

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

**Manager's Report for the month ending September 30, 2022**

**FINANCIAL SUMMARY:**

As of September 30, 2022, operating cash totaled \$6,523, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$16, for total assets of \$6,538.

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 \$6,538.

For the month ending September 30, 2022, the Association incurred expenses and accrued costs totaling \$521, under budget by \$165.

YTD September 30, 2022, the Association incurred expenses and accrued costs totaling \$2,977, under budget by \$516.

As of September 30, 2022, replacement reserves totaled \$6,538.

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

Expense	Variance	Explanation
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**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 = Sep 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	6,522.51	6,404.87	117.64
1080-000	CIT - Reserve MM	15.77	15.77	0.00
1090-000	TOTAL CASH	6,538.28	6,420.64	117.64
1990-000	TOTAL ASSETS	6,538.28	6,420.64	117.64
1995-000	LIABILITIES & CAPITAL			
<b>2800-000</b>	<b>CAPITAL</b>			
2820-000	Prior Year Retained Earnings	6,306.82	6,306.82	0.00
2850-000	Current Year Retained Earnings/Operating Fund	215.69	98.05	117.64
2855-000	Reserve Equity	15.77	15.77	0.00
2990-000	TOTAL CAPITAL	6,538.28	6,420.64	117.64
2999-000	TOTAL LIABILITIES & CAPITAL	6,538.28	6,420.64	117.64

**Div 28 - IHCA (s28)**  
**Budget Comparison**  
 Period = Sep 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	240.00	320.00	-80.00	-25.00	1,200.00	960.00	240.00	25.00	3,840.00
3900-000 TOTAL OTHER INCOME	240.00	320.00	-80.00	-25.00	1,200.00	960.00	240.00	25.00	3,840.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.27	0.00	0.27	N/A	0.86	0.00	0.86	N/A	0.00
4070-000 Neighborhood Assessments	398.31	531.08	-132.77	-25.00	1,991.55	1,593.24	398.31	25.00	6,373.00
4390-000 TOTAL ASSOCIATION INCOME	398.58	531.08	-132.50	-24.95	1,992.41	1,593.24	399.17	25.05	6,373.00
4999-000 TOTAL REVENUE	638.58	851.08	-212.50	-24.97	3,192.41	2,553.24	639.17	25.03	10,213.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	107.50	107.50	0.00	0.00	322.50	322.50	0.00	0.00	1,290.00
7240-000 Neighborhood Landscape - Contract / Yards	93.44	95.17	1.73	1.82	280.32	285.51	5.19	1.82	1,142.00
7250-000 Neighborhood Landscape - Other	0.00	33.33	33.33	100.00	0.00	99.99	99.99	100.00	400.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	25.90	200.00	174.10	87.05	1,000.00
7265-000 Neigh Irrig Maint & Repairs	0.00	35.00	35.00	100.00	0.00	115.00	115.00	100.00	175.00
7288-000 Neighborhood Property Insurance	0.00	0.00	0.00	N/A	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	285.51	285.51	100.00	1,142.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	200.94	366.17	165.23	45.12	2,016.72	2,532.51	515.79	20.37	6,373.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9830-000 Master Base Assessments	320.00	320.00	0.00	0.00	960.00	960.00	0.00	0.00	3,840.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	320.00	320.00	0.00	0.00	960.00	960.00	0.00	0.00	3,840.00
9940-000 TOTAL EXPENSES	520.94	686.17	165.23	24.08	2,976.72	3,492.51	515.79	14.77	10,213.00
9950-000 Excess (Deficiency) of Revenues over Expenses	117.64	164.91	-47.27	-28.66	215.69	-939.27	1,154.96	122.96	0.00

**Statement (12 months)**

Period = Jul 2022-Sep 2022

Book = Accrual ; Tree = ysi\_is

		Jul 2022	Aug 2022	Sep 2022	Total
<b>3000-000</b>	<b>INCOME</b>				
3500-000	OTHER INCOME				
3590-000	IHCA Master Base Assess. Income	720.00	240.00	240.00	1,200.00
3900-000	TOTAL OTHER INCOME	720.00	240.00	240.00	1,200.00
3999-000	TOTAL PM INCOME	720.00	240.00	240.00	1,200.00
4010-000	ASSOCIATION INCOME				
4045-000	Interest Income	0.31	0.28	0.27	0.86
4070-000	Neighborhood Assessments	1,194.93	398.31	398.31	1,991.55
4390-000	TOTAL ASSOCIATION INCOME	1,195.24	398.59	398.58	1,992.41
4999-000	TOTAL REVENUE	1,915.24	638.59	638.58	3,192.41
6000-000	EXPENSES				
7200-000	NEIGHBORHOOD EXPENSES				
7201-000	Neighborhood Management Fees	107.50	107.50	107.50	322.50
7240-000	Neighborhood Landscape - Contract / Yards	93.44	93.44	93.44	280.32
7260-000	Neighborhood Irrigation-Common Areas	0.00	25.90	0.00	25.90
7288-000	Neighborhood Property Insurance	1,388.00	0.00	0.00	1,388.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	1,588.94	226.84	200.94	2,016.72
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION				
9830-000	Master Base Assessments	320.00	320.00	320.00	960.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	320.00	320.00	320.00	960.00
9940-000	TOTAL EXPENSES	1,908.94	546.84	520.94	2,976.72
9950-000	Excess (Deficiency) of Revenues over Expenses	6.30	91.75	117.64	215.69

# Expense Distribution

Property=s28 AND mm/yy=09/2022-09/2022

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-80909	s28	552167	09/01/2022	09/2022	93.44	0.00	379	09/20/2022	Contract Landscaping
<b>Total 7240-000 - Neighborhood Landscap...</b>						<b>93.44</b>	<b>0.00</b>			
						<b>93.44</b>	<b>0.00</b>			