

**zHome**

**FINANCIAL REPORT**

**Manager's Report for the month ending November, 2022**

**FINANCIAL SUMMARY:**

As of November, 2022 , operating cash totaled \$15,187, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$168,466, for total assets of \$183,653.

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 \$183,653.

For the month ending November, 2022 , the Association incurred expenses and accrued costs totaling \$2,524, under budget by \$462.

YTD November, 2022 , the Association incurred expenses and accrued costs totaling \$12,164, under budget by \$1,901.

As of November, 2022 , replacement reserves totaled \$168,466.

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

Neighborhood landscape - other	over	733.33	Budget allocation - annual budget \$800
Dry vent Cleaning			

**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:**

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

**Other: 23/24 Reserve Study: Onsite inspection completed report updated**

**VIOLATIONS ISSUED: None**

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

Report submitted by Sarah Hoey - IHCA Executive Director

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**Balance Sheet (With Period Change)**

Period = Nov 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	15,186.93	15,290.47	-103.54
1066-000	Certificate of Deposits - Reserve	111,017.50	110,990.00	27.50
1080-000	CIT - Reserve MM	57,448.30	54,938.33	2,509.97
1090-000	TOTAL CASH	183,652.73	181,218.80	2,433.93
1990-000	TOTAL ASSETS	183,652.73	181,218.80	2,433.93
1995-000	LIABILITIES & CAPITAL			
<b>2800-000</b>	<b>CAPITAL</b>			
2820-000	Prior Year Retained Earnings	15,247.61	15,247.61	0.00
2830-000	Current Year Reserve Transfers	-12,683.09	-10,145.62	-2,537.47
2850-000	Current Year Retained Earnings/Operating Fund	12,622.41	10,188.48	2,433.93
2855-000	Reserve Equity	168,465.80	165,928.33	2,537.47
2990-000	TOTAL CAPITAL	183,652.73	181,218.80	2,433.93
2999-000	TOTAL LIABILITIES & CAPITAL	183,652.73	181,218.80	2,433.93

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

Period = Nov 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	4,000.00	4,000.00	0.00	0.00	9,600.00
3900-000 TOTAL OTHER INCOME	800.00	800.00	0.00	0.00	4,000.00	4,000.00	0.00	0.00	9,600.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.64	0.00	0.64	N/A	3.28	0.00	3.28	N/A	0.00
4047-000 Interest Income-Reserves	37.47	0.00	37.47	N/A	183.09	0.00	183.09	N/A	0.00
4070-000 Neighborhood Assessments	4,120.00	4,120.00	0.00	0.00	20,600.00	20,600.00	0.00	0.00	49,440.00
4390-000 TOTAL ASSOCIATION INCOME	4,158.11	4,120.00	38.11	0.92	20,786.37	20,600.00	186.37	0.90	49,440.00
4999-000 TOTAL REVENUE	4,958.11	4,920.00	38.11	0.77	24,786.37	24,600.00	186.37	0.76	59,040.00
<b>7200-000 NEIGHBORHOOD EXPENSES</b>									
7201-000 Neighborhood Management Fees	430.00	430.00	0.00	0.00	2,150.00	2,150.00	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	704.55	666.65	-37.90	-5.69	1,600.00
7226-000 Neighborhood Electric /Gas	71.74	25.00	-46.74	-186.96	-59.29	125.00	184.29	147.43	300.00
7240-000 Neighborhood Landscape - Contract / Yards	281.53	281.50	-0.03	-0.01	1,407.63	1,407.50	-0.13	-0.01	3,378.00
7250-000 Neighborhood Landscape - Other	800.00	66.67	-733.33	-1,099.94	800.00	333.35	-466.65	-139.99	800.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	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	145.85	145.85	100.00	350.00
7272-000 Neighborhood Gutter/Roof Cleaning	0.00	800.00	800.00	100.00	0.00	800.00	800.00	100.00	800.00
7274-000 Neighborhood Inclement Weather Maint.	0.00	33.33	33.33	100.00	0.00	166.65	166.65	100.00	400.00
7278-000 Dryer Vent Cleaning	0.00	300.00	300.00	100.00	385.35	300.00	-85.35	-28.45	300.00
7280-000 Neighborhood Maintenance	0.00	58.33	58.33	100.00	0.00	291.65	291.65	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	145.85	145.85	100.00	350.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	1,724.18	2,186.50	462.32	21.14	8,163.96	10,064.50	1,900.54	18.88	19,240.00
<b>8000-000 COMMUNITY MANAGEMENT &amp; ADMINISTRATION</b>									
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	4,000.00	4,000.00	0.00	0.00	9,600.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	800.00	800.00	0.00	0.00	4,000.00	4,000.00	0.00	0.00	9,800.00
9940-000 TOTAL EXPENSES	2,524.18	2,986.50	462.32	15.48	12,163.96	14,064.50	1,900.54	13.51	29,040.00
9950-000 Excess (Deficiency) of Revenues over Expenses	2,433.93	1,933.50	500.43	25.88	12,622.41	10,535.50	2,086.91	19.81	30,000.00

**zHome Neighborhood (s09c)**  
**Budget Comparison**  
 Period = Nov 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	-12,500.00	-12,500.00	0.00	0.00	-30,000.00
Reserve Interest Income	-37.47	0.00	-37.47	N/A	-183.09	0.00	-183.09	N/A	0.00
	-2,537.47	-2,500.00	-37.47	-1.50	-12,683.09	-12,500.00	-183.09	-1.46	-30,000.00
<b>Operating Excess (Deficiency) of Rev over Exp</b>	<b>-103.54</b>	<b>-566.50</b>	<b>462.96</b>	<b>81.72</b>	<b>-60.68</b>	<b>-1,964.50</b>	<b>1,903.82</b>	<b>96.91</b>	<b>0.00</b>
<b>Reserve Expenses:</b>									
Drainage Stormwater System - Clean						2,290.00			

**Statement (12 months)**

Period = Jul 2022-Nov 2022

Book = Accrual ; Tree = ysi\_is

		Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Total
<b>3000-000</b>	<b>INCOME</b>						
3500-000	OTHER INCOME						
3590-000	IHCA Master Base Assess. Income	800.00	800.00	800.00	800.00	800.00	4,000.00
3900-000	TOTAL OTHER INCOME	800.00	800.00	800.00	800.00	800.00	4,000.00
3999-000	TOTAL PM INCOME	800.00	800.00	800.00	800.00	800.00	4,000.00
4010-000	ASSOCIATION INCOME						
4045-000	Interest Income	0.70	0.63	0.62	0.69	0.64	3.28
4047-000	Interest Income-Reserves	35.65	36.23	36.48	37.26	37.47	183.09
4070-000	Neighborhood Assessments	4,120.00	4,120.00	4,120.00	4,120.00	4,120.00	20,600.00
4390-000	TOTAL ASSOCIATION INCOME	4,156.35	4,156.86	4,157.10	4,157.95	4,158.11	20,786.37
4999-000	TOTAL REVENUE	4,956.35	4,956.86	4,957.10	4,957.95	4,958.11	24,786.37
6000-000	EXPENSES						
7200-000	NEIGHBORHOOD EXPENSES						
7201-000	Neighborhood Management Fees	473.00	387.00	430.00	430.00	430.00	2,150.00
7225-000	Neighborhood Garbage Removal	140.91	140.91	140.91	140.91	140.91	704.55
7226-000	Neighborhood Electric /Gas	61.92	53.67	56.57	-303.19	71.74	-59.29
7240-000	Neighborhood Landscape - Contract / Yards	281.53	281.53	281.53	281.51	281.53	1,407.63
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	0.00	800.00	800.00
7260-000	Neighborhood Irrigation-Common Areas	0.00	24.36	0.00	24.36	0.00	48.72
7278-000	Dryer Vent Cleaning	0.00	0.00	385.35	0.00	0.00	385.35
7288-000	Neighborhood Property Insurance	2,727.00	0.00	0.00	0.00	0.00	2,727.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	3,684.36	887.47	1,294.36	573.59	1,724.18	8,163.96
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION						
9830-000	Master Base Assessments	800.00	800.00	800.00	800.00	800.00	4,000.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	800.00	800.00	800.00	800.00	800.00	4,000.00
9940-000	TOTAL EXPENSES	4,484.36	1,687.47	2,094.36	1,373.59	2,524.18	12,163.96
9950-000	Excess (Deficiency) of Revenues over Expenses	471.99	3,269.39	2,862.74	3,584.36	2,433.93	12,622.41

# Expense Distribution

Property=s09c AND mm/yy=11/2022-11/2022

Account Code - Name Vendor 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-81725	s09c	0004117285	11/01/2022	11/2022	140.91	0.00	668	11/16/2022	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-81755	s09c	39981755	11/01/2022	11/2022	71.74	0.00	670	11/16/2022	Account #200021423344
<b>Total 7226-000 - Neighborhood Electric /Gas</b>						<b>71.74</b>	<b>0.00</b>			
<b>7240-000 - Neighborhood Landscape - Co...</b>										
landcare - LandCare USA LLC	P-81640	s09c	568438	11/01/2022	11/2022	281.53	0.00	669	11/16/2022	Contract Landscaping
<b>Total 7240-000 - Neighborhood Landscap...</b>						<b>281.53</b>	<b>0.00</b>			
<b>7250-000 - Neighborhood Landscape - Other</b>										
jbinst - JB Instant Lawn	P-81671	s09c	852513	11/02/2022	11/2022	800.00	0.00	667	11/02/2022	Plant Replacements
<b>Total 7250-000 - Neighborhood Landscap...</b>						<b>800.00</b>	<b>0.00</b>			
						<b>1,294.18</b>	<b>0.00</b>			