

Zhome

FINANCIAL REPORT

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

FINANCIAL SUMMARY:

As of January 31, 2022, operating cash totaled \$13,436, unpaid assessments (receivables) totaled \$500, and 'other' cash (or cash equivalents) totaled \$143,780, for total assets of \$157,717.

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 \$157,717.

For the month ending January 31, 2022, the Association incurred expenses and accrued costs totaling \$1,786, under budget by \$1,093.

YTD January 31, 2022, the Association incurred expenses and accrued costs totaling \$15,241, under budget by \$3,428.

As of January 31, 2022, replacement reserves totaled \$143,780.

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

Reserve Study	\$ 1,470.00	Under	Billing Cycle
Landscape- non-contract	\$ 466.69	Under	Billing Cycle
Neighborhood Roof & Gutter Maintenance	\$ 320.81	Under	Less than anticipated
Inclement Weather Maintenance	\$ 452.69	Over	More than anticipated
Dryervent cleaning	\$ 320.00	Under	Not yet performed
Neighborhood Maintenance	\$ 309.03	Under	Less than anticipated

DELINQUENCY REPORT:

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	Status
B9C-0001	500.00				500.00	Maintenance bill back
TOTALS	500.00	0.00	0.00	0.00	500.00	

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 cleaning to be performed May 2021
- Pest control to be performed June 2021
- Pervious concrete cleaning to be performed June 2021
- Dryervent cleaning to be performed June 2021

Thank you for letting us serve your neighborhood.

Report submitted by Debbie Orosco, CMCA - Community Manager

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Balance Sheet (With Period Change)

Period = Jan 2022

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	13,436.30	13,684.26	-247.96
1066-000	Certificate of Deposits - Reserve	110,742.50	110,715.00	27.50
1080-000	CIT - Reserve MM	33,037.71	30,666.06	2,371.65
1090-000	TOTAL CASH	157,216.51	155,065.32	2,151.19
1099-000	ACCOUNTS RECEIVABLE			
1120-000	A/R - Non-Members/Assoc	500.00	0.00	500.00
1248-000	TOTAL ACCOUNTS RECEIVABLE	500.00	0.00	500.00
1990-000	TOTAL ASSETS	157,716.51	155,065.32	2,651.19
1995-000	LIABILITIES & CAPITAL			
1997-000	LIABILITIES			
2495-000	OTHER LIABILITIES			
2644-000	Prepaid Assessments	0.00	489.33	-489.33
2680-000	TOTAL OTHER LIABILITIES	0.00	489.33	-489.33
2690-000	TOTAL LIABILITIES	0.00	489.33	-489.33
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	11,476.46	11,476.46	0.00
2830-000	Current Year Reserve Transfers	-16,908.11	-14,508.96	-2,399.15
2850-000	Current Year Retained Earnings/Operating Fund	19,367.95	16,227.43	3,140.52
2855-000	Reserve Equity	143,780.21	141,381.06	2,399.15
2990-000	TOTAL CAPITAL	157,716.51	154,575.99	3,140.52
2999-000	TOTAL LIABILITIES & CAPITAL	157,716.51	155,065.32	2,651.19

**zHome Neighborhood (s09c)
Budget Comparison**

Period = Jan 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	5,530.00	5,530.00	0.00	0.00	9,480.00
3900-000 TOTAL OTHER INCOME	790.00	790.00	0.00	0.00	5,530.00	5,530.00	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	0.67	0.00	0.67	N/A	4.20	0.00	4.20	N/A	0.00
4047-000 Interest Income-Reserves	32.48	0.00	32.48	N/A	341.42	0.00	341.42	N/A	0.00
4070-000 Neighborhood Assessments	4,103.30	4,103.33	-0.03	0.00	28,723.10	28,723.31	-0.21	0.00	49,240.00
4390-000 TOTAL ASSOCIATION INCOME	4,136.45	4,103.33	33.12	0.81	29,078.72	28,723.31	355.41	1.24	49,240.00
4999-000 TOTAL REVENUE	4,926.45	4,893.33	33.12	0.68	34,608.72	34,253.31	355.41	1.04	58,720.00
7200-000 NEIGHBORHOOD EXPENSES									
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	0.00	975.00	975.00	100.00	480.00	1,950.00	1,470.00	75.38	1,950.00
7225-000 Neighborhood Garbage Removal	132.93	148.33	15.40	10.38	930.51	1,038.31	107.80	10.38	1,780.00
7226-000 Neighborhood Electric /Gas	89.65	0.00	-89.65	N/A	6.34	0.00	-6.34	N/A	0.00
7240-000 Neighborhood Landscape - Contract / Yards	273.32	273.33	0.01	0.00	1,913.24	1,913.31	0.07	0.00	3,280.00
7250-000 Neighborhood Landscape - Other	0.00	66.67	66.67	100.00	0.00	466.69	466.69	100.00	800.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	67.98	120.00	52.02	43.35	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	45.83	45.83	100.00	0.00	320.81	320.81	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.	686.00	33.33	-652.67	-1,958.21	686.00	233.31	-452.69	-194.03	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	-115.97	75.00	190.97	254.63	25.00	525.00	500.00	95.24	900.00
7283-000 Neighborhood Geothermal Heat/Cool Plant	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	850.00
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	2,311.00	2,100.00	-211.00	-10.05	2,100.00
7289-000 Neighborhood Contingency	0.00	41.67	41.67	100.00	0.00	291.69	291.69	100.00	500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	1,495.93	2,089.16	593.23	28.40	10,200.77	13,139.12	2,938.35	22.36	20,640.00
7300-000 REPAIRS & MAINTENANCE									
7389-000 Contra-Dedicated Operations	-500.00	0.00	500.00	N/A	-500.00	0.00	500.00	N/A	0.00
7390-000 TOTAL REPAIRS & MAINTENANCE	-500.00	0.00	500.00	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	5,530.00	5,530.00	0.00	0.00	9,480.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	790.00	790.00	0.00	0.00	5,540.00	5,530.00	-10.00	-0.18	9,680.00
9940-000 TOTAL EXPENSES	1,785.93	2,879.16	1,093.23	37.97	15,240.77	18,669.12	3,428.35	18.36	30,320.00
9950-000 Excess (Deficiency) of Revenues over Expenses	3,140.52	2,014.17	1,126.35	55.92	19,367.95	15,584.19	3,783.76	24.28	28,400.00

zHome Neighborhood (s09c)
Budget Comparison

Period = Jan 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	-16,566.69	-16,566.69	0.00	0.00	-28,400.00
Reserve Interest Income	-32.48	0.00	-32.48	N/A	-341.42	0.00	-341.42	N/A	0.00
	-2,399.15	-2,366.67	-32.48	-1.37	-16,908.11	-16,566.69	-341.42	-2.06	-28,400.00
Operating Excess (Deficiency) of Rev over Exp	741.37	-352.50	1,093.87	N/A	2,459.84	-982.50	3,442.34	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

Expense Distribution

Property=s09c AND mm/yy=01/2022-01/2022

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-77833	s09c	0003768437	01/01/2022	01/2022	132.93	0.00	626	01/14/2022	Customer #076689
Total 7225-000 - Neighborhood Garbage...						132.93	0.00			
7226-000 - Neighborhood Electric /Gas										
pugsou - Puget Sound Energy	P-78098	s09c	39978098	01/01/2022	01/2022	89.65	0.00	628	01/19/2022	Account #200021423344
Total 7226-000 - Neighborhood Electric /Gas						89.65	0.00			
7240-000 - Neighborhood Landscape - Co...										
landcare - LandCare USA LLC	P-77784	s09c	477312	01/01/2022	01/2022	273.32	0.00	627	01/17/2022	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						273.32	0.00			
7274-000 - Neighborhood Inclement Weat...										
isscom - Issaquah Highlands Communit...	P-77819	s09c	T8046 Maint BB 01...	01/06/2022	01/2022	686.00	0.00	625	01/07/2022	Snow & Ice Removal
Total 7274-000 - Neighborhood Inclemen...						686.00	0.00			
						1,181.90	0.00			