

Zhome
FINANCIAL REPORT
Manager's Report for the month ending June 30, 2022

FINANCIAL SUMMARY:

As of June 30, 2022, operating cash totaled \$15,248, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$155,783, for total assets of \$171,030.

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 \$171,030.

For the month ending June 30, 2022, the Association incurred expenses and accrued costs totaling \$2,415, over budget by \$281.

YTD June 30, 2022, the Association incurred expenses and accrued costs totaling \$26,566, under budget by \$3,754.

As of June 30, 2022, replacement reserves totaled \$171,030.

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

Reserve Study	\$ 990.00	Under	Billing Cycle
Neighborhood Electric/Gas	\$ 377.31	Over	More than anticipated
Pest Control	\$ 500.00	Under	Not yet performed
Gutter/Roof Maintenance	\$ 550.00	Under	Not yet performed
Geothermal Heat/Cool Plant	\$ 850.00	Under	Billing Cycle
Property Insurance	\$ 500.00	Under	Billing Cycle
Neighborhood Contingency	\$ 500.00	Under	Less than anticipated
Pervious Concrete Maintenance	\$ 500.00	Under	Not yet performed

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 = Jun 2022

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	15,247.61	15,135.51	112.10
1066-000	Certificate of Deposits - Reserve	110,880.00	110,852.50	27.50
1080-000	CIT - Reserve MM	44,902.71	42,528.73	2,373.98
1090-000	TOTAL CASH	171,030.32	168,516.74	2,513.58
1990-000	TOTAL ASSETS	171,030.32	168,516.74	2,513.58
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	-28,910.61	-26,509.13	-2,401.48
2850-000	Current Year Retained Earnings/Operating Fund	32,681.76	30,168.18	2,513.58
2855-000	Reserve Equity	155,782.71	153,381.23	2,401.48
2990-000	TOTAL CAPITAL	171,030.32	168,516.74	2,513.58
2999-000	TOTAL LIABILITIES & CAPITAL	171,030.32	168,516.74	2,513.58

zHome Neighborhood (s09c)
Budget Comparison

Period = Jun 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	9,480.00	9,480.00	0.00	0.00	9,480.00
3900-000 TOTAL OTHER INCOME	790.00	790.00	0.00	0.00	9,480.00	9,480.00	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	0.70	0.00	0.70	N/A	7.63	0.00	7.63	N/A	0.00
4047-000 Interest Income-Reserves	34.81	0.00	34.81	N/A	510.57	0.00	510.57	N/A	0.00
4070-000 Neighborhood Assessments	4,103.30	4,103.37	-0.07	0.00	49,239.60	49,240.00	-0.40	0.00	49,240.00
4390-000 TOTAL ASSOCIATION INCOME	4,138.81	4,103.37	35.44	0.86	49,767.80	49,240.00	527.80	1.07	49,240.00
4999-000 TOTAL REVENUE	4,928.81	4,893.37	35.44	0.72	59,247.80	58,720.00	527.80	0.90	58,720.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	430.00	430.00	0.00	0.00	5,160.00	5,160.00	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	140.91	148.37	7.46	5.03	1,784.13	1,780.00	-4.13	-0.23	1,780.00
7226-000 Neighborhood Electric /Gas	64.64	0.00	-64.64	N/A	377.31	0.00	-377.31	N/A	0.00
7240-000 Neighborhood Landscape - Contract / Yards	273.32	273.37	0.05	0.02	3,279.84	3,280.00	0.16	0.00	3,280.00
7250-000 Neighborhood Landscape - Other	0.00	66.63	66.63	100.00	800.00	800.00	0.00	0.00	800.00
7260-000 Neighborhood Irrigation-Common Areas	24.36	30.00	5.64	18.80	139.36	200.00	60.64	30.32	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	45.87	45.87	100.00	0.00	550.00	550.00	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	33.37	33.37	100.00	686.00	400.00	-286.00	-71.50	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	50.00	75.00	25.00	33.33	665.70	900.00	234.30	26.03	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	41.63	41.63	100.00	0.00	500.00	500.00	100.00	500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	983.23	1,144.24	161.01	14.07	16,934.04	20,640.00	3,705.96	17.96	20,640.00
7300-000 REPAIRS & MAINTENANCE									
7389-000 Contra-Dedicated Operations	500.00	0.00	-500.00	N/A	0.00	0.00	0.00	N/A	0.00
7390-000 TOTAL REPAIRS & MAINTENANCE	500.00	0.00	-500.00	N/A	0.00	0.00	0.00	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	142.00	200.00	58.00	29.00	142.00	200.00	58.00	29.00	200.00
9830-000 Master Base Assessments	790.00	790.00	0.00	0.00	9,480.00	9,480.00	0.00	0.00	9,480.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	932.00	990.00	58.00	5.86	9,632.00	9,680.00	48.00	0.50	9,680.00
9940-000 TOTAL EXPENSES	2,415.23	2,134.24	-280.99	-13.17	26,566.04	30,320.00	3,753.96	12.38	30,320.00
9950-000 Excess (Deficiency) of Revenues over Expenses	2,513.58	2,759.13	-245.55	-8.90	32,681.76	28,400.00	4,281.76	15.08	28,400.00

**zHome Neighborhood (s09c)
Budget Comparison**

Period = Jun 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	-28,400.04	-28,400.04	0.00	0.00	-28,400.00
Reserve Interest Income	-34.81	0.00	-34.81	N/A	-510.57	0.00	-510.57	N/A	0.00
	-2,401.48	-2,366.67	-34.81	-1.47	-28,910.61	-28,400.04	-510.57	-1.80	-28,400.00
Operating Excess (Deficiency) of Rev over Exp	112.10	392.46	-280.36	-71.44	3,771.15	-0.04	3,771.19	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-Jun 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	Jun 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	790.00	9,480.00
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	790.00	9,480.00
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	790.00	9,480.00
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	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	0.70	7.63
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	34.81	510.57
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	4,103.30	49,239.60
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	4,138.81	49,767.80
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	4,928.81	59,247.80
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	430.00	5,160.00
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	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	140.91	1,784.13
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	64.64	377.31
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	273.32	3,279.84
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	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	24.36	139.36
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	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	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	50.00	665.70
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	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	983.23	16,934.04
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	0.00
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	0.00
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	0.00	10.00
9610-000 Federal Income Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	142.00	142.00
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	790.00	9,480.00
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	932.00	9,632.00
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	2,415.23	26,566.04
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	2,513.58	32,681.76

Expense Distribution

Property=s09c AND mm/yy=06/2022-06/2022

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-79789	s09c	0003943063	06/01/2022	06/2022	140.91	0.00	647	06/15/2022	Customer #076689
Total 7225-000 - Neighborhood Garbage...						140.91	0.00			
7226-000 - Neighborhood Electric /Gas										
pugsou - Puget Sound Energy	P-79847	s09c	39979847	06/01/2022	06/2022	64.64	0.00	648	06/16/2022	Account #200021423344
Total 7226-000 - Neighborhood Electric /Gas						64.64	0.00			
7240-000 - Neighborhood Landscape - Co...										
landcare - LandCare USA LLC	P-79738	s09c	524250	06/01/2022	06/2022	273.32	0.00	646	06/08/2022	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						273.32	0.00			
7260-000 - Neighborhood Irrigation-Com...										
citiss - City of Issaquah	P-80063	s09c	45080063	06/01/2022	06/2022	24.36	0.00	649	06/21/2022	Account #30-0940-00
Total 7260-000 - Neighborhood Irrigatio...						24.36	0.00			
7280-000 - Neighborhood Maintenance										
isscom - Issaquah Highlands Communit...	P-80128	s09c	T8046 Land BB 06/2022	06/22/2022	06/2022	50.00	0.00	650	06/23/2022	W/O #4776 Irrigation Start Up
Total 7280-000 - Neighborhood Maintenance						50.00	0.00			
						553.23	0.00			