

zHome

FINANCIAL REPORT

Manager's Report for the month ending 45047

FINANCIAL SUMMARY:

As of 45047, operating cash totaled \$16,280, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$185,011, for total assets of \$201,291.

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 \$201,291.

For the month ending 45047, the Association incurred expenses and accrued costs totaling \$2,047, over budget by \$161.

YTD 45047, the Association incurred expenses and accrued costs totaling \$25,222, under budget by \$1,702.

As of 45047, replacement reserves totaled \$185,011.

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

Maintenance	\$ 616.63	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 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

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 = May 2023

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	16,653.32	16,279.78	373.54
1066-000	Certificate of Deposits - Reserve	101,200.00	100,800.00	400.00
1080-000	CIT - Reserve MM	83,810.73	81,269.98	2,540.75
1090-000	TOTAL CASH	201,664.05	198,349.76	3,314.29
1990-000	TOTAL ASSETS	201,664.05	198,349.76	3,314.29
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	-29,228.02	-26,287.27	-2,940.75
2850-000	Current Year Retained Earnings/Operating Fund	30,633.73	27,319.44	3,314.29
2855-000	Reserve Equity	185,010.73	182,069.98	2,940.75
2990-000	TOTAL CAPITAL	201,664.05	198,349.76	3,314.29
2999-000	TOTAL LIABILITIES & CAPITAL	201,664.05	198,349.76	3,314.29

zHome Neighborhood (s09c)
Budget Comparison
 Period = May 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	8,800.00	8,800.00	0.00	0.00	9,600.00
3900-000 TOTAL OTHER INCOME	800.00	800.00	0.00	0.00	8,800.00	8,800.00	0.00	0.00	9,600.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.74	0.00	0.74	N/A	7.38	0.00	7.38	N/A	0.00
4047-000 Interest Income-Reserves	440.75	0.00	440.75	N/A	1,728.02	0.00	1,728.02	N/A	0.00
4070-000 Neighborhood Assessments	4,120.00	4,120.00	0.00	0.00	45,320.00	45,320.00	0.00	0.00	49,440.00
4390-000 TOTAL ASSOCIATION INCOME	4,561.49	4,120.00	441.49	10.72	47,055.40	45,320.00	1,735.40	3.83	49,440.00
4999-000 TOTAL REVENUE	5,361.49	4,920.00	441.49	8.97	55,855.40	54,120.00	1,735.40	3.21	59,040.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	430.00	430.00	0.00	0.00	4,730.00	4,730.00	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	1,600.49	1,466.63	-133.86	-9.13	1,600.00
7226-000 Neighborhood Electric /Gas	51.84	25.00	-26.84	-107.36	382.24	275.00	-107.24	-39.00	300.00
7240-000 Neighborhood Landscape - Contract / Yards	281.53	281.50	-0.03	-0.01	3,096.77	3,096.50	-0.27	-0.01	3,378.00
7250-000 Neighborhood Landscape - Other	0.00	66.67	66.67	100.00	800.00	733.37	-66.63	-9.09	800.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	123.62	170.00	46.38	27.28	200.00
7266-000 Neighborhood Pest Control	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
7271-000 Neighborhood Gutter/Roof Maintenance	330.30	29.17	-301.13	-1,032.33	330.30	320.87	-9.43	-2.94	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	366.63	246.63	67.27	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	641.63	616.63	96.10	700.00
7283-000 Neighborhood Geothermal Heat/Cool Plant	0.00	0.00	0.00	N/A	0.00	450.00	450.00	100.00	450.00
7285-000 Neighborhood Pervious Concrete Maintenance	0.00	0.00	0.00	N/A	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	320.87	320.87	100.00	350.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	1,247.20	1,086.50	-160.70	-14.79	16,421.67	18,123.50	1,701.83	9.39	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	8,800.00	8,800.00	0.00	0.00	9,600.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	800.00	800.00	0.00	0.00	8,800.00	8,800.00	0.00	0.00	9,800.00
9940-000 TOTAL EXPENSES	2,047.20	1,886.50	-160.70	-8.52	25,221.67	26,923.50	1,701.83	6.32	29,040.00
9950-000 Excess (Deficiency) of Revenues over Expenses	3,314.29	3,033.50	280.79	9.26	30,633.73	27,196.50	3,437.23	12.64	30,000.00

zHome Neighborhood (s09c)
Budget Comparison
 Period = May 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	-27,500.00	-27,500.00	0.00	0.00	-30,000.00
Reserve Interest Income	-440.75	0.00	-440.75	N/A	-1,728.02	0.00	-1,728.02	N/A	0.00
	-2,940.75	-2,500.00	-440.75	-17.63	-29,228.02	-27,500.00	-1,728.02	-6.28	-30,000.00
Operating Excess (Deficiency) of Rev over Exp	373.54	533.50	-159.96	-29.98	1,405.71	-303.50	1,709.21	N/A	0.00
Reserve Expenses:									
Drainage Stormwater System - Clean						2,290.00			

Statement (12 months)

Period = Jul 2022-May 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	May 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	800.00	8,800.00
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	8,800.00
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	8,800.00
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	7.38
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	1,728.02
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	45,320.00
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	47,055.40
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	55,855.40
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	4,730.00
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	153.53	153.53	153.53	153.53	1,600.49
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	382.24
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	3,096.77
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
7271-000	Neighborhood Gutter/Roof Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	330.30	330.30
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	16,421.67
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	8,800.00
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	8,800.00
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	25,221.67
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	30,633.73

Expense Distribution

Property=s09c AND mm/yy=05/2023-05/2023

Account 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-84291	s09c	0004285036	05/01/2023	05/2023	153.53	0.00	695	05/15/2023	Customer #076689
Total 7225-000 - Neighborhood Garbage...						153.53	0.00			
7226-000 - Neighborhood Electric /Gas										
pugsou - Puget Sound Energy	P-84252	s09c	39984252	05/01/2023	05/2023	51.84	0.00	694	05/12/2023	Account #200021423344
Total 7226-000 - Neighborhood Electric /Gas						51.84	0.00			
7240-000 - Neighborhood Landscape - Co...										
landcare - LandCare USA LLC	P-84057	s09c	624384	05/01/2023	05/2023	281.53	0.00	693	05/10/2023	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						281.53	0.00			
7271-000 - Neighborhood Gutter/Roof Ma...										
skyroo - Skyway Roofing Service LLC	P-84089	s09c	1715	05/02/2023	05/2023	330.30	0.00	692	05/03/2023	Roof / Gutter Maintenance
Total 7271-000 - Neighborhood Gutter/Ro...						330.30	0.00			
						817.20	0.00			