

FINANCIAL SUMMARY:

As of June 30, 2022, operating cash totaled \$8,738, unpaid assessments (receivables) totaled \$1,610, and 'other' cash (or cash equivalents) totaled \$724,828, for total assets of \$735,176.

Operating liabilities totaled \$0, prepaid assessments totaled \$7,664, and 'other' liabilities totaled \$0, for total liabilities of \$7,664.

The Association ended the month in a positive cash position of \$727,512.

For the month ending June 30, 2022, the Association incurred expenses and accrued costs totaling \$24,328, under budget by \$2,102.

YTD June 30, 2022, the Association incurred expenses and accrued costs totaling \$326,164, over budget by \$11,967.

As of June 30, 2022, replacement reserves totaled \$653,092.

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

Expense	Variance Amt	Over/Under	Explanation
Legal Service	\$ 500.00	Under	Less than anticipated
Landscape	\$ 510.64	Under	Less than anticipated
Landscape-Contract	\$ 340.40	Under	Less than anticipated
Irrigation	\$ 3,869.27	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	\$ 401.62	Over	More than anticipated
Dryer Vent Cleaning	\$ 2,175.00	Under	Not yet performed
Drain Line Cleaning	\$ 500.00	Under	Not yet performed
Maintenance	\$ 9,295.01	Under	Less than anticipated
Insurance	\$ 781.00	Under	Less than anticipated
Contingency	\$ 500.00	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	\$ -	\$ -	\$ -	\$ 1.11	\$ 1.11	Past due assessments
WES-0026	\$ 356.59	\$ -	\$ -	\$ -	\$ 356.59	Past due assessments
WES-0042	\$ -	\$ 200.00	\$ -	\$ 2,246.13	\$ 2,446.13	Past due assessments
TOTALS	356.59	200.00	0.00	2,247.24	2,803.83	

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 = Jun 2022

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	8,738.49	5,084.67	3,653.82
1030-000	CIT -Operating Money Market	71,736.06	65,858.66	5,877.40
1066-000	Certificate of Deposits - Reserve	100,800.00	100,775.00	25.00
1080-000	CIT - Reserve MM	552,291.51	539,291.66	12,999.85
1090-000	TOTAL CASH	733,566.06	711,009.99	22,556.07
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	2,803.83	4,285.96	-1,482.13
1105-000	Allowance for Doubtful Accounts	-1,194.22	-1,194.22	0.00
1248-000	TOTAL ACCOUNTS RECEIVABLE	1,609.61	3,091.74	-1,482.13
1990-000	TOTAL ASSETS	735,175.67	714,101.73	21,073.94
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	7,664.14	1,681.56	5,982.58
2680-000	TOTAL OTHER LIABILITIES	7,664.14	1,681.56	5,982.58
2690-000	TOTAL LIABILITIES	7,664.14	1,681.56	5,982.58
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	61,306.28	61,306.28	0.00
2830-000	Current Year Reserve Transfers	-156,243.87	-143,219.02	-13,024.85
2850-000	Current Year Retained Earnings/Operating Fund	169,357.61	154,266.25	15,091.36
2855-000	Reserve Equity	653,091.51	640,066.66	13,024.85
2990-000	TOTAL CAPITAL	727,511.53	712,420.17	15,091.36
2999-000	TOTAL LIABILITIES & CAPITAL	735,175.67	714,101.73	21,073.94

West Highlands Park - IHCA Sup (swhp) Budget Comparison

Period = Jun 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	14,299.00	14,931.00	-632.00	-4.23	179,172.00	179,172.00	0.00	0.00	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	179,572.00	179,172.00	400.00	0.22	179,172.00
4010-000	ASSOCIATION INCOME									
4020-000	Late Fees / NSF	50.00	0.00	50.00	N/A	545.00	0.00	545.00	N/A	0.00
4045-000	Interest Income	16.59	0.00	16.59	N/A	206.14	0.00	206.14	N/A	0.00
4047-000	Interest Income-Reserves	134.93	0.00	134.93	N/A	1,564.83	0.00	1,564.83	N/A	0.00
4070-000	Neighborhood Assessments	24,919.21	26,136.50	-1,217.29	-4.66	313,634.04	313,638.00	-3.96	0.00	313,638.00
4390-000	TOTAL ASSOCIATION INCOME	25,120.73	26,136.50	-1,015.77	-3.89	315,950.01	313,638.00	2,312.01	0.74	313,638.00
4999-000	TOTAL REVENUE	39,419.73	41,067.50	-1,647.77	-4.01	495,522.01	492,810.00	2,712.01	0.55	492,810.00
7200-000	NEIGHBORHOOD EXPENSES									
7201-000	Neighborhood Management Fees	1,380.00	1,380.00	0.00	0.00	16,560.00	16,560.00	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	11.87	15.00	3.13	20.87	142.09	180.00	37.91	21.06	180.00
7211-000	Neighborhood Legal Services	0.00	41.63	41.63	100.00	0.00	500.00	500.00	100.00	500.00
7225-000	Neighborhood Garbage Removal	2,062.90	2,029.13	-33.77	-1.66	24,071.05	24,350.00	278.95	1.15	24,350.00
7240-000	Neighborhood Landscape - Contract / Yards	2,781.78	2,824.37	42.59	1.51	33,381.36	33,892.00	510.64	1.51	33,892.00
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	N/A	14,329.04	14,551.00	221.96	1.53	14,551.00
7260-000	Neighborhood Irrigation-Common Areas	176.74	0.00	-176.74	N/A	16,069.27	12,200.00	-3,869.27	-31.72	12,200.00
7265-000	Neigh Irrig Maint & Repairs	250.00	229.13	-20.87	-9.11	2,720.00	2,750.00	30.00	1.09	2,750.00
7266-000	Neighborhood Pest Control	0.00	0.00	0.00	N/A	533.99	1,400.00	866.01	61.86	1,400.00
7271-000	Neighborhood Gutter/Roof Maintenance	0.00	133.37	133.37	100.00	2,001.62	1,600.00	-401.62	-25.10	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	0.00	0.00	N/A	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	12,000.00	9,295.01	77.46	12,000.00
7288-000	Neighborhood Property Insurance	2,247.08	2,392.63	145.55	6.08	27,931.00	28,712.00	781.00	2.72	28,712.00
7289-000	Neighborhood Contingency	0.00	41.63	41.63	100.00	0.00	500.00	500.00	100.00	500.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	8,910.37	10,086.89	1,176.52	11.66	146,025.40	157,455.00	11,429.60	7.26	157,455.00
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION									
9210-000	NSF Fees	10.00	8.37	-1.63	-19.47	90.00	100.00	10.00	10.00	100.00
9610-000	Federal Income Tax	477.00	1,404.00	927.00	66.03	477.00	1,404.00	927.00	66.03	1,404.00
9830-000	Master Base Assessments	14,931.00	14,931.00	0.00	0.00	179,172.00	179,172.00	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	15,418.00	16,343.37	925.37	5.66	180,139.00	180,676.00	537.00	0.30	180,676.00
9940-000	TOTAL EXPENSES	24,328.37	26,430.26	2,101.89	7.95	326,164.40	338,131.00	11,966.60	3.54	338,131.00
9950-000	Excess (Deficiency) of Revenues over Expenses	15,091.36	14,637.24	454.12	3.10	169,357.61	154,679.00	14,678.61	9.49	154,679.00

West Highlands Park - IHCA Sup (swhp)
Budget Comparison

Period = Jun 2022

	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	-154,679.04	-154,679.04	0.00	0.00	-154,679.00
Reserve Interest Income	-134.93	0.00	-134.93	N/A	-1,564.83	0.00	-1,564.83	N/A	0.00
	-13,024.85	-12,889.92	-134.93	-1.05	-156,243.87	-154,679.04	-1,564.83	-1.01	-154,679.00
Operating Excess (Deficiency) of Rev over Exp	2,066.51	1,747.32	319.19	18.27	13,113.74	-0.04	13,113.78	N/A	0.00

Reserve Expenses:

425 - Full Exterior - Paint/Caulk (Att 2)						160,000.00			160,000.00
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Statement (12 months)

Period = Jul 2021-Jun 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	May 2022	Jun 2022	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	14,299.00	14,299.00	17,696.00	14,694.00	14,299.00	14,299.00	14,299.00	14,299.00	179,172.00
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	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	14,299.00	14,299.00	179,572.00
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	14,299.00	14,299.00	179,572.00
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	210.00	50.00	545.00
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	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	16.77	16.59	206.14
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	135.86	134.93	1,564.83
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	24,919.21	24,919.21	313,634.04
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	25,281.84	25,120.73	315,950.01
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	39,580.84	39,419.73	495,522.01
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	1,380.00	1,380.00	16,560.00
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	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	11.78	11.87	142.09
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	2,062.90	2,062.90	24,071.05
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	2,781.78	2,781.78	33,381.36
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	0.00	0.00	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	29.21	176.74	16,069.27
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	0.00	250.00	2,720.00
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	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	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	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	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	2,247.08	2,247.08	27,931.00
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	8,512.75	8,910.37	146,025.40
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	10.00	10.00	90.00
9610-000	Federal Income Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	477.00	477.00
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	14,931.00	14,931.00	179,172.00
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	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	14,941.00	15,418.00	180,139.00
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	23,453.75	24,328.37	326,164.40

Statement (12 months)

Period = Jul 2021-Jun 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	May 2022	Jun 2022	Total
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	16,127.09	15,091.36	169,357.61

Expense Distribution

Property=swhp AND mm/yy=06/2022-06/2022

Account 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-79913	swhp	42679913	06/01/2022	06/2022	11.87	0.00	1190	06/15/2022	Account #200006896357
Total 7208-000 - Neighborhood Utilities-Li...						11.87	0.00			
7225-000 - Neighborhood Garbage Removal										
clesca - Recology King County	P-79787	swhp	0003942736	06/01/2022	06/2022	692.58	0.00	1188	06/15/2022	Customer #066128
clesca - Recology King County	P-79788	swhp	0003942737	06/01/2022	06/2022	1,370.32	0.00	1189	06/15/2022	Customer #066131
Total 7225-000 - Neighborhood Garbage...						2,062.90	0.00			
7240-000 - Neighborhood Landscape - Co...										
landcare - LandCare USA LLC	P-79756	swhp	524305	06/01/2022	06/2022	2,781.78	0.00	1187	06/08/2022	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						2,781.78	0.00			
7260-000 - Neighborhood Irrigation-Com...										
pugsou - Puget Sound Energy	P-79903	swhp	46879903	06/01/2022	06/2022	11.76	0.00	1190	06/15/2022	Account #220001665243
pugsou - Puget Sound Energy	P-79907	swhp	39479907	06/01/2022	06/2022	17.95	0.00	1190	06/15/2022	Account #200011196504
citiss - City of Issaquah	P-80019	swhp	22980019	06/01/2022	06/2022	49.01	0.00	1191	06/21/2022	Account #30-1695-00
citiss - City of Issaquah	P-80021	swhp	23180021	06/01/2022	06/2022	49.01	0.00	1191	06/21/2022	Account #30-1697-00
citiss - City of Issaquah	P-80023	swhp	23380023	06/01/2022	06/2022	49.01	0.00	1191	06/21/2022	Account #30-1699-00
Total 7260-000 - Neighborhood Irrigatio...						176.74	0.00			
7265-000 - Neigh Irrig Maint & Repairs										
isscom - Issaquah Highlands Communit...	P-80135	swhp	T4901 Land BB 06/2022	06/22/2022	06/2022	200.00	0.00	1192	06/22/2022	W/O #4770 Irrigation Start Up
isscom - Issaquah Highlands Communit...	P-80161	swhp	T4901 Land BB 06/22	06/28/2022	06/2022	50.00	0.00	1193	06/28/2022	W/O #4796 Irrigation Repair
Total 7265-000 - Neigh Irrig Maint & Repairs						250.00	0.00			
7288-000 - Neighborhood Property Insurance										
palins - Carter Insurance Agency LLC	P-79811	swhp	06/2022 Online Pymt	06/14/2022	06/2022	2,247.08	0.00	6142022	06/14/2022	Acct #F003367817-001-00001
Total 7288-000 - Neighborhood Property I...						2,247.08	0.00			
						7,530.37	0.00			