

DIVISION 28
FINANCIAL REPORT

Manager's Report for the month ending April 30, 2022

FINANCIAL SUMMARY:

As of April 30, 2022, operating cash totaled \$6,232, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$16, for total assets of \$6,248.

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 \$6,248.

For the month ending April 30, 2022, the Association incurred expenses and accrued costs totaling \$514, under budget by \$273.

YTD April 30, 2022, the Association incurred expenses and accrued costs totaling \$7,023, under budget by \$1,567.

As of April 30, 2022, replacement reserves totaled \$16.

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

Expense	Variance		Explanation
Irrigation-Common Area	\$460.00	Under	Less than anticipated
Insurance	\$426.00	Over	More than anticipated
Contingency	\$1,424.20	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
425-507-1134 Madison.R@ihcommunity.org

Balance Sheet (With Period Change)

Period = Apr 2022

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	6,231.73	6,478.00	-246.27
1080-000	CIT - Reserve MM	15.77	15.77	0.00
1090-000	TOTAL CASH	6,247.50	6,493.77	-246.27
1990-000	TOTAL ASSETS	6,247.50	6,493.77	-246.27
1995-000	LIABILITIES & CAPITAL			
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	4,358.14	4,358.14	0.00
2850-000	Current Year Retained Earnings/Operating Fund	1,873.59	2,119.86	-246.27
2855-000	Reserve Equity	15.77	15.77	0.00
2990-000	TOTAL CAPITAL	6,247.50	6,493.77	-246.27
2999-000	TOTAL LIABILITIES & CAPITAL	6,247.50	6,493.77	-246.27

Div 28 - IHCA (s28)
Budget Comparison
 Period = Apr 2022

	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	237.00	316.00	-79.00	-25.00	3,318.00	3,160.00	158.00	5.00	3,792.00
3900-000 TOTAL OTHER INCOME	237.00	316.00	-79.00	-25.00	3,318.00	3,160.00	158.00	5.00	3,792.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.28	0.00	0.28	N/A	2.30	0.00	2.30	N/A	0.00
4070-000 Neighborhood Assessments	398.31	531.08	-132.77	-25.00	5,576.34	5,310.80	265.54	5.00	6,373.00
4390-000 TOTAL ASSOCIATION INCOME	398.59	531.08	-132.49	-24.95	5,578.64	5,310.80	267.84	5.04	6,373.00
4999-000 TOTAL REVENUE	635.59	847.08	-211.49	-24.97	8,896.64	8,470.80	425.84	5.03	10,165.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	107.50	107.50	0.00	0.00	1,075.00	1,075.00	0.00	0.00	1,290.00
7240-000 Neighborhood Landscape - Contract / Yards	90.72	92.42	1.70	1.84	907.20	924.20	17.00	1.84	1,109.00
7250-000 Neighborhood Landscape - Other	350.00	29.17	-320.83	-1,099.86	350.00	291.70	-58.30	-19.99	350.00
7260-000 Neighborhood Irrigation-Common Areas	17.64	100.00	82.36	82.36	339.85	800.00	460.15	57.52	1,000.00
7265-000 Neigh Irrig Maint & Repairs	0.00	0.00	0.00	N/A	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	1,424.20	1,424.20	100.00	1,709.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	565.86	471.51	-94.35	-20.01	3,863.05	5,430.10	1,567.05	28.86	6,373.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9830-000 Master Base Assessments	316.00	316.00	0.00	0.00	3,160.00	3,160.00	0.00	0.00	3,792.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	316.00	316.00	0.00	0.00	3,160.00	3,160.00	0.00	0.00	3,792.00
9940-000 TOTAL EXPENSES	881.86	787.51	-94.35	-11.98	7,023.05	8,590.10	1,567.05	18.24	10,165.00
9950-000 Excess (Deficiency) of Revenues over Expenses	-246.27	59.57	-305.84	-513.41	1,873.59	-119.30	1,992.89	1,670.49	0.00

Statement (12 months)

Period = Jul 2021-Apr 2022

Book = Accrual ; Tree = ysi_is

	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	Total
3000-000 INCOME											
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	237.00	3,318.00
3900-000 TOTAL OTHER INCOME	711.00	237.00	237.00	237.00	237.00	237.00	711.00	237.00	237.00	237.00	3,318.00
3999-000 TOTAL PM INCOME	711.00	237.00	237.00	237.00	237.00	237.00	711.00	237.00	237.00	237.00	3,318.00
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	0.28	2.30
4070-000 Neighborhood Assessments	1,194.93	398.31	398.31	398.31	398.31	398.31	1,194.93	398.31	398.31	398.31	5,576.34
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	398.59	5,578.64
4999-000 TOTAL REVENUE	1,906.12	635.52	635.51	635.52	635.51	635.53	1,906.19	635.56	635.59	635.59	8,896.64
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	107.50	1,075.00
7240-000 Neighborhood Landscape - Contract / Yards	90.72	90.72	90.72	90.72	90.72	90.72	90.72	90.72	90.72	90.72	907.20
7250-000 Neighborhood Landscape - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	350.00	350.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	157.56	0.00	126.71	0.00	21.53	0.00	16.41	0.00	17.64	339.85
7265-000 Neigh Irrig Maint & Repairs	0.00	0.00	0.00	0.00	25.00	0.00	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	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	565.86	3,863.05
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	316.00	3,160.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	316.00	316.00	316.00	316.00	316.00	316.00	316.00	316.00	316.00	316.00	3,160.00
9940-000 TOTAL EXPENSES	1,680.22	671.78	514.22	640.93	539.22	535.75	514.22	530.63	514.22	881.86	7,023.05
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	-246.27	1,873.59

Expense Distribution

Property=s28 AND mm/yy=04/2022-04/2022

Account Code - Name Vendor Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
7240-000 - Neighborhood Landscape - Co...										
landcare - LandCare USA LLC	P-79021	s28	503400	04/01/2022	04/2022	90.72	0.00	369	04/21/2022	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						90.72	0.00			
7250-000 - Neighborhood Landscape - Other										
landcare - LandCare USA LLC	P-79405	s28	482186	04/22/2022	04/2022	350.00	0.00	370	04/27/2022	Non-Contract Landscaping
Total 7250-000 - Neighborhood Landscap...						350.00	0.00			
7260-000 - Neighborhood Irrigation-Com...										
citiss - City of Issaquah	P-79140	s28	23679140	04/01/2022	04/2022	17.64	0.00	368	04/21/2022	Account #30-2919-00
Total 7260-000 - Neighborhood Irrigatio...						17.64	0.00			
						458.36	0.00			