

zHome

FINANCIAL REPORT

Manager's Report for the month ending 45108

FINANCIAL SUMMARY:

As of 45108, operating cash totaled \$6,105, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$191,365, for total assets of \$197,471.

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 \$197,471.

For the month ending 45108, the Association incurred expenses and accrued costs totaling \$8,912, over budget by \$3,297.

YTD 45108, the Association incurred expenses and accrued costs totaling \$8,912, under budget by \$3,297.

As of 45108, replacement reserves totaled \$191,365.

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

Reserve Study	\$ 1,110.00	Under	Less than anticipated
Maintenance	\$ (3,408.25)	Over	More than anticipated
Insurance	\$ (1,125.00)	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 to be performed Sep 2023 by Sure Vent

Geothermal to be performed June 2023

Pest control to be performed August 2023

Backflow performed July 2023

Back Deck Fascia Repairs to be performed September 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 = Jul 2023

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	6,105.49	12,689.74	-6,584.25
1066-000	Certificate of Deposits - Reserve	102,000.00	101,600.00	400.00
1080-000	CIT - Reserve MM	89,365.03	86,351.53	3,013.50
1090-000	TOTAL CASH	197,470.52	200,641.27	-3,170.75
1990-000	TOTAL ASSETS	197,470.52	200,641.27	-3,170.75
1995-000	LIABILITIES & CAPITAL			
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	12,689.74	15,247.61	-2,557.87
2830-000	Current Year Reserve Transfers	-3,413.50	-32,168.82	28,755.32
2850-000	Current Year Retained Earnings/Operating Fund	-3,170.75	29,610.95	-32,781.70
2855-000	Reserve Equity	191,365.03	187,951.53	3,413.50
2990-000	TOTAL CAPITAL	197,470.52	200,641.27	-3,170.75
2999-000	TOTAL LIABILITIES & CAPITAL	197,470.52	200,641.27	-3,170.75

zHome Neighborhood (s09c)
Budget Comparison
 Period = Jul 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	810.00	810.00	0.00	0.00	810.00	810.00	0.00	0.00	9,720.00
3900-000 TOTAL OTHER INCOME	810.00	810.00	0.00	0.00	810.00	810.00	0.00	0.00	9,720.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.55	0.00	0.55	N/A	0.55	0.00	0.55	N/A	0.00
4047-000 Interest Income-Reserves	443.50	0.00	443.50	N/A	443.50	0.00	443.50	N/A	0.00
4070-000 Neighborhood Assessments	4,487.40	4,487.42	-0.02	0.00	4,487.40	4,487.42	-0.02	0.00	53,849.00
4390-000 TOTAL ASSOCIATION INCOME	4,931.45	4,487.42	444.03	9.90	4,931.45	4,487.42	444.03	9.90	53,849.00
4999-000 TOTAL REVENUE	5,741.45	5,297.42	444.03	8.38	5,741.45	5,297.42	444.03	8.38	63,569.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	430.00	430.00	0.00	0.00	430.00	430.00	0.00	0.00	5,160.00
7204-000 Neighborhood Reserve Study	0.00	1,110.00	1,110.00	100.00	0.00	1,110.00	1,110.00	100.00	1,110.00
7225-000 Neighborhood Garbage Removal	153.53	137.50	-16.03	-11.66	153.53	137.50	-16.03	-11.66	1,650.00
7226-000 Neighborhood Electric /Gas	37.12	33.33	-3.79	-11.37	37.12	33.33	-3.79	-11.37	400.00
7240-000 Neighborhood Landscape - Contract / Yards	289.97	289.92	-0.05	-0.02	289.97	289.92	-0.05	-0.02	3,479.00
7250-000 Neighborhood Landscape - Other	0.00	66.67	66.67	100.00	0.00	66.67	66.67	100.00	800.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	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	29.17	29.17	100.00	350.00
7272-000 Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	800.00
7274-000 Neighborhood Inclement Weather Maint.	0.00	33.33	33.33	100.00	0.00	33.33	33.33	100.00	400.00
7278-000 Dryer Vent Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	350.00
7280-000 Neighborhood Maintenance	3,466.58	58.33	-3,408.25	-5,843.05	3,466.58	58.33	-3,408.25	-5,843.05	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	3,725.00	2,600.00	-1,125.00	-43.27	3,725.00	2,600.00	-1,125.00	-43.27	2,600.00
7289-000 Neighborhood Contingency	0.00	16.67	16.67	100.00	0.00	16.67	16.67	100.00	200.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	8,102.20	4,804.92	-3,297.28	-68.62	8,102.20	4,804.92	-3,297.28	-68.62	19,649.00
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	810.00	810.00	0.00	0.00	810.00	810.00	0.00	0.00	9,720.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	810.00	810.00	0.00	0.00	810.00	810.00	0.00	0.00	9,920.00
9940-000 TOTAL EXPENSES	8,912.20	5,614.92	-3,297.28	-58.72	8,912.20	5,614.92	-3,297.28	-58.72	29,569.00
9950-000 Excess (Deficiency) of Revenues over Expenses	-3,170.75	-317.50	-2,853.25	-898.66	-3,170.75	-317.50	-2,853.25	-898.66	34,000.00

zHome Neighborhood (s09c)
Budget Comparison
 Period = Jul 2023

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<u>Less Reserve Items:</u>									
Reserve Contributions	-2,833.33	-2,833.33	0.00	0.00	-2,833.33	-2,833.33	0.00	0.00	-34,000.00
Reserve Interest Income	-443.50	0.00	-443.50	N/A	-443.50	0.00	-443.50	N/A	0.00
	-3,276.83	-2,833.33	-443.50	-15.65	-3,276.83	-2,833.33	-443.50	-15.65	-34,000.00
Operating Excess (Deficiency) of Rev over Exp	-6,447.58	-3,150.83	-3,296.75	-104.63	-6,447.58	-3,150.83	-3,296.75	-104.63	0.00
<u>Reserve Expenses:</u>									
502 - Roofs Inspect / Clean / Repair						8,487.00			

Statement (12 months)

Period = Jul 2023

Book = Accrual ; Tree = ysi_is

		Jul 2023	Total
3000-000	INCOME		
3500-000	OTHER INCOME		
3590-000	IHCA Master Base Assess. Income	810.00	810.00
3900-000	TOTAL OTHER INCOME	810.00	810.00
3999-000	TOTAL PM INCOME	810.00	810.00
4010-000	ASSOCIATION INCOME		
4045-000	Interest Income	0.55	0.55
4047-000	Interest Income-Reserves	443.50	443.50
4070-000	Neighborhood Assessments	4,487.40	4,487.40
4390-000	TOTAL ASSOCIATION INCOME	4,931.45	4,931.45
4999-000	TOTAL REVENUE	5,741.45	5,741.45
6000-000	EXPENSES		
7200-000	NEIGHBORHOOD EXPENSES		
7201-000	Neighborhood Management Fees	430.00	430.00
7225-000	Neighborhood Garbage Removal	153.53	153.53
7226-000	Neighborhood Electric /Gas	37.12	37.12
7240-000	Neighborhood Landscape - Contract / Yards	289.97	289.97
7280-000	Neighborhood Maintenance	3,466.58	3,466.58
7288-000	Neighborhood Property Insurance	3,725.00	3,725.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	8,102.20	8,102.20
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION		
9830-000	Master Base Assessments	810.00	810.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	810.00	810.00
9940-000	TOTAL EXPENSES	8,912.20	8,912.20
9950-000	Excess (Deficiency) of Revenues over Expenses	-3,170.75	-3,170.75

Expense Distribution

Property=s09c AND mm/yy=07/2023-07/2023

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-84894	s09c	0004339293	07/01/2023	07/2023	153.53	0.00	702	07/17/2023	Customer #076689
Total 7225-000 - Neighborhood Garbage...						153.53	0.00			
7226-000 - Neighborhood Electric /Gas										
pugsou - Puget Sound Energy	P-85048	s09c	39985048	07/01/2023	07/2023	37.12	0.00	705	07/25/2023	Account #200021423344
Total 7226-000 - Neighborhood Electric /Gas						37.12	0.00			
7240-000 - Neighborhood Landscape - Co...										
landcare - LandCare USA LLC	P-84825	s09c	645173	07/01/2023	07/2023	289.97	0.00	704	07/17/2023	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						289.97	0.00			
7280-000 - Neighborhood Maintenance										
stop - Stop Inc	P-85005	s09c	00050927	07/11/2023	07/2023	3,466.58	0.00	706	07/25/2023	Backflow System Repairs
Total 7280-000 - Neighborhood Maintenance						3,466.58	0.00			
7288-000 - Neighborhood Property Insurance										
hubint - HUB International	P-84875	s09c	3248248	07/13/2023	07/2023	3,725.00	0.00	703	07/17/2023	Account #ISSAHIG-01
Total 7288-000 - Neighborhood Property I...						3,725.00	0.00			
						7,672.20	0.00			