

DIVISION 28
FINANCIAL REPORT
Manager's Report for the month ending January 2024

FINANCIAL SUMMARY:

As of January 2024, operating cash totaled \$9,411, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$16, for total assets of \$9,427.

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 \$9,427.

For the month ending January 2024, the Association incurred expenses and accrued costs totaling \$528, under budget by \$130.

YTD January 2024, the Association incurred expenses and accrued costs totaling \$5,827, under budget by \$829.

As of January 2024, 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	\$666.19 Under	Less than anticipated

COMPLETED, SCHEDULED AND PENDING MAINTENANCE:

Plant replacements Fall 2023

Winterize irrigation December 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 = Jan 2024

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	9,410.96	8,011.60	1,399.36
1080-000	CIT - Reserve MM	15.77	15.77	0.00
1090-000	TOTAL CASH	9,426.73	8,027.37	1,399.36
1990-000	TOTAL ASSETS	9,426.73	8,027.37	1,399.36
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	1,239.91	-159.45	1,399.36
2855-000	Reserve Equity	15.77	15.77	0.00
2990-000	TOTAL CAPITAL	9,426.73	8,027.37	1,399.36
2999-000	TOTAL LIABILITIES & CAPITAL	9,426.73	8,027.37	1,399.36

Div 28 - IHCA (s28)
Budget Comparison
 Period = Jan 2024

	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	2,673.00	2,268.00	405.00	17.86	3,888.00
3900-000 TOTAL OTHER INCOME	729.00	324.00	405.00	125.00	2,673.00	2,268.00	405.00	17.86	3,888.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.39	0.00	0.39	N/A	2.46	0.00	2.46	N/A	0.00
4070-000 Neighborhood Assessments	1,197.72	532.33	665.39	125.00	4,391.64	3,726.31	665.33	17.85	6,388.00
4390-000 TOTAL ASSOCIATION INCOME	1,198.11	532.33	665.78	125.07	4,394.10	3,726.31	667.79	17.92	6,388.00
4999-000 TOTAL REVENUE	1,927.11	856.33	1,070.78	125.04	7,067.10	5,994.31	1,072.79	17.90	10,276.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	107.50	107.50	0.00	0.00	752.50	752.50	0.00	0.00	1,290.00
7240-000 Neighborhood Landscape - Contract / Yards	96.25	98.00	1.75	1.79	673.75	686.00	12.25	1.79	1,176.00
7250-000 Neighborhood Landscape - Other	0.00	33.33	33.33	100.00	0.00	233.31	233.31	100.00	400.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	314.94	475.00	160.06	33.70	775.00
7265-000 Neigh Irrig Maint & Repairs	0.00	0.00	0.00	N/A	0.00	145.00	145.00	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	666.19	666.19	100.00	1,142.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	203.75	334.00	130.25	39.00	3,559.19	4,388.00	828.81	18.89	6,388.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9830-000 Master Base Assessments	324.00	324.00	0.00	0.00	2,268.00	2,268.00	0.00	0.00	3,888.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	324.00	324.00	0.00	0.00	2,268.00	2,268.00	0.00	0.00	3,888.00
9940-000 TOTAL EXPENSES	527.75	658.00	130.25	19.79	5,827.19	6,656.00	828.81	12.45	10,276.00
9950-000 Excess (Deficiency) of Revenues over Expenses	1,399.36	198.33	1,201.03	605.57	1,239.91	-661.69	1,901.60	287.39	0.00

Statement (12 months)

Period = Jul 2023-Jan 2024

Book = Accrual ; Tree = ysi_is

		Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Jan 2024	Total
3000-000	INCOME								
3500-000	OTHER INCOME								
3590-000	IHCA Master Base Assess. Income	729.00	243.00	243.00	243.00	243.00	243.00	729.00	2,673.00
3900-000	TOTAL OTHER INCOME	729.00	243.00	243.00	243.00	243.00	243.00	729.00	2,673.00
3999-000	TOTAL PM INCOME	729.00	243.00	243.00	243.00	243.00	243.00	729.00	2,673.00
4010-000	ASSOCIATION INCOME								
4045-000	Interest Income	0.38	0.34	0.33	0.34	0.33	0.35	0.39	2.46
4070-000	Neighborhood Assessments	1,197.72	399.24	399.24	399.24	399.24	399.24	1,197.72	4,391.64
4390-000	TOTAL ASSOCIATION INCOME	1,198.10	399.58	399.57	399.58	399.57	399.59	1,198.11	4,394.10
4999-000	TOTAL REVENUE	1,927.10	642.58	642.57	642.58	642.57	642.59	1,927.11	7,067.10
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	752.50
7240-000	Neighborhood Landscape - Contract / Yards	96.25	96.25	96.25	96.25	96.25	96.25	96.25	673.75
7260-000	Neighborhood Irrigation-Common Areas	0.00	122.72	0.00	173.25	0.00	18.97	0.00	314.94
7288-000	Neighborhood Property Insurance	1,818.00	0.00	0.00	0.00	0.00	0.00	0.00	1,818.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	2,021.75	326.47	203.75	377.00	203.75	222.72	203.75	3,559.19
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION								
9830-000	Master Base Assessments	324.00	324.00	324.00	324.00	324.00	324.00	324.00	2,268.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	324.00	324.00	324.00	324.00	324.00	324.00	324.00	2,268.00
9940-000	TOTAL EXPENSES	2,345.75	650.47	527.75	701.00	527.75	546.72	527.75	5,827.19
9950-000	Excess (Deficiency) of Revenues over Expenses	-418.65	-7.89	114.82	-58.42	114.82	95.87	1,399.36	1,239.91

Expense Distribution

Property=s28 AND mm/yy=01/2024-01/2024

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-87118	s28	702809	01/01/2024	01/2024	96.25	0.00	406	01/11/2024	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						96.25	0.00			
						96.25	0.00			