

**DIVISION 28**  
**FINANCIAL REPORT**  
**Manager's Report for the month ending November 2022**

**FINANCIAL SUMMARY:**

As of November 2022 , operating cash totaled \$6,268, unpaid assessments (receivables) totaled \$399, and 'other' cash (or cash equivalents) totaled \$16, for total assets of \$6,682.

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 \$6,268.

For the month ending November 2022 , the Association incurred expenses and accrued costs totaling \$921, over budget by \$55.

YTD November 2022 , the Association incurred expenses and accrued costs totaling \$4,524, under budget by \$869.

As of November 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  
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**Balance Sheet (With Period Change)**

Period = Nov 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	6,251.94	6,534.31	-282.37
1080-000	CIT - Reserve MM	15.77	15.77	0.00
1090-000	TOTAL CASH	6,267.71	6,550.08	-282.37
1990-000	TOTAL ASSETS	6,267.71	6,550.08	-282.37
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	-54.88	227.49	-282.37
2855-000	Reserve Equity	15.77	15.77	0.00
2990-000	TOTAL CAPITAL	6,267.71	6,550.08	-282.37
2999-000	TOTAL LIABILITIES & CAPITAL	6,267.71	6,550.08	-282.37

**Div 28 - IHCA (s28)**  
**Budget Comparison**

Period = Nov 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	1,680.00	1,600.00	80.00	5.00	3,840.00
3900-000 TOTAL OTHER INCOME	240.00	320.00	-80.00	-25.00	1,680.00	1,600.00	80.00	5.00	3,840.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.26	0.00	0.26	N/A	1.41	0.00	1.41	N/A	0.00
4070-000 Neighborhood Assessments	398.31	531.08	-132.77	-25.00	2,788.17	2,655.40	132.77	5.00	6,373.00
4390-000 TOTAL ASSOCIATION INCOME	398.57	531.08	-132.51	-24.95	2,789.58	2,655.40	134.18	5.05	6,373.00
4999-000 TOTAL REVENUE	638.57	851.08	-212.51	-24.97	4,469.58	4,255.40	214.18	5.03	10,213.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	107.50	107.50	0.00	0.00	537.50	537.50	0.00	0.00	1,290.00
7240-000 Neighborhood Landscape - Contract / Yards	93.44	95.17	1.73	1.82	467.20	475.85	8.65	1.82	1,142.00
7250-000 Neighborhood Landscape - Other	400.00	33.33	-366.67	-1,100.12	400.00	166.65	-233.35	-140.02	400.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	131.76	500.00	368.24	73.65	1,000.00
7265-000 Neigh Irrig Maint & Repairs	0.00	30.00	30.00	100.00	0.00	145.00	145.00	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	475.85	475.85	100.00	1,142.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	600.94	361.17	-239.77	-66.39	2,924.46	3,524.85	600.39	17.03	6,373.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9830-000 Master Base Assessments	320.00	320.00	0.00	0.00	1,600.00	1,600.00	0.00	0.00	3,840.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	320.00	320.00	0.00	0.00	1,600.00	1,600.00	0.00	0.00	3,840.00
9940-000 TOTAL EXPENSES	920.94	681.17	-239.77	-35.20	4,524.46	5,124.85	600.39	11.72	10,213.00
9950-000 Excess (Deficiency) of Revenues over Expenses	-282.37	169.91	-452.28	-266.19	-54.88	-869.45	814.57	93.69	0.00

**Statement (12 months)**

Period = Jul 2022-Nov 2022

Book = Accrual ; Tree = ysi\_is

		Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 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	240.00	240.00	1,680.00
3900-000	TOTAL OTHER INCOME	720.00	240.00	240.00	240.00	240.00	1,680.00
3999-000	TOTAL PM INCOME	720.00	240.00	240.00	240.00	240.00	1,680.00
4010-000	ASSOCIATION INCOME						
4045-000	Interest Income	0.31	0.28	0.27	0.29	0.26	1.41
4070-000	Neighborhood Assessments	1,194.93	398.31	398.31	398.31	398.31	2,788.17
4390-000	TOTAL ASSOCIATION INCOME	1,195.24	398.59	398.58	398.60	398.57	2,789.58
4999-000	TOTAL REVENUE	1,915.24	638.59	638.58	638.60	638.57	4,469.58
6000-000	EXPENSES						
7200-000	NEIGHBORHOOD EXPENSES						
7201-000	Neighborhood Management Fees	107.50	107.50	107.50	107.50	107.50	537.50
7240-000	Neighborhood Landscape - Contract / Yards	93.44	93.44	93.44	93.44	93.44	467.20
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	0.00	400.00	400.00
7260-000	Neighborhood Irrigation-Common Areas	0.00	25.90	0.00	105.86	0.00	131.76
7288-000	Neighborhood Property Insurance	1,388.00	0.00	0.00	0.00	0.00	1,388.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	1,588.94	226.84	200.94	306.80	600.94	2,924.46
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION						
9830-000	Master Base Assessments	320.00	320.00	320.00	320.00	320.00	1,600.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	320.00	320.00	320.00	320.00	320.00	1,600.00
9940-000	TOTAL EXPENSES	1,908.94	546.84	520.94	626.80	920.94	4,524.46
9950-000	Excess (Deficiency) of Revenues over Expenses	6.30	91.75	117.64	11.80	-282.37	-54.88

# Expense Distribution

Property=s28 AND mm/yy=11/2022-11/2022

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-81652	s28	568449	11/01/2022	11/2022	93.44	0.00	383	11/16/2022	Contract Landscaping
<b>Total 7240-000 - Neighborhood Landscap...</b>						<b>93.44</b>	<b>0.00</b>			
<b>7250-000 - Neighborhood Landscape - Other</b>										
jbinst - JB Instant Lawn	P-81671	s28	852513	11/02/2022	11/2022	400.00	0.00	382	11/02/2022	Plant Replacements
<b>Total 7250-000 - Neighborhood Landscap...</b>						<b>400.00</b>	<b>0.00</b>			
						<b>493.44</b>	<b>0.00</b>			