

**View Ridge
FINANCIAL REPORT**

Manager's Report for the month ending April 30, 2022

FINANCIAL SUMMARY:

As of April 30, 2022, operating cash totaled -\$1,356, unpaid assessments (receivables) totaled -\$303, and 'other' cash (or cash equivalents) totaled \$415,630, for total assets of \$413,971.

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 1066356 cash position of \$83,306.

For the month ending April 30, 2022, the Association incurred expenses and accrued costs totaling \$7,176, over budget by \$1,669.

YTD April 30, 2022, the Association incurred expenses and accrued costs totaling \$70,699, under budget by \$1,029.

As of April 30, 2022, replacement reserves totaled \$413,971.

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

Line Item	Amount	Under/Over	Explanation
Legal Services	\$ 312.50	Under	Less than anticipated
Landscape - other	\$ 843.43	Over	More than anticipated
Irrigation - Common Areas	\$ 1,953.25	Under	Less than anticipated
Irrigation - Maintenance & Repair	\$ 315.00	Over	More than anticipated
Pest Control	\$ 500.00	Under	Not yet performed
Gutter/Roof Maintenance	\$ 2,777.09	Over	More than anticipated
Property Insurance	\$ 854.00	Over	More than anticipated
Contingency	\$ 1,250.00	Under	Less than anticipated
Neighborhood Maintenance	\$ 833.30	Under	Billing cycle
Vent Cleaning	\$ 750.00	Under	Not yet performed

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
TOTALS	\$0.00	\$0.00	\$0.00	(\$303.48)	(\$303.48)	

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

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Balance Sheet (With Period Change)

Period = Apr 2022

Book = Accrual ; Tree = ysi_bs

		Balance Current Period	Beginning Balance	Net Change
1000-000	ASSETS			
1005-000	CASH			
1015-000	CIT - Checking	-1,355.92	9,160.35	-10,516.27
1030-000	CIT -Operating Money Market	27,762.41	17,908.77	9,853.64
1066-000	Certificate of Deposits - Reserve	277,062.50	276,993.75	68.75
1080-000	CIT - Reserve MM	110,805.07	106,109.58	4,695.49
1090-000	TOTAL CASH	414,274.06	410,172.45	4,101.61
1099-000	ACCOUNTS RECEIVABLE			
1100-000	Accounts Receivable - Delinquency	-303.48	190.96	-494.44
1248-000	TOTAL ACCOUNTS RECEIVABLE	-303.48	190.96	-494.44
1990-000	TOTAL ASSETS	413,970.58	410,363.41	3,607.17
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	-47,876.67	-43,112.43	-4,764.24
2850-000	Current Year Retained Earnings/Operating Fund	48,361.10	44,753.93	3,607.17
2855-000	Reserve Equity	387,867.57	383,103.33	4,764.24
2990-000	TOTAL CAPITAL	413,970.58	410,363.41	3,607.17
2999-000	TOTAL LIABILITIES & CAPITAL	413,970.58	410,363.41	3,607.17

**View Ridge - IHCA Supplemental (s95)
Budget Comparison**
Period = Apr 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	30,494.00	30,020.00	474.00	1.58	36,024.00
3900-000 TOTAL OTHER INCOME	2,765.00	3,002.00	-237.00	-7.89	30,494.00	30,020.00	474.00	1.58	36,024.00
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	5.60	0.00	5.60	N/A	50.72	0.00	50.72	N/A	0.00
4047-000 Interest Income-Reserves	89.24	0.00	89.24	N/A	1,126.67	0.00	1,126.67	N/A	0.00
4070-000 Neighborhood Assessments	7,922.95	8,602.17	-679.22	-7.90	87,378.82	86,021.70	1,357.12	1.58	103,226.00
4390-000 TOTAL ASSOCIATION INCOME	8,017.79	8,602.17	-584.38	-6.79	88,566.21	86,021.70	2,544.51	2.96	103,226.00
4999-000 TOTAL REVENUE	10,782.79	11,604.17	-821.38	-7.08	119,060.21	116,041.70	3,018.51	2.60	139,250.00
7200-000 NEIGHBORHOOD EXPENSES									
7201-000 Neighborhood Management Fees	725.00	725.00	0.00	0.00	7,250.00	7,250.00	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	312.50	312.50	100.00	375.00
7226-000 Neighborhood Electric /Gas	10.77	12.50	1.73	13.84	106.96	125.00	18.04	14.43	150.00
7235-000 Nghborhd Lndscpe Maint-Contract/Comm. Area	839.83	839.92	0.09	0.01	8,398.30	8,399.20	0.90	0.01	10,079.00
7250-000 Neighborhood Landscape - Other	2,000.00	0.00	-2,000.00	N/A	2,443.43	1,600.00	-843.43	-52.71	2,500.00
7260-000 Neighborhood Irrigation-Common Areas	98.02	75.00	-23.02	-30.69	3,796.75	5,750.00	1,953.25	33.97	6,000.00
7265-000 Neigh Irrig Maint & Repairs	500.00	300.00	-200.00	-66.67	740.00	425.00	-315.00	-74.12	500.00
7266-000 Neighborhood Pest Control	0.00	250.00	250.00	100.00	0.00	500.00	500.00	100.00	500.00
7271-000 Neighborhood Gutter/Roof Maintenance	0.00	62.50	62.50	100.00	3,402.09	625.00	-2,777.09	-444.33	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	0.00	0.00	N/A	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	833.30	833.30	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	1,250.00	1,250.00	100.00	1,500.00
7290-000 TOTAL NEIGHBORHOOD EXPENSES	4,173.62	2,504.50	-1,669.12	-66.64	40,669.11	41,708.00	1,038.89	2.49	46,692.00
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	434.00
9830-000 Master Base Assessments	3,002.00	3,002.00	0.00	0.00	30,020.00	30,020.00	0.00	0.00	36,024.00
9910-000 TOTAL COMMUNITY MANAGEMENT & ADMINISTRATION	3,002.00	3,002.00	0.00	0.00	30,030.00	30,020.00	-10.00	-0.03	36,458.00
9940-000 TOTAL EXPENSES	7,175.62	5,506.50	-1,669.12	-30.31	70,699.11	71,728.00	1,028.89	1.43	83,150.00
9950-000 Excess (Deficiency) of Revenues over Expenses	3,607.17	6,097.67	-2,490.50	-40.84	48,361.10	44,313.70	4,047.40	9.13	56,100.00

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

Period = Apr 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	-46,750.00	-46,750.00	0.00	0.00	-56,100.00
	-89.24	0.00	-89.24	N/A	-1,126.67	0.00	-1,126.67	N/A	0.00
	-4,764.24	-4,675.00	-89.24	-1.91	-47,876.67	-46,750.00	-1,126.67	-2.41	-56,100.00
Operating Excess (Deficiency) of Rev over Exp	-1,157.07	1,422.67	-2,579.74	N/A	484.43	-2,436.30	2,920.73	N/A	0.00

Reserve Expenses:

No Reserve Expenses Scheduled for 2021-22

Statement (12 months)

Period = Jul 2021-Apr 2022

Book = Accrual ; Tree = ysi_is

	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 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	2,765.00	30,494.00
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	2,765.00	30,494.00
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	2,765.00	30,494.00
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	0.00	10.00
4045-000 Interest Income	4.97	4.85	4.94	4.66	4.50	5.23	5.44	4.75	5.78	5.60	50.72
4047-000 Interest Income-Reserves	149.78	150.83	151.31	152.75	84.52	86.05	87.00	86.14	89.05	89.24	1,126.67
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	7,922.95	87,378.82
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	8,017.79	88,566.21
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	10,782.79	119,060.21
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	725.00	7,250.00
7204-000 Neighborhood Reserve Study	0.00	0.00	0.00	0.00	0.00	0.00	1,232.98	0.00	0.00	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	10.77	106.96
7235-000 Nghborhd Lndscpe Maint-Contract/Comm. Area	839.83	839.83	839.83	839.83	839.83	839.83	839.83	839.83	839.83	839.83	8,398.30
7250-000 Neighborhood Landscape - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	443.43	2,000.00	2,443.43
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	98.02	3,796.75
7265-000 Neigh Irrig Maint & Repairs	75.00	40.00	0.00	0.00	125.00	0.00	0.00	0.00	0.00	500.00	740.00
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	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	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	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	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	4,173.62	40,669.11
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	0.00	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	3,002.00	30,020.00
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	3,002.00	30,030.00
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	7,175.62	70,699.11
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	3,607.17	48,361.10

Expense Distribution

Property=s95 AND mm/yy=04/2022-04/2022

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-79315	s95	1032088979315	04/01/2022	04/2022	10.77	0.00	421	04/21/2022	Acct #220010320889
Total 7226-000 - Neighborhood Electric /Gas						10.77	0.00			
7235-000 - Nghborhd Lndscpe Maint-Cont...										
landcare - LandCare USA LLC	P-79010	s95	503436	04/01/2022	04/2022	839.83	0.00	420	04/21/2022	Contract Landscaping
Total 7235-000 - Nghborhd Lndscpe Main...						839.83	0.00			
7250-000 - Neighborhood Landscape - Other										
landcare - LandCare USA LLC	P-79405	s95	482186	04/22/2022	04/2022	2,000.00	0.00	423	04/27/2022	Non-Contract Landscaping
Total 7250-000 - Neighborhood Landscap...						2,000.00	0.00			
7260-000 - Neighborhood Irrigation-Com...										
citiss - City of Issaquah	P-79182	s95	30-9544-0079182	04/01/2022	04/2022	49.01	0.00	419	04/21/2022	Account #30-9544-00
citiss - City of Issaquah	P-79183	s95	30-9549-0079183	04/01/2022	04/2022	49.01	0.00	419	04/21/2022	Account #30-9549-00
Total 7260-000 - Neighborhood Irrigatio...						98.02	0.00			
7265-000 - Neigh Irrig Maint & Repairs										
landcare - LandCare USA LLC	P-79406	s95	504672	04/22/2022	04/2022	500.00	0.00	422	04/27/2022	Irrigation Repair
Total 7265-000 - Neigh Irrig Maint & Repairs						500.00	0.00			
						3,448.62	0.00			