

West Highlands Park
FINANCIAL REPORT



FINANCIAL SUMMARY:

As of June 30, 2025, operating cash totaled \$18,541, unpaid assessments (receivables) totaled \$10,806, and 'other' cash (or cash equivalents) totaled \$107,556,573, for total assets of \$107,585,920.

Operating liabilities totaled \$0, prepaid assessments totaled \$10,699, and 'other' liabilities totaled \$0, for total liabilities of \$10,699.

The Association ended the month in a negative cash position of \$107,575,221.

For the month ending June 30, 2025, the Association incurred expenses and accrued costs totaling \$34,188, over budget by \$8,108.

YTD June 30, 2025, the Association incurred expenses and accrued costs totaling \$414,661, under budget by \$28,438.

As of June 30, 2025, replacement reserves totaled \$1,075,566.

BUDGET VARIANCES: Explanations for variances more than \$300/month

Expense	Variance Amt	Over/Under	Explanation
Neighborhood Bad Debt	\$ 2,358.65	Over	Adjusted the liability on the balance sheet
Neighborhood Garbage Removal	\$ 763.11	Over	YTD is over budget \$7,209.37
Neighborhood Irrigation repair and mtnc	\$ 1,105.00	Over	YTD is over budget \$2,230.00
Neighborhood Pest Control	\$ 573.50	Over	Excessively over budget YTD \$11,441.07
Neighborhood Maintenance	\$ 666.63	Under	Excessively over budget YTD \$394.21

DELINQUENCY REPORT:

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	Notes
WES-0010	\$ 162.49	\$ 453.99	\$ 581.09	\$ 10,186.00	\$ 11,383.57	Past due assessments, NSF, late fees
WES-0011	\$ -	\$ 50.00	\$ 1,199.37	\$ 374.79	\$ 1,624.16	Past due assessments
WES-0099	\$ -	\$ 150.00	\$ -	\$ -	\$ 150.00	Past due assessments
TOTALS	162.49	653.99	1,780.46	10,560.79	13,157.73	

PROJECT REPORT:

Stairs at the end of attached 2 were pressure-washed and painted trellis

Common area park reviewed and pressurewashed

Irrigation repairs continue

Dumpster Door repair on 5th Place alley completed March 2025 - re-visit requested.

Gutter cleaning on attached homes performed in January 2025

Dryer vent cleaning on attached homes performed September 2024

Arborist completed tree removal/trimming March 2025

Common grounds pressure washing completed October 2024

Street sweeping and asphalt recoat to be performed summer 2025 on 5th Place alley

Building washing of bird waste to occur Summer 2025

Pest screen installation completed October 2024 on attached homes.

Thank you for letting us serve your neighborhood.

Report submitted by Laura Carver- Community Manager

425-507-1121 Laura.C@ihcommunity.org

Balance Sheet (With Period Change)

Period = Jun 2025

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	8,360.39	-3,747.88	12,108.27
1030-000	CIT -Operating Money Market	10,180.61	13,475.18	-3,294.57
1066-000	Certificate of Deposits - Reserve	401,422.03	400,770.54	651.49
1080-000	CIT - Reserve MM	674,143.70	657,452.87	16,690.83
1090-000	TOTAL CASH	1,094,106.73	1,067,950.71	26,156.02
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	13,107.47	15,368.72	-2,261.25
1105-000	Allowance for Doubtful Accounts	-2,301.31	57.34	-2,358.65
1248-000	TOTAL ACCOUNTS RECEIVABLE	10,806.16	15,426.06	-4,619.90
1990-000	TOTAL ASSETS	1,104,912.89	1,083,376.77	21,536.12
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	10,699.26	1,171.68	9,527.58
2680-000	TOTAL OTHER LIABILITIES	10,699.26	1,171.68	9,527.58
2690-000	TOTAL LIABILITIES	10,699.26	1,171.68	9,527.58
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	41,900.15	41,900.15	0.00
2830-000	Current Year Reserve Transfers	-207,420.21	-190,077.89	-17,342.32
2850-000	Current Year Retained Earnings/Operating Fund	184,167.96	172,159.42	12,008.54
2855-000	Reserve Equity	1,075,565.73	1,058,223.41	17,342.32
2990-000	TOTAL CAPITAL	1,094,213.63	1,082,205.09	12,008.54
2999-000	TOTAL LIABILITIES & CAPITAL	1,104,912.89	1,083,376.77	21,536.12

West Highlands Park - IHCA Sup (swhp)
Budget Comparison

Period = Jun 2025

	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	14,784.00	15,876.00	-1,092.00	-6.88	190,512.00	190,512.00	0.00	0.00	190,512.00
3650-000 Master Collection & Admin Fees	162.49	0.00	162.49	N/A	4,259.68	0.00	4,259.68	N/A	0.00
3900-000 TOTAL OTHER INCOME	14,946.49	15,876.00	-929.51	-5.85	194,771.68	190,512.00	4,259.68	2.24	190,512.00
4010-000 ASSOCIATION INCOME									
4020-000 Late Fees / NSF	0.00	0.00	0.00	N/A	775.00	0.00	775.00	N/A	0.00
4045-000 Interest Income	10.67	0.00	10.67	N/A	156.41	0.00	156.41	N/A	0.00
4047-000 Interest Income-Reserves	1,808.15	0.00	1,808.15	N/A	21,010.17	0.00	21,010.17	N/A	0.00
4070-000 Neighborhood Assessments	29,431.64	29,771.00	-339.36	-1.14	382,115.28	382,121.00	-5.72	0.00	382,121.00
4390-000 TOTAL ASSOCIATION INCOME	31,250.46	29,771.00	1,479.46	4.97	404,056.86	382,121.00	21,935.86	5.74	382,121.00
4999-000 TOTAL REVENUE	46,196.95	45,647.00	549.95	1.20	598,828.54	572,633.00	26,195.54	4.57	572,633.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	1,593.92	1,593.88	-0.04	0.00	19,127.04	19,127.00	-0.04	0.00	19,127.00
7204-000 Neighborhood Reserve Study	0.00	0.00	0.00	N/A	1,269.81	1,400.00	130.19	9.30	1,400.00
7205-000 Neighborhood Bad Debt	2,358.65	0.00	-2,358.65	N/A	2,358.65	0.00	-2,358.65	N/A	0.00
7208-000 Neighborhood Utilities-Lights & Storm Water Fees	11.97	15.00	3.03	20.20	141.58	180.00	38.42	21.34	180.00
7225-000 Neighborhood Garbage Removal	3,929.74	3,166.63	-763.11	-24.10	45,209.37	38,000.00	-7,209.37	-18.97	38,000.00
7240-000 Neighborhood Landscape - Contract / Yards	3,069.23	3,150.00	80.77	2.56	36,830.76	37,800.00	969.24	2.56	37,800.00
7250-000 Neighborhood Landscape - Other	0.00	0.00	0.00	N/A	6,890.24	14,000.00	7,109.76	50.78	14,000.00
7260-000 Neighborhood Irrigation-Common Areas	217.84	0.00	-217.84	N/A	14,438.26	21,000.00	6,561.74	31.25	21,000.00
7265-000 Neigh Irrig Maint & Repairs	1,105.00	0.00	-1,105.00	N/A	3,730.00	1,500.00	-2,230.00	-148.67	1,500.00
7266-000 Neighborhood Pest Control	573.57	0.00	-573.57	N/A	13,441.07	2,000.00	-11,441.07	-572.05	2,000.00
7271-000 Neighborhood Gutter/Roof Maintenance	0.00	166.63	166.63	100.00	9,099.75	2,000.00	-7,099.75	-354.99	2,000.00
7272-000 Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	N/A	5,184.10	4,800.00	-384.10	-8.00	4,800.00
7278-000 Dryer Vent Cleaning	0.00	0.00	0.00	N/A	3,782.06	2,800.00	-982.06	-35.07	2,800.00
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	666.63	666.63	100.00	8,294.21	8,000.00	-294.21	-3.68	8,000.00
7288-000 Neighborhood Property Insurance	0.00	0.00	0.00	N/A	44,467.00	40,700.00	-3,767.00	-9.26	40,700.00
7289-000 Neighborhood Contingency	0.00	41.63	41.63	100.00	285.00	500.00	215.00	43.00	500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	12,859.92	8,800.40	-4,059.52	-46.13	214,548.90	194,307.00	-20,241.90	-10.42	194,307.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9210-000 NSF Fees	0.00	0.00	0.00	N/A	50.00	0.00	-50.00	N/A	0.00
9610-000 Federal Income Tax	5,290.00	1,404.00	-3,886.00	-276.78	5,290.00	1,404.00	-3,886.00	-276.78	1,404.00
9830-000 Master Base Assessments	15,876.00	15,876.00	0.00	0.00	190,512.00	190,512.00	0.00	0.00	190,512.00
9855-000 Master Collection Legal Fees	162.49	0.00	-162.49	N/A	4,259.68	0.00	-4,259.68	N/A	0.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	21,328.49	17,280.00	-4,048.49	-23.43	200,111.68	191,916.00	-8,195.68	-4.27	191,916.00
9940-000 TOTAL EXPENSES	34,188.41	26,080.40	-8,108.01	-31.09	414,660.58	386,223.00	-28,437.58	-7.36	386,223.00
9950-000 Excess (Deficiency) of Revenues over Expenses	12,008.54	19,566.60	-7,558.06	-38.63	184,167.96	186,410.00	-2,242.04	-1.20	186,410.00

West Highlands Park - IHCA Sup (swhp)
Budget Comparison

Period = Jun 2025

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Less Reserve Items:									
Reserve Contributions	-15,534.17	-15,534.17	0.00	0.00	-186,410.04	-186,410.04	0.00	0.00	186,410.00
Reserve Interest Income	-1,808.15	0.00	-1,808.15	N/A	-21,010.17	0.00	-21,010.17	N/A	0.00
	-17,342.32	-15,534.17	-1,808.15	-11.64	-207,420.21	-186,410.04	-21,010.17	-11.27	186,410.00
Operating Excess (Deficiency) of Rev over Exp	-5,333.78	4,032.43	-9,366.21	N/A	-23,252.25	-0.04	-23,252.21	-58,130,524.99	372,820.00

Reserve Expenses:

None at This Time

Statement (12 months)

Period = Jul 2024-Jun 2025

Book = Accrual ; Tree = ysi_is

		Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Total
3000-000	INCOME													
3500-000	OTHER INCOME													
3590-000	IHCA Master Base Assess. Income	20,916.00	14,868.00	15,120.00	14,784.00	14,784.00	14,784.00	21,336.00	14,448.00	14,868.00	15,036.00	14,784.00	14,784.00	190,512.00
3650-000	Master Collection & Admin Fees	0.00	0.00	0.00	235.00	0.00	0.00	0.00	20.00	2,807.11	581.09	453.99	162.49	4,259.68
3900-000	TOTAL OTHER INCOME	20,916.00	14,868.00	15,120.00	15,019.00	14,784.00	14,784.00	21,336.00	14,468.00	17,675.11	15,617.09	15,237.99	14,946.49	194,771.68
3999-000	TOTAL PM INCOME	20,916.00	14,868.00	15,120.00	15,019.00	14,784.00	14,784.00	21,336.00	14,468.00	17,675.11	15,617.09	15,237.99	14,946.49	194,771.68
4010-000	ASSOCIATION INCOME													
4020-000	Late Fees / NSF	0.00	0.00	450.00	0.00	0.00	0.00	0.00	0.00	125.00	250.00	-50.00	0.00	775.00
4040-000	Fee & Fine Income	0.00	0.00	100.00	0.00	100.00	-200.00	100.00	-50.00	-200.00	100.00	50.00	0.00	0.00
4045-000	Interest Income	27.03	18.53	19.56	14.17	7.50	5.48	10.78	12.81	10.37	7.69	11.82	10.67	156.41
4047-000	Interest Income-Reserves	1,844.94	1,854.41	1,855.79	1,877.02	1,876.87	1,895.26	1,904.83	1,881.59	1,205.19	1,195.09	1,811.03	1,808.15	21,010.17
4070-000	Neighborhood Assessments	42,445.49	29,722.43	30,594.80	29,431.64	29,431.64	29,431.64	42,686.59	29,481.33	29,722.43	30,304.01	29,431.64	29,431.64	382,115.28
4390-000	TOTAL ASSOCIATION INCOME	44,317.46	31,595.37	33,020.15	31,322.83	31,416.01	31,132.38	44,702.20	31,325.73	30,862.99	31,856.79	31,254.49	31,250.46	404,056.86
4999-000	TOTAL REVENUE	65,233.46	46,463.37	48,140.15	46,341.83	46,200.01	45,916.38	66,038.20	45,793.73	48,538.10	47,473.88	46,492.48	46,196.95	598,828.54
6000-000	EXPENSES													
7010-000	LANDSCAPE & UTILITIES													
7089-000	Contra-Dedicated Landscape	0.00	0.00	0.00	-75.00	75.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7090-000	TOTAL LANDSCAPE & UTILITIES	0.00	0.00	0.00	-75.00	75.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7200-000	NEIGHBORHOOD EXPENSES													
7201-000	Neighborhood Management Fees	1,593.92	1,593.92	1,593.92	1,593.92	1,593.92	1,593.92	1,593.92	1,593.92	1,593.92	1,593.92	1,593.92	1,593.92	19,127.04
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	0.00	0.00	0.00	1,269.81	0.00	0.00	0.00	0.00	0.00	1,269.81
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	2,358.65	2,358.65
7208-000	Neighborhood Utilities-Lights & Storm Water Fees	11.64	11.79	11.79	11.79	11.67	11.82	11.67	11.82	11.94	11.76	11.92	11.97	141.58
7225-000	Neighborhood Garbage Removal	3,823.35	3,699.19	3,594.19	3,594.19	3,594.19	3,594.19	3,594.19	3,911.43	3,899.22	3,960.26	4,015.23	3,929.74	45,209.37
7240-000	Neighborhood Landscape - Contract / Yards	3,069.23	3,069.23	3,069.23	3,069.23	3,069.23	3,069.23	3,069.23	3,069.23	3,069.23	3,069.23	3,069.23	3,069.23	36,830.76
7250-000	Neighborhood Landscape - Other	401.49	0.00	819.53	0.00	0.00	2,144.22	0.00	0.00	125.00	0.00	3,400.00	0.00	6,890.24
7260-000	Neighborhood Irrigation-Common Areas	30.63	1,238.12	31.69	12,022.23	32.96	345.85	32.03	202.46	33.39	218.90	32.16	217.84	14,438.26
7265-000	Neigh Irrig Maint & Repairs	0.00	0.00	0.00	0.00	625.00	0.00	0.00	0.00	0.00	0.00	2,000.00	1,105.00	3,730.00
7266-000	Neighborhood Pest Control	435.70	187.52	187.52	10,523.52	187.52	501.88	187.52	187.52	187.52	187.52	93.76	573.57	13,441.07
7271-000	Neighborhood Gutter/Roof Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	6,231.95	2,867.80	0.00	0.00	0.00	0.00	9,099.75
7272-000	Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,742.90	0.00	0.00	441.20	0.00	5,184.10
7278-000	Dryer Vent Cleaning	0.00	0.00	3,782.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,782.06
7280-000	Neighborhood Maintenance	0.00	0.00	458.45	0.00	6,450.88	0.00	750.00	0.00	634.88	0.00	0.00	0.00	8,294.21
7288-000	Neighborhood Property Insurance	44,467.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	44,467.00
7289-000	Neighborhood Contingency	0.00	0.00	0.00	0.00	0.00	0.00	0.00	285.00	0.00	0.00	0.00	0.00	285.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	53,832.96	9,799.77	13,548.38	30,814.88	15,565.37	11,261.11	16,740.32	16,872.08	9,555.10	9,041.59	14,657.42	12,859.92	214,548.90
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION													
9210-000	NSF Fees	20.00	0.00	30.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00

Statement (12 months)

Period = Jul 2024-Jun 2025

Book = Accrual ; Tree = ysi_is

		Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Total
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	5,290.00	5,290.00
9830-000	Master Base Assessments	15,876.00	15,876.00	15,876.00	15,876.00	15,876.00	15,876.00	15,876.00	15,876.00	15,876.00	15,876.00	15,876.00	15,876.00	190,512.00
9855-000	Master Collection Legal Fees	0.00	0.00	0.00	235.00	0.00	0.00	0.00	20.00	2,807.11	581.09	453.99	162.49	4,259.68
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	15,896.00	15,876.00	15,906.00	16,111.00	15,876.00	15,876.00	15,876.00	15,896.00	18,683.11	16,457.09	16,329.99	21,328.49	200,111.68
9940-000	TOTAL EXPENSES	69,728.96	25,675.77	29,454.38	46,850.88	31,516.37	27,137.11	32,616.32	32,768.08	28,238.21	25,498.68	30,987.41	34,188.41	414,660.58
9950-000	Excess (Deficiency) of Revenues over Expenses	-4,495.50	20,787.60	18,685.77	-509.05	14,683.64	18,779.27	33,421.88	13,025.65	20,299.89	21,975.20	15,505.07	12,008.54	184,167.96

Expense Distribution

Property=swhp AND mm/yy=06/2025-06/2025

Account Code - Name				Invoice			Unpaid		Check	
Vendor Code - Name	Control	Property	Invoice #	Date	Period	Amount	Amount	Check #	Date	Remarks
7208-000 - Neighborhood Utilities-Lights ...										
pugsou - Puget Sound Energy	P-94357	swhp	42694357	06/01/2025	06/2025	11.97	0.00	1458	06/20/2025	Account #200006896357
Total 7208-000 - Neighborhood Utilities-Li...						11.97	0.00			
7225-000 - Neighborhood Garbage Removal										
clesca - Recology King County	P-94252	swhp	0005149912	06/01/2025	06/2025	1,335.18	0.00	1455	06/18/2025	Customer #066128
clesca - Recology King County	P-94253	swhp	0005149913	06/01/2025	06/2025	2,594.56	0.00	1456	06/18/2025	Customer #066131
Total 7225-000 - Neighborhood Garbage...						3,929.74	0.00			
7240-000 - Neighborhood Landscape - Co...										
landcare - LandCare USA LLC	P-94052	swhp	871544	06/01/2025	06/2025	3,069.23	0.00	1453	06/06/2025	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						3,069.23	0.00			
7260-000 - Neighborhood Irrigation-Com...										
citiss - City of Issaquah	P-94104	swhp	22994104	06/01/2025	06/2025	61.77	0.00	1452	06/06/2025	Account #30-1695-00
citiss - City of Issaquah	P-94106	swhp	23194106	06/01/2025	06/2025	61.77	0.00	1452	06/06/2025	Account #30-1697-00
citiss - City of Issaquah	P-94108	swhp	23394108	06/01/2025	06/2025	61.77	0.00	1452	06/06/2025	Account #30-1699-00
pugsou - Puget Sound Energy	P-94293	swhp	39494293	06/01/2025	06/2025	20.56	0.00	1458	06/20/2025	Account #200011196504
pugsou - Puget Sound Energy	P-94354	swhp	46894354	06/01/2025	06/2025	11.97	0.00	1458	06/20/2025	Account #220001665243
Total 7260-000 - Neighborhood Irrigatio...						217.84	0.00			
7265-000 - Neigh Irrig Maint & Repairs										
axisback - Axis Backflow Testing	P-94466	swhp	4447	06/18/2025	06/2025	1,040.00	0.00	1460	06/26/2025	Backflow Testing
axisback - Axis Backflow Testing	P-94469	swhp	4382	06/26/2025	06/2025	65.00	0.00	1461	06/26/2025	Backflow Testing
Total 7265-000 - Neigh Irrig Maint & Repairs						1,105.00	0.00			
7266-000 - Neighborhood Pest Control										
eagpes - Eagle Pest Eliminators, Inc.	P-94226	swhp	21658	06/11/2025	06/2025	93.76	0.00	1457	06/18/2025	841 Rodent Control
eagpes - Eagle Pest Eliminators, Inc.	P-94228	swhp	23586	06/13/2025	06/2025	386.05	0.00	1457	06/18/2025	801 5th One Shot Wasp
eagpes - Eagle Pest Eliminators, Inc.	P-94457	swhp	22757	06/24/2025	06/2025	93.76	0.00	1459	06/24/2025	801 5th - Rodent Control
Total 7266-000 - Neighborhood Pest Control						573.57	0.00			
						8,907.35	0.00			