

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

FINANCIAL SUMMARY:

As of April 30, 2022, operating cash totaled \$14,497, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$150,980, for total assets of \$165,477.

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 \$165,477.

For the month ending April 30, 2022, the Association incurred expenses and accrued costs totaling \$3,080, over budget by \$646.

YTD April 30, 2022, the Association incurred expenses and accrued costs totaling \$22,262, under budget by \$1,669.

As of April 30, 2022, replacement reserves totaled \$150,980.

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

Reserve Study	\$ 990.00	Under	Billing Cycle
Landscape-	\$ 600.03	Under	Billing Cycle
Neighborhood Roof & Gutter Maintenance	\$ 458.30	Under	Not yet performed
Dryer Vent Cleaning	\$ 320.00	Under	Not yet performed
Geothermal Heat/Cool Maintenance	\$ 850.00	Under	Not yet performed
Pervious Concrete Maintenance	\$ 500.00	Under	Not yet performed

DELINQUENCY REPORT:

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	Status
TOTALS	0.00	0.00	0.00	0.00	0.00	

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 scheduled to be performed May 20, 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
425-507-1134 Madison.R@ihcommunity.org

Balance Sheet (With Period Change)

Period = Apr 2022

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	14,496.97	15,049.41	-552.44
1066-000	Certificate of Deposits - Reserve	110,825.00	110,797.50	27.50
1080-000	CIT - Reserve MM	40,155.02	37,782.05	2,372.97
1090-000	TOTAL CASH	165,476.99	163,628.96	1,848.03
1990-000	TOTAL ASSETS	165,476.99	163,628.96	1,848.03
1995-000	LIABILITIES & CAPITAL			
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	11,476.46	11,476.46	0.00
2830-000	Current Year Reserve Transfers	-24,107.92	-21,707.45	-2,400.47
2850-000	Current Year Retained Earnings/Operating Fund	27,128.43	25,280.40	1,848.03
2855-000	Reserve Equity	150,980.02	148,579.55	2,400.47
2990-000	TOTAL CAPITAL	165,476.99	163,628.96	1,848.03
2999-000	TOTAL LIABILITIES & CAPITAL	165,476.99	163,628.96	1,848.03

zHome Neighborhood (s09c)
Budget Comparison
 Period = Apr 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	790.00	790.00	0.00	0.00	7,900.00	7,900.00	0.00	0.00	9,480.00
3900-000 TOTAL OTHER INCOME	790.00	790.00	0.00	0.00	7,900.00	7,900.00	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	0.72	0.00	0.72	N/A	6.21	0.00	6.21	N/A	0.00
4047-000 Interest Income-Reserves	33.80	0.00	33.80	N/A	441.22	0.00	441.22	N/A	0.00
4070-000 Neighborhood Assessments	4,103.30	4,103.33	-0.03	0.00	41,033.00	41,033.30	-0.30	0.00	49,240.00
4390-000 TOTAL ASSOCIATION INCOME	4,137.82	4,103.33	34.49	0.84	41,490.43	41,033.30	457.13	1.11	49,240.00
4999-000 TOTAL REVENUE	4,927.82	4,893.33	34.49	0.70	49,390.43	48,933.30	457.13	0.93	58,720.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	430.00	430.00	0.00	0.00	4,300.00	4,300.00	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	1,353.24	1,483.30	130.06	8.77	1,780.00
7226-000 Neighborhood Electric /Gas	76.20	0.00	-76.20	N/A	252.86	0.00	-252.86	N/A	0.00
7240-000 Neighborhood Landscape - Contract / Yards	273.32	273.33	0.01	0.00	2,733.20	2,733.30	0.10	0.00	3,280.00
7250-000 Neighborhood Landscape - Other	800.00	66.67	-733.33	-1,099.94	800.00	666.70	-133.30	-19.99	800.00
7260-000 Neighborhood Irrigation-Common Areas	24.36	30.00	5.64	18.80	115.00	170.00	55.00	32.35	200.00
7266-000 Neighborhood Pest Control	0.00	500.00	500.00	100.00	0.00	500.00	500.00	100.00	500.00
7271-000 Neighborhood Gutter/Roof Maintenance	0.00	45.83	45.83	100.00	0.00	458.30	458.30	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	333.30	-352.70	-105.82	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	545.00	75.00	-470.00	-626.67	570.00	750.00	180.00	24.00	900.00
7283-000 Neighborhood Geothermal Heat/Cool Plant	0.00	0.00	0.00	N/A	0.00	850.00	850.00	100.00	850.00
7285-000 Neighborhood Pervious Concrete Maintenance	0.00	0.00	0.00	N/A	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	416.70	416.70	100.00	500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	2,289.79	1,644.16	-645.63	-39.27	14,852.00	18,381.60	3,529.60	19.20	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	7,900.00	7,900.00	0.00	0.00	9,480.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	790.00	790.00	0.00	0.00	7,910.00	7,900.00	-10.00	-0.13	9,680.00
9940-000 TOTAL EXPENSES	3,079.79	2,434.16	-645.63	-26.52	22,262.00	26,281.60	4,019.60	15.29	30,320.00
9950-000 Excess (Deficiency) of Revenues over Expenses	1,848.03	2,459.17	-611.14	-24.85	27,128.43	22,651.70	4,476.73	19.76	28,400.00

**zHome Neighborhood (s09c)
Budget Comparison**

Period = Apr 2022

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Less Reserve Items:									
Reserve Contributions	-2,366.67	-2,366.67	0.00	0.00	-23,666.70	-23,666.70	0.00	0.00	-28,400.00
Reserve Interest Income	-33.80	0.00	-33.80	N/A	-441.22	0.00	-441.22	N/A	0.00
	-2,400.47	-2,366.67	-33.80	-1.43	-24,107.92	-23,666.70	-441.22	-1.86	-28,400.00
Operating Excess (Deficiency) of Rev over Exp	-552.44	92.50	-644.94	N/A	3,020.51	-1,015.00	4,035.51	N/A	0.00
Reserve Expenses:									
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-Apr 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	Total	
3000-000	INCOME											
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	790.00	7,900.00
3900-000	TOTAL OTHER INCOME	790.00	790.00	790.00	790.00	869.00	711.00	790.00	790.00	790.00	790.00	7,900.00
3999-000	TOTAL PM INCOME	790.00	790.00	790.00	790.00	869.00	711.00	790.00	790.00	790.00	790.00	7,900.00
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	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	0.72	6.21
4047-000	Interest Income-Reserves	63.40	63.92	59.64	58.55	31.40	32.03	32.48	32.46	33.54	33.80	441.22
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	4,103.30	41,033.00
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	4,137.82	41,490.43
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	4,927.82	49,390.43
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	430.00	4,300.00
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	0.00	480.00	0.00	0.00	480.00	0.00	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	140.91	1,353.24
7226-000	Neighborhood Electric /Gas	49.14	41.23	-404.04	57.81	78.67	93.88	89.65	94.67	75.65	76.20	252.86
7240-000	Neighborhood Landscape - Contract / Yards	273.32	273.32	273.32	273.32	273.32	273.32	273.32	273.32	273.32	273.32	2,733.20
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	800.00	800.00
7260-000	Neighborhood Irrigation-Common Areas	0.00	22.66	0.00	22.66	0.00	22.66	0.00	22.66	0.00	24.36	115.00
7272-000	Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	0.00	0.00	770.70	0.00	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	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	545.00	570.00
7288-000	Neighborhood Property Insurance	2,311.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	2,289.79	14,852.00
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	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	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	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	790.00	7,900.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	790.00	790.00	790.00	800.00	790.00	790.00	790.00	790.00	790.00	790.00	7,910.00
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	3,079.79	22,262.00
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	1,848.03	27,128.43

Expense Distribution

Property=s09c AND mm/yy=04/2022-04/2022

Account Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
7225-000 - Neighborhood Garbage Removal										
clesca - Recology King County	P-79096	s09c	0003872954	04/01/2022	04/2022	140.91	0.00	637	04/12/2022	Customer #076689
Total 7225-000 - Neighborhood Garbage...						140.91	0.00			
7226-000 - Neighborhood Electric /Gas										
pugsou - Puget Sound Energy	P-79260	s09c	39979260	04/01/2022	04/2022	76.20	0.00	640	04/21/2022	Account #200021423344
Total 7226-000 - Neighborhood Electric /Gas						76.20	0.00			
7240-000 - Neighborhood Landscape - Co...										
landcare - LandCare USA LLC	P-79009	s09c	503418	04/01/2022	04/2022	273.32	0.00	639	04/21/2022	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						273.32	0.00			
7250-000 - Neighborhood Landscape - Other										
landcare - LandCare USA LLC	P-79405	s09c	482186	04/22/2022	04/2022	800.00	0.00	641	04/27/2022	Non-Contract Landscaping
Total 7250-000 - Neighborhood Landscap...						800.00	0.00			
7260-000 - Neighborhood Irrigation-Com...										
citiss - City of Issaquah	P-79177	s09c	45079177	04/01/2022	04/2022	24.36	0.00	638	04/21/2022	Account #30-0940-00
Total 7260-000 - Neighborhood Irrigatio...						24.36	0.00			
7280-000 - Neighborhood Maintenance										
landcare - LandCare USA LLC	P-79405	s09c	482186	04/22/2022	04/2022	50.00	0.00	641	04/27/2022	Non-Contract Landscaping
certba - Certified Backflow Testing, Inc.	P-79454	s09c	79367	04/28/2022	04/2022	495.00	0.00	642	04/29/2022	Backflow Testing
Total 7280-000 - Neighborhood Maintenance						545.00	0.00			
						1,859.79	0.00			