ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION

MAINTAINING COMMUNITY

**View Ridge**

**FINANCIAL REPORT**

**Manager's Report for the month ending April 30, 2020**

**FINANCIAL SUMMARY:**

As of April 30, 2020, operating cash totaled $9,209, unpaid assessments (receivables) totaled $0, and 'other' cash (or cash equivelants) totaled $290,418, for total assets of $299,627.

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 $299,627.

For the month ending April 30, 2020, the Association incurred expenses and accrued costs totaling $7,877, over budget by $2,859.

YTD April 30, 2020, the Association incurred expenses and accrued costs totaling $69,372, under budget by $1,009.

As of April 30, 2020, replacement reserves totaled $282,098.

**BUDGET VARIANCES:** Explanations for variances more than $300.00. None for the month of July

| Line Item | Amount | Under/Over | Explanation |
|---|---|---|---|
| Landscape Other | $ 1,264.00 | Under | Less than budgeted |
| Irrigation-Common Areas | $ 778.61 | Under | Less than budgeted |
| Inclement Weather Maintenance | $ 410.00 | Under | Less than budgeted |
| Gutter/Roof repair | $ 2,237.50 | Over | Roof/gutter cleaning |
| Maintenance | $ 956.10 | Under | Less than budgeted |

**DELINQUENCY REPORT:**

| Unit | 0 - 30 | 31 - 60 | 61 - 90 | Over 90 | Total | Notes |
|---|---|---|---|---|---|---|
| **TOTALS** | **$0.00** | **$0.00** | **$0.00** | **$0.00** | **$0.00** | |

**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 = Apr 2020

Book = Accrual ; Tree = ysi_bs

| | | Balance Current Period | | Beginning Balance | | Net Change |
|---|---|---|---|---|---|---|
| **1000-000** | **ASSETS** | | | | | |
| 1005-000 | CASH | | | | | |
| 1015-000 | MOB - Checking | 9,209.37 | | 389.63 | | 8,819.74 |
| 1030-000 | MOB -Operating Money Market | 8,319.82 | | 19,587.00 | | -11,267.18 |
| 1080-000 | MOB - Reserve MM | 282,097.72 | | 277,441.34 | | 4,656.38 |
| 1090-000 | TOTAL CASH | 299,626.91 | | 297,417.97 | | 2,208.94 |
| 1990-000 | TOTAL ASSETS | 299,626.91 | | 297,417.97 | | 2,208.94 |
| 1995-000 | LIABILITIES & CAPITAL | | | | | |
| **2800-000** | **CAPITAL** | | | | | |
| 2820-000 | Prior Year Retained Earnings | 22,878.35 | | 22,878.35 | | 0.00 |
| 2830-000 | Current Year Reserve Transfers | -55,818.74 | | -51,162.36 | | -4,656.38 |
| 2850-000 | Current Year Retained Earnings/Operating Fund | 50,469.58 | | 48,260.64 | | 2,208.94 |
| 2855-000 | Reserve Equity | 282,097.72 | | 277,441.34 | | 4,656.38 |
| 2990-000 | TOTAL CAPITAL | 299,626.91 | | 297,417.97 | | 2,208.94 |
| 2999-000 | TOTAL LIABILITIES & CAPITAL | 299,626.91 | | 297,417.97 | | 2,208.94 |

# View Ridge - IHCA Supplemental (s95)
## Budget Comparison
**Period = Apr 2020**

| | | 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 | 2,574.00 | 2,496.00 | 78.00 | 3.12 | 30,420.00 | 30,576.00 | -156.00 | -0.51 | 35,568.00 |
| 3900-000 | TOTAL OTHER INCOME | 2,574.00 | 2,496.00 | 78.00 | 3.12 | 30,420.00 | 30,576.00 | -156.00 | -0.51 | 35,568.00 |
| 4010-000 | ASSOCIATION INCOME | | | | | | | | | |
| 4045-000 | Interest Income | 4.53 | 0.00 | 4.53 | N/A | 65.50 | 0.00 | 65.50 | N/A | 0.00 |
| 4047-000 | Interest Income-Reserves | 66.38 | 0.00 | 66.38 | N/A | 1,418.74 | 0.00 | 1,418.74 | N/A | 0.00 |
| 4070-000 | Neighborhood Assessments | 7,440.84 | 7,215.27 | 225.57 | 3.13 | 87,937.32 | 88,387.33 | -450.01 | -0.51 | 102,817.87 |
| 4390-000 | TOTAL ASSOCIATION INCOME | 7,511.75 | 7,215.27 | 296.48 | 4.11 | 89,421.56 | 88,387.33 | 1,034.23 | 1.17 | 102,817.87 |
| 4999-000 | TOTAL REVENUE | 10,085.75 | 9,711.27 | 374.48 | 3.86 | 119,841.56 | 118,963.33 | 878.23 | 0.74 | 138,385.87 |
| 7200-000 | NEIGHBORHOOD EXPENSES | | | | | | | | | |
| 7201-000 | Neighborhood Management Fees | 725.00 | 725.00 | 0.00 | 0.00 | 7,250.00 | 7,250.00 | 0.00 | 0.00 | 8,700.00 |
| 7204-000 | Neighborhood Reserve Study | 0.00 | 0.00 | 0.00 | N/A | 1,140.00 | 1,140.00 | 0.00 | 0.00 | 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 | 10.34 | 11.07 | 0.73 | 6.59 | 99.75 | 110.70 | 10.95 | 9.89 | 132.87 |
| 7235-000 | Nghborhd Lndscpe Maint-Contract/Comm. Area | 790.90 | 776.25 | -14.65 | -1.89 | 7,752.28 | 7,762.50 | 10.22 | 0.13 | 9,315.00 |
| 7250-000 | Neighborhood Landscape - Other | 3,289.00 | 0.00 | -3,289.00 | N/A | 3,364.00 | 2,100.00 | -1,264.00 | -60.19 | 3,000.00 |
| 7260-000 | Neighborhood Irrigation-Common Areas | 97.57 | 50.00 | -47.57 | -95.14 | 6,221.39 | 7,000.00 | 778.61 | 11.12 | 7,500.00 |
| 7265-000 | Neigh Irrig Maint & Repairs | 0.00 | 325.00 | 325.00 | 100.00 | 205.00 | 450.00 | 245.00 | 54.44 | 575.00 |
| 7266-000 | Neighborhood Pest Control | 0.00 | 0.00 | 0.00 | N/A | 0.00 | 250.00 | 250.00 | 100.00 | 500.00 |
| 7272-000 | Neighborhood Gutter/Roof Cleaning | 0.00 | 0.00 | 0.00 | N/A | 3,305.50 | 1,068.00 | -2,237.50 | -209.50 | 2,300.00 |
| 7274-000 | Neighborhood Inclement Weather Maint. | 0.00 | 0.00 | 0.00 | N/A | 90.00 | 500.00 | 410.00 | 82.00 | 500.00 |
| 7280-000 | Neighborhood Maintenance | 0.00 | 166.67 | 166.67 | 100.00 | 710.60 | 1,666.70 | 956.10 | 57.36 | 2,000.00 |
| 7288-000 | Neighborhood Property Insurance | 0.00 | 0.00 | 0.00 | N/A | 9,593.46 | 9,425.00 | -168.46 | -1.79 | 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 | 4,912.81 | 2,053.99 | -2,858.82 | -139.18 | 39,731.98 | 38,722.90 | -1,009.08 | -2.61 | 47,587.87 |
| 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 | 29,640.00 | 29,640.00 | 0.00 | 0.00 | 35,568.00 |
| 9910-000 | TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION | 2,964.00 | 2,964.00 | 0.00 | 0.00 | 29,640.00 | 29,640.00 | 0.00 | 0.00 | 35,718.00 |
| 9940-000 | TOTAL EXPENSES | 7,876.81 | 5,017.99 | -2,858.82 | -56.97 | 69,371.98 | 68,362.90 | -1,009.08 | -1.48 | 83,305.87 |
| 9950-000 | Excess (Deficiency) of Revenues over Expenses | 2,208.94 | 4,693.28 | -2,484.34 | -52.93 | 50,469.58 | 50,600.43 | -130.85 | -0.26 | 55,080.00 |

# View Ridge - IHCA Supplemental (s95)
## Budget Comparison
Period = Apr 2020

| | PTD Actual | PTD Budget | Variance | % Var | YTD Actual | YTD Budget | Variance | % Var | Annual |
|---|---|---|---|---|---|---|---|---|---|
| **Less Reserve Items:** | | | | | | | | | |
| Reserve Contributions | -4,590.00 | -4,590.00 | 0.00 | 0.00 | -54,400.00 | -54,400.00 | 0.00 | 0.00 | -55,080.00 |
| | -66.38 | 0.00 | -66.38 | N/A | -1,418.74 | 0.00 | -1,418.74 | N/A | 0.00 |
| | -4,656.38 | -4,590.00 | -66.38 | -1.45 | -55,818.74 | -54,400.00 | -1,418.74 | -2.61 | -55,080.00 |
| **Operating** Excess (Deficiency) of Rev over Exp | -2,447.44 | 103.28 | -2,550.72 | N/A | -5,349.16 | -3,799.57 | -1,549.59 | -40.78 | 0.00 |
| **Reserve Expenses:** | | | | | | | | | |
| 108 Trellis - Stain | - | - | - | - | - | 5,800.00 | - | - | - |
| 529 Caulk, etc. - Inspect/Replace | - | - | - | - | - | 2,600.00 | - | - | - |
| Building Inspection | - | - | - | - | 3,460.90 | - | - | - | - |

# Statement (12 months)

Period = Jul 2019-Apr 2020

Book = Accrual ; Tree = ysi_is

| | | Jul 2019 | Aug 2019 | Sep 2019 | Oct 2019 | Nov 2019 | Dec 2019 | Jan 2020 | Feb 2020 | Mar 2020 | Apr 2020 | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **3000-000** | **INCOME** | | | | | | | | | | | |
| 3500-000 | OTHER INCOME | | | | | | | | | | | |
| 3590-000 | IHCA Master Base Assess. Income | 5,304.00 | 2,496.00 | 2,496.00 | 2,496.00 | 2,496.00 | 2,496.00 | 4,914.00 | 2,574.00 | 2,574.00 | 2,574.00 | 30,420.00 |
| 3900-000 | TOTAL OTHER INCOME | 5,304.00 | 2,496.00 | 2,496.00 | 2,496.00 | 2,496.00 | 2,496.00 | 4,914.00 | 2,574.00 | 2,574.00 | 2,574.00 | 30,420.00 |
| 3999-000 | TOTAL PM INCOME | 5,304.00 | 2,496.00 | 2,496.00 | 2,496.00 | 2,496.00 | 2,496.00 | 4,914.00 | 2,574.00 | 2,574.00 | 2,574.00 | 30,420.00 |
| 4010-000 | ASSOCIATION INCOME | | | | | | | | | | | |
| 4045-000 | Interest Income | 10.83 | 9.30 | 7.33 | 7.01 | 4.04 | 4.54 | 5.88 | 6.19 | 5.85 | 4.53 | 65.50 |
| 4047-000 | Interest Income-Reserves | 156.25 | 157.72 | 157.77 | 161.44 | 162.46 | 166.08 | 167.63 | 154.59 | 68.42 | 66.38 | 1,418.74 |
| 4070-000 | Neighborhood Assessments | 15,332.70 | 7,215.36 | 7,215.36 | 7,215.36 | 7,215.36 | 7,215.36 | 14,205.30 | 7,440.84 | 7,440.84 | 7,440.84 | 87,937.32 |
| 4390-000 | TOTAL ASSOCIATION INCOME | 15,499.78 | 7,382.38 | 7,380.46 | 7,383.81 | 7,381.86 | 7,385.98 | 14,378.81 | 7,601.62 | 7,515.11 | 7,511.75 | 89,421.56 |
| 4999-000 | TOTAL REVENUE | 20,803.78 | 9,878.38 | 9,876.46 | 9,879.81 | 9,877.86 | 9,881.98 | 19,292.81 | 10,175.62 | 10,089.11 | 10,085.75 | 119,841.56 |
| 6000-000 | EXPENSES | | | | | | | | | | | |
| 7200-000 | NEIGHBORHOOD EXPENSES | | | | | | | | | | | |
| 7201-000 | Neighborhood Management Fees | 725.00 | 725.00 | 725.00 | 725.00 | 725.00 | 725.00 | 725.00 | 725.00 | 725.00 | 725.00 | 7,250.00 |
| 7204-000 | Neighborhood Reserve Study | 0.00 | 0.00 | 0.00 | 0.00 | 570.00 | 0.00 | 570.00 | 0.00 | 0.00 | 0.00 | 1,140.00 |
| 7226-000 | Neighborhood Electric /Gas | 9.44 | 9.52 | 9.70 | 10.13 | 10.23 | 10.13 | 8.70 | 10.78 | 10.78 | 10.34 | 99.75 |
| 7235-000 | Nghborhd Lndscpe Maint-Contract/Comm. Area | 764.78 | 764.78 | 764.78 | 764.78 | 764.78 | 764.78 | 790.90 | 790.90 | 790.90 | 790.90 | 7,752.28 |
| 7250-000 | Neighborhood Landscape - Other | 0.00 | 75.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 3,289.00 | 3,364.00 |
| 7260-000 | Neighborhood Irrigation-Common Areas | 0.00 | 1,975.08 | 0.00 | 3,715.16 | 0.00 | 346.06 | 0.00 | 87.52 | 0.00 | 97.57 | 6,221.39 |
| 7265-000 | Neigh Irrig Maint & Repairs | 30.00 | 0.00 | 0.00 | 50.00 | 125.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 205.00 |
| 7272-000 | Neighborhood Gutter/Roof Cleaning | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 830.50 | 2,035.00 | 0.00 | 440.00 | 0.00 | 3,305.50 |
| 7274-000 | Neighborhood Inclement Weather Maint. | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 90.00 | 0.00 | 90.00 |
| 7280-000 | Neighborhood Maintenance | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 710.60 | 0.00 | 0.00 | 0.00 | 710.60 |
| 7288-000 | Neighborhood Property Insurance | 9,593.46 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 9,593.46 |
| 7290-000 | TOTAL NEIGHBORHOOD EXPENSES | 11,122.68 | 3,549.38 | 1,499.48 | 5,265.07 | 2,195.01 | 2,676.47 | 4,840.20 | 1,614.20 | 2,056.68 | 4,912.81 | 39,731.98 |
| 8000-000 | COMMUNITY MANAGEMENT & ADMINISTRATION | | | | | | | | | | | |
| 9830-000 | Master Base Assessments | 2,964.00 | 2,964.00 | 2,964.00 | 2,964.00 | 2,964.00 | 2,964.00 | 2,964.00 | 2,964.00 | 2,964.00 | 2,964.00 | 29,640.00 |
| 9910-000 | TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION | 2,964.00 | 2,964.00 | 2,964.00 | 2,964.00 | 2,964.00 | 2,964.00 | 2,964.00 | 2,964.00 | 2,964.00 | 2,964.00 | 29,640.00 |
| 9940-000 | TOTAL EXPENSES | 14,086.68 | 6,513.38 | 4,463.48 | 8,229.07 | 5,159.01 | 5,640.47 | 7,804.20 | 4,578.20 | 5,020.68 | 7,876.81 | 69,371.98 |
| 9950-000 | Excess (Deficiency) of Revenues over Expenses | 6,717.10 | 3,365.00 | 5,412.98 | 1,650.74 | 4,718.85 | 4,241.51 | 11,488.61 | 5,597.42 | 5,068.43 | 2,208.94 | 50,469.58 |

# Expense Distribution

Property=s95 AND mm/yy=04/2020-04/2020

| 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-69874 | s95 | 1032088969874 | 04/01/2020 | 04/2020 | 10.34 | 0.00 | 330 | 04/17/2020 | Acct #220010320889 |
| **Total 7226-000 - Neighborhood Electric /Gas** | | | | | | **10.34** | **0.00** | | | |
| | | | | | | | | | | |
| **7240-000 - Neighborhood Landscape - Co...** | | | | | | | | | | |
| landcare - LandCare USA LLC | P-69996 | s95 | 304522 | 04/23/2020 | 04/2020 | 790.90 | 0.00 | 332 | 04/29/2020 | 04/2020 Contract Landscaping |
| **Total 7240-000 - Neighborhood Landscap...** | | | | | | **790.90** | **0.00** | | | |
| | | | | | | | | | | |
| **7250-000 - Neighborhood Landscape - Other** | | | | | | | | | | |
| landcare - LandCare USA LLC | P-69659 | s95 | 302242 | 04/02/2020 | 04/2020 | 3,289.00 | 0.00 | 331 | 04/17/2020 | Bark Application |
| **Total 7250-000 - Neighborhood Landscap...** | | | | | | **3,289.00** | **0.00** | | | |
| | | | | | | | | | | |
| **7260-000 - Neighborhood Irrigation-Com...** | | | | | | | | | | |
| citiss - City of Issaquah | P-69736 | s95 | 30-9544-0069736 | 04/01/2020 | 04/2020 | 45.59 | 0.00 | 329 | 04/17/2020 | Account #30-9544-00 |
| citiss - City of Issaquah | P-69737 | s95 | 30-9549-0069737 | 04/01/2020 | 04/2020 | 51.98 | 0.00 | 329 | 04/17/2020 | Account #30-9549-00 |
| **Total 7260-000 - Neighborhood Irrigatio...** | | | | | | **97.57** | **0.00** | | | |
| | | | | | | | | | | |
| | | | | | | **4,187.81** | **0.00** | | | |