

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

**FINANCIAL SUMMARY:**

As of August 2023, operating cash totaled \$7,745, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$16, for total assets of \$7,760.

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 \$7,760.

For the month ending August 2023, the Association incurred expenses and accrued costs totaling \$650, under budget by \$228.

YTD August 2023, the Association incurred expenses and accrued costs totaling \$2,996, under budget by \$5.

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

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

<b>Expense</b>	<b>Variance</b>	<b>Explanation</b>
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 = Aug 2023

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	7,744.51	7,752.40	-7.89
1080-000	CIT - Reserve MM	15.77	15.77	0.00
1090-000	TOTAL CASH	7,760.28	7,768.17	-7.89
1990-000	TOTAL ASSETS	7,760.28	7,768.17	-7.89
1995-000	LIABILITIES & CAPITAL			
<b>2800-000</b>	<b>CAPITAL</b>			
2820-000	Prior Year Retained Earnings	8,171.05	8,171.05	0.00
2850-000	Current Year Retained Earnings/Operating Fund	-426.54	-418.65	-7.89
2855-000	Reserve Equity	15.77	15.77	0.00
2990-000	TOTAL CAPITAL	7,760.28	7,768.17	-7.89
2999-000	TOTAL LIABILITIES & CAPITAL	7,760.28	7,768.17	-7.89

**Div 28 - IHCA (s28)**  
**Budget Comparison**  
 Period = Aug 2023

	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	243.00	324.00	-81.00	-25.00	972.00	648.00	324.00	50.00	3,888.00
3900-000 TOTAL OTHER INCOME	243.00	324.00	-81.00	-25.00	972.00	648.00	324.00	50.00	3,888.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.34	0.00	0.34	N/A	0.72	0.00	0.72	N/A	0.00
4070-000 Neighborhood Assessments	399.24	532.33	-133.09	-25.00	1,596.96	1,064.66	532.30	50.00	6,388.00
4390-000 TOTAL ASSOCIATION INCOME	399.58	532.33	-132.75	-24.94	1,597.68	1,064.66	533.02	50.06	6,388.00
4999-000 TOTAL REVENUE	642.58	856.33	-213.75	-24.96	2,569.68	1,712.66	857.02	50.04	10,276.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	107.50	107.50	0.00	0.00	215.00	215.00	0.00	0.00	1,290.00
7240-000 Neighborhood Landscape - Contract / Yards	96.25	98.00	1.75	1.79	192.50	196.00	3.50	1.79	1,176.00
7250-000 Neighborhood Landscape - Other	0.00	33.33	33.33	100.00	0.00	66.66	66.66	100.00	400.00
7260-000 Neighborhood Irrigation-Common Areas	122.72	175.00	52.28	29.87	122.72	175.00	52.28	29.87	775.00
7265-000 Neigh Irrig Maint & Repairs	0.00	45.00	45.00	100.00	0.00	80.00	80.00	100.00	175.00
7288-000 Neighborhood Property Insurance	0.00	0.00	0.00	N/A	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	190.34	190.34	100.00	1,142.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	326.47	554.00	227.53	41.07	2,348.22	2,353.00	4.78	0.20	6,388.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9830-000 Master Base Assessments	324.00	324.00	0.00	0.00	648.00	648.00	0.00	0.00	3,888.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	324.00	324.00	0.00	0.00	648.00	648.00	0.00	0.00	3,888.00
9940-000 TOTAL EXPENSES	650.47	878.00	227.53	25.91	2,996.22	3,001.00	4.78	0.16	10,276.00
9950-000 Excess (Deficiency) of Revenues over Expenses	-7.89	-21.67	13.78	63.59	-426.54	-1,288.34	861.80	66.89	0.00

**Statement (12 months)**

Period = Jul 2023-Aug 2023

Book = Accrual ; Tree = ysi\_is

		Jul 2023	Aug 2023	Total
<b>3000-000</b>	<b>INCOME</b>			
3500-000	OTHER INCOME			
3590-000	IHCA Master Base Assess. Income	729.00	243.00	972.00
3900-000	TOTAL OTHER INCOME	729.00	243.00	972.00
3999-000	TOTAL PM INCOME	729.00	243.00	972.00
4010-000	ASSOCIATION INCOME			
4045-000	Interest Income	0.38	0.34	0.72
4070-000	Neighborhood Assessments	1,197.72	399.24	1,596.96
4390-000	TOTAL ASSOCIATION INCOME	1,198.10	399.58	1,597.68
4999-000	TOTAL REVENUE	1,927.10	642.58	2,569.68
6000-000	EXPENSES			
7200-000	NEIGHBORHOOD EXPENSES			
7201-000	Neighborhood Management Fees	107.50	107.50	215.00
7240-000	Neighborhood Landscape - Contract / Yards	96.25	96.25	192.50
7260-000	Neighborhood Irrigation-Common Areas	0.00	122.72	122.72
7288-000	Neighborhood Property Insurance	1,818.00	0.00	1,818.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	2,021.75	326.47	2,348.22
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION			
9830-000	Master Base Assessments	324.00	324.00	648.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	324.00	324.00	648.00
9940-000	TOTAL EXPENSES	2,345.75	650.47	2,996.22
9950-000	Excess (Deficiency) of Revenues over Expenses	-418.65	-7.89	-426.54

# Expense Distribution

Property=s28 AND mm/yy=08/2023-08/2023

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-85148	s28	655138	08/01/2023	08/2023	96.25	0.00	398	08/15/2023	Contract Landscaping
<b>Total 7240-000 - Neighborhood Landscap...</b>						<b>96.25</b>	<b>0.00</b>			
<b>7260-000 - Neighborhood Irrigation-Com...</b>										
citiss - City of Issaquah	P-85286	s28	23685286	08/01/2023	08/2023	122.72	0.00	399	08/24/2023	Account #30-2919-00
<b>Total 7260-000 - Neighborhood Irrigatio...</b>						<b>122.72</b>	<b>0.00</b>			
						<b>218.97</b>	<b>0.00</b>			