	10/2018	9,965.96	0.00	165	10/26/2018	TH - Surgical Trim Repairs
rwhand - RW Anderson Services, Inc.	P-63055	s25	23838	10/23/2018	10/2018	6,569.93	0.00	165	10/26/2018	HC - Surgical Trim Repairs
blaplu - Blake Plumbing	P-63064	s25	1805834	10/25/2018	10/2018	1,287.00	0.00	164	10/26/2018	Drain Line Project - Cabled Drains
bravo - Bravo Environmental NW, Inc	P-63112	s25	46725	10/31/2018	10/2018	3,813.87	0.00	166	10/31/2018	Stream Maintenance
Total 2855-000 - Reserve Equity						**38,050.80**	**0.00**			
7204-000 - Neighborhood Reserve Study										
assres - Association Reserves, WA, LLC	P-63101	s25	23471-7b	10/30/2018	10/2018	635.00	0.00	1149	10/31/2018	Reserve Study Deposit
Total 7204-000 - Neighborhood Reserve ...						**635.00**	**0.00**			
7225-000 - Neighborhood Garbage Removal										
clesca - CleanScapes, Inc	P-62725	s25	0002625478	10/01/2018	10/2018	317.79	0.00	1144	10/12/2018	Customer #067408
clesca - CleanScapes, Inc	P-62726	s25	0002625479	10/01/2018	10/2018	317.79	0.00	1144	10/12/2018	Customer #067416
clesca - CleanScapes, Inc	P-62727	s25	0002625480	10/01/2018	10/2018	317.79	0.00	1144	10/12/2018	Customer #067422
clesca - CleanScapes, Inc	P-62728	s25	0002625481	10/01/2018	10/2018	317.79	0.00	1144	10/12/2018	Customer #067429
clesca - CleanScapes, Inc	P-62729	s25	0002625483	10/01/2018	10/2018	476.09	0.00	1144	10/12/2018	Customer #067439
clesca - CleanScapes, Inc	P-62730	s25	0002625484	10/01/2018	10/2018	251.33	0.00	1144	10/12/2018	Customer #067447
clesca - CleanScapes, Inc	P-62731	s25	0002625485	10/01/2018	10/2018	220.74	0.00	1144	10/12/2018	Customer #067452
clesca - CleanScapes, Inc	P-62732	s25	0002625486	10/01/2018	10/2018	465.02	0.00	1144	10/12/2018	Customer #067456
clesca - CleanScapes, Inc	P-62733	s25	0002625487	10/01/2018	10/2018	317.79	0.00	1144	10/12/2018	Customer #067459
clesca - CleanScapes, Inc	P-62734	s25	0002625482	10/01/2018	10/2018	317.79	0.00	1144	10/12/2018	Customer #067435
isscom - Issaquah Highlands Communit...	P-63105	s25	S25 Maint BB 10/18	10/31/2018	10/2018	52.50	0.00	1150	10/31/2018	10/18 Maint BB Inv #4010
Total 7225-000 - Neighborhood Garbage...						**3,372.42**	**0.00**			
7226-000 - Neighborhood Electric /Gas										
pugsou - Puget Sound Energy	P-62840	s25	43262840	10/01/2018	10/2018	10.50	0.00	1145	10/12/2018	Account #200021421157
Total 7226-000 - Neighborhood Electric /Gas						**10.50**	**0.00**			
7235-000 - Nghborhd Lndscpe Maint-Cont...										

Expense Distribution

Property=s25 AND mm/yy=10/2018-10/2018

Account Code - Name / Vendor Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
easlan - Eastside Landcare	P-63049	s25	Acct #9563049	10/01/2018	10/2018	5,234.47	0.00	1147	10/26/2018	10/18 Contract Landscaping
Total 7235-000 - Nghborhd Lndscpe Main...						**5,234.47**	**0.00**			
7260-000 - Neighborhood Irrigation-Com...										
citiss - City of Issaquah	P-62915	s25	21362915	10/01/2018	10/2018	5,477.54	0.00	1146	10/16/2018	Account #30-0028-00
citiss - City of Issaquah	P-62936	s25	23562936	10/01/2018	10/2018	1,803.36	0.00	1146	10/16/2018	Account #30-2600-00
Total 7260-000 - Neighborhood Irrigatio...						**7,280.90**	**0.00**			
7280-000 - Neighborhood Maintenance										
rwhand - RW Anderson Services, Inc.	P-63083	s25	23983	10/11/2018	10/2018	632.57	0.00	1151	10/31/2018	Neighborhood Maintenance
homdep - Home Depot Credit Services	P-63046	s25	181022 S25	10/22/2018	10/2018	200.17	0.00	10222018	10/31/2018	Lighting Repair Supplies
Total 7280-000 - Neighborhood Maintenance						**832.74**	**0.00**			
7280-101 - Neighborhood Maintenance-HC										
rwhand - RW Anderson Services, Inc.	P-63091	s25	24251	10/29/2018	10/2018	327.07	0.00	1151	10/31/2018	HC - 1984 Touch Up Paint
Total 7280-101 - Neighborhood Maintena...						**327.07**	**0.00**			
7280-102 - Neighborhood Maintenance-TH										
rwhand - RW Anderson Services, Inc.	P-63091	s25	24251	10/29/2018	10/2018	327.00	0.00	1151	10/31/2018	TH - 1752 Caulk/Paint
Total 7280-102 - Neighborhood Maintena...						**327.00**	**0.00**			
						57,123.01	**0.00**			