

**View Ridge
FINANCIAL REPORT**

Manager's Report for the month ending November 30, 2021

FINANCIAL SUMMARY:

As of November 30, 2021, operating cash totaled \$127, unpaid assessments (receivables) totaled -\$303, and 'other' cash (or cash equivalents) totaled \$387,362, for total assets of \$387,186.

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 929165 cash position of \$83,306.

For the month ending November 30, 2021, the Association incurred expenses and accrued costs totaling \$5,198, under budget by \$2,143.

YTD November 30, 2021, the Association incurred expenses and accrued costs totaling \$38,379, under budget by \$5,322.

As of November 30, 2021, replacement reserves totaled \$364,055.

BUDGET VARIANCES: Explanations for variances more than \$300.00. None for the month of July

Line Item	Amount	Under/Over	Explanation
Reserve Study	\$ 570.00	Under	Billing cycle
Dryer Vent Cleaning	\$ 750.00	Under	Not yet performed
Neighborhood Maintenance	\$ 416.65	Under	Less than budgeted
Neighborhood Roof/Gutter Cleaning	\$ 1,765.00	Under	Billing cycle
Irrigation-Common Areas	\$ 1,929.57	Under	Billing cycle
Insurance	\$ 854.00	Over	More than anticipated
Contingency	\$ 625.00	Under	Less than budgeted

DELINQUENCY REPORT: NONE

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	Notes
TOTALS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

COMPLETED AND PENDING MAINTENANCE: NA

Plant replacement & bark to be performed Winter

Winterize irrigation October 2021

Gutter cleaning to November 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 = Nov 2021

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	127.08	9,150.15	-9,023.07
1030-000	CIT -Operating Money Market	23,307.03	13,770.02	9,537.01
1066-000	Certificate of Deposits - Reserve	276,718.75	276,650.00	68.75
1080-000	CIT - Reserve MM	87,336.34	82,645.57	4,690.77
1090-000	TOTAL CASH	387,489.20	382,215.74	5,273.46
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	-303.48	-303.48	0.00
1248-000	TOTAL ACCOUNTS RECEIVABLE	-303.48	-303.48	0.00
1990-000	TOTAL ASSETS	387,185.72	381,912.26	5,273.46
1995-000	LIABILITIES & CAPITAL			
2800-000	CAPITAL			
2820-000	Prior Year Retained Earnings	25,618.58	25,618.58	0.00
2830-000	Current Year Reserve Transfers	-24,064.19	-19,304.67	-4,759.52
2850-000	Current Year Retained Earnings/Operating Fund	21,576.24	16,302.78	5,273.46
2855-000	Reserve Equity	364,055.09	359,295.57	4,759.52
2990-000	TOTAL CAPITAL	387,185.72	381,912.26	5,273.46
2999-000	TOTAL LIABILITIES & CAPITAL	387,185.72	381,912.26	5,273.46

View Ridge - IHCA Supplemental (s95)
Budget Comparison
 Period = Nov 2021

	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	2,686.00	3,002.00	-316.00	-10.53	15,326.00	15,010.00	316.00	2.11	36,024.00
3900-000 TOTAL OTHER INCOME	2,686.00	3,002.00	-316.00	-10.53	15,326.00	15,010.00	316.00	2.11	36,024.00
4010-000 ASSOCIATION INCOME									
4045-000 Interest Income	4.50	0.00	4.50	N/A	23.92	0.00	23.92	N/A	0.00
4047-000 Interest Income-Reserves	84.52	0.00	84.52	N/A	689.19	0.00	689.19	N/A	0.00
4070-000 Neighborhood Assessments	7,696.58	8,602.17	-905.59	-10.53	43,915.78	43,010.85	904.93	2.10	103,226.00
4390-000 TOTAL ASSOCIATION INCOME	7,785.60	8,602.17	-816.57	-9.49	44,628.89	43,010.85	1,618.04	3.76	103,226.00
4999-000 TOTAL REVENUE	10,471.60	11,604.17	-1,132.57	-9.76	59,954.89	58,020.85	1,934.04	3.33	139,250.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	725.00	725.00	0.00	0.00	3,625.00	3,625.00	0.00	0.00	8,700.00
7204-000 Neighborhood Reserve Study	0.00	570.00	570.00	100.00	0.00	570.00	570.00	100.00	1,140.00
7211-000 Neighborhood Legal Services	0.00	31.25	31.25	100.00	0.00	156.25	156.25	100.00	375.00
7226-000 Neighborhood Electric /Gas	10.86	12.50	1.64	13.12	51.62	62.50	10.88	17.41	150.00
7235-000 Nghborhd Lndscpe Maint-Contract/Comm. Area	839.83	839.92	0.09	0.01	4,199.15	4,199.60	0.45	0.01	10,079.00
7250-000 Neighborhood Landscape - Other	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	2,500.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	3,420.43	5,350.00	1,929.57	36.07	6,000.00
7265-000 Neigh Irrig Maint & Repairs	125.00	125.00	0.00	0.00	240.00	125.00	-115.00	-92.00	500.00
7266-000 Neighborhood Pest Control	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	500.00
7271-000 Neighborhood Gutter/Roof Maintenance	495.45	62.50	-432.95	-692.72	495.45	312.50	-182.95	-58.54	750.00
7272-000 Neighborhood Gutter/Roof Cleaning	0.00	1,765.00	1,765.00	100.00	0.00	1,765.00	1,765.00	100.00	1,765.00
7274-000 Neighborhood Inclement Weather Maint.	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	500.00
7278-000 Dryer Vent Cleaning	0.00	0.00	0.00	N/A	0.00	750.00	750.00	100.00	750.00
7280-000 Neighborhood Maintenance	0.00	83.33	83.33	100.00	0.00	416.65	416.65	100.00	1,000.00
7288-000 Neighborhood Property Insurance	0.00	0.00	0.00	N/A	11,337.00	10,483.00	-854.00	-8.15	10,483.00
7289-000 Neighborhood Contingency	0.00	125.00	125.00	100.00	0.00	625.00	625.00	100.00	1,500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	2,196.14	4,339.50	2,143.36	49.39	23,368.65	28,690.50	5,321.85	18.55	46,692.00
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	434.00
9830-000 Master Base Assessments	3,002.00	3,002.00	0.00	0.00	15,010.00	15,010.00	0.00	0.00	36,024.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,002.00	3,002.00	0.00	0.00	15,010.00	15,010.00	0.00	0.00	36,458.00
9940-000 TOTAL EXPENSES	5,198.14	7,341.50	2,143.36	29.20	38,378.65	43,700.50	5,321.85	12.18	83,150.00
9950-000 Excess (Deficiency) of Revenues over Expenses	5,273.46	4,262.67	1,010.79	23.71	21,576.24	14,320.35	7,255.89	50.67	56,100.00

**View Ridge - IHCA Supplemental (s95)
Budget Comparison**

Period = Nov 2021

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Less Reserve Items:									
Reserve Contributions	-4,675.00	-4,675.00	0.00	0.00	-23,375.00	-23,375.00	0.00	0.00	-56,100.00
	-84.52	0.00	-84.52	N/A	-689.19	0.00	-689.19	N/A	0.00
	-4,759.52	-4,675.00	-84.52	-1.81	-24,064.19	-23,375.00	-689.19	-2.95	-56,100.00
Operating Excess (Deficiency) of Rev over Exp	513.94	-412.33	926.27	N/A	-2,487.95	-9,054.65	6,566.70	72.52	0.00

Reserve Expenses:

No Reserve Expenses Scheduled for 2021-22

Expense Distribution

Property=s95 AND mm/yy=11/2021-11/2021

Account Code - Name Vendor Code - Name	Control	Property	Invoice #	Invoice Date	Period	Amount	Unpaid Amount	Check #	Check Date	Remarks
7226-000 - Neighborhood Electric /Gas										
pugsou - Puget Sound Energy	P-77137	s95	1032088977137	11/01/2021	11/2021	10.86	0.00	401	11/15/2021	Acct #220010320889
Total 7226-000 - Neighborhood Electric /Gas						10.86	0.00			
7235-000 - Nghborhd Lndscpe Maint-Cont...										
landcare - LandCare USA LLC	P-77027	s95	459517	11/01/2021	11/2021	839.83	0.00	400	11/15/2021	Contract Landscaping
Total 7235-000 - Nghborhd Lndscpe Main...						839.83	0.00			
7265-000 - Neigh Irrig Maint & Repairs										
isscom - Issaquah Highlands Communit...	P-77067	s95	T9542 Land BB 11/2021	11/03/2021	11/2021	125.00	0.00	399	11/15/2021	W/O #4682 Winterize Irrigation
Total 7265-000 - Neigh Irrig Maint & Repairs						125.00	0.00			
7271-000 - Neighborhood Gutter/Roof Ma...										
rootec - Roof Tech Services	P-77082	s95	21332	11/06/2021	11/2021	495.45	0.00	402	11/15/2021	2532 Roof Repair
Total 7271-000 - Neighborhood Gutter/Ro...						495.45	0.00			
						1,471.14	0.00			