

FINANCIAL SUMMARY:

As of May 31, 2023 , operating cash totaled \$253, unpaid assessments (receivables) totaled \$9,178, and 'other' cash (or cash equivalents) totaled \$726,082, for total assets of \$735,514.

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 \$724,126.

For the month ending May 31, 2023 , the Association incurred expenses and accrued costs totaling \$27,885, under budget by \$1,442.

YTD May 31, 2023 , the Association incurred expenses and accrued costs totaling \$308,610, over budget by \$14,214.

As of May 31, 2023 , replacement reserves totaled \$658,057.

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

Expense	Variance Amt	Over/Under	Explanation
Legal Service	\$ 458.37	Under	Less than anticipated
Garbage Removal	\$ 1,912.97	Over	More than anticipated
Landscape	\$ 482.41	Under	Less than anticipated
Landscape-Other	\$ 3,093.80	Under	Plant replacements not yet performed
Irrigation	\$ 8,973.81	Under	Not yet turned on
Irrigation Maint and Repairs	\$ 1,756.63	Under	No repairs performed YTD
Pest Control	\$ 929.80	Under	Less than anticipated
Gutter/Roof Maintenance	\$ 708.59	Over	More 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	\$ 9,114.19	Under	Less than anticipated
Insurance	\$ 1,247.25	Over	More than anticipated
Master Collection Legal Fees	\$ 6,648.33	Over	More than anticipated
Contingency	\$ 458.37	Under	Less than anticipated

DELINQUENCY REPORT:

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	Notes
WES-0010	\$ 240.76	\$ 180.00	\$ -	\$ 335.00	\$ 755.76	Past due assessments
WES-0042	\$ -	\$ -	\$ -	\$ 5,815.71	\$ 5,815.71	Past due assessments
WES-0099	\$ 50.00	\$ -	\$ -	\$ -	\$ 50.00	Past due assessments
WES-0147	\$ 574.42	\$ -	\$ 574.42	\$ 2,602.24	\$ 3,751.08	Past due assessments
TOTALS	865.18	180.00	574.42	8,752.95	10,372.55	

PROJECT REPORT:

- *Gutter cleaning performed in November 2022
- *Dryer vent cleaning on attached homes performed September 2022
- * Attached 2 townhomes painting completed September 2022
- * Attached 1 and 2 fence and railing staining completed September 2022
- * Plant replacement began in march 2023 and will start again fall 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 = May 2023

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	253.12	1,776.03	-1,522.91
1030-000	CIT -Operating Money Market	68,025.28	66,245.96	1,779.32
1066-000	Certificate of Deposits - Reserve	403,187.34	402,376.49	810.85
1080-000	CIT - Reserve MM	254,869.60	240,202.45	14,667.15
1090-000	TOTAL CASH	726,335.34	710,600.93	15,734.41
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	10,372.55	11,218.13	-845.58
1105-000	Allowance for Doubtful Accounts	-1,194.22	-1,194.22	0.00
1248-000	TOTAL ACCOUNTS RECEIVABLE	9,178.33	10,023.91	-845.58
1990-000	TOTAL ASSETS	735,513.67	720,624.84	14,888.83
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	11,387.91	11,387.91	0.00
2680-000	TOTAL OTHER LIABILITIES	11,387.91	11,387.91	0.00
2690-000	TOTAL LIABILITIES	11,387.91	11,387.91	0.00
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	74,420.02	74,420.02	0.00
2830-000	Current Year Reserve Transfers	-188,591.63	-173,113.63	-15,478.00
2850-000	Current Year Retained Earnings/Operating Fund	180,240.43	165,351.60	14,888.83
2855-000	Reserve Equity	658,056.94	642,578.94	15,478.00
2990-000	TOTAL CAPITAL	724,125.76	709,236.93	14,888.83
2999-000	TOTAL LIABILITIES & CAPITAL	735,513.67	720,624.84	14,888.83

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

Period = May 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	167,120.00	166,320.00	800.00	0.48	181,440.00
3650-000 Master Collection & Admin Fees	604.42	0.00	604.42	N/A	6,648.33	0.00	6,648.33	N/A	0.00
3900-000 TOTAL OTHER INCOME	14,924.42	15,120.00	-195.58	-1.29	173,768.33	166,320.00	7,448.33	4.48	181,440.00
4010-000 ASSOCIATION INCOME									
4020-000 Late Fees / NSF	0.00	0.00	0.00	N/A	785.00	0.00	785.00	N/A	0.00
4040-000 Fee & Fine Income	50.00	0.00	50.00	N/A	50.00	0.00	50.00	N/A	0.00
4045-000 Interest Income	38.10	0.00	38.10	N/A	288.85	0.00	288.85	N/A	0.00
4047-000 Interest Income-Reserves	1,724.58	0.00	1,724.58	N/A	6,585.01	0.00	6,585.01	N/A	0.00
4070-000 Neighborhood Assessments	26,036.85	27,783.83	-1,746.98	-6.29	307,372.95	305,622.13	1,750.82	0.57	333,406.00
4390-000 TOTAL ASSOCIATION INCOME	27,849.53	27,783.83	65.70	0.24	315,081.81	305,622.13	9,459.68	3.10	333,406.00
4999-000 TOTAL REVENUE	42,773.95	42,903.83	-129.88	-0.30	488,850.14	471,942.13	16,908.01	3.58	514,846.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	1,518.00	1,518.00	0.00	0.00	16,698.00	16,698.00	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	11.99	15.00	3.01	20.07	130.25	165.00	34.75	21.06	180.00
7211-000 Neighborhood Legal Services	0.00	41.67	41.67	100.00	0.00	458.37	458.37	100.00	500.00
7225-000 Neighborhood Garbage Removal	2,437.83	2,090.08	-347.75	-16.64	24,903.85	22,990.88	-1,912.97	-8.32	25,081.00
7240-000 Neighborhood Landscape - Contract / Yards	2,865.22	2,909.08	43.86	1.51	31,517.47	31,999.88	482.41	1.51	34,909.00
7250-000 Neighborhood Landscape - Other	769.78	3,750.00	2,980.22	79.47	11,906.20	15,000.00	3,093.80	20.63	15,000.00
7260-000 Neighborhood Irrigation-Common Areas	30.55	0.00	-30.55	N/A	8,026.19	17,000.00	8,973.81	52.79	17,000.00
7265-000 Neigh Irrig Maint & Repairs	0.00	208.33	208.33	100.00	535.00	2,291.63	1,756.63	76.65	2,500.00
7266-000 Neighborhood Pest Control	0.00	0.00	0.00	N/A	270.20	1,200.00	929.80	77.48	1,200.00
7271-000 Neighborhood Gutter/Roof Maintenance	2,146.95	208.33	-1,938.62	-930.55	3,000.22	2,291.63	-708.59	-30.92	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	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	11,000.00	9,114.19	82.86	12,000.00
7288-000 Neighborhood Property Insurance	2,380.38	2,416.67	36.29	1.50	27,830.62	26,583.37	-1,247.25	-4.69	29,000.00
7289-000 Neighborhood Contingency	0.00	41.67	41.67	100.00	0.00	458.37	458.37	100.00	500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	12,160.70	14,198.83	2,038.13	14.35	135,561.38	156,412.13	20,850.75	13.33	166,861.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9210-000 NSF Fees	0.00	8.33	8.33	100.00	80.00	91.63	11.63	12.69	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	166,320.00	166,320.00	0.00	0.00	181,440.00
9855-000 Master Collection Legal Fees	604.42	0.00	-604.42	N/A	6,648.33	0.00	-6,648.33	N/A	0.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	15,724.42	15,128.33	-596.09	-3.94	173,048.33	166,411.63	-6,636.70	-3.99	182,944.00
9940-000 TOTAL EXPENSES	27,885.12	29,327.16	1,442.04	4.92	308,609.71	322,823.76	14,214.05	4.40	349,805.00
9950-000 Excess (Deficiency) of Revenues over Expenses	14,888.83	13,576.67	1,312.16	9.66	180,240.43	149,118.37	31,122.06	20.87	165,041.00

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

Period = May 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	-1,724.58	0.00	-1,724.58	N/A	-4,860.43	0.00	-4,860.43	N/A	0.00
	-15,478.00	-13,753.42	-1,724.58	-12.54	-173,113.63	-168,253.20	-4,860.43	-2.89	-165,041.00
Operating Excess (Deficiency) of Rev over Exp	-589.17	-176.75	-412.42	-233.34	7,126.80	-19,134.83	26,261.63	N/A	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	159,000.00
Paint Fences	5,489.00
Paint Railings	20,846.54

Statement (12 months)

Period = Jul 2022-May 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	May 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	14,320.00	167,120.00
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	604.42	6,648.33
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	14,924.42	173,768.33
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	14,924.42	173,768.33
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	0.00	785.00
4040-000	Fee & Fine Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	50.00
4045-000	Interest Income	18.46	18.28	18.03	18.31	11.21	29.67	32.70	30.40	35.46	38.23	38.10	288.85
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	1,724.58	6,585.01
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	26,036.85	307,372.95
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	27,849.53	315,081.81
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	42,773.95	488,850.14
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	1,518.00	16,698.00
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	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	11.99	130.25
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	2,437.83	24,903.85
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	2,865.22	31,517.47
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	769.78	11,906.20
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	30.55	8,026.19
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	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	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	2,146.95	3,000.22
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	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	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	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	2,380.38	27,830.62
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	12,160.70	135,561.38
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	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	15,120.00	166,320.00
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	604.42	6,648.33
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	15,724.42	173,048.33
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	27,885.12	308,609.71

Statement (12 months)

Period = Jul 2022-May 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	May 2023	Total
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	14,888.83	180,240.43

Expense Distribution

Property=swhp AND mm/yyyy=05/2023-05/2023

Account Code - Name Vendor 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-84223	swhp	42684223	05/01/2023	05/2023	11.99	0.00	1262	05/12/2023	Account #200006896357
Total 7208-000 - Neighborhood Utilities-Li...						11.99	0.00			
7225-000 - Neighborhood Garbage Removal										
clesca - Recology King County	P-84285	swhp	0004284721	05/01/2023	05/2023	753.39	0.00	1264	05/15/2023	Customer #066128
clesca - Recology King County	P-84286	swhp	0004284722	05/01/2023	05/2023	1,491.94	0.00	1265	05/15/2023	Customer #066131
isscom - Issaquah Highlands Communit...	P-84106	swhp	T4901 Maint BB 05...	05/09/2023	05/2023	192.50	0.00	1260	05/10/2023	Inv #6358 Trash Clean Up
Total 7225-000 - Neighborhood Garbage...						2,437.83	0.00			
7240-000 - Neighborhood Landscape - Co...										
landcare - LandCare USA LLC	P-84075	swhp	624388	05/01/2023	05/2023	2,865.22	0.00	1261	05/10/2023	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						2,865.22	0.00			
7250-000 - Neighborhood Landscape - Other										
homdep - Home Depot Credit Services	P-84093	swhp	601059657418680	05/09/2023	05/2023	694.83	0.00	5092023	05/09/2023	Fencing Install
moacc - Cardmember Service	P-84282	swhp	230512 Fencing	05/12/2023	05/2023	74.95	0.00	5122023	05/12/2023	Fencing
Total 7250-000 - Neighborhood Landscap...						769.78	0.00			
7260-000 - Neighborhood Irrigation-Corn...										
pugsou - Puget Sound Energy	P-84218	swhp	39484218	05/01/2023	05/2023	18.56	0.00	1262	05/12/2023	Account #200011196504
pugsou - Puget Sound Energy	P-84240	swhp	46884240	05/01/2023	05/2023	11.99	0.00	1263	05/12/2023	Account #220001665243
Total 7260-000 - Neighborhood Irrigatio...						30.55	0.00			
7271-000 - Neighborhood Gutter/Roof Ma...										
skyroo - Skyway Roofing Service LLC	P-84089	swhp	1715	05/02/2023	05/2023	330.30	0.00	1259	05/03/2023	Roof / Gutter Maintenance
skyroo - Skyway Roofing Service LLC	P-84090	swhp	1714	05/02/2023	05/2023	1,816.65	0.00	1259	05/03/2023	Roof / Gutter Maintenance
Total 7271-000 - Neighborhood Gutter/Ro...						2,146.95	0.00			
7288-000 - Neighborhood Property Insurance										
palins - Carter Insurance Agency LLC	P-84095	swhp	3011401828	05/09/2023	05/2023	2,380.38	0.00	5082023	05/08/2023	Acct #F003367817-001-00001
Total 7288-000 - Neighborhood Property I...						2,380.38	0.00			
Total						10,642.70	0.00			