

zHome
FINANCIAL REPORT
Manager's Report for the month ending 45078

FINANCIAL SUMMARY:

As of 45078, operating cash totaled \$12,690, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$187,952, for total assets of \$200,641.

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 \$200,641.

For the month ending 45078, the Association incurred expenses and accrued costs totaling \$6,384, over budget by \$4,268.

YTD 45078, the Association incurred expenses and accrued costs totaling \$31,606, under budget by \$2,566.

As of 45078, replacement reserves totaled \$187,952.

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

Maintenance	\$ (484.51)	Over	More than anticipated
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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

Backflow performed June 2023

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 = Jun 2023

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	12,689.74	16,653.32	-3,963.58
1066-000	Certificate of Deposits - Reserve	101,600.00	101,200.00	400.00
1080-000	CIT - Reserve MM	86,351.53	83,810.73	2,540.80
1090-000	TOTAL CASH	200,641.27	201,664.05	-1,022.78
1990-000	TOTAL ASSETS	200,641.27	201,664.05	-1,022.78
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	-32,168.82	-29,228.02	-2,940.80
2850-000	Current Year Retained Earnings/Operating Fund	29,610.95	30,633.73	-1,022.78
2855-000	Reserve Equity	187,951.53	185,010.73	2,940.80
2990-000	TOTAL CAPITAL	200,641.27	201,664.05	-1,022.78
2999-000	TOTAL LIABILITIES & CAPITAL	200,641.27	201,664.05	-1,022.78

zHome Neighborhood (s09c)
Budget Comparison
 Period = Jun 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	9,600.00	9,600.00	0.00	0.00	9,600.00
3900-000 TOTAL OTHER INCOME	800.00	800.00	0.00	0.00	9,600.00	9,600.00	0.00	0.00	9,600.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.70	0.00	0.70	N/A	8.08	0.00	8.08	N/A	0.00
4047-000 Interest Income-Reserves	440.80	0.00	440.80	N/A	2,168.82	0.00	2,168.82	N/A	0.00
4070-000 Neighborhood Assessments	4,120.00	4,120.00	0.00	0.00	49,440.00	49,440.00	0.00	0.00	49,440.00
4390-000 TOTAL ASSOCIATION INCOME	4,561.50	4,120.00	441.50	10.72	51,616.90	49,440.00	2,176.90	4.40	49,440.00
4999-000 TOTAL REVENUE	5,361.50	4,920.00	441.50	8.97	61,216.90	59,040.00	2,176.90	3.69	59,040.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	430.00	430.00	0.00	0.00	5,160.00	5,160.00	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	133.37	-20.16	-15.12	1,754.02	1,600.00	-154.02	-9.63	1,600.00
7226-000 Neighborhood Electric /Gas	38.48	25.00	-13.48	-53.92	420.72	300.00	-120.72	-40.24	300.00
7240-000 Neighborhood Landscape - Contract / Yards	281.51	281.50	-0.01	0.00	3,378.28	3,378.00	-0.28	-0.01	3,378.00
7250-000 Neighborhood Landscape - Other	0.00	66.63	66.63	100.00	800.00	800.00	0.00	0.00	800.00
7260-000 Neighborhood Irrigation-Common Areas	26.18	30.00	3.82	12.73	149.80	200.00	50.20	25.10	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	0.00	29.13	29.13	100.00	330.30	350.00	19.70	5.63	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	33.37	33.37	100.00	120.00	400.00	280.00	70.00	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	4,066.58	58.37	-4,008.21	-6,866.90	4,091.58	700.00	-3,391.58	-484.51	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	29.13	29.13	100.00	0.00	350.00	350.00	100.00	350.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	4,996.28	1,116.50	-3,879.78	-347.49	21,417.95	19,240.00	-2,177.95	-11.32	19,240.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9610-000 Federal Income Tax	588.00	200.00	-388.00	-194.00	588.00	200.00	-388.00	-194.00	200.00
9830-000 Master Base Assessments	800.00	800.00	0.00	0.00	9,600.00	9,600.00	0.00	0.00	9,600.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	1,388.00	1,000.00	-388.00	-38.80	10,188.00	9,800.00	-388.00	-3.96	9,800.00
9940-000 TOTAL EXPENSES	6,384.28	2,116.50	-4,267.78	-201.64	31,605.95	29,040.00	-2,565.95	-8.84	29,040.00
9950-000 Excess (Deficiency) of Revenues over Expenses	-1,022.78	2,803.50	-3,826.28	-136.48	29,610.95	30,000.00	-389.05	-1.30	30,000.00

zHome Neighborhood (s09c)
Budget Comparison
 Period = Jun 2023

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<u>Less Reserve Items:</u>									
Reserve Contributions	-2,500.00	-2,500.00	0.00	0.00	-30,000.00	-30,000.00	0.00	0.00	-30,000.00
Reserve Interest Income	-440.80	0.00	-440.80	N/A	-2,168.82	0.00	-2,168.82	N/A	0.00
	-2,940.80	-2,500.00	-440.80	-17.63	-32,168.82	-30,000.00	-2,168.82	-7.23	-30,000.00
Operating Excess (Deficiency) of Rev over Exp	-3,963.58	303.50	-4,267.08	N/A	-2,557.87	0.00	-2,557.87	N/A	0.00
<u>Reserve Expenses:</u>									
Drainage Stormwater System - Clean						2,290.00			

Statement (12 months)

Period = Jul 2022-Jun 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	Jun 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	800.00	800.00	9,600.00
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	800.00	800.00	9,600.00
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	800.00	800.00	9,600.00
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	0.74	0.70	8.08
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	440.75	440.80	2,168.82
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	4,120.00	4,120.00	49,440.00
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	4,561.49	4,561.50	51,616.90
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	5,361.49	5,361.50	61,216.90
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	430.00	430.00	5,160.00
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	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	153.53	153.53	1,754.02
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	51.84	38.48	420.72
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	281.53	281.51	3,378.28
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	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	0.00	26.18	149.80
7271-000	Neighborhood Gutter/Roof Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	330.30	0.00	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	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	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	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	0.00	4,066.58	4,091.58
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	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	1,247.20	4,996.28	21,417.95
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION													
9610-000	Federal Income Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	588.00	588.00
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	800.00	800.00	9,600.00
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	800.00	1,388.00	10,188.00
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	2,047.20	6,384.28	31,605.95
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	3,314.29	-1,022.78	29,610.95

Expense Distribution

Property=s09c AND mm/yy=06/2023-06/2023

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-84444	s09c	0004317507	06/01/2023	06/2023	153.53	0.00	698	06/15/2023	Customer #076689
Total 7225-000 - Neighborhood Garbage...							153.53	0.00			
7226-000 - Neighborhood Electric /Gas											
	pugsou - Puget Sound Energy	P-84554	s09c	39984554	06/01/2023	06/2023	34.48	34.48			Account #200021423344
	pugsou - Puget Sound Energy	P-84621	s09c	39984554-84621	06/01/2023	06/2023	-34.48	-34.48			Account #200021423344
	pugsou - Puget Sound Energy	P-84622	s09c	39984622	06/01/2023	06/2023	38.48	0.00	699	06/22/2023	Account #200021423344
Total 7226-000 - Neighborhood Electric /Gas							38.48	0.00			
7240-000 - Neighborhood Landscape - Co...											
	landcare - LandCare USA LLC	P-84357	s09c	635691	06/01/2023	06/2023	281.51	0.00	697	06/07/2023	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...							281.51	0.00			
7260-000 - Neighborhood Irrigation-Com...											
	citiss - City of Issaquah	P-84692	s09c	45084692	06/01/2023	06/2023	26.18	0.00	700	06/23/2023	Account #30-0940-00
Total 7260-000 - Neighborhood Irrigatio...							26.18	0.00			
7265-000 - Neigh Irrig Maint & Repairs											
	isscom - Issaquah Highlands Communit...	P-84778	s09c	T8046 06/23 BB	06/24/2023	06/2023	50.00	0.00	701	06/24/2023	W/O #5015 Irrigation Start Up
Total 7265-000 - Neigh Irrig Maint & Repairs							50.00	0.00			
7280-000 - Neighborhood Maintenance											
	certba - Certified Backflow Testing, Inc.	P-84384	s09c	048645	06/02/2023	06/2023	550.00	0.00	696	06/07/2023	Backflow Testing
	moacc - Cardmember Service	P-84746	s09c	230623 Backflow	06/23/2023	06/2023	3,466.58	0.00	6232023	06/23/2023	Backflow Repairs
Total 7280-000 - Neighborhood Maintenance							4,016.58	0.00			
							4,566.28	0.00			