

**zHome**  
**FINANCIAL REPORT**  
**Manager's Report for the month ending 45292**

**FINANCIAL SUMMARY:**

As of 45292, operating cash totaled \$4,627, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$203,415, for total assets of \$208,042.

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 \$208,042.

For the month ending 45292, the Association incurred expenses and accrued costs totaling \$4,242, over budget by \$2,338.

YTD 45292, the Association incurred expenses and accrued costs totaling \$25,313, under budget by \$6,999.

As of 45292, replacement reserves totaled \$203,415.

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

Neighborhood Garbage Removal	\$ 525.19	Over	More than anticipated
Neighborhood Landscape/Other	\$ 632.78	Over	More than anticipated
Pest Control	\$ 798.25	Over	More than anticipated
Dryer Vent Cleaning	\$ 350.00	Under	Less than anticipated
Neighborhood Maintenance	\$ 4,931.17	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

Pest control performed December 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 = Jan 2024

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	4,627.41	6,405.47	-1,778.06
1066-000	Certificate of Deposits - Reserve	101,955.62	101,555.62	400.00
1080-000	CIT - Reserve MM	101,459.33	98,575.81	2,883.52
1090-000	TOTAL CASH	208,042.36	206,536.90	1,505.46
1990-000	TOTAL ASSETS	208,042.36	206,536.90	1,505.46
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	-22,962.91	-19,679.39	-3,283.52
2850-000	Current Year Retained Earnings/Operating Fund	14,900.58	13,395.12	1,505.46
2855-000	Reserve Equity	203,414.95	200,131.43	3,283.52
2990-000	TOTAL CAPITAL	208,042.36	206,536.90	1,505.46
2999-000	TOTAL LIABILITIES & CAPITAL	208,042.36	206,536.90	1,505.46

**zHome Neighborhood (s09c)**  
**Budget Comparison**  
 Period = Jan 2024

	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	5,670.00	5,670.00	0.00	0.00	9,720.00
3900-000 TOTAL OTHER INCOME	810.00	810.00	0.00	0.00	5,670.00	5,670.00	0.00	0.00	9,720.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.35	0.00	0.35	N/A	2.61	0.00	2.61	N/A	0.00
4047-000 Interest Income-Reserves	450.19	0.00	450.19	N/A	3,129.60	0.00	3,129.60	N/A	0.00
4070-000 Neighborhood Assessments	4,487.40	4,487.42	-0.02	0.00	31,411.80	31,411.94	-0.14	0.00	53,849.00
4390-000 TOTAL ASSOCIATION INCOME	4,937.94	4,487.42	450.52	10.04	34,544.01	31,411.94	3,132.07	9.97	53,849.00
4999-000 TOTAL REVENUE	5,747.94	5,297.42	450.52	8.50	40,214.01	37,081.94	3,132.07	8.45	63,569.00
<b>7200-000 NEIGHBORHOOD EXPENSES</b>									
7201-000 Neighborhood Management Fees	430.00	430.00	0.00	0.00	3,010.00	3,010.00	0.00	0.00	5,160.00
7204-000 Neighborhood Reserve Study	1,110.00	0.00	-1,110.00	N/A	1,110.00	1,110.00	0.00	0.00	1,110.00
7225-000 Neighborhood Garbage Removal	444.72	137.50	-307.22	-223.43	1,487.69	962.50	-525.19	-54.57	1,650.00
7226-000 Neighborhood Electric /Gas	73.30	33.33	-39.97	-119.92	-25.68	233.31	258.99	111.01	400.00
7240-000 Neighborhood Landscape - Contract / Yards	289.97	289.92	-0.05	-0.02	2,029.78	2,029.44	-0.34	-0.02	3,479.00
7250-000 Neighborhood Landscape - Other	0.00	66.67	66.67	100.00	1,099.47	466.69	-632.78	-135.59	800.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	78.54	120.00	41.46	34.55	200.00
7266-000 Neighborhood Pest Control	93.59	0.00	-93.59	N/A	798.25	0.00	-798.25	N/A	500.00
7271-000 Neighborhood Gutter/Roof Maintenance	0.00	29.17	29.17	100.00	0.00	204.19	204.19	100.00	350.00
7272-000 Neighborhood Gutter/Roof Cleaning	990.90	0.00	-990.90	N/A	990.90	800.00	-190.90	-23.86	800.00
7274-000 Neighborhood Inclement Weather Maint.	0.00	33.33	33.33	100.00	0.00	233.31	233.31	100.00	400.00
7278-000 Dryer Vent Cleaning	0.00	0.00	0.00	N/A	0.00	350.00	350.00	100.00	350.00
7280-000 Neighborhood Maintenance	0.00	58.33	58.33	100.00	5,339.48	408.31	-4,931.17	-1,207.70	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	116.69	116.69	100.00	200.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	3,432.48	1,094.92	-2,337.56	-213.49	19,643.43	12,644.44	-6,998.99	-55.35	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	5,670.00	5,670.00	0.00	0.00	9,720.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	810.00	810.00	0.00	0.00	5,670.00	5,670.00	0.00	0.00	9,920.00
9940-000 TOTAL EXPENSES	4,242.48	1,904.92	-2,337.56	-122.71	25,313.43	18,314.44	-6,998.99	-38.22	29,569.00
9950-000 Excess (Deficiency) of Revenues over Expenses	1,505.46	3,392.50	-1,887.04	-55.62	14,900.58	18,767.50	-3,866.92	-20.60	34,000.00

### zHome Neighborhood (s09c) Budget Comparison

Period = Jan 2024

	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	-19,833.31	-19,833.31	0.00	0.00	-34,000.00
Reserve Interest Income	-450.19	0.00	-450.19	N/A	-3,129.60	0.00	-3,129.60	N/A	0.00
	-3,283.52	-2,833.33	-450.19	-15.89	-22,962.91	-19,833.31	-3,129.60	-15.78	-34,000.00
<b>Operating Excess (Deficiency) of Rev over Exp</b>	<b>-1,778.06</b>	<b>559.17</b>	<b>-2,337.23</b>	<b>N/A</b>	<b>-8,062.33</b>	<b>-1,065.81</b>	<b>-6,996.52</b>	<b>-656.45</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				

**Statement (12 months)**

Period = Jul 2023-Jan 2024

Book = Accrual ; Tree = ysi\_is

		Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Jan 2024	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	810.00	810.00	5,670.00
3900-000	TOTAL OTHER INCOME	810.00	810.00	810.00	810.00	810.00	810.00	810.00	5,670.00
3999-000	TOTAL PM INCOME	810.00	810.00	810.00	810.00	810.00	810.00	810.00	5,670.00
4010-000	ASSOCIATION INCOME								
4045-000	Interest Income	0.55	0.34	0.36	0.35	0.32	0.34	0.35	2.61
4047-000	Interest Income-Reserves	443.50	445.05	445.25	448.61	447.51	449.49	450.19	3,129.60
4070-000	Neighborhood Assessments	4,487.40	4,487.40	4,487.40	4,487.40	4,487.40	4,487.40	4,487.40	31,411.80
4390-000	TOTAL ASSOCIATION INCOME	4,931.45	4,932.79	4,933.01	4,936.36	4,935.23	4,937.23	4,937.94	34,544.01
4999-000	TOTAL REVENUE	5,741.45	5,742.79	5,743.01	5,746.36	5,745.23	5,747.23	5,747.94	40,214.01
6000-000	EXPENSES								
7200-000	NEIGHBORHOOD EXPENSES								
7201-000	Neighborhood Management Fees	430.00	430.00	430.00	430.00	430.00	430.00	430.00	3,010.00
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	0.00	0.00	0.00	1,110.00	1,110.00
7225-000	Neighborhood Garbage Removal	153.53	222.36	222.36	222.36	0.00	222.36	444.72	1,487.69
7226-000	Neighborhood Electric /Gas	37.12	34.50	38.24	-340.57	61.78	69.95	73.30	-25.68
7240-000	Neighborhood Landscape - Contract / Yards	289.97	289.97	289.97	289.97	289.97	289.96	289.97	2,029.78
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	299.47	800.00	0.00	0.00	1,099.47
7260-000	Neighborhood Irrigation-Common Areas	0.00	26.18	0.00	26.18	0.00	26.18	0.00	78.54
7266-000	Neighborhood Pest Control	0.00	423.89	0.00	93.59	93.59	93.59	93.59	798.25
7272-000	Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	990.90	990.90
7280-000	Neighborhood Maintenance	3,466.58	0.00	0.00	1,822.90	0.00	50.00	0.00	5,339.48
7288-000	Neighborhood Property Insurance	3,725.00	0.00	0.00	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	1,182.04	3,432.48	19,643.43
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION								
9830-000	Master Base Assessments	810.00	810.00	810.00	810.00	810.00	810.00	810.00	5,670.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	810.00	810.00	810.00	810.00	810.00	810.00	810.00	5,670.00
9940-000	TOTAL EXPENSES	8,912.20	2,236.90	1,790.57	3,653.90	2,485.34	1,992.04	4,242.48	25,313.43
9950-000	Excess (Deficiency) of Revenues over Expenses	-3,170.75	3,505.89	3,952.44	2,092.46	3,259.89	3,755.19	1,505.46	14,900.58

# Expense Distribution

Property=s09c AND mm/yy=01/2024-01/2024

Account Code - Name Vendor Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
<b>7204-000 - Neighborhood Reserve Study</b>										
assres - Association Reserves, WA, LLC	P-87089	s09c	26469-10	01/02/2024	01/2024	1,110.00	0.00	731	01/02/2024	Reserve Study
<b>Total 7204-000 - Neighborhood Reserve ...</b>						<b>1,110.00</b>	<b>0.00</b>			
<b>7225-000 - Neighborhood Garbage Removal</b>										
clesca - Recology King County	P-87347	s09c	0004500221	01/01/2024	01/2024	444.72	0.00	735	01/25/2024	Customer #076689
<b>Total 7225-000 - Neighborhood Garbage...</b>						<b>444.72</b>	<b>0.00</b>			
<b>7226-000 - Neighborhood Electric /Gas</b>										
pugsou - Puget Sound Energy	P-87267	s09c	39987267	01/01/2024	01/2024	73.30	0.00	734	01/16/2024	Account #200021423344
<b>Total 7226-000 - Neighborhood Electric /Gas</b>						<b>73.30</b>	<b>0.00</b>			
<b>7240-000 - Neighborhood Landscape - Co...</b>										
landcare - LandCare USA LLC	P-87106	s09c	702818	01/01/2024	01/2024	289.97	0.00	733	01/11/2024	Contract Landscaping
<b>Total 7240-000 - Neighborhood Landscap...</b>						<b>289.97</b>	<b>0.00</b>			
<b>7266-000 - Neighborhood Pest Control</b>										
eagpes - Eagle Pest Eliminators, Inc.	P-87098	s09c	2584503	01/04/2024	01/2024	93.59	0.00	732	01/11/2024	1711 Rodent Control
<b>Total 7266-000 - Neighborhood Pest Control</b>						<b>93.59</b>	<b>0.00</b>			
<b>7272-000 - Neighborhood Gutter/Roof Cl...</b>										
skyroo - Skyway Roofing Service LLC	P-87360	s09c	1732	01/16/2024	01/2024	990.90	0.00	736	01/25/2024	Gutter Cleaning
<b>Total 7272-000 - Neighborhood Gutter/Ro...</b>						<b>990.90</b>	<b>0.00</b>			
						<b>3,002.48</b>	<b>0.00</b>			