

zHome

FINANCIAL REPORT

Manager's Report for the month ending December 2022

FINANCIAL SUMMARY:

As of December 2022, operating cash totaled \$13,744, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$171,042, for total assets of \$184,787.

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 \$184,787.

For the month ending December 2022, the Association incurred expenses and accrued costs totaling \$3,863, under budget by \$1,937.

YTD December 2022, the Association incurred expenses and accrued costs totaling \$16,027, under budget by \$36.

As of December 2022, replacement reserves totaled \$171,042.

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

Roof cleaning	over	990.50	over \$190. budgeted
Reserve study	over	1110	over \$85 budgeted allocation

DELINQUENCY REPORT: none

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

23/24 Reserve Study: Onsite inspection completed report updated

23/24 budget draft completed

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 = Dec 2022

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	13,744.39	15,186.93	-1,442.54
1066-000	Certificate of Deposits - Reserve	0.00	111,017.50	-111,017.50
1080-000	CIT - Reserve MM	171,042.21	57,448.30	113,593.91
1090-000	TOTAL CASH	184,786.60	183,652.73	1,133.87
1990-000	TOTAL ASSETS	184,786.60	183,652.73	1,133.87
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	-15,259.50	-12,683.09	-2,576.41
2850-000	Current Year Retained Earnings/Operating Fund	13,756.28	12,622.41	1,133.87
2855-000	Reserve Equity	171,042.21	168,465.80	2,576.41
2990-000	TOTAL CAPITAL	184,786.60	183,652.73	1,133.87
2999-000	TOTAL LIABILITIES & CAPITAL	184,786.60	183,652.73	1,133.87

zHome Neighborhood (s09c)
Budget Comparison
 Period = Dec 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	4,800.00	4,800.00	0.00	0.00	9,600.00
3900-000 TOTAL OTHER INCOME	800.00	800.00	0.00	0.00	4,800.00	4,800.00	0.00	0.00	9,600.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.70	0.00	0.70	N/A	3.98	0.00	3.98	N/A	0.00
4047-000 Interest Income-Reserves	76.41	0.00	76.41	N/A	259.50	0.00	259.50	N/A	0.00
4070-000 Neighborhood Assessments	4,120.00	4,120.00	0.00	0.00	24,720.00	24,720.00	0.00	0.00	49,440.00
4390-000 TOTAL ASSOCIATION INCOME	4,197.11	4,120.00	77.11	1.87	24,983.48	24,720.00	263.48	1.07	49,440.00
4999-000 TOTAL REVENUE	4,997.11	4,920.00	77.11	1.57	29,783.48	29,520.00	263.48	0.89	59,040.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	430.00	430.00	0.00	0.00	2,580.00	2,580.00	0.00	0.00	5,160.00
7204-000 Neighborhood Reserve Study	1,110.00	0.00	-1,110.00	N/A	1,110.00	1,025.00	-85.00	-8.29	1,025.00
7225-000 Neighborhood Garbage Removal	140.91	133.33	-7.58	-5.69	845.46	799.98	-45.48	-5.69	1,600.00
7226-000 Neighborhood Electric /Gas	85.56	25.00	-60.56	-242.24	26.27	150.00	123.73	82.49	300.00
7240-000 Neighborhood Landscape - Contract / Yards	281.51	281.50	-0.01	0.00	1,689.14	1,689.00	-0.14	-0.01	3,378.00
7250-000 Neighborhood Landscape - Other	0.00	66.67	66.67	100.00	800.00	400.02	-399.98	-99.99	800.00
7260-000 Neighborhood Irrigation-Common Areas	24.36	40.00	15.64	39.10	73.08	120.00	46.92	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	175.02	175.02	100.00	350.00
7272-000 Neighborhood Gutter/Roof Cleaning	990.90	0.00	-990.90	N/A	990.90	800.00	-190.90	-23.86	800.00
7274-000 Neighborhood Inclement Weather Maint.	0.00	33.33	33.33	100.00	0.00	199.98	199.98	100.00	400.00
7278-000 Dryer Vent Cleaning	0.00	0.00	0.00	N/A	385.35	300.00	-85.35	-28.45	300.00
7280-000 Neighborhood Maintenance	0.00	58.33	58.33	100.00	0.00	349.98	349.98	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	175.02	175.02	100.00	350.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	3,063.24	1,126.50	-1,936.74	-171.93	11,227.20	11,191.00	-36.20	-0.32	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	4,800.00	4,800.00	0.00	0.00	9,600.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	800.00	800.00	0.00	0.00	4,800.00	4,800.00	0.00	0.00	9,800.00
9940-000 TOTAL EXPENSES	3,863.24	1,926.50	-1,936.74	-100.53	16,027.20	15,991.00	-36.20	-0.23	29,040.00
9950-000 Excess (Deficiency) of Revenues over Expenses	1,133.87	2,993.50	-1,859.63	-62.12	13,756.28	13,529.00	227.28	1.68	30,000.00

zHome Neighborhood (s09c)
Budget Comparison
 Period = Dec 2022

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<u>Less Reserve Items:</u>									
Reserve Contributions	-2,500.00	-2,500.00	0.00	0.00	-15,000.00	-15,000.00	0.00	0.00	-30,000.00
Reserve Interest Income	-76.41	0.00	-76.41	N/A	-259.50	0.00	-259.50	N/A	0.00
	-2,576.41	-2,500.00	-76.41	-3.06	-15,259.50	-15,000.00	-259.50	-1.73	-30,000.00
Operating Excess (Deficiency) of Rev over Exp	-1,442.54	493.50	-1,936.04	N/A	-1,503.22	-1,471.00	-32.22	-2.19	0.00
<u>Reserve Expenses:</u>									
Drainage Stormwater System - Clean						2,290.00			

Statement (12 months)

Period = Jul 2022-Dec 2022

Book = Accrual ; Tree = ysi_is

		Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Total
3000-000	INCOME							
3500-000	OTHER INCOME							
3590-000	IHCA Master Base Assess. Income	800.00	800.00	800.00	800.00	800.00	800.00	4,800.00
3900-000	TOTAL OTHER INCOME	800.00	800.00	800.00	800.00	800.00	800.00	4,800.00
3999-000	TOTAL PM INCOME	800.00	800.00	800.00	800.00	800.00	800.00	4,800.00
4010-000	ASSOCIATION INCOME							
4045-000	Interest Income	0.70	0.63	0.62	0.69	0.64	0.70	3.98
4047-000	Interest Income-Reserves	35.65	36.23	36.48	37.26	37.47	76.41	259.50
4070-000	Neighborhood Assessments	4,120.00	4,120.00	4,120.00	4,120.00	4,120.00	4,120.00	24,720.00
4390-000	TOTAL ASSOCIATION INCOME	4,156.35	4,156.86	4,157.10	4,157.95	4,158.11	4,197.11	24,983.48
4999-000	TOTAL REVENUE	4,956.35	4,956.86	4,957.10	4,957.95	4,958.11	4,997.11	29,783.48
6000-000	EXPENSES							
7200-000	NEIGHBORHOOD EXPENSES							
7201-000	Neighborhood Management Fees	473.00	387.00	430.00	430.00	430.00	430.00	2,580.00
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	0.00	0.00	1,110.00	1,110.00
7225-000	Neighborhood Garbage Removal	140.91	140.91	140.91	140.91	140.91	140.91	845.46
7226-000	Neighborhood Electric /Gas	61.92	53.67	56.57	-303.19	71.74	85.56	26.27
7240-000	Neighborhood Landscape - Contract / Yards	281.53	281.53	281.53	281.51	281.53	281.51	1,689.14
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	0.00	800.00	0.00	800.00
7260-000	Neighborhood Irrigation-Common Areas	0.00	24.36	0.00	24.36	0.00	24.36	73.08
7272-000	Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	0.00	0.00	990.90	990.90
7278-000	Dryer Vent Cleaning	0.00	0.00	385.35	0.00	0.00	0.00	385.35
7288-000	Neighborhood Property Insurance	2,727.00	0.00	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	3,063.24	11,227.20
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION							
9830-000	Master Base Assessments	800.00	800.00	800.00	800.00	800.00	800.00	4,800.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	800.00	800.00	800.00	800.00	800.00	800.00	4,800.00
9940-000	TOTAL EXPENSES	4,484.36	1,687.47	2,094.36	1,373.59	2,524.18	3,863.24	16,027.20
9950-000	Excess (Deficiency) of Revenues over Expenses	471.99	3,269.39	2,862.74	3,584.36	2,433.93	1,133.87	13,756.28

Expense Distribution

Property=s09c AND mm/yy=12/2022-12/2022

Account Code - Name Vendor Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
7204-000 - Neighborhood Reserve Study										
assres - Association Reserves, WA, LLC	P-82011	s09c	26469-9	12/12/2022	12/2022	1,110.00	0.00	671	12/13/2022	Reserve Study
Total 7204-000 - Neighborhood Reserve ...						1,110.00	0.00			
7225-000 - Neighborhood Garbage Removal										
clesca - Recology King County	P-82037	s09c	0004146874	12/01/2022	12/2022	140.91	0.00	672	12/13/2022	Customer #076689
Total 7225-000 - Neighborhood Garbage...						140.91	0.00			
7226-000 - Neighborhood Electric /Gas										
pugsou - Puget Sound Energy	P-82178	s09c	39982178	12/01/2022	12/2022	85.56	0.00	674	12/18/2022	Account #200021423344
Total 7226-000 - Neighborhood Electric /Gas						85.56	0.00			
7240-000 - Neighborhood Landscape - Co...										
landcare - LandCare USA LLC	P-81968	s09c	581236	12/01/2022	12/2022	281.51	0.00	673	12/13/2022	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						281.51	0.00			
7260-000 - Neighborhood Irrigation-Com...										
citiss - City of Issaquah	P-82278	s09c	45082278	12/01/2022	12/2022	24.36	0.00	675	12/20/2022	Account #30-0940-00
Total 7260-000 - Neighborhood Irrigatio...						24.36	0.00			
7272-000 - Neighborhood Gutter/Roof Cl...										
skyroo - Skyway Roofing Service LLC	P-82357	s09c	1694	12/21/2022	12/2022	990.90	0.00	676	12/28/2022	Gutter Cleaning
Total 7272-000 - Neighborhood Gutter/Ro...						990.90	0.00			
						2,633.24	0.00			