

DIVISION 28
FINANCIAL REPORT
Manager's Report for the month ending April 30, 2022

FINANCIAL SUMMARY:

As of April 30, 2022, operating cash totaled \$6,353, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$16, for total assets of \$6,369.

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 \$6,369.

For the month ending April 30, 2022, the Association incurred expenses and accrued costs totaling \$514, under budget by \$173.

YTD April 30, 2022, the Association incurred expenses and accrued costs totaling \$7,537, under budget by \$1,740.

As of April 30, 2022, replacement reserves totaled \$16.

BUDGET VARIANCES: Explanations for variances more than \$300.00:

Expense	Variance		Explanation
Irrigation-Common Area	\$460.15	Under	Less than anticipated
Insurance	\$426.00	Over	More than anticipated
Contingency	\$1,566.62	Under	Less than anticipated

COMPLETED, SCHEDULED AND PENDING MAINTENANCE:

Plant replacements Winter 2021

Winterize irrigation October 2021

Thank you for letting us serve your neighborhood.
Report submitted by Madison Ramirez Community Manager
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Balance Sheet (With Period Change)

Period = May 2022

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	6,353.10	6,231.73	121.37
1080-000	CIT - Reserve MM	15.77	15.77	0.00
1090-000	TOTAL CASH	6,368.87	6,247.50	121.37
1990-000	TOTAL ASSETS	6,368.87	6,247.50	121.37
1995-000	LIABILITIES & CAPITAL			
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	4,358.14	4,358.14	0.00
2850-000	Current Year Retained Earnings/Operating Fund	1,994.96	1,873.59	121.37
2855-000	Reserve Equity	15.77	15.77	0.00
2990-000	TOTAL CAPITAL	6,368.87	6,247.50	121.37
2999-000	TOTAL LIABILITIES & CAPITAL	6,368.87	6,247.50	121.37

Statement (12 months)

Period = Jul 2021-May 2022

Book = Accrual ; Tree = ysi_is

	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Total	
3000-000	INCOME												
3500-000	OTHER INCOME												
3590-000	IHCA Master Base Assess. Income	711.00	237.00	237.00	237.00	237.00	237.00	711.00	237.00	237.00	237.00	237.00	3,555.00
3900-000	TOTAL OTHER INCOME	711.00	237.00	237.00	237.00	237.00	237.00	711.00	237.00	237.00	237.00	237.00	3,555.00
3999-000	TOTAL PM INCOME	711.00	237.00	237.00	237.00	237.00	237.00	711.00	237.00	237.00	237.00	237.00	3,555.00
4010-000	ASSOCIATION INCOME												
4045-000	Interest Income	0.19	0.21	0.20	0.21	0.20	0.22	0.26	0.25	0.28	0.28	0.28	2.58
4070-000	Neighborhood Assessments	1,194.93	398.31	398.31	398.31	398.31	398.31	1,194.93	398.31	398.31	398.31	398.31	5,974.65
4390-000	TOTAL ASSOCIATION INCOME	1,195.12	398.52	398.51	398.52	398.51	398.53	1,195.19	398.56	398.59	398.59	398.59	5,977.23
4999-000	TOTAL REVENUE	1,906.12	635.52	635.51	635.52	635.51	635.53	1,906.19	635.56	635.59	635.59	635.59	9,532.23
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	107.50	107.50	107.50	107.50	1,182.50
7240-000	Neighborhood Landscape - Contract / Yards	90.72	90.72	90.72	90.72	90.72	90.72	90.72	90.72	90.72	90.72	90.72	997.92
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	350.00	0.00	350.00
7260-000	Neighborhood Irrigation-Common Areas	0.00	157.56	0.00	126.71	0.00	21.53	0.00	16.41	0.00	17.64	0.00	339.85
7265-000	Neigh Irrig Maint & Repairs	0.00	0.00	0.00	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00
7288-000	Neighborhood Property Insurance	1,166.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,166.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	1,364.22	355.78	198.22	324.93	223.22	219.75	198.22	214.63	198.22	565.86	198.22	4,061.27
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION												
9830-000	Master Base Assessments	316.00	316.00	316.00	316.00	316.00	316.00	316.00	316.00	316.00	316.00	316.00	3,476.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	316.00	316.00	316.00	316.00	316.00	316.00	316.00	316.00	316.00	316.00	316.00	3,476.00
9940-000	TOTAL EXPENSES	1,680.22	671.78	514.22	640.93	539.22	535.75	514.22	530.63	514.22	881.86	514.22	7,537.27
9950-000	Excess (Deficiency) of Revenues over Expenses	225.90	-36.26	121.29	-5.41	96.29	99.78	1,391.97	104.93	121.37	-246.27	121.37	1,994.96

Div 28 - IHCA (s28) Budget Comparison

Period = May 2022

	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	237.00	316.00	-79.00	-25.00	3,555.00	3,476.00	79.00	2.27	3,792.00
3900-000 TOTAL OTHER INCOME	237.00	316.00	-79.00	-25.00	3,555.00	3,476.00	79.00	2.27	3,792.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.28	0.00	0.28	N/A	2.58	0.00	2.58	N/A	0.00
4070-000 Neighborhood Assessments	398.31	531.08	-132.77	-25.00	5,974.65	5,841.88	132.77	2.27	6,373.00
4390-000 TOTAL ASSOCIATION INCOME	398.59	531.08	-132.49	-24.95	5,977.23	5,841.88	135.35	2.32	6,373.00
4999-000 TOTAL REVENUE	635.59	847.08	-211.49	-24.97	9,532.23	9,317.88	214.35	2.30	10,165.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	107.50	107.50	0.00	0.00	1,182.50	1,182.50	0.00	0.00	1,290.00
7240-000 Neighborhood Landscape - Contract / Yards	90.72	92.42	1.70	1.84	997.92	1,016.62	18.70	1.84	1,109.00
7250-000 Neighborhood Landscape - Other	0.00	29.17	29.17	100.00	350.00	320.87	-29.13	-9.08	350.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	339.85	800.00	460.15	57.52	1,000.00
7265-000 Neigh Irrig Maint & Repairs	0.00	0.00	0.00	N/A	25.00	175.00	150.00	85.71	175.00
7288-000 Neighborhood Property Insurance	0.00	0.00	0.00	N/A	1,166.00	740.00	-426.00	-57.57	740.00
7289-000 Neighborhood Contingency	0.00	142.42	142.42	100.00	0.00	1,566.62	1,566.62	100.00	1,709.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	198.22	371.51	173.29	46.64	4,061.27	5,801.61	1,740.34	30.00	6,373.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9830-000 Master Base Assessments	316.00	316.00	0.00	0.00	3,476.00	3,476.00	0.00	0.00	3,792.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	316.00	316.00	0.00	0.00	3,476.00	3,476.00	0.00	0.00	3,792.00
9940-000 TOTAL EXPENSES	514.22	687.51	173.29	25.21	7,537.27	9,277.61	1,740.34	18.76	10,165.00
9950-000 Excess (Deficiency) of Revenues over Expenses	121.37	159.57	-38.20	-23.94	1,994.96	40.27	1,954.69	4,853.96	0.00

Expense Distribution

Property=s28 AND mm/yy=05/2022-05/2022

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-79442	s28	513714	05/01/2022	05/2022	90.72	0.00	371	05/17/2022	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						90.72	0.00			
						90.72	0.00			