

FINANCIAL SUMMARY:

As of November 30, 2022 , operating cash totaled \$9,477, unpaid assessments (receivables) totaled \$5,793, and 'other' cash (or cash equivalents) totaled \$612,490, for total assets of \$627,760.

Operating liabilities totaled \$0, prepaid assessments totaled \$1,995, and 'other' liabilities totaled \$0, for total liabilities of \$1,995.

The Association ended the month in a positive cash position of \$625,765.

For the month ending November 30, 2022 , the Association incurred expenses and accrued costs totaling \$28,313, under budget by \$7,389.

YTD November 30, 2022 , the Association incurred expenses and accrued costs totaling \$137,061, over budget by \$22,300.

As of November 30, 2022 , replacement reserves totaled \$569,559.

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

Expense	Variance Amt	Over/Under	Explanation
Garbage Removal	\$ 501.60	Over	More than anticipated
Landscape-other	\$ 4,500.00	Under	Less than anticipated
Irrigation	\$ 11,369.48	Under	Less than anticipated
Irrigation Maint and Repairs	\$ 906.65	Under	Less than anticipated
Gutter/Roof Maintenance	\$ 503.02	Under	Less than anticipated
Pest Control	\$ 329.80	Under	Less than anticipated
Gutter/Roof Cleaning	\$ 4,200.00	Under	Not yet performed
Dryer Vent Cleaning	\$ 551.08	Over	Annual dryer vent cleaning performed
Maintenance	\$ 3,474.19	Under	Less than anticipated
Insurance	\$ 994.59	Over	More than anticipated
Master Collection Legal Fees	\$ 1,265.27	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	\$ 555.26	\$ 200.00	\$ -	\$ 4,880.70	\$ 5,635.96	Past due assessments
WES-0147	\$ 344.03	\$ -	\$ -	\$ -	\$ 344.03	Past due assessments
TOTALS	6,391.52	280.00	0.00	6,111.52	7,187.54	

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 began in November 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 = Nov 2022

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	9,477.32	469.89	9,007.43
1030-000	CIT -Operating Money Market	42,930.74	52,707.98	-9,777.24
1066-000	Certificate of Deposits - Reserve	100,925.00	100,900.00	25.00
1080-000	CIT - Reserve MM	468,634.15	454,787.32	13,846.83
1090-000	TOTAL CASH	621,967.21	608,865.19	13,102.02
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	6,987.26	6,721.53	265.73
1105-000	Allowance for Doubtful Accounts	-1,194.22	-1,194.22	0.00
1248-000	TOTAL ACCOUNTS RECEIVABLE	5,793.04	5,527.31	265.73
1990-000	TOTAL ASSETS	627,760.25	614,392.50	13,367.75
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	1,994.76	1,699.76	295.00
2680-000	TOTAL OTHER LIABILITIES	1,994.76	1,699.76	295.00
2690-000	TOTAL LIABILITIES	1,994.76	1,699.76	295.00
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	74,420.02	74,420.02	0.00
2830-000	Current Year Reserve Transfers	-100,093.84	-86,222.01	-13,871.83
2850-000	Current Year Retained Earnings/Operating Fund	81,880.16	68,807.41	13,072.75
2855-000	Reserve Equity	569,559.15	555,687.32	13,871.83
2990-000	TOTAL CAPITAL	625,765.49	612,692.74	13,072.75
2999-000	TOTAL LIABILITIES & CAPITAL	627,760.25	614,392.50	13,367.75

West Highlands Park - IHCA Sup (swhp)
Budget Comparison
 Period = Nov 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	14,400.00	15,120.00	-720.00	-4.76	76,320.00	75,600.00	720.00	0.95	181,440.00
3650-000 Master Collection & Admin Fees	555.26	0.00	555.26	N/A	1,265.27	0.00	1,265.27	N/A	0.00
3900-000 TOTAL OTHER INCOME	14,955.26	15,120.00	-164.74	-1.09	77,585.27	75,600.00	1,985.27	2.63	181,440.00
4010-000 ASSOCIATION INCOME									
4020-000 Late Fees / NSF	50.00	0.00	50.00	N/A	210.00	0.00	210.00	N/A	0.00
4045-000 Interest Income	11.21	0.00	11.21	N/A	84.29	0.00	84.29	N/A	0.00
4047-000 Interest Income-Reserves	118.41	0.00	118.41	N/A	607.74	0.00	607.74	N/A	0.00
4070-000 Neighborhood Assessments	26,250.88	27,783.83	-1,532.95	-5.52	140,454.02	138,919.15	1,534.87	1.10	333,406.00
4390-000 TOTAL ASSOCIATION INCOME	26,430.50	27,783.83	-1,353.33	-4.87	141,356.05	138,919.15	2,436.90	1.75	333,406.00
4999-000 TOTAL REVENUE	41,385.76	42,903.83	-1,518.07	-3.54	218,941.32	214,519.15	4,422.17	2.06	514,846.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	1,518.00	1,518.00	0.00	0.00	7,590.00	7,590.00	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	11.92	15.00	3.08	20.53	58.95	75.00	16.05	21.40	180.00
7211-000 Neighborhood Legal Services	0.00	41.67	41.67	100.00	0.00	208.35	208.35	100.00	500.00
7225-000 Neighborhood Garbage Removal	2,062.90	2,090.08	27.18	1.30	10,952.00	10,450.40	-501.60	-4.80	25,081.00
7240-000 Neighborhood Landscape - Contract / Yards	2,865.22	2,909.08	43.86	1.51	14,326.12	14,545.40	219.28	1.51	34,909.00
7250-000 Neighborhood Landscape - Other	3,000.00	3,750.00	750.00	20.00	3,000.00	7,500.00	4,500.00	60.00	15,000.00
7260-000 Neighborhood Irrigation-Common Areas	31.16	0.00	-31.16	N/A	5,630.52	17,000.00	11,369.48	66.88	17,000.00
7265-000 Neigh Irrig Maint & Repairs	0.00	208.33	208.33	100.00	135.00	1,041.65	906.65	87.04	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	522.97	208.33	-314.64	-151.03	853.27	1,041.65	188.38	18.08	2,500.00
7272-000 Neighborhood Gutter/Roof Cleaning	0.00	4,200.00	4,200.00	100.00	0.00	4,200.00	4,200.00	100.00	4,200.00
7278-000 Dryer Vent Cleaning	0.00	2,175.00	2,175.00	100.00	2,726.08	2,175.00	-551.08	-25.34	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	5,000.00	3,474.19	69.48	12,000.00
7288-000 Neighborhood Property Insurance	2,615.58	2,416.67	-198.91	-8.23	13,077.94	12,083.35	-994.59	-8.23	29,000.00
7289-000 Neighborhood Contingency	0.00	41.67	41.67	100.00	0.00	208.35	208.35	100.00	500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	12,627.75	20,573.83	7,946.08	38.62	60,145.89	83,719.15	23,573.26	28.16	166,861.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9210-000 NSF Fees	10.00	8.33	-1.67	-20.05	50.00	41.65	-8.35	-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	75,600.00	75,600.00	0.00	0.00	181,440.00
9855-000 Master Collection Legal Fees	555.26	0.00	-555.26	N/A	1,265.27	0.00	-1,265.27	N/A	0.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	15,685.26	15,128.33	-556.93	-3.68	76,915.27	75,641.65	-1,273.62	-1.68	182,944.00
9940-000 TOTAL EXPENSES	28,313.01	35,702.16	7,389.15	20.70	137,061.16	159,360.80	22,299.64	13.99	349,805.00
9950-000 Excess (Deficiency) of Revenues over Expenses	13,072.75	7,201.67	5,871.08	81.52	81,880.16	55,158.35	26,721.81	48.45	165,041.00

West Highlands Park - IHCA Sup (swhp)
Budget Comparison
 Period = Nov 2022

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Less Reserve Items:									
Reserve Contributions	-13,753.42	-13,753.42	0.00	0.00	-99,486.10	-99,486.10	0.00	0.00	-165,041.00
Reserve Interest Income	-118.41	0.00	-118.41	N/A	-607.74	0.00	-607.74	N/A	0.00
	-13,871.83	-13,753.42	-118.41	-0.86	-100,093.84	-99,486.10	-607.74	-0.61	-165,041.00
Operating Excess (Deficiency) of Rev over Exp	-799.08	-6,551.75	5,752.67	87.80	-18,213.68	-44,327.75	26,114.07	58.91	0.00

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-Nov 2022

Book = Accrual ; Tree = ysi_is

		Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Total
3000-000	INCOME						
3500-000	OTHER INCOME						
3590-000	IHCA Master Base Assess. Income	18,720.00	14,400.00	14,400.00	14,400.00	14,400.00	76,320.00
3650-000	Master Collection & Admin Fees	510.01	0.00	0.00	200.00	555.26	1,265.27
3900-000	TOTAL OTHER INCOME	19,230.01	14,400.00	14,400.00	14,600.00	14,955.26	77,585.27
3999-000	TOTAL PM INCOME	19,230.01	14,400.00	14,400.00	14,600.00	14,955.26	77,585.27
4010-000	ASSOCIATION INCOME						
4020-000	Late Fees / NSF	110.00	0.00	0.00	50.00	50.00	210.00
4045-000	Interest Income	18.46	18.28	18.03	18.31	11.21	84.29
4047-000	Interest Income-Reserves	138.55	126.58	111.32	112.88	118.41	607.74
4070-000	Neighborhood Assessments	35,450.50	26,250.88	26,250.88	26,250.88	26,250.88	140,454.02
4390-000	TOTAL ASSOCIATION INCOME	35,717.51	26,395.74	26,380.23	26,432.07	26,430.50	141,356.05
4999-000	TOTAL REVENUE	54,947.52	40,795.74	40,780.23	41,032.07	41,385.76	218,941.32
6000-000	EXPENSES						
7200-000	NEIGHBORHOOD EXPENSES						
7201-000	Neighborhood Management Fees	1,518.00	1,518.00	1,518.00	1,518.00	1,518.00	7,590.00
7208-000	Neighborhood Utilities-Lights & Storm Water Fees	11.63	11.76	11.88	11.76	11.92	58.95
7225-000	Neighborhood Garbage Removal	2,062.90	2,062.90	2,700.40	2,062.90	2,062.90	10,952.00
7240-000	Neighborhood Landscape - Contract / Yards	2,865.22	2,865.23	2,865.22	2,865.23	2,865.22	14,326.12
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	0.00	3,000.00	3,000.00
7260-000	Neighborhood Irrigation-Common Areas	28.95	1,397.89	29.83	4,142.69	31.16	5,630.52
7265-000	Neigh Irrig Maint & Repairs	135.00	0.00	0.00	0.00	0.00	135.00
7266-000	Neighborhood Pest Control	0.00	220.20	50.00	0.00	0.00	270.20
7271-000	Neighborhood Gutter/Roof Maintenance	0.00	330.30	0.00	0.00	522.97	853.27
7278-000	Dryer Vent Cleaning	0.00	0.00	2,726.08	0.00	0.00	2,726.08
7280-000	Neighborhood Maintenance	0.00	1,525.81	0.00	0.00	0.00	1,525.81
7288-000	Neighborhood Property Insurance	2,615.62	2,615.58	2,615.58	2,615.58	2,615.58	13,077.94
7290-000	TOTAL NEIGHBORHOOD EXPENSES	9,237.32	12,547.67	12,516.99	13,216.16	12,627.75	60,145.89
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION						
9210-000	NSF Fees	30.00	0.00	0.00	10.00	10.00	50.00
9830-000	Master Base Assessments	15,120.00	15,120.00	15,120.00	15,120.00	15,120.00	75,600.00
9855-000	Master Collection Legal Fees	510.01	0.00	0.00	200.00	555.26	1,265.27
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	15,660.01	15,120.00	15,120.00	15,330.00	15,685.26	76,915.27
9940-000	TOTAL EXPENSES	24,897.33	27,667.67	27,636.99	28,546.16	28,313.01	137,061.16
9950-000	Excess (Deficiency) of Revenues over Expenses	30,050.19	13,128.07	13,143.24	12,485.91	13,072.75	81,880.16

Expense Distribution

Property=swhp AND mm/yy=11/2022-11/2022

Account Code - Name Vendor Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
2075-000 - A/P Reimbursements										
t0008810 - Phillipy	P-81915	swhp	WES-0080-81915	11/22/2022	11/2022	-122.89	-122.89			Reimb HO Overpaid Assessments
t0008810 - Phillipy	P-81915	swhp	WES-0080-81915	11/22/2022	11/2022	122.89	122.89			Reimb HO Overpaid Assessments
t0008810 - Phillipy	P-81915	swhp	WES-0080-81915	11/22/2022	11/2022	-122.89	-122.89			Reimb HO Overpaid Assessments
t0008810 - Phillipy	P-81915	swhp	WES-0080-81915	11/22/2022	11/2022	122.89	122.89			Reimb HO Overpaid Assessments
t0008810 - Phillipy	P-81915	swhp	WES-0080-81915	11/22/2022	11/2022	-122.89	-122.89			Reimb HO Overpaid Assessments
Total 2075-000 - A/P Reimbursements						-122.89	-122.89			
7208-000 - Neighborhood Utilities-Lights ...										
pugsou - Puget Sound Energy	P-81831	swhp	42681831	11/01/2022	11/2022	11.92	0.00	1224	11/16/2022	Account #200006896357
Total 7208-000 - Neighborhood Utilities-Li...						11.92	0.00			
7225-000 - Neighborhood Garbage Removal										
clesca - Recology King County	P-81719	swhp	0004116964	11/01/2022	11/2022	692.58	0.00	1221	11/16/2022	Customer #066128
clesca - Recology King County	P-81720	swhp	0004116965	11/01/2022	11/2022	1,370.32	0.00	1222	11/16/2022	Customer #066131
Total 7225-000 - Neighborhood Garbage...						2,062.90	0.00			
7240-000 - Neighborhood Landscape - Co...										
landcare - LandCare USA LLC	P-81658	swhp	568445	11/01/2022	11/2022	2,865.22	0.00	1223	11/16/2022	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						2,865.22	0.00			
7250-000 - Neighborhood Landscape - Other										
landcare - LandCare USA LLC	P-81730	swhp	574649 Neigh	11/07/2022	11/2022	3,000.00	0.00	1223	11/16/2022	Non-Contract Landscaping
Total 7250-000 - Neighborhood Landscap...						3,000.00	0.00			
7260-000 - Neighborhood Irrigation-Com...										
pugsou - Puget Sound Energy	P-81752	swhp	39481752	11/01/2022	11/2022	18.98	0.00	1224	11/16/2022	Account #200011196504
pugsou - Puget Sound Energy	P-81834	swhp	46881834	11/01/2022	11/2022	12.18	0.00	1224	11/16/2022	Account #220001665243
Total 7260-000 - Neighborhood Irrigatio...						31.16	0.00			
7271-000 - Neighborhood Gutter/Roof Ma...										
surven - Sure Vent, INC	P-81948	swhp	206611	11/22/2022	11/2022	522.97	0.00	1225	11/30/2022	331- Dryer Vent Repair
Total 7271-000 - Neighborhood Gutter/Ro...						522.97	0.00			
7288-000 - Neighborhood Property Insurance										
palins - Carter Insurance Agency LLC	P-81896	swhp	11/2022 Pymt	11/16/2022	11/2022	2,615.58	0.00	11162022	11/16/2022	Acct #F003367817-001-00001
Total 7288-000 - Neighborhood Property I...						2,615.58	0.00			
						10,986.86	-122.89			