ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION

MAINTAINING COMMUNITY

View Ridge

FINANCIAL REPORT

Manager's Report for the month ending September 30, 2021

FINANCIAL SUMMARY:

As of September 30, 2021, operating cash totaled $748, unpaid assessments (receivables) totaled -$303, and 'other' cash (or cash equivelants) totaled $378,256, for total assets of $378,701.

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 879863 cash position of $83,306.

For the month ending September 30, 2021, the Association incurred expenses and accrued costs totaling $4,577, under budget by $304.

YTD September 30, 2021, the Association incurred expenses and accrued costs totaling $25,852, under budget by $2,226.

As of September 30, 2021, replacement reserves totaled $354,468.

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

Line Item	Amount	Under/Over	Explanation
Irrigation-Common Areas	$ 2,030.99	Under	No invoices paid to date
Insurance	$ 854.00	Over	More than anticipated
Contingency	$ 375.00	Under	Less than budgeted

DELINQUENCY REPORT: NONE

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

Plant replacement to be performed Fall 2021

Gutter cleaning to be performed Fall 2021

Thank you for letting us serve your neighborhood.

Report submitted by Debbie Orosco, CMCA - Community Manager

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Balance Sheet (With Period Change)

Period = Sep 2021

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	**ASSETS**			
1005-000	CASH			
1015-000	CIT - Checking	747.94	1,031.76	-283.82
1030-000	CIT -Operating Money Market	23,788.62	22,369.50	1,419.12
1066-000	Certificate of Deposits - Reserve	276,512.50	276,375.00	137.50
1080-000	CIT - Reserve MM	77,955.32	73,266.51	4,688.81
1090-000	TOTAL CASH	379,004.38	373,042.77	5,961.61
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	-303.48	-303.48	0.00
1248-000	TOTAL ACCOUNTS RECEIVABLE	-303.48	-303.48	0.00
1990-000	TOTAL ASSETS	378,700.90	372,739.29	5,961.61
1995-000	LIABILITIES & CAPITAL			
2800-000	**CAPITAL**			
2820-000	Prior Year Retained Earnings	25,618.58	25,618.58	0.00
2830-000	Current Year Reserve Transfers	-14,476.92	-9,650.61	-4,826.31
2850-000	Current Year Retained Earnings/Operating Fund	13,091.42	7,129.81	5,961.61
2855-000	Reserve Equity	354,467.82	349,641.51	4,826.31
2990-000	TOTAL CAPITAL	378,700.90	372,739.29	5,961.61
2999-000	TOTAL LIABILITIES & CAPITAL	378,700.90	372,739.29	5,961.61

View Ridge - IHCA Supplemental (s95)
Budget Comparison
Period = Sep 2021

		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	2,686.00	3,002.00	-316.00	-10.53	9,954.00	9,006.00	948.00	10.53	36,024.00
3900-000	TOTAL OTHER INCOME	2,686.00	3,002.00	-316.00	-10.53	9,954.00	9,006.00	948.00	10.53	36,024.00
4010-000	ASSOCIATION INCOME									
4045-000	Interest Income	4.94	0.00	4.94	N/A	14.76	0.00	14.76	N/A	0.00
4047-000	Interest Income-Reserves	151.31	0.00	151.31	N/A	451.92	0.00	451.92	N/A	0.00
4070-000	Neighborhood Assessments	7,696.58	8,602.17	-905.59	-10.53	28,522.62	25,806.51	2,716.11	10.52	103,226.00
4390-000	TOTAL ASSOCIATION INCOME	7,852.83	8,602.17	-749.34	-8.71	28,989.30	25,806.51	3,182.79	12.33	103,226.00
4999-000	TOTAL REVENUE	10,538.83	11,604.17	-1,065.34	-9.18	38,943.30	34,812.51	4,130.79	11.87	139,250.00
7200-000	NEIGHBORHOOD EXPENSES									
7201-000	Neighborhood Management Fees	725.00	725.00	0.00	0.00	2,175.00	2,175.00	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	31.25	31.25	100.00	0.00	93.75	93.75	100.00	375.00
7226-000	Neighborhood Electric /Gas	10.39	12.50	2.11	16.88	30.38	37.50	7.12	18.99	150.00
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	839.83	839.92	0.09	0.01	2,519.49	2,519.76	0.27	0.01	10,079.00
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	2,500.00
7260-000	Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	669.01	2,700.00	2,030.99	75.22	6,000.00
7265-000	Neigh Irrig Maint & Repairs	0.00	0.00	0.00	N/A	115.00	0.00	-115.00	N/A	500.00
7266-000	Neighborhood Pest Control	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	500.00
7271-000	Neighborhood Gutter/Roof Maintenance	0.00	62.50	62.50	100.00	0.00	187.50	187.50	100.00	750.00
7272-000	Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,765.00
7274-000	Neighborhood Inclement Weather Maint.	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	500.00
7278-000	Dryer Vent Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	750.00
7280-000	Neighborhood Maintenance	0.00	83.33	83.33	100.00	0.00	249.99	249.99	100.00	1,000.00
7288-000	Neighborhood Property Insurance	0.00	0.00	0.00	N/A	11,337.00	10,483.00	-854.00	-8.15	10,483.00
7289-000	Neighborhood Contingency	0.00	125.00	125.00	100.00	0.00	375.00	375.00	100.00	1,500.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	1,575.22	1,879.50	304.28	16.19	16,845.88	19,071.50	2,225.62	11.67	46,692.00
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	434.00
9830-000	Master Base Assessments	3,002.00	3,002.00	0.00	0.00	9,006.00	9,006.00	0.00	0.00	36,024.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,002.00	3,002.00	0.00	0.00	9,006.00	9,006.00	0.00	0.00	36,458.00
9940-000	TOTAL EXPENSES	4,577.22	4,881.50	304.28	6.23	25,851.88	28,077.50	2,225.62	7.93	83,150.00
9950-000	Excess (Deficiency) of Revenues over Expenses	5,961.61	6,722.67	-761.06	-11.32	13,091.42	6,735.01	6,356.41	94.38	56,100.00

View Ridge - IHCA Supplemental (s95)
Budget Comparison
Period = Sep 2021

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Less Reserve Items:									
Reserve Contributions	-4,675.00	-4,675.00	0.00	0.00	-14,025.00	-14,025.00	0.00	0.00	-56,100.00
	-151.31	0.00	-151.31	N/A	-451.92	0.00	-451.92	N/A	0.00
	-4,826.31	-4,675.00	-151.31	-3.24	-14,476.92	-14,025.00	-451.92	-3.22	-56,100.00
Operating Excess (Deficiency) of Rev over Exp	1,135.30	2,047.67	-912.37	-44.56	-1,385.50	-7,289.99	5,904.49	80.99	0.00

Reserve Expenses:

No Reserve Expenses Scheduled for 2021-22

Expense Distribution

Property=s95 AND mm/yy=09/2021-09/2021

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-76425	s95	1032088976425	09/01/2021	09/2021	10.39	0.00	395	09/15/2021	Acct #220010320889
Total 7226-000 - Neighborhood Electric /Gas						**10.39**	**0.00**			
7235-000 - Nghborhd Lndscpe Maint-Cont...										
landcare - LandCare USA LLC	P-76243	s95	437790	09/01/2021	09/2021	839.83	0.00	394	09/15/2021	Contract Landscaping
Total 7235-000 - Nghborhd Lndscpe Main...						**839.83**	**0.00**			
						850.22	**0.00**			