

**DIVISION 28**  
**FINANCIAL REPORT**  
**Manager's Report for the month ending July 31, 2022**

**FINANCIAL SUMMARY:**

As of July 31, 2022, operating cash totaled \$6,313, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$16, for total assets of \$6,329.

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 \$6,329.

For the month ending July 31, 2022, the Association incurred expenses and accrued costs totaling \$1,589, under budget by \$1.

YTD July 31, 2022, the Association incurred expenses and accrued costs totaling \$1,589, under budget by \$1.

As of July 31, 2022, replacement reserves totaled \$6,329.

**BUDGET VARIANCES: Explanations for variances more than \$300.00: None for July**

Expense	Variance	Explanation
---------	----------	-------------

**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 = Jul 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	6,313.12	6,306.82	6.30
1080-000	CIT - Reserve MM	15.77	15.77	0.00
1090-000	TOTAL CASH	6,328.89	6,322.59	6.30
1990-000	TOTAL ASSETS	6,328.89	6,322.59	6.30
1995-000	LIABILITIES & CAPITAL			
<b>2800-000</b>	<b>CAPITAL</b>			
2820-000	Prior Year Retained Earnings	6,306.82	4,358.14	1,948.68
2850-000	Current Year Retained Earnings/Operating Fund	6.30	1,948.68	-1,942.38
2855-000	Reserve Equity	15.77	15.77	0.00
2990-000	TOTAL CAPITAL	6,328.89	6,322.59	6.30
2999-000	TOTAL LIABILITIES & CAPITAL	6,328.89	6,322.59	6.30

## Div 28 - IHCA (s28) Budget Comparison

Period = Jul 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	720.00	320.00	400.00	125.00	720.00	320.00	400.00	125.00	3,840.00
3900-000 TOTAL OTHER INCOME	720.00	320.00	400.00	125.00	720.00	320.00	400.00	125.00	3,840.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.31	0.00	0.31	N/A	0.31	0.00	0.31	N/A	0.00
4070-000 Neighborhood Assessments	1,194.93	531.08	663.85	125.00	1,194.93	531.08	663.85	125.00	6,373.00
4390-000 TOTAL ASSOCIATION INCOME	1,195.24	531.08	664.16	125.06	1,195.24	531.08	664.16	125.06	6,373.00
4999-000 TOTAL REVENUE	1,915.24	851.08	1,064.16	125.04	1,915.24	851.08	1,064.16	125.04	10,213.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	107.50	107.50	0.00	0.00	107.50	107.50	0.00	0.00	1,290.00
7240-000 Neighborhood Landscape - Contract / Yards	93.44	95.17	1.73	1.82	93.44	95.17	1.73	1.82	1,142.00
7250-000 Neighborhood Landscape - Other	0.00	33.33	33.33	100.00	0.00	33.33	33.33	100.00	400.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,000.00
7265-000 Neigh Irrig Maint & Repairs	0.00	35.00	35.00	100.00	0.00	35.00	35.00	100.00	175.00
7288-000 Neighborhood Property Insurance	1,388.00	1,224.00	-164.00	-13.40	1,388.00	1,224.00	-164.00	-13.40	1,224.00
7289-000 Neighborhood Contingency	0.00	95.17	95.17	100.00	0.00	95.17	95.17	100.00	1,142.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	1,588.94	1,590.17	1.23	0.08	1,588.94	1,590.17	1.23	0.08	6,373.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9830-000 Master Base Assessments	320.00	320.00	0.00	0.00	320.00	320.00	0.00	0.00	3,840.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	320.00	320.00	0.00	0.00	320.00	320.00	0.00	0.00	3,840.00
9940-000 TOTAL EXPENSES	1,908.94	1,910.17	1.23	0.06	1,908.94	1,910.17	1.23	0.06	10,213.00
9950-000 Excess (Deficiency) of Revenues over Expenses	6.30	-1,059.09	1,065.39	100.59	6.30	-1,059.09	1,065.39	100.59	0.00

**Statement (12 months)**

Period = Jul 2022

Book = Accrual ; Tree = ysi\_is

		Jul 2022	Total
<b>3000-000</b>	<b>INCOME</b>		
3500-000	OTHER INCOME		
3590-000	IHCA Master Base Assess. Income	720.00	720.00
3900-000	TOTAL OTHER INCOME	720.00	720.00
3999-000	TOTAL PM INCOME	720.00	720.00
4010-000	ASSOCIATION INCOME		
4045-000	Interest Income	0.31	0.31
4070-000	Neighborhood Assessments	1,194.93	1,194.93
4390-000	TOTAL ASSOCIATION INCOME	1,195.24	1,195.24
4999-000	TOTAL REVENUE	1,915.24	1,915.24
6000-000	EXPENSES		
7200-000	NEIGHBORHOOD EXPENSES		
7201-000	Neighborhood Management Fees	107.50	107.50
7240-000	Neighborhood Landscape - Contract / Yards	93.44	93.44
7288-000	Neighborhood Property Insurance	1,388.00	1,388.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	1,588.94	1,588.94
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION		
9830-000	Master Base Assessments	320.00	320.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	320.00	320.00
9940-000	TOTAL EXPENSES	1,908.94	1,908.94
9950-000	Excess (Deficiency) of Revenues over Expenses	6.30	6.30

# Expense Distribution

Property=s28 AND mm/yy=07/2022-07/2022

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-80198	s28	531495	07/01/2022	07/2022	93.44	0.00	375	07/15/2022	Contract Landscaping
<b>Total 7240-000 - Neighborhood Landscap...</b>						<b>93.44</b>	<b>0.00</b>			
<b>7288-000 - Neighborhood Property Insurance</b>										
ihg - AIS Affinity Insurance Agency, Inc	P-80425	s28	101533837	07/20/2022	07/2022	1,388.00	0.00	376	07/29/2022	Policy #IHG1000803-02
<b>Total 7288-000 - Neighborhood Property I...</b>						<b>1,388.00</b>	<b>0.00</b>			
						<b>1,481.44</b>	<b>0.00</b>			