

**DIVISION 28**  
**FINANCIAL REPORT**  
**Manager's Report for the month ending July 31, 2022**

**FINANCIAL SUMMARY:**

As of July 31, 2022, operating cash totaled \$6,405, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$16, for total assets of \$6,421.

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 \$6,421.

For the month ending July 31, 2022, the Association incurred expenses and accrued costs totaling \$565, under budget by \$331.

YTD July 31, 2022, the Association incurred expenses and accrued costs totaling \$2,456, under budget by \$351.

As of July 31, 2022, replacement reserves totaled \$6,421.

**BUDGET VARIANCES: Explanations for variances more than \$300.00: None for July**

Expense	Variance	Explanation
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**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 = Aug 2022

Book = Accrual ; Tree = ysi\_bs

		Balance Current Period	Beginning Balance	Net Change
<b>1000-000</b>	<b>ASSETS</b>			
1005-000	CASH			
1015-000	CIT - Checking	6,404.87	6,313.12	91.75
1080-000	CIT - Reserve MM	15.77	15.77	0.00
1090-000	TOTAL CASH	6,420.64	6,328.89	91.75
1990-000	TOTAL ASSETS	6,420.64	6,328.89	91.75
1995-000	LIABILITIES & CAPITAL			
<b>2800-000</b>	<b>CAPITAL</b>			
2820-000	Prior Year Retained Earnings	6,306.82	6,306.82	0.00
2850-000	Current Year Retained Earnings/Operating Fund	98.05	6.30	91.75
2855-000	Reserve Equity	15.77	15.77	0.00
2990-000	TOTAL CAPITAL	6,420.64	6,328.89	91.75
2999-000	TOTAL LIABILITIES & CAPITAL	6,420.64	6,328.89	91.75

**Div 28 - IHCA (s28)**  
**Budget Comparison**

Period = Aug 2022

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>3000-000 INCOME</b>									
3500-000 OTHER INCOME									
3590-000 IHCA Master Base Assess. Income	240.00	320.00	-80.00	-25.00	960.00	640.00	320.00	50.00	3,840.00
3900-000 TOTAL OTHER INCOME	240.00	320.00	-80.00	-25.00	960.00	640.00	320.00	50.00	3,840.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.28	0.00	0.28	N/A	0.59	0.00	0.59	N/A	0.00
4070-000 Neighborhood Assessments	398.31	531.08	-132.77	-25.00	1,593.24	1,062.16	531.08	50.00	6,373.00
4390-000 TOTAL ASSOCIATION INCOME	398.59	531.08	-132.49	-24.95	1,593.83	1,062.16	531.67	50.06	6,373.00
4999-000 TOTAL REVENUE	638.59	851.08	-212.49	-24.97	2,553.83	1,702.16	851.67	50.03	10,213.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	107.50	107.50	0.00	0.00	215.00	215.00	0.00	0.00	1,290.00
7240-000 Neighborhood Landscape - Contract / Yards	93.44	95.17	1.73	1.82	186.88	190.34	3.46	1.82	1,142.00
7250-000 Neighborhood Landscape - Other	0.00	33.33	33.33	100.00	0.00	66.66	66.66	100.00	400.00
7260-000 Neighborhood Irrigation-Common Areas	25.90	200.00	174.10	87.05	25.90	200.00	174.10	87.05	1,000.00
7265-000 Neigh Irrig Maint & Repairs	0.00	45.00	45.00	100.00	0.00	80.00	80.00	100.00	175.00
7288-000 Neighborhood Property Insurance	0.00	0.00	0.00	N/A	1,388.00	1,224.00	-164.00	-13.40	1,224.00
7289-000 Neighborhood Contingency	0.00	95.17	95.17	100.00	0.00	190.34	190.34	100.00	1,142.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	226.84	576.17	349.33	60.63	1,815.78	2,166.34	350.56	16.18	6,373.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9830-000 Master Base Assessments	320.00	320.00	0.00	0.00	640.00	640.00	0.00	0.00	3,840.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	320.00	320.00	0.00	0.00	640.00	640.00	0.00	0.00	3,840.00
9940-000 TOTAL EXPENSES	546.84	896.17	349.33	38.98	2,455.78	2,806.34	350.56	12.49	10,213.00
9950-000 Excess (Deficiency) of Revenues over Expenses	91.75	-45.09	136.84	303.48	98.05	-1,104.18	1,202.23	108.88	0.00

**Statement (12 months)**

Period = Jul 2022-Aug 2022

Book = Accrual ; Tree = ysi\_is

		Jul 2022	Aug 2022	Total
<b>3000-000</b>	<b>INCOME</b>			
3500-000	OTHER INCOME			
3590-000	IHCA Master Base Assess. Income	720.00	240.00	960.00
3900-000	TOTAL OTHER INCOME	720.00	240.00	960.00
3999-000	TOTAL PM INCOME	720.00	240.00	960.00
4010-000	ASSOCIATION INCOME			
4045-000	Interest Income	0.31	0.28	0.59
4070-000	Neighborhood Assessments	1,194.93	398.31	1,593.24
4390-000	TOTAL ASSOCIATION INCOME	1,195.24	398.59	1,593.83
4999-000	TOTAL REVENUE	1,915.24	638.59	2,553.83
6000-000	EXPENSES			
7200-000	NEIGHBORHOOD EXPENSES			
7201-000	Neighborhood Management Fees	107.50	107.50	215.00
7240-000	Neighborhood Landscape - Contract / Yards	93.44	93.44	186.88
7260-000	Neighborhood Irrigation-Common Areas	0.00	25.90	25.90
7288-000	Neighborhood Property Insurance	1,388.00	0.00	1,388.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	1,588.94	226.84	1,815.78
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION			
9830-000	Master Base Assessments	320.00	320.00	640.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	320.00	320.00	640.00
9940-000	TOTAL EXPENSES	1,908.94	546.84	2,455.78
9950-000	Excess (Deficiency) of Revenues over Expenses	6.30	91.75	98.05

# Expense Distribution

Property=s28 AND mm/yy=08/2022-08/2022

Account Code - Name Vendor Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
<b>7240-000 - Neighborhood Landscape - Co...</b>										
landcare - LandCare USA LLC	P-80523	s28	542054	08/01/2022	08/2022	93.44	0.00	377	08/17/2022	Contract Landscaping
<b>Total 7240-000 - Neighborhood Landscap...</b>						<b>93.44</b>	<b>0.00</b>			
<b>7260-000 - Neighborhood Irrigation-Com...</b>										
citiss - City of Issaquah	P-80586	s28	23680586	08/01/2022	08/2022	103.60	103.60			Account #30-2919-00
citiss - City of Issaquah	P-80810	s28	23680586-80810	08/01/2022	08/2022	-103.60	-103.60			Account #30-2919-00
citiss - City of Issaquah	P-80811	s28	23680811	08/01/2022	08/2022	25.90	0.00	378	08/19/2022	Account #30-2919-00
<b>Total 7260-000 - Neighborhood Irrigatio...</b>						<b>25.90</b>	<b>0.00</b>			
						<b>119.34</b>	<b>0.00</b>			