ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION

MAINTAINING COMMUNITY

High Street Townhomes

FINANCIAL REPORT

Manager's Report for the month ending June 30, 2020

FINANCIAL SUMMARY:

As of June 30, 2020, operating cash totaled $5,513, unpaid assessments (receivables) totaled $0, and 'other' cash (or cash equivelants) totaled $122,799, for total assets of $128,312.

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 $128,312.

For the month ending June 30, 2020, the Association incurred expenses and accrued costs totaling $2,308, over budget by $613.

YTD June 30, 2020, the Association incurred expenses and accrued costs totaling $28,513, under budget by $385.

As of June 30, 2020, replacement reserves totaled $122,799.

BUDGET VARIANCES: Explanations for variances more than $300.00.

Line Item	Amount	Under/Over	Explanation
Maintenance	$ 589.05	Over	More than anticipated
Contigency	$ 1,500.00	Under	Less than anticipated

DELINQUENCY REPORT:

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	Notes
None	$0.00	$0.00	$0.00	$0.00	**$0.00**	

COMPLETED AND PENDING MAINTENANCE:

Pest Control completed June 2020

Power wash to be completed summer 2020

Exterior and front door painting to be completed summer 2020

Back deck mainteance to be performed fall 2020

Roof cleaning to be completed fall 2020

Thank you for letting us serve your neighborhood.

Report submitted by Debbie Orosco - Community Manager

425-507-1134 Deborrah.O@ihcommunity.org

Balance Sheet (With Period Change)

Period = Jun 2020

Book = Accrual ; Tree = ysi_bs

		Balance Current Period		Beginning Balance		Net Change
1000-000	**ASSETS**					
1005-000	CASH					
1015-000	MOB - Checking	5,513.08		5,412.43		100.65
1080-000	MOB - Reserve MM	122,799.26		125,030.44		-2,231.18
1090-000	TOTAL CASH	128,312.34		130,442.87		-2,130.53
1990-000	TOTAL ASSETS	128,312.34		130,442.87		-2,130.53
1995-000	LIABILITIES & CAPITAL					
2800-000	**CAPITAL**					
2820-000	Prior Year Retained Earnings	12,624.54		12,624.54		0.00
2830-000	Current Year Reserve Transfers	-35,166.75		-32,867.43		-2,299.32
2850-000	Current Year Retained Earnings/Operating Fund	28,055.29		25,655.32		2,399.97
2855-000	Reserve Equity	122,799.26		125,030.44		-2,231.18
2990-000	TOTAL CAPITAL	128,312.34		130,442.87		-2,130.53
2999-000	TOTAL LIABILITIES & CAPITAL	128,312.34		130,442.87		-2,130.53

IHCA - High Street Townhomes (s10a)
Budget Comparison
Period = Jun 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	936.00	936.00	0.00	0.00	11,232.00	11,232.00	0.00	0.00	11,232.00
3900-000	TOTAL OTHER INCOME	936.00	936.00	0.00	0.00	11,232.00	11,232.00	0.00	0.00	11,232.00
4010-000	ASSOCIATION INCOME									
4045-000	Interest Income	0.29	0.00	0.29	N/A	4.02	0.00	4.02	N/A	0.00
4047-000	Interest Income-Reserves	24.32	0.00	24.32	N/A	366.75	0.00	366.75	N/A	0.00
4070-000	Neighborhood Assessments	3,747.12	3,747.13	-0.01	0.00	44,965.44	44,966.00	-0.56	0.00	44,966.00
4390-000	TOTAL ASSOCIATION INCOME	3,771.73	3,747.13	24.60	0.66	45,336.21	44,966.00	370.21	0.82	44,966.00
4999-000	TOTAL REVENUE	4,707.73	4,683.13	24.60	0.53	56,568.21	56,198.00	370.21	0.66	56,198.00
7200-000	NEIGHBORHOOD EXPENSES									
7201-000	Neighborhood Management Fees	245.00	245.00	0.00	0.00	2,940.00	2,940.00	0.00	0.00	2,940.00
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	N/A	830.00	830.00	0.00	0.00	830.00
7211-000	Neighborhood Legal Services	0.00	0.00	0.00	N/A	0.00	100.00	100.00	100.00	100.00
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	299.20	284.25	-14.95	-5.26	3,624.78	3,411.00	-213.78	-6.27	3,411.00
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	N/A	500.00	600.00	100.00	16.67	600.00
7260-000	Neighborhood Irrigation-Common Areas	29.06	20.87	-8.19	-39.24	138.76	250.00	111.24	44.50	250.00
7265-000	Neigh Irrig Maint & Repairs	0.00	0.00	0.00	N/A	105.00	115.00	10.00	8.70	115.00
7266-000	Neighborhood Pest Control	423.50	0.00	-423.50	N/A	423.50	150.00	-273.50	-182.33	150.00
7272-000	Neighborhood Gutter/Roof Cleaning	275.00	0.00	-275.00	N/A	660.00	550.00	-110.00	-20.00	550.00
7280-000	Neighborhood Maintenance	0.00	83.37	83.37	100.00	1,589.05	1,000.00	-589.05	-58.90	1,000.00
7288-000	Neighborhood Property Insurance	0.00	0.00	0.00	N/A	6,369.83	6,200.00	-169.83	-2.74	6,200.00
7289-000	Neighborhood Contingency	0.00	125.00	125.00	100.00	0.00	1,500.00	1,500.00	100.00	1,500.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	1,271.76	758.49	-513.27	-67.67	17,180.92	17,646.00	465.08	2.64	17,646.00
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION									
9610-000	Federal Income Tax	100.00	0.00	-100.00	N/A	100.00	20.00	-80.00	-400.00	20.00
9830-000	Master Base Assessments	936.00	936.00	0.00	0.00	11,232.00	11,232.00	0.00	0.00	11,232.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	1,036.00	936.00	-100.00	-10.68	11,332.00	11,252.00	-80.00	-0.71	11,252.00
9940-000	TOTAL EXPENSES	2,307.76	1,694.49	-613.27	-36.19	28,512.92	28,898.00	385.08	1.33	28,898.00
9950-000	Excess (Deficiency) of Revenues over Expenses	2,399.97	2,988.64	-588.67	-19.70	28,055.29	27,300.00	755.29	2.77	27,300.00

IHCA - High Street Townhomes (s10a)
Budget Comparison
Period = Jun 2020

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Less Reserve Items:									
Reserve Contributions	-2,275.00	-2,275.00	0.00	0.00	-34,800.00	-34,800.00	0.00	0.00	-27,300.00
Reserve Interest Income	-24.32	0.00	-24.32	N/A	-366.75	0.00	-366.75	N/A	0.00
	-2,299.32	-2,275.00	-24.32	-1.07	-35,166.75	-34,800.00	-366.75	-1.05	-27,300.00
Operating Excess (Deficiency) of Rev over Exp	100.65	713.64	-612.99	-85.90	-7,111.46	-7,500.00	388.54	5.18	0.00
Reserve Expenses:									
Deck Repairs	4,530.50	-	-	-	4,530.50	-	-	-	-

Statement (12 months)

Period = Jul 2019-Jun 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	May 2020	Jun 2020	Total
3000-000	**INCOME**													
3500-000	OTHER INCOME													
3590-000	IHCA Master Base Assess. Income	936.00	936.00	936.00	1,092.00	858.00	858.00	936.00	936.00	936.00	936.00	936.00	936.00	11,232.00
3900-000	TOTAL OTHER INCOME	936.00	936.00	936.00	1,092.00	858.00	858.00	936.00	936.00	936.00	936.00	936.00	936.00	11,232.00
3999-000	TOTAL PM INCOME	936.00	936.00	936.00	1,092.00	858.00	858.00	936.00	936.00	936.00	936.00	936.00	936.00	11,232.00
4010-000	ASSOCIATION INCOME													
4045-000	Interest Income	0.66	0.47	0.44	0.42	0.23	0.21	0.24	0.24	0.26	0.25	0.31	0.29	4.02
4047-000	Interest Income-Reserves	28.52	29.26	29.21	31.40	33.17	34.99	35.77	34.15	33.75	27.69	24.52	24.32	366.75
4070-000	Neighborhood Assessments	3,747.12	3,747.12	3,747.12	4,371.64	3,434.86	3,434.86	3,747.12	3,747.12	3,747.12	3,747.12	3,747.12	3,747.12	44,965.44
4390-000	TOTAL ASSOCIATION INCOME	3,776.30	3,776.85	3,776.77	4,403.46	3,468.26	3,470.06	3,783.13	3,781.51	3,781.13	3,775.06	3,771.95	3,771.73	45,336.21
4999-000	TOTAL REVENUE	4,712.30	4,712.85	4,712.77	5,495.46	4,326.26	4,328.06	4,719.13	4,717.51	4,717.13	4,711.06	4,707.95	4,707.73	56,568.21
6000-000	EXPENSES													
7200-000	NEIGHBORHOOD EXPENSES													
7201-000	Neighborhood Management Fees	245.00	245.00	245.00	245.00	245.00	245.00	245.00	245.00	245.00	245.00	245.00	245.00	2,940.00
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	0.00	415.00	0.00	415.00	0.00	0.00	0.00	0.00	0.00	830.00
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	280.08	280.08	280.08	280.08	280.08	230.08	299.20	498.30	299.20	299.20	299.20	299.20	3,624.78
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	500.00
7260-000	Neighborhood Irrigation-Common Areas	0.00	21.76	0.00	21.76	0.00	21.76	0.00	21.76	0.00	22.66	0.00	29.06	138.76
7265-000	Neigh Irrig Maint & Repairs	30.00	0.00	0.00	25.00	25.00	0.00	0.00	0.00	0.00	0.00	25.00	0.00	105.00
7266-000	Neighborhood Pest Control	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	423.50	423.50
7272-000	Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	385.00	0.00	0.00	0.00	0.00	275.00	660.00
7280-000	Neighborhood Maintenance	0.00	0.00	0.00	0.00	1,209.05	0.00	380.00	0.00	0.00	0.00	0.00	0.00	1,589.05
7288-000	Neighborhood Property Insurance	6,369.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,369.83
7290-000	TOTAL NEIGHBORHOOD EXPENSES	6,924.91	546.84	525.08	571.84	2,174.13	496.84	1,724.20	765.06	1,044.20	566.86	569.20	1,271.76	17,180.92
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION													
9610-000	Federal Income Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00
9830-000	Master Base Assessments	936.00	936.00	936.00	936.00	936.00	936.00	936.00	936.00	936.00	936.00	936.00	936.00	11,232.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	936.00	936.00	936.00	936.00	936.00	936.00	936.00	936.00	936.00	936.00	936.00	1,036.00	11,332.00
9940-000	TOTAL EXPENSES	7,860.91	1,482.84	1,461.08	1,507.84	3,110.13	1,432.84	2,660.20	1,701.06	1,980.20	1,502.86	1,505.20	2,307.76	28,512.92
9950-000	Excess (Deficiency) of Revenues over Expenses	-3,148.61	3,230.01	3,251.69	3,987.62	1,216.13	2,895.22	2,058.93	3,016.45	2,736.93	3,208.20	3,202.75	2,399.97	28,055.29

Expense Distribution

Property=s10a AND mm/yy=06/2020-06/2020

Account Code - Name / Vendor Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
2855-000 - Reserve Equity										
rwhand - RW Anderson Services, Inc.	P-70696	s10a	29061	06/17/2020	06/2020	4,530.50	0.00	104	06/22/2020	Deck Repairs
Total 2855-000 - Reserve Equity						**4,530.50**	**0.00**			
7235-000 - Nghborhd Lndscpe Maint-Cont...										
landcare - LandCare USA LLC	P-70701	s10a	318600	06/26/2020	06/2020	299.20	0.00	246	06/30/2020	06/2020 Contract Landscaping
Total 7235-000 - Nghborhd Lndscpe Main...						**299.20**	**0.00**			
7260-000 - Neighborhood Irrigation-Com...										
citiss - City of Issaquah	P-70477	s10a	30-0213-0070477	06/01/2020	06/2020	29.06	0.00	243	06/22/2020	Account #30-0213-00
Total 7260-000 - Neighborhood Irrigatio...						**29.06**	**0.00**			
7266-000 - Neighborhood Pest Control										
eagpes - Eagle Pest Eliminators, Inc.	P-70686	s10a	218715	06/18/2020	06/2020	423.50	0.00	244	06/22/2020	Insect Control
Total 7266-000 - Neighborhood Pest Control						**423.50**	**0.00**			
7272-000 - Neighborhood Gutter/Roof Cl...										
skyroo - Skyway Roofing Service LLC	P-70496	s10a	1533	06/09/2020	06/2020	275.00	0.00	245	06/22/2020	Gutter Cleaning
Total 7272-000 - Neighborhood Gutter/Ro...						**275.00**	**0.00**			
						5,557.26	**0.00**			