

**Zhome
FINANCIAL REPORT**

Manager's Report for the month ending May 31, 2022

FINANCIAL SUMMARY:

As of May 31, 2022, operating cash totaled \$15,136, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$153,381, for total assets of \$168,517.

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 \$168,517.

For the month ending May 31, 2022, the Association incurred expenses and accrued costs totaling \$1,889, under budget by \$15.

YTD May 31, 2022, the Association incurred expenses and accrued costs totaling \$24,151, under budget by \$4,035.

As of May 31, 2022, replacement reserves totaled \$168,517.

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

Reserve Study	\$ 990.00	Under	Billing Cycle
Neighborhood Electric/Gas	\$ 312.67	Over	More than anticipated
Pest Control	\$ 500.00	Under	Not yet performed
Gutter/Roof Maintenance	\$ 504.13	Under	Not yet performed
Inclement Weather Maintenance	\$ 319.37	Under	More than anticipated
Geothermal Heat/Cool Plant	\$ 850.00	Under	Billing Cycle
Property Insurance	\$ 500.00	Under	Billing Cycle

DELINQUENCY REPORT:

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:

Cedar siding stained August 2021
 Front and balcony doors painted August 2021
 Faded community signs replaced September 2021
 Gutter cleaning & roof sweep October 2021
 Fall planting & bark completed December 2021
 Geothermal completed on May 20, 2022
 Pest control to be performed June 2022
 Pervious concrete cleaning to be performed June 2022
 Dryervent cleaning to be performed June 2022

Thank you for letting us serve your neighborhood.

Report submitted by Madison Ramirez - Community Manager

425-507-1134 Madison.R@ihcommunity.org

Balance Sheet (With Period Change)

Period = May 2022

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	15,135.51	14,496.97	638.54
1066-000	Certificate of Deposits - Reserve	110,852.50	110,825.00	27.50
1080-000	CIT - Reserve MM	42,528.73	40,155.02	2,373.71
1090-000	TOTAL CASH	168,516.74	165,476.99	3,039.75
1990-000	TOTAL ASSETS	168,516.74	165,476.99	3,039.75
1995-000	LIABILITIES & CAPITAL			
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	11,476.46	11,476.46	0.00
2830-000	Current Year Reserve Transfers	-26,509.13	-24,107.92	-2,401.21
2850-000	Current Year Retained Earnings/Operating Fund	30,168.18	27,128.43	3,039.75
2855-000	Reserve Equity	153,381.23	150,980.02	2,401.21
2990-000	TOTAL CAPITAL	168,516.74	165,476.99	3,039.75
2999-000	TOTAL LIABILITIES & CAPITAL	168,516.74	165,476.99	3,039.75

zHome Neighborhood (s09c)
Budget Comparison
 Period = May 2022

	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	790.00	790.00	0.00	0.00	8,690.00	8,690.00	0.00	0.00	9,480.00
3900-000 TOTAL OTHER INCOME	790.00	790.00	0.00	0.00	8,690.00	8,690.00	0.00	0.00	9,480.00
4010-000 ASSOCIATION INCOME									
4020-000 Late Fees / NSF	0.00	0.00	0.00	N/A	10.00	0.00	10.00	N/A	0.00
4045-000 Interest Income	0.72	0.00	0.72	N/A	6.93	0.00	6.93	N/A	0.00
4047-000 Interest Income-Reserves	34.54	0.00	34.54	N/A	475.76	0.00	475.76	N/A	0.00
4070-000 Neighborhood Assessments	4,103.30	4,103.33	-0.03	0.00	45,136.30	45,136.63	-0.33	0.00	49,240.00
4390-000 TOTAL ASSOCIATION INCOME	4,138.56	4,103.33	35.23	0.86	45,628.99	45,136.63	492.36	1.09	49,240.00
4999-000 TOTAL REVENUE	4,928.56	4,893.33	35.23	0.72	54,318.99	53,826.63	492.36	0.91	58,720.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	430.00	430.00	0.00	0.00	4,730.00	4,730.00	0.00	0.00	5,160.00
7204-000 Neighborhood Reserve Study	0.00	0.00	0.00	N/A	960.00	1,950.00	990.00	50.77	1,950.00
7225-000 Neighborhood Garbage Removal	289.98	148.33	-141.65	-95.50	1,643.22	1,631.63	-11.59	-0.71	1,780.00
7226-000 Neighborhood Electric /Gas	59.81	0.00	-59.81	N/A	312.67	0.00	-312.67	N/A	0.00
7240-000 Neighborhood Landscape - Contract / Yards	273.32	273.33	0.01	0.00	3,006.52	3,006.63	0.11	0.00	3,280.00
7250-000 Neighborhood Landscape - Other	0.00	66.67	66.67	100.00	800.00	733.37	-66.63	-9.09	800.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	115.00	170.00	55.00	32.35	200.00
7266-000 Neighborhood Pest Control	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
7271-000 Neighborhood Gutter/Roof Maintenance	0.00	45.83	45.83	100.00	0.00	504.13	504.13	100.00	550.00
7272-000 Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	N/A	770.70	850.00	79.30	9.33	850.00
7274-000 Neighborhood Inclement Weather Maint.	0.00	33.33	33.33	100.00	686.00	366.63	-319.37	-87.11	400.00
7278-000 Dryer Vent Cleaning	0.00	0.00	0.00	N/A	0.00	320.00	320.00	100.00	320.00
7280-000 Neighborhood Maintenance	45.70	75.00	29.30	39.07	615.70	825.00	209.30	25.37	900.00
7283-000 Neighborhood Geothermal Heat/Cool Plant	0.00	0.00	0.00	N/A	0.00	850.00	850.00	100.00	850.00
7285-000 Neighborhood Pervious Concrete Maintenance	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
7288-000 Neighborhood Property Insurance	0.00	0.00	0.00	N/A	2,311.00	2,100.00	-211.00	-10.05	2,100.00
7289-000 Neighborhood Contingency	0.00	41.67	41.67	100.00	0.00	458.37	458.37	100.00	500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	1,098.81	1,114.16	15.35	1.38	15,950.81	19,495.76	3,544.95	18.18	20,640.00
7300-000 REPAIRS & MAINTENANCE									
7389-000 Contra-Dedicated Operations	0.00	0.00	0.00	N/A	-500.00	0.00	500.00	N/A	0.00
7390-000 TOTAL REPAIRS & MAINTENANCE	0.00	0.00	0.00	N/A	-500.00	0.00	500.00	N/A	0.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9210-000 NSF Fees	0.00	0.00	0.00	N/A	10.00	0.00	-10.00	N/A	0.00
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	790.00	790.00	0.00	0.00	8,690.00	8,690.00	0.00	0.00	9,480.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	790.00	790.00	0.00	0.00	8,700.00	8,690.00	-10.00	-0.12	9,680.00
9940-000 TOTAL EXPENSES	1,888.81	1,904.16	15.35	0.81	24,150.81	28,185.76	4,034.95	14.32	30,320.00
9950-000 Excess (Deficiency) of Revenues over Expenses	3,039.75	2,989.17	50.58	1.69	30,168.18	25,640.87	4,527.31	17.66	28,400.00

**zHome Neighborhood (s09c)
Budget Comparison**

Period = May 2022

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Less Reserve Items:									
Reserve Contributions	-2,366.67	-2,366.67	0.00	0.00	-26,033.37	-26,033.37	0.00	0.00	-28,400.00
Reserve Interest Income	-34.54	0.00	-34.54	N/A	-475.76	0.00	-475.76	N/A	0.00
	-2,401.21	-2,366.67	-34.54	-1.46	-26,509.13	-26,033.37	-475.76	-1.83	-28,400.00
Operating Excess (Deficiency) of Rev over Exp	638.54	622.50	16.04	2.58	3,659.05	-392.50	4,051.55	N/A	0.00
Reserve Expenses:									
200 - Signs/Identifiers - Replace					575.89	1,800.00			1,800.00
502 - Roofs - Inspect/Clean/Repair						6,000.00			6,000.00
529 - Cedar Siding - Prep/Caulk/Stain					29,625.40	29,000.00			29,000.00

Statement (12 months)

Period = Jul 2021-May 2022

Book = Accrual ; Tree = ysi_is

	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Total	
3000-000	INCOME												
3500-000	OTHER INCOME												
3590-000	IHCA Master Base Assess. Income	790.00	790.00	790.00	790.00	869.00	711.00	790.00	790.00	790.00	790.00	790.00	8,690.00
3900-000	TOTAL OTHER INCOME	790.00	790.00	790.00	790.00	869.00	711.00	790.00	790.00	790.00	790.00	790.00	8,690.00
3999-000	TOTAL PM INCOME	790.00	790.00	790.00	790.00	869.00	711.00	790.00	790.00	790.00	790.00	790.00	8,690.00
4010-000	ASSOCIATION INCOME												
4020-000	Late Fees / NSF	0.00	0.00	0.00	10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00
4045-000	Interest Income	0.52	0.53	0.53	0.63	0.64	0.68	0.67	0.60	0.69	0.72	0.72	6.93
4047-000	Interest Income-Reserves	63.40	63.92	59.64	58.55	31.40	32.03	32.48	32.46	33.54	33.80	34.54	475.76
4070-000	Neighborhood Assessments	4,103.30	4,103.30	4,103.30	4,103.30	4,513.63	3,692.97	4,103.30	4,103.30	4,103.30	4,103.30	4,103.30	45,136.30
4390-000	TOTAL ASSOCIATION INCOME	4,167.22	4,167.75	4,163.47	4,172.48	4,545.67	3,725.68	4,136.45	4,136.36	4,137.53	4,137.82	4,138.56	45,628.99
4999-000	TOTAL REVENUE	4,957.22	4,957.75	4,953.47	4,962.48	5,414.67	4,436.68	4,926.45	4,926.36	4,927.53	4,927.82	4,928.56	54,318.99
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	430.00	430.00	430.00	430.00	4,730.00
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	0.00	480.00	0.00	0.00	480.00	0.00	0.00	0.00	960.00
7225-000	Neighborhood Garbage Removal	132.93	132.93	132.93	132.93	132.93	132.93	132.93	140.91	140.91	140.91	289.98	1,643.22
7226-000	Neighborhood Electric /Gas	49.14	41.23	-404.04	57.81	78.67	93.88	89.65	94.67	75.65	76.20	59.81	312.67
7240-000	Neighborhood Landscape - Contract / Yards	273.32	273.32	273.32	273.32	273.32	273.32	273.32	273.32	273.32	273.32	273.32	3,006.52
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	800.00	0.00	800.00
7260-000	Neighborhood Irrigation-Common Areas	0.00	22.66	0.00	22.66	0.00	22.66	0.00	22.66	0.00	24.36	0.00	115.00
7272-000	Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	0.00	0.00	770.70	0.00	0.00	0.00	0.00	0.00	770.70
7274-000	Neighborhood Inclement Weather Maint.	0.00	0.00	0.00	0.00	0.00	0.00	686.00	0.00	0.00	0.00	0.00	686.00
7280-000	Neighborhood Maintenance	0.00	0.00	0.00	0.00	25.00	115.97	-115.97	0.00	0.00	545.00	45.70	615.70
7288-000	Neighborhood Property Insurance	2,311.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,311.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	3,196.39	900.14	432.21	916.72	1,419.92	1,839.46	1,495.93	1,441.56	919.88	2,289.79	1,098.81	15,950.81
7300-000	REPAIRS & MAINTENANCE												
7389-000	Contra-Dedicated Operations	0.00	0.00	0.00	0.00	0.00	0.00	-500.00	0.00	0.00	0.00	0.00	-500.00
7390-000	TOTAL REPAIRS & MAINTENANCE	0.00	0.00	0.00	0.00	0.00	0.00	-500.00	0.00	0.00	0.00	0.00	-500.00
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION												
9210-000	NSF Fees	0.00	0.00	0.00	10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00
9830-000	Master Base Assessments	790.00	790.00	790.00	790.00	790.00	790.00	790.00	790.00	790.00	790.00	790.00	8,690.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	790.00	790.00	790.00	800.00	790.00	790.00	790.00	790.00	790.00	790.00	790.00	8,700.00
9940-000	TOTAL EXPENSES	3,986.39	1,690.14	1,222.21	1,716.72	2,209.92	2,629.46	1,785.93	2,231.56	1,709.88	3,079.79	1,888.81	24,150.81
9950-000	Excess (Deficiency) of Revenues over Expenses	970.83	3,267.61	3,731.26	3,245.76	3,204.75	1,807.22	3,140.52	2,694.80	3,217.65	1,848.03	3,039.75	30,168.18

Aged Receivables Report Detail by Owner

zHome Neighborhood (s09c)

Trans through: 05/22

Age As of: 05/31/2022

Unit	OwnerCode	Status	Name	Total Unpaid Charges	0 - 30 days	31 - 60 days	61 - 90 days	Over 90 days	Charge Code	Less Prepayments	Balance	Memos
Grand Total										0		

Expense Distribution

Property=s09c AND mm/yy=05/2022-05/2022

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-79685	s09c	0003879467	05/01/2022	05/2022	289.98	0.00	645	05/18/2022	Customer #076689
Total 7225-000 - Neighborhood Garbage...						289.98	0.00			
7226-000 - Neighborhood Electric /Gas										
pugsou - Puget Sound Energy	P-79559	s09c	39979559	05/01/2022	05/2022	59.81	0.00	644	05/17/2022	Account #200021423344
Total 7226-000 - Neighborhood Electric /Gas						59.81	0.00			
7240-000 - Neighborhood Landscape - Co...										
landcare - LandCare USA LLC	P-79430	s09c	513732	05/01/2022	05/2022	273.32	0.00	643	05/17/2022	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						273.32	0.00			
7280-000 - Neighborhood Maintenance										
homdep - Home Depot Credit Services	P-79661	s09c	620750392554481	05/17/2022	05/2022	45.70	0.00	5172022	05/17/2022	Graffiti Clean Up
Total 7280-000 - Neighborhood Maintenance						45.70	0.00			
						668.81	0.00			