

**zHome**  
**FINANCIAL REPORT**  
**Manager's Report for the month ending 45046**

**FINANCIAL SUMMARY:**

As of 45046, operating cash totaled \$15,606, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$179,132, for total assets of \$194,738.

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 \$194,738.

For the month ending 45046, the Association incurred expenses and accrued costs totaling \$1,747, under budget by \$1,619.

YTD 45046, the Association incurred expenses and accrued costs totaling \$23,174, under budget by \$1,863.

As of 45046, replacement reserves totaled \$179,132.

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

Maintenance	\$ 558.30	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 to be performed June 2023
- 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  
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**Balance Sheet (With Period Change)**

Period = Apr 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	16,279.78	15,606.47	673.31
1066-000	Certificate of Deposits - Reserve	100,800.00	100,400.00	400.00
1080-000	CIT - Reserve MM	81,269.98	78,731.97	2,538.01
1090-000	TOTAL CASH	198,349.76	194,738.44	3,611.32
1990-000	TOTAL ASSETS	198,349.76	194,738.44	3,611.32
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	-26,287.27	-23,349.26	-2,938.01
2850-000	Current Year Retained Earnings/Operating Fund	27,319.44	23,708.12	3,611.32
2855-000	Reserve Equity	182,069.98	179,131.97	2,938.01
2990-000	TOTAL CAPITAL	198,349.76	194,738.44	3,611.32
2999-000	TOTAL LIABILITIES & CAPITAL	198,349.76	194,738.44	3,611.32

**zHome Neighborhood (s09c)**  
**Budget Comparison**  
 Period = Apr 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	8,000.00	8,000.00	0.00	0.00	9,600.00
3900-000 TOTAL OTHER INCOME	800.00	800.00	0.00	0.00	8,000.00	8,000.00	0.00	0.00	9,600.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.71	0.00	0.71	N/A	6.64	0.00	6.64	N/A	0.00
4047-000 Interest Income-Reserves	438.01	0.00	438.01	N/A	1,287.27	0.00	1,287.27	N/A	0.00
4070-000 Neighborhood Assessments	4,120.00	4,120.00	0.00	0.00	41,200.00	41,200.00	0.00	0.00	49,440.00
4390-000 TOTAL ASSOCIATION INCOME	4,558.72	4,120.00	438.72	10.65	42,493.91	41,200.00	1,293.91	3.14	49,440.00
4999-000 TOTAL REVENUE	5,358.72	4,920.00	438.72	8.92	50,493.91	49,200.00	1,293.91	2.63	59,040.00
<b>7200-000 NEIGHBORHOOD EXPENSES</b>									
7201-000 Neighborhood Management Fees	430.00	430.00	0.00	0.00	4,300.00	4,300.00	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	1,446.96	1,333.30	-113.66	-8.52	1,600.00
7226-000 Neighborhood Electric /Gas	56.18	25.00	-31.18	-124.72	330.40	250.00	-80.40	-32.16	300.00
7240-000 Neighborhood Landscape - Contract / Yards	281.51	281.50	-0.01	0.00	2,815.24	2,815.00	-0.24	-0.01	3,378.00
7250-000 Neighborhood Landscape - Other	0.00	66.67	66.67	100.00	800.00	666.70	-133.30	-19.99	800.00
7260-000 Neighborhood Irrigation-Common Areas	26.18	30.00	3.82	12.73	123.62	170.00	46.38	27.28	200.00
7266-000 Neighborhood Pest Control	0.00	500.00	500.00	100.00	0.00	500.00	500.00	100.00	500.00
7271-000 Neighborhood Gutter/Roof Maintenance	0.00	29.17	29.17	100.00	0.00	291.70	291.70	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	333.30	213.30	64.00	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	583.30	558.30	95.71	700.00
7283-000 Neighborhood Geothermal Heat/Cool Plant	0.00	450.00	450.00	100.00	0.00	450.00	450.00	100.00	450.00
7285-000 Neighborhood Pervious Concrete Maintenance	0.00	500.00	500.00	100.00	0.00	500.00	500.00	100.00	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	291.70	291.70	100.00	350.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	947.40	2,566.50	1,619.10	63.09	15,174.47	17,037.00	1,862.53	10.93	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	8,000.00	8,000.00	0.00	0.00	9,600.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	800.00	800.00	0.00	0.00	8,000.00	8,000.00	0.00	0.00	9,800.00
9940-000 TOTAL EXPENSES	1,747.40	3,366.50	1,619.10	48.09	23,174.47	25,037.00	1,862.53	7.44	29,040.00
9950-000 Excess (Deficiency) of Revenues over Expenses	3,611.32	1,553.50	2,057.82	132.46	27,319.44	24,163.00	3,156.44	13.06	30,000.00

**zHome Neighborhood (s09c)**  
**Budget Comparison**  
 Period = Apr 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	-25,000.00	-25,000.00	0.00	0.00	-30,000.00
Reserve Interest Income	-438.01	0.00	-438.01	N/A	-1,287.27	0.00	-1,287.27	N/A	0.00
	-2,938.01	-2,500.00	-438.01	-17.52	-26,287.27	-25,000.00	-1,287.27	-5.15	-30,000.00
<b>Operating Excess (Deficiency) of Rev over Exp</b>	<b>673.31</b>	<b>-946.50</b>	<b>1,619.81</b>	<b>N/A</b>	<b>1,032.17</b>	<b>-837.00</b>	<b>1,869.17</b>	<b>N/A</b>	<b>0.00</b>
<b>Reserve Expenses:</b>									
Drainage Stormwater System - Clean						2,290.00			

**Statement (12 months)**

Period = Jul 2022-Apr 2023

Book = Accrual ; Tree = ysi\_is

	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 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	800.00	800.00	8,000.00
3900-000 TOTAL OTHER INCOME	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	8,000.00
3999-000 TOTAL PM INCOME	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	8,000.00
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	0.71	6.64
4047-000 Interest Income-Reserves	35.65	36.23	36.48	37.26	37.47	76.41	90.30	61.48	437.98	438.01	1,287.27
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	4,120.00	41,200.00
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	4,558.72	42,493.91
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	5,358.72	50,493.91
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	430.00	4,300.00
7204-000 Neighborhood Reserve Study	0.00	0.00	0.00	0.00	0.00	1,110.00	0.00	0.00	0.00	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	153.53	1,446.96
7226-000 Neighborhood Electric /Gas	61.92	53.67	56.57	-303.19	71.74	85.56	91.88	89.72	66.35	56.18	330.40
7240-000 Neighborhood Landscape - Contract / Yards	281.53	281.53	281.53	281.51	281.53	281.51	281.53	281.53	281.53	281.51	2,815.24
7250-000 Neighborhood Landscape - Other	0.00	0.00	0.00	0.00	800.00	0.00	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	26.18	123.62
7272-000 Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	0.00	0.00	990.90	0.00	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	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	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	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	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	947.40	15,174.47
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	800.00	8,000.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	8,000.00
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	1,747.40	23,174.47
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	3,611.32	27,319.44

# Expense Distribution

Property=s09c AND mm/yy=04/2023-04/2023

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-83708	s09c	0004245660	04/01/2023	04/2023	153.53	0.00	689	04/20/2023	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-83760	s09c	39983760	04/01/2023	04/2023	56.18	0.00	691	04/20/2023	Account #200021423344
<b>Total 7226-000 - Neighborhood Electric /Gas</b>						<b>56.18</b>	<b>0.00</b>			
<b>7240-000 - Neighborhood Landscape - Co...</b>										
landcare - LandCare USA LLC	P-83653	s09c	617109	04/01/2023	04/2023	281.51	0.00	690	04/20/2023	Contract Landscaping
<b>Total 7240-000 - Neighborhood Landscap...</b>						<b>281.51</b>	<b>0.00</b>			
<b>7260-000 - Neighborhood Irrigation-Com...</b>										
citiss - City of Issaquah	P-83858	s09c	45083858	04/01/2023	04/2023	26.18	0.00	688	04/20/2023	Account #30-0940-00
<b>Total 7260-000 - Neighborhood Irrigatio...</b>						<b>26.18</b>	<b>0.00</b>			
						<b>517.40</b>	<b>0.00</b>			