

**FINANCIAL SUMMARY:**

As of March 31, 2022 , operating cash totaled \$3,764, unpaid assessments (receivables) totaled \$2,893, and 'other' cash (or cash equivalents) totaled \$690,084, for total assets of \$696,741.

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 \$695,018.

For the month ending March 31, 2022 , the Association incurred expenses and accrued costs totaling \$24,774, under budget by \$252.

YTD March 31, 2022 , the Association incurred expenses and accrued costs totaling \$240,290, over budget by \$16,520.

As of March 31, 2022 , replacement reserves totaled \$614,022.

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

Expense	Variance Amt	Over/Under	Explanation
Garbage	\$ 375.03	Under	Less than anticipated
Legal Service	\$ 375.03	Under	Less than anticipated
Landscape			
Landscape-Contract	\$ 340.40	Under	Less than anticipated
Landscape-other	\$ 9,583.96	Under	Plant replacements not yet performed
Irrigation	\$ 3,485.99	Over	More than anticipated
Irrigation Maint and Repairs	\$ 1,092.00	Over	Less than anticipated
Gutter/Roof Maintenance	\$ 801.65	Over	More than anticipated
Dryer Vent Cleaning	\$ 2,175.00	Under	Not yet performed
Maintenance	\$ 6,295.01	Under	Less than anticipated
Contingency	\$ 375.03	Under	Less than anticipated
Master Collection Legal Fees	\$ 400.00	Under	Less than anticipated

**DELINQUENCY REPORT:**

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	Notes
<b>WES-0025</b>	\$ 25.00	\$ 250.00	\$ 1,065.65	\$ 500.00	\$ 1,840.65	Past due assessments
<b>WES-0042</b>	\$ -	\$ 1,532.95	\$ 356.59	\$ 356.59	\$ 2,246.13	Past due assessments
<b>TOTALS</b>	<b>25.00</b>	<b>1,782.95</b>	<b>1,422.24</b>	<b>856.59</b>	<b>4,086.78</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, will be completed summer 2022
- \* 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

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

Period = Mar 2022

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>3000-000</b>	<b>INCOME</b>									
3500-000	OTHER INCOME									
3590-000	IHCA Master Base Assess. Income	14,299.00	14,931.00	-632.00	-4.23	136,275.00	134,379.00	1,896.00	1.41	179,172.00
3650-000	Master Collection & Admin Fees	0.00	0.00	0.00	N/A	400.00	0.00	400.00	N/A	0.00
3900-000	TOTAL OTHER INCOME	14,299.00	14,931.00	-632.00	-4.23	136,675.00	134,379.00	2,296.00	1.71	179,172.00
4010-000	ASSOCIATION INCOME									
4020-000	Late Fees / NSF	0.00	0.00	0.00	N/A	285.00	0.00	285.00	N/A	0.00
4045-000	Interest Income	18.34	0.00	18.34	N/A	153.89	0.00	153.89	N/A	0.00
4047-000	Interest Income-Reserves	130.35	0.00	130.35	N/A	1,164.61	0.00	1,164.61	N/A	0.00
4070-000	Neighborhood Assessments	24,919.21	26,136.50	-1,217.29	-4.66	238,876.41	235,228.50	3,647.91	1.55	313,638.00
4390-000	TOTAL ASSOCIATION INCOME	25,067.90	26,136.50	-1,068.60	-4.09	240,479.91	235,228.50	5,251.41	2.23	313,638.00
4999-000	TOTAL REVENUE	39,366.90	41,067.50	-1,700.60	-4.14	377,154.91	369,607.50	7,547.41	2.04	492,810.00
7200-000	NEIGHBORHOOD EXPENSES									
7201-000	Neighborhood Management Fees	1,380.00	1,380.00	0.00	0.00	12,420.00	12,420.00	0.00	0.00	16,560.00
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
7208-000	Neighborhood Utilities-Lights & Storm Water Fees	11.80	15.00	3.20	21.33	106.64	135.00	28.36	21.01	180.00
7211-000	Neighborhood Legal Services	0.00	41.67	41.67	100.00	0.00	375.03	375.03	100.00	500.00
7225-000	Neighborhood Garbage Removal	2,062.90	2,029.17	-33.73	-1.66	17,882.35	18,262.53	380.18	2.08	24,350.00
7240-000	Neighborhood Landscape - Contract / Yards	2,781.78	2,824.33	42.55	1.51	25,036.02	25,418.97	382.95	1.51	33,892.00
7250-000	Neighborhood Landscape - Other	1,329.04	0.00	-1,329.04	N/A	1,329.04	10,913.00	9,583.96	87.82	14,551.00
7260-000	Neighborhood Irrigation-Common Areas	30.57	0.00	-30.57	N/A	15,685.99	12,200.00	-3,485.99	-28.57	12,200.00
7265-000	Neigh Irrig Maint & Repairs	0.00	229.17	229.17	100.00	970.00	2,062.53	1,092.53	52.97	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	1,199.97	-801.65	-66.81	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	0.00	1,000.00	1,000.00	100.00	2,704.99	9,000.00	6,295.01	69.94	12,000.00
7288-000	Neighborhood Property Insurance	2,247.08	2,392.67	145.59	6.08	21,189.76	21,534.03	344.27	1.60	28,712.00
7289-000	Neighborhood Contingency	0.00	41.67	41.67	100.00	0.00	375.03	375.03	100.00	500.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	9,843.17	10,087.01	243.84	2.42	105,441.39	122,356.09	16,914.70	13.82	157,455.00
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION									
9210-000	NSF Fees	0.00	8.33	8.33	100.00	70.00	74.97	4.97	6.63	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	134,379.00	134,379.00	0.00	0.00	179,172.00
9855-000	Master Collection Legal Fees	0.00	0.00	0.00	N/A	400.00	0.00	-400.00	N/A	0.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	14,931.00	14,939.33	8.33	0.06	134,849.00	134,453.97	-395.03	-0.29	180,676.00
9940-000	TOTAL EXPENSES	24,774.17	25,026.34	252.17	1.01	240,290.39	256,810.06	16,519.67	6.43	338,131.00
9950-000	Excess (Deficiency) of Revenues over Expenses	14,592.73	16,041.16	-1,448.43	-9.03	136,864.52	112,797.44	24,067.08	21.34	154,679.00

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

Period = Mar 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	-116,009.28	-116,009.28	0.00	0.00	-154,679.00
Reserve Interest Income	-130.35	0.00	-130.35	N/A	-1,164.61	0.00	-1,164.61	N/A	0.00
	-13,020.27	-12,889.92	-130.35	-1.01	-117,173.89	-116,009.28	-1,164.61	-1.00	-154,679.00
<b>Operating Excess (Deficiency) of Rev over Exp</b>	<b>1,572.46</b>	<b>3,151.24</b>	<b>-1,578.78</b>	<b>-50.10</b>	<b>19,690.63</b>	<b>-3,211.84</b>	<b>22,902.47</b>	<b>N/A</b>	<b>0.00</b>

**Reserve Expenses:**

425 - Full Exterior - Paint/Caulk (Att 2)						160,000.00			160,000.00
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**Balance Sheet (With Period Change)**

Period = Mar 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	3,764.20	4,905.60	-1,141.40
1030-000	CIT -Operating Money Market	76,062.53	73,348.67	2,713.86
1066-000	Certificate of Deposits - Reserve	100,725.00	100,700.00	25.00
1080-000	CIT - Reserve MM	513,296.53	500,301.26	12,995.27
1090-000	TOTAL CASH	693,848.26	679,255.53	14,592.73
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	4,086.78	4,086.78	0.00
1105-000	Allowance for Doubtful Accounts	-1,194.22	-1,194.22	0.00
1248-000	TOTAL ACCOUNTS RECEIVABLE	2,892.56	2,892.56	0.00
1990-000	TOTAL ASSETS	696,740.82	682,148.09	14,592.73
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	1,722.38	1,722.38	0.00
2680-000	TOTAL OTHER LIABILITIES	1,722.38	1,722.38	0.00
2690-000	TOTAL LIABILITIES	1,722.38	1,722.38	0.00
<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	-117,173.89	-104,153.62	-13,020.27
2850-000	Current Year Retained Earnings/Operating Fund	136,864.52	122,271.79	14,592.73
2855-000	Reserve Equity	614,021.53	601,001.26	13,020.27
2990-000	TOTAL CAPITAL	695,018.44	680,425.71	14,592.73
2999-000	TOTAL LIABILITIES & CAPITAL	696,740.82	682,148.09	14,592.73

**Statement (12 months)**

Period = Jul 2021-Mar 2022

Book = Accrual ; Tree = ysi\_is

	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 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	14,694.00	14,299.00	136,275.00
3650-000	Master Collection & Admin Fees	0.00	0.00	0.00	0.00	0.00	150.00	0.00	250.00	0.00	400.00
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	14,944.00	14,299.00	136,675.00
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	14,944.00	14,299.00	136,675.00
4010-000	ASSOCIATION INCOME										
4020-000	Late Fees / NSF	10.00	25.00	100.00	0.00	0.00	50.00	100.00	0.00	0.00	285.00
4040-000	Fee & Fine Income	0.00	20.00	130.00	-50.00	-100.00	0.00	0.00	0.00	0.00	0.00
4045-000	Interest Income	17.13	17.53	15.68	17.39	15.51	17.14	18.99	16.18	18.34	153.89
4047-000	Interest Income-Reserves	140.21	136.06	135.89	141.41	116.28	122.13	124.70	117.58	130.35	1,164.61
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	26,057.16	24,919.21	238,876.41
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	26,190.92	25,067.90	240,479.91
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	41,134.92	39,366.90	377,154.91
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	1,380.00	1,380.00	12,420.00
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	0.00	0.00	0.00	1,397.19	0.00	0.00	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	11.92	11.80	106.64
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	2,062.90	2,062.90	17,882.35
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	2,781.78	2,781.78	25,036.02
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,329.04	1,329.04
7260-000	Neighborhood Irrigation-Common Areas	29.83	7,286.07	30.45	7,698.05	30.71	380.22	31.46	168.63	30.57	15,685.99
7265-000	Neigh Irrig Maint & Repairs	60.00	120.00	390.00	0.00	400.00	0.00	0.00	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	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	0.00	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	0.00	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	0.00	0.00	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	2,247.08	2,247.08	21,189.76
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	8,652.31	9,843.17	105,441.39
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION										
9210-000	NSF Fees	10.00	0.00	10.00	0.00	0.00	10.00	40.00	0.00	0.00	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	14,931.00	14,931.00	134,379.00
9855-000	Master Collection Legal Fees	0.00	0.00	0.00	0.00	0.00	150.00	0.00	250.00	0.00	400.00
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	15,181.00	14,931.00	134,849.00
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	23,833.31	24,774.17	240,290.39
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	17,301.61	14,592.73	136,864.52

### Aged Receivables Report Detail by Owner

West Highlands Park - IHCA Sup (swhp)

Trans through: 03/22

Age As of: 03/31/2022

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	1840.65	25.00	250.00	1065.65	500.00	late	0.00	1840.65	Filed Chap 13 Bankruptcy 6/8/17.
<b>WES-0042</b>												
	t0004782	Current	Cassandra Miles	2246.13	0.00	1532.95	356.59	356.59	sbase	0.00	2246.13	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	0.00	0.00	0.00	0.00	0.00	prepay	-0.82	-0.82	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>4086.78</b>	<b>25.00</b>	<b>1782.95</b>	<b>1422.24</b>	<b>856.59</b>		<b>-1722.38</b>	<b>2364.40</b>	
<b>Grand Total</b>				<b>4086.78</b>	<b>25.00</b>	<b>1782.95</b>	<b>1422.24</b>	<b>856.59</b>		<b>-1722.38</b>	<b>2364.40</b>	