

**FINANCIAL SUMMARY:**

As of September 30, 2023 , operating cash totaled \$2,619, unpaid assessments (receivables) totaled \$14,562, and 'other' cash (or cash equivalents) totaled \$785,208, for total assets of \$802,389.

Operating liabilities totaled \$0, prepaid assessments totaled \$11,074, and 'other' liabilities totaled \$0, for total liabilities of \$11,074.

The Association ended the month in a positive cash position of \$791,315.

For the month ending September 30, 2023 , the Association incurred expenses and accrued costs totaling \$27,639, over budget by \$1,857.

YTD September 30, 2023 , the Association incurred expenses and accrued costs totaling \$91,700, under budget by \$1,254.

As of September 30, 2023 , replacement reserves totaled \$722,538.

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

Expense	Variance Amt	Over/Under	Explanation
Garbage	\$ 3,241.25	Over	More than anticipated
Landscape-other	\$ 4,000.00	Under	Plant replacements not yet performed
Irrigation	\$ 1,391.43	Over	More than anticipated
Irrigation Maint and Repairs	\$ 324.99	Under	Less than anticipated
Roof/Gutter Maintenance	\$ 650.01	Under	Less than anticipated
Maintenance	\$ 2,750.01	Under	Less than anticipated
Insurance	\$ 2,076.80	Over	More than anticipated
Collection Legal Fees	\$ 2,553.35	Over	More than anticipated

**DELINQUENCY REPORT:**

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	Notes
WES-0010	\$ 267.30	\$ 248.14	\$ -	\$ 755.76	\$ 1,271.20	Past due assessments
WES-0025	\$ -	\$ -	\$ 82.90	\$ -	\$ 82.90	Past due assessments
WES-0042	\$ -	\$ -	\$ -	\$ 6,470.16	\$ 6,470.16	Past due assessments
WES-0068	\$ 261.44	\$ -	\$ -	\$ -	\$ 261.44	Past due assessments
WES-0147	\$ 1,305.27	\$ 1,242.49	\$ -	\$ 5,273.92	\$ 7,821.68	
<b>TOTALS</b>	<b>1,834.01</b>	<b>1,490.63</b>	<b>82.90</b>	<b>12,499.84</b>	<b>15,645.94</b>	

**PROJECT REPORT:**

- \*Gutter cleaning to be performed in November 2023
- \*Dryer vent cleaning on attached homes to be performed October 2023
- \* 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  
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**Balance Sheet (With Period Change)**

Period = Sep 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	2,619.04	8,753.26	-6,134.22
1030-000	CIT -Operating Money Market	62,670.23	57,320.40	5,349.83
1066-000	Certificate of Deposits - Reserve	401,513.20	405,567.83	-4,054.63
1080-000	CIT - Reserve MM	321,024.72	300,631.57	20,393.15
1090-000	TOTAL CASH	787,827.19	772,273.06	15,554.13
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	15,578.24	13,732.39	1,845.85
1105-000	Allowance for Doubtful Accounts	-1,016.50	-1,016.50	0.00
1248-000	TOTAL ACCOUNTS RECEIVABLE	14,561.74	12,715.89	1,845.85
1990-000	TOTAL ASSETS	802,388.93	784,988.95	17,399.98
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	11,074.06	11,074.06	0.00
2680-000	TOTAL OTHER LIABILITIES	11,074.06	11,074.06	0.00
2690-000	TOTAL LIABILITIES	11,074.06	11,074.06	0.00
<b>2800-000</b>	<b>CAPITAL</b>			
2820-000	Prior Year Retained Earnings	60,889.42	60,889.42	0.00
2830-000	Current Year Reserve Transfers	-48,999.68	-32,661.16	-16,338.52
2850-000	Current Year Retained Earnings/Operating Fund	56,887.21	39,487.23	17,399.98
2855-000	Reserve Equity	722,537.92	706,199.40	16,338.52
2990-000	TOTAL CAPITAL	791,314.87	773,914.89	17,399.98
2999-000	TOTAL LIABILITIES & CAPITAL	802,388.93	784,988.95	17,399.98

**West Highlands Park - IHCA Sup (swhp)**  
**Budget Comparison**  
 Period = Sep 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	14,742.00	15,309.00	-567.00	-3.70	48,600.00	45,927.00	2,673.00	5.82	183,708.00
3650-000 Master Collection & Admin Fees	1,305.27	0.00	1,305.27	N/A	2,553.35	0.00	2,553.35	N/A	0.00
3900-000 TOTAL OTHER INCOME	16,047.27	15,309.00	738.27	4.82	51,153.35	45,927.00	5,226.35	11.38	183,708.00
4010-000 ASSOCIATION INCOME									
4020-000 Late Fees / NSF	50.00	0.00	50.00	N/A	50.00	0.00	50.00	N/A	0.00
4045-000 Interest Income	38.17	0.00	38.17	N/A	129.60	0.00	129.60	N/A	0.00
4047-000 Interest Income-Reserves	1,751.77	0.00	1,751.77	N/A	5,239.43	0.00	5,239.43	N/A	0.00
4070-000 Neighborhood Assessments	27,151.43	28,812.67	-1,661.24	-5.77	92,015.07	86,438.01	5,577.06	6.45	345,752.00
4390-000 TOTAL ASSOCIATION INCOME	28,991.37	28,812.67	178.70	0.62	97,434.10	86,438.01	10,996.09	12.72	345,752.00
4999-000 TOTAL REVENUE	45,038.64	44,121.67	916.97	2.08	148,587.45	132,365.01	16,222.44	12.26	529,460.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	1,518.00	1,518.00	0.00	0.00	4,554.00	4,554.00	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	11.68	15.00	3.32	22.13	34.91	45.00	10.09	22.42	180.00
7211-000 Neighborhood Legal Services	0.00	41.67	41.67	100.00	0.00	125.01	125.01	100.00	500.00
7225-000 Neighborhood Garbage Removal	3,394.63	2,090.08	-1,304.55	-62.42	9,511.49	6,270.24	-3,241.25	-51.69	25,081.00
7240-000 Neighborhood Landscape - Contract / Yards	2,951.19	3,000.00	48.81	1.63	8,853.57	9,000.00	146.43	1.63	36,000.00
7250-000 Neighborhood Landscape - Other	0.00	0.00	0.00	N/A	0.00	4,000.00	4,000.00	100.00	16,000.00
7260-000 Neighborhood Irrigation-Common Areas	29.98	0.00	-29.98	N/A	9,891.43	8,500.00	-1,391.43	-16.37	17,000.00
7265-000 Neigh Irrig Maint & Repairs	0.00	208.33	208.33	100.00	300.00	624.99	324.99	52.00	2,500.00
7266-000 Neighborhood Pest Control	0.00	0.00	0.00	N/A	737.68	600.00	-137.68	-22.95	1,200.00
7271-000 Neighborhood Gutter/Roof Maintenance	0.00	216.67	216.67	100.00	0.00	650.01	650.01	100.00	2,600.00
7272-000 Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	4,800.00
7278-000 Dryer Vent Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	2,730.00
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	916.67	916.67	100.00	0.00	2,750.01	2,750.01	100.00	11,000.00
7288-000 Neighborhood Property Insurance	3,108.91	2,416.67	-692.24	-28.64	9,326.81	7,250.01	-2,076.80	-28.65	29,000.00
7289-000 Neighborhood Contingency	0.00	41.67	41.67	100.00	0.00	125.01	125.01	100.00	500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	11,014.39	10,464.76	-549.63	-5.25	43,209.89	44,494.28	1,284.39	2.89	169,207.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9210-000 NSF Fees	10.00	8.33	-1.67	-20.05	10.00	24.99	14.99	59.98	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	15,309.00	15,309.00	0.00	0.00	45,927.00	45,927.00	0.00	0.00	183,708.00
9855-000 Master Collection Legal Fees	1,305.27	0.00	-1,305.27	N/A	2,553.35	0.00	-2,553.35	N/A	0.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	16,624.27	15,317.33	-1,306.94	-8.53	48,490.35	45,951.99	-2,538.36	-5.52	185,212.00
9940-000 TOTAL EXPENSES	27,638.66	25,782.09	-1,856.57	-7.20	91,700.24	90,446.27	-1,253.97	-1.39	354,419.00
9950-000 Excess (Deficiency) of Revenues over Expenses	17,399.98	18,339.58	-939.60	-5.12	56,887.21	41,918.74	14,968.47	35.71	175,041.00

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

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>Less Reserve Items:</b>									
Reserve Contributions	-14,586.75	-14,586.75	0.00	0.00	-43,760.25	-43,760.25	0.00	0.00	-175,041.00
Reserve Interest Income	-1,751.77	0.00	-1,751.77	N/A	-5,239.43	0.00	-5,239.43	N/A	0.00
	-16,338.52	-14,586.75	-1,751.77	-12.01	-48,999.68	-43,760.25	-5,239.43	-11.97	-175,041.00
<b>Operating Excess (Deficiency) of Rev over Exp</b>	<b>1,061.46</b>	<b>3,752.83</b>	<b>-2,691.37</b>	<b>-71.72</b>	<b>7,887.53</b>	<b>-1,841.51</b>	<b>9,729.04</b>	<b>N/A</b>	<b>0.00</b>

**Reserve Expenses:**

Attached 1 Roof - Inspect, Clean, Repair	12,200.00
Attached 1 Concrete Repairs	6,300.00
Attached 2 Roof - Inspect, Clean, Repair	12,500.00
Attached 2 Concrete Repairs	4,200.00
NBHD - Concrete Repairs	5,250.00

**Statement (12 months)**

Period = Jul 2023-Sep 2023

Book = Accrual ; Tree = ysi\_is

		Jul 2023	Aug 2023	Sep 2023	Total
<b>3000-000</b>	<b>INCOME</b>				
3500-000	OTHER INCOME				
3590-000	IHCA Master Base Assess. Income	19,359.00	14,499.00	14,742.00	48,600.00
3650-000	Master Collection & Admin Fees	5.59	1,242.49	1,305.27	2,553.35
3900-000	TOTAL OTHER INCOME	19,364.59	15,741.49	16,047.27	51,153.35
3999-000	TOTAL PM INCOME	19,364.59	15,741.49	16,047.27	51,153.35
4010-000	ASSOCIATION INCOME				
4020-000	Late Fees / NSF	0.00	0.00	50.00	50.00
4045-000	Interest Income	45.49	45.94	38.17	129.60
4047-000	Interest Income-Reserves	1,739.69	1,747.97	1,751.77	5,239.43
4070-000	Neighborhood Assessments	37,861.37	27,002.27	27,151.43	92,015.07
4390-000	TOTAL ASSOCIATION INCOME	39,646.55	28,796.18	28,991.37	97,434.10
4999-000	TOTAL REVENUE	59,011.14	44,537.67	45,038.64	148,587.45
6000-000	EXPENSES				
7200-000	NEIGHBORHOOD EXPENSES				
7201-000	Neighborhood Management Fees	1,518.00	1,518.00	1,518.00	4,554.00
7208-000	Neighborhood Utilities-Lights & Storm Water Fees	11.68	11.55	11.68	34.91
7225-000	Neighborhood Garbage Removal	2,245.33	3,871.53	3,394.63	9,511.49
7240-000	Neighborhood Landscape - Contract / Yards	2,951.19	2,951.19	2,951.19	8,853.57
7260-000	Neighborhood Irrigation-Common Areas	29.43	9,832.02	29.98	9,891.43
7265-000	Neigh Irrig Maint & Repairs	150.00	150.00	0.00	300.00
7266-000	Neighborhood Pest Control	0.00	737.68	0.00	737.68
7288-000	Neighborhood Property Insurance	3,108.99	3,108.91	3,108.91	9,326.81
7290-000	TOTAL NEIGHBORHOOD EXPENSES	10,014.62	22,180.88	11,014.39	43,209.89
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION				
9210-000	NSF Fees	0.00	0.00	10.00	10.00
9830-000	Master Base Assessments	15,309.00	15,309.00	15,309.00	45,927.00
9855-000	Master Collection Legal Fees	5.59	1,242.49	1,305.27	2,553.35
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	15,314.59	16,551.49	16,624.27	48,490.35
9940-000	TOTAL EXPENSES	25,329.21	38,732.37	27,638.66	91,700.24
9950-000	Excess (Deficiency) of Revenues over Expenses	33,681.93	5,805.30	17,399.98	56,887.21

# Expense Distribution

Property=swhp AND mm/yy=09/2023-09/2023

Account Code - Name Vendor 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-85796	swhp	42685796	09/01/2023	09/2023	11.68	0.00	1292	09/24/2023	Account #200006896357
<b>Total 7208-000 - Neighborhood Utilities-Li...</b>						<b>11.68</b>	<b>0.00</b>			
<b>7225-000 - Neighborhood Garbage Removal</b>										
clesca - Recology King County	P-85683	swhp	0004410874	09/01/2023	09/2023	1,136.48	0.00	1290	09/24/2023	Customer #066128
clesca - Recology King County	P-85684	swhp	0004410875	09/01/2023	09/2023	2,258.15	0.00	1291	09/24/2023	Customer #066131
<b>Total 7225-000 - Neighborhood Garbage...</b>						<b>3,394.63</b>	<b>0.00</b>			
<b>7240-000 - Neighborhood Landscape - Co...</b>										
landcare - LandCare USA LLC	P-85616	swhp	665680	09/01/2023	09/2023	2,951.19	0.00	1289	09/18/2023	Contract Landscaping
<b>Total 7240-000 - Neighborhood Landscap...</b>						<b>2,951.19</b>	<b>0.00</b>			
<b>7260-000 - Neighborhood Irrigation-Com...</b>										
pugsou - Puget Sound Energy	P-85771	swhp	39485771	09/01/2023	09/2023	18.16	0.00	1292	09/24/2023	Account #200011196504
pugsou - Puget Sound Energy	P-85795	swhp	46885795	09/01/2023	09/2023	11.82	0.00	1292	09/24/2023	Account #220001665243
<b>Total 7260-000 - Neighborhood Irrigatio...</b>						<b>29.98</b>	<b>0.00</b>			
<b>7288-000 - Neighborhood Property Insurance</b>										
farins - Farmers Insurance	P-85631	swhp	Sept Payment	09/07/2023	09/2023	3,108.91	0.00	9072023	09/07/2023	Acct #F003367817-001-00001
<b>Total 7288-000 - Neighborhood Property I...</b>						<b>3,108.91</b>	<b>0.00</b>			
						<b>9,496.39</b>	<b>0.00</b>			