

**zHome**

**FINANCIAL REPORT**

**Manager's Report for the month ending 44959**

**FINANCIAL SUMMARY:**

As of 44959, operating cash totaled \$14,917, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$176,194, for total assets of \$191,111.

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 \$191,111.

For the month ending 44959, the Association incurred expenses and accrued costs totaling \$1,779, under budget by \$127.

YTD 44959, the Association incurred expenses and accrued costs totaling \$19,696, under budget by \$88.

As of 44959, replacement reserves totaled \$176,194.

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

Maintenance	\$ 441.64	Under	Less than anticipated
Insurance	\$ 300.00	Over	More than anticipated

**DELINQUENCY REPORT: None**

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 to be performed June 2023
- 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 = Feb 2023

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	14,917.20	14,275.75	641.45
1066-000	Certificate of Deposits - Reserve	100,000.00	0.00	100,000.00
1080-000	CIT - Reserve MM	76,193.99	173,632.51	-97,438.52
1090-000	TOTAL CASH	191,111.19	187,908.26	3,202.93
1990-000	TOTAL ASSETS	191,111.19	187,908.26	3,202.93
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	-20,411.28	-17,849.80	-2,561.48
2850-000	Current Year Retained Earnings/Operating Fund	20,080.87	16,877.94	3,202.93
2855-000	Reserve Equity	176,193.99	173,632.51	2,561.48
2990-000	TOTAL CAPITAL	191,111.19	187,908.26	3,202.93
2999-000	TOTAL LIABILITIES & CAPITAL	191,111.19	187,908.26	3,202.93

**zHome Neighborhood (s09c)**  
**Budget Comparison**  
 Period = Feb 2023

	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	6,400.00	6,400.00	0.00	0.00	9,600.00
3900-000 TOTAL OTHER INCOME	800.00	800.00	0.00	0.00	6,400.00	6,400.00	0.00	0.00	9,600.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.59	0.00	0.59	N/A	5.25	0.00	5.25	N/A	0.00
4047-000 Interest Income-Reserves	61.48	0.00	61.48	N/A	411.28	0.00	411.28	N/A	0.00
4070-000 Neighborhood Assessments	4,120.00	4,120.00	0.00	0.00	32,960.00	32,960.00	0.00	0.00	49,440.00
4390-000 TOTAL ASSOCIATION INCOME	4,182.07	4,120.00	62.07	1.51	33,376.53	32,960.00	416.53	1.26	49,440.00
4999-000 TOTAL REVENUE	4,982.07	4,920.00	62.07	1.26	39,776.53	39,360.00	416.53	1.06	59,040.00
<b>7200-000 NEIGHBORHOOD EXPENSES</b>									
7201-000 Neighborhood Management Fees	430.00	430.00	0.00	0.00	3,440.00	3,440.00	0.00	0.00	5,160.00
7204-000 Neighborhood Reserve Study	0.00	0.00	0.00	N/A	1,110.00	1,025.00	-85.00	-8.29	1,025.00
7225-000 Neighborhood Garbage Removal	153.53	133.33	-20.20	-15.15	1,139.90	1,066.64	-73.26	-6.87	1,600.00
7226-000 Neighborhood Electric /Gas	89.72	25.00	-64.72	-258.88	207.87	200.00	-7.87	-3.94	300.00
7240-000 Neighborhood Landscape - Contract / Yards	281.53	281.50	-0.03	-0.01	2,252.20	2,252.00	-0.20	-0.01	3,378.00
7250-000 Neighborhood Landscape - Other	0.00	66.67	66.67	100.00	800.00	533.36	-266.64	-49.99	800.00
7260-000 Neighborhood Irrigation-Common Areas	24.36	20.00	-4.36	-21.80	97.44	140.00	42.56	30.40	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	233.36	233.36	100.00	350.00
7272-000 Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	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	120.00	266.64	146.64	55.00	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	25.00	466.64	441.64	94.64	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	233.36	233.36	100.00	350.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	979.14	1,106.50	127.36	11.51	13,295.66	13,384.00	88.34	0.66	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	6,400.00	6,400.00	0.00	0.00	9,600.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	800.00	800.00	0.00	0.00	6,400.00	6,400.00	0.00	0.00	9,800.00
9940-000 TOTAL EXPENSES	1,779.14	1,906.50	127.36	6.68	19,695.66	19,784.00	88.34	0.45	29,040.00
9950-000 Excess (Deficiency) of Revenues over Expenses	3,202.93	3,013.50	189.43	6.29	20,080.87	19,576.00	504.87	2.58	30,000.00

**zHome Neighborhood (s09c)**  
**Budget Comparison**  
 Period = Feb 2023

	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	-20,000.00	-20,000.00	0.00	0.00	-30,000.00
Reserve Interest Income	-61.48	0.00	-61.48	N/A	-411.28	0.00	-411.28	N/A	0.00
	-2,561.48	-2,500.00	-61.48	-2.46	-20,411.28	-20,000.00	-411.28	-2.06	-30,000.00
<b>Operating Excess (Deficiency) of Rev over Exp</b>	<b>641.45</b>	<b>513.50</b>	<b>127.95</b>	<b>24.92</b>	<b>-330.41</b>	<b>-424.00</b>	<b>93.59</b>	<b>22.07</b>	<b>0.00</b>
<b>Reserve Expenses:</b>									
Drainage Stormwater System - Clean						2,290.00			

**Statement (12 months)**

Period = Jul 2022-Feb 2023

Book = Accrual ; Tree = ysi\_is

	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Total
<b>3000-000 INCOME</b>									
3500-000 OTHER INCOME									
3590-000 IHCA Master Base Assess. Income	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	6,400.00
3900-000 TOTAL OTHER INCOME	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	6,400.00
3999-000 TOTAL PM INCOME	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	6,400.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.70	0.63	0.62	0.69	0.64	0.70	0.68	0.59	5.25
4047-000 Interest Income-Reserves	35.65	36.23	36.48	37.26	37.47	76.41	90.30	61.48	411.28
4070-000 Neighborhood Assessments	4,120.00	4,120.00	4,120.00	4,120.00	4,120.00	4,120.00	4,120.00	4,120.00	32,960.00
4390-000 TOTAL ASSOCIATION INCOME	4,156.35	4,156.86	4,157.10	4,157.95	4,158.11	4,197.11	4,210.98	4,182.07	33,376.53
4999-000 TOTAL REVENUE	4,956.35	4,956.86	4,957.10	4,957.95	4,958.11	4,997.11	5,010.98	4,982.07	39,776.53
6000-000 EXPENSES									
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	473.00	387.00	430.00	430.00	430.00	430.00	430.00	430.00	3,440.00
7204-000 Neighborhood Reserve Study	0.00	0.00	0.00	0.00	0.00	1,110.00	0.00	0.00	1,110.00
7225-000 Neighborhood Garbage Removal	140.91	140.91	140.91	140.91	140.91	140.91	140.91	153.53	1,139.90
7226-000 Neighborhood Electric /Gas	61.92	53.67	56.57	-303.19	71.74	85.56	91.88	89.72	207.87
7240-000 Neighborhood Landscape - Contract / Yards	281.53	281.53	281.53	281.51	281.53	281.51	281.53	281.53	2,252.20
7250-000 Neighborhood Landscape - Other	0.00	0.00	0.00	0.00	800.00	0.00	0.00	0.00	800.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	24.36	0.00	24.36	0.00	24.36	0.00	24.36	97.44
7272-000 Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	0.00	0.00	990.90	0.00	0.00	990.90
7274-000 Neighborhood Inclement Weather Maint.	0.00	0.00	0.00	0.00	0.00	0.00	120.00	0.00	120.00
7278-000 Dryer Vent Cleaning	0.00	0.00	385.35	0.00	0.00	0.00	0.00	0.00	385.35
7280-000 Neighborhood Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	25.00	0.00	25.00
7288-000 Neighborhood Property Insurance	2,727.00	0.00	0.00	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	1,089.32	979.14	13,295.66
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9830-000 Master Base Assessments	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	6,400.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	6,400.00
9940-000 TOTAL EXPENSES	4,484.36	1,687.47	2,094.36	1,373.59	2,524.18	3,863.24	1,889.32	1,779.14	19,695.66
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	3,121.66	3,202.93	20,080.87

# Expense Distribution

Property=s09c AND mm/yy=02/2023-02/2023

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-82950	s09c	0004211418	02/01/2023	02/2023	153.53	0.00	682	02/15/2023	Customer #076689
<b>Total 7225-000 - Neighborhood Garbage...</b>						<b>153.53</b>	<b>0.00</b>			
<b>7226-000 - Neighborhood Electric /Gas</b>										
pugsou - Puget Sound Energy	P-82977	s09c	39982977	02/01/2023	02/2023	89.72	0.00	684	02/15/2023	Account #200021423344
<b>Total 7226-000 - Neighborhood Electric /Gas</b>						<b>89.72</b>	<b>0.00</b>			
<b>7240-000 - Neighborhood Landscape - Co...</b>										
landcare - LandCare USA LLC	P-82714	s09c	597968	02/01/2023	02/2023	281.53	0.00	683	02/15/2023	Contract Landscaping
<b>Total 7240-000 - Neighborhood Landscap...</b>						<b>281.53</b>	<b>0.00</b>			
<b>7260-000 - Neighborhood Irrigation-Com...</b>										
citiss - City of Issaquah	P-82856	s09c	45082856	02/01/2023	02/2023	24.36	0.00	681	02/10/2023	Account #30-0940-00
<b>Total 7260-000 - Neighborhood Irrigatio...</b>						<b>24.36</b>	<b>0.00</b>			
						<b>549.14</b>	<b>0.00</b>			