

**zHome**

**FINANCIAL REPORT**

**Manager's Report for the month ending 45231**

**FINANCIAL SUMMARY:**

As of 45231, operating cash totaled \$5,933, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$196,849, for total assets of \$202,782.

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 \$202,782.

For the month ending 45231, the Association incurred expenses and accrued costs totaling \$2,485, under budget by \$570.

YTD 45231, the Association incurred expenses and accrued costs totaling \$19,079, under budget by \$4,614.

As of 45231, replacement reserves totaled \$196,849.

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

Reserve Study	\$ 1,110.00	Under	Less than anticipated
Neighborhood Electric/Gas	\$ 335.58	Under	Less than anticipated
Neighborhood Landscape/Other	\$ 766.12	Over	More than anticipated
Pest Control	\$ 611.07	Over	More than anticipated
Neighborhood Gutter/Roof Cleaning	\$ 800.00	Under	Less than anticipated
Dryer Vent Cleaning	\$ 350.00	Under	Less than anticipated
Maintenance	\$ 4,997.83	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

Winterized Irrigation December 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 = Nov 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	5,933.10	5,954.05	-20.95
1066-000	Certificate of Deposits - Reserve	101,155.62	100,755.62	400.00
1080-000	CIT - Reserve MM	95,692.99	96,098.64	-405.65
1090-000	TOTAL CASH	202,781.71	202,808.31	-26.60
1990-000	TOTAL ASSETS	202,781.71	202,808.31	-26.60
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	-16,396.57	-13,115.73	-3,280.84
2850-000	Current Year Retained Earnings/Operating Fund	9,639.93	6,380.04	3,259.89
2855-000	Reserve Equity	196,848.61	196,854.26	-5.65
2990-000	TOTAL CAPITAL	202,781.71	202,808.31	-26.60
2999-000	TOTAL LIABILITIES & CAPITAL	202,781.71	202,808.31	-26.60

**zHome Neighborhood (s09c)**  
**Budget Comparison**  
 Period = Nov 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	4,050.00	4,050.00	0.00	0.00	9,720.00
3900-000 TOTAL OTHER INCOME	810.00	810.00	0.00	0.00	4,050.00	4,050.00	0.00	0.00	9,720.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.32	0.00	0.32	N/A	1.92	0.00	1.92	N/A	0.00
4047-000 Interest Income-Reserves	447.51	0.00	447.51	N/A	2,229.92	0.00	2,229.92	N/A	0.00
4070-000 Neighborhood Assessments	4,487.40	4,487.42	-0.02	0.00	22,437.00	22,437.10	-0.10	0.00	53,849.00
4390-000 TOTAL ASSOCIATION INCOME	4,935.23	4,487.42	447.81	9.98	24,668.84	22,437.10	2,231.74	9.95	53,849.00
4999-000 TOTAL REVENUE	5,745.23	5,297.42	447.81	8.45	28,718.84	26,487.10	2,231.74	8.43	63,569.00
<b>7200-000 NEIGHBORHOOD EXPENSES</b>									
7201-000 Neighborhood Management Fees	430.00	430.00	0.00	0.00	2,150.00	2,150.00	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	0.00	137.50	137.50	100.00	820.61	687.50	-133.11	-19.36	1,650.00
7226-000 Neighborhood Electric /Gas	61.78	33.33	-28.45	-85.36	-168.93	166.65	335.58	201.37	400.00
7240-000 Neighborhood Landscape - Contract / Yards	289.97	289.92	-0.05	-0.02	1,449.85	1,449.60	-0.25	-0.02	3,479.00
7250-000 Neighborhood Landscape - Other	800.00	66.67	-733.33	-1,099.94	1,099.47	333.35	-766.12	-229.82	800.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	52.36	80.00	27.64	34.55	200.00
7266-000 Neighborhood Pest Control	93.59	0.00	-93.59	N/A	611.07	0.00	-611.07	N/A	500.00
7271-000 Neighborhood Gutter/Roof Maintenance	0.00	29.17	29.17	100.00	0.00	145.85	145.85	100.00	350.00
7272-000 Neighborhood Gutter/Roof Cleaning	0.00	800.00	800.00	100.00	0.00	800.00	800.00	100.00	800.00
7274-000 Neighborhood Inclement Weather Maint.	0.00	33.33	33.33	100.00	0.00	166.65	166.65	100.00	400.00
7278-000 Dryer Vent Cleaning	0.00	350.00	350.00	100.00	0.00	350.00	350.00	100.00	350.00
7280-000 Neighborhood Maintenance	0.00	58.33	58.33	100.00	5,289.48	291.65	-4,997.83	-1,713.64	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	83.35	83.35	100.00	200.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	1,675.34	2,244.92	569.58	25.37	15,028.91	10,414.60	-4,614.31	-44.31	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	4,050.00	4,050.00	0.00	0.00	9,720.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	810.00	810.00	0.00	0.00	4,050.00	4,050.00	0.00	0.00	9,920.00
9940-000 TOTAL EXPENSES	2,485.34	3,054.92	569.58	18.64	19,078.91	14,464.60	-4,614.31	-31.90	29,569.00
9950-000 Excess (Deficiency) of Revenues over Expenses	3,259.89	2,242.50	1,017.39	45.37	9,639.93	12,022.50	-2,382.57	-19.82	34,000.00

## zHome Neighborhood (s09c) Budget Comparison

Period = Nov 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	-14,166.65	-14,166.65	0.00	0.00	-34,000.00
Reserve Interest Income	-447.51	0.00	-447.51	N/A	-2,229.92	0.00	-2,229.92	N/A	0.00
	-3,280.84	-2,833.33	-447.51	-15.79	-16,396.57	-14,166.65	-2,229.92	-15.74	-34,000.00
<b>Operating Excess (Deficiency) of Rev over Exp</b>	<b>-20.95</b>	<b>-590.83</b>	<b>569.88</b>	<b>96.45</b>	<b>-6,756.64</b>	<b>-2,144.15</b>	<b>-4,612.49</b>	<b>-215.12</b>	<b>0.00</b>
<b>Reserve Expenses:</b>									
502 - Roofs Inspect / Clean / Repair						8,487.00			
Fascia Power Washing & Stain					6,319.50				
1711 9th Siding Repair	3,286.49				3,286.49				

**Statement (12 months)**

Period = Jul 2023-Nov 2023

Book = Accrual ; Tree = ysi\_is

		Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 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	810.00	4,050.00
3900-000	TOTAL OTHER INCOME	810.00	810.00	810.00	810.00	810.00	4,050.00
3999-000	TOTAL PM INCOME	810.00	810.00	810.00	810.00	810.00	4,050.00
4010-000	ASSOCIATION INCOME						
4045-000	Interest Income	0.55	0.34	0.36	0.35	0.32	1.92
4047-000	Interest Income-Reserves	443.50	445.05	445.25	448.61	447.51	2,229.92
4070-000	Neighborhood Assessments	4,487.40	4,487.40	4,487.40	4,487.40	4,487.40	22,437.00
4390-000	TOTAL ASSOCIATION INCOME	4,931.45	4,932.79	4,933.01	4,936.36	4,935.23	24,668.84
4999-000	TOTAL REVENUE	5,741.45	5,742.79	5,743.01	5,746.36	5,745.23	28,718.84
6000-000	EXPENSES						
7200-000	NEIGHBORHOOD EXPENSES						
7201-000	Neighborhood Management Fees	430.00	430.00	430.00	430.00	430.00	2,150.00
7225-000	Neighborhood Garbage Removal	153.53	222.36	222.36	222.36	0.00	820.61
7226-000	Neighborhood Electric /Gas	37.12	34.50	38.24	-340.57	61.78	-168.93
7240-000	Neighborhood Landscape - Contract / Yards	289.97	289.97	289.97	289.97	289.97	1,449.85
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	299.47	800.00	1,099.47
7260-000	Neighborhood Irrigation-Common Areas	0.00	26.18	0.00	26.18	0.00	52.36
7266-000	Neighborhood Pest Control	0.00	423.89	0.00	93.59	93.59	611.07
7280-000	Neighborhood Maintenance	3,466.58	0.00	0.00	1,822.90	0.00	5,289.48
7288-000	Neighborhood Property Insurance	3,725.00	0.00	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	1,675.34	15,028.91
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION						
9830-000	Master Base Assessments	810.00	810.00	810.00	810.00	810.00	4,050.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	810.00	810.00	810.00	810.00	810.00	4,050.00
9940-000	TOTAL EXPENSES	8,912.20	2,236.90	1,790.57	3,653.90	2,485.34	19,078.91
9950-000	Excess (Deficiency) of Revenues over Expenses	-3,170.75	3,505.89	3,952.44	2,092.46	3,259.89	9,639.93

# Expense Distribution

Property=s09c AND mm/yy=11/2023-11/2023

Account Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
<b>2855-000 - Reserve Equity</b>										
stecon - Steadfast Construction Inc.	P-86604	s09c	10013	11/22/2023	11/2023	3,286.49	0.00	127	11/22/2023	1711 9th Siding Repairs
<b>Total 2855-000 - Reserve Equity</b>						<b>3,286.49</b>	<b>0.00</b>			
<b>7226-000 - Neighborhood Electric /Gas</b>										
pugsou - Puget Sound Energy	P-86523	s09c	39986523	11/01/2023	11/2023	61.78	0.00	724	11/20/2023	Account #200021423344
<b>Total 7226-000 - Neighborhood Electric /Gas</b>						<b>61.78</b>	<b>0.00</b>			
<b>7240-000 - Neighborhood Landscape - Co...</b>										
landcare - LandCare USA LLC	P-86343	s09c	684575	11/01/2023	11/2023	289.97	0.00	723	11/14/2023	Contract Landscaping
<b>Total 7240-000 - Neighborhood Landscap...</b>						<b>289.97</b>	<b>0.00</b>			
<b>7250-000 - Neighborhood Landscape - Other</b>										
landcare - LandCare USA LLC	P-86398	s09c	678641	11/08/2023	11/2023	800.00	0.00	723	11/14/2023	Non- Contract Landscaping
<b>Total 7250-000 - Neighborhood Landscap...</b>						<b>800.00</b>	<b>0.00</b>			
<b>7266-000 - Neighborhood Pest Control</b>										
eagpes - Eagle Pest Eliminators, Inc.	P-86402	s09c	2581836	11/13/2023	11/2023	93.59	0.00	722	11/14/2023	1711 Rodent Control
<b>Total 7266-000 - Neighborhood Pest Control</b>						<b>93.59</b>	<b>0.00</b>			
						<b>4,531.83</b>	<b>0.00</b>			