ISSAQUAH HIGHLANDS COMMUNITY ASSOCIATION

MAINTAINING COMMUNITY

Concord Commons

FINANCIAL REPORT

Manager's Report for the month ending October 31, 2021

FINANCIAL SUMMARY:

As of October 31, 2021 , operating cash totaled $6,458, unpaid assessments (receivables) totaled $0, and 'other' cash (or cash equivelants) totaled $183,589, for total assets of $190,048.

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 $190,048.

For the month ending October 31, 2021 , the Association incurred expenses and accrued costs totaling $8,029, under budget by $2,754.

YTD October 31, 2021 , the Association incurred expenses and accrued costs totaling $40,888, under budget by $5,739.

As of October 31, 2021 , replacement reserves totaled $167,813.

BUDGET VARIANCES: Explanations for variances more than $300.00.

Line Item	Variance Amt	Over/Under	Explanation
Landscaping-Other	$ 1,500.00	Under	Less than anticipated.
Irrigation	$ 342.18	Under	Less than anticipated.
Pest Control	$ 825.00	Under	Less than anticipated.
Maintenance	$ 1,485.07	Under	Less than anticipated.
Property Insurance	$ 956.00	Under	Less than anticipated.

DELINQUENCY REPORT: None this month.

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	Status
TOTALS	$ -	$ -	$ -	$ -	$ -	

COMPLETED AND PENDING MAINTENANCE:

Gutter cleaning to be performed in November
Dryer vent cleaning performed in June
Phase 2 painting of building 3 began September 2021
Building inspections along Park Drive completed August 2021 for water intrustion issues

Thank you for letting us serve your neighborhood.

Report submitted by Blair Krieg, AMS, CMCA - Community Manager
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Balance Sheet (With Period Change)

Period = Oct 2021

Book = Accrual ; Tree = ysi_bs

		Balance Current Period		Beginning Balance		Net Change
1000-000	**ASSETS**					
1005-000	CASH					
1015-000	CIT - Checking	6,458.04		8,727.79		-2,269.75
1030-000	CIT -Operating Money Market	15,776.66		12,921.39		2,855.27
1080-000	CIT - Reserve MM	167,812.82		190,745.94		-22,933.12
1090-000	TOTAL CASH	190,047.52		212,395.12		-22,347.60
1990-000	TOTAL ASSETS	190,047.52		212,395.12		-22,347.60
1995-000	LIABILITIES & CAPITAL					
2800-000	**CAPITAL**					
2820-000	Prior Year Retained Earnings	24,789.09		24,789.09		0.00
2830-000	Current Year Reserve Transfers	-25,148.40		-18,859.77		-6,288.63
2850-000	Current Year Retained Earnings/Operating Fund	22,594.01		15,719.86		6,874.15
2855-000	Reserve Equity	167,812.82		190,745.94		-22,933.12
2990-000	TOTAL CAPITAL	190,047.52		212,395.12		-22,347.60
2999-000	TOTAL LIABILITIES & CAPITAL	190,047.52		212,395.12		-22,347.60

Concord Commons - IHCA Sup (s42)
Budget Comparison
Period = Oct 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	3,634.00	3,792.00	-158.00	-4.17	15,484.00	15,168.00	316.00	2.08	45,504.00
3900-000	TOTAL OTHER INCOME	3,634.00	3,792.00	-158.00	-4.17	15,484.00	15,168.00	316.00	2.08	45,504.00
4010-000	ASSOCIATION INCOME									
4045-000	Interest Income	4.56	0.00	4.56	N/A	16.22	0.00	16.22	N/A	0.00
4047-000	Interest Income-Reserves	38.63	0.00	38.63	N/A	148.40	0.00	148.40	N/A	0.00
4070-000	Neighborhood Assessments	11,226.30	11,714.25	-487.95	-4.17	47,833.80	46,857.00	976.80	2.08	140,571.00
4390-000	TOTAL ASSOCIATION INCOME	11,269.49	11,714.25	-444.76	-3.80	47,998.42	46,857.00	1,141.42	2.44	140,571.00
4999-000	TOTAL REVENUE	14,903.49	15,506.25	-602.76	-3.89	63,482.42	62,025.00	1,457.42	2.35	186,075.00
7200-000	NEIGHBORHOOD EXPENSES									
7201-000	Neighborhood Management Fees	695.00	695.00	0.00	0.00	2,780.00	2,780.00	0.00	0.00	8,340.00
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,271.00
7211-000	Neighborhood Legal Services	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	250.00
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	1,236.09	1,254.67	18.58	1.48	4,944.36	5,018.68	74.32	1.48	15,056.00
7250-000	Neighborhood Landscape - Other	0.00	1,500.00	1,500.00	100.00	0.00	1,500.00	1,500.00	100.00	4,000.00
7260-000	Neighborhood Irrigation-Common Areas	2,306.25	2,750.00	443.75	16.14	3,387.82	3,730.00	342.18	9.17	5,000.00
7265-000	Neigh Irrig Maint & Repairs	0.00	0.00	0.00	N/A	155.00	75.00	-80.00	-106.67	700.00
7266-000	Neighborhood Pest Control	0.00	0.00	0.00	N/A	0.00	825.00	825.00	100.00	1,000.00
7271-000	Neighborhood Gutter/Roof Maintenance	0.00	0.00	0.00	N/A	330.30	550.00	219.70	39.95	2,200.00
7272-000	Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	2,250.00
7273-000	Neighborhood Catch Basin Cleaning	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	750.00
7274-000	Neighborhood Inclement Weather Maint.	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	390.00
7278-000	Dryer Vent Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	850.00
7280-000	Neighborhood Maintenance	0.00	750.00	750.00	100.00	1,514.93	3,000.00	1,485.07	49.50	9,000.00
7288-000	Neighborhood Property Insurance	0.00	0.00	0.00	N/A	12,608.00	13,564.00	956.00	7.05	13,564.00
7289-000	Neighborhood Contingency	0.00	41.67	41.67	100.00	0.00	166.68	166.68	100.00	500.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	4,237.34	6,991.34	2,754.00	39.39	25,720.41	31,459.36	5,738.95	18.24	65,121.00
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	450.00
9830-000	Master Base Assessments	3,792.00	3,792.00	0.00	0.00	15,168.00	15,168.00	0.00	0.00	45,504.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,792.00	3,792.00	0.00	0.00	15,168.00	15,168.00	0.00	0.00	45,954.00
9940-000	TOTAL EXPENSES	8,029.34	10,783.34	2,754.00	25.54	40,888.41	46,627.36	5,738.95	12.31	111,075.00
9950-000	Excess (Deficiency) of Revenues over Expenses	6,874.15	4,722.91	2,151.24	45.55	22,594.01	15,397.64	7,196.37	46.74	75,000.00

Concord Commons - IHCA Sup (s42)
Budget Comparison
Period = Oct 2021

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Less Reserve Items:									
Reserve Contributions	-6,250.00	-6,250.00	0.00	0.00	-25,000.00	-25,000.00	0.00	0.00	-75,000.00
Reserve Interest Income	-38.63	0.00	-38.63	N/A	-148.40	0.00	-148.40	N/A	0.00
	-6,288.63	-6,250.00	-38.63	-0.62	-25,148.40	-25,000.00	-148.40	-0.59	-75,000.00
Operating Excess (Deficiency) of Rev over Exp	585.52	-1,527.09	2,112.61	N/A	-2,554.39	-9,602.36	7,047.97	73.40	0.00
Reserve Expenses:									
525 - Bldgs 4,5, & 6 - Caulk/Paint						125,000.00			125,000.00
526 - Bldgs 3,7 - Caulk / Paint	26,043.35				26,043.35	105,575.00			
540 - Elastomeric Deck - Clean/Seal						12,030.00			12,030.00
546 - Wood Decks - Repairs (One-Time)					2,752.59	69,000.00			69,000.00
Building Inspections	3,178.40				5,044.40				

Statement (12 months)

Period = Jul 2021-Oct 2021

Book = Accrual ; Tree = ysi_is

		Jul 2021		Aug 2021		Sep 2021		Oct 2021		Total
3000-000	**INCOME**									
3500-000	OTHER INCOME									
3590-000	IHCA Master Base Assess. Income	4,582.00		3,634.00		3,634.00		3,634.00		15,484.00
3900-000	TOTAL OTHER INCOME	4,582.00		3,634.00		3,634.00		3,634.00		15,484.00
3999-000	TOTAL PM INCOME	4,582.00		3,634.00		3,634.00		3,634.00		15,484.00
4010-000	ASSOCIATION INCOME									
4045-000	Interest Income	3.96		3.99		3.71		4.56		16.22
4047-000	Interest Income-Reserves	35.89		37.14		36.74		38.63		148.40
4070-000	Neighborhood Assessments	14,154.90		11,226.30		11,226.30		11,226.30		47,833.80
4390-000	TOTAL ASSOCIATION INCOME	14,194.75		11,267.43		11,266.75		11,269.49		47,998.42
4999-000	TOTAL REVENUE	18,776.75		14,901.43		14,900.75		14,903.49		63,482.42
6000-000	EXPENSES									
7200-000	NEIGHBORHOOD EXPENSES									
7201-000	Neighborhood Management Fees	695.00		695.00		695.00		695.00		2,780.00
7235-000	Nghborhd Lndscpe Maint-Contract/Comm. Area	1,236.09		1,236.09		1,236.09		1,236.09		4,944.36
7260-000	Neighborhood Irrigation-Common Areas	36.61		1,008.48		36.48		2,306.25		3,387.82
7265-000	Neigh Irrig Maint & Repairs	75.00		80.00		0.00		0.00		155.00
7271-000	Neighborhood Gutter/Roof Maintenance	330.30		0.00		0.00		0.00		330.30
7280-000	Neighborhood Maintenance	0.00		1,514.93		0.00		0.00		1,514.93
7288-000	Neighborhood Property Insurance	12,608.00		0.00		0.00		0.00		12,608.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	14,981.00		4,534.50		1,967.57		4,237.34		25,720.41
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION									
9830-000	Master Base Assessments	3,792.00		3,792.00		3,792.00		3,792.00		15,168.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,792.00		3,792.00		3,792.00		3,792.00		15,168.00
9940-000	TOTAL EXPENSES	18,773.00		8,326.50		5,759.57		8,029.34		40,888.41
9950-000	Excess (Deficiency) of Revenues over Expenses	3.75		6,574.93		9,141.18		6,874.15		22,594.01

Expense Distribution

Property=s42 AND mm/yy=10/2021-10/2021

Account Code - Name / Vendor Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
2855-000 - Reserve Equity										
mcbride - McBride Construction Resourc...	P-76595	s42	53047	10/05/2021	10/2021	3,044.90	0.00	161	10/06/2021	Building Inspections
paintworx - Paintworx, Inc.	P-76952	s42	38.2873	10/05/2021	10/2021	26,043.35	0.00	163	10/26/2021	Bldg 3 Exterior Painting
amento - Amento Group, Inc	P-76939	s42	092189	10/11/2021	10/2021	133.50	0.00	162	10/26/2021	Building Inspections
Total 2855-000 - Reserve Equity						**29,221.75**	**0.00**			
7235-000 - Nghborhd Lndscpe Maint-Cont...										
landcare - LandCare USA LLC	P-76606	s42	453276	10/01/2021	10/2021	1,236.09	0.00	963	10/26/2021	Contract Landscaping
Total 7235-000 - Nghborhd Lndscpe Main...						**1,236.09**	**0.00**			
7260-000 - Neighborhood Irrigation-Com...										
pugsou - Puget Sound Energy	P-76732	s42	41176732	10/01/2021	10/2021	11.89	0.00	962	10/12/2021	Account #200019673074
pugsou - Puget Sound Energy	P-76755	s42	41076755	10/01/2021	10/2021	13.40	0.00	962	10/12/2021	Account #200019672803
pugsou - Puget Sound Energy	P-76779	s42	38476779	10/01/2021	10/2021	11.19	0.00	962	10/12/2021	Account #200013326141
citiss - City of Issaquah	P-76827	s42	24076827	10/01/2021	10/2021	1,404.83	0.00	961	10/12/2021	Account #30-4298-00
citiss - City of Issaquah	P-76828	s42	24176828	10/01/2021	10/2021	864.94	0.00	961	10/12/2021	Account #30-4299-00
Total 7260-000 - Neighborhood Irrigatio...						**2,306.25**	**0.00**			
						32,764.09	**0.00**			