

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

FINANCIAL SUMMARY:

As of June 2023, operating cash totaled \$8,171, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$16, for total assets of \$8,187.

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 \$8,187.

For the month ending June 2023, the Association incurred expenses and accrued costs totaling \$616, under budget by \$235.

YTD June 2023, the Association incurred expenses and accrued costs totaling \$8,352, under budget by \$1,861.

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

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

Expense	Variance		Explanation
Irrigation-Common Area	\$761.89	Under	Less than anticipated
Contingency	\$1,142.00	Under	Less than anticipated

COMPLETED, SCHEDULED AND PENDING MAINTENANCE:

Plant replacements Winter 2022

Winterize irrigation November 2022

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 = Jun 2023

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	8,171.05	8,148.79	22.26
1080-000	CIT - Reserve MM	15.77	15.77	0.00
1090-000	TOTAL CASH	8,186.82	8,164.56	22.26
1990-000	TOTAL ASSETS	8,186.82	8,164.56	22.26
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	1,864.23	1,841.97	22.26
2855-000	Reserve Equity	15.77	15.77	0.00
2990-000	TOTAL CAPITAL	8,186.82	8,164.56	22.26
2999-000	TOTAL LIABILITIES & CAPITAL	8,186.82	8,164.56	22.26

Div 28 - IHCA (s28)
Budget Comparison

Period = Jun 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	3,840.00	3,840.00	0.00	0.00	3,840.00
3900-000 TOTAL OTHER INCOME	240.00	320.00	-80.00	-25.00	3,840.00	3,840.00	0.00	0.00	3,840.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.34	0.00	0.34	N/A	3.66	0.00	3.66	N/A	0.00
4070-000 Neighborhood Assessments	398.31	531.12	-132.81	-25.01	6,372.96	6,373.00	-0.04	0.00	6,373.00
4390-000 TOTAL ASSOCIATION INCOME	398.65	531.12	-132.47	-24.94	6,376.62	6,373.00	3.62	0.06	6,373.00
4999-000 TOTAL REVENUE	638.65	851.12	-212.47	-24.96	10,216.62	10,213.00	3.62	0.04	10,213.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	107.50	107.50	0.00	0.00	1,290.00	1,290.00	0.00	0.00	1,290.00
7240-000 Neighborhood Landscape - Contract / Yards	93.44	95.13	1.69	1.78	1,121.28	1,142.00	20.72	1.81	1,142.00
7250-000 Neighborhood Landscape - Other	0.00	33.37	33.37	100.00	400.00	400.00	0.00	0.00	400.00
7260-000 Neighborhood Irrigation-Common Areas	20.45	200.00	179.55	89.78	238.11	1,000.00	761.89	76.19	1,000.00
7265-000 Neigh Irrig Maint & Repairs	75.00	0.00	-75.00	N/A	75.00	175.00	100.00	57.14	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	95.13	95.13	100.00	0.00	1,142.00	1,142.00	100.00	1,142.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	296.39	531.13	234.74	44.20	4,512.39	6,373.00	1,860.61	29.20	6,373.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9830-000 Master Base Assessments	320.00	320.00	0.00	0.00	3,840.00	3,840.00	0.00	0.00	3,840.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	320.00	320.00	0.00	0.00	3,840.00	3,840.00	0.00	0.00	3,840.00
9940-000 TOTAL EXPENSES	616.39	851.13	234.74	27.58	8,352.39	10,213.00	1,860.61	18.22	10,213.00
9950-000 Excess (Deficiency) of Revenues over Expenses	22.26	-0.01	22.27	222,700.00	1,864.23	0.00	1,864.23	N/A	0.00

Statement (12 months)

Period = Jul 2022-Jun 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	May 2023	Jun 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	240.00	240.00	3,840.00
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	240.00	240.00	3,840.00
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	240.00	240.00	3,840.00
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	0.35	0.34	3.66
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	398.31	398.31	6,372.96
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	398.66	398.65	6,376.62
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	638.66	638.65	10,216.62
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	107.50	107.50	1,290.00
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	93.44	93.44	1,121.28
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	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	0.00	20.45	238.11
7265-000	Neigh Irrig Maint & Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00	75.00
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	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	200.94	296.39	4,512.39
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	320.00	320.00	3,840.00
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	320.00	320.00	3,840.00
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	520.94	616.39	8,352.39
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	117.72	22.26	1,864.23

Expense Distribution

Property=s28 AND mm/yy=06/2023-06/2023

Account Code - Name Vendor 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-84369	s28	635695	06/01/2023	06/2023	93.44	0.00	393	06/07/2023	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						93.44	0.00			
7260-000 - Neighborhood Irrigation-Com...										
citiss - City of Issaquah	P-84655	s28	23684655	06/01/2023	06/2023	20.45	0.00	394	06/23/2023	Account #30-2919-00
Total 7260-000 - Neighborhood Irrigatio...						20.45	0.00			
7265-000 - Neigh Irrig Maint & Repairs										
isscom - Issaquah Highlands Communit...	P-84774	s28	T6948 06/23 BB	06/24/2023	06/2023	75.00	0.00	395	06/24/2023	W/O #5029 Irrigation Start Up
Total 7265-000 - Neigh Irrig Maint & Repairs						75.00	0.00			
						188.89	0.00			