

FINANCIAL SUMMARY:

As of August 30, 2022 , operating cash totaled \$1,279, unpaid assessments (receivables) totaled \$5,455, and 'other' cash (or cash equivalents) totaled \$608,365, for total assets of \$615,099.

Operating liabilities totaled \$0, prepaid assessments totaled \$1,700, and 'other' liabilities totaled \$0, for total liabilities of \$1,700.

The Association ended the month in a positive cash position of \$613,399.

For the month ending August 30, 2022 , the Association incurred expenses and accrued costs totaling \$27,668, under budget by \$10,759.

YTD August 30, 2022 , the Association incurred expenses and accrued costs totaling \$52,565, over budget by \$11,439.

As of August 30, 2022 , replacement reserves totaled \$523,573.

BUDGET VARIANCES: Explanations for variances more than \$300.00.

Expense	Variance Amt	Over/Under	Explanation
Landscape-Other	\$ 3,750.00	Under	Not yet performed
Irrigation	\$ 7,073.16	Under	Less than anticipated
Pest Control	\$ 379.80	Under	Less than anticipated
Maintenance	\$ 474.19	Under	Less than anticipated
Insurance	\$ 397.86	Over	More than anticipated
Master Collection Legal Fees	\$ 510.01	Over	More than anticipated

DELINQUENCY REPORT:

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	Notes
WES-0010	\$ 240.76	\$ 60.00	\$ 80.00	\$ -	\$ 380.76	Past due assessments
WES-0025	\$ -	\$ -	\$ 1,513.63	\$ 1.11	\$ 1,514.74	Past due assessments
WES-0042	\$ -	\$ 510.01	\$ 1,924.56	\$ 2,446.13	\$ 4,880.70	Past due assessments
TOTALS	240.76	570.01	3,518.19	2,447.24	6,776.20	

PROJECT REPORT:

- *Gutter cleaning performed in November
- *Dryer vent cleaning on attached homes to be performed in summer 2022
- * Attached 2 townhomes painting began September 2021, will be completed summer 2022
- * Attached 1 and 2 fence and railing staining began August 2022
- * Plant replacement to begin in October 2022

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 = Aug 2022

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	1,278.84	2,303.82	-1,024.98
1030-000	CIT -Operating Money Market	84,792.64	82,215.83	2,576.81
1066-000	Certificate of Deposits - Reserve	100,850.00	100,825.00	25.00
1080-000	CIT - Reserve MM	422,722.82	529,408.41	-106,685.59
1090-000	TOTAL CASH	609,644.30	714,753.06	-105,108.76
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	6,648.81	8,852.57	-2,203.76
1105-000	Allowance for Doubtful Accounts	-1,194.22	-1,194.22	0.00
1248-000	TOTAL ACCOUNTS RECEIVABLE	5,454.59	7,658.35	-2,203.76
1990-000	TOTAL ASSETS	615,098.89	722,411.41	-107,312.52
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	1,699.76	1,599.76	100.00
2680-000	TOTAL OTHER LIABILITIES	1,699.76	1,599.76	100.00
2690-000	TOTAL LIABILITIES	1,699.76	1,599.76	100.00
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	74,420.02	74,420.02	0.00
2830-000	Current Year Reserve Transfers	-27,771.97	-13,891.97	-13,880.00
2850-000	Current Year Retained Earnings/Operating Fund	43,178.26	30,050.19	13,128.07
2855-000	Reserve Equity	523,572.82	630,233.41	-106,660.59
2990-000	TOTAL CAPITAL	613,399.13	720,811.65	-107,412.52
2999-000	TOTAL LIABILITIES & CAPITAL	615,098.89	722,411.41	-107,312.52

West Highlands Park - IHCA Sup (swhp) Budget Comparison

Period = Aug 2022

		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	14,400.00	15,120.00	-720.00	-4.76	33,120.00	30,240.00	2,880.00	9.52	181,440.00
3650-000	Master Collection & Admin Fees	0.00	0.00	0.00	N/A	510.01	0.00	510.01	N/A	0.00
3900-000	TOTAL OTHER INCOME	14,400.00	15,120.00	-720.00	-4.76	33,630.01	30,240.00	3,390.01	11.21	181,440.00
4010-000	ASSOCIATION INCOME									
4020-000	Late Fees / NSF	0.00	0.00	0.00	N/A	110.00	0.00	110.00	N/A	0.00
4045-000	Interest Income	18.28	0.00	18.28	N/A	36.74	0.00	36.74	N/A	0.00
4047-000	Interest Income-Reserves	126.58	0.00	126.58	N/A	265.13	0.00	265.13	N/A	0.00
4070-000	Neighborhood Assessments	26,250.88	27,783.83	-1,532.95	-5.52	61,701.38	55,567.66	6,133.72	11.04	333,406.00
4390-000	TOTAL ASSOCIATION INCOME	26,395.74	27,783.83	-1,388.09	-5.00	62,113.25	55,567.66	6,545.59	11.78	333,406.00
4999-000	TOTAL REVENUE	40,795.74	42,903.83	-2,108.09	-4.91	95,743.26	85,807.66	9,935.60	11.58	514,846.00
7200-000	NEIGHBORHOOD EXPENSES									
7201-000	Neighborhood Management Fees	1,518.00	1,518.00	0.00	0.00	3,036.00	3,036.00	0.00	0.00	18,216.00
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,400.00
7208-000	Neighborhood Utilities-Lights & Storm Water Fees	11.76	15.00	3.24	21.60	23.39	30.00	6.61	22.03	180.00
7211-000	Neighborhood Legal Services	0.00	41.67	41.67	100.00	0.00	83.34	83.34	100.00	500.00
7225-000	Neighborhood Garbage Removal	2,062.90	2,090.08	27.18	1.30	4,125.80	4,180.16	54.36	1.30	25,081.00
7240-000	Neighborhood Landscape - Contract / Yards	2,865.23	2,909.08	43.85	1.51	5,730.45	5,818.16	87.71	1.51	34,909.00
7250-000	Neighborhood Landscape - Other	0.00	3,750.00	3,750.00	100.00	0.00	3,750.00	3,750.00	100.00	15,000.00
7260-000	Neighborhood Irrigation-Common Areas	1,397.89	8,500.00	7,102.11	83.55	1,426.84	8,500.00	7,073.16	83.21	17,000.00
7265-000	Neigh Irrig Maint & Repairs	0.00	208.33	208.33	100.00	135.00	416.66	281.66	67.60	2,500.00
7266-000	Neighborhood Pest Control	220.20	600.00	379.80	63.30	220.20	600.00	379.80	63.30	1,200.00
7271-000	Neighborhood Gutter/Roof Maintenance	330.30	208.33	-121.97	-58.55	330.30	416.66	86.36	20.73	2,500.00
7272-000	Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	4,200.00
7278-000	Dryer Vent Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	2,175.00
7279-000	Neighborhood Drain Line Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	500.00
7280-000	Neighborhood Maintenance	1,525.81	1,000.00	-525.81	-52.58	1,525.81	2,000.00	474.19	23.71	12,000.00
7288-000	Neighborhood Property Insurance	2,615.58	2,416.67	-198.91	-8.23	5,231.20	4,833.34	-397.86	-8.23	29,000.00
7289-000	Neighborhood Contingency	0.00	41.67	41.67	100.00	0.00	83.34	83.34	100.00	500.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	12,547.67	23,298.83	10,751.16	46.14	21,784.99	33,747.66	11,962.67	35.45	166,861.00
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION									
9210-000	NSF Fees	0.00	8.33	8.33	100.00	30.00	16.66	-13.34	-80.07	100.00
9610-000	Federal Income Tax	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,404.00
9830-000	Master Base Assessments	15,120.00	15,120.00	0.00	0.00	30,240.00	30,240.00	0.00	0.00	181,440.00
9855-000	Master Collection Legal Fees	0.00	0.00	0.00	N/A	510.01	0.00	-510.01	N/A	0.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	15,120.00	15,128.33	8.33	0.06	30,780.01	30,256.66	-523.35	-1.73	182,944.00
9940-000	TOTAL EXPENSES	27,667.67	38,427.16	10,759.49	28.00	52,565.00	64,004.32	11,439.32	17.87	349,805.00
9950-000	Excess (Deficiency) of Revenues over Expenses	13,128.07	4,476.67	8,651.40	193.26	43,178.26	21,803.34	21,374.92	98.04	165,041.00

West Highlands Park - IHCA Sup (swhp)
Budget Comparison

Period = Aug 2022

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Less Reserve Items:									
Reserve Contributions	-13,753.42	-13,753.42	0.00	0.00	-27,506.84	-27,506.84	0.00	0.00	-165,041.00
Reserve Interest Income	-126.58	0.00	-126.58	N/A	-265.13	0.00	-265.13	N/A	0.00
	-13,880.00	-13,753.42	-126.58	-0.92	-27,771.97	-27,506.84	-265.13	-0.96	-165,041.00
Operating Excess (Deficiency) of Rev over Exp	-751.93	-9,276.75	8,524.82	91.89	15,406.29	-5,703.50	21,109.79	N/A	0.00

Reserve Expenses:

Attached 1 Roof - Inspect, Clean, Repair						11,800.00			
Attached 2 Roof - Inspect, Clean, Repair						12,000.00			
Attached 2 Siding - Repaint	120,540.59				157,290.66	159,000.00			

Statement (12 months)

Period = Jul 2022-Aug 2022

Book = Accrual ; Tree = ysi_is

		Jul 2022	Aug 2022	Total
3000-000	INCOME			
3500-000	OTHER INCOME			
3590-000	IHCA Master Base Assess. Income	18,720.00	14,400.00	33,120.00
3650-000	Master Collection & Admin Fees	510.01	0.00	510.01
3900-000	TOTAL OTHER INCOME	19,230.01	14,400.00	33,630.01
3999-000	TOTAL PM INCOME	19,230.01	14,400.00	33,630.01
4010-000	ASSOCIATION INCOME			
4020-000	Late Fees / NSF	110.00	0.00	110.00
4045-000	Interest Income	18.46	18.28	36.74
4047-000	Interest Income-Reserves	138.55	126.58	265.13
4070-000	Neighborhood Assessments	35,450.50	26,250.88	61,701.38
4390-000	TOTAL ASSOCIATION INCOME	35,717.51	26,395.74	62,113.25
4999-000	TOTAL REVENUE	54,947.52	40,795.74	95,743.26
6000-000	EXPENSES			
7200-000	NEIGHBORHOOD EXPENSES			
7201-000	Neighborhood Management Fees	1,518.00	1,518.00	3,036.00
7208-000	Neighborhood Utilities-Lights & Storm Water Fees	11.63	11.76	23.39
7225-000	Neighborhood Garbage Removal	2,062.90	2,062.90	4,125.80
7240-000	Neighborhood Landscape - Contract / Yards	2,865.22	2,865.23	5,730.45
7260-000	Neighborhood Irrigation-Common Areas	28.95	1,397.89	1,426.84
7265-000	Neigh Irrig Maint & Repairs	135.00	0.00	135.00
7266-000	Neighborhood Pest Control	0.00	220.20	220.20
7271-000	Neighborhood Gutter/Roof Maintenance	0.00	330.30	330.30
7280-000	Neighborhood Maintenance	0.00	1,525.81	1,525.81
7288-000	Neighborhood Property Insurance	2,615.62	2,615.58	5,231.20
7290-000	TOTAL NEIGHBORHOOD EXPENSES	9,237.32	12,547.67	21,784.99
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION			
9210-000	NSF Fees	30.00	0.00	30.00
9830-000	Master Base Assessments	15,120.00	15,120.00	30,240.00
9855-000	Master Collection Legal Fees	510.01	0.00	510.01
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	15,660.01	15,120.00	30,780.01
9940-000	TOTAL EXPENSES	24,897.33	27,667.67	52,565.00
9950-000	Excess (Deficiency) of Revenues over Expenses	30,050.19	13,128.07	43,178.26

Expense Distribution

Property=swhp AND mm/yy=08/2022-08/2022

Account Code - Name Vendor Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
2855-000 - Reserve Equity										
lafam - La Familia Painting LLC	P-80506	swhp	1859	08/05/2022	08/2022	4,801.50	0.00	125	08/12/2022	Painting Attached 1 Fences
lafam - La Familia Painting LLC	P-80507	swhp	1858	08/05/2022	08/2022	5,489.00	0.00	125	08/12/2022	Painting Attached 2 Fences
lafam - La Familia Painting LLC	P-80537	swhp	1861	08/16/2022	08/2022	110,250.09	0.00	126	08/16/2022	Exterior Paint Attached 2
Total 2855-000 - Reserve Equity						120,540.59	0.00			
7208-000 - Neighborhood Utilities-Lights ...										
pugsou - Puget Sound Energy	P-80728	swhp	42680728	08/01/2022	08/2022	11.76	0.00	1205	08/19/2022	Account #200006896357
Total 7208-000 - Neighborhood Utilities-Li...						11.76	0.00			
7225-000 - Neighborhood Garbage Removal										
clesca - Recology King County	P-80464	swhp	0004026606	08/01/2022	08/2022	692.58	0.00	1199	08/17/2022	Customer #066128
clesca - Recology King County	P-80465	swhp	0004026607	08/01/2022	08/2022	1,370.32	0.00	1200	08/17/2022	Customer #066131
Total 7225-000 - Neighborhood Garbage...						2,062.90	0.00			
7240-000 - Neighborhood Landscape - Co...										
landcare - LandCare USA LLC	P-80529	swhp	542052	08/01/2022	08/2022	2,865.23	0.00	1202	08/17/2022	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						2,865.23	0.00			
7260-000 - Neighborhood Irrigation-Com...										
citiss - City of Issaquah	P-80579	swhp	22980579	08/01/2022	08/2022	656.58	0.00	1204	08/19/2022	Account #30-1695-00
citiss - City of Issaquah	P-80581	swhp	23180581	08/01/2022	08/2022	573.65	0.00	1204	08/19/2022	Account #30-1697-00
citiss - City of Issaquah	P-80583	swhp	23380583	08/01/2022	08/2022	138.45	0.00	1204	08/19/2022	Account #30-1699-00
pugsou - Puget Sound Energy	P-80698	swhp	46880698	08/01/2022	08/2022	11.76	0.00	1205	08/19/2022	Account #220001665243
pugsou - Puget Sound Energy	P-80699	swhp	39480699	08/01/2022	08/2022	17.45	0.00	1205	08/19/2022	Account #200011196504
Total 7260-000 - Neighborhood Irrigatio...						1,397.89	0.00			
7266-000 - Neighborhood Pest Control										
eagpes - Eagle Pest Eliminators, Inc.	P-80484	swhp	2556999	08/09/2022	08/2022	220.20	0.00	1201	08/17/2022	969 5 - Bird Control
Total 7266-000 - Neighborhood Pest Control						220.20	0.00			
7271-000 - Neighborhood Gutter/Roof Ma...										
skyroo - Skyway Roofing Service LLC	P-80538	swhp	1675	08/17/2022	08/2022	330.30	0.00	1203	08/17/2022	Gutter Repairs
Total 7271-000 - Neighborhood Gutter/Ro...						330.30	0.00			
7280-000 - Neighborhood Maintenance										
rwhand - RW Anderson Services, Inc.	P-80863	swhp	38347	08/25/2022	08/2022	1,525.81	0.00	1206	08/31/2022	866 4th - Deck Repairs
Total 7280-000 - Neighborhood Maintenance						1,525.81	0.00			
7288-000 - Neighborhood Property Insurance										
palins - Carter Insurance Agency LLC	P-80477	swhp	08/2022 Pymt	08/06/2022	08/2022	2,615.58	0.00	8062022	08/06/2022	Acct #F003367817-001-00001

Expense Distribution

Property=swhp AND mm/yy=08/2022-08/2022

Account Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
Vendor Code - Name										
Total 7288-000 - Neighborhood Property I...						2,615.58	0.00			
						131,570.26	0.00			