

FINANCIAL SUMMARY:

As of June 30, 2023 , operating cash totaled -\$1,219, unpaid assessments (receivables) totaled \$9,213, and 'other' cash (or cash equivalents) totaled \$745,036, for total assets of \$753,030.

Operating liabilities totaled \$985, prepaid assessments totaled \$17,617, and 'other' liabilities totaled \$0, for total liabilities of \$18,603.

The Association ended the month in a positive cash position of \$734,428.

For the month ending June 30, 2023 , the Association incurred expenses and accrued costs totaling \$32,663, over budget by \$5,682.

YTD June 30, 2023 , the Association incurred expenses and accrued costs totaling \$341,273, under budget by \$8,532.

As of June 30, 2023 , replacement reserves totaled \$673,538.

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

Expense	Variance Amt	Over/Under	Explanation
Legal Service	\$ 500.00	Under	Less than anticipated
Garbage Removal	\$ 2,328.27	Over	More than anticipated
Landscape	\$ 8,741.81	Under	Less than anticipated
Irrigation	\$ 8,973.81	Under	Not yet turned on
Irrigation Maint and Repairs	\$ 965.00	Under	No repairs performed YTD
Gutter/Roof Maintenance	\$ 500.22	Over	More than anticipated
Gutter/Roof Cleaning	\$ 534.30	Over	Performed in November
Dryer Vent Cleaning	\$ 551.08	Over	Annual dryer vent cleaning performed
Maintenance	\$ 10,114.19	Under	Less than anticipated
Insurance	\$ 1,211.00	Over	More than anticipated
Master Collection Legal Fees	\$ 7,538.77	Over	More than anticipated
Contingency	\$ 500.00	Under	Less than anticipated
Income Tax	\$ 928.00	Over	More than anticipated

DELINQUENCY REPORT:

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	Notes
WES-0010	\$ 756.20	\$ 80.00	\$ 100.00	\$ 335.00	\$ 1,271.20	Past due assessments
WES-0042	\$ 100.00	\$ -	\$ -	\$ 4,782.25	\$ 4,882.25	Past due assessments
WES-0099	\$ -	\$ 50.00	\$ -	\$ -	\$ 50.00	Past due assessments
WES-0147	\$ 275.00	\$ 574.42	\$ -	\$ 3,176.66	\$ 4,026.08	Past due assessments
TOTALS	1,131.20	130.00	100.00	8,293.91	10,229.53	

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 = Jun 2023

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	-1,219.08	253.12	-1,472.20
1030-000	CIT -Operating Money Market	71,498.00	68,025.28	3,472.72
1066-000	Certificate of Deposits - Reserve	403,972.16	403,187.34	784.82
1080-000	CIT - Reserve MM	269,566.08	254,869.60	14,696.48
1090-000	TOTAL CASH	743,817.16	726,335.34	17,481.82
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	10,229.53	10,372.55	-143.02
1105-000	Allowance for Doubtful Accounts	-1,016.50	-1,194.22	177.72
1248-000	TOTAL ACCOUNTS RECEIVABLE	9,213.03	9,178.33	34.70
1990-000	TOTAL ASSETS	753,030.19	735,513.67	17,516.52
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
1999-000	ACCOUNTS PAYABLE			
2000-000	Accounts Payable-Trade	985.41	0.00	985.41
2205-000	TOTAL ACCOUNTS PAYABLE	985.41	0.00	985.41
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	17,617.12	11,387.91	6,229.21
2680-000	TOTAL OTHER LIABILITIES	17,617.12	11,387.91	6,229.21
2690-000	TOTAL LIABILITIES	18,602.53	11,387.91	7,214.62
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	74,420.02	74,420.02	0.00
2830-000	Current Year Reserve Transfers	-204,072.93	-188,591.63	-15,481.30
2850-000	Current Year Retained Earnings/Operating Fund	190,542.33	180,240.43	10,301.90
2855-000	Reserve Equity	673,538.24	658,056.94	15,481.30
2990-000	TOTAL CAPITAL	734,427.66	724,125.76	10,301.90
2999-000	TOTAL LIABILITIES & CAPITAL	753,030.19	735,513.67	17,516.52

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

Period = Jun 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	181,440.00	181,440.00	0.00	0.00	181,440.00
3650-000 Master Collection & Admin Fees	890.44	0.00	890.44	N/A	7,538.77	0.00	7,538.77	N/A	0.00
3900-000 TOTAL OTHER INCOME	15,210.44	15,120.00	90.44	0.60	188,978.77	181,440.00	7,538.77	4.16	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	0.00	0.00	0.00	N/A	0.00
4045-000 Interest Income	39.57	0.00	39.57	N/A	328.42	0.00	328.42	N/A	0.00
4047-000 Interest Income-Reserves	1,727.88	0.00	1,727.88	N/A	8,312.89	0.00	8,312.89	N/A	0.00
4070-000 Neighborhood Assessments	26,036.85	27,783.87	-1,747.02	-6.29	333,409.80	333,406.00	3.80	0.00	333,406.00
4390-000 TOTAL ASSOCIATION INCOME	27,754.30	27,783.87	-29.57	-0.11	342,836.11	333,406.00	9,430.11	2.83	333,406.00
4999-000 TOTAL REVENUE	42,964.74	42,903.87	60.87	0.14	531,814.88	514,846.00	16,968.88	3.30	514,846.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	1,518.00	1,518.00	0.00	0.00	18,216.00	18,216.00	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
7205-000 Neighborhood Bad Debt	-177.72	0.00	177.72	N/A	-177.72	0.00	177.72	N/A	0.00
7208-000 Neighborhood Utilities-Lights & Storm Water Fees	11.68	15.00	3.32	22.13	141.93	180.00	38.07	21.15	180.00
7211-000 Neighborhood Legal Services	0.00	41.63	41.63	100.00	0.00	500.00	500.00	100.00	500.00
7225-000 Neighborhood Garbage Removal	2,505.42	2,090.12	-415.30	-19.87	27,409.27	25,081.00	-2,328.27	-9.28	25,081.00
7240-000 Neighborhood Landscape - Contract / Yards	2,865.23	2,909.12	43.89	1.51	34,382.70	34,909.00	526.30	1.51	34,909.00
7250-000 Neighborhood Landscape - Other	3,000.00	0.00	-3,000.00	N/A	14,906.20	15,000.00	93.80	0.63	15,000.00
7260-000 Neighborhood Irrigation-Common Areas	232.00	0.00	-232.00	N/A	8,258.19	17,000.00	8,741.81	51.42	17,000.00
7265-000 Neigh Irrig Maint & Repairs	1,000.00	208.37	-791.63	-379.92	1,535.00	2,500.00	965.00	38.60	2,500.00
7266-000 Neighborhood Pest Control	985.41	0.00	-985.41	N/A	1,255.61	1,200.00	-55.61	-4.63	1,200.00
7271-000 Neighborhood Gutter/Roof Maintenance	0.00	208.37	208.37	100.00	3,000.22	2,500.00	-500.22	-20.01	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	12,000.00	10,114.19	84.28	12,000.00
7288-000 Neighborhood Property Insurance	2,380.38	2,416.63	36.25	1.50	30,211.00	29,000.00	-1,211.00	-4.18	29,000.00
7289-000 Neighborhood Contingency	0.00	41.63	41.63	100.00	0.00	500.00	500.00	100.00	500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	14,320.40	10,448.87	-3,871.53	-37.05	149,881.78	166,861.00	16,979.22	10.18	166,861.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9210-000 NSF Fees	0.00	8.37	8.37	100.00	80.00	100.00	20.00	20.00	100.00
9610-000 Federal Income Tax	2,332.00	1,404.00	-928.00	-66.10	2,332.00	1,404.00	-928.00	-66.10	1,404.00
9830-000 Master Base Assessments	15,120.00	15,120.00	0.00	0.00	181,440.00	181,440.00	0.00	0.00	181,440.00
9855-000 Master Collection Legal Fees	890.44	0.00	-890.44	N/A	7,538.77	0.00	-7,538.77	N/A	0.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	18,342.44	16,532.37	-1,810.07	-10.95	191,390.77	182,944.00	-8,446.77	-4.62	182,944.00
9940-000 TOTAL EXPENSES	32,662.84	26,981.24	-5,681.60	-21.06	341,272.55	349,805.00	8,532.45	2.44	349,805.00
9950-000 Excess (Deficiency) of Revenues over Expenses	10,301.90	15,922.63	-5,620.73	-35.30	190,542.33	165,041.00	25,501.33	15.45	165,041.00

West Highlands Park - IHCA Sup (swhp)
Budget Comparison

Period = Jun 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	-195,760.04	-195,760.04	0.00	0.00	-165,041.00
Reserve Interest Income	-1,727.88	0.00	-1,727.88	N/A	-8,312.89	0.00	-8,312.89	N/A	0.00
	-15,481.30	-13,753.42	-1,727.88	-12.56	-204,072.93	-195,760.04	-8,312.89	-4.25	-165,041.00
Operating Excess (Deficiency) of Rev over Exp	-5,179.40	2,169.21	-7,348.61	N/A	-13,530.60	-30,719.04	17,188.44	55.95	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	159,000.00
Paint Fences	5,489.00	
Paint Railings	20,846.54	

Statement (12 months)

Period = Jul 2022-Jun 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	Jun 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	14,320.00	181,440.00
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	890.44	7,538.77
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	16,162.72	15,144.42	14,320.00	14,924.42	15,210.44	188,978.77
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	16,162.72	15,144.42	14,320.00	14,924.42	15,210.44	188,978.77
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	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	0.00
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	39.57	328.42
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	1,727.88	8,312.89
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	26,036.85	333,409.80
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	27,754.30	342,836.11
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	42,964.74	531,814.88
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	1,518.00	18,216.00
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	0.00	1,397.19
7205-000	Neighborhood Bad Debt	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-177.72	-177.72
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	11.68	141.93
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	2,505.42	27,409.27
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	2,865.23	34,382.70
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	3,000.00	14,906.20
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	232.00	8,258.19
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	1,000.00	1,535.00
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	985.41	1,255.61
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	0.00	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	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	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	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	2,380.38	30,211.00
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	14,320.40	149,881.78
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	0.00	80.00
9610-000	Federal Income Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,332.00	2,332.00
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	15,120.00	181,440.00
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	890.44	7,538.77

Statement (12 months)

Period = Jul 2022-Jun 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	Jun 2023	Total
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	18,342.44	191,390.77
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	32,407.61	26,250.57	25,230.06	27,885.12	32,662.84	341,272.55
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	10,301.90	190,542.33

Expense Distribution

Property=swhp AND mm/yy=06/2023-06/2023

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-84493	swhp	42684493	06/01/2023	06/2023	11.68	0.00	1269	06/22/2023	Account #200006896357
Total 7208-000 - Neighborhood Utilities-Li...						11.68	0.00			
7225-000 - Neighborhood Garbage Removal										
clesca - Recology King County	P-84438	swhp	0004317192	06/01/2023	06/2023	753.39	0.00	1267	06/15/2023	Customer #066128
clesca - Recology King County	P-84439	swhp	0004317193	06/01/2023	06/2023	1,542.03	0.00	1268	06/15/2023	Customer #066131
isscom - Issaquah Highlands Communit...	P-84781	swhp	T4901 06/23 Maint BB	06/24/2023	06/2023	210.00	0.00	1272	06/24/2023	W/O #6361 Trash Clean Up
Total 7225-000 - Neighborhood Garbage...						2,505.42	0.00			
7240-000 - Neighborhood Landscape - Co...										
landcare - LandCare USA LLC	P-84375	swhp	635550	06/01/2023	06/2023	2,865.23	0.00	1266	06/07/2023	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						2,865.23	0.00			
7250-000 - Neighborhood Landscape - Other										
landcare - LandCare USA LLC	P-84761	swhp	638874	06/20/2023	06/2023	3,000.00	0.00	1271	06/23/2023	Landscape & Irrigation Repairs
Total 7250-000 - Neighborhood Landscap...						3,000.00	0.00			
7260-000 - Neighborhood Irrigation-Com...										
pugsou - Puget Sound Energy	P-84506	swhp	46884506	06/01/2023	06/2023	11.82	0.00	1269	06/22/2023	Account #220001665243
pugsou - Puget Sound Energy	P-84524	swhp	39484524	06/01/2023	06/2023	17.75	0.00	1269	06/22/2023	Account #200011196504
citiss - City of Issaquah	P-84648	swhp	22984648	06/01/2023	06/2023	60.08	0.00	1270	06/23/2023	Account #30-1695-00
citiss - City of Issaquah	P-84650	swhp	23184650	06/01/2023	06/2023	67.48	0.00	1270	06/23/2023	Account #30-1697-00
citiss - City of Issaquah	P-84652	swhp	23384652	06/01/2023	06/2023	74.87	0.00	1270	06/23/2023	Account #30-1699-00
Total 7260-000 - Neighborhood Irrigatio...						232.00	0.00			
7265-000 - Neigh Irrig Maint & Repairs										
isscom - Issaquah Highlands Communit...	P-84764	swhp	T4901 06/23 BB	06/24/2023	06/2023	1,000.00	0.00	1272	06/24/2023	W/O #5010 Irrigation Start Up
Total 7265-000 - Neigh Irrig Maint & Repairs						1,000.00	0.00			
7266-000 - Neighborhood Pest Control										
eagpes - Eagle Pest Eliminators, Inc.	P-84874	swhp	2574624	06/30/2023	06/2023	137.63	0.00	1273	07/11/2023	Bird Control
eagpes - Eagle Pest Eliminators, Inc.	P-84888	swhp	2574548	06/30/2023	06/2023	423.89	0.00	1274	07/14/2023	Wasp Nests
eagpes - Eagle Pest Eliminators, Inc.	P-84890	swhp	2572313	06/30/2023	06/2023	423.89	0.00	1275	07/14/2023	Rodents
Total 7266-000 - Neighborhood Pest Control						985.41	0.00			
7288-000 - Neighborhood Property Insurance										
palins - Carter Insurance Agency LLC	P-84398	swhp	3056273576	06/06/2023	06/2023	2,380.38	0.00	6062023	06/06/2023	Acct # F003367817-001-00001
Total 7288-000 - Neighborhood Property I...						2,380.38	0.00			
						12,980.12	0.00			