

**zHome**

**FINANCIAL REPORT**

**Manager's Report for the month ending August 31, 2022**

**FINANCIAL SUMMARY:**

As of August 31, 2022, operating cash totaled \$14,243, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$163,391, for total assets of \$177,634.

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 \$177,634.

For the month ending August 31, 2022, the Association incurred expenses and accrued costs totaling \$1,687, under budget by \$239.

YTD August 31, 2022, the Association incurred expenses and accrued costs totaling \$6,172, under budget by \$1,093.

As of August 31, 2022, replacement reserves totaled \$177,634.

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

Reserve Study	\$ 1,025.00	Under	Billing Cycle
Property Insurance	\$ 300.00	Over	More than anticipated

**DELINQUENCY REPORT:**

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:**

- 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](mailto:Madison.R@ihcommunity.org)

**Balance Sheet (With Period Change)**

Period = Aug 2022

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	13,917.11	13,183.95	733.16
1066-000	Certificate of Deposits - Reserve	110,935.00	110,907.50	27.50
1080-000	CIT - Reserve MM	49,919.59	47,410.86	2,508.73
1090-000	TOTAL CASH	174,771.70	171,502.31	3,269.39
1990-000	TOTAL ASSETS	174,771.70	171,502.31	3,269.39
1995-000	LIABILITIES & CAPITAL			
<b>2800-000</b>	<b>CAPITAL</b>			
2820-000	Prior Year Retained Earnings	15,247.61	15,247.61	0.00
2830-000	Current Year Reserve Transfers	-5,071.88	-2,535.65	-2,536.23
2850-000	Current Year Retained Earnings/Operating Fund	3,741.38	471.99	3,269.39
2855-000	Reserve Equity	160,854.59	158,318.36	2,536.23
2990-000	TOTAL CAPITAL	174,771.70	171,502.31	3,269.39
2999-000	TOTAL LIABILITIES & CAPITAL	174,771.70	171,502.31	3,269.39

**zHome Neighborhood (s09c)**  
**Budget Comparison**  
 Period = Aug 2022

	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	800.00	800.00	0.00	0.00	1,600.00	1,600.00	0.00	0.00	9,600.00
3900-000 TOTAL OTHER INCOME	800.00	800.00	0.00	0.00	1,600.00	1,600.00	0.00	0.00	9,600.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.63	0.00	0.63	N/A	1.33	0.00	1.33	N/A	0.00
4047-000 Interest Income-Reserves	36.23	0.00	36.23	N/A	71.88	0.00	71.88	N/A	0.00
4070-000 Neighborhood Assessments	4,120.00	4,120.00	0.00	0.00	8,240.00	8,240.00	0.00	0.00	49,440.00
4390-000 TOTAL ASSOCIATION INCOME	4,156.86	4,120.00	36.86	0.89	8,313.21	8,240.00	73.21	0.89	49,440.00
4999-000 TOTAL REVENUE	4,956.86	4,920.00	36.86	0.75	9,913.21	9,840.00	73.21	0.74	59,040.00
<b>7200-000 NEIGHBORHOOD EXPENSES</b>									
7201-000 Neighborhood Management Fees	387.00	430.00	43.00	10.00	860.00	860.00	0.00	0.00	5,160.00
7204-000 Neighborhood Reserve Study	0.00	0.00	0.00	N/A	0.00	1,025.00	1,025.00	100.00	1,025.00
7225-000 Neighborhood Garbage Removal	140.91	133.33	-7.58	-5.69	281.82	266.66	-15.16	-5.69	1,600.00
7226-000 Neighborhood Electric /Gas	53.67	25.00	-28.67	-114.68	115.59	50.00	-65.59	-131.18	300.00
7240-000 Neighborhood Landscape - Contract / Yards	281.53	281.50	-0.03	-0.01	563.06	563.00	-0.06	-0.01	3,378.00
7250-000 Neighborhood Landscape - Other	0.00	66.67	66.67	100.00	0.00	133.34	133.34	100.00	800.00
7260-000 Neighborhood Irrigation-Common Areas	24.36	40.00	15.64	39.10	24.36	40.00	15.64	39.10	200.00
7266-000 Neighborhood Pest Control	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	500.00
7271-000 Neighborhood Gutter/Roof Maintenance	0.00	29.17	29.17	100.00	0.00	58.34	58.34	100.00	350.00
7272-000 Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	800.00
7274-000 Neighborhood Inclement Weather Maint.	0.00	33.33	33.33	100.00	0.00	66.66	66.66	100.00	400.00
7278-000 Dryer Vent Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	300.00
7280-000 Neighborhood Maintenance	0.00	58.33	58.33	100.00	0.00	116.66	116.66	100.00	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	2,727.00	2,427.00	-300.00	-12.36	2,427.00
7289-000 Neighborhood Contingency	0.00	29.17	29.17	100.00	0.00	58.34	58.34	100.00	350.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	887.47	1,126.50	239.03	21.22	4,571.83	5,665.00	1,093.17	19.30	19,240.00
<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	800.00	800.00	0.00	0.00	1,600.00	1,600.00	0.00	0.00	9,600.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	800.00	800.00	0.00	0.00	1,600.00	1,600.00	0.00	0.00	9,800.00
9940-000 TOTAL EXPENSES	1,687.47	1,926.50	239.03	12.41	6,171.83	7,265.00	1,093.17	15.05	29,040.00
9950-000 Excess (Deficiency) of Revenues over Expenses	3,269.39	2,993.50	275.89	9.22	3,741.38	2,575.00	1,166.38	45.30	30,000.00

**zHome Neighborhood (s09c)**  
**Budget Comparison**

Period = Aug 2022

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>Less Reserve Items:</b>									
Reserve Contributions	-2,500.00	-2,500.00	0.00	0.00	-5,000.00	-5,000.00	0.00	0.00	-30,000.00
Reserve Interest Income	-36.23	0.00	-36.23	N/A	-71.88	0.00	-71.88	N/A	0.00
	-2,536.23	-2,500.00	-36.23	-1.45	-5,071.88	-5,000.00	-71.88	-1.44	-30,000.00
<b>Operating Excess (Deficiency) of Rev over Exp</b>	<b>733.16</b>	<b>493.50</b>	<b>239.66</b>	<b>48.56</b>	<b>-1,330.50</b>	<b>-2,425.00</b>	<b>1,094.50</b>	<b>45.13</b>	<b>0.00</b>
<b>Reserve Expenses:</b>									
Drainage Stormwater System - Clean						2,290.00			

**Statement (12 months)**

Period = Jul 2022-Aug 2022

Book = Accrual ; Tree = ysi\_is

		Jul 2022	Aug 2022	Total
<b>3000-000</b>	<b>INCOME</b>			
3500-000	OTHER INCOME			
3590-000	IHCA Master Base Assess. Income	800.00	800.00	1,600.00
3900-000	TOTAL OTHER INCOME	800.00	800.00	1,600.00
3999-000	TOTAL PM INCOME	800.00	800.00	1,600.00
4010-000	ASSOCIATION INCOME			
4045-000	Interest Income	0.70	0.63	1.33
4047-000	Interest Income-Reserves	35.65	36.23	71.88
4070-000	Neighborhood Assessments	4,120.00	4,120.00	8,240.00
4390-000	TOTAL ASSOCIATION INCOME	4,156.35	4,156.86	8,313.21
4999-000	TOTAL REVENUE	4,956.35	4,956.86	9,913.21
6000-000	EXPENSES			
7200-000	NEIGHBORHOOD EXPENSES			
7201-000	Neighborhood Management Fees	473.00	387.00	860.00
7225-000	Neighborhood Garbage Removal	140.91	140.91	281.82
7226-000	Neighborhood Electric /Gas	61.92	53.67	115.59
7240-000	Neighborhood Landscape - Contract / Yards	281.53	281.53	563.06
7260-000	Neighborhood Irrigation-Common Areas	0.00	24.36	24.36
7288-000	Neighborhood Property Insurance	2,727.00	0.00	2,727.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	3,684.36	887.47	4,571.83
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION			
9830-000	Master Base Assessments	800.00	800.00	1,600.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	800.00	800.00	1,600.00
9940-000	TOTAL EXPENSES	4,484.36	1,687.47	6,171.83
9950-000	Excess (Deficiency) of Revenues over Expenses	471.99	3,269.39	3,741.38

# Expense Distribution

Property=s09c AND mm/yy=08/2022-08/2022

Account Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
<b>7225-000 - Neighborhood Garbage Removal</b>										
clesca - Recology King County	P-80470	s09c	0004026933	08/01/2022	08/2022	140.91	0.00	655	08/17/2022	Customer #076689
<b>Total 7225-000 - Neighborhood Garbage...</b>						<b>140.91</b>	<b>0.00</b>			
<b>7226-000 - Neighborhood Electric /Gas</b>										
pugsou - Puget Sound Energy	P-80708	s09c	39980708	08/01/2022	08/2022	53.67	0.00	658	08/19/2022	Account #200021423344
<b>Total 7226-000 - Neighborhood Electric /Gas</b>						<b>53.67</b>	<b>0.00</b>			
<b>7240-000 - Neighborhood Landscape - Co...</b>										
landcare - LandCare USA LLC	P-80511	s09c	542068	08/01/2022	08/2022	281.53	0.00	656	08/17/2022	Contract Landscaping
<b>Total 7240-000 - Neighborhood Landscap...</b>						<b>281.53</b>	<b>0.00</b>			
<b>7260-000 - Neighborhood Irrigation-Com...</b>										
citiss - City of Issaquah	P-80623	s09c	45080623	08/01/2022	08/2022	24.36	0.00	657	08/19/2022	Account #30-0940-00
<b>Total 7260-000 - Neighborhood Irrigatio...</b>						<b>24.36</b>	<b>0.00</b>			
						<b>500.47</b>	<b>0.00</b>			