

**Zhome  
FINANCIAL REPORT**

**Manager's Report for the month ending March 31, 2022**

**FINANCIAL SUMMARY:**

As of March 31, 2022, operating cash totaled \$15,049, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$148,580, for total assets of \$163,629.

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 \$163,629.

For the month ending March 31, 2022, the Association incurred expenses and accrued costs totaling \$2,232, over budget by \$307.

YTD March 31, 2022, the Association incurred expenses and accrued costs totaling \$17,472, under budget by \$3,121.

As of March 31, 2022, replacement reserves totaled \$148,580.

**BUDGET VARIANCES: Explanations for variances exceeding \$300 over/under budget.**

Reserve Study	\$ 990.00	Under	Billing Cycle
Landscape- non-contract	\$ 600.03	Under	Billing Cycle
Neighborhood Roof & Gutter Maintenance	\$ 412.47	Over	More than anticipated
Inclement Weather Maintenance	\$ 386.03	Over	More than anticipated
Dryervent cleaning	\$ 320.00	Under	Not yet performed
Neighborhood Maintenance	\$ 500.00	Under	Less than anticipated
Contingency	\$ 375.03	Under	Less than anticipated

**DELINQUENCY REPORT:**

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	Status
<b>TOTALS</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	

**COMPLETED AND PENDING MAINTENANCE:**

Cedar siding stained August 2021  
 Front and balcony doors painted August 2021  
 Faded community signs replaced September 2021  
 Gutter cleaning & roof sweep October 2021  
 Fall planting & bark completed December 2021  
 Geothermal cleaning to be performed May 2022  
 Pest control to be performed June 2022  
 Pervious concrete cleaning to be performed June 2022  
 Dryervent cleaning to be performed June 2022

**Thank you for letting us serve your neighborhood.**

Report submitted by Madison Ramirez - Community Manager

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**zHome Neighborhood (s09c)**  
**Budget Comparison**  
 Period = Mar 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	790.00	790.00	0.00	0.00	7,110.00	7,110.00	0.00	0.00	9,480.00
3900-000 TOTAL OTHER INCOME	790.00	790.00	0.00	0.00	7,110.00	7,110.00	0.00	0.00	9,480.00
4010-000 ASSOCIATION INCOME									
4020-000 Late Fees / NSF	0.00	0.00	0.00	N/A	10.00	0.00	10.00	N/A	0.00
4045-000 Interest Income	0.69	0.00	0.69	N/A	5.49	0.00	5.49	N/A	0.00
4047-000 Interest Income-Reserves	33.54	0.00	33.54	N/A	407.42	0.00	407.42	N/A	0.00
4070-000 Neighborhood Assessments	4,103.30	4,103.33	-0.03	0.00	36,929.70	36,929.97	-0.27	0.00	49,240.00
4390-000 TOTAL ASSOCIATION INCOME	4,137.53	4,103.33	34.20	0.83	37,352.61	36,929.97	422.64	1.14	49,240.00
4999-000 TOTAL REVENUE	4,927.53	4,893.33	34.20	0.70	44,462.61	44,039.97	422.64	0.96	58,720.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	430.00	430.00	0.00	0.00	3,870.00	3,870.00	0.00	0.00	5,160.00
7204-000 Neighborhood Reserve Study	0.00	0.00	0.00	N/A	960.00	1,950.00	990.00	50.77	1,950.00
7225-000 Neighborhood Garbage Removal	140.91	148.33	7.42	5.00	1,212.33	1,334.97	122.64	9.19	1,780.00
7226-000 Neighborhood Electric /Gas	75.65	0.00	-75.65	N/A	176.66	0.00	-176.66	N/A	0.00
7240-000 Neighborhood Landscape - Contract / Yards	273.32	273.33	0.01	0.00	2,459.88	2,459.97	0.09	0.00	3,280.00
7250-000 Neighborhood Landscape - Other	0.00	66.67	66.67	100.00	0.00	600.03	600.03	100.00	800.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	90.64	140.00	49.36	35.26	200.00
7266-000 Neighborhood Pest Control	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	500.00
7271-000 Neighborhood Gutter/Roof Maintenance	0.00	45.83	45.83	100.00	0.00	412.47	412.47	100.00	550.00
7272-000 Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	N/A	770.70	850.00	79.30	9.33	850.00
7274-000 Neighborhood Inclement Weather Maint.	0.00	33.33	33.33	100.00	686.00	299.97	-386.03	-128.69	400.00
7278-000 Dryer Vent Cleaning	0.00	0.00	0.00	N/A	0.00	320.00	320.00	100.00	320.00
7280-000 Neighborhood Maintenance	0.00	75.00	75.00	100.00	25.00	675.00	650.00	96.30	900.00
7283-000 Neighborhood Geothermal Heat/Cool Plant	0.00	850.00	850.00	100.00	0.00	850.00	850.00	100.00	850.00
7285-000 Neighborhood Pervious Concrete Maintenance	0.00	500.00	500.00	100.00	0.00	500.00	500.00	100.00	500.00
7288-000 Neighborhood Property Insurance	0.00	0.00	0.00	N/A	2,311.00	2,100.00	-211.00	-10.05	2,100.00
7289-000 Neighborhood Contingency	0.00	41.67	41.67	100.00	0.00	375.03	375.03	100.00	500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	919.88	2,464.16	1,544.28	62.67	12,562.21	16,737.44	4,175.23	24.95	20,640.00
7300-000 REPAIRS & MAINTENANCE									
7389-000 Contra-Dedicated Operations	0.00	0.00	0.00	N/A	-500.00	0.00	500.00	N/A	0.00
7390-000 TOTAL REPAIRS & MAINTENANCE	0.00	0.00	0.00	N/A	-500.00	0.00	500.00	N/A	0.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9210-000 NSF Fees	0.00	0.00	0.00	N/A	10.00	0.00	-10.00	N/A	0.00
9610-000 Federal Income Tax	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	200.00
9830-000 Master Base Assessments	790.00	790.00	0.00	0.00	7,110.00	7,110.00	0.00	0.00	9,480.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	790.00	790.00	0.00	0.00	7,120.00	7,110.00	-10.00	-0.14	9,680.00
9940-000 TOTAL EXPENSES	1,709.88	3,254.16	1,544.28	47.46	19,182.21	23,847.44	4,665.23	19.56	30,320.00
9950-000 Excess (Deficiency) of Revenues over Expenses	3,217.65	1,639.17	1,578.48	96.30	25,280.40	20,192.53	5,087.87	25.20	28,400.00

**zHome Neighborhood (s09c)**  
**Budget Comparison**  
 Period = Mar 2022

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b><u>Less Reserve Items:</u></b>									
Reserve Contributions	-2,366.67	-2,366.67	0.00	0.00	-21,300.03	-21,300.03	0.00	0.00	-28,400.00
Reserve Interest Income	-33.54	0.00	-33.54	N/A	-407.42	0.00	-407.42	N/A	0.00
	-2,400.21	-2,366.67	-33.54	-1.42	-21,707.45	-21,300.03	-407.42	-1.91	-28,400.00
<b>Operating Excess (Deficiency) of Rev over Exp</b>	<b>817.44</b>	<b>-727.50</b>	<b>1,544.94</b>	<b>N/A</b>	<b>3,572.95</b>	<b>-1,107.50</b>	<b>4,680.45</b>	<b>N/A</b>	<b>0.00</b>
<b><u>Reserve Expenses:</u></b>									
200 - Signs/Identifiers - Replace					575.89	1,800.00			1,800.00
502 - Roofs - Inspect/Clean/Repair						6,000.00			6,000.00
529 - Cedar Siding - Prep/Caulk/Stain					29,625.40	29,000.00			29,000.00

**Statement (12 months)**

Period = Jul 2021-Mar 2022

Book = Accrual ; Tree = ysi\_is

	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Total
<b>3000-000 INCOME</b>										
3500-000 OTHER INCOME										
3590-000 IHCA Master Base Assess. Income	790.00	790.00	790.00	790.00	869.00	711.00	790.00	790.00	790.00	7,110.00
3900-000 TOTAL OTHER INCOME	790.00	790.00	790.00	790.00	869.00	711.00	790.00	790.00	790.00	7,110.00
3999-000 TOTAL PM INCOME	790.00	790.00	790.00	790.00	869.00	711.00	790.00	790.00	790.00	7,110.00
4010-000 ASSOCIATION INCOME										
4020-000 Late Fees / NSF	0.00	0.00	0.00	10.00	0.00	0.00	0.00	0.00	0.00	10.00
4045-000 Interest Income	0.52	0.53	0.53	0.63	0.64	0.68	0.67	0.60	0.69	5.49
4047-000 Interest Income-Reserves	63.40	63.92	59.64	58.55	31.40	32.03	32.48	32.46	33.54	407.42
4070-000 Neighborhood Assessments	4,103.30	4,103.30	4,103.30	4,103.30	4,513.63	3,692.97	4,103.30	4,103.30	4,103.30	36,929.70
4390-000 TOTAL ASSOCIATION INCOME	4,167.22	4,167.75	4,163.47	4,172.48	4,545.67	3,725.68	4,136.45	4,136.36	4,137.53	37,352.61
4999-000 TOTAL REVENUE	4,957.22	4,957.75	4,953.47	4,962.48	5,414.67	4,436.68	4,926.45	4,926.36	4,927.53	44,462.61
6000-000 EXPENSES										
7200-000 NEIGHBORHOOD EXPENSES										
7201-000 Neighborhood Management Fees	430.00	430.00	430.00	430.00	430.00	430.00	430.00	430.00	430.00	3,870.00
7204-000 Neighborhood Reserve Study	0.00	0.00	0.00	0.00	480.00	0.00	0.00	480.00	0.00	960.00
7225-000 Neighborhood Garbage Removal	132.93	132.93	132.93	132.93	132.93	132.93	132.93	140.91	140.91	1,212.33
7226-000 Neighborhood Electric /Gas	49.14	41.23	-404.04	57.81	78.67	93.88	89.65	94.67	75.65	176.66
7240-000 Neighborhood Landscape - Contract / Yards	273.32	273.32	273.32	273.32	273.32	273.32	273.32	273.32	273.32	2,459.88
7260-000 Neighborhood Irrigation-Common Areas	0.00	22.66	0.00	22.66	0.00	22.66	0.00	22.66	0.00	90.64
7272-000 Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	0.00	0.00	770.70	0.00	0.00	0.00	770.70
7274-000 Neighborhood Inclement Weather Maint.	0.00	0.00	0.00	0.00	0.00	0.00	686.00	0.00	0.00	686.00
7280-000 Neighborhood Maintenance	0.00	0.00	0.00	0.00	25.00	115.97	-115.97	0.00	0.00	25.00
7288-000 Neighborhood Property Insurance	2,311.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,311.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	3,196.39	900.14	432.21	916.72	1,419.92	1,839.46	1,495.93	1,441.56	919.88	12,562.21
7300-000 REPAIRS & MAINTENANCE										
7389-000 Contra-Dedicated Operations	0.00	0.00	0.00	0.00	0.00	0.00	-500.00	0.00	0.00	-500.00
7390-000 TOTAL REPAIRS & MAINTENANCE	0.00	0.00	0.00	0.00	0.00	0.00	-500.00	0.00	0.00	-500.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION										
9210-000 NSF Fees	0.00	0.00	0.00	10.00	0.00	0.00	0.00	0.00	0.00	10.00
9830-000 Master Base Assessments	790.00	790.00	790.00	790.00	790.00	790.00	790.00	790.00	790.00	7,110.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	790.00	790.00	790.00	800.00	790.00	790.00	790.00	790.00	790.00	7,120.00
9940-000 TOTAL EXPENSES	3,986.39	1,690.14	1,222.21	1,716.72	2,209.92	2,629.46	1,785.93	2,231.56	1,709.88	19,182.21
9950-000 Excess (Deficiency) of Revenues over Expenses	970.83	3,267.61	3,731.26	3,245.76	3,204.75	1,807.22	3,140.52	2,694.80	3,217.65	25,280.40

**Balance Sheet (With Period Change)**

Period = Mar 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	15,049.41	14,231.97	817.44
1066-000	Certificate of Deposits - Reserve	110,797.50	110,770.00	27.50
1080-000	CIT - Reserve MM	37,782.05	35,409.34	2,372.71
1090-000	TOTAL CASH	163,628.96	160,411.31	3,217.65
1990-000	TOTAL ASSETS	163,628.96	160,411.31	3,217.65
1995-000	LIABILITIES & CAPITAL			
<b>2800-000</b>	<b>CAPITAL</b>			
2820-000	Prior Year Retained Earnings	11,476.46	11,476.46	0.00
2830-000	Current Year Reserve Transfers	-21,707.45	-19,307.24	-2,400.21
2850-000	Current Year Retained Earnings/Operating Fund	25,280.40	22,062.75	3,217.65
2855-000	Reserve Equity	148,579.55	146,179.34	2,400.21
2990-000	TOTAL CAPITAL	163,628.96	160,411.31	3,217.65
2999-000	TOTAL LIABILITIES & CAPITAL	163,628.96	160,411.31	3,217.65

# Expense Distribution

Property=s09c AND mm/yy=03/2022-03/2022

Account Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
<b>7225-000 - Neighborhood Garbage Removal</b>										
clesca - Recology King County	P-78607	s09c	0003823075	03/01/2022	03/2022	140.91	0.00	634	03/11/2022	Customer #076689
<b>Total 7225-000 - Neighborhood Garbage...</b>						<b>140.91</b>	<b>0.00</b>			
<b>7226-000 - Neighborhood Electric /Gas</b>										
pugsou - Puget Sound Energy	P-78758	s09c	39978758	03/01/2022	03/2022	75.65	0.00	635	03/11/2022	Account #200021423344
<b>Total 7226-000 - Neighborhood Electric /Gas</b>						<b>75.65</b>	<b>0.00</b>			
<b>7240-000 - Neighborhood Landscape - Co...</b>										
landcare - LandCare USA LLC	P-78551	s09c	494179	03/01/2022	03/2022	273.32	0.00	636	03/16/2022	Contract Landscaping
<b>Total 7240-000 - Neighborhood Landscap...</b>						<b>273.32</b>	<b>0.00</b>			
						<b>489.88</b>	<b>0.00</b>			