

FINANCIAL SUMMARY:

As of April 30, 2023 , operating cash totaled \$1,776, unpaid assessments (receivables) totaled \$10,024, and 'other' cash (or cash equivalents) totaled \$708,825, for total assets of \$720,625.

Operating liabilities totaled \$0, prepaid assessments totaled \$11,388, and 'other' liabilities totaled \$0, for total liabilities of \$11,388.

The Association ended the month in a positive cash position of \$709,237.

For the month ending April 30, 2023 , the Association incurred expenses and accrued costs totaling \$25,230, under budget by \$1,447.

YTD April 30, 2023 , the Association incurred expenses and accrued costs totaling \$280,725, over budget by \$12,772.

As of April 30, 2023 , replacement reserves totaled \$642,579.

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

Expense	Variance Amt	Over/Under	Explanation
Legal Service	\$ 416.70	Under	Less than anticipated
Garbage Removal	\$ 1,565.22	Over	More than anticipated
Landscape	\$ 438.55	Under	Less than anticipated
Irrigation	\$ 9,004.36	Under	Less than anticipated
Irrigation Maint and Repairs	\$ 1,548.30	Under	Less than anticipated
Pest Control	\$ 929.80	Under	Less than anticipated
Gutter/Roof Maintenance	\$ 1,230.03	Under	Less than anticipated
Gutter/Roof Cleaning	\$ 534.30	Over	Performed in November
Drain Line Cleaning	\$ 500.00	Under	Not yet performed
Dryer Vent Cleaning	\$ 551.08	Over	Annual dryer vent cleaning performed
Maintenance	\$ 8,114.19	Under	Less than anticipated
Insurance	\$ 1,283.54	Over	More than anticipated
Master Collection Legal Fees	\$ 6,043.91	Over	More than anticipated
Contingency	\$ 416.70	Under	Less than anticipated

DELINQUENCY REPORT:

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	Notes
WES-0010	\$ 340.76	\$ 80.00	\$ 275.00	\$ 60.00	\$ 755.76	Past due assessments
WES-0042	\$ 50.00	\$ 200.00	\$ 740.46	\$ 6,295.25	\$ 7,285.71	Past due assessments
WES-0147	\$ 574.42	\$ -	\$ 1,810.15	\$ 792.09	\$ 3,176.66	Past due assessments
TOTALS	965.18	280.00	2,825.61	7,147.34	11,218.13	

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 march 2023

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 = Apr 2023

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	1,776.03	3,953.36	-2,177.33
1030-000	CIT -Operating Money Market	66,245.96	62,390.46	3,855.50
1066-000	Certificate of Deposits - Reserve	402,376.49	401,591.67	784.82
1080-000	CIT - Reserve MM	240,202.45	225,522.09	14,680.36
1090-000	TOTAL CASH	710,600.93	693,457.58	17,143.35
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	11,218.13	11,118.13	100.00
1105-000	Allowance for Doubtful Accounts	-1,194.22	-1,194.22	0.00
1248-000	TOTAL ACCOUNTS RECEIVABLE	10,023.91	9,923.91	100.00
1990-000	TOTAL ASSETS	720,624.84	703,381.49	17,243.35
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	11,387.91	11,121.34	266.57
2680-000	TOTAL OTHER LIABILITIES	11,387.91	11,121.34	266.57
2690-000	TOTAL LIABILITIES	11,387.91	11,121.34	266.57
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	74,420.02	74,420.02	0.00
2830-000	Current Year Reserve Transfers	-173,113.63	-157,648.45	-15,465.18
2850-000	Current Year Retained Earnings/Operating Fund	165,351.60	148,374.82	16,976.78
2855-000	Reserve Equity	642,578.94	627,113.76	15,465.18
2990-000	TOTAL CAPITAL	709,236.93	692,260.15	16,976.78
2999-000	TOTAL LIABILITIES & CAPITAL	720,624.84	703,381.49	17,243.35

West Highlands Park - IHCA Sup (swhp)
Budget Comparison

Period = Apr 2023

	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	14,320.00	15,120.00	-800.00	-5.29	152,800.00	151,200.00	1,600.00	1.06	181,440.00
3650-000 Master Collection & Admin Fees	0.00	0.00	0.00	N/A	6,043.91	0.00	6,043.91	N/A	0.00
3900-000 TOTAL OTHER INCOME	14,320.00	15,120.00	-800.00	-5.29	158,843.91	151,200.00	7,643.91	5.06	181,440.00
4010-000 ASSOCIATION INCOME									
4020-000 Late Fees / NSF	100.00	0.00	100.00	N/A	785.00	0.00	785.00	N/A	0.00
4045-000 Interest Income	38.23	0.00	38.23	N/A	250.75	0.00	250.75	N/A	0.00
4047-000 Interest Income-Reserves	1,711.76	0.00	1,711.76	N/A	4,860.43	0.00	4,860.43	N/A	0.00
4070-000 Neighborhood Assessments	26,036.85	27,783.83	-1,746.98	-6.29	281,336.10	277,838.30	3,497.80	1.26	333,406.00
4390-000 TOTAL ASSOCIATION INCOME	27,886.84	27,783.83	103.01	0.37	287,232.28	277,838.30	9,393.98	3.38	333,406.00
4999-000 TOTAL REVENUE	42,206.84	42,903.83	-696.99	-1.62	446,076.19	429,038.30	17,037.89	3.97	514,846.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	1,518.00	1,518.00	0.00	0.00	15,180.00	15,180.00	0.00	0.00	18,216.00
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	118.26	150.00	31.74	21.16	180.00
7211-000 Neighborhood Legal Services	0.00	41.67	41.67	100.00	0.00	416.70	416.70	100.00	500.00
7225-000 Neighborhood Garbage Removal	2,521.31	2,090.08	-431.23	-20.63	22,466.02	20,900.80	-1,565.22	-7.49	25,081.00
7240-000 Neighborhood Landscape - Contract / Yards	2,865.23	2,909.08	43.85	1.51	28,652.25	29,090.80	438.55	1.51	34,909.00
7250-000 Neighborhood Landscape - Other	0.00	0.00	0.00	N/A	11,136.42	11,250.00	113.58	1.01	15,000.00
7260-000 Neighborhood Irrigation-Common Areas	188.85	0.00	-188.85	N/A	7,995.64	17,000.00	9,004.36	52.97	17,000.00
7265-000 Neigh Irrig Maint & Repairs	0.00	208.33	208.33	100.00	535.00	2,083.30	1,548.30	74.32	2,500.00
7266-000 Neighborhood Pest Control	0.00	600.00	600.00	100.00	270.20	1,200.00	929.80	77.48	1,200.00
7271-000 Neighborhood Gutter/Roof Maintenance	0.00	208.33	208.33	100.00	853.27	2,083.30	1,230.03	59.04	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	500.00	500.00	100.00	0.00	500.00	500.00	100.00	500.00
7280-000 Neighborhood Maintenance	0.00	1,000.00	1,000.00	100.00	1,885.81	10,000.00	8,114.19	81.14	12,000.00
7288-000 Neighborhood Property Insurance	2,380.38	2,416.67	36.29	1.50	25,450.24	24,166.70	-1,283.54	-5.31	29,000.00
7289-000 Neighborhood Contingency	0.00	41.67	41.67	100.00	0.00	416.70	416.70	100.00	500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	9,485.64	11,548.83	2,063.19	17.86	123,400.68	142,213.30	18,812.62	13.23	166,861.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9210-000 NSF Fees	0.00	8.33	8.33	100.00	80.00	83.30	3.30	3.96	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	151,200.00	151,200.00	0.00	0.00	181,440.00
9855-000 Master Collection Legal Fees	624.42	0.00	-624.42	N/A	6,043.91	0.00	-6,043.91	N/A	0.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	15,744.42	15,128.33	-616.09	-4.07	157,323.91	151,283.30	-6,040.61	-3.99	182,944.00
9940-000 TOTAL EXPENSES	25,230.06	26,677.16	1,447.10	5.42	280,724.59	293,496.60	12,772.01	4.35	349,805.00
9950-000 Excess (Deficiency) of Revenues over Expenses	16,976.78	16,226.67	750.11	4.62	165,351.60	135,541.70	29,809.90	21.99	165,041.00

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

Period = Apr 2023

	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	-168,253.20	-168,253.20	0.00	0.00	-165,041.00
Reserve Interest Income	-1,711.76	0.00	-1,711.76	N/A	-4,860.43	0.00	-4,860.43	N/A	0.00
	-15,465.18	-13,753.42	-1,711.76	-12.45	-173,113.63	-168,253.20	-4,860.43	-2.89	-165,041.00
Operating Excess (Deficiency) of Rev over Exp	1,511.60	2,473.25	-961.65	-38.88	-7,762.03	-32,711.50	24,949.47	76.27	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-Apr 2023

Book = Accrual ; Tree = ysi_is

	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	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	14,400.00	18,720.00	14,720.00	14,320.00	14,320.00	152,800.00
3650-000	Master Collection & Admin Fees	510.01	0.00	0.00	200.00	555.26	2,511.50	0.00	1,442.72	824.42	0.00	6,043.91
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	16,162.72	15,144.42	14,320.00	158,843.91
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	16,162.72	15,144.42	14,320.00	158,843.91
4010-000	ASSOCIATION INCOME											
4020-000	Late Fees / NSF	110.00	0.00	0.00	50.00	50.00	50.00	100.00	325.00	0.00	100.00	785.00
4045-000	Interest Income	18.46	18.28	18.03	18.31	11.21	29.67	32.70	30.40	35.46	38.23	250.75
4047-000	Interest Income-Reserves	138.55	126.58	111.32	112.88	118.41	297.80	322.05	212.46	1,708.62	1,711.76	4,860.43
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	27,107.00	26,036.85	26,036.85	281,336.10
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	27,674.86	27,780.93	27,886.84	287,232.28
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	43,837.58	42,925.35	42,206.84	446,076.19
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	1,518.00	1,518.00	1,518.00	15,180.00
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	0.00	0.00	1,397.19	0.00	0.00	0.00	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	11.99	11.87	11.87	118.26
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	2,621.58	2,245.33	2,521.31	22,466.02
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	2,865.23	2,865.22	2,865.23	28,652.25
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	0.00	3,000.00	0.00	0.00	6,022.50	2,113.92	0.00	11,136.42
7260-000	Neighborhood Irrigation-Common Areas	28.95	1,397.89	29.83	4,142.69	31.16	1,932.76	32.45	180.01	31.05	188.85	7,995.64
7265-000	Neigh Irrig Maint & Repairs	135.00	0.00	0.00	0.00	0.00	0.00	400.00	0.00	0.00	0.00	535.00
7266-000	Neighborhood Pest Control	0.00	220.20	50.00	0.00	0.00	0.00	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	0.00	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	0.00	0.00	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	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	0.00	0.00	0.00	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	2,615.58	2,145.18	2,380.38	25,450.24
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	15,834.89	10,930.57	9,485.64	123,400.68
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION											
9210-000	NSF Fees	30.00	0.00	0.00	10.00	10.00	10.00	10.00	10.00	0.00	0.00	80.00
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	15,120.00	15,120.00	15,120.00	151,200.00
9855-000	Master Collection Legal Fees	510.01	0.00	0.00	200.00	555.26	2,511.50	0.00	1,442.72	200.00	624.42	6,043.91
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	16,572.72	15,320.00	15,744.42	157,323.91
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	32,407.61	26,250.57	25,230.06	280,724.59
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	11,429.97	16,674.78	16,976.78	165,351.60

Expense Distribution

Property=swhp AND mm/yy=04/2023-04/2023

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-83975	swhp	42683975	04/01/2023	04/2023	11.87	0.00	1258	04/21/2023	Account #200006896357
Total 7208-000 - Neighborhood Utilities-Li...						11.87	0.00			
7225-000 - Neighborhood Garbage Removal										
clesca - Recology King County	P-83702	swhp	0004245344	04/01/2023	04/2023	786.78	0.00	1255	04/20/2023	Customer #066128
clesca - Recology King County	P-83703	swhp	0004245345	04/01/2023	04/2023	1,542.03	0.00	1256	04/20/2023	Customer #066131
isscom - Issaquah Highlands Communit...	P-83682	swhp	6355 - T0004901	04/11/2023	04/2023	192.50	0.00	1253	04/12/2023	04/2023 Maintenance BB Trash Clean Up
Total 7225-000 - Neighborhood Garbage...						2,521.31	0.00			
7240-000 - Neighborhood Landscape - Co...										
landcare - LandCare USA LLC	P-83671	swhp	617096	04/01/2023	04/2023	2,865.23	0.00	1257	04/20/2023	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						2,865.23	0.00			
7260-000 - Neighborhood Irrigation-Com...										
citiss - City of Issaquah	P-83814	swhp	22983814	04/01/2023	04/2023	52.69	0.00	1254	04/20/2023	Account #30-1695-00
citiss - City of Issaquah	P-83816	swhp	23183816	04/01/2023	04/2023	52.69	0.00	1254	04/20/2023	Account #30-1697-00
citiss - City of Issaquah	P-83818	swhp	23383818	04/01/2023	04/2023	52.69	0.00	1254	04/20/2023	Account #30-1699-00
pugsou - Puget Sound Energy	P-83953	swhp	46883953	04/01/2023	04/2023	12.15	0.00	1258	04/21/2023	Account #220001665243
pugsou - Puget Sound Energy	P-83992	swhp	39483992	04/01/2023	04/2023	18.63	0.00	1258	04/21/2023	Account #200011196504
Total 7260-000 - Neighborhood Irrigatio...						188.85	0.00			
7288-000 - Neighborhood Property Insurance										
palins - Carter Insurance Agency LLC	P-83639	swhp	04/2023 Payment	04/06/2023	04/2023	2,380.38	0.00	4062023	04/06/2023	Acct #F003367817-001-00001
Total 7288-000 - Neighborhood Property I...						2,380.38	0.00			
						7,967.64	0.00			