

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

FINANCIAL SUMMARY:

As of October 2023, operating cash totaled \$7,801, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$16, for total assets of \$7,817.

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 \$7,817.

For the month ending October 2023, the Association incurred expenses and accrued costs totaling \$701, over budget by \$182.

YTD October 2023, the Association incurred expenses and accrued costs totaling \$4,225, under budget by \$352.

As of October 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
Contingency	\$380.68 Under	Less 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 = Oct 2023

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	7,800.91	7,859.33	-58.42
1080-000	CIT - Reserve MM	15.77	15.77	0.00
1090-000	TOTAL CASH	7,816.68	7,875.10	-58.42
1990-000	TOTAL ASSETS	7,816.68	7,875.10	-58.42
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	-370.14	-311.72	-58.42
2855-000	Reserve Equity	15.77	15.77	0.00
2990-000	TOTAL CAPITAL	7,816.68	7,875.10	-58.42
2999-000	TOTAL LIABILITIES & CAPITAL	7,816.68	7,875.10	-58.42

Div 28 - IHCA (s28)
Budget Comparison

Period = Oct 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	1,458.00	1,296.00	162.00	12.50	3,888.00
3900-000 TOTAL OTHER INCOME	243.00	324.00	-81.00	-25.00	1,458.00	1,296.00	162.00	12.50	3,888.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.34	0.00	0.34	N/A	1.39	0.00	1.39	N/A	0.00
4070-000 Neighborhood Assessments	399.24	532.33	-133.09	-25.00	2,395.44	2,129.32	266.12	12.50	6,388.00
4390-000 TOTAL ASSOCIATION INCOME	399.58	532.33	-132.75	-24.94	2,396.83	2,129.32	267.51	12.56	6,388.00
4999-000 TOTAL REVENUE	642.58	856.33	-213.75	-24.96	3,854.83	3,425.32	429.51	12.54	10,276.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	107.50	107.50	0.00	0.00	430.00	430.00	0.00	0.00	1,290.00
7240-000 Neighborhood Landscape - Contract / Yards	96.25	98.00	1.75	1.79	385.00	392.00	7.00	1.79	1,176.00
7250-000 Neighborhood Landscape - Other	0.00	33.33	33.33	100.00	0.00	133.32	133.32	100.00	400.00
7260-000 Neighborhood Irrigation-Common Areas	173.25	225.00	51.75	23.00	295.97	400.00	104.03	26.01	775.00
7265-000 Neigh Irrig Maint & Repairs	0.00	0.00	0.00	N/A	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	380.68	380.68	100.00	1,142.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	377.00	559.00	182.00	32.56	2,928.97	3,281.00	352.03	10.73	6,388.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9830-000 Master Base Assessments	324.00	324.00	0.00	0.00	1,296.00	1,296.00	0.00	0.00	3,888.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	324.00	324.00	0.00	0.00	1,296.00	1,296.00	0.00	0.00	3,888.00
9940-000 TOTAL EXPENSES	701.00	883.00	182.00	20.61	4,224.97	4,577.00	352.03	7.69	10,276.00
9950-000 Excess (Deficiency) of Revenues over Expenses	-58.42	-26.67	-31.75	-119.05	-370.14	-1,151.68	781.54	67.86	0.00

Statement (12 months)

Period = Jul 2023-Oct 2023

Book = Accrual ; Tree = ysi_is

		Jul 2023	Aug 2023	Sep 2023	Oct 2023	Total
3000-000	INCOME					
3500-000	OTHER INCOME					
3590-000	IHCA Master Base Assess. Income	729.00	243.00	243.00	243.00	1,458.00
3900-000	TOTAL OTHER INCOME	729.00	243.00	243.00	243.00	1,458.00
3999-000	TOTAL PM INCOME	729.00	243.00	243.00	243.00	1,458.00
4010-000	ASSOCIATION INCOME					
4045-000	Interest Income	0.38	0.34	0.33	0.34	1.39
4070-000	Neighborhood Assessments	1,197.72	399.24	399.24	399.24	2,395.44
4390-000	TOTAL ASSOCIATION INCOME	1,198.10	399.58	399.57	399.58	2,396.83
4999-000	TOTAL REVENUE	1,927.10	642.58	642.57	642.58	3,854.83
6000-000	EXPENSES					
7200-000	NEIGHBORHOOD EXPENSES					
7201-000	Neighborhood Management Fees	107.50	107.50	107.50	107.50	430.00
7240-000	Neighborhood Landscape - Contract / Yards	96.25	96.25	96.25	96.25	385.00
7260-000	Neighborhood Irrigation-Common Areas	0.00	122.72	0.00	173.25	295.97
7288-000	Neighborhood Property Insurance	1,818.00	0.00	0.00	0.00	1,818.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	2,021.75	326.47	203.75	377.00	2,928.97
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION					
9830-000	Master Base Assessments	324.00	324.00	324.00	324.00	1,296.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	324.00	324.00	324.00	324.00	1,296.00
9940-000	TOTAL EXPENSES	2,345.75	650.47	527.75	701.00	4,224.97
9950-000	Excess (Deficiency) of Revenues over Expenses	-418.65	-7.89	114.82	-58.42	-370.14

Expense Distribution

Property=s28 AND mm/yy=10/2023-10/2023

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-85906	s28	673607	10/01/2023	10/2023	96.25	0.00	401	10/10/2023	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						96.25	0.00			
7260-000 - Neighborhood Irrigation-Com...										
citiss - City of Issaquah	P-85994	s28	23685994	10/01/2023	10/2023	173.25	0.00	402	10/10/2023	Account #30-2919-00
Total 7260-000 - Neighborhood Irrigatio...						173.25	0.00			
						269.50	0.00			