

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

FINANCIAL SUMMARY:

As of Feb 2023, operating cash totaled \$7,815, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$16, for total assets of \$7,830.

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 Feb 2023, the Association incurred expenses and accrued costs totaling \$539, over budget by \$213.

YTD Feb 2023, the Association incurred expenses and accrued costs totaling \$6,154, under budget by \$1,124.

As of Feb 2023, replacement reserves totaled \$16.

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

Expense	Variance		Explanation
Irrigation-Common Area	\$501.31	Under	Less than anticipated
Contingency	\$761.36	Under	Less than anticipated

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 = Feb 2023

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	7,814.62	7,714.59	100.03
1080-000	CIT - Reserve MM	15.77	15.77	0.00
1090-000	TOTAL CASH	7,830.39	7,730.36	100.03
1990-000	TOTAL ASSETS	7,830.39	7,730.36	100.03
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	1,507.80	1,407.77	100.03
2855-000	Reserve Equity	15.77	15.77	0.00
2990-000	TOTAL CAPITAL	7,830.39	7,730.36	100.03
2999-000	TOTAL LIABILITIES & CAPITAL	7,830.39	7,730.36	100.03

Div 28 - IHCA (s28)
Budget Comparison
 Period = Feb 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	240.00	320.00	-80.00	-25.00	2,880.00	2,560.00	320.00	12.50	3,840.00
3900-000 TOTAL OTHER INCOME	240.00	320.00	-80.00	-25.00	2,880.00	2,560.00	320.00	12.50	3,840.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.30	0.00	0.30	N/A	2.29	0.00	2.29	N/A	0.00
4070-000 Neighborhood Assessments	398.31	531.08	-132.77	-25.00	4,779.72	4,248.64	531.08	12.50	6,373.00
4390-000 TOTAL ASSOCIATION INCOME	398.61	531.08	-132.47	-24.94	4,782.01	4,248.64	533.37	12.55	6,373.00
4999-000 TOTAL REVENUE	638.61	851.08	-212.47	-24.96	7,662.01	6,808.64	853.37	12.53	10,213.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	107.50	107.50	0.00	0.00	860.00	860.00	0.00	0.00	1,290.00
7240-000 Neighborhood Landscape - Contract / Yards	93.44	95.17	1.73	1.82	747.52	761.36	13.84	1.82	1,142.00
7250-000 Neighborhood Landscape - Other	0.00	33.33	33.33	100.00	400.00	266.64	-133.36	-50.02	400.00
7260-000 Neighborhood Irrigation-Common Areas	17.64	100.00	82.36	82.36	198.69	700.00	501.31	71.62	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	761.36	761.36	100.00	1,142.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	218.58	431.17	212.59	49.31	3,594.21	4,718.36	1,124.15	23.82	6,373.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9830-000 Master Base Assessments	320.00	320.00	0.00	0.00	2,560.00	2,560.00	0.00	0.00	3,840.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	320.00	320.00	0.00	0.00	2,560.00	2,560.00	0.00	0.00	3,840.00
9940-000 TOTAL EXPENSES	538.58	751.17	212.59	28.30	6,154.21	7,278.36	1,124.15	15.45	10,213.00
9950-000 Excess (Deficiency) of Revenues over Expenses	100.03	99.91	0.12	0.12	1,507.80	-469.72	1,977.52	421.00	0.00

Statement (12 months)

Period = Jul 2022-Feb 2023

Book = Accrual ; Tree = ysi_is

	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 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	240.00	2,880.00
3900-000	TOTAL OTHER INCOME	720.00	240.00	240.00	240.00	240.00	240.00	720.00	240.00	2,880.00
3999-000	TOTAL PM INCOME	720.00	240.00	240.00	240.00	240.00	240.00	720.00	240.00	2,880.00
4010-000	ASSOCIATION INCOME									
4045-000	Interest Income	0.31	0.28	0.27	0.29	0.26	0.27	0.31	0.30	2.29
4070-000	Neighborhood Assessments	1,194.93	398.31	398.31	398.31	398.31	398.31	1,194.93	398.31	4,779.72
4390-000	TOTAL ASSOCIATION INCOME	1,195.24	398.59	398.58	398.60	398.57	398.58	1,195.24	398.61	4,782.01
4999-000	TOTAL REVENUE	1,915.24	638.59	638.58	638.60	638.57	638.58	1,915.24	638.61	7,662.01
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	107.50	860.00
7240-000	Neighborhood Landscape - Contract / Yards	93.44	93.44	93.44	93.44	93.44	93.44	93.44	93.44	747.52
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	0.00	400.00	0.00	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	17.64	198.69
7288-000	Neighborhood Property Insurance	1,388.00	0.00	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	218.58	3,594.21
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION									
9830-000	Master Base Assessments	320.00	320.00	320.00	320.00	320.00	320.00	320.00	320.00	2,560.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	320.00	320.00	320.00	320.00	320.00	320.00	320.00	320.00	2,560.00
9940-000	TOTAL EXPENSES	1,908.94	546.84	520.94	626.80	920.94	570.23	520.94	538.58	6,154.21
9950-000	Excess (Deficiency) of Revenues over Expenses	6.30	91.75	117.64	11.80	-282.37	68.35	1,394.30	100.03	1,507.80

Expense Distribution

Property=s28 AND mm/yy=02/2023-02/2023

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-82726	s28	597999	02/01/2023	02/2023	93.44	0.00	388	02/15/2023	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						93.44	0.00			
7260-000 - Neighborhood Irrigation-Com...										
citiss - City of Issaquah	P-82819	s28	23682819	02/01/2023	02/2023	17.64	0.00	387	02/10/2023	Account #30-2919-00
Total 7260-000 - Neighborhood Irrigatio...						17.64	0.00			
						111.08	0.00			