

**FINANCIAL SUMMARY:**

As of September 30, 2022, operating cash totaled \$1,393, unpaid assessments (receivables) totaled \$5,353, and 'other' cash (or cash equivalents) totaled \$595,161, for total assets of \$601,907.

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 \$600,207.

For the month ending September 30, 2022, the Association incurred expenses and accrued costs totaling \$27,637, over budget by \$2,060.

YTD September 30, 2022, the Association incurred expenses and accrued costs totaling \$80,202, under budget by \$9,379.

As of September 30, 2022, replacement reserves totaled \$511,102.

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

Expense	Variance Amt	Over/Under	Explanation
Garbage Removal	\$ 555.96	Over	More than anticipated
Landscape-other	\$ 3,750.00	Under	Less than anticipated
Irrigation	\$ 7,043.33	Under	Less than anticipated
Irrigation Maint and Repairs	\$ 489.99	Under	Less than anticipated
Pest Control	\$ 329.80	Under	Less than anticipated
Dryer Vent Cleaning	\$ 2,726.08	Over	Annual dryer vent cleaning performed
Maintenance	\$ 1,474.19	Under	Less than anticipated
Insurance	\$ 596.77	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
<b>WES-0010</b>	\$ 240.76	\$ 80.00	\$ 60.00	\$ -	\$ 380.76	Past due assessments
<b>WES-0025</b>	\$ -	\$ -	\$ -	\$ 1,285.50	\$ 1,285.50	Past due assessments
<b>WES-0042</b>	\$ -	\$ -	\$ 510.01	\$ 4,370.69	\$ 4,880.70	Past due assessments
<b>TOTALS</b>	<b>240.76</b>	<b>80.00</b>	<b>570.01</b>	<b>5,656.19</b>	<b>6,546.96</b>	

**PROJECT REPORT:**

- \*Gutter cleaning performed in November
- \*Dryer vent cleaning on attached homes performed September 2022
- \* Attached 2 townhomes painting began September 2021, will be completed summer 2022
- \* Attached 1 and 2 fence and railing staining completed September 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 = Sep 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	1,392.93	1,278.84	114.09
1030-000	CIT -Operating Money Market	84,058.90	84,792.64	-733.74
1066-000	Certificate of Deposits - Reserve	100,875.00	100,850.00	25.00
1080-000	CIT - Reserve MM	410,227.02	422,722.82	-12,495.80
1090-000	TOTAL CASH	596,553.85	609,644.30	-13,090.45
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	6,546.96	6,648.81	-101.85
1105-000	Allowance for Doubtful Accounts	-1,194.22	-1,194.22	0.00
1248-000	TOTAL ACCOUNTS RECEIVABLE	5,352.74	5,454.59	-101.85
1990-000	TOTAL ASSETS	601,906.59	615,098.89	-13,192.30
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	1,699.76	1,699.76	0.00
2680-000	TOTAL OTHER LIABILITIES	1,699.76	1,699.76	0.00
2690-000	TOTAL LIABILITIES	1,699.76	1,699.76	0.00
<b>2800-000</b>	<b>CAPITAL</b>			
2820-000	Prior Year Retained Earnings	74,420.02	74,420.02	0.00
2830-000	Current Year Reserve Transfers	-41,636.71	-27,771.97	-13,864.74
2850-000	Current Year Retained Earnings/Operating Fund	56,321.50	43,178.26	13,143.24
2855-000	Reserve Equity	511,102.02	523,572.82	-12,470.80
2990-000	TOTAL CAPITAL	600,206.83	613,399.13	-13,192.30
2999-000	TOTAL LIABILITIES & CAPITAL	601,906.59	615,098.89	-13,192.30

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

Period = Sep 2022

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>3000-000 INCOME</b>									
3500-000 OTHER INCOME									
3590-000 IHCA Master Base Assess. Income	14,400.00	15,120.00	-720.00	-4.76	47,520.00	45,360.00	2,160.00	4.76	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	48,030.01	45,360.00	2,670.01	5.89	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	18.03	0.00	18.03	N/A	54.77	0.00	54.77	N/A	0.00
4047-000 Interest Income-Reserves	111.32	0.00	111.32	N/A	376.45	0.00	376.45	N/A	0.00
4070-000 Neighborhood Assessments	26,250.88	27,783.83	-1,532.95	-5.52	87,952.26	83,351.49	4,600.77	5.52	333,406.00
4390-000 TOTAL ASSOCIATION INCOME	26,380.23	27,783.83	-1,403.60	-5.05	88,493.48	83,351.49	5,141.99	6.17	333,406.00
4999-000 TOTAL REVENUE	40,780.23	42,903.83	-2,123.60	-4.95	136,523.49	128,711.49	7,812.00	6.07	514,846.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	1,518.00	1,518.00	0.00	0.00	4,554.00	4,554.00	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	11.88	15.00	3.12	20.80	35.27	45.00	9.73	21.62	180.00
7211-000 Neighborhood Legal Services	0.00	41.67	41.67	100.00	0.00	125.01	125.01	100.00	500.00
7225-000 Neighborhood Garbage Removal	2,700.40	2,090.08	-610.32	-29.20	6,826.20	6,270.24	-555.96	-8.87	25,081.00
7240-000 Neighborhood Landscape - Contract / Yards	2,865.22	2,909.08	43.86	1.51	8,595.67	8,727.24	131.57	1.51	34,909.00
7250-000 Neighborhood Landscape - Other	0.00	0.00	0.00	N/A	0.00	3,750.00	3,750.00	100.00	15,000.00
7260-000 Neighborhood Irrigation-Common Areas	29.83	0.00	-29.83	N/A	1,456.67	8,500.00	7,043.33	82.86	17,000.00
7265-000 Neigh Irrig Maint & Repairs	0.00	208.33	208.33	100.00	135.00	624.99	489.99	78.40	2,500.00
7266-000 Neighborhood Pest Control	50.00	0.00	-50.00	N/A	270.20	600.00	329.80	54.97	1,200.00
7271-000 Neighborhood Gutter/Roof Maintenance	0.00	208.33	208.33	100.00	330.30	624.99	294.69	47.15	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	2,726.08	0.00	-2,726.08	N/A	2,726.08	0.00	-2,726.08	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	1,525.81	3,000.00	1,474.19	49.14	12,000.00
7288-000 Neighborhood Property Insurance	2,615.58	2,416.67	-198.91	-8.23	7,846.78	7,250.01	-596.77	-8.23	29,000.00
7289-000 Neighborhood Contingency	0.00	41.67	41.67	100.00	0.00	125.01	125.01	100.00	500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	12,516.99	10,448.83	-2,068.16	-19.79	34,301.98	44,196.49	9,894.51	22.39	166,861.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9210-000 NSF Fees	0.00	8.33	8.33	100.00	30.00	24.99	-5.01	-20.05	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	45,360.00	45,360.00	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	45,900.01	45,384.99	-515.02	-1.13	182,944.00
9940-000 TOTAL EXPENSES	27,636.99	25,577.16	-2,059.83	-8.05	80,201.99	89,581.48	9,379.49	10.47	349,805.00
9950-000 Excess (Deficiency) of Revenues over Expenses	13,143.24	17,326.67	-4,183.43	-24.14	56,321.50	39,130.01	17,191.49	43.93	165,041.00

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

Period = Sep 2022

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>Less Reserve Items:</b>									
Reserve Contributions	-13,753.42	-13,753.42	0.00	0.00	-41,260.26	-41,260.26	0.00	0.00	-165,041.00
Reserve Interest Income	-111.32	0.00	-111.32	N/A	-376.45	0.00	-376.45	N/A	0.00
	-13,864.74	-13,753.42	-111.32	-0.81	-41,636.71	-41,260.26	-376.45	-0.91	-165,041.00
<b>Operating</b> Excess (Deficiency) of Rev over Exp	-721.50	3,573.25	-4,294.75	N/A	14,684.79	-2,130.25	16,815.04	N/A	0.00
<b>Reserve Expenses:</b>									
Attached 1 Roof - Inspect, Clean, Repair						11,800.00			
Attached 2 Roof - Inspect, Clean, Repair						12,000.00			
Attached 2 Siding - Repaint					157,290.66	159,000.00			
Paint Fences	5,489.00				5,489.00				
Paint Railings	20,846.54				20,846.54				

**Statement (12 months)**

Period = Jul 2022-Sep 2022

Book = Accrual ; Tree = ysi\_is

		Jul 2022	Aug 2022	Sep 2022	Total
<b>3000-000</b>	<b>INCOME</b>				
3500-000	OTHER INCOME				
3590-000	IHCA Master Base Assess. Income	18,720.00	14,400.00	14,400.00	47,520.00
3650-000	Master Collection & Admin Fees	510.01	0.00	0.00	510.01
3900-000	TOTAL OTHER INCOME	19,230.01	14,400.00	14,400.00	48,030.01
3999-000	TOTAL PM INCOME	19,230.01	14,400.00	14,400.00	48,030.01
4010-000	ASSOCIATION INCOME				
4020-000	Late Fees / NSF	110.00	0.00	0.00	110.00
4045-000	Interest Income	18.46	18.28	18.03	54.77
4047-000	Interest Income-Reserves	138.55	126.58	111.32	376.45
4070-000	Neighborhood Assessments	35,450.50	26,250.88	26,250.88	87,952.26
4390-000	TOTAL ASSOCIATION INCOME	35,717.51	26,395.74	26,380.23	88,493.48
4999-000	TOTAL REVENUE	54,947.52	40,795.74	40,780.23	136,523.49
6000-000	EXPENSES				
7200-000	NEIGHBORHOOD EXPENSES				
7201-000	Neighborhood Management Fees	1,518.00	1,518.00	1,518.00	4,554.00
7208-000	Neighborhood Utilities-Lights & Storm Water Fees	11.63	11.76	11.88	35.27
7225-000	Neighborhood Garbage Removal	2,062.90	2,062.90	2,700.40	6,826.20
7240-000	Neighborhood Landscape - Contract / Yards	2,865.22	2,865.23	2,865.22	8,595.67
7260-000	Neighborhood Irrigation-Common Areas	28.95	1,397.89	29.83	1,456.67
7265-000	Neigh Irrig Maint & Repairs	135.00	0.00	0.00	135.00
7266-000	Neighborhood Pest Control	0.00	220.20	50.00	270.20
7271-000	Neighborhood Gutter/Roof Maintenance	0.00	330.30	0.00	330.30
7278-000	Dryer Vent Cleaning	0.00	0.00	2,726.08	2,726.08
7280-000	Neighborhood Maintenance	0.00	1,525.81	0.00	1,525.81
7288-000	Neighborhood Property Insurance	2,615.62	2,615.58	2,615.58	7,846.78
7290-000	TOTAL NEIGHBORHOOD EXPENSES	9,237.32	12,547.67	12,516.99	34,301.98
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION				
9210-000	NSF Fees	30.00	0.00	0.00	30.00
9830-000	Master Base Assessments	15,120.00	15,120.00	15,120.00	45,360.00
9855-000	Master Collection Legal Fees	510.01	0.00	0.00	510.01
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	15,660.01	15,120.00	15,120.00	45,900.01
9940-000	TOTAL EXPENSES	24,897.33	27,667.67	27,636.99	80,201.99
9950-000	Excess (Deficiency) of Revenues over Expenses	30,050.19	13,128.07	13,143.24	56,321.50

# Expense Distribution

Property=swhp AND mm/yy=09/2022-09/2022

Account Code - Name Vendor Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
<b>2855-000 - Reserve Equity</b>										
lafam - La Familia Painting LLC	P-81012	swhp	1891	09/07/2022	09/2022	5,489.00	0.00	127	09/20/2022	Fences - Attached 2
lafam - La Familia Painting LLC	P-81013	swhp	1892	09/07/2022	09/2022	6,029.54	0.00	127	09/20/2022	Fences Attached 1
lafam - La Familia Painting LLC	P-81146	swhp	1912	09/22/2022	09/2022	14,817.00	0.00	128	09/22/2022	Railings
<b>Total 2855-000 - Reserve Equity</b>						<b>26,335.54</b>	<b>0.00</b>			
<b>7208-000 - Neighborhood Utilities-Lights ...</b>										
pugsou - Puget Sound Energy	P-81140	swhp	42681140	09/01/2022	09/2022	11.88	0.00	1213	09/22/2022	Account #200006896357
<b>Total 7208-000 - Neighborhood Utilities-Li...</b>						<b>11.88</b>	<b>0.00</b>			
<b>7225-000 - Neighborhood Garbage Removal</b>										
isscom - Issaquah Highlands Communit...	P-80920	swhp	T4901 Maint BB 09/22	09/01/2022	09/2022	637.50	0.00	1209	09/09/2022	Maint Inv #6222 Trash Clean Up
clesca - Recology King County	P-80933	swhp	0004059880	09/01/2022	09/2022	692.58	0.00	1207	09/09/2022	Customer #066128
clesca - Recology King County	P-80934	swhp	0004059881	09/01/2022	09/2022	1,370.32	0.00	1208	09/09/2022	Customer #066131
<b>Total 7225-000 - Neighborhood Garbage...</b>						<b>2,700.40</b>	<b>0.00</b>			
<b>7240-000 - Neighborhood Landscape - Co...</b>										
landcare - LandCare USA LLC	P-80915	swhp	552179	09/01/2022	09/2022	2,865.22	0.00	1211	09/20/2022	Contract Landscaping
<b>Total 7240-000 - Neighborhood Landscap...</b>						<b>2,865.22</b>	<b>0.00</b>			
<b>7260-000 - Neighborhood Irrigation-Com...</b>										
pugsou - Puget Sound Energy	P-81072	swhp	39481072	09/01/2022	09/2022	18.07	0.00	1212	09/21/2022	Account #200011196504
pugsou - Puget Sound Energy	P-81091	swhp	46881091	09/01/2022	09/2022	11.76	0.00	1212	09/21/2022	Account #220001665243
<b>Total 7260-000 - Neighborhood Irrigatio...</b>						<b>29.83</b>	<b>0.00</b>			
<b>7266-000 - Neighborhood Pest Control</b>										
isscom - Issaquah Highlands Communit...	P-81180	swhp	T4901 Land BB 09/2022	09/27/2022	09/2022	50.00	0.00	1214	09/27/2022	W/O #4896 Wasp Nest
<b>Total 7266-000 - Neighborhood Pest Control</b>						<b>50.00</b>	<b>0.00</b>			
<b>7278-000 - Dryer Vent Cleaning</b>										
surven - Sure Vent, INC	P-81186	swhp	206583	09/22/2022	09/2022	2,726.08	0.00	1215	09/27/2022	Dryer Vent Cleaning
<b>Total 7278-000 - Dryer Vent Cleaning</b>						<b>2,726.08</b>	<b>0.00</b>			
<b>7288-000 - Neighborhood Property Insurance</b>										
palins - Carter Insurance Agency LLC	P-80946	swhp	09/2022 Online Pymt	09/03/2022	09/2022	2,615.58	0.00	9022022	09/02/2022	Acct #F003367817-001-00001
<b>Total 7288-000 - Neighborhood Property I...</b>						<b>2,615.58</b>	<b>0.00</b>			
						<b>37,334.53</b>	<b>0.00</b>			