

**DIVISION 28**  
**FINANCIAL REPORT**

**Manager's Report for the month ending March 31, 2022**

**FINANCIAL SUMMARY:**

As of March 31, 2022, operating cash totaled \$6,478, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$16, for total assets of \$6,494.

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

The Association ended the month in a positive cash position of \$6,494.

For the month ending March 31, 2022, the Association incurred expenses and accrued costs totaling \$514, under budget by \$203.

YTD March 31, 2022, the Association incurred expenses and accrued costs totaling \$6,141, under budget by \$1,661.

As of March 31, 2022, replacement reserves totaled \$16.

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

<b>Expense</b>	<b>Variance</b>		<b>Explanation</b>
Irrigation-Common Area	\$377.79	Under	Less than anticipated
Insurance	\$426.00	Over	More than anticipated
Contingency	\$1,281.78	Under	Less than anticipated

**COMPLETED, SCHEDULED AND PENDING MAINTENANCE:**

Plant replacements Winter 2021

Winterize irrigation October 2021

**Thank you for letting us serve your neighborhood.**  
Report submitted by Madison Ramirez Community Manager  
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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	6,478.00	6,356.63	121.37
1080-000	CIT - Reserve MM	15.77	15.77	0.00
1090-000	TOTAL CASH	6,493.77	6,372.40	121.37
1990-000	TOTAL ASSETS	6,493.77	6,372.40	121.37
1995-000	LIABILITIES & CAPITAL			
<b>2800-000</b>	<b>CAPITAL</b>			
2820-000	Prior Year Retained Earnings	4,358.14	4,358.14	0.00
2850-000	Current Year Retained Earnings/Operating Fund	2,119.86	1,998.49	121.37
2855-000	Reserve Equity	15.77	15.77	0.00
2990-000	TOTAL CAPITAL	6,493.77	6,372.40	121.37
2999-000	TOTAL LIABILITIES & CAPITAL	6,493.77	6,372.40	121.37

**Div 28 - IHCA (s28)**  
**Budget Comparison**

Period = Mar 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	237.00	316.00	-79.00	-25.00	3,081.00	2,844.00	237.00	8.33	3,792.00
3900-000 TOTAL OTHER INCOME	237.00	316.00	-79.00	-25.00	3,081.00	2,844.00	237.00	8.33	3,792.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.28	0.00	0.28	N/A	2.02	0.00	2.02	N/A	0.00
4070-000 Neighborhood Assessments	398.31	531.08	-132.77	-25.00	5,178.03	4,779.72	398.31	8.33	6,373.00
4390-000 TOTAL ASSOCIATION INCOME	398.59	531.08	-132.49	-24.95	5,180.05	4,779.72	400.33	8.38	6,373.00
4999-000 TOTAL REVENUE	635.59	847.08	-211.49	-24.97	8,261.05	7,623.72	637.33	8.36	10,165.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	107.50	107.50	0.00	0.00	967.50	967.50	0.00	0.00	1,290.00
7240-000 Neighborhood Landscape - Contract / Yards	90.72	92.42	1.70	1.84	816.48	831.78	15.30	1.84	1,109.00
7250-000 Neighborhood Landscape - Other	0.00	29.17	29.17	100.00	0.00	262.53	262.53	100.00	350.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	322.21	700.00	377.79	53.97	1,000.00
7265-000 Neigh Irrig Maint & Repairs	0.00	30.00	30.00	100.00	25.00	175.00	150.00	85.71	175.00
7288-000 Neighborhood Property Insurance	0.00	0.00	0.00	N/A	1,166.00	740.00	-426.00	-57.57	740.00
7289-000 Neighborhood Contingency	0.00	142.42	142.42	100.00	0.00	1,281.78	1,281.78	100.00	1,709.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	198.22	401.51	203.29	50.63	3,297.19	4,958.59	1,661.40	33.51	6,373.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9830-000 Master Base Assessments	316.00	316.00	0.00	0.00	2,844.00	2,844.00	0.00	0.00	3,792.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	316.00	316.00	0.00	0.00	2,844.00	2,844.00	0.00	0.00	3,792.00
9940-000 TOTAL EXPENSES	514.22	717.51	203.29	28.33	6,141.19	7,802.59	1,661.40	21.29	10,165.00
9950-000 Excess (Deficiency) of Revenues over Expenses	121.37	129.57	-8.20	-6.33	2,119.86	-178.87	2,298.73	1,285.14	0.00

**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	711.00	237.00	237.00	237.00	237.00	237.00	711.00	237.00	237.00	3,081.00
3900-000	TOTAL OTHER INCOME	711.00	237.00	237.00	237.00	237.00	237.00	711.00	237.00	237.00	3,081.00
3999-000	TOTAL PM INCOME	711.00	237.00	237.00	237.00	237.00	237.00	711.00	237.00	237.00	3,081.00
4010-000	ASSOCIATION INCOME										
4045-000	Interest Income	0.19	0.21	0.20	0.21	0.20	0.22	0.26	0.25	0.28	2.02
4070-000	Neighborhood Assessments	1,194.93	398.31	398.31	398.31	398.31	398.31	1,194.93	398.31	398.31	5,178.03
4390-000	TOTAL ASSOCIATION INCOME	1,195.12	398.52	398.51	398.52	398.51	398.53	1,195.19	398.56	398.59	5,180.05
4999-000	TOTAL REVENUE	1,906.12	635.52	635.51	635.52	635.51	635.53	1,906.19	635.56	635.59	8,261.05
6000-000	EXPENSES										
7200-000	NEIGHBORHOOD EXPENSES										
7201-000	Neighborhood Management Fees	107.50	107.50	107.50	107.50	107.50	107.50	107.50	107.50	107.50	967.50
7240-000	Neighborhood Landscape - Contract / Yards	90.72	90.72	90.72	90.72	90.72	90.72	90.72	90.72	90.72	816.48
7260-000	Neighborhood Irrigation-Common Areas	0.00	157.56	0.00	126.71	0.00	21.53	0.00	16.41	0.00	322.21
7265-000	Neigh Irrig Maint & Repairs	0.00	0.00	0.00	0.00	25.00	0.00	0.00	0.00	0.00	25.00
7288-000	Neighborhood Property Insurance	1,166.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,166.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	1,364.22	355.78	198.22	324.93	223.22	219.75	198.22	214.63	198.22	3,297.19
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION										
9830-000	Master Base Assessments	316.00	316.00	316.00	316.00	316.00	316.00	316.00	316.00	316.00	2,844.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	316.00	316.00	316.00	316.00	316.00	316.00	316.00	316.00	316.00	2,844.00
9940-000	TOTAL EXPENSES	1,680.22	671.78	514.22	640.93	539.22	535.75	514.22	530.63	514.22	6,141.19
9950-000	Excess (Deficiency) of Revenues over Expenses	225.90	-36.26	121.29	-5.41	96.29	99.78	1,391.97	104.93	121.37	2,119.86

# Expense Distribution

Property=s28 AND mm/yy=03/2022-03/2022

Account Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
<b>7240-000 - Neighborhood Landscape - Co...</b>										
landcare - LandCare USA LLC	P-78563	s28	494161	03/01/2022	03/2022	90.72	0.00	367	03/16/2022	Contract Landscaping
<b>Total 7240-000 - Neighborhood Landscap...</b>						<b>90.72</b>	<b>0.00</b>			
						<b>90.72</b>	<b>0.00</b>			

## Aged Receivables Report Detail by Owner

Div 28 - IHCA (s28)

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>Grand Total</b>										<b>0</b>		