

zHome

FINANCIAL REPORT

Manager's Report for the month ending 45261

FINANCIAL SUMMARY:

As of 45261, operating cash totaled \$6,405, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$200,131, for total assets of \$206,537.

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 \$206,537.

For the month ending 45261, the Association incurred expenses and accrued costs totaling \$1,992, over budget by \$47.

YTD 45261, the Association incurred expenses and accrued costs totaling \$21,071, under budget by \$4,661.

As of 45261, replacement reserves totaled \$200,131.

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

Reserve Study	\$ 1,110.00	Under	Less than anticipated
Neighborhood Landscape/Other	\$ 699.45	Over	More than anticipated
Pest Control	\$ 704.66	Over	More than anticipated
Neighborhood Gutter/Roof Cleaning	\$ 800.00	Under	Less than anticipated
Dryer Vent Cleaning	\$ 350.00	Under	Less than anticipated
Maintenance	\$ 4,989.50	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
- 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 = Dec 2023

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	6,405.47	5,933.10	472.37
1066-000	Certificate of Deposits - Reserve	101,555.62	101,155.62	400.00
1080-000	CIT - Reserve MM	98,575.81	95,692.99	2,882.82
1090-000	TOTAL CASH	206,536.90	202,781.71	3,755.19
1990-000	TOTAL ASSETS	206,536.90	202,781.71	3,755.19
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	-19,679.39	-16,396.57	-3,282.82
2850-000	Current Year Retained Earnings/Operating Fund	13,395.12	9,639.93	3,755.19
2855-000	Reserve Equity	200,131.43	196,848.61	3,282.82
2990-000	TOTAL CAPITAL	206,536.90	202,781.71	3,755.19
2999-000	TOTAL LIABILITIES & CAPITAL	206,536.90	202,781.71	3,755.19

zHome Neighborhood (s09c)
Budget Comparison
 Period = Dec 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	4,860.00	4,860.00	0.00	0.00	9,720.00
3900-000 TOTAL OTHER INCOME	810.00	810.00	0.00	0.00	4,860.00	4,860.00	0.00	0.00	9,720.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.34	0.00	0.34	N/A	2.26	0.00	2.26	N/A	0.00
4047-000 Interest Income-Reserves	449.49	0.00	449.49	N/A	2,679.41	0.00	2,679.41	N/A	0.00
4070-000 Neighborhood Assessments	4,487.40	4,487.42	-0.02	0.00	26,924.40	26,924.52	-0.12	0.00	53,849.00
4390-000 TOTAL ASSOCIATION INCOME	4,937.23	4,487.42	449.81	10.02	29,606.07	26,924.52	2,681.55	9.96	53,849.00
4999-000 TOTAL REVENUE	5,747.23	5,297.42	449.81	8.49	34,466.07	31,784.52	2,681.55	8.44	63,569.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	430.00	430.00	0.00	0.00	2,580.00	2,580.00	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	1,042.97	825.00	-217.97	-26.42	1,650.00
7226-000 Neighborhood Electric /Gas	69.95	33.33	-36.62	-109.87	-98.98	199.98	298.96	149.49	400.00
7240-000 Neighborhood Landscape - Contract / Yards	289.96	289.92	-0.04	-0.01	1,739.81	1,739.52	-0.29	-0.02	3,479.00
7250-000 Neighborhood Landscape - Other	0.00	66.67	66.67	100.00	1,099.47	400.02	-699.45	-174.85	800.00
7260-000 Neighborhood Irrigation-Common Areas	26.18	40.00	13.82	34.55	78.54	120.00	41.46	34.55	200.00
7266-000 Neighborhood Pest Control	93.59	0.00	-93.59	N/A	704.66	0.00	-704.66	N/A	500.00
7271-000 Neighborhood Gutter/Roof Maintenance	0.00	29.17	29.17	100.00	0.00	175.02	175.02	100.00	350.00
7272-000 Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	N/A	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	199.98	199.98	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	50.00	58.33	8.33	14.28	5,339.48	349.98	-4,989.50	-1,425.65	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	100.02	100.02	100.00	200.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	1,182.04	1,134.92	-47.12	-4.15	16,210.95	11,549.52	-4,661.43	-40.36	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	4,860.00	4,860.00	0.00	0.00	9,720.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	810.00	810.00	0.00	0.00	4,860.00	4,860.00	0.00	0.00	9,920.00
9940-000 TOTAL EXPENSES	1,992.04	1,944.92	-47.12	-2.42	21,070.95	16,409.52	-4,661.43	-28.41	29,569.00
9950-000 Excess (Deficiency) of Revenues over Expenses	3,755.19	3,352.50	402.69	12.01	13,395.12	15,375.00	-1,979.88	-12.88	34,000.00

zHome Neighborhood (s09c)
Budget Comparison

Period = Dec 2023

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Less Reserve Items:									
Reserve Contributions	-2,833.33	-2,833.33	0.00	0.00	-16,999.98	-16,999.98	0.00	0.00	-34,000.00
Reserve Interest Income	-449.49	0.00	-449.49	N/A	-2,679.41	0.00	-2,679.41	N/A	0.00
	-3,282.82	-2,833.33	-449.49	-15.86	-19,679.39	-16,999.98	-2,679.41	-15.76	-34,000.00
Operating Excess (Deficiency) of Rev over Exp	472.37	519.17	-46.80	-9.01	-6,284.27	-1,624.98	-4,659.29	-286.73	0.00
Reserve Expenses:									
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-Dec 2023

Book = Accrual ; Tree = ysi_is

		Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Total
3000-000	INCOME							
3500-000	OTHER INCOME							
3590-000	IHCA Master Base Assess. Income	810.00	810.00	810.00	810.00	810.00	810.00	4,860.00
3900-000	TOTAL OTHER INCOME	810.00	810.00	810.00	810.00	810.00	810.00	4,860.00
3999-000	TOTAL PM INCOME	810.00	810.00	810.00	810.00	810.00	810.00	4,860.00
4010-000	ASSOCIATION INCOME							
4045-000	Interest Income	0.55	0.34	0.36	0.35	0.32	0.34	2.26
4047-000	Interest Income-Reserves	443.50	445.05	445.25	448.61	447.51	449.49	2,679.41
4070-000	Neighborhood Assessments	4,487.40	4,487.40	4,487.40	4,487.40	4,487.40	4,487.40	26,924.40
4390-000	TOTAL ASSOCIATION INCOME	4,931.45	4,932.79	4,933.01	4,936.36	4,935.23	4,937.23	29,606.07
4999-000	TOTAL REVENUE	5,741.45	5,742.79	5,743.01	5,746.36	5,745.23	5,747.23	34,466.07
6000-000	EXPENSES							
7200-000	NEIGHBORHOOD EXPENSES							
7201-000	Neighborhood Management Fees	430.00	430.00	430.00	430.00	430.00	430.00	2,580.00
7225-000	Neighborhood Garbage Removal	153.53	222.36	222.36	222.36	0.00	222.36	1,042.97
7226-000	Neighborhood Electric /Gas	37.12	34.50	38.24	-340.57	61.78	69.95	-98.98
7240-000	Neighborhood Landscape - Contract / Yards	289.97	289.97	289.97	289.97	289.97	289.96	1,739.81
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	299.47	800.00	0.00	1,099.47
7260-000	Neighborhood Irrigation-Common Areas	0.00	26.18	0.00	26.18	0.00	26.18	78.54
7266-000	Neighborhood Pest Control	0.00	423.89	0.00	93.59	93.59	93.59	704.66
7280-000	Neighborhood Maintenance	3,466.58	0.00	0.00	1,822.90	0.00	50.00	5,339.48
7288-000	Neighborhood Property Insurance	3,725.00	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	16,210.95
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION							
9830-000	Master Base Assessments	810.00	810.00	810.00	810.00	810.00	810.00	4,860.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	810.00	810.00	810.00	810.00	810.00	810.00	4,860.00
9940-000	TOTAL EXPENSES	8,912.20	2,236.90	1,790.57	3,653.90	2,485.34	1,992.04	21,070.95
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	13,395.12

Expense Distribution

Property=s09c AND mm/yy=12/2023-12/2023

Account Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
7225-000 - Neighborhood Garbage Removal										
clesca - Recology King County	P-87034	s09c	0004496057	12/01/2023	12/2023	222.36	0.00	730	12/18/2023	Customer #076689
Total 7225-000 - Neighborhood Garbage...						222.36	0.00			
7226-000 - Neighborhood Electric /Gas										
pugsou - Puget Sound Energy	P-86790	s09c	39986790	12/01/2023	12/2023	69.95	0.00	728	12/12/2023	Account #200021423344
Total 7226-000 - Neighborhood Electric /Gas						69.95	0.00			
7240-000 - Neighborhood Landscape - Co...										
landcare - LandCare USA LLC	P-86644	s09c	695600	12/01/2023	12/2023	289.96	0.00	727	12/12/2023	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						289.96	0.00			
7260-000 - Neighborhood Irrigation-Com...										
citiss - City of Issaquah	P-86962	s09c	45086962	12/01/2023	12/2023	26.18	0.00	729	12/14/2023	Account #30-0940-00
Total 7260-000 - Neighborhood Irrigatio...						26.18	0.00			
7266-000 - Neighborhood Pest Control										
eagpes - Eagle Pest Eliminators, Inc.	P-86692	s09c	2583098	12/11/2023	12/2023	93.59	0.00	725	12/12/2023	1711 Rodent Control
Total 7266-000 - Neighborhood Pest Control						93.59	0.00			
7280-000 - Neighborhood Maintenance										
isscom - Issaquah Highlands Communit...	P-86713	s09c	T8046 Land BB 12/2023	12/11/2023	12/2023	50.00	0.00	726	12/12/2023	W/O #5145 Winterize Irrigation
Total 7280-000 - Neighborhood Maintenance						50.00	0.00			
						752.04	0.00			