

FINANCIAL SUMMARY:

As of October 31, 2023 , operating cash totaled \$10,844, unpaid assessments (receivables) totaled \$10,246, and 'other' cash (or cash equivalents) totaled \$788,790, for total assets of \$809,880.

Operating liabilities totaled \$0, prepaid assessments totaled \$11,215, and 'other' liabilities totaled \$0, for total liabilities of \$11,215.

The Association ended the month in a positive cash position of \$798,666.

For the month ending October 31, 2023 , the Association incurred expenses and accrued costs totaling \$35,826, over budget by \$1,544.

YTD October 31, 2023 , the Association incurred expenses and accrued costs totaling \$127,526, under budget by \$2,798.

As of October 31, 2023 , replacement reserves totaled \$738,892.

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

Expense	Variance Amt	Over/Under	Explanation
Garbage	\$ 4,615.80	Over	More than anticipated
Landscape-other	\$ 4,000.00	Under	Plant replacements not yet performed
Irrigation	\$ 1,742.83	Over	More than anticipated
Irrigation Maint and Repairs	\$ 533.32	Under	Less than anticipated
Pest Control	\$ 748.75	Over	More than anticipated
Roof/Gutter Maintenance	\$ 866.68	Under	Less than anticipated
Maintenance	\$ 3,666.68	Under	Less than anticipated
Insurance	\$ 2,769.04	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	\$ 248.14	\$ 248.14	\$ -	\$ 774.92	\$ 1,271.20	Past due assessments
WES-0042	\$ -	\$ -	\$ -	\$ 2,170.16	\$ 2,170.16	Past due assessments
WES-0147	\$ -	\$ 1,305.27	\$ 1,242.49	\$ 5,273.92	\$ 7,821.68	
TOTALS	248.14	1,553.41	1,242.49	8,219.00	11,263.04	

PROJECT REPORT:

- *Gutter cleaning to be performed in November 2023
- *Dryer vent cleaning on attached homes 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 early 2024

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 = Oct 2023

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	10,844.48	2,619.04	8,225.44
1030-000	CIT -Operating Money Market	49,898.02	62,670.23	-12,772.21
1066-000	Certificate of Deposits - Reserve	402,324.05	401,513.20	810.85
1080-000	CIT - Reserve MM	336,568.35	321,024.72	15,543.63
1090-000	TOTAL CASH	799,634.90	787,827.19	11,807.71
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	11,263.04	15,578.24	-4,315.20
1105-000	Allowance for Doubtful Accounts	-1,016.50	-1,016.50	0.00
1248-000	TOTAL ACCOUNTS RECEIVABLE	10,246.54	14,561.74	-4,315.20
1990-000	TOTAL ASSETS	809,881.44	802,388.93	7,492.51
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	11,214.76	11,074.06	140.70
2680-000	TOTAL OTHER LIABILITIES	11,214.76	11,074.06	140.70
2690-000	TOTAL LIABILITIES	11,214.76	11,074.06	140.70
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	60,889.42	60,889.42	0.00
2830-000	Current Year Reserve Transfers	-65,354.16	-48,999.68	-16,354.48
2850-000	Current Year Retained Earnings/Operating Fund	64,239.02	56,887.21	7,351.81
2855-000	Reserve Equity	738,892.40	722,537.92	16,354.48
2990-000	TOTAL CAPITAL	798,666.68	791,314.87	7,351.81
2999-000	TOTAL LIABILITIES & CAPITAL	809,881.44	802,388.93	7,492.51

West Highlands Park - IHCA Sup (swhp)
Budget Comparison
 Period = Oct 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	14,418.00	15,309.00	-891.00	-5.82	63,018.00	61,236.00	1,782.00	2.91	183,708.00
3650-000 Master Collection & Admin Fees	0.00	0.00	0.00	N/A	2,553.35	0.00	2,553.35	N/A	0.00
3900-000 TOTAL OTHER INCOME	14,418.00	15,309.00	-891.00	-5.82	65,571.35	61,236.00	4,335.35	7.08	183,708.00
4010-000 ASSOCIATION INCOME									
4020-000 Late Fees / NSF	0.00	0.00	0.00	N/A	50.00	0.00	50.00	N/A	0.00
4045-000 Interest Income	39.42	0.00	39.42	N/A	169.02	0.00	169.02	N/A	0.00
4047-000 Interest Income-Reserves	1,767.73	0.00	1,767.73	N/A	7,007.16	0.00	7,007.16	N/A	0.00
4070-000 Neighborhood Assessments	26,952.55	28,812.67	-1,860.12	-6.46	118,967.62	115,250.68	3,716.94	3.23	345,752.00
4390-000 TOTAL ASSOCIATION INCOME	28,759.70	28,812.67	-52.97	-0.18	126,193.80	115,250.68	10,943.12	9.50	345,752.00
4999-000 TOTAL REVENUE	43,177.70	44,121.67	-943.97	-2.14	191,765.15	176,486.68	15,278.47	8.66	529,460.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	1,518.00	1,518.00	0.00	0.00	6,072.00	6,072.00	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	11.69	15.00	3.31	22.07	46.60	60.00	13.40	22.33	180.00
7211-000 Neighborhood Legal Services	0.00	41.67	41.67	100.00	0.00	166.68	166.68	100.00	500.00
7225-000 Neighborhood Garbage Removal	3,464.63	2,090.08	-1,374.55	-65.77	12,976.12	8,360.32	-4,615.80	-55.21	25,081.00
7240-000 Neighborhood Landscape - Contract / Yards	2,951.19	3,000.00	48.81	1.63	11,804.76	12,000.00	195.24	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	8,851.40	8,500.00	-351.40	-4.13	18,742.83	17,000.00	-1,742.83	-10.25	17,000.00
7265-000 Neigh Irrig Maint & Repairs	0.00	208.33	208.33	100.00	300.00	833.32	533.32	64.00	2,500.00
7266-000 Neighborhood Pest Control	611.07	0.00	-611.07	N/A	1,348.75	600.00	-748.75	-124.79	1,200.00
7271-000 Neighborhood Gutter/Roof Maintenance	0.00	216.67	216.67	100.00	0.00	866.68	866.68	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	3,666.68	3,666.68	100.00	11,000.00
7288-000 Neighborhood Property Insurance	3,108.91	2,416.67	-692.24	-28.64	12,435.72	9,666.68	-2,769.04	-28.65	29,000.00
7289-000 Neighborhood Contingency	0.00	41.67	41.67	100.00	0.00	166.68	166.68	100.00	500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	20,516.89	18,964.76	-1,552.13	-8.18	63,726.78	63,459.04	-267.74	-0.42	169,207.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9210-000 NSF Fees	0.00	8.33	8.33	100.00	10.00	33.32	23.32	69.99	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	61,236.00	61,236.00	0.00	0.00	183,708.00
9855-000 Master Collection Legal Fees	0.00	0.00	0.00	N/A	2,553.35	0.00	-2,553.35	N/A	0.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	15,309.00	15,317.33	8.33	0.05	63,799.35	61,269.32	-2,530.03	-4.13	185,212.00
9940-000 TOTAL EXPENSES	35,825.89	34,282.09	-1,543.80	-4.50	127,526.13	124,728.36	-2,797.77	-2.24	354,419.00
9950-000 Excess (Deficiency) of Revenues over Expenses	7,351.81	9,839.58	-2,487.77	-25.28	64,239.02	51,758.32	12,480.70	24.11	175,041.00

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

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Less Reserve Items:									
Reserve Contributions	-14,586.75	-14,586.75	0.00	0.00	-58,347.00	-58,347.00	0.00	0.00	-175,041.00
Reserve Interest Income	-1,767.73	0.00	-1,767.73	N/A	-7,007.16	0.00	-7,007.16	N/A	0.00
	-16,354.48	-14,586.75	-1,767.73	-12.12	-65,354.16	-58,347.00	-7,007.16	-12.01	-175,041.00
Operating Excess (Deficiency) of Rev over Exp	-9,002.67	-4,747.17	-4,255.50	-89.64	-1,115.14	-6,588.68	5,473.54	83.07	0.00

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-Oct 2023

Book = Accrual ; Tree = ysi_is

		Jul 2023	Aug 2023	Sep 2023	Oct 2023	Total
3000-000	INCOME					
3500-000	OTHER INCOME					
3590-000	IHCA Master Base Assess. Income	19,359.00	14,499.00	14,742.00	14,418.00	63,018.00
3650-000	Master Collection & Admin Fees	5.59	1,242.49	1,305.27	0.00	2,553.35
3900-000	TOTAL OTHER INCOME	19,364.59	15,741.49	16,047.27	14,418.00	65,571.35
3999-000	TOTAL PM INCOME	19,364.59	15,741.49	16,047.27	14,418.00	65,571.35
4010-000	ASSOCIATION INCOME					
4020-000	Late Fees / NSF	0.00	0.00	50.00	0.00	50.00
4045-000	Interest Income	45.49	45.94	38.17	39.42	169.02
4047-000	Interest Income-Reserves	1,739.69	1,747.97	1,751.77	1,767.73	7,007.16
4070-000	Neighborhood Assessments	37,861.37	27,002.27	27,151.43	26,952.55	118,967.62
4390-000	TOTAL ASSOCIATION INCOME	39,646.55	28,796.18	28,991.37	28,759.70	126,193.80
4999-000	TOTAL REVENUE	59,011.14	44,537.67	45,038.64	43,177.70	191,765.15
6000-000	EXPENSES					
7200-000	NEIGHBORHOOD EXPENSES					
7201-000	Neighborhood Management Fees	1,518.00	1,518.00	1,518.00	1,518.00	6,072.00
7208-000	Neighborhood Utilities-Lights & Storm Water Fees	11.68	11.55	11.68	11.69	46.60
7225-000	Neighborhood Garbage Removal	2,245.33	3,871.53	3,394.63	3,464.63	12,976.12
7240-000	Neighborhood Landscape - Contract / Yards	2,951.19	2,951.19	2,951.19	2,951.19	11,804.76
7260-000	Neighborhood Irrigation-Common Areas	29.43	9,832.02	29.98	8,851.40	18,742.83
7265-000	Neigh Irrig Maint & Repairs	150.00	150.00	0.00	0.00	300.00
7266-000	Neighborhood Pest Control	0.00	737.68	0.00	611.07	1,348.75
7288-000	Neighborhood Property Insurance	3,108.99	3,108.91	3,108.91	3,108.91	12,435.72
7290-000	TOTAL NEIGHBORHOOD EXPENSES	10,014.62	22,180.88	11,014.39	20,516.89	63,726.78
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION					
9210-000	NSF Fees	0.00	0.00	10.00	0.00	10.00
9830-000	Master Base Assessments	15,309.00	15,309.00	15,309.00	15,309.00	61,236.00
9855-000	Master Collection Legal Fees	5.59	1,242.49	1,305.27	0.00	2,553.35
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	15,314.59	16,551.49	16,624.27	15,309.00	63,799.35
9940-000	TOTAL EXPENSES	25,329.21	38,732.37	27,638.66	35,825.89	127,526.13
9950-000	Excess (Deficiency) of Revenues over Expenses	33,681.93	5,805.30	17,399.98	7,351.81	64,239.02

Expense Distribution

Property=swhp AND mm/yy=10/2023-10/2023

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-86162	swhp	42686162	10/01/2023	10/2023	11.69	0.00	1298	10/17/2023	Account #200006896357
Total 7208-000 - Neighborhood Utilities-Li...						11.69	0.00			
7225-000 - Neighborhood Garbage Removal										
clesca - Recology King County	P-86100	swhp	0004434082	10/01/2023	10/2023	1,136.48	0.00	1296	10/17/2023	Customer #066128
clesca - Recology King County	P-86101	swhp	0004434083	10/01/2023	10/2023	2,258.15	0.00	1297	10/17/2023	Customer #066131
isscom - Issaquah Highlands Communit...	P-86326	swhp	T4901 Maint BB 10/23	10/30/2023	10/2023	70.00	0.00	1300	10/30/2023	Inv #6368 Trash Clean UP
Total 7225-000 - Neighborhood Garbage...						3,464.63	0.00			
7240-000 - Neighborhood Landscape - Co...										
landcare - LandCare USA LLC	P-85912	swhp	673603	10/01/2023	10/2023	2,951.19	0.00	1294	10/10/2023	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						2,951.19	0.00			
7260-000 - Neighborhood Irrigation-Com...										
citiss - City of Issaquah	P-85987	swhp	22985987	10/01/2023	10/2023	5,343.16	0.00	1295	10/12/2023	Account #30-1695-00
citiss - City of Issaquah	P-85989	swhp	23185989	10/01/2023	10/2023	1,805.79	0.00	1295	10/12/2023	Account #30-1697-00
citiss - City of Issaquah	P-85991	swhp	23385991	10/01/2023	10/2023	1,672.02	0.00	1295	10/12/2023	Account #30-1699-00
pugsou - Puget Sound Energy	P-86169	swhp	46886169	10/01/2023	10/2023	12.09	0.00	1298	10/17/2023	Account #220001665243
pugsou - Puget Sound Energy	P-86183	swhp	39486183	10/01/2023	10/2023	18.34	0.00	1298	10/17/2023	Account #200011196504
Total 7260-000 - Neighborhood Irrigatio...						8,851.40	0.00			
7266-000 - Neighborhood Pest Control										
eagpes - Eagle Pest Eliminators, Inc.	P-85887	swhp	2579275	10/04/2023	10/2023	93.59	0.00	1293	10/10/2023	841 Rodent Control
eagpes - Eagle Pest Eliminators, Inc.	P-86301	swhp	2580272	10/09/2023	10/2023	423.89	0.00	1299	10/24/2023	807 Rodent Control
eagpes - Eagle Pest Eliminators, Inc.	P-86300	swhp	2580505	10/11/2023	10/2023	93.59	0.00	1299	10/24/2023	841 Rodent Control
Total 7266-000 - Neighborhood Pest Control						611.07	0.00			
7288-000 - Neighborhood Property Insurance										
palins - Carter Insurance Agency LLC	P-85939	swhp	231006 Payment	10/06/2023	10/2023	3,108.91	0.00	10062023	10/06/2023	Acct #F003367817-001-00001
Total 7288-000 - Neighborhood Property I...						3,108.91	0.00			
						18,998.89	0.00			