

**View Ridge
FINANCIAL REPORT**

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

FINANCIAL SUMMARY:

As of March 31, 2022, operating cash totaled \$9,160, unpaid assessments (receivables) totaled \$191, and 'other' cash (or cash equivalents) totaled \$410,172, for total assets of \$419,524.

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 1025816 cash position of \$83,306.

For the month ending March 31, 2022, the Association incurred expenses and accrued costs totaling \$5,031, under budget by \$75.

YTD March 31, 2022, the Association incurred expenses and accrued costs totaling \$63,523, under budget by \$2,698.

As of March 31, 2022, replacement reserves totaled \$383,103.

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

Line Item	Amount	Under/Over	Explanation
Landscape- Other	\$ 1,500.00	Under	Billing cycle
Irrigation-Common Areas	\$ 1,976.27	Under	Less than anticipated
Roof/Gutter Maintenance	\$ 2,902.09	Over	More than anticipated
Dryer Vent Cleaning	\$ 750.00	Under	Not yet performed
Neighborhood Maintenance	\$ 666.64	Under	Less than anticipated
Insurance	\$ 854.00	Over	More than anticipated
Contingency	\$ 1,000.00	Under	Less than anticipated

DELINQUENCY REPORT: NONE

Unit	0 - 30	31 - 60	61 - 90	Over 90	Total	Notes
95B-0022				-303.48		Amount from old account carried to new account
95B-0025			\$484.44		\$484.44	Maintenance bill back-clogged gutter
TOTALS	\$0.00	\$0.00	\$484.44	(\$303.48)	\$180.96	

COMPLETED AND PENDING MAINTENANCE: NA

Plant replacement & bark to be performed Winter 2021

Winterize irrigation October 2021

Gutter cleaning November 2021

Dryervent cleaning to be performed summer 2022

Pest control to be performed summer 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 = Mar 2022

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	9,160.35	655.78	8,504.57
1030-000	CIT -Operating Money Market	17,908.77	25,425.75	-7,516.98
1066-000	Certificate of Deposits - Reserve	276,993.75	276,925.00	68.75
1080-000	CIT - Reserve MM	106,109.58	101,414.28	4,695.30
1090-000	TOTAL CASH	410,172.45	404,420.81	5,751.64
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	190.96	180.96	10.00
1248-000	TOTAL ACCOUNTS RECEIVABLE	190.96	180.96	10.00
1990-000	TOTAL ASSETS	410,363.41	404,601.77	5,761.64
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	-43,112.43	-38,348.38	-4,764.05
2850-000	Current Year Retained Earnings/Operating Fund	44,753.93	38,992.29	5,761.64
2855-000	Reserve Equity	383,103.33	378,339.28	4,764.05
2990-000	TOTAL CAPITAL	410,363.41	404,601.77	5,761.64
2999-000	TOTAL LIABILITIES & CAPITAL	410,363.41	404,601.77	5,761.64

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

Period = Mar 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	2,765.00	3,002.00	-237.00	-7.89	27,729.00	27,018.00	711.00	2.63	36,024.00
3900-000 TOTAL OTHER INCOME	2,765.00	3,002.00	-237.00	-7.89	27,729.00	27,018.00	711.00	2.63	36,024.00
4010-000 ASSOCIATION INCOME									
4020-000 Late Fees / NSF	10.00	0.00	10.00	N/A	10.00	0.00	10.00	N/A	0.00
4045-000 Interest Income	5.78	0.00	5.78	N/A	45.12	0.00	45.12	N/A	0.00
4047-000 Interest Income-Reserves	89.05	0.00	89.05	N/A	1,037.43	0.00	1,037.43	N/A	0.00
4070-000 Neighborhood Assessments	7,922.95	8,602.17	-679.22	-7.90	79,455.87	77,419.53	2,036.34	2.63	103,226.00
4390-000 TOTAL ASSOCIATION INCOME	8,027.78	8,602.17	-574.39	-6.68	80,548.42	77,419.53	3,128.89	4.04	103,226.00
4999-000 TOTAL REVENUE	10,792.78	11,604.17	-811.39	-6.99	108,277.42	104,437.53	3,839.89	3.68	139,250.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	725.00	725.00	0.00	0.00	6,525.00	6,525.00	0.00	0.00	8,700.00
7204-000 Neighborhood Reserve Study	0.00	0.00	0.00	N/A	1,232.98	1,140.00	-92.98	-8.16	1,140.00
7211-000 Neighborhood Legal Services	0.00	31.25	31.25	100.00	0.00	281.25	281.25	100.00	375.00
7226-000 Neighborhood Electric /Gas	10.88	12.50	1.62	12.96	96.19	112.50	16.31	14.50	150.00
7235-000 Nghborhd Lndscpe Maint-Contract/Comm. Area	839.83	839.92	0.09	0.01	7,558.47	7,559.28	0.81	0.01	10,079.00
7250-000 Neighborhood Landscape - Other	443.43	100.00	-343.43	-343.43	443.43	1,600.00	1,156.57	72.29	2,500.00
7260-000 Neighborhood Irrigation-Common Areas	0.00	0.00	0.00	N/A	3,698.73	5,675.00	1,976.27	34.82	6,000.00
7265-000 Neigh Irrig Maint & Repairs	0.00	0.00	0.00	N/A	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	0.00	62.50	62.50	100.00	3,402.09	562.50	-2,839.59	-504.82	750.00
7272-000 Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	N/A	1,761.60	1,765.00	3.40	0.19	1,765.00
7274-000 Neighborhood Inclement Weather Maint.	0.00	125.00	125.00	100.00	200.00	500.00	300.00	60.00	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	749.97	749.97	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	1,125.00	1,125.00	100.00	1,500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	2,019.14	2,104.50	85.36	4.06	36,495.49	39,203.50	2,708.01	6.91	46,692.00
8000-000 COMMUNITY MANAGEMENT & ADMINISTRATION									
9210-000 NSF Fees	10.00	0.00	-10.00	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	434.00
9830-000 Master Base Assessments	3,002.00	3,002.00	0.00	0.00	27,018.00	27,018.00	0.00	0.00	36,024.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,012.00	3,002.00	-10.00	-0.33	27,028.00	27,018.00	-10.00	-0.04	36,458.00
9940-000 TOTAL EXPENSES	5,031.14	5,106.50	75.36	1.48	63,523.49	66,221.50	2,698.01	4.07	83,150.00
9950-000 Excess (Deficiency) of Revenues over Expenses	5,761.64	6,497.67	-736.03	-11.33	44,753.93	38,216.03	6,537.90	17.11	56,100.00

View Ridge - IHCA Supplemental (s95) Budget Comparison

Period = Mar 2022

	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	-42,075.00	-42,075.00	0.00	0.00	-56,100.00
	-89.05	0.00	-89.05	N/A	-1,037.43	0.00	-1,037.43	N/A	0.00
	-4,764.05	-4,675.00	-89.05	-1.90	-43,112.43	-42,075.00	-1,037.43	-2.47	-56,100.00
Operating Excess (Deficiency) of Rev over Exp	997.59	1,822.67	-825.08	-45.27	1,641.50	-3,858.97	5,500.47	N/A	0.00

Reserve Expenses:

No Reserve Expenses Scheduled for 2021-22

Statement (12 months)

Period = Jul 2021-Mar 2022

Book = Accrual ; Tree = ysi_is

	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Total	
3000-000	INCOME										
3500-000	OTHER INCOME										
3590-000	IHCA Master Base Assess. Income	4,582.00	2,686.00	2,686.00	2,686.00	2,686.00	2,686.00	4,187.00	2,765.00	2,765.00	27,729.00
3900-000	TOTAL OTHER INCOME	4,582.00	2,686.00	2,686.00	2,686.00	2,686.00	2,686.00	4,187.00	2,765.00	2,765.00	27,729.00
3999-000	TOTAL PM INCOME	4,582.00	2,686.00	2,686.00	2,686.00	2,686.00	2,686.00	4,187.00	2,765.00	2,765.00	27,729.00
4010-000	ASSOCIATION INCOME										
4020-000	Late Fees / NSF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	10.00
4045-000	Interest Income	4.97	4.85	4.94	4.66	4.50	5.23	5.44	4.75	5.78	45.12
4047-000	Interest Income-Reserves	149.78	150.83	151.31	152.75	84.52	86.05	87.00	86.14	89.05	1,037.43
4070-000	Neighborhood Assessments	13,129.46	7,696.58	7,696.58	7,696.58	7,696.58	7,696.58	11,997.61	7,922.95	7,922.95	79,455.87
4390-000	TOTAL ASSOCIATION INCOME	13,284.21	7,852.26	7,852.83	7,853.99	7,785.60	7,787.86	12,090.05	8,013.84	8,027.78	80,548.42
4999-000	TOTAL REVENUE	17,866.21	10,538.26	10,538.83	10,539.99	10,471.60	10,473.86	16,277.05	10,778.84	10,792.78	108,277.42
6000-000	EXPENSES										
7200-000	NEIGHBORHOOD EXPENSES										
7201-000	Neighborhood Management Fees	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	6,525.00
7204-000	Neighborhood Reserve Study	0.00	0.00	0.00	0.00	0.00	0.00	1,232.98	0.00	0.00	1,232.98
7226-000	Neighborhood Electric /Gas	10.01	9.98	10.39	10.38	10.86	11.29	10.99	11.41	10.88	96.19
7235-000	Neighborhood Landscape Maint-Contract/Comm. Area	839.83	839.83	839.83	839.83	839.83	839.83	839.83	839.83	839.83	7,558.47
7250-000	Neighborhood Landscape - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	443.43	443.43
7260-000	Neighborhood Irrigation-Common Areas	0.00	669.01	0.00	2,751.42	0.00	187.12	0.00	91.18	0.00	3,698.73
7265-000	Neighborhood Irrig Maint & Repairs	75.00	40.00	0.00	0.00	125.00	0.00	0.00	0.00	0.00	240.00
7271-000	Neighborhood Gutter/Roof Maintenance	0.00	0.00	0.00	0.00	495.45	1,045.95	1,860.69	0.00	0.00	3,402.09
7272-000	Neighborhood Gutter/Roof Cleaning	0.00	0.00	0.00	0.00	0.00	1,761.60	0.00	0.00	0.00	1,761.60
7274-000	Neighborhood Inclement Weather Maint.	0.00	0.00	0.00	0.00	0.00	0.00	200.00	0.00	0.00	200.00
7288-000	Neighborhood Property Insurance	11,337.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,337.00
7290-000	TOTAL NEIGHBORHOOD EXPENSES	12,986.84	2,283.82	1,575.22	4,326.63	2,196.14	4,570.79	4,869.49	1,667.42	2,019.14	36,495.49
8000-000	COMMUNITY MANAGEMENT & ADMINISTRATION										
9210-000	NSF Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	10.00
9830-000	Master Base Assessments	3,002.00	3,002.00	3,002.00	3,002.00	3,002.00	3,002.00	3,002.00	3,002.00	3,002.00	27,018.00
9910-000	TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,002.00	3,002.00	3,002.00	3,002.00	3,002.00	3,002.00	3,002.00	3,002.00	3,012.00	27,028.00
9940-000	TOTAL EXPENSES	15,988.84	5,285.82	4,577.22	7,328.63	5,198.14	7,572.79	7,871.49	4,669.42	5,031.14	63,523.49
9950-000	Excess (Deficiency) of Revenues over Expenses	1,877.37	5,252.44	5,961.61	3,211.36	5,273.46	2,901.07	8,405.56	6,109.42	5,761.64	44,753.93

Expense Distribution

Property=s95 AND mm/yy=03/2022-03/2022

Account 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-78680	s95	1032088978680	03/01/2022	03/2022	10.88	0.00	416	03/11/2022	Acct #220010320889
Total 7226-000 - Neighborhood Electric /Gas						10.88	0.00			
7235-000 - Nghborhd Lndscpe Maint-Cont...										
landcare - LandCare USA LLC	P-78552	s95	494213	03/01/2022	03/2022	839.83	0.00	418	03/18/2022	Contract Landscaping
Total 7235-000 - Nghborhd Lndscpe Main...						839.83	0.00			
7250-000 - Neighborhood Landscape - Ot...										
jbinst - JB Instant Lawn	P-78789	s95	832370	03/01/2022	03/2022	443.43	0.00	417	03/18/2022	Plant Replacements
Total 7250-000 - Neighborhood Landscap...						443.43	0.00			
						1,294.14	0.00			

Aged Receivables Report Detail by Owner

View Ridge - IHCA Supplemental (s95)

Trans through: 03/22

Age As of: 03/31/2022

Unit	OwnerCode	Status	Name	Total Unpaid Charges	0 - 30 days	31 - 60 days	61 - 90 days	Over 90 days	Charge Code	Less Prepayments	Balance	Memos
s95 - View Ridge - IHCA Supplemental												
95B-0022												
	t0009469	Past	Li Fu	-303.48	0.00	0.00	0.00	-303.48	reimb	0.00	-303.48	Weird happened in this account, charges from old account t0009469 was carried over to the new account
95B-0025												
	t0011990	Current	Lisa Mack	494.44	10.00	0.00	484.44	0.00	billback	0.00	494.44	Assess paid thru July 2019. No ACH. Welcome package sent 5/31/19. Requesting ACH and check.
Total s95 - View Ridge - IHCA Supplemental				190.96	10.00	0.00	484.44	-303.48		0.00	190.96	
Grand Total				190.96	10.00	0.00	484.44	-303.48		0.00	190.96	