

**Zhome**  
**FINANCIAL REPORT**  
**Manager's Report for the month ending January 31, 2023**

**FINANCIAL SUMMARY:**

As of January 31, 2023 , operating cash totaled \$14,276, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$158,318, for total assets of \$172,594.

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 \$172,594.

For the month ending January 31, 2023 , the Association incurred expenses and accrued costs totaling \$1,889, over budget by \$3.

YTD January 31, 2023 , the Association incurred expenses and accrued costs totaling \$17,917, under budget by \$39.

As of January 31, 2023 , replacement reserves totaled \$173,633.

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


**DELINQUENCY REPORT: None to**

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
- Geothermal completed on May 20, 2022
- Pest control performed June 2022
- Pervious concrete cleaning to be performed June 2022
- 23/24 Reserve Study: Onsite inspection completed report

**Thank you for letting us serve your neighborhood.**  
Report submitted by Sarah Hoey, Executive Director  
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**Balance Sheet (With Period Change)**

Period = Jan 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	14,275.75	13,744.39	531.36
1080-000	CIT - Reserve MM	173,632.51	171,042.21	2,590.30
1090-000	TOTAL CASH	187,908.26	184,786.60	3,121.66
1990-000	TOTAL ASSETS	187,908.26	184,786.60	3,121.66
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	-17,849.80	-15,259.50	-2,590.30
2850-000	Current Year Retained Earnings/Operating Fund	16,877.94	13,756.28	3,121.66
2855-000	Reserve Equity	173,632.51	171,042.21	2,590.30
2990-000	TOTAL CAPITAL	187,908.26	184,786.60	3,121.66
2999-000	TOTAL LIABILITIES & CAPITAL	187,908.26	184,786.60	3,121.66

**zHome Neighborhood (s09c)**  
**Budget Comparison**  
 Period = Jan 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	5,600.00	5,600.00	0.00	0.00	9,600.00
3900-000 TOTAL OTHER INCOME	800.00	800.00	0.00	0.00	5,600.00	5,600.00	0.00	0.00	9,600.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.68	0.00	0.68	N/A	4.66	0.00	4.66	N/A	0.00
4047-000 Interest Income-Reserves	90.30	0.00	90.30	N/A	349.80	0.00	349.80	N/A	0.00
4070-000 Neighborhood Assessments	4,120.00	4,120.00	0.00	0.00	28,840.00	28,840.00	0.00	0.00	49,440.00
4390-000 TOTAL ASSOCIATION INCOME	4,210.98	4,120.00	90.98	2.21	29,194.46	28,840.00	354.46	1.23	49,440.00
4999-000 TOTAL REVENUE	5,010.98	4,920.00	90.98	1.85	34,794.46	34,440.00	354.46	1.03	59,040.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	430.00	430.00	0.00	0.00	3,010.00	3,010.00	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	140.91	133.33	-7.58	-5.69	986.37	933.31	-53.06	-5.69	1,600.00
7226-000 Neighborhood Electric /Gas	91.88	25.00	-66.88	-267.52	118.15	175.00	56.85	32.49	300.00
7240-000 Neighborhood Landscape - Contract / Yards	281.53	281.50	-0.03	-0.01	1,970.67	1,970.50	-0.17	-0.01	3,378.00
7250-000 Neighborhood Landscape - Other	0.00	66.67	66.67	100.00	800.00	466.69	-333.31	-71.42	800.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	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	204.19	204.19	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.	120.00	33.33	-86.67	-260.04	120.00	233.31	113.31	48.57	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	25.00	58.33	33.33	57.14	25.00	408.31	383.31	93.88	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	204.19	204.19	100.00	350.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	1,089.32	1,086.50	-2.82	-0.26	12,316.52	12,277.50	-39.02	-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	5,600.00	5,600.00	0.00	0.00	9,600.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	800.00	800.00	0.00	0.00	5,600.00	5,600.00	0.00	0.00	9,800.00
9940-000 TOTAL EXPENSES	1,889.32	1,886.50	-2.82	-0.15	17,916.52	17,877.50	-39.02	-0.22	29,040.00
9950-000 Excess (Deficiency) of Revenues over Expenses	3,121.66	3,033.50	88.16	2.91	16,877.94	16,562.50	315.44	1.90	30,000.00

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

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b><u>Less Reserve Items:</u></b>									
Reserve Contributions	-2,500.00	-2,500.00	0.00	0.00	-17,500.00	-17,500.00	0.00	0.00	-30,000.00
Reserve Interest Income	-90.30	0.00	-90.30	N/A	-349.80	0.00	-349.80	N/A	0.00
	-2,590.30	-2,500.00	-90.30	-3.61	-17,849.80	-17,500.00	-349.80	-2.00	-30,000.00
<b>Operating Excess (Deficiency) of Rev over Exp</b>	<b>531.36</b>	<b>533.50</b>	<b>-2.14</b>	<b>-0.40</b>	<b>-971.86</b>	<b>-937.50</b>	<b>-34.36</b>	<b>-3.67</b>	<b>0.00</b>
<b><u>Reserve Expenses:</u></b>									
Drainage Stormwater System - Clean						2,290.00			

**Statement (12 months)**

Period = Jul 2022-Jan 2023

Book = Accrual ; Tree = ysi\_is

		Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	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	800.00	800.00	5,600.00
3900-000	TOTAL OTHER INCOME	800.00	800.00	800.00	800.00	800.00	800.00	800.00	5,600.00
3999-000	TOTAL PM INCOME	800.00	800.00	800.00	800.00	800.00	800.00	800.00	5,600.00
4010-000	ASSOCIATION INCOME								
4045-000	Interest Income	0.70	0.63	0.62	0.69	0.64	0.70	0.68	4.66
4047-000	Interest Income-Reserves	35.65	36.23	36.48	37.26	37.47	76.41	90.30	349.80
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	28,840.00
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	29,194.46
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	34,794.46
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	3,010.00
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	0.00	0.00	1,110.00	0.00	1,110.00
7225-000	Neighborhood Garbage Removal	140.91	140.91	140.91	140.91	140.91	140.91	140.91	986.37
7226-000	Neighborhood Electric /Gas	61.92	53.67	56.57	-303.19	71.74	85.56	91.88	118.15
7240-000	Neighborhood Landscape - Contract / Yards	281.53	281.53	281.53	281.51	281.53	281.51	281.53	1,970.67
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	0.00	800.00	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	73.08
7272-000	Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	0.00	0.00	990.90	0.00	990.90
7274-000	Neighborhood Inclement Weather Maint.	0.00	0.00	0.00	0.00	0.00	0.00	120.00	120.00
7278-000	Dryer Vent Cleaning	0.00	0.00	385.35	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	25.00
7288-000	Neighborhood Property Insurance	2,727.00	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	12,316.52
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION								
9830-000	Master Base Assessments	800.00	800.00	800.00	800.00	800.00	800.00	800.00	5,600.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	800.00	800.00	800.00	800.00	800.00	800.00	800.00	5,600.00
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	17,916.52
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	16,877.94

# Expense Distribution

Property=s09c AND mm/yy=01/2023-01/2023

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-82457	s09c	0004172492	01/01/2023	01/2023	140.91	0.00	677	01/12/2023	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-82535	s09c	39982535	01/01/2023	01/2023	91.88	0.00	678	01/12/2023	Account #200021423344
<b>Total 7226-000 - Neighborhood Electric /Gas</b>						<b>91.88</b>	<b>0.00</b>			
<b>7240-000 - Neighborhood Landscape - Co...</b>										
landcare - LandCare USA LLC	P-82395	s09c	590816	01/01/2023	01/2023	281.53	0.00	679	01/18/2023	Contract Landscaping
<b>Total 7240-000 - Neighborhood Landscap...</b>						<b>281.53</b>	<b>0.00</b>			
<b>7265-000 - Neigh Irrig Maint &amp; Repairs</b>										
isscom - Issaquah Highlands Communit...	P-82660	s09c	T8046 Land BB Irr	01/25/2023	01/2023	25.00	0.00	680	01/31/2023	W/O #4961 Irrigation Winterization
<b>Total 7265-000 - Neigh Irrig Maint &amp; Repairs</b>						<b>25.00</b>	<b>0.00</b>			
<b>7274-000 - Neighborhood Inclement Weat...</b>										
isscom - Issaquah Highlands Communit...	P-82672	s09c	T8046 Land BB 01/23	01/25/2023	01/2023	120.00	0.00	680	01/31/2023	W/O #4975 Snow Removal/Ice Melt
<b>Total 7274-000 - Neighborhood Inclemen...</b>						<b>120.00</b>	<b>0.00</b>			
						<b>659.32</b>	<b>0.00</b>			