

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

FINANCIAL SUMMARY:

As of October 31, 2022 , operating cash totaled \$6,534, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$16, for total assets of \$6,550.

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 \$6,550.

For the month ending October 31, 2022 , the Association incurred expenses and accrued costs totaling \$627, under budget by \$324.

YTD October 31, 2022 , the Association incurred expenses and accrued costs totaling \$3,604, under budget by \$840.

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

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

Expense	Variance	Explanation
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COMPLETED, SCHEDULED AND PENDING MAINTENANCE:

Plant replacements Winter 2022

Winterize irrigation November 2022

Thank you for letting us serve your neighborhood.
Report submitted by Sarah Hoey- IHCA Executive Director
425-507-1120 Sarah.h@ihcommunity.org

Balance Sheet (With Period Change)

Period = Oct 2022

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	6,534.31	6,522.51	11.80
1080-000	CIT - Reserve MM	15.77	15.77	0.00
1090-000	TOTAL CASH	6,550.08	6,538.28	11.80
1990-000	TOTAL ASSETS	6,550.08	6,538.28	11.80
1995-000	LIABILITIES & CAPITAL			
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	6,306.82	6,306.82	0.00
2850-000	Current Year Retained Earnings/Operating Fund	227.49	215.69	11.80
2855-000	Reserve Equity	15.77	15.77	0.00
2990-000	TOTAL CAPITAL	6,550.08	6,538.28	11.80
2999-000	TOTAL LIABILITIES & CAPITAL	6,550.08	6,538.28	11.80

Div 28 - IHCA (s28)
Budget Comparison
 Period = Oct 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	240.00	320.00	-80.00	-25.00	1,440.00	1,280.00	160.00	12.50	3,840.00
3900-000 TOTAL OTHER INCOME	240.00	320.00	-80.00	-25.00	1,440.00	1,280.00	160.00	12.50	3,840.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.29	0.00	0.29	N/A	1.15	0.00	1.15	N/A	0.00
4070-000 Neighborhood Assessments	398.31	531.08	-132.77	-25.00	2,389.86	2,124.32	265.54	12.50	6,373.00
4390-000 TOTAL ASSOCIATION INCOME	398.60	531.08	-132.48	-24.95	2,391.01	2,124.32	266.69	12.55	6,373.00
4999-000 TOTAL REVENUE	638.60	851.08	-212.48	-24.97	3,831.01	3,404.32	426.69	12.53	10,213.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	107.50	107.50	0.00	0.00	430.00	430.00	0.00	0.00	1,290.00
7240-000 Neighborhood Landscape - Contract / Yards	93.44	95.17	1.73	1.82	373.76	380.68	6.92	1.82	1,142.00
7250-000 Neighborhood Landscape - Other	0.00	33.33	33.33	100.00	0.00	133.32	133.32	100.00	400.00
7260-000 Neighborhood Irrigation-Common Areas	105.86	300.00	194.14	64.71	131.76	500.00	368.24	73.65	1,000.00
7265-000 Neigh Irrig Maint & Repairs	0.00	0.00	0.00	N/A	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	380.68	380.68	100.00	1,142.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	306.80	631.17	324.37	51.39	2,323.52	3,163.68	840.16	26.56	6,373.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9830-000 Master Base Assessments	320.00	320.00	0.00	0.00	1,280.00	1,280.00	0.00	0.00	3,840.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	320.00	320.00	0.00	0.00	1,280.00	1,280.00	0.00	0.00	3,840.00
9940-000 TOTAL EXPENSES	626.80	951.17	324.37	34.10	3,603.52	4,443.68	840.16	18.91	10,213.00
9950-000 Excess (Deficiency) of Revenues over Expenses	11.80	-100.09	111.89	111.79	227.49	-1,039.36	1,266.85	121.89	0.00

Statement (12 months)

Period = Jul 2022-Oct 2022

Book = Accrual ; Tree = ysi_is

		Jul 2022	Aug 2022	Sep 2022	Oct 2022	Total
3000-000	INCOME					
3500-000	OTHER INCOME					
3590-000	IHCA Master Base Assess. Income	720.00	240.00	240.00	240.00	1,440.00
3900-000	TOTAL OTHER INCOME	720.00	240.00	240.00	240.00	1,440.00
3999-000	TOTAL PM INCOME	720.00	240.00	240.00	240.00	1,440.00
4010-000	ASSOCIATION INCOME					
4045-000	Interest Income	0.31	0.28	0.27	0.29	1.15
4070-000	Neighborhood Assessments	1,194.93	398.31	398.31	398.31	2,389.86
4390-000	TOTAL ASSOCIATION INCOME	1,195.24	398.59	398.58	398.60	2,391.01
4999-000	TOTAL REVENUE	1,915.24	638.59	638.58	638.60	3,831.01
6000-000	EXPENSES					
7200-000	NEIGHBORHOOD EXPENSES					
7201-000	Neighborhood Management Fees	107.50	107.50	107.50	107.50	430.00
7240-000	Neighborhood Landscape - Contract / Yards	93.44	93.44	93.44	93.44	373.76
7260-000	Neighborhood Irrigation-Common Areas	0.00	25.90	0.00	105.86	131.76
7288-000	Neighborhood Property Insurance	1,388.00	0.00	0.00	0.00	1,388.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	1,588.94	226.84	200.94	306.80	2,323.52
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION					
9830-000	Master Base Assessments	320.00	320.00	320.00	320.00	1,280.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	320.00	320.00	320.00	320.00	1,280.00
9940-000	TOTAL EXPENSES	1,908.94	546.84	520.94	626.80	3,603.52
9950-000	Excess (Deficiency) of Revenues over Expenses	6.30	91.75	117.64	11.80	227.49

Expense Distribution

Property=s28 AND mm/yy=10/2022-10/2022

Account 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-81227	s28	561680	10/01/2022	10/2022	93.44	0.00	381	10/21/2022	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						93.44	0.00			
7260-000 - Neighborhood Irrigation-Com...										
citiss - City of Issaquah	P-81366	s28	23681366	10/01/2022	10/2022	105.86	0.00	380	10/21/2022	Account #30-2919-00
Total 7260-000 - Neighborhood Irrigatio...						105.86	0.00			
						199.30	0.00			