

zHome
FINANCIAL REPORT
Manager's Report for the month ending 45170

FINANCIAL SUMMARY:

As of 45170, operating cash totaled \$7,144, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$193,572, for total assets of \$200,716.

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 \$200,716.

For the month ending 45170, the Association incurred expenses and accrued costs totaling \$1,791, under budget by \$114.

YTD 45170, the Association incurred expenses and accrued costs totaling \$12,940, under budget by \$3,475.

As of 45170, replacement reserves totaled \$193,572.

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 | \$ 3,291.59 | 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 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

425-507-1134 Susan.c@ihcommunity.org

Balance Sheet (With Period Change)

Period = Sep 2023

Book = Accrual ; Tree = ysi_bs

| | | Balance Current Period | Beginning Balance | Net Change |
|-----------------|---|---------------------------|----------------------|---------------|
| 1000-000 | ASSETS | | | |
| 1005-000 | CASH | | | |
| 1015-000 | CIT - Checking | 7,143.53 | 6,469.67 | 673.86 |
| 1066-000 | Certificate of Deposits - Reserve | 100,355.62 | 102,400.00 | -2,044.38 |
| 1080-000 | CIT - Reserve MM | 93,216.70 | 90,000.24 | 3,216.46 |
| 1090-000 | TOTAL CASH | 200,715.85 | 198,869.91 | 1,845.94 |
| 1990-000 | TOTAL ASSETS | 200,715.85 | 198,869.91 | 1,845.94 |
| 1995-000 | LIABILITIES & CAPITAL | | | |
| 2800-000 | CAPITAL | | | |
| 2820-000 | Prior Year Retained Earnings | 12,689.74 | 12,689.74 | 0.00 |
| 2830-000 | Current Year Reserve Transfers | -9,833.79 | -6,555.21 | -3,278.58 |
| 2850-000 | Current Year Retained Earnings/Operating Fund | 4,287.58 | 335.14 | 3,952.44 |
| 2855-000 | Reserve Equity | 193,572.32 | 192,400.24 | 1,172.08 |
| 2990-000 | TOTAL CAPITAL | 200,715.85 | 198,869.91 | 1,845.94 |
| 2999-000 | TOTAL LIABILITIES & CAPITAL | 200,715.85 | 198,869.91 | 1,845.94 |

zHome Neighborhood (s09c)
Budget Comparison
 Period = Sep 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 | 2,430.00 | 2,430.00 | 0.00 | 0.00 | 9,720.00 |
| 3900-000 TOTAL OTHER INCOME | 810.00 | 810.00 | 0.00 | 0.00 | 2,430.00 | 2,430.00 | 0.00 | 0.00 | 9,720.00 |
| 4010-000 ASSOCIATION INCOME | | | | | | | | | |
| 4045-000 Interest Income | 0.36 | 0.00 | 0.36 | N/A | 1.25 | 0.00 | 1.25 | N/A | 0.00 |
| 4047-000 Interest Income-Reserves | 445.25 | 0.00 | 445.25 | N/A | 1,333.80 | 0.00 | 1,333.80 | N/A | 0.00 |
| 4070-000 Neighborhood Assessments | 4,487.40 | 4,487.42 | -0.02 | 0.00 | 13,462.20 | 13,462.26 | -0.06 | 0.00 | 53,849.00 |
| 4390-000 TOTAL ASSOCIATION INCOME | 4,933.01 | 4,487.42 | 445.59 | 9.93 | 14,797.25 | 13,462.26 | 1,334.99 | 9.92 | 53,849.00 |
| 4999-000 TOTAL REVENUE | 5,743.01 | 5,297.42 | 445.59 | 8.41 | 17,227.25 | 15,892.26 | 1,334.99 | 8.40 | 63,569.00 |
| 7200-000 NEIGHBORHOOD EXPENSES | | | | | | | | | |
| 7201-000 Neighborhood Management Fees | 430.00 | 430.00 | 0.00 | 0.00 | 1,290.00 | 1,290.00 | 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 | 598.25 | 412.50 | -185.75 | -45.03 | 1,650.00 |
| 7226-000 Neighborhood Electric /Gas | 38.24 | 33.33 | -4.91 | -14.73 | 109.86 | 99.99 | -9.87 | -9.87 | 400.00 |
| 7240-000 Neighborhood Landscape - Contract / Yards | 289.97 | 289.92 | -0.05 | -0.02 | 869.91 | 869.76 | -0.15 | -0.02 | 3,479.00 |
| 7250-000 Neighborhood Landscape - Other | 0.00 | 66.67 | 66.67 | 100.00 | 0.00 | 200.01 | 200.01 | 100.00 | 800.00 |
| 7260-000 Neighborhood Irrigation-Common Areas | 0.00 | 0.00 | 0.00 | N/A | 26.18 | 40.00 | 13.82 | 34.55 | 200.00 |
| 7266-000 Neighborhood Pest Control | 0.00 | 0.00 | 0.00 | 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 | 87.51 | 87.51 | 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 | 99.99 | 99.99 | 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 | 174.99 | -3,291.59 | -1,881.02 | 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 | 50.01 | 50.01 | 100.00 | 200.00 |
| 7290-000 TOTAL NEIGHBORHOOD EXPENSES | 980.57 | 1,094.92 | 114.35 | 10.44 | 10,509.67 | 7,034.76 | -3,474.91 | -49.40 | 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 | 2,430.00 | 2,430.00 | 0.00 | 0.00 | 9,720.00 |
| 9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION | 810.00 | 810.00 | 0.00 | 0.00 | 2,430.00 | 2,430.00 | 0.00 | 0.00 | 9,920.00 |
| 9940-000 TOTAL EXPENSES | 1,790.57 | 1,904.92 | 114.35 | 6.00 | 12,939.67 | 9,464.76 | -3,474.91 | -36.71 | 29,569.00 |
| 9950-000 Excess (Deficiency) of Revenues over Expenses | 3,952.44 | 3,392.50 | 559.94 | 16.51 | 4,287.58 | 6,427.50 | -2,139.92 | -33.29 | 34,000.00 |

zHome Neighborhood (s09c)
Budget Comparison
 Period = Sep 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 | -8,499.99 | -8,499.99 | 0.00 | 0.00 | -34,000.00 |
| Reserve Interest Income | -445.25 | 0.00 | -445.25 | N/A | -1,333.80 | 0.00 | -1,333.80 | N/A | 0.00 |
| | -3,278.58 | -2,833.33 | -445.25 | -15.71 | -9,833.79 | -8,499.99 | -1,333.80 | -15.69 | -34,000.00 |
| Operating Excess (Deficiency) of Rev over Exp | 673.86 | 559.17 | 114.69 | 20.51 | -5,546.21 | -2,072.49 | -3,473.72 | -167.61 | 0.00 |
| <u>Reserve Expenses:</u> | | | | | | | | | |
| 502 - Roofs Inspect / Clean / Repair | | | | | | 8,487.00 | | | |
| Fascia Power Washing & Stain | 4,213.00 | | | | 6,319.50 | | | | |

Statement (12 months)

Period = Jul 2023-Sep 2023

Book = Accrual ; Tree = ysi_is

| | | Jul 2023 | Aug 2023 | Sep 2023 | Total |
|-----------------|---|-----------|----------|----------|-----------|
| 3000-000 | INCOME | | | | |
| 3500-000 | OTHER INCOME | | | | |
| 3590-000 | IHCA Master Base Assess. Income | 810.00 | 810.00 | 810.00 | 2,430.00 |
| 3900-000 | TOTAL OTHER INCOME | 810.00 | 810.00 | 810.00 | 2,430.00 |
| 3999-000 | TOTAL PM INCOME | 810.00 | 810.00 | 810.00 | 2,430.00 |
| 4010-000 | ASSOCIATION INCOME | | | | |
| 4045-000 | Interest Income | 0.55 | 0.34 | 0.36 | 1.25 |
| 4047-000 | Interest Income-Reserves | 443.50 | 445.05 | 445.25 | 1,333.80 |
| 4070-000 | Neighborhood Assessments | 4,487.40 | 4,487.40 | 4,487.40 | 13,462.20 |
| 4390-000 | TOTAL ASSOCIATION INCOME | 4,931.45 | 4,932.79 | 4,933.01 | 14,797.25 |
| 4999-000 | TOTAL REVENUE | 5,741.45 | 5,742.79 | 5,743.01 | 17,227.25 |
| 6000-000 | EXPENSES | | | | |
| 7200-000 | NEIGHBORHOOD EXPENSES | | | | |
| 7201-000 | Neighborhood Management Fees | 430.00 | 430.00 | 430.00 | 1,290.00 |
| 7225-000 | Neighborhood Garbage Removal | 153.53 | 222.36 | 222.36 | 598.25 |
| 7226-000 | Neighborhood Electric /Gas | 37.12 | 34.50 | 38.24 | 109.86 |
| 7240-000 | Neighborhood Landscape - Contract / Yards | 289.97 | 289.97 | 289.97 | 869.91 |
| 7260-000 | Neighborhood Irrigation-Common Areas | 0.00 | 26.18 | 0.00 | 26.18 |
| 7266-000 | Neighborhood Pest Control | 0.00 | 423.89 | 0.00 | 423.89 |
| 7280-000 | Neighborhood Maintenance | 3,466.58 | 0.00 | 0.00 | 3,466.58 |
| 7288-000 | Neighborhood Property Insurance | 3,725.00 | 0.00 | 0.00 | 3,725.00 |
| 7290-000 | TOTAL NEIGHBORHOOD EXPENSES | 8,102.20 | 1,426.90 | 980.57 | 10,509.67 |
| 8000-000 | COMMUNITY MANAGEMENT & ADMINISTRATION | | | | |
| 9830-000 | Master Base Assessments | 810.00 | 810.00 | 810.00 | 2,430.00 |
| 9910-000 | TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION | 810.00 | 810.00 | 810.00 | 2,430.00 |
| 9940-000 | TOTAL EXPENSES | 8,912.20 | 2,236.90 | 1,790.57 | 12,939.67 |
| 9950-000 | Excess (Deficiency) of Revenues over Expenses | -3,170.75 | 3,505.89 | 3,952.44 | 4,287.58 |

Expense Distribution

Property=s09c AND mm/yy=09/2023-09/2023

| Account Code - Name | Control | Property | Invoice # | Invoice Date | Period | Amount | Unpaid Amount | Check # | Check Date | Remarks |
|--|---------|----------|------------|--------------|---------|-----------------|---------------|---------|------------|---------------------------|
| 2855-000 - Reserve Equity | | | | | | | | | | |
| lafam - La Familia Painting LLC | P-85693 | s09c | 2137 | 09/20/2023 | 09/2023 | 2,106.50 | 0.00 | 126 | 09/21/2023 | Back Deck Fascia Painting |
| Total 2855-000 - Reserve Equity | | | | | | 2,106.50 | 0.00 | | | |
| 7225-000 - Neighborhood Garbage Removal | | | | | | | | | | |
| clesca - Recology King County | P-85689 | s09c | 0004411184 | 09/01/2023 | 09/2023 | 222.36 | 0.00 | 713 | 09/24/2023 | Customer #076689 |
| Total 7225-000 - Neighborhood Garbage... | | | | | | 222.36 | 0.00 | | | |
| 7226-000 - Neighborhood Electric /Gas | | | | | | | | | | |
| pugsou - Puget Sound Energy | P-85722 | s09c | 39985722 | 09/01/2023 | 09/2023 | 38.24 | 0.00 | 714 | 09/24/2023 | Account #200021423344 |
| Total 7226-000 - Neighborhood Electric /Gas | | | | | | 38.24 | 0.00 | | | |
| 7240-000 - Neighborhood Landscape - Co... | | | | | | | | | | |
| landcare - LandCare USA LLC | P-85598 | s09c | 665620 | 09/01/2023 | 09/2023 | 289.97 | 0.00 | 712 | 09/18/2023 | Contract Landscaping |
| Total 7240-000 - Neighborhood Landscap... | | | | | | 289.97 | 0.00 | | | |
| | | | | | | 2,657.07 | 0.00 | | | |