

**FINANCIAL SUMMARY:**

As of January 31, 2022, operating cash totaled \$2,390, unpaid assessments (receivables) totaled \$1,823, and 'other' cash (or cash equivalents) totaled \$660,633, for total assets of \$664,846.

Operating liabilities totaled \$0, prepaid assessments totaled \$1,722, and 'other' liabilities totaled \$0, for total liabilities of \$1,722.

The Association ended the month in a positive cash position of \$663,124.

For the month ending January 31, 2022, the Association incurred expenses and accrued costs totaling \$26,208, under budget by \$218.

YTD January 31, 2022, the Association incurred expenses and accrued costs totaling \$191,683, over budget by \$11,436.

As of January 31, 2022, replacement reserves totaled \$587,994.

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

Expense	Variance Amt	Over/Under	Explanation
Garbage	\$ 447.64	Under	Less than anticipated
Landscape-other	\$ 7,275.00	Under	Plant replacements not yet performed
Irrigation	\$ 3,286.79	Over	More than anticipated
Irrigation Maint and Repairs	\$ 634.19	Over	Less than anticipated
Gutter/Roof Maintenance	\$ 1,068.31	Over	More than anticipated
Gutter/Roof Cleaning	\$ 4,185.00	Under	Not yet invoiced
Dryer Vent Cleaning	\$ 2,175.00	Under	Not yet performed
Maintenance	\$ 4,295.01	Under	Less than anticipated

**DELINQUENCY REPORT:**

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	Notes
WES-0025	\$ 1,065.65	\$ 150.00	\$ -	\$ 375.00	\$ 1,590.65	Past due assessments
WES-0042	\$ 356.59	\$ 50.00	\$ 306.59	\$ -	\$ 713.18	Past due assessments
WES-0043	\$ 356.59	\$ -	\$ 227.59	\$ 129.00	\$ 713.18	ARC Fine
<b>TOTALS</b>	<b>713.18</b>	<b>50.00</b>	<b>534.18</b>	<b>129.00</b>	<b>1,426.36</b>	

**PROJECT REPORT:**

- \*Gutter cleaning performed in November
- \*Dryer vent cleaning on attached homes TO BE performed in June 2022
- \* Attached 2 townhomes painting began September 2021
- \* Plant replacement to begin March 2022

**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 = Jan 2022

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	2,390.24	834.42	1,555.82
1030-000	CIT -Operating Money Market	72,638.87	73,110.07	-471.20
1066-000	Certificate of Deposits - Reserve	100,675.00	100,650.00	25.00
1080-000	CIT - Reserve MM	487,318.76	474,329.14	12,989.62
1090-000	TOTAL CASH	663,022.87	648,923.63	14,099.24
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	3,017.01	1,238.18	1,778.83
1105-000	Allowance for Doubtful Accounts	-1,194.22	-1,194.22	0.00
1248-000	TOTAL ACCOUNTS RECEIVABLE	1,822.79	43.96	1,778.83
1990-000	TOTAL ASSETS	664,845.66	648,967.59	15,878.07
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	1,721.56	8,658.05	-6,936.49
2680-000	TOTAL OTHER LIABILITIES	1,721.56	8,658.05	-6,936.49
2690-000	TOTAL LIABILITIES	1,721.56	8,658.05	-6,936.49
<b>2800-000</b>	<b>CAPITAL</b>			
2820-000	Prior Year Retained Earnings	61,306.28	61,306.28	0.00
2830-000	Current Year Reserve Transfers	-91,146.12	-78,131.50	-13,014.62
2850-000	Current Year Retained Earnings/Operating Fund	104,970.18	82,155.62	22,814.56
2855-000	Reserve Equity	587,993.76	574,979.14	13,014.62
2990-000	TOTAL CAPITAL	663,124.10	640,309.54	22,814.56
2999-000	TOTAL LIABILITIES & CAPITAL	664,845.66	648,967.59	15,878.07

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

Period = Jan 2022

	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	17,696.00	14,931.00	2,765.00	18.52	107,282.00	104,517.00	2,765.00	2.65	179,172.00
3650-000 Master Collection & Admin Fees	0.00	0.00	0.00	N/A	150.00	0.00	150.00	N/A	0.00
3900-000 TOTAL OTHER INCOME	17,696.00	14,931.00	2,765.00	18.52	107,432.00	104,517.00	2,915.00	2.79	179,172.00
4010-000 ASSOCIATION INCOME									
4020-000 Late Fees / NSF	100.00	0.00	100.00	N/A	285.00	0.00	285.00	N/A	0.00
4045-000 Interest Income	18.99	0.00	18.99	N/A	119.37	0.00	119.37	N/A	0.00
4047-000 Interest Income-Reserves	124.70	0.00	124.70	N/A	916.68	0.00	916.68	N/A	0.00
4070-000 Neighborhood Assessments	31,083.02	26,136.50	4,946.52	18.93	187,900.04	182,955.50	4,944.54	2.70	313,638.00
4390-000 TOTAL ASSOCIATION INCOME	31,326.71	26,136.50	5,190.21	19.86	189,221.09	182,955.50	6,265.59	3.42	313,638.00
4999-000 TOTAL REVENUE	49,022.71	41,067.50	7,955.21	19.37	296,653.09	287,472.50	9,180.59	3.19	492,810.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	1,380.00	1,380.00	0.00	0.00	9,660.00	9,660.00	0.00	0.00	16,560.00
7204-000 Neighborhood Reserve Study	1,397.19	1,400.00	2.81	0.20	1,397.19	1,400.00	2.81	0.20	1,400.00
7208-000 Neighborhood Utilities-Lights & Storm Water Fees	11.80	15.00	3.20	21.33	82.92	105.00	22.08	21.03	180.00
7211-000 Neighborhood Legal Services	0.00	41.67	41.67	100.00	0.00	291.69	291.69	100.00	500.00
7225-000 Neighborhood Garbage Removal	1,957.17	2,029.17	72.00	3.55	13,756.55	14,204.19	447.64	3.15	24,350.00
7240-000 Neighborhood Landscape - Contract / Yards	2,781.78	2,824.33	42.55	1.51	19,472.46	19,770.31	297.85	1.51	33,892.00
7250-000 Neighborhood Landscape - Other	0.00	0.00	0.00	N/A	0.00	7,275.00	7,275.00	100.00	14,551.00
7260-000 Neighborhood Irrigation-Common Areas	31.46	0.00	-31.46	N/A	15,486.79	12,200.00	-3,286.79	-26.94	12,200.00
7265-000 Neigh Irrig Maint & Repairs	0.00	229.17	229.17	100.00	970.00	1,604.19	634.19	39.53	2,750.00
7266-000 Neighborhood Pest Control	0.00	0.00	0.00	N/A	533.99	700.00	166.01	23.72	1,400.00
7271-000 Neighborhood Gutter/Roof Maintenance	0.00	133.33	133.33	100.00	2,001.62	933.31	-1,068.31	-114.46	1,600.00
7272-000 Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	N/A	4,183.80	4,185.00	1.20	0.03	4,185.00
7278-000 Dryer Vent Cleaning	0.00	0.00	0.00	N/A	0.00	2,175.00	2,175.00	100.00	2,175.00
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	1,430.67	1,000.00	-430.67	-43.07	2,704.99	7,000.00	4,295.01	61.36	12,000.00
7288-000 Neighborhood Property Insurance	2,247.08	2,392.67	145.59	6.08	16,695.60	16,748.69	53.09	0.32	28,712.00
7289-000 Neighborhood Contingency	0.00	41.67	41.67	100.00	0.00	291.69	291.69	100.00	500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	11,237.15	11,487.01	249.86	2.18	86,945.91	98,544.07	11,598.16	11.77	157,455.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9210-000 NSF Fees	40.00	8.33	-31.67	-380.19	70.00	58.31	-11.69	-20.05	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	14,931.00	14,931.00	0.00	0.00	104,517.00	104,517.00	0.00	0.00	179,172.00
9855-000 Master Collection Legal Fees	0.00	0.00	0.00	N/A	150.00	0.00	-150.00	N/A	0.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	14,971.00	14,939.33	-31.67	-0.21	104,737.00	104,575.31	-161.69	-0.15	180,676.00
9940-000 TOTAL EXPENSES	26,208.15	26,426.34	218.19	0.83	191,682.91	203,119.38	11,436.47	5.63	338,131.00
9950-000 Excess (Deficiency) of Revenues over Expenses	22,814.56	14,641.16	8,173.40	55.82	104,970.18	84,353.12	20,617.06	24.44	154,679.00

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

Period = Jan 2022

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>Less Reserve Items:</b>									
Reserve Contributions	-12,889.92	-12,889.92	0.00	0.00	-90,229.44	-90,229.44	0.00	0.00	-154,679.00
Reserve Interest Income	-124.70	0.00	-124.70	N/A	-916.68	0.00	-916.68	N/A	0.00
	-13,014.62	-12,889.92	-124.70	-0.97	-91,146.12	-90,229.44	-916.68	-1.02	-154,679.00
<b>Operating</b> Excess (Deficiency) of Rev over Exp	9,799.94	1,751.24	8,048.70	459.60	13,824.06	-5,876.32	19,700.38	N/A	0.00
<b>Reserve Expenses:</b>									
425 - Full Exterior - Paint/Caulk (Att 2)						160,000.00			160,000.00

**Statement (12 months)**

Period = Jul 2021-Jan 2022

Book = Accrual ; Tree = ysi\_is

		Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Total
<b>3000-000</b>	<b>INCOME</b>								
3500-000	OTHER INCOME								
3590-000	IHCA Master Base Assess. Income	18,091.00	13,983.00	14,378.00	14,536.00	14,299.00	14,299.00	17,696.00	107,282.00
3650-000	Master Collection & Admin Fees	0.00	0.00	0.00	0.00	0.00	150.00	0.00	150.00
3900-000	TOTAL OTHER INCOME	18,091.00	13,983.00	14,378.00	14,536.00	14,299.00	14,449.00	17,696.00	107,432.00
3999-000	TOTAL PM INCOME	18,091.00	13,983.00	14,378.00	14,536.00	14,299.00	14,449.00	17,696.00	107,432.00
4010-000	ASSOCIATION INCOME								
4020-000	Late Fees / NSF	10.00	25.00	100.00	0.00	0.00	50.00	100.00	285.00
4040-000	Fee & Fine Income	0.00	20.00	130.00	-50.00	-100.00	0.00	0.00	0.00
4045-000	Interest Income	17.13	17.53	15.68	17.39	15.51	17.14	18.99	119.37
4047-000	Interest Income-Reserves	140.21	136.06	135.89	141.41	116.28	122.13	124.70	916.68
4070-000	Neighborhood Assessments	32,220.97	24,008.85	25,146.80	25,601.98	24,919.21	24,919.21	31,083.02	187,900.04
4390-000	TOTAL ASSOCIATION INCOME	32,388.31	24,207.44	25,528.37	25,710.78	24,951.00	25,108.48	31,326.71	189,221.09
4999-000	TOTAL REVENUE	50,479.31	38,190.44	39,906.37	40,246.78	39,250.00	39,557.48	49,022.71	296,653.09
6000-000	EXPENSES								
7200-000	NEIGHBORHOOD EXPENSES								
7201-000	Neighborhood Management Fees	1,380.00	1,380.00	1,380.00	1,380.00	1,380.00	1,380.00	1,380.00	9,660.00
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	0.00	0.00	0.00	1,397.19	1,397.19
7208-000	Neighborhood Utilities-Lights & Storm Water Fees	11.93	11.82	11.82	11.82	11.81	11.92	11.80	82.92
7225-000	Neighborhood Garbage Removal	1,957.17	1,957.17	1,957.17	2,013.53	1,957.17	1,957.17	1,957.17	13,756.55
7240-000	Neighborhood Landscape - Contract / Yards	2,781.78	2,781.78	2,781.78	2,781.78	2,781.78	2,781.78	2,781.78	19,472.46
7260-000	Neighborhood Irrigation-Common Areas	29.83	7,286.07	30.45	7,698.05	30.71	380.22	31.46	15,486.79
7265-000	Neigh Irrig Maint & Repairs	60.00	120.00	390.00	0.00	400.00	0.00	0.00	970.00
7266-000	Neighborhood Pest Control	0.00	0.00	533.99	0.00	0.00	0.00	0.00	533.99
7271-000	Neighborhood Gutter/Roof Maintenance	385.35	0.00	0.00	0.00	467.93	1,148.34	0.00	2,001.62
7272-000	Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	0.00	0.00	4,183.80	0.00	4,183.80
7280-000	Neighborhood Maintenance	0.00	0.00	0.00	0.00	0.00	1,274.32	1,430.67	2,704.99
7288-000	Neighborhood Property Insurance	2,569.12	2,569.08	2,569.08	2,569.08	2,569.08	1,603.08	2,247.08	16,695.60
7290-000	TOTAL NEIGHBORHOOD EXPENSES	9,175.18	16,105.92	9,654.29	16,454.26	9,598.48	14,720.63	11,237.15	86,945.91
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION								
9210-000	NSF Fees	10.00	0.00	10.00	0.00	0.00	10.00	40.00	70.00
9830-000	Master Base Assessments	14,931.00	14,931.00	14,931.00	14,931.00	14,931.00	14,931.00	14,931.00	104,517.00
9855-000	Master Collection Legal Fees	0.00	0.00	0.00	0.00	0.00	150.00	0.00	150.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	14,941.00	14,931.00	14,941.00	14,931.00	14,931.00	15,091.00	14,971.00	104,737.00
9940-000	TOTAL EXPENSES	24,116.18	31,036.92	24,595.29	31,385.26	24,529.48	29,811.63	26,208.15	191,682.91
9950-000	Excess (Deficiency) of Revenues over Expenses	26,363.13	7,153.52	15,311.08	8,861.52	14,720.52	9,745.85	22,814.56	104,970.18

### Aged Receivables Report Detail by Owner

West Highlands Park - IHCA Sup (swhp)

Trans through: 01/22

Age As of: 01/31/2022

Unit	OwnerCode	Status	Name	Total Unpaid Charges	0 - 30 days	31 - 60 days	61 - 90 days	Over 90 days	Charge Code	Less Prepayments	Balance	Memos
<b>swhp - West Highlands Park - IHCA Sup</b>												
<b>WES-0025</b>												
	t0004944	Current	Joel Labuguen	1590.65	1065.65	150.00	0.00	375.00	late	0.00	1590.65	Filed Chap 13 Bankruptcy 6/8/17.
<b>WES-0042</b>												
	t0004782	Current	Cassandra Miles	713.18	356.59	50.00	306.59	0.00	sbase	0.00	713.18	Dear Cassandra: Your account on file was return for reason "Insufficient Funds". Your December 2021 assessments were to go through your established ACH bank account ending *2553. For these reason
<b>WES-0043</b>												
	t0011101	Current	Edward Watson	713.18	356.59	0.00	227.59	129.00	nsf	0.00	713.18	Good Morning Edward! Today 9/16/2021 I received a notice from the bank that your payment has been return "unprocessed" to your bill pay provider in the amount of \$360.00. Please provide this infor
<b>WES-0097</b>												
	t0011312	Current	Feng Jiang	0.00	0.00	0.00	0.00	0.00	prepay	-40.00	-40.00	Dear Feng and Kang: The Automatic Monthly Bank Account Withdrawal service that was charged to pre-note your account on July 2020 did not go through. Your assessment were to go through your establish

Unit	OwnerCode	Status	Name	Total Unpaid Charges	0 - 30 days	31 - 60 days	61 - 90 days	Over 90 days	Charge Code	Less Prepayments	Balance	Memos
<b>WES-0185</b>												
	t0008445	Current	Sixu Wang	0.00	0.00	0.00	0.00	0.00	prepay	-1681.56	-1681.56	
<b>Total swhp</b>	<b>- West Highlands Park - IHCA Sup</b>			<b>3017.01</b>	<b>1778.83</b>	<b>200.00</b>	<b>534.18</b>	<b>504.00</b>		<b>-1721.56</b>	<b>1295.45</b>	
<b>Grand Total</b>				<b>3017.01</b>	<b>1778.83</b>	<b>200.00</b>	<b>534.18</b>	<b>504.00</b>		<b>-1721.56</b>	<b>1295.45</b>	