

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

**Manager's Report for the month ending December 2022**

**FINANCIAL SUMMARY:**

As of December 2022 , operating cash totaled \$6,336, unpaid assessments (receivables) totaled \$399, and 'other' cash (or cash equivalents) totaled \$16, for total assets of \$6,750.

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 \$6,336.

For the month ending December 2022 , the Association incurred expenses and accrued costs totaling \$320, under budget by \$0.

YTD December 2022 , the Association incurred expenses and accrued costs totaling \$1,920, under budget by \$869.

As of December 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

23/24 Budget draft 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 = Dec 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	6,320.29	6,251.94	68.35
1080-000	CIT - Reserve MM	15.77	15.77	0.00
1090-000	TOTAL CASH	6,336.06	6,267.71	68.35
1990-000	TOTAL ASSETS	6,336.06	6,267.71	68.35
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	13.47	-54.88	68.35
2855-000	Reserve Equity	15.77	15.77	0.00
2990-000	TOTAL CAPITAL	6,336.06	6,267.71	68.35
2999-000	TOTAL LIABILITIES & CAPITAL	6,336.06	6,267.71	68.35

**Div 28 - IHCA (s28)**  
**Budget Comparison**  
 Period = Dec 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	1,920.00	1,920.00	0.00	0.00	3,840.00
3900-000 TOTAL OTHER INCOME	240.00	320.00	-80.00	-25.00	1,920.00	1,920.00	0.00	0.00	3,840.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.27	0.00	0.27	N/A	1.68	0.00	1.68	N/A	0.00
4070-000 Neighborhood Assessments	398.31	531.08	-132.77	-25.00	3,186.48	3,186.48	0.00	0.00	6,373.00
4390-000 TOTAL ASSOCIATION INCOME	398.58	531.08	-132.50	-24.95	3,188.16	3,186.48	1.68	0.05	6,373.00
4999-000 TOTAL REVENUE	638.58	851.08	-212.50	-24.97	5,108.16	5,106.48	1.68	0.03	10,213.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	107.50	107.50	0.00	0.00	645.00	645.00	0.00	0.00	1,290.00
7240-000 Neighborhood Landscape - Contract / Yards	93.44	95.17	1.73	1.82	560.64	571.02	10.38	1.82	1,142.00
7250-000 Neighborhood Landscape - Other	0.00	33.33	33.33	100.00	400.00	199.98	-200.02	-100.02	400.00
7260-000 Neighborhood Irrigation-Common Areas	49.29	100.00	50.71	50.71	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	571.02	571.02	100.00	1,142.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	250.23	431.17	180.94	41.96	3,174.69	3,956.02	781.33	19.75	6,373.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9830-000 Master Base Assessments	320.00	320.00	0.00	0.00	1,920.00	1,920.00	0.00	0.00	3,840.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	320.00	320.00	0.00	0.00	1,920.00	1,920.00	0.00	0.00	3,840.00
9940-000 TOTAL EXPENSES	570.23	751.17	180.94	24.09	5,094.69	5,876.02	781.33	13.30	10,213.00
9950-000 Excess (Deficiency) of Revenues over Expenses	68.35	99.91	-31.56	-31.59	13.47	-769.54	783.01	101.75	0.00

**Statement (12 months)**

Period = Jul 2022-Dec 2022

Book = Accrual ; Tree = ysi\_is

		Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 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	240.00	1,920.00
3900-000	TOTAL OTHER INCOME	720.00	240.00	240.00	240.00	240.00	240.00	1,920.00
3999-000	TOTAL PM INCOME	720.00	240.00	240.00	240.00	240.00	240.00	1,920.00
4010-000	ASSOCIATION INCOME							
4045-000	Interest Income	0.31	0.28	0.27	0.29	0.26	0.27	1.68
4070-000	Neighborhood Assessments	1,194.93	398.31	398.31	398.31	398.31	398.31	3,186.48
4390-000	TOTAL ASSOCIATION INCOME	1,195.24	398.59	398.58	398.60	398.57	398.58	3,188.16
4999-000	TOTAL REVENUE	1,915.24	638.59	638.58	638.60	638.57	638.58	5,108.16
6000-000	EXPENSES							
7200-000	NEIGHBORHOOD EXPENSES							
7201-000	Neighborhood Management Fees	107.50	107.50	107.50	107.50	107.50	107.50	645.00
7240-000	Neighborhood Landscape - Contract / Yards	93.44	93.44	93.44	93.44	93.44	93.44	560.64
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	0.00	400.00	0.00	400.00
7260-000	Neighborhood Irrigation-Common Areas	0.00	25.90	0.00	105.86	0.00	49.29	181.05
7288-000	Neighborhood Property Insurance	1,388.00	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	3,174.69
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION							
9830-000	Master Base Assessments	320.00	320.00	320.00	320.00	320.00	320.00	1,920.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	320.00	320.00	320.00	320.00	320.00	320.00	1,920.00
9940-000	TOTAL EXPENSES	1,908.94	546.84	520.94	626.80	920.94	570.23	5,094.69
9950-000	Excess (Deficiency) of Revenues over Expenses	6.30	91.75	117.64	11.80	-282.37	68.35	13.47

# Expense Distribution

Property=s28 AND mm/yy=12/2022-12/2022

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-81980	s28	581256	12/01/2022	12/2022	93.44	0.00	384	12/13/2022	Contract Landscaping
<b>Total 7240-000 - Neighborhood Landscap...</b>						<b>93.44</b>	<b>0.00</b>			
<b>7260-000 - Neighborhood Irrigation-Com...</b>										
citiss - City of Issaquah	P-82241	s28	23682241	12/01/2022	12/2022	49.29	0.00	385	12/20/2022	Account #30-2919-00
<b>Total 7260-000 - Neighborhood Irrigatio...</b>						<b>49.29</b>	<b>0.00</b>			
						<b>142.73</b>	<b>0.00</b>			