

**FINANCIAL SUMMARY:**

As of April 30, 2022 , operating cash totaled -\$7,718, unpaid assessments (receivables) totaled \$2,769, and 'other' cash (or cash equivalents) totaled \$702,964, for total assets of \$698,015.

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 \$696,293.

For the month ending April 30, 2022 , the Association incurred expenses and accrued costs totaling \$38,092, over budget by \$11,866.

YTD April 30, 2022 , the Association incurred expenses and accrued costs totaling \$278,382, under budget by \$4,654.

As of April 30, 2022 , replacement reserves totaled \$627,041.

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

Expense	Variance Amt	Over/Under	Explanation
Legal Service	\$ 416.70	Under	Less than anticipated
Garbage	\$ 346.45	Under	Less than anticipated
Landscape	\$ 425.50	Under	Less than anticipated
Landscape-Contract	\$ 340.40	Under	Less than anticipated
Landscape-other	\$ 3,416.04	Over	Plant replacements performed
Irrigation	\$ 3,663.32	Over	More than anticipated
Pest Control	\$ 866.01	Over	Less than anticipated
Irrigation Maint and Repairs	\$ 1,092.00	Over	Less than anticipated
Gutter/Roof Maintenance	\$ 668.32	Over	More than anticipated
Dryer Vent Cleaning	\$ 2,175.00	Under	Not yet performed
Drain Line Cleaning	\$ 500.00	Under	Not yet performed
Maintenance	\$ 7,295.01	Under	Less than anticipated
Insurance	\$ 489.86	Under	Less than anticipated
Contingency	\$ 416.70	Under	Less than anticipated
Master Collection Legal Fees	\$ 400.00	Over	More than anticipated

**DELINQUENCY REPORT:**

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	Notes
WES-0025	\$ -	\$ 25.00	\$ 250.00	\$ 1,565.65	\$ 1,840.65	Past due assessments
WES-0042	\$ -	\$ -	\$ 1,532.95	\$ 713.18	\$ 2,246.13	Past due assessments
<b>TOTALS</b>	<b>0.00</b>	<b>25.00</b>	<b>1,782.95</b>	<b>2,278.83</b>	<b>4,086.78</b>	

**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
- \* Plant replacement began March 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 = Apr 2022

Book = Accrual ; Tree = ysi\_bs

		Balance Current Period	Beginning Balance	Net Change
<b>1000-000</b>	<b>ASSETS</b>			
1005-000	CASH			
1015-000	CIT - Checking	-7,718.48	3,764.20	-11,482.68
1030-000	CIT -Operating Money Market	75,923.39	76,062.53	-139.14
1066-000	Certificate of Deposits - Reserve	100,750.00	100,725.00	25.00
1080-000	CIT - Reserve MM	526,290.88	513,296.53	12,994.35
1090-000	TOTAL CASH	695,245.79	693,848.26	1,397.53
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	3,963.07	4,086.78	-123.71
1105-000	Allowance for Doubtful Accounts	-1,194.22	-1,194.22	0.00
1248-000	TOTAL ACCOUNTS RECEIVABLE	2,768.85	2,892.56	-123.71
1990-000	TOTAL ASSETS	698,014.64	696,740.82	1,273.82
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	1,721.56	1,722.38	-0.82
2680-000	TOTAL OTHER LIABILITIES	1,721.56	1,722.38	-0.82
2690-000	TOTAL LIABILITIES	1,721.56	1,722.38	-0.82
<b>2800-000</b>	<b>CAPITAL</b>			
2820-000	Prior Year Retained Earnings	61,306.28	61,306.28	0.00
2830-000	Current Year Reserve Transfers	-130,193.24	-117,173.89	-13,019.35
2850-000	Current Year Retained Earnings/Operating Fund	138,139.16	136,864.52	1,274.64
2855-000	Reserve Equity	627,040.88	614,021.53	13,019.35
2990-000	TOTAL CAPITAL	696,293.08	695,018.44	1,274.64
2999-000	TOTAL LIABILITIES & CAPITAL	698,014.64	696,740.82	1,273.82

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

Period = Apr 2022

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>3000-000</b>	<b>INCOME</b>									
3500-000	OTHER INCOME									
3590-000	IHCA Master Base Assess. Income	14,299.00	14,931.00	-632.00	-4.23	150,574.00	149,310.00	1,264.00	0.85	179,172.00
3650-000	Master Collection & Admin Fees	0.00	0.00	0.00	N/A	400.00	0.00	400.00	N/A	0.00
3900-000	TOTAL OTHER INCOME	14,299.00	14,931.00	-632.00	-4.23	150,974.00	149,310.00	1,664.00	1.11	179,172.00
4010-000	ASSOCIATION INCOME									
4020-000	Late Fees / NSF	0.00	0.00	0.00	N/A	285.00	0.00	285.00	N/A	0.00
4045-000	Interest Income	18.89	0.00	18.89	N/A	172.78	0.00	172.78	N/A	0.00
4047-000	Interest Income-Reserves	129.43	0.00	129.43	N/A	1,294.04	0.00	1,294.04	N/A	0.00
4070-000	Neighborhood Assessments	24,919.21	26,136.50	-1,217.29	-4.66	263,795.62	261,365.00	2,430.62	0.93	313,638.00
4390-000	TOTAL ASSOCIATION INCOME	25,067.53	26,136.50	-1,068.97	-4.09	265,547.44	261,365.00	4,182.44	1.60	313,638.00
4999-000	TOTAL REVENUE	39,366.53	41,067.50	-1,700.97	-4.14	416,521.44	410,675.00	5,846.44	1.42	492,810.00
7200-000	NEIGHBORHOOD EXPENSES									
7201-000	Neighborhood Management Fees	1,380.00	1,380.00	0.00	0.00	13,800.00	13,800.00	0.00	0.00	16,560.00
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	N/A	1,397.19	1,400.00	2.81	0.20	1,400.00
7208-000	Neighborhood Utilities-Lights & Storm Water Fees	11.80	15.00	3.20	21.33	118.44	150.00	31.56	21.04	180.00
7211-000	Neighborhood Legal Services	0.00	41.67	41.67	100.00	0.00	416.70	416.70	100.00	500.00
7225-000	Neighborhood Garbage Removal	2,062.90	2,029.17	-33.73	-1.66	19,945.25	20,291.70	346.45	1.71	24,350.00
7240-000	Neighborhood Landscape - Contract / Yards	2,781.78	2,824.33	42.55	1.51	27,817.80	28,243.30	425.50	1.51	33,892.00
7250-000	Neighborhood Landscape - Other	13,000.00	0.00	-13,000.00	N/A	14,329.04	10,913.00	-3,416.04	-31.30	14,551.00
7260-000	Neighborhood Irrigation-Common Areas	177.33	0.00	-177.33	N/A	15,863.32	12,200.00	-3,663.32	-30.03	12,200.00
7265-000	Neigh Irrig Maint & Repairs	1,500.00	229.17	-1,270.83	-554.54	2,470.00	2,291.70	-178.30	-7.78	2,750.00
7266-000	Neighborhood Pest Control	0.00	700.00	700.00	100.00	533.99	1,400.00	866.01	61.86	1,400.00
7271-000	Neighborhood Gutter/Roof Maintenance	0.00	133.33	133.33	100.00	2,001.62	1,333.30	-668.32	-50.13	1,600.00
7272-000	Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	N/A	4,183.80	4,185.00	1.20	0.03	4,185.00
7278-000	Dryer Vent Cleaning	0.00	0.00	0.00	N/A	0.00	2,175.00	2,175.00	100.00	2,175.00
7279-000	Neighborhood Drain Line Cleaning	0.00	500.00	500.00	100.00	0.00	500.00	500.00	100.00	500.00
7280-000	Neighborhood Maintenance	0.00	1,000.00	1,000.00	100.00	2,704.99	10,000.00	7,295.01	72.95	12,000.00
7288-000	Neighborhood Property Insurance	2,247.08	2,392.67	145.59	6.08	23,436.84	23,926.70	489.86	2.05	28,712.00
7289-000	Neighborhood Contingency	0.00	41.67	41.67	100.00	0.00	416.70	416.70	100.00	500.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	23,160.89	11,287.01	-11,873.88	-105.20	128,602.28	133,643.10	5,040.82	3.77	157,455.00
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION									
9210-000	NSF Fees	0.00	8.33	8.33	100.00	70.00	83.30	13.30	15.97	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	149,310.00	149,310.00	0.00	0.00	179,172.00
9855-000	Master Collection Legal Fees	0.00	0.00	0.00	N/A	400.00	0.00	-400.00	N/A	0.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	14,931.00	14,939.33	8.33	0.06	149,780.00	149,393.30	-386.70	-0.26	180,676.00
9940-000	TOTAL EXPENSES	38,091.89	26,226.34	-11,865.55	-45.24	278,382.28	283,036.40	4,654.12	1.64	338,131.00
9950-000	Excess (Deficiency) of Revenues over Expenses	1,274.64	14,841.16	-13,566.52	-91.41	138,139.16	127,638.60	10,500.56	8.23	154,679.00

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

Period = Apr 2022

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b><u>Less Reserve Items:</u></b>									
Reserve Contributions	-12,889.92	-12,889.92	0.00	0.00	-128,899.20	-128,899.20	0.00	0.00	-154,679.00
Reserve Interest Income	-129.43	0.00	-129.43	N/A	-1,294.04	0.00	-1,294.04	N/A	0.00
	-13,019.35	-12,889.92	-129.43	-1.00	-130,193.24	-128,899.20	-1,294.04	-1.00	-154,679.00
<b>Operating Excess (Deficiency) of Rev over Exp</b>	<b>-11,744.71</b>	<b>1,951.24</b>	<b>-13,695.95</b>	<b>N/A</b>	<b>7,945.92</b>	<b>-1,260.60</b>	<b>9,206.52</b>	<b>N/A</b>	<b>0.00</b>
<b><u>Reserve Expenses:</u></b>									
425 - Full Exterior - Paint/Caulk (Att 2)						160,000.00			160,000.00

**Statement (12 months)**

Period = Jul 2021-Apr 2022

Book = Accrual ; Tree = ysi\_is

	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	Total	
<b>3000-000</b>	<b>INCOME</b>											
3500-000	OTHER INCOME											
3590-000	IHCA Master Base Assess. Income	18,091.00	13,983.00	14,378.00	14,536.00	14,299.00	14,299.00	17,696.00	14,694.00	14,299.00	14,299.00	150,574.00
3650-000	Master Collection & Admin Fees	0.00	0.00	0.00	0.00	0.00	150.00	0.00	250.00	0.00	0.00	400.00
3900-000	TOTAL OTHER INCOME	18,091.00	13,983.00	14,378.00	14,536.00	14,299.00	14,449.00	17,696.00	14,944.00	14,299.00	14,299.00	150,974.00
3999-000	TOTAL PM INCOME	18,091.00	13,983.00	14,378.00	14,536.00	14,299.00	14,449.00	17,696.00	14,944.00	14,299.00	14,299.00	150,974.00
4010-000	ASSOCIATION INCOME											
4020-000	Late Fees / NSF	10.00	25.00	100.00	0.00	0.00	50.00	100.00	0.00	0.00	0.00	285.00
4040-000	Fee & Fine Income	0.00	20.00	130.00	-50.00	-100.00	0.00	0.00	0.00	0.00	0.00	0.00
4045-000	Interest Income	17.13	17.53	15.68	17.39	15.51	17.14	18.99	16.18	18.34	18.89	172.78
4047-000	Interest Income-Reserves	140.21	136.06	135.89	141.41	116.28	122.13	124.70	117.58	130.35	129.43	1,294.04
4070-000	Neighborhood Assessments	32,220.97	24,008.85	25,146.80	25,601.98	24,919.21	24,919.21	31,083.02	26,057.16	24,919.21	24,919.21	263,795.62
4390-000	TOTAL ASSOCIATION INCOME	32,388.31	24,207.44	25,528.37	25,710.78	24,951.00	25,108.48	31,326.71	26,190.92	25,067.90	25,067.53	265,547.44
4999-000	TOTAL REVENUE	50,479.31	38,190.44	39,906.37	40,246.78	39,250.00	39,557.48	49,022.71	41,134.92	39,366.90	39,366.53	416,521.44
6000-000	EXPENSES											
7200-000	NEIGHBORHOOD EXPENSES											
7201-000	Neighborhood Management Fees	1,380.00	1,380.00	1,380.00	1,380.00	1,380.00	1,380.00	1,380.00	1,380.00	1,380.00	1,380.00	13,800.00
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	0.00	0.00	0.00	1,397.19	0.00	0.00	0.00	1,397.19
7208-000	Neighborhood Utilities-Lights & Storm Water Fees	11.93	11.82	11.82	11.82	11.81	11.92	11.80	11.92	11.80	11.80	118.44
7225-000	Neighborhood Garbage Removal	1,957.17	1,957.17	1,957.17	2,013.53	1,957.17	1,957.17	1,957.17	2,062.90	2,062.90	2,062.90	19,945.25
7240-000	Neighborhood Landscape - Contract / Yards	2,781.78	2,781.78	2,781.78	2,781.78	2,781.78	2,781.78	2,781.78	2,781.78	2,781.78	2,781.78	27,817.80
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,329.04	13,000.00	14,329.04
7260-000	Neighborhood Irrigation-Common Areas	29.83	7,286.07	30.45	7,698.05	30.71	380.22	31.46	168.63	30.57	177.33	15,863.32
7265-000	Neigh Irrig Maint & Repairs	60.00	120.00	390.00	0.00	400.00	0.00	0.00	0.00	0.00	1,500.00	2,470.00
7266-000	Neighborhood Pest Control	0.00	0.00	533.99	0.00	0.00	0.00	0.00	0.00	0.00	0.00	533.99
7271-000	Neighborhood Gutter/Roof Maintenance	385.35	0.00	0.00	0.00	467.93	1,148.34	0.00	0.00	0.00	0.00	2,001.62
7272-000	Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	0.00	0.00	4,183.80	0.00	0.00	0.00	0.00	4,183.80
7280-000	Neighborhood Maintenance	0.00	0.00	0.00	0.00	0.00	1,274.32	1,430.67	0.00	0.00	0.00	2,704.99
7288-000	Neighborhood Property Insurance	2,569.12	2,569.08	2,569.08	2,569.08	2,569.08	1,603.08	2,247.08	2,247.08	2,247.08	2,247.08	23,436.84
7290-000	TOTAL NEIGHBORHOOD EXPENSES	9,175.18	16,105.92	9,654.29	16,454.26	9,598.48	14,720.63	11,237.15	8,652.31	9,843.17	23,160.89	128,602.28
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION											
9210-000	NSF Fees	10.00	0.00	10.00	0.00	0.00	10.00	40.00	0.00	0.00	0.00	70.00
9830-000	Master Base Assessments	14,931.00	14,931.00	14,931.00	14,931.00	14,931.00	14,931.00	14,931.00	14,931.00	14,931.00	14,931.00	149,310.00
9855-000	Master Collection Legal Fees	0.00	0.00	0.00	0.00	0.00	150.00	0.00	250.00	0.00	0.00	400.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	14,941.00	14,931.00	14,941.00	14,931.00	14,931.00	15,091.00	14,971.00	15,181.00	14,931.00	14,931.00	149,780.00
9940-000	TOTAL EXPENSES	24,116.18	31,036.92	24,595.29	31,385.26	24,529.48	29,811.63	26,208.15	23,833.31	24,774.17	38,091.89	278,382.28
9950-000	Excess (Deficiency) of Revenues over Expenses	26,363.13	7,153.52	15,311.08	8,861.52	14,720.52	9,745.85	22,814.56	17,301.61	14,592.73	1,274.64	138,139.16

# Expense Distribution

Property=swhp AND mm/yy=04/2022-04/2022

Account Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
<b>2075-000 - A/P Reimbursements</b>										
t0008810 - Phillipy	P-79057	swhp	WES-0080	04/12/2022	04/2022	122.89	0.00	1178	04/12/2022	Reimb HO Overpaid Assessments
<b>Total 2075-000 - A/P Reimbursements</b>						<b>122.89</b>	<b>0.00</b>			
<b>7208-000 - Neighborhood Utilities-Lights ...</b>										
pugsou - Puget Sound Energy	P-79279	swhp	42679279	04/01/2022	04/2022	11.80	0.00	1182	04/21/2022	Account #200006896357
<b>Total 7208-000 - Neighborhood Utilities-Li...</b>						<b>11.80</b>	<b>0.00</b>			
<b>7225-000 - Neighborhood Garbage Removal</b>										
clesca - Recology King County	P-79090	swhp	0003872626	04/01/2022	04/2022	692.58	0.00	1179	04/12/2022	Customer #066128
clesca - Recology King County	P-79091	swhp	0003872627	04/01/2022	04/2022	1,370.32	0.00	1179	04/12/2022	Customer #066131
<b>Total 7225-000 - Neighborhood Garbage...</b>						<b>2,062.90</b>	<b>0.00</b>			
<b>7240-000 - Neighborhood Landscape - Co...</b>										
landcare - LandCare USA LLC	P-79027	swhp	503360	04/01/2022	04/2022	2,781.78	0.00	1181	04/21/2022	Contract Landscaping
<b>Total 7240-000 - Neighborhood Landscap...</b>						<b>2,781.78</b>	<b>0.00</b>			
<b>7250-000 - Neighborhood Landscape - Other</b>										
landcare - LandCare USA LLC	P-79406	swhp	504672	04/22/2022	04/2022	13,000.00	0.00	1183	04/26/2022	Non-Contract Landscaping
<b>Total 7250-000 - Neighborhood Landscap...</b>						<b>13,000.00</b>	<b>0.00</b>			
<b>7260-000 - Neighborhood Irrigation-Com...</b>										
citiss - City of Issaquah	P-79133	swhp	22979133	04/01/2022	04/2022	49.01	0.00	1180	04/21/2022	Account #30-1695-00
citiss - City of Issaquah	P-79135	swhp	23179135	04/01/2022	04/2022	49.01	0.00	1180	04/21/2022	Account #30-1697-00
citiss - City of Issaquah	P-79137	swhp	23379137	04/01/2022	04/2022	49.01	0.00	1180	04/21/2022	Account #30-1699-00
pugsou - Puget Sound Energy	P-79305	swhp	39479305	04/01/2022	04/2022	18.25	0.00	1182	04/21/2022	Account #200011196504
pugsou - Puget Sound Energy	P-79323	swhp	46879323	04/01/2022	04/2022	12.05	0.00	1182	04/21/2022	Account #220001665243
<b>Total 7260-000 - Neighborhood Irrigatio...</b>						<b>177.33</b>	<b>0.00</b>			
<b>7265-000 - Neigh Irrig Maint &amp; Repairs</b>										
landcare - LandCare USA LLC	P-79406	swhp	504672	04/22/2022	04/2022	1,500.00	0.00	1183	04/26/2022	Irrigation Repair
<b>Total 7265-000 - Neigh Irrig Maint &amp; Repairs</b>						<b>1,500.00</b>	<b>0.00</b>			
<b>7288-000 - Neighborhood Property Insurance</b>										
palins - Carter Insurance Agency LLC	P-79055	swhp	04/2022 Online Pymt	04/06/2022	04/2022	2,247.08	0.00	4062022	04/12/2022	Acct #F003367817-001-00001
<b>Total 7288-000 - Neighborhood Property I...</b>						<b>2,247.08</b>	<b>0.00</b>			
						<b>21,903.78</b>	<b>0.00</b>			