

zHome

FINANCIAL REPORT

Manager's Report for the month ending 45016

FINANCIAL SUMMARY:

As of 45016, 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 45016, the Association incurred expenses and accrued costs totaling \$1,731, under budget by \$155.

YTD 45016, the Association incurred expenses and accrued costs totaling \$21,427, under budget by \$243.

As of 45016, replacement reserves totaled \$176,194.

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

Maintenance	\$ 499.97	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
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 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 Susan Carlson - Community Manager
425-507-1134 Susan.c@ihcommunity.org

Balance Sheet (With Period Change)

Period = Mar 2023

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	15,606.47	14,917.20	689.27
1066-000	Certificate of Deposits - Reserve	100,400.00	100,000.00	400.00
1080-000	CIT - Reserve MM	78,731.97	76,193.99	2,537.98
1090-000	TOTAL CASH	194,738.44	191,111.19	3,627.25
1990-000	TOTAL ASSETS	194,738.44	191,111.19	3,627.25
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	-23,349.26	-20,411.28	-2,937.98
2850-000	Current Year Retained Earnings/Operating Fund	23,708.12	20,080.87	3,627.25
2855-000	Reserve Equity	179,131.97	176,193.99	2,937.98
2990-000	TOTAL CAPITAL	194,738.44	191,111.19	3,627.25
2999-000	TOTAL LIABILITIES & CAPITAL	194,738.44	191,111.19	3,627.25

zHome Neighborhood (s09c) Budget Comparison

Period = Mar 2023

	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	7,200.00	7,200.00	0.00	0.00	9,600.00
3900-000 TOTAL OTHER INCOME	800.00	800.00	0.00	0.00	7,200.00	7,200.00	0.00	0.00	9,600.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.68	0.00	0.68	N/A	5.93	0.00	5.93	N/A	0.00
4047-000 Interest Income-Reserves	437.98	0.00	437.98	N/A	849.26	0.00	849.26	N/A	0.00
4070-000 Neighborhood Assessments	4,120.00	4,120.00	0.00	0.00	37,080.00	37,080.00	0.00	0.00	49,440.00
4390-000 TOTAL ASSOCIATION INCOME	4,558.66	4,120.00	438.66	10.65	37,935.19	37,080.00	855.19	2.31	49,440.00
4999-000 TOTAL REVENUE	5,358.66	4,920.00	438.66	8.92	45,135.19	44,280.00	855.19	1.93	59,040.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	430.00	430.00	0.00	0.00	3,870.00	3,870.00	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	1,293.43	1,199.97	-93.46	-7.79	1,600.00
7226-000 Neighborhood Electric /Gas	66.35	25.00	-41.35	-165.40	274.22	225.00	-49.22	-21.88	300.00
7240-000 Neighborhood Landscape - Contract / Yards	281.53	281.50	-0.03	-0.01	2,533.73	2,533.50	-0.23	-0.01	3,378.00
7250-000 Neighborhood Landscape - Other	0.00	66.67	66.67	100.00	800.00	600.03	-199.97	-33.33	800.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	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	262.53	262.53	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	299.97	179.97	60.00	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	524.97	499.97	95.24	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	262.53	262.53	100.00	350.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	931.41	1,086.50	155.09	14.27	14,227.07	14,470.50	243.43	1.68	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	7,200.00	7,200.00	0.00	0.00	9,600.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	800.00	800.00	0.00	0.00	7,200.00	7,200.00	0.00	0.00	9,800.00
9940-000 TOTAL EXPENSES	1,731.41	1,886.50	155.09	8.22	21,427.07	21,670.50	243.43	1.12	29,040.00
9950-000 Excess (Deficiency) of Revenues over Expenses	3,627.25	3,033.50	593.75	19.57	23,708.12	22,609.50	1,098.62	4.86	30,000.00

zHome Neighborhood (s09c)
Budget Comparison
 Period = Mar 2023

	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	-22,500.00	-22,500.00	0.00	0.00	-30,000.00
Reserve Interest Income	-437.98	0.00	-437.98	N/A	-849.26	0.00	-849.26	N/A	0.00
	-2,937.98	-2,500.00	-437.98	-17.52	-23,349.26	-22,500.00	-849.26	-3.77	-30,000.00
Operating Excess (Deficiency) of Rev over Exp	689.27	533.50	155.77	29.20	358.86	109.50	249.36	227.73	0.00
Reserve Expenses:									
Drainage Stormwater System - Clean						2,290.00			

Statement (12 months)

Period = Jul 2022-Mar 2023

Book = Accrual ; Tree = ysi_is

	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	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	800.00	800.00	800.00	7,200.00
3900-000	TOTAL OTHER INCOME	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	7,200.00
3999-000	TOTAL PM INCOME	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	7,200.00
4010-000	ASSOCIATION INCOME										
4045-000	Interest Income	0.70	0.63	0.62	0.69	0.64	0.70	0.68	0.59	0.68	5.93
4047-000	Interest Income-Reserves	35.65	36.23	36.48	37.26	37.47	76.41	90.30	61.48	437.98	849.26
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	4,120.00	37,080.00
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	4,558.66	37,935.19
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	5,358.66	45,135.19
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	430.00	3,870.00
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	0.00	0.00	1,110.00	0.00	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	153.53	1,293.43
7226-000	Neighborhood Electric /Gas	61.92	53.67	56.57	-303.19	71.74	85.56	91.88	89.72	66.35	274.22
7240-000	Neighborhood Landscape - Contract / Yards	281.53	281.53	281.53	281.51	281.53	281.51	281.53	281.53	281.53	2,533.73
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	0.00	800.00	0.00	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	0.00	97.44
7272-000	Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	0.00	0.00	990.90	0.00	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	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	0.00	385.35
7280-000	Neighborhood Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	25.00	0.00	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	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	931.41	14,227.07
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	800.00	7,200.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	7,200.00
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	1,731.41	21,427.07
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	3,627.25	23,708.12

Expense Distribution

Property=s09c AND mm/yy=03/2023-03/2023

Account Code - Name	Vendor 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-83373	s09c	0004241500	03/01/2023	03/2023	153.53	0.00	685	03/15/2023	Customer #076689
Total 7225-000 - Neighborhood Garbage...							153.53	0.00			
7226-000 - Neighborhood Electric /Gas											
	pugsou - Puget Sound Energy	P-83462	s09c	39983462	03/01/2023	03/2023	66.35	0.00	687	03/16/2023	Account #200021423344
Total 7226-000 - Neighborhood Electric /Gas							66.35	0.00			
7240-000 - Neighborhood Landscape - Co...											
	landcare - LandCare USA LLC	P-83187	s09c	606713	03/01/2023	03/2023	281.53	0.00	686	03/15/2023	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...							281.53	0.00			
							501.41	0.00			