ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION

MAINTAINING COMMUNITY

Crofton Springs

FINANCIAL REPORT

Manager's Report for the month ending November 30, 2018

FINANCIAL SUMMARY:

As of November 30, 2018, operating cash totaled $541, unpaid assessments (receivables) totaled $177, and 'other' cash (or cash equivelants) totaled $524,414, for total assets of $525,133.

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 $525,133.

For the month ending November 30, 2018, the Association incurred expenses and accrued costs totaling $21,539, under budget by $6,477.

YTD November 30, 2018, the Association incurred expenses and accrued costs totaling $141,246, under budget by $7,218.

As of November 30, 2018, replacement reserves totaled $458,728.

BUDGET VARIANCES: Explanations for variances more than $300.00.

Line Item	Variance Amt	Over/Under	Explanation
Garbage	$ 1,536.10	Over	More usage than anticipated/additional pick ups.
Landscape Maintenance	$ 2,377.35	Over	New landscaper
Irrigation	$ 2,717.31	Over	Higher usage than anticipated
Irrigation Repairs	$ 340.00	Over	
Pest Control	$ 300.00	Under	
Pest Control-HC	$ 350.00	Under	
Pest Control-TH	$ 350.00	Under	
Gutter/roof repair-HC	$ 1,470.00	Under	
Gutter/roof repair-TH	$ 1,680.00	Under	
Gutter/roof repair-RH	$ 3,045.00	Under	
Maintenance	$ 2,057.35	Under	Maintenance less than anticipated
Maintenance-TH	$ 873.00	Under	Maintenance less than anticipated
Maintenance-RH	$ 1,700.00	Under	Maintenance less than anticipated
Insurance-HC	$ 407.01	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 = Nov 2018

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	**ASSETS**			
1005-000	CASH			
1015-000	MOB - Checking	540.93	6,747.67	-6,206.74
1030-000	MOB -Operating Money Market	65,686.69	54,591.41	11,095.28
1066-000	Certificate of Deposits - Reserve	225,678.39	276,527.14	-50,848.75
1080-000	MOB - Reserve MM	233,049.35	171,351.72	61,697.63
1090-000	TOTAL CASH	524,955.36	509,217.94	15,737.42
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	177.39	-781.22	958.61
1248-000	TOTAL ACCOUNTS RECEIVABLE	177.39	-781.22	958.61
1990-000	TOTAL ASSETS	525,132.75	508,436.72	16,696.03
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	0.00	40.00	-40.00
2680-000	TOTAL OTHER LIABILITIES	0.00	40.00	-40.00
2690-000	TOTAL LIABILITIES	0.00	40.00	-40.00
2800-000	**CAPITAL**			
2820-000	Prior Year Retained Earnings	66,995.02	66,995.02	0.00
2830-000	Current Year Reserve Transfers	-54,018.35	-43,169.47	-10,848.88
2850-000	Current Year Retained Earnings/Operating Fund	53,428.34	36,692.31	16,736.03
2855-000	Reserve Equity	458,727.74	447,878.86	10,848.88
2990-000	TOTAL CAPITAL	525,132.75	508,396.72	16,736.03
2999-000	TOTAL LIABILITIES & CAPITAL	525,132.75	508,436.72	16,696.03

Crofton Springs Supplemental Neigh (s25)
Budget Comparison
Period = Nov 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	47,346.00	47,190.00	156.00	0.33	113,256.00
3900-000	TOTAL OTHER INCOME	9,282.00	9,438.00	-156.00	-1.65	47,346.00	47,190.00	156.00	0.33	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	50.00	0.00	50.00	N/A	50.00	0.00	50.00	N/A	0.00
4045-000	Interest Income	25.51	0.00	25.51	N/A	95.20	0.00	95.20	N/A	0.00
4047-000	Interest Income-Reserves	432.21	0.00	432.21	N/A	1,935.00	0.00	1,935.00	N/A	0.00
4070-000	Neighborhood Assessments	15,945.65	16,406.08	-460.43	-2.81	82,490.41	82,030.40	460.01	0.56	196,873.00
4070-101	Neigh Assessment (Unit Specific) - HC	2,941.08	2,941.08	0.00	0.00	14,705.40	14,705.40	0.00	0.00	35,293.00
4070-102	Neigh Assessment (Unit Specific) - TH	2,802.00	2,802.00	0.00	0.00	14,010.00	14,010.00	0.00	0.00	33,624.00
4070-103	Neigh Assessment (Unit Specific) - RH	6,796.50	6,796.50	0.00	0.00	33,982.50	33,982.50	0.00	0.00	81,558.00
4390-000	TOTAL ASSOCIATION INCOME	28,992.95	28,945.66	47.29	0.16	147,328.51	144,728.30	2,600.21	1.80	347,348.00
4999-000	TOTAL REVENUE	38,274.95	38,383.66	-108.71	-0.28	194,674.51	191,918.30	2,756.21	1.44	460,604.00
7200-000	NEIGHBORHOOD EXPENSES									
7201-000	Neighborhood Management Fees	2,595.00	2,595.00	0.00	0.00	12,975.00	12,975.00	0.00	0.00	31,140.00
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	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	3,389.92	3,166.67	-223.25	-7.05	17,369.45	15,833.35	-1,536.10	-9.70	38,000.00
7226-000	Neighborhood Electric /Gas	10.45	12.08	1.63	13.49	52.30	60.40	8.10	13.41	145.00
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	5,234.47	4,759.00	-475.47	-9.99	26,172.35	23,795.00	-2,377.35	-9.99	57,960.00
7250-000	Neighborhood Landscape - Other	0.00	500.00	500.00	100.00	310.00	500.00	190.00	38.00	14,200.00
7260-000	Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	13,417.31	10,700.00	-2,717.31	-25.40	20,670.00
7265-000	Neigh Irrig Maint & Repairs	700.00	0.00	-700.00	N/A	1,040.00	700.00	-340.00	-48.57	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	0.00	0.00	N/A	0.00	350.00	350.00	100.00	350.00
7266-103	Neigh Pest Control-RH	0.00	350.00	350.00	100.00	0.00	350.00	350.00	100.00	350.00
7272-101	Neighborhood Gutter/Roof Repair-HC	0.00	1,470.00	1,470.00	100.00	0.00	1,470.00	1,470.00	100.00	1,470.00
7272-102	Neighborhood Gutter/Roof Repair-TH	0.00	1,680.00	1,680.00	100.00	0.00	1,680.00	1,680.00	100.00	1,680.00
7272-103	Neighborhood Gutter/Roof Repair-RH	0.00	3,045.00	3,045.00	100.00	0.00	3,045.00	3,045.00	100.00	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	0.00	1,000.00	1,000.00	100.00	2,942.65	5,000.00	2,057.35	41.15	15,000.00
7280-101	Neighborhood Maintenance-HC	171.08	0.00	-171.08	N/A	498.15	500.00	1.85	0.37	1,000.00
7280-102	Neighborhood Maintenance-TH	0.00	0.00	0.00	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 = Nov 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	12,100.92	18,577.75	6,476.83	34.86	94,036.17	101,273.75	7,237.58	7.15	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	47,190.00	47,190.00	0.00	0.00	113,256.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	9,438.00	9,438.00	0.00	0.00	47,210.00	47,190.00	-20.00	-0.04	114,444.00
9940-000	TOTAL EXPENSES	21,538.92	28,015.75	6,476.83	23.12	141,246.17	148,463.75	7,217.58	4.86	335,604.00
9950-000	Excess (Deficiency) of Revenues over Expenses	16,736.03	10,367.91	6,368.12	61.42	53,428.34	43,454.55	9,973.79	22.95	125,000.00
	Less Reserve Items:									
	Reserve Contributions	-10,416.67	-10,416.67	0.00	0.00	-52,083.35	-52,083.35	0.00	0	-125,000.00
	Reserve Interest Income	-432.21	0.00	-432.21	N/A	-1,935.00	0.00	-1,935.00	N/A	0.00
		-10,848.88	-10,416.67	-432.21	-4.15	-54,018.35	-52,083.35	-1,935.00	-3.72	-125,000.00
	Operating Excess (Deficiency) of Rev over Exp	5,887.15	-48.76	5,935.91	N/A	-590.01	-8,628.80	8,038.79	93.16	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	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-Nov 2018

Book = Accrual ; Tree = ysi_is

		Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 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	9,282.00	47,346.00
3900-000	TOTAL OTHER INCOME	10,608.00	9,204.00	8,970.00	9,282.00	9,282.00	47,346.00
3999-000	TOTAL PM INCOME	10,608.00	9,204.00	8,970.00	9,282.00	9,282.00	47,346.00
4010-000	ASSOCIATION INCOME						
4020-000	Late Fees / NSF	0.00	50.00	10.00	0.00	0.00	60.00
4040-000	Fee & Fine Income	20.00	30.00	-20.00	-30.00	50.00	50.00
4045-000	Interest Income	10.11	10.33	23.77	25.48	25.51	95.20
4047-000	Interest Income-Reserves	366.55	360.53	282.92	492.79	432.21	1,935.00
4070-000	Neighborhood Assessments	20,241.16	15,724.42	14,633.53	15,945.65	15,945.65	82,490.41
4070-101	Neigh Assessment (Unit Specific) - HC	2,941.08	2,941.08	2,941.08	2,941.08	2,941.08	14,705.40
4070-102	Neigh Assessment (Unit Specific) - TH	2,802.00	2,802.00	2,802.00	2,802.00	2,802.00	14,010.00
4070-103	Neigh Assessment (Unit Specific) - RH	6,796.50	6,796.50	6,796.50	6,796.50	6,796.50	33,982.50
4390-000	TOTAL ASSOCIATION INCOME	33,177.40	28,714.86	27,469.80	28,973.50	28,992.95	147,328.51
4999-000	TOTAL REVENUE	43,785.40	37,918.86	36,439.80	38,255.50	38,274.95	194,674.51
6000-000	EXPENSES						
7200-000	NEIGHBORHOOD EXPENSES						
7201-000	Neighborhood Management Fees	2,595.00	2,595.00	2,595.00	2,595.00	2,595.00	12,975.00
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	635.00	0.00	635.00
7225-000	Neighborhood Garbage Removal	3,396.68	3,448.33	3,762.10	3,372.42	3,389.92	17,369.45
7226-000	Neighborhood Electric /Gas	10.45	10.45	10.45	10.50	10.45	52.30
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	5,234.47	5,234.47	5,234.47	5,234.47	5,234.47	26,172.35
7250-000	Neighborhood Landscape - Other	50.00	185.00	75.00	0.00	0.00	310.00
7260-000	Neighborhood Irrigation-Common Areas	0.00	6,136.41	0.00	7,280.90	0.00	13,417.31
7265-000	Neigh Irrig Maint & Repairs	50.00	115.00	175.00	0.00	700.00	1,040.00
7280-000	Neighborhood Maintenance	400.00	1,420.62	289.29	832.74	0.00	2,942.65
7280-101	Neighborhood Maintenance-HC	0.00	0.00	0.00	327.07	171.08	498.15
7280-102	Neighborhood Maintenance-TH	0.00	0.00	0.00	327.00	0.00	327.00
7288-101	HC - Neighborhood Property/Earthquake Insurance	0.00	4,065.99	0.00	0.00	0.00	4,065.99
7288-102	TH - Neighborhood Property/Earthquake Insurance	0.00	3,811.87	0.00	0.00	0.00	3,811.87
7288-103	RH - Neighborhood Property/Earthquake Insurance	0.00	10,419.10	0.00	0.00	0.00	10,419.10
7290-000	TOTAL NEIGHBORHOOD EXPENSES	11,736.60	37,442.24	12,141.31	20,615.10	12,100.92	94,036.17
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION						
9210-000	Bank Fees	0.00	10.00	10.00	0.00	0.00	20.00
9830-000	Master Base Assessments	9,438.00	9,438.00	9,438.00	9,438.00	9,438.00	47,190.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	9,438.00	9,448.00	9,448.00	9,438.00	9,438.00	47,210.00
9940-000	TOTAL EXPENSES	21,174.60	46,890.24	21,589.31	30,053.10	21,538.92	141,246.17
9950-000	Excess (Deficiency) of Revenues over Expenses	22,610.80	-8,971.38	14,850.49	8,202.40	16,736.03	53,428.34

Expense Distribution

Property=s25 AND mm/yy=11/2018-11/2018

Account Code - Name Vendor Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
7225-000 - Neighborhood Garbage Removal										
clesca - CleanScapes, Inc	P-63165	s25	0002654024	11/01/2018	11/2018	317.79	0.00	1152	11/19/2018	Customer #067408
clesca - CleanScapes, Inc	P-63166	s25	0002654025	11/01/2018	11/2018	317.79	0.00	1152	11/19/2018	Customer #067416
clesca - CleanScapes, Inc	P-63167	s25	0002654026	11/01/2018	11/2018	317.79	0.00	1152	11/19/2018	Customer #067422
clesca - CleanScapes, Inc	P-63168	s25	0002654027	11/01/2018	11/2018	317.79	0.00	1152	11/19/2018	Customer #067429
clesca - CleanScapes, Inc	P-63169	s25	0002654029	11/01/2018	11/2018	449.02	0.00	1152	11/19/2018	Customer #067439
clesca - CleanScapes, Inc	P-63170	s25	0002654030	11/01/2018	11/2018	251.33	0.00	1152	11/19/2018	Customer #067447
clesca - CleanScapes, Inc	P-63171	s25	0002654031	11/01/2018	11/2018	220.74	0.00	1152	11/19/2018	Customer #067452
clesca - CleanScapes, Inc	P-63172	s25	0002654032	11/01/2018	11/2018	492.09	0.00	1152	11/19/2018	Customer #067456
clesca - CleanScapes, Inc	P-63173	s25	0002654033	11/01/2018	11/2018	317.79	0.00	1152	11/19/2018	Customer #067459
clesca - CleanScapes, Inc	P-63174	s25	0002654028	11/01/2018	11/2018	317.79	0.00	1152	11/19/2018	Customer #067435
isscom - Issaquah Highlands Communit...	P-63434	s25	S25 - 11/18 Maint BB	11/30/2018	11/2018	70.00	0.00	1157	11/30/2018	11/18 Maint BB Inv #4016 Trash
Total 7225-000 - Neighborhood Garbage...						**3,389.92**	**0.00**			
7226-000 - Neighborhood Electric /Gas										
pugsou - Puget Sound Energy	P-63280	s25	43263280	11/01/2018	11/2018	10.45	0.00	1154	11/19/2018	Account #200021421157
Total 7226-000 - Neighborhood Electric /Gas						**10.45**	**0.00**			
7235-000 - Nghborhd Lndscpe Maint-Cont...										
easlan - Eastside Landcare	P-63396	s25	Acct #9563396	11/01/2018	11/2018	5,234.47	0.00	1155	11/29/2018	11/18 Contract Landscaping
Total 7235-000 - Nghborhd Lndscpe Main...						**5,234.47**	**0.00**			
7265-000 - Neigh Irrig Maint & Repairs										
isscom - Issaquah Highlands Communit...	P-63200	s25	025 - S25 Land BB	11/13/2018	11/2018	700.00	0.00	1153	11/19/2018	11/18 Land BB W/O #3706
Total 7265-000 - Neigh Irrig Maint & Repairs						**700.00**	**0.00**			
7280-101 - Neighborhood Maintenance-HC										
rwhand - RW Anderson Services, Inc.	P-63414	s25	24469	11/28/2018	11/2018	171.08	0.00	1156	11/29/2018	Neighborhood Maintenance
Total 7280-101 - Neighborhood Maintena...						**171.08**	**0.00**			
						9,505.92	**0.00**			