

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

FINANCIAL SUMMARY:

As of January 31, 2022, operating cash totaled \$6,252, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$16, for total assets of \$6,267.

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 \$6,267.

For the month ending January 31, 2022, the Association incurred expenses and accrued costs totaling \$514, under budget by \$173.

YTD January 31, 2022, the Association incurred expenses and accrued costs totaling \$5,096, under budget by \$1,201.

As of January 31, 2022, replacement reserves totaled \$16.

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

Expense	Variance		Explanation
Insurance	\$426.00	Over	More than anticipated
Contingency	\$996.94	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 Debbie Orosco, CMCA Community Manager
425-507-1134 Deborrah.O@ihcommunity.org

Balance Sheet (With Period Change)

Period = Jan 2022

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	6,251.70	4,859.73	1,391.97
1080-000	CIT - Reserve MM	15.77	15.77	0.00
1090-000	TOTAL CASH	6,267.47	4,875.50	1,391.97
1990-000	TOTAL ASSETS	6,267.47	4,875.50	1,391.97
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	1,893.56	501.59	1,391.97
2855-000	Reserve Equity	15.77	15.77	0.00
2990-000	TOTAL CAPITAL	6,267.47	4,875.50	1,391.97
2999-000	TOTAL LIABILITIES & CAPITAL	6,267.47	4,875.50	1,391.97

Div 28 - IHCA (s28)
Budget Comparison

Period = Jan 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	711.00	316.00	395.00	125.00	2,607.00	2,212.00	395.00	17.86	3,792.00
3900-000 TOTAL OTHER INCOME	711.00	316.00	395.00	125.00	2,607.00	2,212.00	395.00	17.86	3,792.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.26	0.00	0.26	N/A	1.49	0.00	1.49	N/A	0.00
4070-000 Neighborhood Assessments	1,194.93	531.08	663.85	125.00	4,381.41	3,717.56	663.85	17.86	6,373.00
4390-000 TOTAL ASSOCIATION INCOME	1,195.19	531.08	664.11	125.05	4,382.90	3,717.56	665.34	17.90	6,373.00
4999-000 TOTAL REVENUE	1,906.19	847.08	1,059.11	125.03	6,989.90	5,929.56	1,060.34	17.88	10,165.00
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	90.72	92.42	1.70	1.84	635.04	646.94	11.90	1.84	1,109.00
7250-000 Neighborhood Landscape - Other	0.00	29.17	29.17	100.00	0.00	204.19	204.19	100.00	350.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	305.80	600.00	294.20	49.03	1,000.00
7265-000 Neigh Irrig Maint & Repairs	0.00	0.00	0.00	N/A	25.00	145.00	120.00	82.76	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	996.94	996.94	100.00	1,709.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	198.22	371.51	173.29	46.64	2,884.34	4,085.57	1,201.23	29.40	6,373.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9830-000 Master Base Assessments	316.00	316.00	0.00	0.00	2,212.00	2,212.00	0.00	0.00	3,792.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	316.00	316.00	0.00	0.00	2,212.00	2,212.00	0.00	0.00	3,792.00
9940-000 TOTAL EXPENSES	514.22	687.51	173.29	25.21	5,096.34	6,297.57	1,201.23	19.07	10,165.00
9950-000 Excess (Deficiency) of Revenues over Expenses	1,391.97	159.57	1,232.40	772.33	1,893.56	-368.01	2,261.57	614.54	0.00

Expense Distribution

Property=s28 AND mm/yy=01/2022-01/2022

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-77796	s28	477295	01/01/2022	01/2022	90.72	0.00	364	01/17/2022	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						90.72	0.00			
						90.72	0.00			