

DIVISION 28
FINANCIAL REPORT
Manager's Report for the month ending Jan 2023

FINANCIAL SUMMARY:

As of Jan 2023, operating cash totaled \$6,534, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$0, for total assets of \$6,534.

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 Jan 2023, the Association incurred expenses and accrued costs totaling \$627, over budget by \$324.

YTD Jan 2023, the Association incurred expenses and accrued costs totaling \$3,604, under budget by \$840.

As of Jan 2023, 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

Draft 2023/2024 Budget completed

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 = Jan 2023

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	7,714.59	6,320.29	1,394.30
1080-000	CIT - Reserve MM	15.77	15.77	0.00
1090-000	TOTAL CASH	7,730.36	6,336.06	1,394.30
1990-000	TOTAL ASSETS	7,730.36	6,336.06	1,394.30
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	1,407.77	13.47	1,394.30
2855-000	Reserve Equity	15.77	15.77	0.00
2990-000	TOTAL CAPITAL	7,730.36	6,336.06	1,394.30
2999-000	TOTAL LIABILITIES & CAPITAL	7,730.36	6,336.06	1,394.30

Div 28 - IHCA (s28)
Budget Comparison
 Period = Jan 2023

	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	720.00	320.00	400.00	125.00	2,640.00	2,240.00	400.00	17.86	3,840.00
3900-000 TOTAL OTHER INCOME	720.00	320.00	400.00	125.00	2,640.00	2,240.00	400.00	17.86	3,840.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.31	0.00	0.31	N/A	1.99	0.00	1.99	N/A	0.00
4070-000 Neighborhood Assessments	1,194.93	531.08	663.85	125.00	4,381.41	3,717.56	663.85	17.86	6,373.00
4390-000 TOTAL ASSOCIATION INCOME	1,195.24	531.08	664.16	125.06	4,383.40	3,717.56	665.84	17.91	6,373.00
4999-000 TOTAL REVENUE	1,915.24	851.08	1,064.16	125.04	7,023.40	5,957.56	1,065.84	17.89	10,213.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	107.50	107.50	0.00	0.00	752.50	752.50	0.00	0.00	1,290.00
7240-000 Neighborhood Landscape - Contract / Yards	93.44	95.17	1.73	1.82	654.08	666.19	12.11	1.82	1,142.00
7250-000 Neighborhood Landscape - Other	0.00	33.33	33.33	100.00	400.00	233.31	-166.69	-71.45	400.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	181.05	600.00	418.95	69.82	1,000.00
7265-000 Neigh Irrig Maint & Repairs	0.00	0.00	0.00	N/A	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	666.19	666.19	100.00	1,142.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	200.94	331.17	130.23	39.32	3,375.63	4,287.19	911.56	21.26	6,373.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9830-000 Master Base Assessments	320.00	320.00	0.00	0.00	2,240.00	2,240.00	0.00	0.00	3,840.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	320.00	320.00	0.00	0.00	2,240.00	2,240.00	0.00	0.00	3,840.00
9940-000 TOTAL EXPENSES	520.94	651.17	130.23	20.00	5,615.63	6,527.19	911.56	13.97	10,213.00
9950-000 Excess (Deficiency) of Revenues over Expenses	1,394.30	199.91	1,194.39	597.46	1,407.77	-569.63	1,977.40	347.14	0.00

Statement (12 months)

Period = Jul 2022-Jan 2023

Book = Accrual ; Tree = ysi_is

		Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Total
3000-000	INCOME								
3500-000	OTHER INCOME								
3590-000	IHCA Master Base Assess. Income	720.00	240.00	240.00	240.00	240.00	240.00	720.00	2,640.00
3900-000	TOTAL OTHER INCOME	720.00	240.00	240.00	240.00	240.00	240.00	720.00	2,640.00
3999-000	TOTAL PM INCOME	720.00	240.00	240.00	240.00	240.00	240.00	720.00	2,640.00
4010-000	ASSOCIATION INCOME								
4045-000	Interest Income	0.31	0.28	0.27	0.29	0.26	0.27	0.31	1.99
4070-000	Neighborhood Assessments	1,194.93	398.31	398.31	398.31	398.31	398.31	1,194.93	4,381.41
4390-000	TOTAL ASSOCIATION INCOME	1,195.24	398.59	398.58	398.60	398.57	398.58	1,195.24	4,383.40
4999-000	TOTAL REVENUE	1,915.24	638.59	638.58	638.60	638.57	638.58	1,915.24	7,023.40
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	752.50
7240-000	Neighborhood Landscape - Contract / Yards	93.44	93.44	93.44	93.44	93.44	93.44	93.44	654.08
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	0.00	400.00	0.00	0.00	400.00
7260-000	Neighborhood Irrigation-Common Areas	0.00	25.90	0.00	105.86	0.00	49.29	0.00	181.05
7288-000	Neighborhood Property Insurance	1,388.00	0.00	0.00	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	250.23	200.94	3,375.63
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION								
9830-000	Master Base Assessments	320.00	320.00	320.00	320.00	320.00	320.00	320.00	2,240.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	320.00	320.00	320.00	320.00	320.00	320.00	320.00	2,240.00
9940-000	TOTAL EXPENSES	1,908.94	546.84	520.94	626.80	920.94	570.23	520.94	5,615.63
9950-000	Excess (Deficiency) of Revenues over Expenses	6.30	91.75	117.64	11.80	-282.37	68.35	1,394.30	1,407.77

Expense Distribution

Property=s28 AND mm/yy=01/2023-01/2023

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-82407	s28	590730	01/01/2023	01/2023	93.44	0.00	386	01/18/2023	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						93.44	0.00			
						93.44	0.00			