

**zHome**  
**FINANCIAL REPORT**  
**Manager's Report for the month ending 45200**

**FINANCIAL SUMMARY:**

As of 45200, operating cash totaled \$5,954, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$196,854, for total assets of \$202,808.

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 \$202,808.

For the month ending 45200, the Association incurred expenses and accrued costs totaling \$3,654, over budget by \$1,709.

YTD 45200, the Association incurred expenses and accrued costs totaling \$16,594, under budget by \$5,184.

As of 45200, replacement reserves totaled \$196,854.

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

Reserve Study	\$ 1,110.00	Under	Less than anticipated
Neighborhood Electric/Gas	\$ 364.03	Over	More than anticipated
Pest Control	\$ 517.48	Over	More than anticipated
Maintenance	\$ 5,056.16	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 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](mailto:Susan.c@ihcommunity.org)

**Balance Sheet (With Period Change)**

Period = Oct 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	5,954.05	7,143.53	-1,189.48
1066-000	Certificate of Deposits - Reserve	100,755.62	100,355.62	400.00
1080-000	CIT - Reserve MM	96,098.64	93,216.70	2,881.94
1090-000	TOTAL CASH	202,808.31	200,715.85	2,092.46
1990-000	TOTAL ASSETS	202,808.31	200,715.85	2,092.46
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	-13,115.73	-9,833.79	-3,281.94
2850-000	Current Year Retained Earnings/Operating Fund	6,380.04	4,287.58	2,092.46
2855-000	Reserve Equity	196,854.26	193,572.32	3,281.94
2990-000	TOTAL CAPITAL	202,808.31	200,715.85	2,092.46
2999-000	TOTAL LIABILITIES & CAPITAL	202,808.31	200,715.85	2,092.46

**zHome Neighborhood (s09c)**  
**Budget Comparison**  
 Period = Oct 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	3,240.00	3,240.00	0.00	0.00	9,720.00
3900-000 TOTAL OTHER INCOME	810.00	810.00	0.00	0.00	3,240.00	3,240.00	0.00	0.00	9,720.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.35	0.00	0.35	N/A	1.60	0.00	1.60	N/A	0.00
4047-000 Interest Income-Reserves	448.61	0.00	448.61	N/A	1,782.41	0.00	1,782.41	N/A	0.00
4070-000 Neighborhood Assessments	4,487.40	4,487.42	-0.02	0.00	17,949.60	17,949.68	-0.08	0.00	53,849.00
4390-000 TOTAL ASSOCIATION INCOME	4,936.36	4,487.42	448.94	10.00	19,733.61	17,949.68	1,783.93	9.94	53,849.00
4999-000 TOTAL REVENUE	5,746.36	5,297.42	448.94	8.47	22,973.61	21,189.68	1,783.93	8.42	63,569.00
<b>7200-000 NEIGHBORHOOD EXPENSES</b>									
7201-000 Neighborhood Management Fees	430.00	430.00	0.00	0.00	1,720.00	1,720.00	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	820.61	550.00	-270.61	-49.20	1,650.00
7226-000 Neighborhood Electric /Gas	-340.57	33.33	373.90	1,121.81	-230.71	133.32	364.03	273.05	400.00
7240-000 Neighborhood Landscape - Contract / Yards	289.97	289.92	-0.05	-0.02	1,159.88	1,159.68	-0.20	-0.02	3,479.00
7250-000 Neighborhood Landscape - Other	299.47	66.67	-232.80	-349.18	299.47	266.68	-32.79	-12.30	800.00
7260-000 Neighborhood Irrigation-Common Areas	26.18	40.00	13.82	34.55	52.36	80.00	27.64	34.55	200.00
7266-000 Neighborhood Pest Control	93.59	0.00	-93.59	N/A	517.48	0.00	-517.48	N/A	500.00
7271-000 Neighborhood Gutter/Roof Maintenance	0.00	29.17	29.17	100.00	0.00	116.68	116.68	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	133.32	133.32	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	1,822.90	58.33	-1,764.57	-3,025.15	5,289.48	233.32	-5,056.16	-2,167.05	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	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	66.68	66.68	100.00	200.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	2,843.90	1,134.92	-1,708.98	-150.58	13,353.57	8,169.68	-5,183.89	-63.45	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	3,240.00	3,240.00	0.00	0.00	9,720.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	810.00	810.00	0.00	0.00	3,240.00	3,240.00	0.00	0.00	9,920.00
9940-000 TOTAL EXPENSES	3,653.90	1,944.92	-1,708.98	-87.87	16,593.57	11,409.68	-5,183.89	-45.43	29,569.00
9950-000 Excess (Deficiency) of Revenues over Expenses	2,092.46	3,352.50	-1,260.04	-37.59	6,380.04	9,780.00	-3,399.96	-34.76	34,000.00

### zHome Neighborhood (s09c) Budget Comparison

Period = Oct 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	-11,333.32	-11,333.32	0.00	0.00	-34,000.00
Reserve Interest Income	-448.61	0.00	-448.61	N/A	-1,782.41	0.00	-1,782.41	N/A	0.00
	-3,281.94	-2,833.33	-448.61	-15.83	-13,115.73	-11,333.32	-1,782.41	-15.73	-34,000.00
<b>Operating</b> Excess (Deficiency) of Rev over Exp	-1,189.48	519.17	-1,708.65	N/A	-6,735.69	-1,553.32	-5,182.37	-333.63	0.00
<b>Reserve Expenses:</b>									
502 - Roofs Inspect / Clean / Repair						8,487.00			
Fascia Power Washing & Stain					6,319.50				

**Statement (12 months)**

Period = Jul 2023-Oct 2023

Book = Accrual ; Tree = ysi\_is

		Jul 2023	Aug 2023	Sep 2023	Oct 2023	Total
<b>3000-000</b>	<b>INCOME</b>					
3500-000	OTHER INCOME					
3590-000	IHCA Master Base Assess. Income	810.00	810.00	810.00	810.00	3,240.00
3900-000	TOTAL OTHER INCOME	810.00	810.00	810.00	810.00	3,240.00
3999-000	TOTAL PM INCOME	810.00	810.00	810.00	810.00	3,240.00
4010-000	ASSOCIATION INCOME					
4045-000	Interest Income	0.55	0.34	0.36	0.35	1.60
4047-000	Interest Income-Reserves	443.50	445.05	445.25	448.61	1,782.41
4070-000	Neighborhood Assessments	4,487.40	4,487.40	4,487.40	4,487.40	17,949.60
4390-000	TOTAL ASSOCIATION INCOME	4,931.45	4,932.79	4,933.01	4,936.36	19,733.61
4999-000	TOTAL REVENUE	5,741.45	5,742.79	5,743.01	5,746.36	22,973.61
6000-000	EXPENSES					
7200-000	NEIGHBORHOOD EXPENSES					
7201-000	Neighborhood Management Fees	430.00	430.00	430.00	430.00	1,720.00
7225-000	Neighborhood Garbage Removal	153.53	222.36	222.36	222.36	820.61
7226-000	Neighborhood Electric /Gas	37.12	34.50	38.24	-340.57	-230.71
7240-000	Neighborhood Landscape - Contract / Yards	289.97	289.97	289.97	289.97	1,159.88
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	299.47	299.47
7260-000	Neighborhood Irrigation-Common Areas	0.00	26.18	0.00	26.18	52.36
7266-000	Neighborhood Pest Control	0.00	423.89	0.00	93.59	517.48
7280-000	Neighborhood Maintenance	3,466.58	0.00	0.00	1,822.90	5,289.48
7288-000	Neighborhood Property Insurance	3,725.00	0.00	0.00	0.00	3,725.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	8,102.20	1,426.90	980.57	2,843.90	13,353.57
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION					
9830-000	Master Base Assessments	810.00	810.00	810.00	810.00	3,240.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	810.00	810.00	810.00	810.00	3,240.00
9940-000	TOTAL EXPENSES	8,912.20	2,236.90	1,790.57	3,653.90	16,593.57
9950-000	Excess (Deficiency) of Revenues over Expenses	-3,170.75	3,505.89	3,952.44	2,092.46	6,380.04

# Expense Distribution

Property=s09c AND mm/yy=10/2023-10/2023

Account Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
<b>7225-000 - Neighborhood Garbage Removal</b>										
clesca - Recology King County	P-86102	s09c	0004434391	10/01/2023	10/2023	222.36	0.00	720	10/17/2023	Customer #076689
<b>Total 7225-000 - Neighborhood Garbage...</b>						<b>222.36</b>	<b>0.00</b>			
<b>7226-000 - Neighborhood Electric /Gas</b>										
pugsou - Puget Sound Energy	P-86217	s09c	39986217	10/01/2023	10/2023	49.03	0.00	721	10/17/2023	Account #200021423344
<b>Total 7226-000 - Neighborhood Electric /Gas</b>						<b>49.03</b>	<b>0.00</b>			
<b>7240-000 - Neighborhood Landscape - Co...</b>										
landcare - LandCare USA LLC	P-85894	s09c	673575	10/01/2023	10/2023	289.97	0.00	717	10/10/2023	Contract Landscaping
<b>Total 7240-000 - Neighborhood Landscap...</b>						<b>289.97</b>	<b>0.00</b>			
<b>7250-000 - Neighborhood Landscape - Other</b>										
jbinst - JB Instant Lawn	P-85953	s09c	874728	10/09/2023	10/2023	299.47	0.00	716	10/09/2023	Plant Replacements
<b>Total 7250-000 - Neighborhood Landscap...</b>						<b>299.47</b>	<b>0.00</b>			
<b>7260-000 - Neighborhood Irrigation-Com...</b>										
citiss - City of Issaquah	P-86031	s09c	45086031	10/01/2023	10/2023	26.18	0.00	718	10/10/2023	Account #30-0940-00
<b>Total 7260-000 - Neighborhood Irrigatio...</b>						<b>26.18</b>	<b>0.00</b>			
<b>7266-000 - Neighborhood Pest Control</b>										
eagpes - Eagle Pest Eliminators, Inc.	P-86086	s09c	2580067	10/12/2023	10/2023	93.59	0.00	719	10/12/2023	1711 Rodent Control
<b>Total 7266-000 - Neighborhood Pest Control</b>						<b>93.59</b>	<b>0.00</b>			
<b>7280-000 - Neighborhood Maintenance</b>										
stop - Stop Inc	P-85886	s09c	00053554	10/04/2023	10/2023	1,822.90	0.00	715	10/09/2023	Backflow System Repairs
<b>Total 7280-000 - Neighborhood Maintenance</b>						<b>1,822.90</b>	<b>0.00</b>			
						<b>2,803.50</b>	<b>0.00</b>			