

**FINANCIAL SUMMARY:**

As of January 31, 2023 , operating cash totaled \$3,030, unpaid assessments (receivables) totaled \$9,806, and 'other' cash (or cash equivalents) totaled \$652,838, for total assets of \$665,674.

Operating liabilities totaled \$0, prepaid assessments totaled \$1,518, and 'other' liabilities totaled \$0, for total liabilities of \$1,518.

The Association ended the month in a positive cash position of \$664,155.

For the month ending January 31, 2023 , the Association incurred expenses and accrued costs totaling \$24,996, under budget by \$1,981.

YTD January 31, 2023 , the Association incurred expenses and accrued costs totaling \$196,836, over budget by \$15,079.

As of January 31, 2023 , replacement reserves totaled \$597,686.

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

Expense	Variance Amt	Over/Under	Explanation
Garbage Removal	\$ 447.24	Over	More than anticipated
Landscape	\$ 306.99	Under	Less than anticipated
Landscape-other	\$ 4,500.00	Under	Not yet performed
Irrigation	\$ 9,404.27	Under	Less than anticipated
Irrigation Maint and Repairs	\$ 923.31	Under	Less than anticipated
Pest Control	\$ 329.80	Under	Less than anticipated
Gutter/Roof Maintenance	\$ 605.04	Under	Less than anticipated
Gutter/Roof Cleaning	\$ (534.30)	Over	Performed in November
Dryer Vent Cleaning	\$ 551.08	Over	Annual dryer vent cleaning performed
Maintenance	\$ 5,114.19	Under	Less than anticipated
Insurance	\$ 1,392.41	Over	More than anticipated
Master Collection Legal Fees	\$ 3,776.77	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	\$ 963.99	\$ -	\$ -	\$ 1.11	\$ 1.11	Past due assessments
WES-0042	\$ 1,924.56	\$ 2,276.77	\$ -	\$ 4,370.69	\$ 8,572.02	Past due assessments
WES-0147	\$ 394.03	\$ 50.00	\$ 344.03	\$ 294.03	\$ 1,082.09	Past due assessments
<b>TOTALS</b>	<b>3,523.34</b>	<b>2,326.77</b>	<b>424.03</b>	<b>4,725.83</b>	<b>10,035.98</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 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 = Jan 2023

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	3,029.63	-3,703.10	6,732.73
1030-000	CIT -Operating Money Market	55,152.29	52,735.73	2,416.56
1080-000	CIT - Reserve MM	597,685.84	583,610.37	14,075.47
1090-000	TOTAL CASH	655,867.76	632,643.00	23,224.76
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	10,999.97	10,093.07	906.90
1105-000	Allowance for Doubtful Accounts	-1,194.22	-1,194.22	0.00
1248-000	TOTAL ACCOUNTS RECEIVABLE	9,805.75	8,898.85	906.90
1990-000	TOTAL ASSETS	665,673.51	641,541.85	24,131.66
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	1,518.11	7,015.89	-5,497.78
2680-000	TOTAL OTHER LIABILITIES	1,518.11	7,015.89	-5,497.78
2690-000	TOTAL LIABILITIES	1,518.11	7,015.89	-5,497.78
<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	-128,220.53	-114,145.06	-14,075.47
2850-000	Current Year Retained Earnings/Operating Fund	120,270.07	90,640.63	29,629.44
2855-000	Reserve Equity	597,685.84	583,610.37	14,075.47
2990-000	TOTAL CAPITAL	664,155.40	634,525.96	29,629.44
2999-000	TOTAL LIABILITIES & CAPITAL	665,673.51	641,541.85	24,131.66

**West Highlands Park - IHCA Sup (swhp)**  
**Budget Comparison**  
 Period = Jan 2023

	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	18,720.00	15,120.00	3,600.00	23.81	109,440.00	105,840.00	3,600.00	3.40	181,440.00
3650-000 Master Collection & Admin Fees	0.00	0.00	0.00	N/A	3,776.77	0.00	3,776.77	N/A	0.00
3900-000 TOTAL OTHER INCOME	18,720.00	15,120.00	3,600.00	23.81	113,216.77	105,840.00	7,376.77	6.97	181,440.00
4010-000 ASSOCIATION INCOME									
4020-000 Late Fees / NSF	100.00	0.00	100.00	N/A	360.00	0.00	360.00	N/A	0.00
4045-000 Interest Income	32.70	0.00	32.70	N/A	146.66	0.00	146.66	N/A	0.00
4047-000 Interest Income-Reserves	322.05	0.00	322.05	N/A	1,227.59	0.00	1,227.59	N/A	0.00
4070-000 Neighborhood Assessments	35,450.50	27,783.83	7,666.67	27.59	202,155.40	194,486.81	7,668.59	3.94	333,406.00
4390-000 TOTAL ASSOCIATION INCOME	35,905.25	27,783.83	8,121.42	29.23	203,889.65	194,486.81	9,402.84	4.83	333,406.00
4999-000 TOTAL REVENUE	54,625.25	42,903.83	11,721.42	27.32	317,106.42	300,326.81	16,779.61	5.59	514,846.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	1,518.00	1,518.00	0.00	0.00	10,626.00	10,626.00	0.00	0.00	18,216.00
7204-000 Neighborhood Reserve Study	0.00	1,400.00	1,400.00	100.00	1,397.19	1,400.00	2.81	0.20	1,400.00
7208-000 Neighborhood Utilities-Lights & Storm Water Fees	11.66	15.00	3.34	22.27	82.53	105.00	22.47	21.40	180.00
7211-000 Neighborhood Legal Services	0.00	41.67	41.67	100.00	0.00	291.69	291.69	100.00	500.00
7225-000 Neighborhood Garbage Removal	2,062.90	2,090.08	27.18	1.30	15,077.80	14,630.56	-447.24	-3.06	25,081.00
7240-000 Neighborhood Landscape - Contract / Yards	2,865.22	2,909.08	43.86	1.51	20,056.57	20,363.56	306.99	1.51	34,909.00
7250-000 Neighborhood Landscape - Other	0.00	0.00	0.00	N/A	3,000.00	7,500.00	4,500.00	60.00	15,000.00
7260-000 Neighborhood Irrigation-Common Areas	32.45	0.00	-32.45	N/A	7,595.73	17,000.00	9,404.27	55.32	17,000.00
7265-000 Neigh Irrig Maint & Repairs	400.00	208.33	-191.67	-92.00	535.00	1,458.31	923.31	63.31	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	853.27	1,458.31	605.04	41.49	2,500.00
7272-000 Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	N/A	4,734.30	4,200.00	-534.30	-12.72	4,200.00
7278-000 Dryer Vent Cleaning	0.00	0.00	0.00	N/A	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	360.00	1,000.00	640.00	64.00	1,885.81	7,000.00	5,114.19	73.06	12,000.00
7288-000 Neighborhood Property Insurance	2,615.58	2,416.67	-198.91	-8.23	18,309.10	16,916.69	-1,392.41	-8.23	29,000.00
7289-000 Neighborhood Contingency	0.00	41.67	41.67	100.00	0.00	291.69	291.69	100.00	500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	9,865.81	11,848.83	1,983.02	16.74	87,149.58	106,016.81	18,867.23	17.80	166,861.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9210-000 NSF Fees	10.00	8.33	-1.67	-20.05	70.00	58.31	-11.69	-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	105,840.00	105,840.00	0.00	0.00	181,440.00
9855-000 Master Collection Legal Fees	0.00	0.00	0.00	N/A	3,776.77	0.00	-3,776.77	N/A	0.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	15,130.00	15,128.33	-1.67	-0.01	109,686.77	105,898.31	-3,788.46	-3.58	182,944.00
9940-000 TOTAL EXPENSES	24,995.81	26,977.16	1,981.35	7.34	196,836.35	211,915.12	15,078.77	7.12	349,805.00
9950-000 Excess (Deficiency) of Revenues over Expenses	29,629.44	15,926.67	13,702.77	86.04	120,270.07	88,411.69	31,858.38	36.03	165,041.00

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

Period = Jan 2023

	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	-126,992.94	-126,992.94	0.00	0.00	-165,041.00
Reserve Interest Income	-322.05	0.00	-322.05	N/A	-1,227.59	0.00	-1,227.59	N/A	0.00
	-14,075.47	-13,753.42	-322.05	-2.34	-128,220.53	-126,992.94	-1,227.59	-0.97	-165,041.00
<b>Operating Excess (Deficiency) of Rev over Exp</b>	<b>15,553.97</b>	<b>2,173.25</b>	<b>13,380.72</b>	<b>615.70</b>	<b>-7,950.46</b>	<b>-38,581.25</b>	<b>30,630.79</b>	<b>79.39</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-Jan 2023

Book = Accrual ; Tree = ysi\_is

		Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	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	14,400.00	14,400.00	18,720.00	109,440.00
3650-000	Master Collection & Admin Fees	510.01	0.00	0.00	200.00	555.26	2,511.50	0.00	3,776.77
3900-000	TOTAL OTHER INCOME	19,230.01	14,400.00	14,400.00	14,600.00	14,955.26	16,911.50	18,720.00	113,216.77
3999-000	TOTAL PM INCOME	19,230.01	14,400.00	14,400.00	14,600.00	14,955.26	16,911.50	18,720.00	113,216.77
4010-000	ASSOCIATION INCOME								
4020-000	Late Fees / NSF	110.00	0.00	0.00	50.00	50.00	50.00	100.00	360.00
4045-000	Interest Income	18.46	18.28	18.03	18.31	11.21	29.67	32.70	146.66
4047-000	Interest Income-Reserves	138.55	126.58	111.32	112.88	118.41	297.80	322.05	1,227.59
4070-000	Neighborhood Assessments	35,450.50	26,250.88	26,250.88	26,250.88	26,250.88	26,250.88	35,450.50	202,155.40
4390-000	TOTAL ASSOCIATION INCOME	35,717.51	26,395.74	26,380.23	26,432.07	26,430.50	26,628.35	35,905.25	203,889.65
4999-000	TOTAL REVENUE	54,947.52	40,795.74	40,780.23	41,032.07	41,385.76	43,539.85	54,625.25	317,106.42
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	1,518.00	1,518.00	10,626.00
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	0.00	0.00	1,397.19	0.00	1,397.19
7208-000	Neighborhood Utilities-Lights & Storm Water Fees	11.63	11.76	11.88	11.76	11.92	11.92	11.66	82.53
7225-000	Neighborhood Garbage Removal	2,062.90	2,062.90	2,700.40	2,062.90	2,062.90	2,062.90	2,062.90	15,077.80
7240-000	Neighborhood Landscape - Contract / Yards	2,865.22	2,865.23	2,865.22	2,865.23	2,865.22	2,865.23	2,865.22	20,056.57
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	0.00	3,000.00	0.00	0.00	3,000.00
7260-000	Neighborhood Irrigation-Common Areas	28.95	1,397.89	29.83	4,142.69	31.16	1,932.76	32.45	7,595.73
7265-000	Neigh Irrig Maint & Repairs	135.00	0.00	0.00	0.00	0.00	0.00	400.00	535.00
7266-000	Neighborhood Pest Control	0.00	220.20	50.00	0.00	0.00	0.00	0.00	270.20
7271-000	Neighborhood Gutter/Roof Maintenance	0.00	330.30	0.00	0.00	522.97	0.00	0.00	853.27
7272-000	Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	0.00	0.00	4,734.30	0.00	4,734.30
7278-000	Dryer Vent Cleaning	0.00	0.00	2,726.08	0.00	0.00	0.00	0.00	2,726.08
7280-000	Neighborhood Maintenance	0.00	1,525.81	0.00	0.00	0.00	0.00	360.00	1,885.81
7288-000	Neighborhood Property Insurance	2,615.62	2,615.58	2,615.58	2,615.58	2,615.58	2,615.58	2,615.58	18,309.10
7290-000	TOTAL NEIGHBORHOOD EXPENSES	9,237.32	12,547.67	12,516.99	13,216.16	12,627.75	17,137.88	9,865.81	87,149.58
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION								
9210-000	NSF Fees	30.00	0.00	0.00	10.00	10.00	10.00	10.00	70.00
9830-000	Master Base Assessments	15,120.00	15,120.00	15,120.00	15,120.00	15,120.00	15,120.00	15,120.00	105,840.00
9855-000	Master Collection Legal Fees	510.01	0.00	0.00	200.00	555.26	2,511.50	0.00	3,776.77
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	15,660.01	15,120.00	15,120.00	15,330.00	15,685.26	17,641.50	15,130.00	109,686.77
9940-000	TOTAL EXPENSES	24,897.33	27,667.67	27,636.99	28,546.16	28,313.01	34,779.38	24,995.81	196,836.35
9950-000	Excess (Deficiency) of Revenues over Expenses	30,050.19	13,128.07	13,143.24	12,485.91	13,072.75	8,760.47	29,629.44	120,270.07

# Expense Distribution

Property=swhp AND mm/yy=01/2023-01/2023

Account 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-82584	swhp	42682584	01/01/2023	01/2023	11.66	0.00	1236	01/12/2023	Account #200006896357
<b>Total 7208-000 - Neighborhood Utilities-Li...</b>						<b>11.66</b>	<b>0.00</b>			
<b>7225-000 - Neighborhood Garbage Removal</b>										
clesca - Recology King County	P-82458	swhp	0004172172	01/01/2023	01/2023	692.58	0.00	1234	01/12/2023	Customer #066128
clesca - Recology King County	P-82459	swhp	0004172173	01/01/2023	01/2023	1,370.32	0.00	1235	01/12/2023	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-82413	swhp	590808	01/01/2023	01/2023	2,865.22	0.00	1237	01/18/2023	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-82570	swhp	39482570	01/01/2023	01/2023	20.15	0.00	1236	01/12/2023	Account #200011196504
pugsou - Puget Sound Energy	P-82572	swhp	46882572	01/01/2023	01/2023	12.30	0.00	1236	01/12/2023	Account #220001665243
<b>Total 7260-000 - Neighborhood Irrigatio...</b>						<b>32.45</b>	<b>0.00</b>			
<b>7265-000 - Neigh Irrig Maint &amp; Repairs</b>										
isscom - Issaquah Highlands Communit...	P-82671	swhp	T4901 Land BB Irr	01/25/2023	01/2023	400.00	0.00	1238	01/31/2023	W/O #4950 Irrigation Winterization
<b>Total 7265-000 - Neigh Irrig Maint &amp; Repairs</b>						<b>400.00</b>	<b>0.00</b>			
<b>7280-000 - Neighborhood Maintenance</b>										
isscom - Issaquah Highlands Communit...	P-82679	swhp	T4901 Land BB 01/23	01/25/2023	01/2023	360.00	0.00	1238	01/31/2023	W/O #4980 Snow Removal/Ice Melt
<b>Total 7280-000 - Neighborhood Maintenance</b>						<b>360.00</b>	<b>0.00</b>			
<b>7288-000 - Neighborhood Property Insurance</b>										
palins - Carter Insurance Agency LLC	P-82422	swhp	01/2023 Pymt	01/09/2023	01/2023	2,615.58	0.00	1092023	01/09/2023	Acct #F003367817-001-00001
<b>Total 7288-000 - Neighborhood Property I...</b>						<b>2,615.58</b>	<b>0.00</b>			
						<b>8,347.81</b>	<b>0.00</b>			