

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

FINANCIAL SUMMARY:

As of September 2023, operating cash totaled \$7,859, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$16, for total assets of \$7,875.

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 \$7,875.

For the month ending September 2023, the Association incurred expenses and accrued costs totaling \$528, under budget by \$165.

YTD September 2023, the Association incurred expenses and accrued costs totaling \$3,524, under budget by \$170.

As of September 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 = Sep 2023

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	7,859.33	7,744.51	114.82
1080-000	CIT - Reserve MM	15.77	15.77	0.00
1090-000	TOTAL CASH	7,875.10	7,760.28	114.82
1990-000	TOTAL ASSETS	7,875.10	7,760.28	114.82
1995-000	LIABILITIES & CAPITAL			
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	8,171.05	8,171.05	0.00
2850-000	Current Year Retained Earnings/Operating Fund	-311.72	-426.54	114.82
2855-000	Reserve Equity	15.77	15.77	0.00
2990-000	TOTAL CAPITAL	7,875.10	7,760.28	114.82
2999-000	TOTAL LIABILITIES & CAPITAL	7,875.10	7,760.28	114.82

Div 28 - IHCA (s28) Budget Comparison

Period = Sep 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	243.00	324.00	-81.00	-25.00	1,215.00	972.00	243.00	25.00	3,888.00
3900-000 TOTAL OTHER INCOME	243.00	324.00	-81.00	-25.00	1,215.00	972.00	243.00	25.00	3,888.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.33	0.00	0.33	N/A	1.05	0.00	1.05	N/A	0.00
4070-000 Neighborhood Assessments	399.24	532.33	-133.09	-25.00	1,996.20	1,596.99	399.21	25.00	6,388.00
4390-000 TOTAL ASSOCIATION INCOME	399.57	532.33	-132.76	-24.94	1,997.25	1,596.99	400.26	25.06	6,388.00
4999-000 TOTAL REVENUE	642.57	856.33	-213.76	-24.96	3,212.25	2,568.99	643.26	25.04	10,276.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	107.50	107.50	0.00	0.00	322.50	322.50	0.00	0.00	1,290.00
7240-000 Neighborhood Landscape - Contract / Yards	96.25	98.00	1.75	1.79	288.75	294.00	5.25	1.79	1,176.00
7250-000 Neighborhood Landscape - Other	0.00	33.33	33.33	100.00	0.00	99.99	99.99	100.00	400.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	122.72	175.00	52.28	29.87	775.00
7265-000 Neigh Irrig Maint & Repairs	0.00	35.00	35.00	100.00	0.00	115.00	115.00	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	285.51	285.51	100.00	1,142.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	203.75	369.00	165.25	44.78	2,551.97	2,722.00	170.03	6.25	6,388.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9830-000 Master Base Assessments	324.00	324.00	0.00	0.00	972.00	972.00	0.00	0.00	3,888.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	324.00	324.00	0.00	0.00	972.00	972.00	0.00	0.00	3,888.00
9940-000 TOTAL EXPENSES	527.75	693.00	165.25	23.85	3,523.97	3,694.00	170.03	4.60	10,276.00
9950-000 Excess (Deficiency) of Revenues over Expenses	114.82	163.33	-48.51	-29.70	-311.72	-1,125.01	813.29	72.29	0.00

Statement (12 months)

Period = Jul 2023-Sep 2023

Book = Accrual ; Tree = ysi_is

		Jul 2023	Aug 2023	Sep 2023	Total
3000-000	INCOME				
3500-000	OTHER INCOME				
3590-000	IHCA Master Base Assess. Income	729.00	243.00	243.00	1,215.00
3900-000	TOTAL OTHER INCOME	729.00	243.00	243.00	1,215.00
3999-000	TOTAL PM INCOME	729.00	243.00	243.00	1,215.00
4010-000	ASSOCIATION INCOME				
4045-000	Interest Income	0.38	0.34	0.33	1.05
4070-000	Neighborhood Assessments	1,197.72	399.24	399.24	1,996.20
4390-000	TOTAL ASSOCIATION INCOME	1,198.10	399.58	399.57	1,997.25
4999-000	TOTAL REVENUE	1,927.10	642.58	642.57	3,212.25
6000-000	EXPENSES				
7200-000	NEIGHBORHOOD EXPENSES				
7201-000	Neighborhood Management Fees	107.50	107.50	107.50	322.50
7240-000	Neighborhood Landscape - Contract / Yards	96.25	96.25	96.25	288.75
7260-000	Neighborhood Irrigation-Common Areas	0.00	122.72	0.00	122.72
7288-000	Neighborhood Property Insurance	1,818.00	0.00	0.00	1,818.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	2,021.75	326.47	203.75	2,551.97
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION				
9830-000	Master Base Assessments	324.00	324.00	324.00	972.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	324.00	324.00	324.00	972.00
9940-000	TOTAL EXPENSES	2,345.75	650.47	527.75	3,523.97
9950-000	Excess (Deficiency) of Revenues over Expenses	-418.65	-7.89	114.82	-311.72

Expense Distribution

Property=s28 AND mm/yy=09/2023-09/2023

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-85610	s28	665629	09/01/2023	09/2023	96.25	0.00	400	09/18/2023	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						96.25	0.00			
						96.25	0.00			