

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

**FINANCIAL SUMMARY:**

As of July 31, 2022, operating cash totaled \$13,184, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$158,318, for total assets of \$171,502.

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 \$171,502.

For the month ending July 31, 2022, the Association incurred expenses and accrued costs totaling \$3,684, under budget by \$854.

YTD July 31, 2022, the Association incurred expenses and accrued costs totaling \$3,684, under budget by \$854.

As of July 31, 2022, replacement reserves totaled \$171,502.

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

|                    |             |       |                       |
|--------------------|-------------|-------|-----------------------|
| Reserve Study      | \$ 1,025.00 | Under | Billing Cycle         |
| Property Insurance | \$ 300.00   | Over  | More 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 completed on 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](mailto:Madison.R@ihcommunity.org)

**Balance Sheet (With Period Change)**

Period = Jul 2022

Book = Accrual ; Tree = ysi\_bs

|                 |                                               | Balance<br>Current Period | Beginning<br>Balance | Net<br>Change |
|-----------------|-----------------------------------------------|---------------------------|----------------------|---------------|
| <b>1000-000</b> | <b>ASSETS</b>                                 |                           |                      |               |
| 1005-000        | CASH                                          |                           |                      |               |
| 1015-000        | CIT - Checking                                | 13,183.95                 | 15,247.61            | -2,063.66     |
| 1066-000        | Certificate of Deposits - Reserve             | 110,907.50                | 110,880.00           | 27.50         |
| 1080-000        | CIT - Reserve MM                              | 47,410.86                 | 44,902.71            | 2,508.15      |
| 1090-000        | TOTAL CASH                                    | 171,502.31                | 171,030.32           | 471.99        |
| 1990-000        | TOTAL ASSETS                                  | 171,502.31                | 171,030.32           | 471.99        |
| 1995-000        | LIABILITIES & CAPITAL                         |                           |                      |               |
| <b>2800-000</b> | <b>CAPITAL</b>                                |                           |                      |               |
| 2820-000        | Prior Year Retained Earnings                  | 15,247.61                 | 11,476.46            | 3,771.15      |
| 2830-000        | Current Year Reserve Transfers                | -2,535.65                 | -28,910.61           | 26,374.96     |
| 2850-000        | Current Year Retained Earnings/Operating Fund | 471.99                    | 32,681.76            | -32,209.77    |
| 2855-000        | Reserve Equity                                | 158,318.36                | 155,782.71           | 2,535.65      |
| 2990-000        | TOTAL CAPITAL                                 | 171,502.31                | 171,030.32           | 471.99        |
| 2999-000        | TOTAL LIABILITIES & CAPITAL                   | 171,502.31                | 171,030.32           | 471.99        |

**zHome Neighborhood (s09c)**  
**Budget Comparison**

Period = Jul 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               | 800.00     | 800.00     | 0.00     | 0.00    | 800.00     | 800.00     | 0.00     | 0.00    | 9,600.00  |
| 3900-000 TOTAL OTHER INCOME                            | 800.00     | 800.00     | 0.00     | 0.00    | 800.00     | 800.00     | 0.00     | 0.00    | 9,600.00  |
| 4010-000 ASSOCIATION INCOME                            |            |            |          |         |            |            |          |         |           |
| 4045-000 Interest Income                               | 0.70       | 0.00       | 0.70     | N/A     | 0.70       | 0.00       | 0.70     | N/A     | 0.00      |
| 4047-000 Interest Income-Reserves                      | 35.65      | 0.00       | 35.65    | N/A     | 35.65      | 0.00       | 35.65    | N/A     | 0.00      |
| 4070-000 Neighborhood Assessments                      | 4,120.00   | 4,120.00   | 0.00     | 0.00    | 4,120.00   | 4,120.00   | 0.00     | 0.00    | 49,440.00 |
| 4390-000 TOTAL ASSOCIATION INCOME                      | 4,156.35   | 4,120.00   | 36.35    | 0.88    | 4,156.35   | 4,120.00   | 36.35    | 0.88    | 49,440.00 |
| 4999-000 TOTAL REVENUE                                 | 4,956.35   | 4,920.00   | 36.35    | 0.74    | 4,956.35   | 4,920.00   | 36.35    | 0.74    | 59,040.00 |
| 7200-000 NEIGHBORHOOD EXPENSES                         |            |            |          |         |            |            |          |         |           |
| 7201-000 Neighborhood Management Fees                  | 473.00     | 430.00     | -43.00   | -10.00  | 473.00     | 430.00     | -43.00   | -10.00  | 5,160.00  |
| 7204-000 Neighborhood Reserve Study                    | 0.00       | 1,025.00   | 1,025.00 | 100.00  | 0.00       | 1,025.00   | 1,025.00 | 100.00  | 1,025.00  |
| 7225-000 Neighborhood Garbage Removal                  | 140.91     | 133.33     | -7.58    | -5.69   | 140.91     | 133.33     | -7.58    | -5.69   | 1,600.00  |
| 7226-000 Neighborhood Electric /Gas                    | 61.92      | 25.00      | -36.92   | -147.68 | 61.92      | 25.00      | -36.92   | -147.68 | 300.00    |
| 7240-000 Neighborhood Landscape - Contract / Yards     | 281.53     | 281.50     | -0.03    | -0.01   | 281.53     | 281.50     | -0.03    | -0.01   | 3,378.00  |
| 7250-000 Neighborhood Landscape - Other                | 0.00       | 66.67      | 66.67    | 100.00  | 0.00       | 66.67      | 66.67    | 100.00  | 800.00    |
| 7260-000 Neighborhood Irrigation-Common Areas          | 0.00       | 0.00       | 0.00     | N/A     | 0.00       | 0.00       | 0.00     | N/A     | 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       | 29.17      | 29.17    | 100.00  | 0.00       | 29.17      | 29.17    | 100.00  | 350.00    |
| 7272-000 Neighborhood Gutter/Roof Cleaning             | 0.00       | 0.00       | 0.00     | N/A     | 0.00       | 0.00       | 0.00     | N/A     | 800.00    |
| 7274-000 Neighborhood Inclement Weather Maint.         | 0.00       | 33.33      | 33.33    | 100.00  | 0.00       | 33.33      | 33.33    | 100.00  | 400.00    |
| 7278-000 Dryer Vent Cleaning                           | 0.00       | 0.00       | 0.00     | N/A     | 0.00       | 0.00       | 0.00     | N/A     | 300.00    |
| 7280-000 Neighborhood Maintenance                      | 0.00       | 58.33      | 58.33    | 100.00  | 0.00       | 58.33      | 58.33    | 100.00  | 700.00    |
| 7283-000 Neighborhood Geothermal Heat/Cool Plant       | 0.00       | 0.00       | 0.00     | N/A     | 0.00       | 0.00       | 0.00     | N/A     | 450.00    |
| 7285-000 Neighborhood Pervious Concrete Maintenance    | 0.00       | 0.00       | 0.00     | N/A     | 0.00       | 0.00       | 0.00     | N/A     | 500.00    |
| 7288-000 Neighborhood Property Insurance               | 2,727.00   | 2,427.00   | -300.00  | -12.36  | 2,727.00   | 2,427.00   | -300.00  | -12.36  | 2,427.00  |
| 7289-000 Neighborhood Contingency                      | 0.00       | 29.17      | 29.17    | 100.00  | 0.00       | 29.17      | 29.17    | 100.00  | 350.00    |
| 7290-000 TOTAL NEIGHBORHOOD EXPENSES                   | 3,684.36   | 4,538.50   | 854.14   | 18.82   | 3,684.36   | 4,538.50   | 854.14   | 18.82   | 19,240.00 |
| 8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION         |            |            |          |         |            |            |          |         |           |
| 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                       | 800.00     | 800.00     | 0.00     | 0.00    | 800.00     | 800.00     | 0.00     | 0.00    | 9,600.00  |
| 9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION   | 800.00     | 800.00     | 0.00     | 0.00    | 800.00     | 800.00     | 0.00     | 0.00    | 9,800.00  |
| 9940-000 TOTAL EXPENSES                                | 4,484.36   | 5,338.50   | 854.14   | 16.00   | 4,484.36   | 5,338.50   | 854.14   | 16.00   | 29,040.00 |
| 9950-000 Excess (Deficiency) of Revenues over Expenses | 471.99     | -418.50    | 890.49   | 212.78  | 471.99     | -418.50    | 890.49   | 212.78  | 30,000.00 |

**zHome Neighborhood (s09c)**  
**Budget Comparison**

Period = Jul 2022

|                                                      | PTD Actual | PTD Budget | Variance | % Var | YTD Actual | YTD Budget | Variance | % Var | Annual     |
|------------------------------------------------------|------------|------------|----------|-------|------------|------------|----------|-------|------------|
| <b>Less Reserve Items:</b>                           |            |            |          |       |            |            |          |       |            |
| Reserve Contributions                                | -2,500.00  | -2,500.00  | 0.00     | 0.00  | -2,500.00  | -2,500.00  | 0.00     | 0.00  | -30,000.00 |
| Reserve Interest Income                              | -35.65     | 0.00       | -35.65   | N/A   | -35.65     | 0.00       | -35.65   | N/A   | 0.00       |
|                                                      | -2,535.65  | -2,500.00  | -35.65   | -1.43 | -2,535.65  | -2,500.00  | -35.65   | -1.43 | -30,000.00 |
| <b>Operating</b> Excess (Deficiency) of Rev over Exp | -2,063.66  | -2,918.50  | 854.84   | 29.29 | -2,063.66  | -2,918.50  | 854.84   | 29.29 | 0.00       |
| <b>Reserve Expenses:</b>                             |            |            |          |       |            |            |          |       |            |
| Drainage Stormwater System - Clean                   |            |            |          |       |            | 2,290.00   |          |       |            |

**Statement (12 months)**

Period = Jul 2022

Book = Accrual ; Tree = ysi\_is

|                 |                                               | Jul 2022 | Total    |
|-----------------|-----------------------------------------------|----------|----------|
| <b>3000-000</b> | <b>INCOME</b>                                 |          |          |
| 3500-000        | OTHER INCOME                                  |          |          |
| 3590-000        | IHCA Master Base Assess. Income               | 800.00   | 800.00   |
| 3900-000        | TOTAL OTHER INCOME                            | 800.00   | 800.00   |
| 3999-000        | TOTAL PM INCOME                               | 800.00   | 800.00   |
| 4010-000        | ASSOCIATION INCOME                            |          |          |
| 4045-000        | Interest Income                               | 0.70     | 0.70     |
| 4047-000        | Interest Income-Reserves                      | 35.65    | 35.65    |
| 4070-000        | Neighborhood Assessments                      | 4,120.00 | 4,120.00 |
| 4390-000        | TOTAL ASSOCIATION INCOME                      | 4,156.35 | 4,156.35 |
| 4999-000        | TOTAL REVENUE                                 | 4,956.35 | 4,956.35 |
| 6000-000        | EXPENSES                                      |          |          |
| 7200-000        | NEIGHBORHOOD EXPENSES                         |          |          |
| 7201-000        | Neighborhood Management Fees                  | 473.00   | 473.00   |
| 7225-000        | Neighborhood Garbage Removal                  | 140.91   | 140.91   |
| 7226-000        | Neighborhood Electric /Gas                    | 61.92    | 61.92    |
| 7240-000        | Neighborhood Landscape - Contract / Yards     | 281.53   | 281.53   |
| 7288-000        | Neighborhood Property Insurance               | 2,727.00 | 2,727.00 |
| 7290-000        | TOTAL NEIGHBORHOOD EXPENSES                   | 3,684.36 | 3,684.36 |
| 8000-000        | COMMUNITY MANAGEMENT & ADMINISTRATION         |          |          |
| 9830-000        | Master Base Assessments                       | 800.00   | 800.00   |
| 9910-000        | TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION   | 800.00   | 800.00   |
| 9940-000        | TOTAL EXPENSES                                | 4,484.36 | 4,484.36 |
| 9950-000        | Excess (Deficiency) of Revenues over Expenses | 471.99   | 471.99   |

# Expense Distribution

Property=s09c AND mm/yy=07/2022-07/2022

| 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-80235 | s09c     | 0003970007 | 07/01/2022   | 07/2022 | 140.91          | 0.00          | 651     | 07/15/2022 | 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-80354 | s09c     | 39980354   | 07/01/2022   | 07/2022 | 61.92           | 0.00          | 653     | 07/20/2022 | Account #200021423344 |
| <b>Total 7226-000 - Neighborhood Electric /Gas</b> |         |          |            |              |         | <b>61.92</b>    | <b>0.00</b>   |         |            |                       |
| <b>7240-000 - Neighborhood Landscape - Co...</b>   |         |          |            |              |         |                 |               |         |            |                       |
| landcare - LandCare USA LLC                        | P-80188 | s09c     | 531498     | 07/01/2022   | 07/2022 | 281.53          | 0.00          | 652     | 07/15/2022 | Contract Landscaping  |
| <b>Total 7240-000 - Neighborhood Landscap...</b>   |         |          |            |              |         | <b>281.53</b>   | <b>0.00</b>   |         |            |                       |
| <b>7288-000 - Neighborhood Property Insurance</b>  |         |          |            |              |         |                 |               |         |            |                       |
| ihg - AIS Affinity Insurance Agency, Inc           | P-80425 | s09c     | 101533837  | 07/20/2022   | 07/2022 | 2,727.00        | 0.00          | 654     | 07/29/2022 | Policy #IHG1000803-02 |
| <b>Total 7288-000 - Neighborhood Property I...</b> |         |          |            |              |         | <b>2,727.00</b> | <b>0.00</b>   |         |            |                       |
|                                                    |         |          |            |              |         | <b>3,211.36</b> | <b>0.00</b>   |         |            |                       |