

DIVISION 28
FINANCIAL REPORT
Manager's Report for the month ending June 30, 2022

FINANCIAL SUMMARY:

As of June 30, 2022, operating cash totaled \$6,307, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$16, for total assets of \$6,323.

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 \$6,323.

For the month ending June 30, 2022, the Association incurred expenses and accrued costs totaling \$682, under budget by \$206.

YTD June 30, 2022, the Association incurred expenses and accrued costs totaling \$8,219, under budget by \$1,946.

As of June 30, 2022, replacement reserves totaled \$6,369.

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

Expense	Variance		Explanation
Irrigation-Common Area	\$642.51	Under	Less than anticipated
Insurance	\$426.00	Over	More than anticipated
Contingency	\$1,709.00	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 = Jun 2022

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	6,306.82	6,353.10	-46.28
1080-000	CIT - Reserve MM	15.77	15.77	0.00
1090-000	TOTAL CASH	6,322.59	6,368.87	-46.28
1990-000	TOTAL ASSETS	6,322.59	6,368.87	-46.28
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	1,948.68	1,994.96	-46.28
2855-000	Reserve Equity	15.77	15.77	0.00
2990-000	TOTAL CAPITAL	6,322.59	6,368.87	-46.28
2999-000	TOTAL LIABILITIES & CAPITAL	6,322.59	6,368.87	-46.28

Div 28 - IHCA (s28)
Budget Comparison
 Period = Jun 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	3,792.00	3,792.00	0.00	0.00	3,792.00
3900-000 TOTAL OTHER INCOME	237.00	316.00	-79.00	-25.00	3,792.00	3,792.00	0.00	0.00	3,792.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.27	0.00	0.27	N/A	2.85	0.00	2.85	N/A	0.00
4070-000 Neighborhood Assessments	398.31	531.12	-132.81	-25.01	6,372.96	6,373.00	-0.04	0.00	6,373.00
4390-000 TOTAL ASSOCIATION INCOME	398.58	531.12	-132.54	-24.95	6,375.81	6,373.00	2.81	0.04	6,373.00
4999-000 TOTAL REVENUE	635.58	847.12	-211.54	-24.97	10,167.81	10,165.00	2.81	0.03	10,165.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	107.50	107.50	0.00	0.00	1,290.00	1,290.00	0.00	0.00	1,290.00
7240-000 Neighborhood Landscape - Contract / Yards	90.72	92.38	1.66	1.80	1,088.64	1,109.00	20.36	1.84	1,109.00
7250-000 Neighborhood Landscape - Other	0.00	29.13	29.13	100.00	350.00	350.00	0.00	0.00	350.00
7260-000 Neighborhood Irrigation-Common Areas	17.64	200.00	182.36	91.18	357.49	1,000.00	642.51	64.25	1,000.00
7265-000 Neigh Irrig Maint & Repairs	150.00	0.00	-150.00	N/A	175.00	175.00	0.00	0.00	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	142.38	142.38	100.00	0.00	1,709.00	1,709.00	100.00	1,709.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	365.86	571.39	205.53	35.97	4,427.13	6,373.00	1,945.87	30.53	6,373.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9830-000 Master Base Assessments	316.00	316.00	0.00	0.00	3,792.00	3,792.00	0.00	0.00	3,792.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	316.00	316.00	0.00	0.00	3,792.00	3,792.00	0.00	0.00	3,792.00
9940-000 TOTAL EXPENSES	681.86	887.39	205.53	23.16	8,219.13	10,165.00	1,945.87	19.14	10,165.00
9950-000 Excess (Deficiency) of Revenues over Expenses	-46.28	-40.27	-6.01	-14.92	1,948.68	0.00	1,948.68	N/A	0.00

Statement (12 months)

Period = Jul 2021-Jun 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	May 2022	Jun 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	237.00	237.00	3,792.00
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	237.00	237.00	3,792.00
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	237.00	237.00	3,792.00
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	0.28	0.27	2.85
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	398.31	398.31	6,372.96
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	398.59	398.58	6,375.81
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	635.59	635.58	10,167.81
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	107.50	107.50	1,290.00
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	90.72	90.72	1,088.64
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	0.00	0.00	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	0.00	17.64	357.49
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	0.00	150.00	175.00
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	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	198.22	365.86	4,427.13
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	316.00	316.00	3,792.00
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	316.00	316.00	3,792.00
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	514.22	681.86	8,219.13
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	121.37	-46.28	1,948.68

Expense Distribution

Property=s28 AND mm/yy=06/2022-06/2022

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-79750	s28	524232	06/01/2022	06/2022	90.72	0.00	372	06/08/2022	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						90.72	0.00			
7260-000 - Neighborhood Irrigation-Com...										
citiss - City of Issaquah	P-80026	s28	23680026	06/01/2022	06/2022	17.64	0.00	373	06/21/2022	Account #30-2919-00
Total 7260-000 - Neighborhood Irrigatio...						17.64	0.00			
7265-000 - Neigh Irrig Maint & Repairs										
isscom - Issaquah Highlands Communit...	P-80132	s28	T6948 Land BB 06/2022	06/22/2022	06/2022	150.00	0.00	374	06/23/2022	W/O #4772 Irrigation Start Up
Total 7265-000 - Neigh Irrig Maint & Repairs						150.00	0.00			
						258.36	0.00			