

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

FINANCIAL SUMMARY:

As of July 2023, operating cash totaled \$7,752, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$16, for total assets of \$7,768.

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 \$7,768.

For the month ending July 2023, the Association incurred expenses and accrued costs totaling \$2,346, over budget by \$223.

YTD July 2023, the Association incurred expenses and accrued costs totaling \$2,346, under budget by \$223.

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

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

Expense	Variance	Explanation
Insurance	(\$388.00) Over	More than anticipated

COMPLETED, SCHEDULED AND PENDING MAINTENANCE:

Plant replacements Fall 2023

Winterize irrigation November 2023

2023/2024 Budget completed

Thank you for letting us serve your neighborhood.
Report submitted by Susan Carlson-Community Manager
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Balance Sheet (With Period Change)

Period = Jul 2023

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	7,752.40	8,171.05	-418.65
1080-000	CIT - Reserve MM	15.77	15.77	0.00
1090-000	TOTAL CASH	7,768.17	8,186.82	-418.65
1990-000	TOTAL ASSETS	7,768.17	8,186.82	-418.65
1995-000	LIABILITIES & CAPITAL			
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	8,171.05	6,306.82	1,864.23
2850-000	Current Year Retained Earnings/Operating Fund	-418.65	1,864.23	-2,282.88
2855-000	Reserve Equity	15.77	15.77	0.00
2990-000	TOTAL CAPITAL	7,768.17	8,186.82	-418.65
2999-000	TOTAL LIABILITIES & CAPITAL	7,768.17	8,186.82	-418.65

Div 28 - IHCA (s28)
Budget Comparison
 Period = Jul 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	729.00	324.00	405.00	125.00	729.00	324.00	405.00	125.00	3,888.00
3900-000 TOTAL OTHER INCOME	729.00	324.00	405.00	125.00	729.00	324.00	405.00	125.00	3,888.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.38	0.00	0.38	N/A	0.38	0.00	0.38	N/A	0.00
4070-000 Neighborhood Assessments	1,197.72	532.33	665.39	125.00	1,197.72	532.33	665.39	125.00	6,388.00
4390-000 TOTAL ASSOCIATION INCOME	1,198.10	532.33	665.77	125.07	1,198.10	532.33	665.77	125.07	6,388.00
4999-000 TOTAL REVENUE	1,927.10	856.33	1,070.77	125.04	1,927.10	856.33	1,070.77	125.04	10,276.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	107.50	107.50	0.00	0.00	107.50	107.50	0.00	0.00	1,290.00
7240-000 Neighborhood Landscape - Contract / Yards	96.25	98.00	1.75	1.79	96.25	98.00	1.75	1.79	1,176.00
7250-000 Neighborhood Landscape - Other	0.00	33.33	33.33	100.00	0.00	33.33	33.33	100.00	400.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	775.00
7265-000 Neigh Irrig Maint & Repairs	0.00	35.00	35.00	100.00	0.00	35.00	35.00	100.00	175.00
7288-000 Neighborhood Property Insurance	1,818.00	1,430.00	-388.00	-27.13	1,818.00	1,430.00	-388.00	-27.13	1,430.00
7289-000 Neighborhood Contingency	0.00	95.17	95.17	100.00	0.00	95.17	95.17	100.00	1,142.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	2,021.75	1,799.00	-222.75	-12.38	2,021.75	1,799.00	-222.75	-12.38	6,388.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9830-000 Master Base Assessments	324.00	324.00	0.00	0.00	324.00	324.00	0.00	0.00	3,888.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	324.00	324.00	0.00	0.00	324.00	324.00	0.00	0.00	3,888.00
9940-000 TOTAL EXPENSES	2,345.75	2,123.00	-222.75	-10.49	2,345.75	2,123.00	-222.75	-10.49	10,276.00
9950-000 Excess (Deficiency) of Revenues over Expenses	-418.65	-1,266.67	848.02	66.95	-418.65	-1,266.67	848.02	66.95	0.00

Statement (12 months)

Period = Jul 2023

Book = Accrual ; Tree = ysi_is

		Jul 2023	Total
3000-000	INCOME		
3500-000	OTHER INCOME		
3590-000	IHCA Master Base Assess. Income	729.00	729.00
3900-000	TOTAL OTHER INCOME	729.00	729.00
3999-000	TOTAL PM INCOME	729.00	729.00
4010-000	ASSOCIATION INCOME		
4045-000	Interest Income	0.38	0.38
4070-000	Neighborhood Assessments	1,197.72	1,197.72
4390-000	TOTAL ASSOCIATION INCOME	1,198.10	1,198.10
4999-000	TOTAL REVENUE	1,927.10	1,927.10
6000-000	EXPENSES		
7200-000	NEIGHBORHOOD EXPENSES		
7201-000	Neighborhood Management Fees	107.50	107.50
7240-000	Neighborhood Landscape - Contract / Yards	96.25	96.25
7288-000	Neighborhood Property Insurance	1,818.00	1,818.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	2,021.75	2,021.75
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION		
9830-000	Master Base Assessments	324.00	324.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	324.00	324.00
9940-000	TOTAL EXPENSES	2,345.75	2,345.75
9950-000	Excess (Deficiency) of Revenues over Expenses	-418.65	-418.65

Expense Distribution

Property=s28 AND mm/yy=07/2023-07/2023

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-84837	s28	645158	07/01/2023	07/2023	96.25	0.00	397	07/17/2023	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						96.25	0.00			
7288-000 - Neighborhood Property Insurance										
hubint - HUB International	P-84875	s28	3248248	07/13/2023	07/2023	1,818.00	0.00	396	07/17/2023	Account #ISSAHIG-01
Total 7288-000 - Neighborhood Property I...						1,818.00	0.00			
						1,914.25	0.00			