

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

FINANCIAL SUMMARY:

As of December 2023, operating cash totaled \$8,012, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$16, for total assets of \$8,027.

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 \$8,027.

For the month ending December 2023, the Association incurred expenses and accrued costs totaling \$547, under budget by \$186.

YTD December 2023, the Association incurred expenses and accrued costs totaling \$5,299, under budget by \$699.

As of December 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	\$571.02 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
425-507-1134 Susan.C@ihcommunity.org

Balance Sheet (With Period Change)

Period = Dec 2023

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	8,011.60	7,915.73	95.87
1080-000	CIT - Reserve MM	15.77	15.77	0.00
1090-000	TOTAL CASH	8,027.37	7,931.50	95.87
1990-000	TOTAL ASSETS	8,027.37	7,931.50	95.87
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	-159.45	-255.32	95.87
2855-000	Reserve Equity	15.77	15.77	0.00
2990-000	TOTAL CAPITAL	8,027.37	7,931.50	95.87
2999-000	TOTAL LIABILITIES & CAPITAL	8,027.37	7,931.50	95.87

Div 28 - IHCA (s28)
Budget Comparison
 Period = Dec 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	1,944.00	1,944.00	0.00	0.00	3,888.00
3900-000 TOTAL OTHER INCOME	243.00	324.00	-81.00	-25.00	1,944.00	1,944.00	0.00	0.00	3,888.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.35	0.00	0.35	N/A	2.07	0.00	2.07	N/A	0.00
4070-000 Neighborhood Assessments	399.24	532.33	-133.09	-25.00	3,193.92	3,193.98	-0.06	0.00	6,388.00
4390-000 TOTAL ASSOCIATION INCOME	399.59	532.33	-132.74	-24.94	3,195.99	3,193.98	2.01	0.06	6,388.00
4999-000 TOTAL REVENUE	642.59	856.33	-213.74	-24.96	5,139.99	5,137.98	2.01	0.04	10,276.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	107.50	107.50	0.00	0.00	645.00	645.00	0.00	0.00	1,290.00
7240-000 Neighborhood Landscape - Contract / Yards	96.25	98.00	1.75	1.79	577.50	588.00	10.50	1.79	1,176.00
7250-000 Neighborhood Landscape - Other	0.00	33.33	33.33	100.00	0.00	199.98	199.98	100.00	400.00
7260-000 Neighborhood Irrigation-Common Areas	18.97	75.00	56.03	74.71	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	571.02	571.02	100.00	1,142.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	222.72	409.00	186.28	45.55	3,355.44	4,054.00	698.56	17.23	6,388.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9830-000 Master Base Assessments	324.00	324.00	0.00	0.00	1,944.00	1,944.00	0.00	0.00	3,888.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	324.00	324.00	0.00	0.00	1,944.00	1,944.00	0.00	0.00	3,888.00
9940-000 TOTAL EXPENSES	546.72	733.00	186.28	25.41	5,299.44	5,998.00	698.56	11.65	10,276.00
9950-000 Excess (Deficiency) of Revenues over Expenses	95.87	123.33	-27.46	-22.27	-159.45	-860.02	700.57	81.46	0.00

Statement (12 months)

Period = Jul 2023-Dec 2023

Book = Accrual ; Tree = ysi_is

		Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	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	1,944.00
3900-000	TOTAL OTHER INCOME	729.00	243.00	243.00	243.00	243.00	243.00	1,944.00
3999-000	TOTAL PM INCOME	729.00	243.00	243.00	243.00	243.00	243.00	1,944.00
4010-000	ASSOCIATION INCOME							
4045-000	Interest Income	0.38	0.34	0.33	0.34	0.33	0.35	2.07
4070-000	Neighborhood Assessments	1,197.72	399.24	399.24	399.24	399.24	399.24	3,193.92
4390-000	TOTAL ASSOCIATION INCOME	1,198.10	399.58	399.57	399.58	399.57	399.59	3,195.99
4999-000	TOTAL REVENUE	1,927.10	642.58	642.57	642.58	642.57	642.59	5,139.99
6000-000	EXPENSES							
7200-000	NEIGHBORHOOD EXPENSES							
7201-000	Neighborhood Management Fees	107.50	107.50	107.50	107.50	107.50	107.50	645.00
7240-000	Neighborhood Landscape - Contract / Yards	96.25	96.25	96.25	96.25	96.25	96.25	577.50
7260-000	Neighborhood Irrigation-Common Areas	0.00	122.72	0.00	173.25	0.00	18.97	314.94
7288-000	Neighborhood Property Insurance	1,818.00	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	3,355.44
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION							
9830-000	Master Base Assessments	324.00	324.00	324.00	324.00	324.00	324.00	1,944.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	324.00	324.00	324.00	324.00	324.00	324.00	1,944.00
9940-000	TOTAL EXPENSES	2,345.75	650.47	527.75	701.00	527.75	546.72	5,299.44
9950-000	Excess (Deficiency) of Revenues over Expenses	-418.65	-7.89	114.82	-58.42	114.82	95.87	-159.45

Expense Distribution

Property=s28 AND mm/yy=12/2023-12/2023

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-86656	s28	695608	12/01/2023	12/2023	96.25	0.00	404	12/12/2023	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						96.25	0.00			
7260-000 - Neighborhood Irrigation-Com...										
citiss - City of Issaquah	P-86925	s28	23686925	12/01/2023	12/2023	18.97	0.00	405	12/14/2023	Account #30-2919-00
Total 7260-000 - Neighborhood Irrigatio...						18.97	0.00			
						115.22	0.00			