



**zHome
FINANCIAL REPORT**

Manager's Report for the month ending May 31, 2024

FINANCIAL SUMMARY:

As of May 31, 2024, operating cash totaled \$5,655, unpaid assessments (receivables) totaled \$0, and 'other' cash (or cash equivalents) totaled \$216,563, for total assets of \$222,217.

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 \$222,217.

For the month ending May 31, 2024, the Association incurred expenses and accrued costs totaling \$2,230, over budget by \$325.

YTD May 31, 2024, the Association incurred expenses and accrued costs totaling \$34,144, over budget by \$6,710.

As of May 31, 2024, replacement reserves totaled \$216,563.

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

Neighborhood Garbage Removal	\$ 907.96	Over	More than anticipated
Neighborhood Landscape/Other	\$ 366.10	Over	More than anticipated
Pest Control	\$ 766.37	Over	More than anticipated
Neighborhood Gutter/Roof Maintenance	\$ 320.87	Under	Less than anticipated
Neighborhood Inclement Weather Maintenance	\$ 366.63	Under	Less than anticipated
Neighborhood Maintenance	\$ 5,297.85	Over	More than anticipated
Neighborhood Geothermal Heat/Cool Plant	\$ 450.00	Under	Less than anticipated
Neighborhood Pervious Concrete Maintenance	\$ 500.00	Under	Less 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:

Backflow performed April 2024

Pest control performed April 2024

Irrigation Start up April 2024

Gutter Cleaning performed January 2024

Dryer Vent Cleaning performed October 2023

VIOLATIONS ISSUED: None

Thank you for letting us serve your neighborhood.

Report submitted by Susan Carlson - Community Manager

425-507-1134 Susan.c@ihcommunity.org

Balance Sheet (With Period Change)

Period = May 2024

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	5,654.73	5,950.27	-295.54
1066-000	Certificate of Deposits - Reserve	101,170.41	100,770.41	400.00
1080-000	CIT - Reserve MM	115,392.23	112,501.05	2,891.18
1090-000	TOTAL CASH	222,217.37	219,221.73	2,995.64
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	0.00	-529.74	529.74
1248-000	TOTAL ACCOUNTS RECEIVABLE	0.00	-529.74	529.74
1990-000	TOTAL ASSETS	222,217.37	218,691.99	3,525.38
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	-36,110.60	-32,819.42	-3,291.18
2850-000	Current Year Retained Earnings/Operating Fund	29,075.59	25,550.21	3,525.38
2855-000	Reserve Equity	216,562.64	213,271.46	3,291.18
2990-000	TOTAL CAPITAL	222,217.37	218,691.99	3,525.38
2999-000	TOTAL LIABILITIES & CAPITAL	222,217.37	218,691.99	3,525.38

zHome Neighborhood (s09c)
Budget Comparison
 Period = May 2024

	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	8,910.00	8,910.00	0.00	0.00	9,720.00
3900-000 TOTAL OTHER INCOME	810.00	810.00	0.00	0.00	8,910.00	8,910.00	0.00	0.00	9,720.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	0.32	0.00	0.32	N/A	3.84	0.00	3.84	N/A	0.00
4047-000 Interest Income-Reserves	457.85	0.00	457.85	N/A	4,943.97	0.00	4,943.97	N/A	0.00
4070-000 Neighborhood Assessments	4,487.40	4,487.42	-0.02	0.00	49,361.40	49,361.62	-0.22	0.00	53,849.00
4390-000 TOTAL ASSOCIATION INCOME	4,945.57	4,487.42	458.15	10.21	54,309.21	49,361.62	4,947.59	10.02	53,849.00
4999-000 TOTAL REVENUE	5,755.57	5,297.42	458.15	8.65	63,219.21	58,271.62	4,947.59	8.49	63,569.00
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	1,110.00	1,110.00	0.00	0.00	1,110.00
7225-000 Neighborhood Garbage Removal	233.95	137.50	-96.45	-70.15	2,420.46	1,512.50	-907.96	-60.03	1,650.00
7226-000 Neighborhood Electric /Gas	52.92	33.33	-19.59	-58.78	243.00	366.63	123.63	33.72	400.00
7240-000 Neighborhood Landscape - Contract / Yards	290.50	289.92	-0.58	-0.20	3,190.72	3,189.12	-1.60	-0.05	3,479.00
7250-000 Neighborhood Landscape - Other	0.00	66.67	66.67	100.00	1,099.47	733.37	-366.10	-49.92	800.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	132.87	170.00	37.13	21.84	200.00
7266-000 Neighborhood Pest Control	-187.18	0.00	187.18	N/A	1,266.37	500.00	-766.37	-153.27	500.00
7271-000 Neighborhood Gutter/Roof Maintenance	0.00	29.17	29.17	100.00	0.00	320.87	320.87	100.00	350.00
7272-000 Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	N/A	990.90	800.00	-190.90	-23.86	800.00
7274-000 Neighborhood Inclement Weather Maint.	0.00	33.33	33.33	100.00	0.00	366.63	366.63	100.00	400.00
7278-000 Dryer Vent Cleaning	0.00	0.00	0.00	N/A	385.35	350.00	-35.35	-10.10	350.00
7280-000 Neighborhood Maintenance	600.00	58.33	-541.67	-928.63	5,939.48	641.63	-5,297.85	-825.69	700.00
7283-000 Neighborhood Geothermal Heat/Cool Plant	0.00	0.00	0.00	N/A	0.00	450.00	450.00	100.00	450.00
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	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	183.37	183.37	100.00	200.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	1,420.19	1,094.92	-325.27	-29.71	25,233.62	18,524.12	-6,709.50	-36.22	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	8,910.00	8,910.00	0.00	0.00	9,720.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	810.00	810.00	0.00	0.00	8,910.00	8,910.00	0.00	0.00	9,920.00
9940-000 TOTAL EXPENSES	2,230.19	1,904.92	-325.27	-17.08	34,143.62	27,434.12	-6,709.50	-24.46	29,569.00
9950-000 Excess (Deficiency) of Revenues over Expenses	3,525.38	3,392.50	132.88	3.92	29,075.59	30,837.50	-1,761.91	-5.71	34,000.00

zHome Neighborhood (s09c)
Budget Comparison
 Period = May 2024

	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	-31,166.63	-31,166.63	0.00	0.00	-34,000.00
Reserve Interest Income	-457.85	0.00	-457.85	N/A	-4,943.97	0.00	-4,943.97	N/A	0.00
	-3,291.18	-2,833.33	-457.85	-16.16	-36,110.60	-31,166.63	-4,943.97	-15.86	-34,000.00
Operating Excess (Deficiency) of Rev over Exp	234.20	559.17	-324.97	-58.12	-7,035.01	-329.13	-6,705.88	-2,037.46	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-May 2024

Book = Accrual ; Tree = ysi_is

	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	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	810.00	810.00	810.00	810.00	810.00	8,910.00
3900-000	TOTAL OTHER INCOME	810.00	810.00	810.00	810.00	810.00	810.00	810.00	810.00	810.00	810.00	810.00	8,910.00
3999-000	TOTAL PM INCOME	810.00	810.00	810.00	810.00	810.00	810.00	810.00	810.00	810.00	810.00	810.00	8,910.00
4010-000	ASSOCIATION INCOME												
4045-000	Interest Income	0.55	0.34	0.36	0.35	0.32	0.34	0.35	0.28	0.29	0.34	0.32	3.84
4047-000	Interest Income-Reserves	443.50	445.05	445.25	448.61	447.51	449.49	450.19	448.39	453.80	454.33	457.85	4,943.97
4070-000	Neighborhood Assessments	4,487.40	4,487.40	4,487.40	4,487.40	4,487.40	4,487.40	4,487.40	4,487.40	4,487.40	4,487.40	4,487.40	49,361.40
4390-000	TOTAL ASSOCIATION INCOME	4,931.45	4,932.79	4,933.01	4,936.36	4,935.23	4,937.23	4,937.94	4,936.07	4,941.49	4,942.07	4,945.57	54,309.21
4999-000	TOTAL REVENUE	5,741.45	5,742.79	5,743.01	5,746.36	5,745.23	5,747.23	5,747.94	5,746.07	5,751.49	5,752.07	5,755.57	63,219.21
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	0.00	1,110.00	0.00	0.00	0.00	0.00	0.00	1,110.00
7225-000	Neighborhood Garbage Removal	153.53	222.36	222.36	222.36	0.00	222.36	444.72	232.94	232.94	232.94	233.95	2,420.46
7226-000	Neighborhood Electric /Gas	37.12	34.50	38.24	-340.57	61.78	69.95	73.30	87.14	70.82	57.80	52.92	243.00
7240-000	Neighborhood Landscape - Contract / Yards	289.97	289.97	289.97	289.97	289.97	289.97	289.97	289.97	289.97	290.50	290.50	3,190.72
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	299.47	800.00	0.00	0.00	0.00	0.00	0.00	0.00	1,099.47
7260-000	Neighborhood Irrigation-Common Areas	0.00	26.18	0.00	26.18	0.00	26.18	0.00	26.18	0.00	28.15	0.00	132.87
7266-000	Neighborhood Pest Control	0.00	423.89	0.00	93.59	93.59	93.59	0.00	561.54	93.76	-187.18	0.00	1,266.37
7272-000	Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	0.00	0.00	990.90	0.00	0.00	0.00	0.00	0.00	990.90
7278-000	Dryer Vent Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	385.35	0.00	0.00	0.00	0.00	385.35
7280-000	Neighborhood Maintenance	3,466.58	0.00	0.00	1,822.90	0.00	50.00	0.00	0.00	0.00	0.00	600.00	5,939.48
7288-000	Neighborhood Property Insurance	3,725.00	0.00	0.00	0.00	0.00	0.00	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	3,432.48	1,451.58	1,585.27	1,133.15	1,420.19	25,233.62
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION												
9830-000	Master Base Assessments	810.00	810.00	810.00	810.00	810.00	810.00	810.00	810.00	810.00	810.00	810.00	8,910.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	810.00	810.00	810.00	810.00	810.00	810.00	810.00	810.00	810.00	810.00	810.00	8,910.00
9940-000	TOTAL EXPENSES	8,912.20	2,236.90	1,790.57	3,653.90	2,485.34	1,992.04	4,242.48	2,261.58	2,395.27	1,943.15	2,230.19	34,143.62
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	1,505.46	3,484.49	3,356.22	3,808.92	3,525.38	29,075.59

Expense Distribution

Property=s09c AND mm/yy=05/2024-05/2024

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-88959	s09c	0004666967	05/01/2024	05/2024	233.95	0.00	756	05/15/2024	Customer #076689
Total 7225-000 - Neighborhood Garbage...						233.95	0.00			
7226-000 - Neighborhood Electric /Gas										
pugsou - Puget Sound Energy	P-89061	s09c	39989061	05/01/2024	05/2024	52.92	0.00	758	05/21/2024	Account #200021423344
Total 7226-000 - Neighborhood Electric /Gas						52.92	0.00			
7240-000 - Neighborhood Landscape - Co...										
landcare - LandCare USA LLC	P-88853	s09c	739449	05/01/2024	05/2024	290.50	0.00	757	05/15/2024	Contract Landscaping
Total 7240-000 - Neighborhood Landscap...						290.50	0.00			
7265-000 - Neigh Irrig Maint & Repairs										
isscom - Issaquah Highlands Communit...	P-89136	s09c	T8046 Land BB 05/2024	05/22/2024	05/2024	50.00	0.00	759	05/30/2024	W/O #5300 Irrigation Start Up
Total 7265-000 - Neigh Irrig Maint & Repairs						50.00	0.00			
7266-000 - Neighborhood Pest Control										
eagpes - Eagle Pest Eliminators, Inc.	P-88893	s09c	5923-88893	05/07/2024	05/2024	-280.77	-280.77			Rodent Control
eagpes - Eagle Pest Eliminators, Inc.	P-88893	s09c	5923-88893	05/07/2024	05/2024	280.77	280.77			Rodent Control
eagpes - Eagle Pest Eliminators, Inc.	P-88893	s09c	5923-88893	05/07/2024	05/2024	-280.77	-280.77			Rodent Control
eagpes - Eagle Pest Eliminators, Inc.	P-88896	s09c	5183	05/07/2024	05/2024	93.59	0.00	754	05/08/2024	1711 Rodent Control
Total 7266-000 - Neighborhood Pest Control						-187.18	-280.77			
7280-000 - Neighborhood Maintenance										
certba - Certified Backflow Testing, Inc.	P-88916	s09c	063925	05/14/2024	05/2024	550.00	0.00	755	05/15/2024	Backflow Testing
Total 7280-000 - Neighborhood Maintenance						550.00	0.00			
						990.19	-280.77			