

**zHome**  
**FINANCIAL REPORT**  
**Manager's Report for the month ending 45139**

**FINANCIAL SUMMARY:**

As of 45139, operating cash totaled \$6,470, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$192,400, for total assets of \$198,870.

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 \$198,870.

For the month ending 45139, the Association incurred expenses and accrued costs totaling \$2,237, over budget by \$292.

YTD 45139, the Association incurred expenses and accrued costs totaling \$11,149, under budget by \$3,589.

As of 45139, replacement reserves totaled \$192,400.

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

Reserve Study	\$ 1,110.00	Under	Less than anticipated
Pest Control	\$ (423.89)	Over	More than anticipated
Maintenance	\$ (3,349.92)	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
<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 to be performed October 2023 by Sure Vent
- Geothermal performed June 2023
- Pest control performed August 2023
- Backflow performed July 2023
- Back Deck Fascia Repairs completed September 2023

**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 = Aug 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	6,469.67	6,105.49	364.18
1066-000	Certificate of Deposits - Reserve	102,400.00	102,000.00	400.00
1080-000	CIT - Reserve MM	90,000.24	89,365.03	635.21
1090-000	TOTAL CASH	198,869.91	197,470.52	1,399.39
1990-000	TOTAL ASSETS	198,869.91	197,470.52	1,399.39
1995-000	LIABILITIES & CAPITAL			
<b>2800-000</b>	<b>CAPITAL</b>			
2820-000	Prior Year Retained Earnings	12,689.74	12,689.74	0.00
2830-000	Current Year Reserve Transfers	-6,555.21	-3,413.50	-3,141.71
2850-000	Current Year Retained Earnings/Operating Fund	335.14	-3,170.75	3,505.89
2855-000	Reserve Equity	192,400.24	191,365.03	1,035.21
2990-000	TOTAL CAPITAL	198,869.91	197,470.52	1,399.39
2999-000	TOTAL LIABILITIES & CAPITAL	198,869.91	197,470.52	1,399.39

**zHome Neighborhood (s09c)**  
**Budget Comparison**  
 Period = Aug 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	810.00	810.00	0.00	0.00	1,620.00	1,620.00	0.00	0.00	9,720.00
3900-000 TOTAL OTHER INCOME	810.00	810.00	0.00	0.00	1,620.00	1,620.00	0.00	0.00	9,720.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.34	0.00	0.34	N/A	0.89	0.00	0.89	N/A	0.00
4047-000 Interest Income-Reserves	445.05	0.00	445.05	N/A	888.55	0.00	888.55	N/A	0.00
4070-000 Neighborhood Assessments	4,487.40	4,487.42	-0.02	0.00	8,974.80	8,974.84	-0.04	0.00	53,849.00
4390-000 TOTAL ASSOCIATION INCOME	4,932.79	4,487.42	445.37	9.92	9,864.24	8,974.84	889.40	9.91	53,849.00
4999-000 TOTAL REVENUE	5,742.79	5,297.42	445.37	8.41	11,484.24	10,594.84	889.40	8.39	63,569.00
<b>7200-000 NEIGHBORHOOD EXPENSES</b>									
7201-000 Neighborhood Management Fees	430.00	430.00	0.00	0.00	860.00	860.00	0.00	0.00	5,160.00
7204-000 Neighborhood Reserve Study	0.00	0.00	0.00	N/A	0.00	1,110.00	1,110.00	100.00	1,110.00
7225-000 Neighborhood Garbage Removal	222.36	137.50	-84.86	-61.72	375.89	275.00	-100.89	-36.69	1,650.00
7226-000 Neighborhood Electric /Gas	34.50	33.33	-1.17	-3.51	71.62	66.66	-4.96	-7.44	400.00
7240-000 Neighborhood Landscape - Contract / Yards	289.97	289.92	-0.05	-0.02	579.94	579.84	-0.10	-0.02	3,479.00
7250-000 Neighborhood Landscape - Other	0.00	66.67	66.67	100.00	0.00	133.34	133.34	100.00	800.00
7260-000 Neighborhood Irrigation-Common Areas	26.18	40.00	13.82	34.55	26.18	40.00	13.82	34.55	200.00
7266-000 Neighborhood Pest Control	423.89	0.00	-423.89	N/A	423.89	0.00	-423.89	N/A	500.00
7271-000 Neighborhood Gutter/Roof Maintenance	0.00	29.17	29.17	100.00	0.00	58.34	58.34	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	66.66	66.66	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	0.00	58.33	58.33	100.00	3,466.58	116.66	-3,349.92	-2,871.52	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	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	33.34	33.34	100.00	200.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	1,426.90	1,134.92	-291.98	-25.73	9,529.10	5,939.84	-3,589.26	-60.43	19,649.00
<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	810.00	810.00	0.00	0.00	1,620.00	1,620.00	0.00	0.00	9,720.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	810.00	810.00	0.00	0.00	1,620.00	1,620.00	0.00	0.00	9,920.00
9940-000 TOTAL EXPENSES	2,236.90	1,944.92	-291.98	-15.01	11,149.10	7,559.84	-3,589.26	-47.48	29,569.00
9950-000 Excess (Deficiency) of Revenues over Expenses	3,505.89	3,352.50	153.39	4.58	335.14	3,035.00	-2,699.86	-88.96	34,000.00

**zHome Neighborhood (s09c)**  
**Budget Comparison**  
 Period = Aug 2023

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>Less Reserve Items:</b>									
Reserve Contributions	-2,833.33	-2,833.33	0.00	0.00	-5,666.66	-5,666.66	0.00	0.00	-34,000.00
Reserve Interest Income	-445.05	0.00	-445.05	N/A	-888.55	0.00	-888.55	N/A	0.00
	-3,278.38	-2,833.33	-445.05	-15.71	-6,555.21	-5,666.66	-888.55	-15.68	-34,000.00
<b>Operating Excess (Deficiency) of Rev over Exp</b>	<b>227.51</b>	<b>519.17</b>	<b>-291.66</b>	<b>-56.18</b>	<b>-6,220.07</b>	<b>-2,631.66</b>	<b>-3,588.41</b>	<b>-136.36</b>	<b>0.00</b>
<b>Reserve Expenses:</b>									
502 - Roofs Inspect / Clean / Repair						8,487.00			
Fascia Power Washing & Stain	2,106.50				2,106.50				

**Statement (12 months)**

Period = Jul 2023-Aug 2023

Book = Accrual ; Tree = ysi\_is

		Jul 2023	Aug 2023	Total
<b>3000-000</b>	<b>INCOME</b>			
3500-000	OTHER INCOME			
3590-000	IHCA Master Base Assess. Income	810.00	810.00	1,620.00
3900-000	TOTAL OTHER INCOME	810.00	810.00	1,620.00
3999-000	TOTAL PM INCOME	810.00	810.00	1,620.00
4010-000	ASSOCIATION INCOME			
4045-000	Interest Income	0.55	0.34	0.89
4047-000	Interest Income-Reserves	443.50	445.05	888.55
4070-000	Neighborhood Assessments	4,487.40	4,487.40	8,974.80
4390-000	TOTAL ASSOCIATION INCOME	4,931.45	4,932.79	9,864.24
4999-000	TOTAL REVENUE	5,741.45	5,742.79	11,484.24
6000-000	EXPENSES			
7200-000	NEIGHBORHOOD EXPENSES			
7201-000	Neighborhood Management Fees	430.00	430.00	860.00
7225-000	Neighborhood Garbage Removal	153.53	222.36	375.89
7226-000	Neighborhood Electric /Gas	37.12	34.50	71.62
7240-000	Neighborhood Landscape - Contract / Yards	289.97	289.97	579.94
7260-000	Neighborhood Irrigation-Common Areas	0.00	26.18	26.18
7266-000	Neighborhood Pest Control	0.00	423.89	423.89
7280-000	Neighborhood Maintenance	3,466.58	0.00	3,466.58
7288-000	Neighborhood Property Insurance	3,725.00	0.00	3,725.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	8,102.20	1,426.90	9,529.10
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION			
9830-000	Master Base Assessments	810.00	810.00	1,620.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	810.00	810.00	1,620.00
9940-000	TOTAL EXPENSES	8,912.20	2,236.90	11,149.10
9950-000	Excess (Deficiency) of Revenues over Expenses	-3,170.75	3,505.89	335.14

# Expense Distribution

Property=s28 AND mm/yy=08/2023-08/2023

Account Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
<b>7240-000 - Neighborhood Landscape - Co...</b>										
landcare - LandCare USA LLC	P-85148	s28	655138	08/01/2023	08/2023	96.25	0.00	398	08/15/2023	Contract Landscaping
<b>Total 7240-000 - Neighborhood Landscap...</b>						<b>96.25</b>	<b>0.00</b>			
<b>7260-000 - Neighborhood Irrigation-Com...</b>										
citiss - City of Issaquah	P-85286	s28	23685286	08/01/2023	08/2023	122.72	0.00	399	08/24/2023	Account #30-2919-00
<b>Total 7260-000 - Neighborhood Irrigatio...</b>						<b>122.72</b>	<b>0.00</b>			
						<b>218.97</b>	<b>0.00</b>			