

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

FINANCIAL SUMMARY:

As of April 2023, operating cash totaled \$8,031, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$16, for total assets of \$8,047.

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 \$7,932.

For the month ending April 2023, the Association incurred expenses and accrued costs totaling \$540, under budget by \$211.

YTD April 2023, the Association incurred expenses and accrued costs totaling \$7,215, under budget by \$1,496.

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

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

Expense	Variance	Explanation
Irrigation-Common Area	\$582.34 Under	Less than anticipated
Contingency	\$951.70 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 Susan Carlson-Community Manager
425-507-1134 Susan.C@ihcommunity.org

Balance Sheet (With Period Change)

Period = Apr 2023

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	8,031.07	7,932.33	98.74
1080-000	CIT - Reserve MM	15.77	15.77	0.00
1090-000	TOTAL CASH	8,046.84	7,948.10	98.74
1990-000	TOTAL ASSETS	8,046.84	7,948.10	98.74
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	1,724.25	1,625.51	98.74
2855-000	Reserve Equity	15.77	15.77	0.00
2990-000	TOTAL CAPITAL	8,046.84	7,948.10	98.74
2999-000	TOTAL LIABILITIES & CAPITAL	8,046.84	7,948.10	98.74

Div 28 - IHCA (s28) Budget Comparison

Period = Apr 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	3,360.00	3,200.00	160.00	5.00	3,840.00
3900-000 TOTAL OTHER INCOME	240.00	320.00	-80.00	-25.00	3,360.00	3,200.00	160.00	5.00	3,840.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.34	0.00	0.34	N/A	2.97	0.00	2.97	N/A	0.00
4070-000 Neighborhood Assessments	398.31	531.08	-132.77	-25.00	5,576.34	5,310.80	265.54	5.00	6,373.00
4390-000 TOTAL ASSOCIATION INCOME	398.65	531.08	-132.43	-24.94	5,579.31	5,310.80	268.51	5.06	6,373.00
4999-000 TOTAL REVENUE	638.65	851.08	-212.43	-24.96	8,939.31	8,510.80	428.51	5.03	10,213.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	107.50	107.50	0.00	0.00	1,075.00	1,075.00	0.00	0.00	1,290.00
7240-000 Neighborhood Landscape - Contract / Yards	93.44	95.17	1.73	1.82	934.40	951.70	17.30	1.82	1,142.00
7250-000 Neighborhood Landscape - Other	0.00	33.33	33.33	100.00	400.00	333.30	-66.70	-20.01	400.00
7260-000 Neighborhood Irrigation-Common Areas	18.97	100.00	81.03	81.03	217.66	800.00	582.34	72.79	1,000.00
7265-000 Neigh Irrig Maint & Repairs	0.00	0.00	0.00	N/A	0.00	175.00	175.00	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	951.70	951.70	100.00	1,142.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	219.91	431.17	211.26	49.00	4,015.06	5,510.70	1,495.64	27.14	6,373.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9830-000 Master Base Assessments	320.00	320.00	0.00	0.00	3,200.00	3,200.00	0.00	0.00	3,840.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	320.00	320.00	0.00	0.00	3,200.00	3,200.00	0.00	0.00	3,840.00
9940-000 TOTAL EXPENSES	539.91	751.17	211.26	28.12	7,215.06	8,710.70	1,495.64	17.17	10,213.00
9950-000 Excess (Deficiency) of Revenues over Expenses	98.74	99.91	-1.17	-1.17	1,724.25	-199.90	1,924.15	962.56	0.00

Statement (12 months)

Period = Jul 2022-Apr 2023

Book = Accrual ; Tree = ysi_is

	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 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	240.00	240.00	3,360.00
3900-000	TOTAL OTHER INCOME	720.00	240.00	240.00	240.00	240.00	240.00	720.00	240.00	240.00	240.00	3,360.00
3999-000	TOTAL PM INCOME	720.00	240.00	240.00	240.00	240.00	240.00	720.00	240.00	240.00	240.00	3,360.00
4010-000	ASSOCIATION INCOME											
4045-000	Interest Income	0.31	0.28	0.27	0.29	0.26	0.27	0.31	0.30	0.34	0.34	2.97
4070-000	Neighborhood Assessments	1,194.93	398.31	398.31	398.31	398.31	398.31	1,194.93	398.31	398.31	398.31	5,576.34
4390-000	TOTAL ASSOCIATION INCOME	1,195.24	398.59	398.58	398.60	398.57	398.58	1,195.24	398.61	398.65	398.65	5,579.31
4999-000	TOTAL REVENUE	1,915.24	638.59	638.58	638.60	638.57	638.58	1,915.24	638.61	638.65	638.65	8,939.31
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	107.50	107.50	1,075.00
7240-000	Neighborhood Landscape - Contract / Yards	93.44	93.44	93.44	93.44	93.44	93.44	93.44	93.44	93.44	93.44	934.40
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	0.00	400.00	0.00	0.00	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	0.00	18.97	217.66
7288-000	Neighborhood Property Insurance	1,388.00	0.00	0.00	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	200.94	219.91	4,015.06
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	320.00	320.00	3,200.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	320.00	320.00	320.00	320.00	320.00	320.00	320.00	320.00	320.00	320.00	3,200.00
9940-000	TOTAL EXPENSES	1,908.94	546.84	520.94	626.80	920.94	570.23	520.94	538.58	520.94	539.91	7,215.06
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	117.71	98.74	1,724.25

Expense Distribution

Property=s28 AND mm/yy=04/2023-04/2023

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-83665	s28	617076	04/01/2023	04/2023	93.44	0.00	391	04/20/2023	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						93.44	0.00			
7260-000 - Neighborhood Irrigation-Com...										
citiss - City of Issaquah	P-83821	s28	23683821	04/01/2023	04/2023	18.97	0.00	390	04/20/2023	Account #30-2919-00
Total 7260-000 - Neighborhood Irrigatio...						18.97	0.00			
						112.41	0.00			