

zHome

FINANCIAL REPORT

Manager's Report for the month ending October 31, 2022

FINANCIAL SUMMARY:

As of October 31, 2022 , operating cash totaled \$15,290, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$165,973, for total assets of \$181,264.

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 \$181,264.

For the month ending October 31, 2022 , the Association incurred expenses and accrued costs totaling \$1,374, under budget by \$553.

YTD October 31, 2022 , the Association incurred expenses and accrued costs totaling \$9,640, under budget by \$1,438.

As of October 31, 2022 , replacement reserves totaled \$165,928.

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

Reserve Study	\$ 1,025.00	Under	Not yet performed
Dryer Vent Cleaning	\$ 385.35	Over	More than anticipated
Property Insurance	\$ 300.00	Over	More than anticipated

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:

Dryer vent cleaning performed Sep 2022 by Sure Vent

Geothermal completed on May 20, 2022

Pest control performed June 2022

Pervious concrete cleaning performed June 2022

Thank you for letting us serve your neighborhood.

Report submitted by Sarah Hoey - IHCA Executive Director

425-507-1119 Sarah.h@ihcommunity.org

Balance Sheet (With Period Change)

Period = Oct 2022

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	15,290.47	14,243.37	1,047.10
1066-000	Certificate of Deposits - Reserve	110,990.00	110,962.50	27.50
1080-000	CIT - Reserve MM	54,938.33	52,428.57	2,509.76
1090-000	TOTAL CASH	181,218.80	177,634.44	3,584.36
1990-000	TOTAL ASSETS	181,218.80	177,634.44	3,584.36
1995-000	LIABILITIES & CAPITAL			
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	15,247.61	15,247.61	0.00
2830-000	Current Year Reserve Transfers	-10,145.62	-7,608.36	-2,537.26
2850-000	Current Year Retained Earnings/Operating Fund	10,188.48	6,604.12	3,584.36
2855-000	Reserve Equity	165,928.33	163,391.07	2,537.26
2990-000	TOTAL CAPITAL	181,218.80	177,634.44	3,584.36
2999-000	TOTAL LIABILITIES & CAPITAL	181,218.80	177,634.44	3,584.36

zHome Neighborhood (s09c)
Budget Comparison
 Period = Oct 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	800.00	800.00	0.00	0.00	3,200.00	3,200.00	0.00	0.00	9,600.00
3900-000 TOTAL OTHER INCOME	800.00	800.00	0.00	0.00	3,200.00	3,200.00	0.00	0.00	9,600.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.69	0.00	0.69	N/A	2.64	0.00	2.64	N/A	0.00
4047-000 Interest Income-Reserves	37.26	0.00	37.26	N/A	145.62	0.00	145.62	N/A	0.00
4070-000 Neighborhood Assessments	4,120.00	4,120.00	0.00	0.00	16,480.00	16,480.00	0.00	0.00	49,440.00
4390-000 TOTAL ASSOCIATION INCOME	4,157.95	4,120.00	37.95	0.92	16,628.26	16,480.00	148.26	0.90	49,440.00
4999-000 TOTAL REVENUE	4,957.95	4,920.00	37.95	0.77	19,828.26	19,680.00	148.26	0.75	59,040.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	430.00	430.00	0.00	0.00	1,720.00	1,720.00	0.00	0.00	5,160.00
7204-000 Neighborhood Reserve Study	0.00	0.00	0.00	N/A	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	563.64	533.32	-30.32	-5.69	1,600.00
7226-000 Neighborhood Electric /Gas	-303.19	25.00	328.19	1,312.76	-131.03	100.00	231.03	231.03	300.00
7240-000 Neighborhood Landscape - Contract / Yards	281.51	281.50	-0.01	0.00	1,126.10	1,126.00	-0.10	-0.01	3,378.00
7250-000 Neighborhood Landscape - Other	0.00	66.67	66.67	100.00	0.00	266.68	266.68	100.00	800.00
7260-000 Neighborhood Irrigation-Common Areas	24.36	40.00	15.64	39.10	48.72	80.00	31.28	39.10	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	116.68	116.68	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	133.32	133.32	100.00	400.00
7278-000 Dryer Vent Cleaning	0.00	0.00	0.00	N/A	385.35	0.00	-385.35	N/A	300.00
7280-000 Neighborhood Maintenance	0.00	58.33	58.33	100.00	0.00	233.32	233.32	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	0.00	0.00	0.00	N/A	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	116.68	116.68	100.00	350.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	573.59	1,126.50	552.91	49.08	6,439.78	7,878.00	1,438.22	18.26	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	3,200.00	3,200.00	0.00	0.00	9,600.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	800.00	800.00	0.00	0.00	3,200.00	3,200.00	0.00	0.00	9,800.00
9940-000 TOTAL EXPENSES	1,373.59	1,926.50	552.91	28.70	9,639.78	11,078.00	1,438.22	12.98	29,040.00
9950-000 Excess (Deficiency) of Revenues over Expenses	3,584.36	2,993.50	590.86	19.74	10,188.48	8,602.00	1,586.48	18.44	30,000.00

zHome Neighborhood (s09c)
Budget Comparison
 Period = Oct 2022

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Less Reserve Items:									
Reserve Contributions	-2,500.00	-2,500.00	0.00	0.00	-10,000.00	-10,000.00	0.00	0.00	-30,000.00
Reserve Interest Income	-37.26	0.00	-37.26	N/A	-145.62	0.00	-145.62	N/A	0.00
	-2,537.26	-2,500.00	-37.26	-1.49	-10,145.62	-10,000.00	-145.62	-1.46	-30,000.00
Operating Excess (Deficiency) of Rev over Exp	1,047.10	493.50	553.60	112.18	42.86	-1,398.00	1,440.86	N/A	0.00
Reserve Expenses:									
Drainage Stormwater System - Clean						2,290.00			

Statement (12 months)

Period = Jul 2022-Oct 2022

Book = Accrual ; Tree = ysi_is

		Jul 2022	Aug 2022	Sep 2022	Oct 2022	Total
3000-000	INCOME					
3500-000	OTHER INCOME					
3590-000	IHCA Master Base Assess. Income	800.00	800.00	800.00	800.00	3,200.00
3900-000	TOTAL OTHER INCOME	800.00	800.00	800.00	800.00	3,200.00
3999-000	TOTAL PM INCOME	800.00	800.00	800.00	800.00	3,200.00
4010-000	ASSOCIATION INCOME					
4045-000	Interest Income	0.70	0.63	0.62	0.69	2.64
4047-000	Interest Income-Reserves	35.65	36.23	36.48	37.26	145.62
4070-000	Neighborhood Assessments	4,120.00	4,120.00	4,120.00	4,120.00	16,480.00
4390-000	TOTAL ASSOCIATION INCOME	4,156.35	4,156.86	4,157.10	4,157.95	16,628.26
4999-000	TOTAL REVENUE	4,956.35	4,956.86	4,957.10	4,957.95	19,828.26
6000-000	EXPENSES					
7200-000	NEIGHBORHOOD EXPENSES					
7201-000	Neighborhood Management Fees	473.00	387.00	430.00	430.00	1,720.00
7225-000	Neighborhood Garbage Removal	140.91	140.91	140.91	140.91	563.64
7226-000	Neighborhood Electric /Gas	61.92	53.67	56.57	-303.19	-131.03
7240-000	Neighborhood Landscape - Contract / Yards	281.53	281.53	281.53	281.51	1,126.10
7260-000	Neighborhood Irrigation-Common Areas	0.00	24.36	0.00	24.36	48.72
7278-000	Dryer Vent Cleaning	0.00	0.00	385.35	0.00	385.35
7288-000	Neighborhood Property Insurance	2,727.00	0.00	0.00	0.00	2,727.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	3,684.36	887.47	1,294.36	573.59	6,439.78
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION					
9830-000	Master Base Assessments	800.00	800.00	800.00	800.00	3,200.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	800.00	800.00	800.00	800.00	3,200.00
9940-000	TOTAL EXPENSES	4,484.36	1,687.47	2,094.36	1,373.59	9,639.78
9950-000	Excess (Deficiency) of Revenues over Expenses	471.99	3,269.39	2,862.74	3,584.36	10,188.48

Expense Distribution

Property=s09c AND mm/yy=10/2022-10/2022

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-81328	s09c	0004077478	10/01/2022	10/2022	140.91	0.00	664	10/21/2022	Customer #076689
Total 7225-000 - Neighborhood Garbage...						140.91	0.00			
7226-000 - Neighborhood Electric /Gas										
pugsou - Puget Sound Energy	P-81540	s09c	39981540	10/01/2022	10/2022	53.77	0.00	666	10/21/2022	Account #200021423344
Total 7226-000 - Neighborhood Electric /Gas						53.77	0.00			
7240-000 - Neighborhood Landscape - Co...										
landcare - LandCare USA LLC	P-81215	s09c	561669	10/01/2022	10/2022	281.51	0.00	665	10/21/2022	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						281.51	0.00			
7260-000 - Neighborhood Irrigation-Com...										
citiss - City of Issaquah	P-81403	s09c	45081403	10/01/2022	10/2022	24.36	0.00	663	10/21/2022	Account #30-0940-00
Total 7260-000 - Neighborhood Irrigatio...						24.36	0.00			
						500.55	0.00			