

**FINANCIAL SUMMARY:**

As of October 31, 2022, operating cash totaled \$470, unpaid assessments (receivables) totaled \$5,527, and 'other' cash (or cash equivalents) totaled \$608,395, for total assets of \$614,393.

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 \$612,693.

For the month ending October 31, 2022, the Association incurred expenses and accrued costs totaling \$28,546, under budget by \$5,531.

YTD October 31, 2022, the Association incurred expenses and accrued costs totaling \$108,748, over budget by \$14,910.

As of October 31, 2022, replacement reserves totaled \$555,687.

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

Expense	Variance Amt	Over/Under	Explanation
Garbage Removal	\$ 528.78	Over	More than anticipated
Landscape-other	\$ 3,750.00	Under	Less than anticipated
Irrigation	\$ 11,400.64	Under	Less than anticipated
Irrigation Maint and Repairs	\$ 698.32	Under	Less than anticipated
Gutter/Roof Maintenance	\$ 503.02	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	\$ 2,474.19	Under	Less than anticipated
Insurance	\$ 795.68	Over	More than anticipated
Master Collection Legal Fees	\$ 710.01	Over	More than anticipated

**DELINQUENCY REPORT:**

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	Notes
WES-0010	\$ 240.76	\$ 80.00	\$ -	\$ 60.00	\$ 380.76	Past due assessments
WES-0025	\$ -	\$ -	\$ -	\$ 1,170.82	\$ 1,170.82	Past due assessments
WES-0042	\$ 200.00	\$ -	\$ -	\$ 4,880.70	\$ 5,080.70	Past due assessments
<b>TOTALS</b>	<b>440.76</b>	<b>80.00</b>	<b>0.00</b>	<b>6,111.52</b>	<b>6,632.28</b>	

**PROJECT REPORT:**

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

**Thank you for letting us serve your neighborhood.**  
Report submitted by Blair Krieg, Community Manager  
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**Balance Sheet (With Period Change)**

Period = Oct 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	469.89	1,392.93	-923.04
1030-000	CIT -Operating Money Market	52,707.98	84,058.90	-31,350.92
1066-000	Certificate of Deposits - Reserve	100,900.00	100,875.00	25.00
1080-000	CIT - Reserve MM	454,787.32	410,227.02	44,560.30
1090-000	TOTAL CASH	608,865.19	596,553.85	12,311.34
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	6,721.53	6,546.96	174.57
1105-000	Allowance for Doubtful Accounts	-1,194.22	-1,194.22	0.00
1248-000	TOTAL ACCOUNTS RECEIVABLE	5,527.31	5,352.74	174.57
1990-000	TOTAL ASSETS	614,392.50	601,906.59	12,485.91
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	-86,222.01	-41,636.71	-44,585.30
2850-000	Current Year Retained Earnings/Operating Fund	68,807.41	56,321.50	12,485.91
2855-000	Reserve Equity	555,687.32	511,102.02	44,585.30
2990-000	TOTAL CAPITAL	612,692.74	600,206.83	12,485.91
2999-000	TOTAL LIABILITIES & CAPITAL	614,392.50	601,906.59	12,485.91

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

Period = Oct 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	61,920.00	60,480.00	1,440.00	2.38	181,440.00
3650-000 Master Collection & Admin Fees	200.00	0.00	200.00	N/A	710.01	0.00	710.01	N/A	0.00
3900-000 TOTAL OTHER INCOME	14,600.00	15,120.00	-520.00	-3.44	62,630.01	60,480.00	2,150.01	3.55	181,440.00
4010-000 ASSOCIATION INCOME									
4020-000 Late Fees / NSF	50.00	0.00	50.00	N/A	160.00	0.00	160.00	N/A	0.00
4045-000 Interest Income	18.31	0.00	18.31	N/A	73.08	0.00	73.08	N/A	0.00
4047-000 Interest Income-Reserves	112.88	0.00	112.88	N/A	489.33	0.00	489.33	N/A	0.00
4070-000 Neighborhood Assessments	26,250.88	27,783.83	-1,532.95	-5.52	114,203.14	111,135.32	3,067.82	2.76	333,406.00
4390-000 TOTAL ASSOCIATION INCOME	26,432.07	27,783.83	-1,351.76	-4.87	114,925.55	111,135.32	3,790.23	3.41	333,406.00
4999-000 TOTAL REVENUE	41,032.07	42,903.83	-1,871.76	-4.36	177,555.56	171,615.32	5,940.24	3.46	514,846.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	1,518.00	1,518.00	0.00	0.00	6,072.00	6,072.00	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	47.03	60.00	12.97	21.62	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	2,062.90	2,090.08	27.18	1.30	8,889.10	8,360.32	-528.78	-6.32	25,081.00
7240-000 Neighborhood Landscape - Contract / Yards	2,865.23	2,909.08	43.85	1.51	11,460.90	11,636.32	175.42	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	4,142.69	8,500.00	4,357.31	51.26	5,599.36	17,000.00	11,400.64	67.06	17,000.00
7265-000 Neigh Irrig Maint & Repairs	0.00	208.33	208.33	100.00	135.00	833.32	698.32	83.80	2,500.00
7266-000 Neighborhood Pest Control	0.00	0.00	0.00	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	833.32	503.02	60.36	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	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	4,000.00	2,474.19	61.85	12,000.00
7288-000 Neighborhood Property Insurance	2,615.58	2,416.67	-198.91	-8.23	10,462.36	9,666.68	-795.68	-8.23	29,000.00
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	13,216.16	18,948.83	5,732.67	30.25	47,518.14	63,145.32	15,627.18	24.75	166,861.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9210-000 NSF Fees	10.00	8.33	-1.67	-20.05	40.00	33.32	-6.68	-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	60,480.00	60,480.00	0.00	0.00	181,440.00
9855-000 Master Collection Legal Fees	200.00	0.00	-200.00	N/A	710.01	0.00	-710.01	N/A	0.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	15,330.00	15,128.33	-201.67	-1.33	61,230.01	60,513.32	-716.69	-1.18	182,944.00
9940-000 TOTAL EXPENSES	28,546.16	34,077.16	5,531.00	16.23	108,748.15	123,658.64	14,910.49	12.06	349,805.00
9950-000 Excess (Deficiency) of Revenues over Expenses	12,485.91	8,826.67	3,659.24	41.46	68,807.41	47,956.68	20,850.73	43.48	165,041.00

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

Period = Oct 2022

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b><u>Less Reserve Items:</u></b>									
Reserve Contributions	-13,753.42	-13,753.42	0.00	0.00	-85,732.68	-85,732.68	0.00	0.00	-165,041.00
Reserve Interest Income	-112.88	0.00	-112.88	N/A	-489.33	0.00	-489.33	N/A	0.00
	-13,866.30	-13,753.42	-112.88	-0.82	-86,222.01	-85,732.68	-489.33	-0.57	-165,041.00
<b>Operating Excess (Deficiency) of Rev over Exp</b>	<b>-1,380.39</b>	<b>-4,926.75</b>	<b>3,546.36</b>	<b>71.98</b>	<b>-17,414.60</b>	<b>-37,776.00</b>	<b>20,361.40</b>	<b>53.90</b>	<b>0.00</b>

**Reserve Expenses:**

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
Paint Fences	5,489.00
Paint Railings	20,846.54

**Statement (12 months)**

Period = Jul 2022-Oct 2022

Book = Accrual ; Tree = ysi\_is

		Jul 2022	Aug 2022	Sep 2022	Oct 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	14,400.00	61,920.00
3650-000	Master Collection & Admin Fees	510.01	0.00	0.00	200.00	710.01
3900-000	TOTAL OTHER INCOME	19,230.01	14,400.00	14,400.00	14,600.00	62,630.01
3999-000	TOTAL PM INCOME	19,230.01	14,400.00	14,400.00	14,600.00	62,630.01
4010-000	ASSOCIATION INCOME					
4020-000	Late Fees / NSF	110.00	0.00	0.00	50.00	160.00
4045-000	Interest Income	18.46	18.28	18.03	18.31	73.08
4047-000	Interest Income-Reserves	138.55	126.58	111.32	112.88	489.33
4070-000	Neighborhood Assessments	35,450.50	26,250.88	26,250.88	26,250.88	114,203.14
4390-000	TOTAL ASSOCIATION INCOME	35,717.51	26,395.74	26,380.23	26,432.07	114,925.55
4999-000	TOTAL REVENUE	54,947.52	40,795.74	40,780.23	41,032.07	177,555.56
6000-000	EXPENSES					
7200-000	NEIGHBORHOOD EXPENSES					
7201-000	Neighborhood Management Fees	1,518.00	1,518.00	1,518.00	1,518.00	6,072.00
7208-000	Neighborhood Utilities-Lights & Storm Water Fees	11.63	11.76	11.88	11.76	47.03
7225-000	Neighborhood Garbage Removal	2,062.90	2,062.90	2,700.40	2,062.90	8,889.10
7240-000	Neighborhood Landscape - Contract / Yards	2,865.22	2,865.23	2,865.22	2,865.23	11,460.90
7260-000	Neighborhood Irrigation-Common Areas	28.95	1,397.89	29.83	4,142.69	5,599.36
7265-000	Neigh Irrig Maint & Repairs	135.00	0.00	0.00	0.00	135.00
7266-000	Neighborhood Pest Control	0.00	220.20	50.00	0.00	270.20
7271-000	Neighborhood Gutter/Roof Maintenance	0.00	330.30	0.00	0.00	330.30
7278-000	Dryer Vent Cleaning	0.00	0.00	2,726.08	0.00	2,726.08
7280-000	Neighborhood Maintenance	0.00	1,525.81	0.00	0.00	1,525.81
7288-000	Neighborhood Property Insurance	2,615.62	2,615.58	2,615.58	2,615.58	10,462.36
7290-000	TOTAL NEIGHBORHOOD EXPENSES	9,237.32	12,547.67	12,516.99	13,216.16	47,518.14
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION					
9210-000	NSF Fees	30.00	0.00	0.00	10.00	40.00
9830-000	Master Base Assessments	15,120.00	15,120.00	15,120.00	15,120.00	60,480.00
9855-000	Master Collection Legal Fees	510.01	0.00	0.00	200.00	710.01
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	15,660.01	15,120.00	15,120.00	15,330.00	61,230.01
9940-000	TOTAL EXPENSES	24,897.33	27,667.67	27,636.99	28,546.16	108,748.15
9950-000	Excess (Deficiency) of Revenues over Expenses	30,050.19	13,128.07	13,143.24	12,485.91	68,807.41

# Expense Distribution

Property=swhp AND mm/yy=10/2022-10/2022

Account Code - Name Vendor Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
<b>7208-000 - Neighborhood Utilities-Lights ...</b>										
pugsou - Puget Sound Energy	P-81469	swhp	42681469	10/01/2022	10/2022	11.76	0.00	1220	10/21/2022	Account #200006896357
<b>Total 7208-000 - Neighborhood Utilities-Li...</b>						<b>11.76</b>	<b>0.00</b>			
<b>7225-000 - Neighborhood Garbage Removal</b>										
clesca - Recology King County	P-81322	swhp	0004077156	10/01/2022	10/2022	692.58	0.00	1217	10/21/2022	Customer #066128
clesca - Recology King County	P-81323	swhp	0004077157	10/01/2022	10/2022	1,370.32	0.00	1218	10/21/2022	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-81233	swhp	561676	10/01/2022	10/2022	2,865.23	0.00	1219	10/21/2022	Contract Landscaping
<b>Total 7240-000 - Neighborhood Landscap...</b>						<b>2,865.23</b>	<b>0.00</b>			
<b>7260-000 - Neighborhood Irrigation-Com...</b>										
citiss - City of Issaquah	P-81359	swhp	22981359	10/01/2022	10/2022	2,204.72	0.00	1216	10/21/2022	Account #30-1695-00
citiss - City of Issaquah	P-81361	swhp	23181361	10/01/2022	10/2022	1,859.15	0.00	1216	10/21/2022	Account #30-1697-00
citiss - City of Issaquah	P-81363	swhp	23381363	10/01/2022	10/2022	49.01	0.00	1216	10/21/2022	Account #30-1699-00
pugsou - Puget Sound Energy	P-81474	swhp	46881474	10/01/2022	10/2022	12.00	0.00	1220	10/21/2022	Account #220001665243
pugsou - Puget Sound Energy	P-81518	swhp	39481518	10/01/2022	10/2022	17.81	0.00	1220	10/21/2022	Account #200011196504
<b>Total 7260-000 - Neighborhood Irrigatio...</b>						<b>4,142.69</b>	<b>0.00</b>			
<b>7288-000 - Neighborhood Property Insurance</b>										
palins - Carter Insurance Agency LLC	P-81260	swhp	10/2022 Payment	10/06/2022	10/2022	2,615.58	0.00	10062022	10/06/2022	F003367817-001-00001
<b>Total 7288-000 - Neighborhood Property I...</b>						<b>2,615.58</b>	<b>0.00</b>			
						<b>11,698.16</b>	<b>0.00</b>			