

FINANCIAL SUMMARY:

As of October 31, 2021 , operating cash totaled -\$1,104, unpaid assessments (receivables) totaled \$1,652, and 'other' cash (or cash equivalents) totaled \$617,017, for total assets of \$617,565.

Operating liabilities totaled \$0, prepaid assessments totaled \$1,722, and 'other' liabilities totaled \$0, for total liabilities of \$1,722.

The Association ended the month in a positive cash position of \$615,843.

For the month ending October 31, 2021 , the Association incurred expenses and accrued costs totaling \$31,385, over budget by \$259.

YTD October 31, 2021 , the Association incurred expenses and accrued costs totaling \$111,134, under budget by \$5,509.

As of October 31, 2021 , replacement reserves totaled \$548,961.

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

Expense	Variance Amt	Over/Under	Explanation
Landscape-other	\$ 3,637.00	Under	Less than anticipated
Irrigation	\$ 2,844.40	Over	More than anticipated
Irrigation Main & Repairs	\$ 346.68	Under	Less than anticipated
Maintenance	\$ 4,000.00	Under	Less than anticipated
Insurance	\$ 705.68	Over	More than anticipated

DELINQUENCY REPORT:

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	Notes
WES-0002	\$ 306.59	\$ -	\$ -	\$ -	\$ 306.59	Past due assessments
WES-0025	\$ -	\$ -	\$ -	\$ 1,436.20	\$ 1,436.20	Past due assessments
WES-0042	\$ 227.59	\$ 277.59	\$ 25.00	\$ 216.22	\$ 746.40	Past due assessments and NSF
WES-0043	\$ 227.59	\$ 129.00	\$ -	\$ -	\$ 356.59	ARC Fine
TOTALS	761.77	406.59	25.00	1,652.42	2,845.78	

PROJECT REPORT:

- *Gutter cleaning to be performed in November
- *Dryer vent cleaning on attached homes performed in June
- * Attached 2 townhomes painting began September 2021
- * Plant replacement to begin fall 2021

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 = Oct 2021

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	-1,103.60	5,146.37	-6,249.97
1030-000	CIT -Operating Money Market	68,055.88	65,567.02	2,488.86
1066-000	Certificate of Deposits - Reserve	100,600.00	100,550.00	50.00
1080-000	CIT - Reserve MM	448,360.89	435,379.56	12,981.33
1090-000	TOTAL CASH	615,913.17	606,642.95	9,270.22
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	2,845.78	3,254.48	-408.70
1105-000	Allowance for Doubtful Accounts	-1,194.22	-1,194.22	0.00
1248-000	TOTAL ACCOUNTS RECEIVABLE	1,651.56	2,060.26	-408.70
1990-000	TOTAL ASSETS	617,564.73	608,703.21	8,861.52
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	1,721.56	1,721.56	0.00
2680-000	TOTAL OTHER LIABILITIES	1,721.56	1,721.56	0.00
2690-000	TOTAL LIABILITIES	1,721.56	1,721.56	0.00
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	61,306.28	61,306.28	0.00
2830-000	Current Year Reserve Transfers	-52,113.25	-39,081.92	-13,031.33
2850-000	Current Year Retained Earnings/Operating Fund	57,689.25	48,827.73	8,861.52
2855-000	Reserve Equity	548,960.89	535,929.56	13,031.33
2990-000	TOTAL CAPITAL	615,843.17	606,981.65	8,861.52
2999-000	TOTAL LIABILITIES & CAPITAL	617,564.73	608,703.21	8,861.52

**West Highlands Park - IHCA Sup (swhp)
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	14,536.00	14,931.00	-395.00	-2.65	60,988.00	59,724.00	1,264.00	2.12	179,172.00
3900-000 TOTAL OTHER INCOME	14,536.00	14,931.00	-395.00	-2.65	60,988.00	59,724.00	1,264.00	2.12	179,172.00
4010-000 ASSOCIATION INCOME									
4020-000 Late Fees / NSF	0.00	0.00	0.00	N/A	135.00	0.00	135.00	N/A	0.00
4040-000 Fee & Fine Income	-50.00	0.00	-50.00	N/A	100.00	0.00	100.00	N/A	0.00
4045-000 Interest Income	17.39	0.00	17.39	N/A	67.73	0.00	67.73	N/A	0.00
4047-000 Interest Income-Reserves	141.41	0.00	141.41	N/A	553.57	0.00	553.57	N/A	0.00
4070-000 Neighborhood Assessments	25,601.98	26,136.50	-534.52	-2.05	106,978.60	104,546.00	2,432.60	2.33	313,638.00
4390-000 TOTAL ASSOCIATION INCOME	25,710.78	26,136.50	-425.72	-1.63	107,834.90	104,546.00	3,288.90	3.15	313,638.00
4999-000 TOTAL REVENUE	40,246.78	41,067.50	-820.72	-2.00	168,822.90	164,270.00	4,552.90	2.77	492,810.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	1,380.00	1,380.00	0.00	0.00	5,520.00	5,520.00	0.00	0.00	16,560.00
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	11.82	15.00	3.18	21.20	47.39	60.00	12.61	21.02	180.00
7211-000 Neighborhood Legal Services	0.00	41.67	41.67	100.00	0.00	166.68	166.68	100.00	500.00
7225-000 Neighborhood Garbage Removal	2,013.53	2,029.17	15.64	0.77	7,885.04	8,116.68	231.64	2.85	24,350.00
7240-000 Neighborhood Landscape - Contract / Yards	2,781.78	2,824.33	42.55	1.51	11,127.12	11,297.32	170.20	1.51	33,892.00
7250-000 Neighborhood Landscape - Other	0.00	0.00	0.00	N/A	0.00	3,637.00	3,637.00	100.00	14,551.00
7260-000 Neighborhood Irrigation-Common Areas	7,698.05	6,100.00	-1,598.05	-26.20	15,044.40	12,200.00	-2,844.40	-23.31	12,200.00
7265-000 Neigh Irrig Maint & Repairs	0.00	229.17	229.17	100.00	570.00	916.68	346.68	37.82	2,750.00
7266-000 Neighborhood Pest Control	0.00	0.00	0.00	N/A	533.99	700.00	166.01	23.72	1,400.00
7271-000 Neighborhood Gutter/Roof Maintenance	0.00	133.33	133.33	100.00	385.35	533.32	147.97	27.75	1,600.00
7272-000 Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	4,185.00
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	0.00	1,000.00	1,000.00	100.00	0.00	4,000.00	4,000.00	100.00	12,000.00
7288-000 Neighborhood Property Insurance	2,569.08	2,392.67	-176.41	-7.37	10,276.36	9,570.68	-705.68	-7.37	28,712.00
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	16,454.26	16,187.01	-267.25	-1.65	51,389.65	56,885.04	5,495.39	9.66	157,455.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9210-000 NSF Fees	0.00	8.33	8.33	100.00	20.00	33.32	13.32	39.98	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	14,931.00	14,931.00	0.00	0.00	59,724.00	59,724.00	0.00	0.00	179,172.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	14,931.00	14,939.33	8.33	0.06	59,744.00	59,757.32	13.32	0.02	180,676.00
9940-000 TOTAL EXPENSES	31,385.26	31,126.34	-258.92	-0.83	111,133.65	116,642.36	5,508.71	4.72	338,131.00
9950-000 Excess (Deficiency) of Revenues over Expenses	8,861.52	9,941.16	-1,079.64	-10.86	57,689.25	47,627.64	10,061.61	21.13	154,679.00

**West Highlands Park - IHCA Sup (swhp)
Budget Comparison**

Period = Oct 2021

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Less Reserve Items:									
Reserve Contributions	-12,889.92	-12,889.92	0.00	0.00	-51,559.68	-51,559.68	0.00	0.00	-154,679.00
Reserve Interest Income	-141.41	0.00	-141.41	N/A	-553.57	0.00	-553.57	N/A	0.00
	-13,031.33	-12,889.92	-141.41	-1.10	-52,113.25	-51,559.68	-553.57	-1.07	-154,679.00
Operating Excess (Deficiency) of Rev over Exp	-4,169.81	-2,948.76	-1,221.05	-41.41	5,576.00	-3,932.04	9,508.04	N/A	0.00
Reserve Expenses:									
425 - Full Exterior - Paint/Caulk (Att 2)						160,000.00			160,000.00

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	18,091.00	13,983.00	14,378.00	14,536.00	60,988.00
3900-000	TOTAL OTHER INCOME	18,091.00	13,983.00	14,378.00	14,536.00	60,988.00
3999-000	TOTAL PM INCOME	18,091.00	13,983.00	14,378.00	14,536.00	60,988.00
4010-000	ASSOCIATION INCOME					
4020-000	Late Fees / NSF	10.00	25.00	100.00	0.00	135.00
4040-000	Fee & Fine Income	0.00	20.00	130.00	-50.00	100.00
4045-000	Interest Income	17.13	17.53	15.68	17.39	67.73
4047-000	Interest Income-Reserves	140.21	136.06	135.89	141.41	553.57
4070-000	Neighborhood Assessments	32,220.97	24,008.85	25,146.80	25,601.98	106,978.60
4390-000	TOTAL ASSOCIATION INCOME	32,388.31	24,207.44	25,528.37	25,710.78	107,834.90
4999-000	TOTAL REVENUE	50,479.31	38,190.44	39,906.37	40,246.78	168,822.90
6000-000	EXPENSES					
7200-000	NEIGHBORHOOD EXPENSES					
7201-000	Neighborhood Management Fees	1,380.00	1,380.00	1,380.00	1,380.00	5,520.00
7208-000	Neighborhood Utilities-Lights & Storm Water Fees	11.93	11.82	11.82	11.82	47.39
7225-000	Neighborhood Garbage Removal	1,957.17	1,957.17	1,957.17	2,013.53	7,885.04
7240-000	Neighborhood Landscape - Contract / Yards	2,781.78	2,781.78	2,781.78	2,781.78	11,127.12
7260-000	Neighborhood Irrigation-Common Areas	29.83	7,286.07	30.45	7,698.05	15,044.40
7265-000	Neigh Irrig Maint & Repairs	60.00	120.00	390.00	0.00	570.00
7266-000	Neighborhood Pest Control	0.00	0.00	533.99	0.00	533.99
7271-000	Neighborhood Gutter/Roof Maintenance	385.35	0.00	0.00	0.00	385.35
7288-000	Neighborhood Property Insurance	2,569.12	2,569.08	2,569.08	2,569.08	10,276.36
7290-000	TOTAL NEIGHBORHOOD EXPENSES	9,175.18	16,105.92	9,654.29	16,454.26	51,389.65
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION					
9210-000	NSF Fees	10.00	0.00	10.00	0.00	20.00
9830-000	Master Base Assessments	14,931.00	14,931.00	14,931.00	14,931.00	59,724.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	14,941.00	14,931.00	14,941.00	14,931.00	59,744.00
9940-000	TOTAL EXPENSES	24,116.18	31,036.92	24,595.29	31,385.26	111,133.65
9950-000	Excess (Deficiency) of Revenues over Expenses	26,363.13	7,153.52	15,311.08	8,861.52	57,689.25

Expense Distribution

Property=swhp 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
7208-000 - Neighborhood Utilities-Lights ...										
pugsou - Puget Sound Energy	P-76770	swhp	42676770	10/01/2021	10/2021	11.82	0.00	1147	10/12/2021	Account #200006896357
Total 7208-000 - Neighborhood Utilities-Li...						11.82	0.00			
7225-000 - Neighborhood Garbage Removal										
clesca - Recology King County	P-76948	swhp	0003672022	10/01/2021	10/2021	713.44	0.00	1148	10/26/2021	Customer #066128
clesca - Recology King County	P-76949	swhp	0003672023	10/01/2021	10/2021	1,300.09	0.00	1148	10/26/2021	Customer #066131
Total 7225-000 - Neighborhood Garbage...						2,013.53	0.00			
7240-000 - Neighborhood Landscape - Co...										
landcare - LandCare USA LLC	P-76616	swhp	453272	10/01/2021	10/2021	2,781.78	0.00	1149	10/26/2021	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						2,781.78	0.00			
7260-000 - Neighborhood Irrigation-Com...										
pugsou - Puget Sound Energy	P-76763	swhp	46876763	10/01/2021	10/2021	12.19	0.00	1147	10/12/2021	Account #220001665243
pugsou - Puget Sound Energy	P-76767	swhp	39476767	10/01/2021	10/2021	18.26	0.00	1147	10/12/2021	Account #200011196504
citiss - City of Issaquah	P-76816	swhp	22976816	10/01/2021	10/2021	1,818.88	0.00	1146	10/12/2021	Account #30-1695-00
citiss - City of Issaquah	P-76818	swhp	23176818	10/01/2021	10/2021	1,548.94	0.00	1146	10/12/2021	Account #30-1697-00
citiss - City of Issaquah	P-76820	swhp	23376820	10/01/2021	10/2021	4,299.78	0.00	1146	10/12/2021	Account #30-1699-00
Total 7260-000 - Neighborhood Irrigatio...						7,698.05	0.00			
7288-000 - Neighborhood Property Insurance										
palins - Carter Insurance Agency LLC	P-76618	swhp	339593544054	10/05/2021	10/2021	2,569.08	0.00	10062021	10/06/2021	Acct #F003367817-001-00001
Total 7288-000 - Neighborhood Property I...						2,569.08	0.00			
						15,074.26	0.00			